

AGENDA
CONSERVATION COMMISSION MEETING
MARCH 5, 2018 - 5:15 P.M.
TOWN HALL ANNEX, 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 3

- I. ROLL CALL
- II. APPROVAL OF MINUTES
 - 1. February 5, 2017*
- III. PUBLIC COMMUNICATIONS
- IV. ITEMS OF BUSINESS
 - 1. Continue Conservation Plan update and review action items from previous meeting.
- V. ACTION ITEMS
- VI. REPORT OF CHAIRMAN
- VII. REPORT OF STAFF
- VIII. ADJOURNMENT

Next Meeting: April 2, 2018

*Enclosed

CONSERVATION COMMISSION MEETING
FEBRUARY 5, 2018 - 5:15 P.M.
TOWN HALL ANNEX, 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 3

The meeting was called to order at 5:15 pm.

I. ROLL CALL

In attendance: Rafferty, Frost, Dunn, Fitzpatrick, Finco, Dunphy
Absent: Newbury
Staff: Allen

II. APPROVAL OF MINUTES

1. January 8, 2017

MOTION: To approve the minutes of January 8, 2018 as written.

Motion made by Frost, seconded by Dunphy. Motion passed unanimously.

III. PUBLIC COMMUNICATIONS - None

IV. ITEMS OF BUSINESS

1. Continue Plan of Conservation rewrite and review action items from previous meeting.

A subcommittee was formed of Dunn, Finco, and Fitzpatrick to integrate an economic value model for open space into the new Plan of Conservation.

Discussion ensued concerning the strategy to start drafting the new Plan of Conservation, and a consensus was reached that a division of tasks should be pursued.

2. Election of Officers

MOTION: To elect Rafferty as chairman, Frost as vice chairman, and Finco as secretary.

Motion made by Fitzpatrick, seconded by Dunn. Motion passed unanimously.

V. ACTION ITEMS

Fitzpatrick will work on an outline, Dunphy will draft an introduction, Frost will compile a checklist.

VI. REPORT OF CHAIRMAN

None.

VII. REPORT OF STAFF

Allen distributed flyers for a Canada goose workshop at the Town of Groton Public Library and reappointment letters from the Town Manager's Office. Allen also presented a draft of a letter to the Zoning Commission as requested concerning the Conservation Commission's desire to consult in the rewrite of the Town Zoning Regulations. The letter was then edited by the Commission.

VIII. ADJOURNMENT

MOTION: To adjourn the meeting at 7:00 p.m.

Motion made by Dunn, seconded by Dunphy. Motion passed unanimously.

Debra Finco, Secretary
Conservation Commission

Prepared by Matthew Allen
Planner I

Next meeting: February 5, 2017

A Conservation Plan for Groton Connecticut 2020

DRAFT OUTLINE

February 2018

ACKNOWLEDGEMENTS

EXECUTIVE SUMMARY

1 INTRODUCTION

- 1.1 Background
- 1.2 Town Setting
- 1.3 Open Space Consumers/Stakeholders

2 OPEN SPACE PROTECTION

- 2.1 Why Protect Open Space?
- 2.2 Different Ways of Protecting Open Space in Connecticut
 - Land acquisition through State programs
 - The Connecticut Green Plan 2007-2012, and 2016-2020
 - Land acquisition through private land trusts and conservancies
 - Conservation, agriculture and forestry easements
 - Public Act 490
- 2.3 The Purpose of an Open Space Plan as complementary to a Plan of Conservation and Development
- 2.4 History of the Open Space Plan, and conservation efforts in Groton to date
- 2.5 The Green Break Plan and its importance in the quality of life in Groton
- 2.6 The 1990 Conservation Plan—what it did, and what’s new since then

3 STATE OF THE ENVIRONMENT

- 3.1 Groton’s Resource Inventory
 - Natural
 - Cultural
 - Environment
- 3.2 Groton’s Open Space Inventory
 - Aquifers/watersheds
 - Wetlands and marshes
 - Cultural and historic sites
 - Scenic roads
 - Viewscapes
 - Recreational Resources
 - Urban forestry
 - Wildlife, critical habitat and endangered species in ecological communities

3.3 Additional Considerations

Sea level rise

Increased storm surges

4 THE ECONOMIC BENEFITS OF PROTECTING OPEN SPACE

4.1 An Economic Value Analysis

4.2 Property Value as related to Open Space Proximity

4.3 WTP (Willingness to Pay) Methodology

4.4 Optimization of Economic Development – Relative Cost/Benefit of Alternative Land Use

4.5 Preserving Open Space Helps the Bottom Line!

5 ANALYSIS AND IMPLEMENTATION

5.1 Open Space Priorities for the Future (2018-2028)

5.2 Acquisition Strategy

5.3 Working with Land Trusts, preservation organizations, and other Towns

6 CONCLUSION

APPENDICES

AVALONIA LAND CONSERVANCY
Property Acquisition Check List

Prior to Acquisition:

Property Name and Location: _____

Agent/Owner: _____ Tel: _____

Address: _____

Town Offices Research:

Town Assessor's Office: **Map#** _____ **Block#** _____ **Lot#** _____ of property

Survey available **Y / N** Other maps: **Y / N** Vol # _____ Page # _____ of current deed

Aerial photo available **Y / N** Land Photo **Y / N** Copy obtained **Y / N**

Clear title **Y / N** Encumbrances **Y / N** Deed restrictions **Y / N** Taxes paid **Y / N** _____

Clarifications of above: _____

Any easements **Y / N** If **YES**, explain _____

Any sewer assessments **Y / N** If **YES**, explain _____

Site Inspection:

Date property walked: _____ By whom? _____

Any problems noted **Y / N** If **YES**, explain _____

Trash **Y / N** Brush overgrown **Y / N** Dead trees **Y / N** Adequate & permanent access **Y / N**

Potential hazards, liability issues or other concerns: _____

Possible resolutions to any problems seen: _____

Property boundaries clearly marked **Y / N** (iron pins, drill holes, etc.): _____

Special features & other: _____

Existing posted signs **Y / N** Paths **Y / N** Fields **Y / N** Wet lands **Y / N**

Flora & fauna of note: _____ Conservation resources: _____

Stewardship needs: _____

Interviews conducted **Y / N** With whom: **Property owner / Neighbors / other**

Results: _____

Does the donor have specific stewardship expectations **Y / N** Describe _____

Is ALC capable of effective stewardship of this property **Y / N**
Condition of the abutting properties, **Favorable, Unsightly, or other** _____

Property history, background and uses: _____

Questions to Consider:

Is the property being offered **Fee Simple** or as a **Conservation Easement / Restriction**

Will acquisition be the key to acquiring or conserving other land in the same area **Y / N**

Will acquisition contribute to the diversity of the ALC's holdings **Y / N**

Will acquisition preserve an important wildlife, botanical, geological area or feature **Y / N**

What is the public benefit: _____

Does the parcel have an important relation to the hydrology of its area **Y / N**

Is property subject to pollution or adverse influences from surrounding sources **Y / N**

Does ALC have sufficient resources to acquire the property **Y / N**

Does the property adjoin or have a relationship to other ALC properties **Y / N**

Does the property have historical or archeological value **Y / N**

Is the land of sufficient size as to warrant acquisition **Y / N**

Is the property worth protecting anyway **Y / N** If **YES**, why? _____

What, if any, are the proposed deed restrictions: _____

Is there a reverter clause **Y / N** If **YES**, to whom _____

What are the benefits or risks of acquisition: _____

Recommendation: **Accept / Refuse** Pending review of final deed

Signature: _____ Date: _____