

TOWN OF EAST LYME

BOARD OF SELECTMEN

AUGUST 6, 2014

MEETING MINUTES

Members Present:

Paul Formica, First Selectman

Kevin Seery

Holly Cheeseman

Rob Wilson

Mark Nickerson

Rose Ann Hardy

FILED IN EAST LYME
CONNECTICUT
AUG 11 20 14 AT 9:00 AM PM
Tracy Collins
EAST LYME TOWN CLERK

Also Present:

Anna Johnson, Finance Director

Joe Bragaw, Public Works Director

Tracy Collins, Town Attorney

Mr. Formica opened the meeting at 7:26 p.m.

1a. Pledge Allegiance to the Flag

The Pledge of Allegiance had been observed at the Special Town Meeting immediately prior to this meeting.

b. Additional Agenda & Consent Calendar Items

Mr. Formica stated there was a paperwork glitch for the proposed purchase of the Bayreuther property. The Grant will only come to the Town, so the Town will have to appropriate \$280,000. Then the Town will be reimbursed by the Grant money.

Motion (1) Mr. Nickerson moved to add "Proposed Purchase of Bayreuther Property" as Item 2d.

Seconded by Ms. Hardy.

Motion Passed 6-0.

Motion (2) Ms. Hardy moved to add "Business Listing" as Item 3b.

Seconded by Mr. Nickerson.

Motion Passed 6-0.

c. Delegations

Ron Rando, of Boston Post Road asked who appraised the Bayreuther property. It is land locked and all ledge, and he doesn't think the Town should get involved with that. We should let the Friends pay for it, we are not in the real estate business. He also discussed the legal bills of the Town. He also believes the Boardwalk will have overruns by the time it is done.

Karen Rak of 27 Black Point Road does believe the town should be involved with the Bayreuther property. The Friends should fundraise for it.

Laurie Matt of 20 North Washington Avenue discussed complaints she has about a property on Beckwith Street. There is no running water or electricity. The taxes have not been paid. She has complained to Ledge Light, she has complained about the garbage in the yard. She doesn't know why it hasn't been condemned. Nothing is being done about this. She presented pictures (Exhibit A)

George Cihocki of 24 Beckwith Street stated the owner of the property is in a nursing home. The house is not habitable. The taxes have not been paid in 3 or 4 years. He has talked to the Tax Collector, the Building department, and the Health department.

John Cesario of 15 Darrows Ridge stated he submitted an FOI request regarding attorneys fees and he has not gotten a response. There was a 2008 settlement with a developer and the Town paid \$250,000, now there is a 13 million dollars lawsuit. If the Town loses that lawsuit that could double the Town's debt.

Gail Barton of 22A Beckwith Street stated she has also made complaints about the property on Beckwith Street. She never got a response. She wants the Board to realize that it is getting worse every year. She doesn't want to take this to the news media, but something needs to be done.

Connie Howard of 24 Beckwith Street stated she has witnessed a man urinating out of the second floor. She doesn't feel safe. The last couple of weeks there has been a huge increase in the rodents and flies. She really hopes the Town can have this taken care of.

Laurie Matt stated nobody is supposed to be living there. A little boy was removed by DCF a few years ago from that home.

John Cesario commented on the lawsuit again.

Ron Rando stated there is a fruit stand in town that wants to go up and the Town was all over that person. These people live next door to a trash bin and nothing is being done.

Mr. Formica stated he did not know about the situation on Beckwith Street. He will act on this tomorrow.

d1. Approval of Minutes, Public Hearing of July 2, 2014

Motion (3) Mr. Nickerson moved to approve the Public Hearing Minutes of July 2, 2014.

Seconded by Mr. Wilson.

Motion Passed 6-0.

d2. Approval of Minutes, Regular Meeting of July 2, 2014

Motion (4) Mr. Nickerson moved to approve the Regular Meeting Minutes of July 2, 2014.

Seconded by Mr. Wilson.

Motion Passed 6-0.

e. Consent Calendar

Motion (5) Mr. Nickerson moved to approve the Consent Calendar in the amount of \$6552.53 for the meeting of August 6, 2014.

Seconded by Mr. Seery.

Motion Passed 6-0.

****Attorney Collins left the meeting at 8:00 p.m.**

Presentation: Niantic River Headwaters Reserve

Whitney Beals of the New England Forestry Foundation, and Steven Harney of KSK Associates gave a presentation on the Niantic River Headwaters Reserve. (Exhibit B)

2. New Business

a. Discussion/Action re: Niantic River Headwaters Reserve

****Mr. Formica recused himself for the discussion of the Niantic River Headwaters Reserve.**

Mr. Nickerson asked if the parcel is the whole 200 acres.

Mr. Harney stated it is 166 acres. The remainder of the parcel will be privately owned.

Mr. Nickerson asked if New England Forestry Foundation owns the property will the public have access.

Mr. Harney stated yes, all of their land is open to the public. The Grant requires that it be open to the public.

Mr. Nickerson asked what is the cost of management of the parcel?

Mr. Beals stated the trail system requires management. It is hard to anticipate what the costs would be.

Ms. Hardy asked if Mr. Harney was partnered with Mr. Ellis on this property.

Mr. Harney stated he was not.

Ms. Hardy asked where the public entry would be.

Mr. Harney stated the end of Cedarbrook Road, near the pump station.

Ms. Hardy asked how much of this could be developed for a subdivision.

Mr. Harney stated it was laid out for 90 lots in the 90's.

Mr. Seery asked if there was anything preventing him from developing the property?

Mr. Harney stated not really, he could do high density residential, or condominiums.

Mr. Beals stated it would be a shame to see this land developed.

Ms. Cheeseman asked who determines what is allowed within the easement.

Mr. Beals stated we would have to see what DEEP wants and what the Town wants.

Ms. Cheeseman asked if there is a charge for the New England Forestry Management Plan.

Mr. Beals stated that would be built into the budget. They would want the Town's review on that.

Ms. Cheeseman asked if the proceeds from the logging would go to New England Forestry.

Mr. Beals stated they would.

Ms. Cheeseman asked if the matching funds had to come from the Town.

Mr. Harney stated they do not have to come from the Town, they just have to be matched.

There was no action taken on this item. It will be added to the next agenda.

****Mr. Formica and Attorney Collins returned to the meeting at 8:50 p.m.**

b. Authorize First Selectman to sign agreement with CT DOT entitled "Master Municipal Agreement for Rights of Way Projects"

Mr. Bragaw stated this is a new way that the DOT is doing business. They have asked the Town to sign a boiler plate, and it streamlines future projects. This is ground rules they will work by for every project.

Motion (6) Mr. Nickerson moved to approve the following:

RESOLVED, that First Selectman Paul M. Formica of the Town of East Lyme, CT, is hereby authorized to sign the Agreement entitled, "Master Municipal Agreement for Rights of Way Projects".

Seconded by Mr. Wilson.

Motion Passed 6-0.

c. \$20,000 Grant Award for Archaeological Reconnaissance Survey – Samuel Smith Property

Anna Johnson stated this is for a survey at the Samuel Smith House Property. No match is required.

Motion (7) Mr. Nickerson moved to approve a special appropriation for a grant in the amount of \$20,000 from the State Historic Preservation Office (SHPO) with the Department of Economic and Community Development (DECD) in CNRE Fund 32 to a budget account titled, "Archaeological Reconnaissance Survey" with a corresponding revenue account and forward to the Board of Finance for approval. The survey will be of the Samuel Smith property for the purpose of being recognized as a Certified Local Government (CLG).

Seconded by Mr. Seery.

Motion Passed 6-0.

A Town Meeting is required on this item.

d. Proposed purchase of Bayreuther Property

Mr. Formica stated the appraisal came in on this property at \$281,000.

Motion (8) Mr. Nickerson moved to approve the following Resolution:

RESOLVED, to approve and forward to the Board of Finance a special appropriation in the amount of \$280,000 from Open Space Fund 59 to purchase the property located on Assessor's Map 22, Lot 1 and abutting Quarry Dock Road. The First Selectman is authorized to execute, in the name and on behalf of the town, a contract to purchase said property at the above price subject to funds assembled from the following sources: \$150,000 from the Thompson Family Foundation, Inc; a \$100,000 grant from the State of Connecticut; \$25,000 from the Town of East Lyme; and the balance of \$5000 as may be amended by the usual and customary closing adjustments and costs will be paid by the Friends of the Oswegatchie Hills Nature Preserve, Inc. The sale is also subject to approval of the proposed purchase by the appropriate boards, commissions and agencies of the Town. The First Selectman is also authorized to execute a Declaration of Conservation Easement and Restrictions regarding the use of such property in favor of the Friends of the Oswegatchie Hills Nature Preserve, Inc., and to execute a Conservation and Public Recreation Easement and Agreement in favor of the State of Connecticut.

Seconded by Ms. Hardy.

Motion Passed 6-0.

Attorney Collins stated this does require a Town Meeting.

****Attorney Collins left the meeting at 9:00 p.m.**

3. Unfinished Business

a. Discussion/Possible Action – Realignment – Mostoway Road

Attorney Mark Block and Attorney Bill Sweeney discussed the discontinuance of a portion of Mostoway Road, and the realignment of a portion of it.

They have met with the developer last week and they have reviewed a timeline with him. They believe they have the developers full cooperation, they will circulate the Resolution for the discontinuance, and they will need a town meeting for that. The realignment has already been presented to the DOT.

b. Business Listing

Ms. Hardy presented a business listing that was prepared by the Tax Assessor. She stated they can do different variations.

Mr. Formica suggested something be put on the Town website that those business listings are available in the Assessor's office.

4. Communications

There were no communications.

5. Information and Reports

a. Ex-Officio

Mr. Seery had no report.

Ms. Hardy stated the Planning Commission cancelled their meeting, they have a Special Meeting scheduled for next Tuesday.

Mr. Wilson had no report.

Ms. Cheeseman stated the Zoning Commission had 2 CAM reviews. They also had an informational session at their meeting with Gateway to discuss moving the entrance on Flanders Road.

Mr. Nickerson had no report.

b. First Selectman's Report

Mr. Formica stated the Boardwalk is underway. Darrows Ridge is moving forward. The water interconnection is moving along, it should be operational within the next week. Celebrate East Lyme was a success and he thanked the Town and Public Safety Staff who helped. He also thanked towns who offered public safety mutual aid during that day. He apologized to the residents on Beckwith Street, he already sent an email to begin the process of cleaning that up. The Regional Theatre has their play "Footloose" this week.

6. Public Comment

Ron Rando stated close to 20 millions dollars will be spent on that Boardwalk. He asked how many appraisals were done on the Bayreuther property. He doesn't think we should get involved. A friend of

his went down to get a beach pass and it is \$35.00 per car. He doesn't understand why we need a pass for each car.

7. Selectmen's Response

Mr. Formica stated he will check with Parks and Recreation about the beach pass being mobile, and he will check to confirm how many appraisals were done on the Bayreuther property.

Motion (9) Mr. Nickerson moved to adjourn the meeting at 9:35.

Seconded by Mr. Wilson.

Motion Passed 6-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo".

**Karen Miller Galbo
Recording Secretary Pro-Tem**



Exhibit A

New Reply Delete Archive Junk Sweep Move to Categories Bruce & Gail Barton

Search email

Folders

- Inbox 1**
- Junk 2**
- Drafts
- Sent
- Deleted
 - POP
- Fernley closing
- Heritage 40
- important documents 1**
- Notes
- Statcorp
- [New folder](#)

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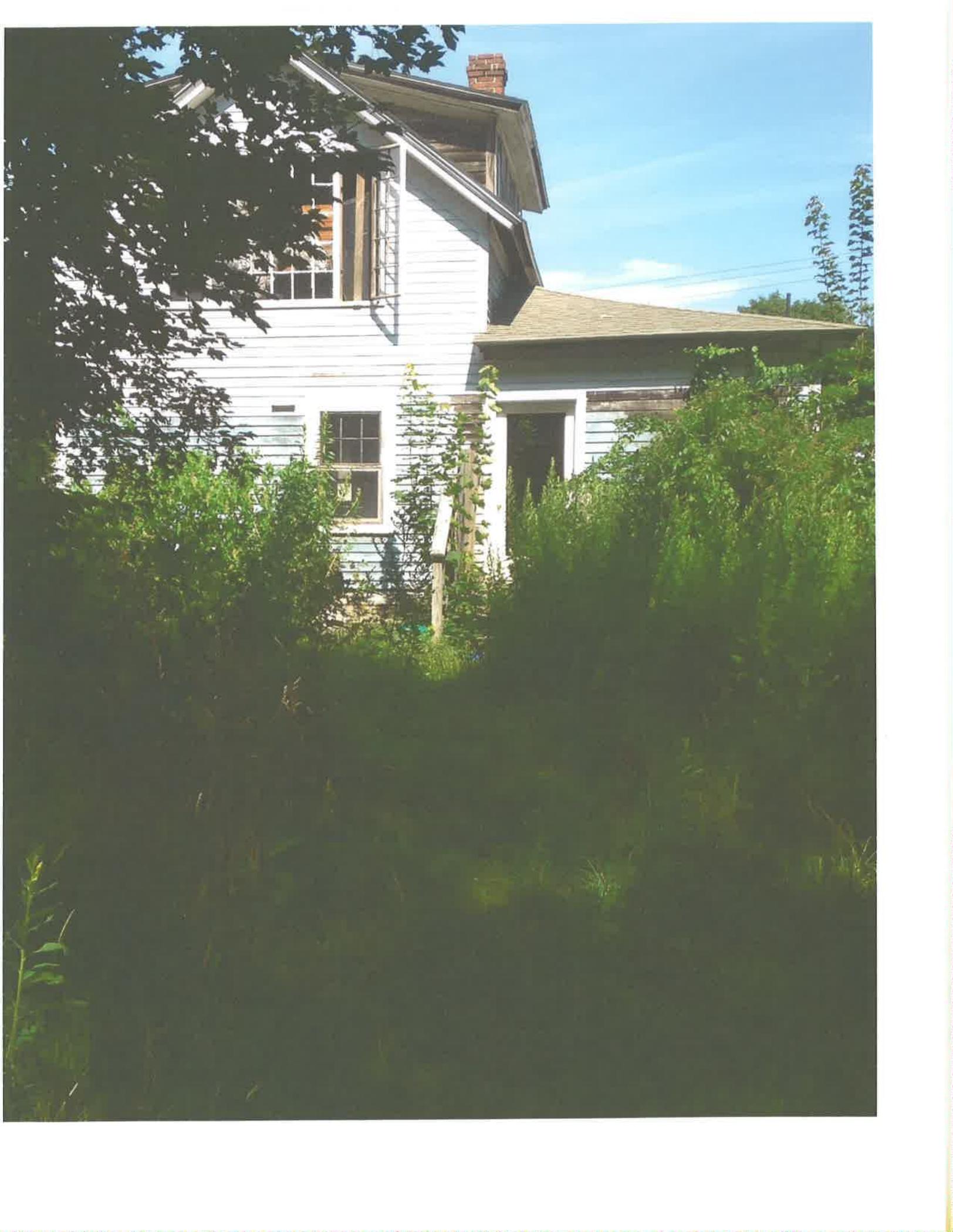
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Sent from my iPhone

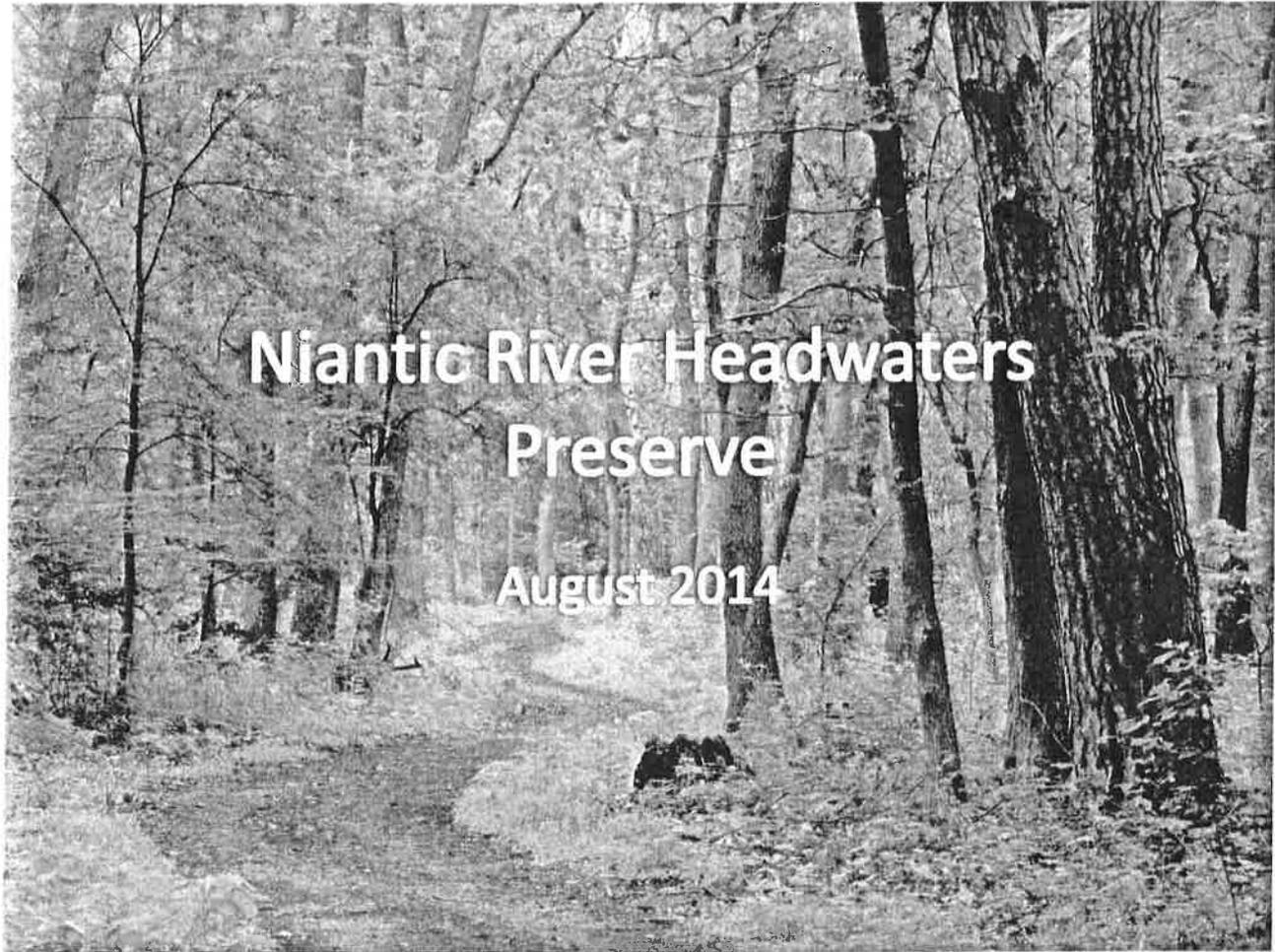
Your messages are in your POP folder! [Some other program is set to download and delete your messages from Outlook.com](#)

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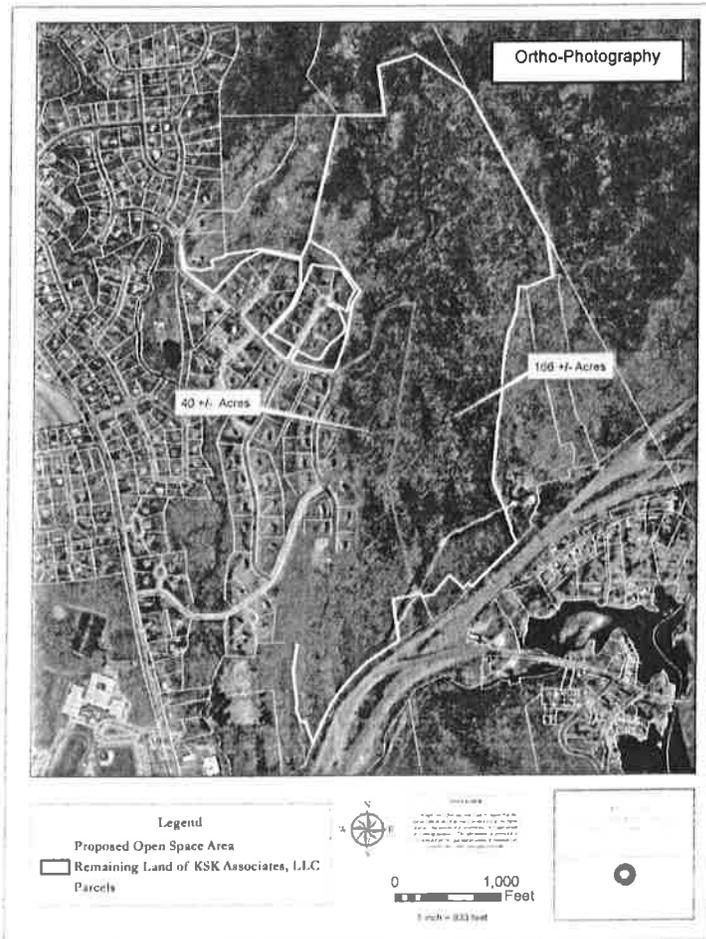
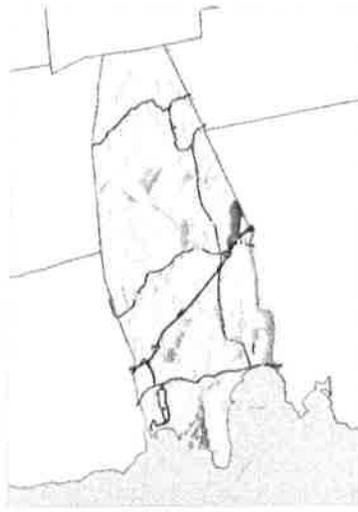






The Property

- Located on the east side of Goldfinch Terrace in East Lyme, CT
- The total land parcel is ± 200.59 acres with ± 166 acres to be conveyed and subject to a Conservation Easement
- Presently wooded with walking trails
- Diversity of topography and a small percentage of wetlands
- Current tax burden under CT Forestry designation on 166 acres is approx \$363.00 per year, based upon the 24.03 mill rate.



Project Objectives

- To protect, conserve, and manage this area's natural resources including, watersheds, woodlands, wetlands, and waterways.
- To protect valuable open space from the challenges and threats of unsympathetic development.
- To preserve the biodiversity of the site, including the headwaters of the Niantic River, and prevent the degradation of water quality to the river, Niantic Bay, and Long Island Sound.

Project Objectives

- To maintain and enhance the ecological habitats of the plants and animals for conservation, education, scientific study, and recreation.
- To promote scientific study and education utilizing the property's trees, plants, animals, birds, and other wildlife.
- To demonstrate the value of water quality protection and open space stewardship.

Local Economic Benefits

- Improved water quality
- Flood protection
- Reduced storm-water runoff
- Enhanced property values
- Recreational use
- Improved health of area residents
- Removal of air pollution
- Support of sustainable forestry
- Community cohesion
- Wild fire protection through forest management



TOWN OF COLCHESTER'S FISCAL VALUE OF LAND USE STUDY SUMMARY

COST OF COMMUNITY SERVICES STUDY
BUILD-OUT ANALYSIS
FISCAL IMPACT PROJECTION

BACKGROUND
Knowing the fiscal value of different land uses provides a community information important for making decisions about the town's future. The net fiscal effect of the taxes received and the associated cost of services differs by the type of land use, changing the mix of uses directly impacts the mill rate. This fiscal value of land use study looked at the fiscal effect of changing land uses for Colchester.

COST OF COMMUNITY SERVICES STUDY (COCS)
COCS studies are case studies using a consistent methodology to determine the fiscal contribution of current land uses of a particular town. A COCS Study is a snapshot in time, for Colchester the snapshot is of fiscal year 2012-2013, and analyzes revenues and expenditures for three types of land use: residential, commercial / industrial and open space / farm / vacant land.

The results of the Colchester Study show that for every \$1 paid in local taxes by a residential use, \$1.14 is used in services, meaning that residential uses do not provide sufficient tax revenue to support the cost of services provided to them. The results for the other two land use categories in Colchester both show that for every \$1 paid in local taxes, only 13 cents is needed for their services.

Colchester Cost of Community Services Study
The cost of services by land use for every dollar paid in local taxes

	Residential	Commercial	Open Space
Colchester 2012-13	\$ 1.14	\$.13	\$.13

Although counterintuitive, studies across the country show that development increases local Mill Rates. There is an immediate increase in tax revenue, but gradually the demand for increased services and the need to upgrade infrastructure exceeds the increased revenue, resulting in an increased Mill Rate. Even new commercial development can trigger an increase in residential development, require additional infrastructure, increase traffic, and have other impacts that contribute to an increased cost of services, also resulting in a higher Mill Rate.

BUILD-OUT ANALYSIS
This analysis is a tool to estimate the maximum development possible in a community, it isn't an attempt to forecast what will happen, but rather what is possible under current land use regulations. For this analysis the proposed Colchester Zoning Regulations, district boundaries and minimum lot size were used.

Currently the primary land use in Colchester is residential, this build-out analysis focused on the potential for additional residential development. Colchester's Assessor has a database of 6366 parcels totaling 23,399 acres; further analysis determined that 1,134 parcels totaling 13,620 acres have the potential for additional residential development. To be conservative, and to account for the townwide average site limitations (28.4%) and future town land requirements, 5,750 acres were subtracted.



Two average lot size scenarios were used to calculate the build-out potential, both assumed that only single-family detached homes would be built; if the development included condo or apartment complexes, the potential population would be increased considerably.

Colchester Build out Analysis
Based on 2 and 4 acre average lot sizes:

	Lot Size 2 ac.	Lot Size 4 ac.
Number of additional single fam. homes	5,898	1,282
Current households (cens current)	5,669	5,669
Potential population increase	200%	101%

The results indicate that, conservatively, Colchester's population could increase between 157% and 200%. With the housing pressures facing Eastern Connecticut in the future, a 10% growth rate per decade is likely, if so, build-out could be reached in 50-60 years.

FUTURE FISCAL IMPACT: A 20-YEAR PROJECTION
Any land use changes today will have a fiscal impact on Colchester in the future. The basis for the fiscal impact analysis was Colchester's 2012-2013 fiscal year budget, projected to fiscal year 2032-2033. To focus only on the result from development, the assumption was made that there was no inflation and all state revenue would be at current percentages, meaning the only change was the development of vacant land resulting in increased tax revenue and increased expenses. The results indicate that the Mill Rate could increase by 12.4% to support the additional services.

Colchester Future Fiscal Impact
Of commercial and residential development
based on two scenarios and no change in state revenues

	Mill Rate	% Increase
Colchester 2012-13	28.8	
Increase to support additional services in excess of increased tax revenue	± 3.8	
projected Mill Rate in 20 yrs	32.4	12.4%

COMPARISON TO OTHER COMMUNITIES
Findings in similar studies across the country have found that growth over time increases the cost of services greater than the accompanying increased revenue, resulting in a Mill Rate increase to finance the budget. Many towns have adopted an aggressive agricultural land and open space acquisition policy to offset the fiscal impact of growth, funding sources are usually a partnership among the town, state and federal agencies and local and regional non-profits.

The Fiscal Value of Land Use study dated January 7, 2013 was conducted by Phila Spier, LLC and funded by a Connecticut Department of Agriculture Specialty Grant. The analysis is based on information and data provided by the Town of Colchester. Please see the full report for the details of the study.

Conservation Initiative

Protection of the property is consistent with:

- The State of Connecticut Green Plan
- The Southeastern Connecticut Council of Governments (SCCOG) Regional Plan of Conservation and Development
- The 2009 East Lyme Plan of Conservation and Development

EAST LYME 2009 PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

Two “Open Space Plans” are considered within the 2010 POCD. The first Open Space Plan was endorsed by the NRC which adopted the final report of the Open Space Steering Committee, which worked from the fall of 2006 to the fall of 2007, as their “Open Space Plan” (Appendix D of the POCD).

The second Open Space Plan is a recommendation of the LUV Study (Appendix A of the POCD) for future open space, which was prepared with assistance from UConn’s CRDC. The two Plans are viewed as complimentary, not exclusionary. As such, the following shall set forth East Lyme’s Open Space policies.

NRC OPEN SPACE PLAN

The Open Space Plan endorsed by the NRC (see FIGURE 21 – NRC OPEN SPACE PLAN) identifies a number of private properties that if secure in perpetuity in their current or more-or-less natural state, would measurably benefit the town. These properties were evaluated against a set of eight characteristics used to define the attribute or resource elements of the open spaces. The Open Space report indicates the single most important feature of any open space is its ability to aid and abet in the quality and quantity of our Town's drinking water supply. As approximately 30-percent of East Lyme is on Town supplied water, we draw about as much as we can during the peak use season. The Town's drinking water comes from stratified drift aquifers (define stratified drift aquifer) within the Town. These aquifers are located within two of four main watersheds (see FIGURE 22).

As a result of the Town's natural topography, historically development has occurred over these aquifers. Therefore, the result of past development has established the need for protecting these aquifers.



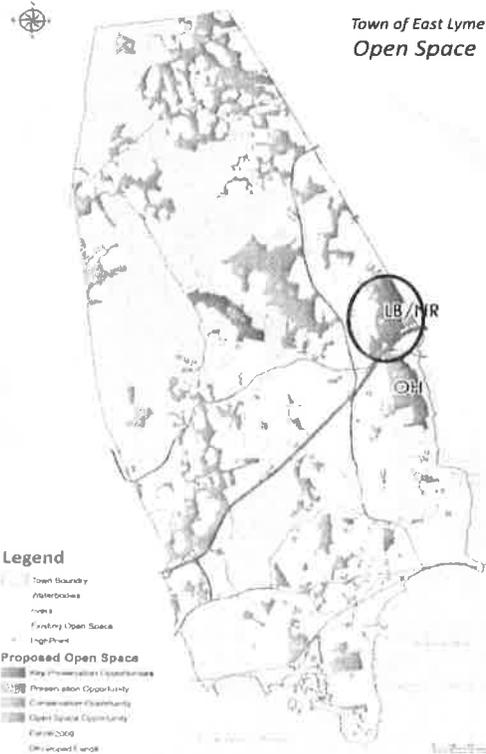
2009 LUV STUDY

The LUV Study's recommendations for Future Open Space is based on the following Town objectives: identify and preserve the natural, historic, cultural and environmental resources and habitats of the community; preserve and conserve the natural environment of the town for the benefit of future generations and maintain a high quality of life for East Lyme's residents and businesses; protect and enhance the town's scenic and historic resources; protect and enhance East Lyme's beaches, salt marshes, inland wetlands, and watercourses, and aquifers; continue making attempts to preserve environmentally sensitive areas such as steep hills and other lands identified in the Open Space Plan of the Town of East Lyme; and develop conservation restrictions to protect natural ecosystems, continue supporting the preservation and management of public access to East Lyme's shoreline.

The LUV Study's recommendations for Future Open Space provide a map and a matrix showing the relationship between the recommendations and the EPA's 10 Guidelines (Table 6) for Smart Growth (see Figure 24 - LUV Study Recommendations for Future Open Space).

Table 6 - U.S. EPA's 10 Guidelines for Smart Growth

- Smart Development**
1. Mix land uses
 2. Take advantage of compact building design
 3. Increase a range of housing opportunities and choices
 4. Create walkable neighborhoods
 5. Provide a range of transportation choices
 6. Strengthen and extend development to existing communities
 7. Provide a variety of transportation choices
- Conservation / Preservation**
8. Preserve open space, farmland, natural beauty, and critical environmental areas
- Decision Making**
9. Make development decisions and state, local, and cultural effective
 10. Encourage community and stakeholder collaboration in development decisions



2007 East Lyme Community Survey

On Natural Resources and Open Space:

- ❖ Just over half of all residents surveyed, 52.5%, indicated they would be willing to pay \$100.00 more in taxes each year to secure more open space. When “don’t know” respondents are removed from the data, the percent moves to 56.8%.

Survey Statements

Statements	Strongly and Somewhat Agree	Strongly and Somewhat Agree (without DK's)
A network of footpaths throughout town connecting open spaces is desirable	86.5	90.1
The town should continue to acquire land in Oswegatchie Hills and other areas of town for open space purposes	85.3	90.7
I would pay \$100 more per year in taxes to have the town acquire more open space	52.5	56.8
The town has enough open space	25.8	29.3

Protection or Preservation Actions

Protections or Preservation Actions	Very and Somewhat Important	Very and Somewhat Important (without DK's)
Protection of Lakes, Rivers, Streams, LI Sound	98.5	98.7
Protection of Drinking Water Resources	97.3	98.5
Preservation of Historic and Cultural Resources	96.0	96.7
Protection of Scenic Views and Vistas	94.0	95.7
Protection of Large Un-fragmented Forests	93.8	96.6
Preservation of Agricultural Lands	93.0	94.2
Protection of Unique Geologic Features	91.3	95.8

CT DEEP Grant

- The Niantic River Headwaters Preserve was awarded the maximum grant amount of \$500,000
- The grant requires a dollar-for-dollar match (\$500,000)
- The grant requires a Conservation Easement in perpetuity for Open Space and Passive Recreation
- Letters of support and endorsement came from:
 The Niantic River Watershed Committee, SCCOG, the Board of Selectmen, the East Lyme Commission for the Preservation of Natural Resources, the Inland Wetlands Agency, and the East Lyme Planning Commission

Purchase and Sale

- Purchase Price: \$1,225,000
- Buyer: New England Forestry Foundation or Town of East Lyme
- Seller: KSK Associates, LLC
- DEEP required 2 Real Estate Appraisals in June 2012 complying with the Uniform Appraisal Standards for Federal Land Acquisitions
- Appraisal #1:
 - \$1,850,000 total parcel (200.59 ac)
 - \$1,250,000 parcel to be conveyed (166 ac)
 - \$ 600,000 remainder parcel (34 ac)
- Appraisal #2:
 - \$1,648,000 total parcel
 - \$1,208,000 parcel to be conveyed
 - \$ 440,000 remainder parcel

The Request/Opportunity

- For the Town of East Lyme to match the \$500,000 grant
- Purchase price: \$1,225,000
- Sources of funds:
 - \$500,000 State DEEP grant
 - \$500,000 Town of East Lyme
 - \$225,000 NEFF fundraising, possible owner bargain sale and bridge financing

Ownership and Sources of Funds

Purchase price \$1,225,000

Scenario 1: NEFF owns the property and manages the land under green-certification guidelines. Any proceeds go to NEFF to cover costs and stewardship.

- \$225,000 from NEFF through fundraising, bridge financing, and donations.
- \$500,000 from the DEEP State of CT holds a conservation easement.
- \$500,000 from the Town of East Lyme. Town & DEEP co-hold a conservation easement; land is open to the public with hiking trails, passive recreation, and education.

Scenario 2: Town of East Lyme owns the property. Open to the public with hiking trails, passive recreation, and education.

- \$700,000 from the Town of East Lyme.
- \$500,000 from the DEEP State of CT holds a conservation easement.
- \$ 25,000 from NEFF. NEFF co-holds a conservation easement and manages the land under green-certification guidelines. Any proceeds go to NEFF to cover costs and stewardship.

Town Funding Options for matching the \$500k grant

- **Option A:**
Special appropriation of \$500,000 from Open Space Fund 59
Current balance of approximately \$900,000
- **Option B:**
Short-term borrowing and bonding resolution of \$500,000 assuming a 20 year bond at 2.5% interest rate, yielding a cost of \$2.47/year per taxpayer (based upon the median home market value of the majority of homes in East Lyme per the Town Assessor's data)
- **Option C:**
Special appropriation of \$250,000 from Open Space Fund 59
Borrowing and bonding of \$250,000. Consistent with Long Range Capital Plan dated 4/21/14 approved at referendum. 20-year bond at 2.5% interest rate, yielding a cost of \$1.29/year per taxpayer.

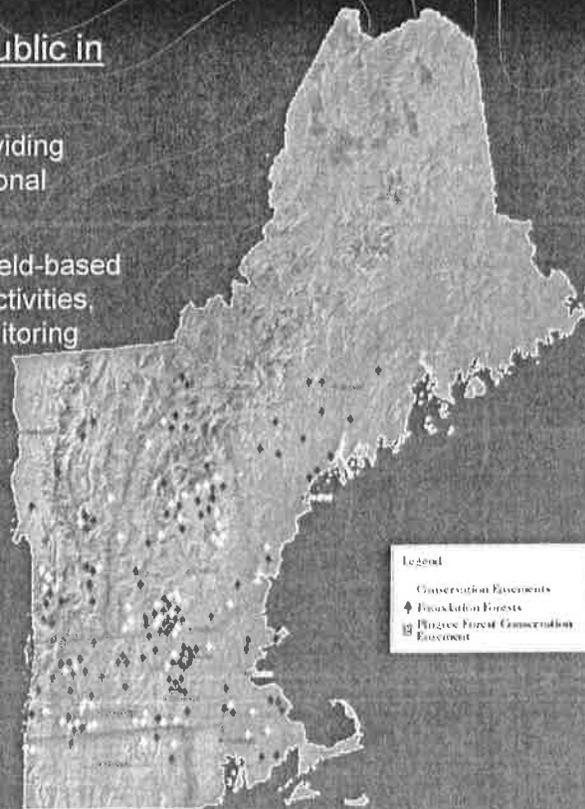
New England Forestry Foundation

Conserving Forests for Future Generations



NEFF's forests serve the public in four distinct ways:

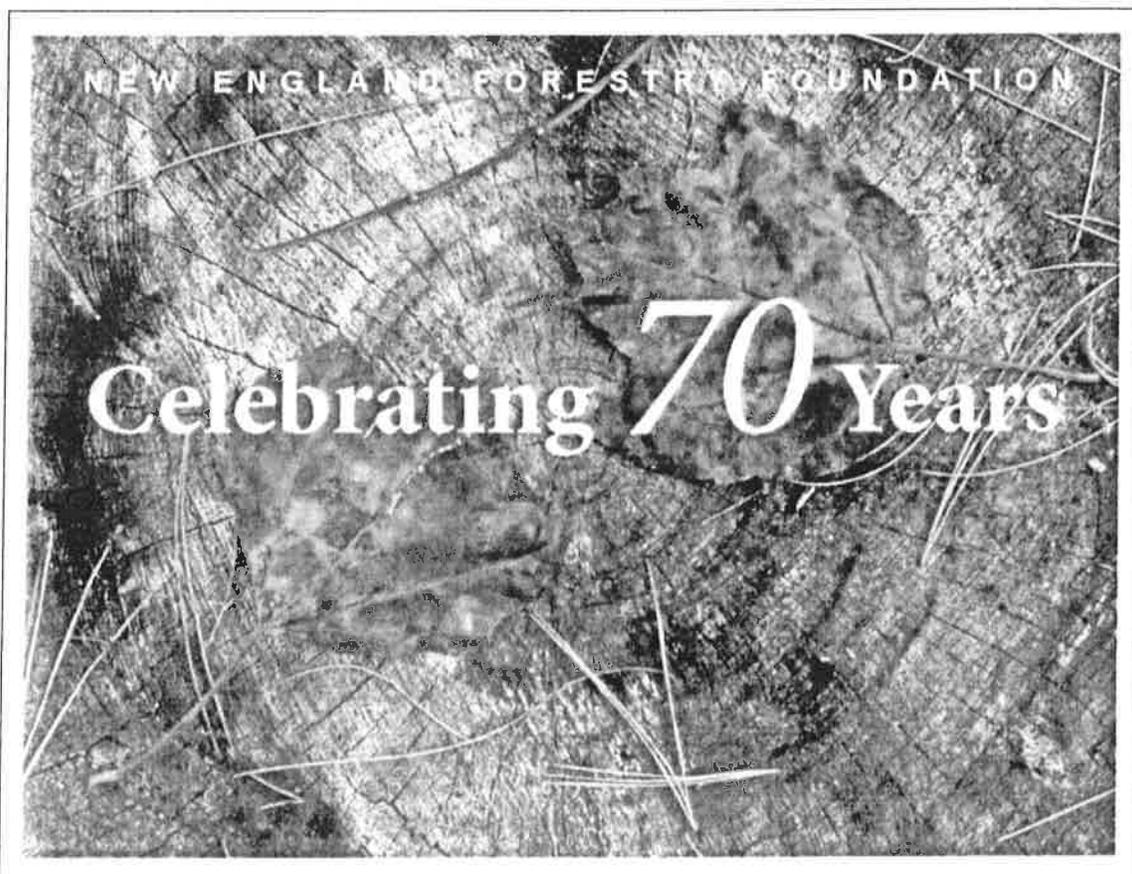
- △ As **community resources**, providing environmental benefits, recreational opportunities, and open space
- △ As **educational platforms** for field-based study, hands-on management activities, training, and environmental monitoring
- △ As **stewardship examples** for private owners considering similar gifts and planning for the future of their land
- △ As **outreach sites** for engaging local officials and others in discussions about forestry issues and the protection of forest-based resources



New England
Forestry Foundation

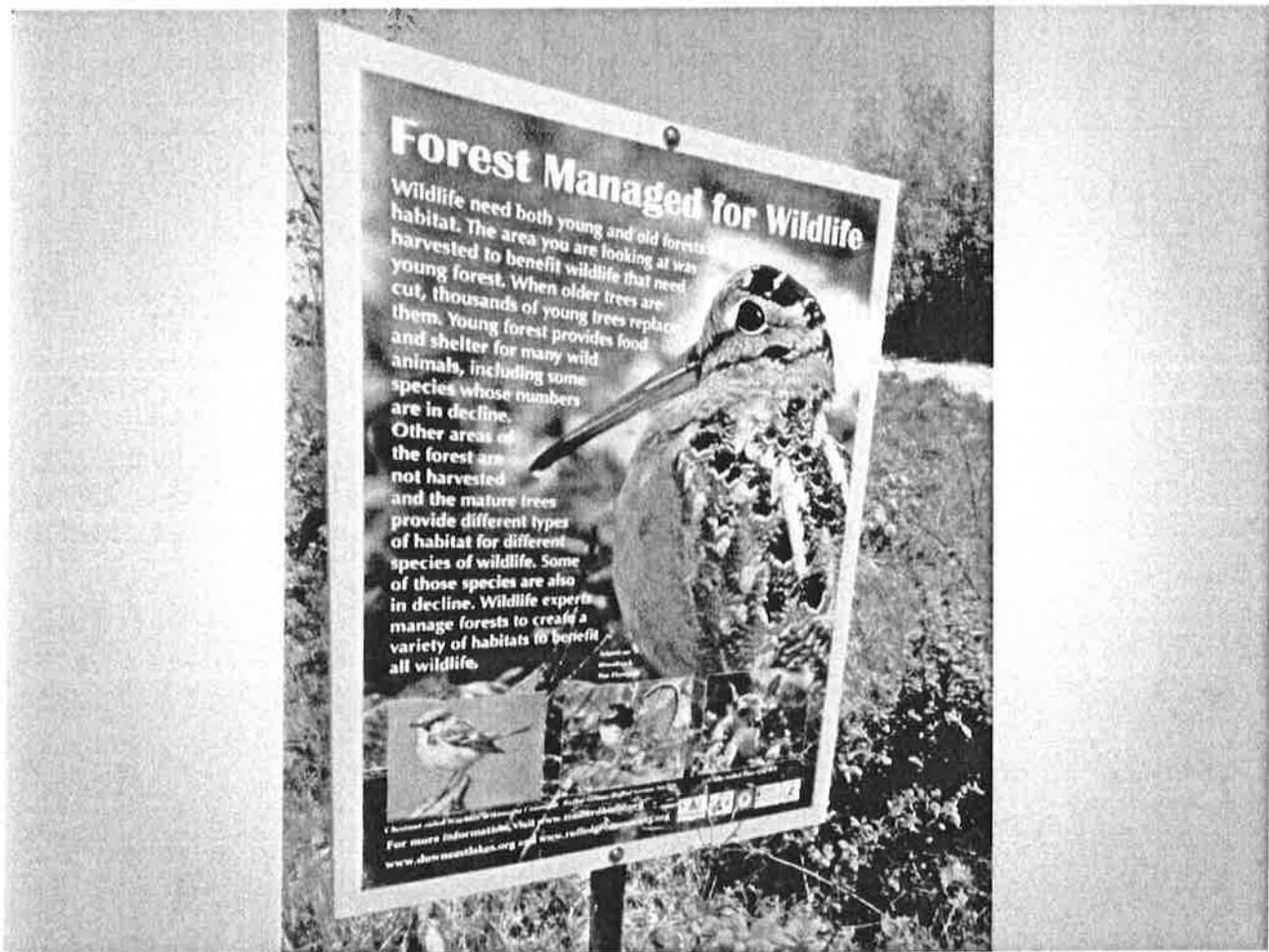
For 70 years, New England Forestry Foundation (NEFF) has been an advocate for high-quality forest management and forest conservation.

NEFF has protected 1 of every 3 acres conserved in the region in the last 15 years.



NEFF owns and manages 26,437 acres of land, including 684 in Connecticut. All of our 142 community forests are open to the public for passive recreation.

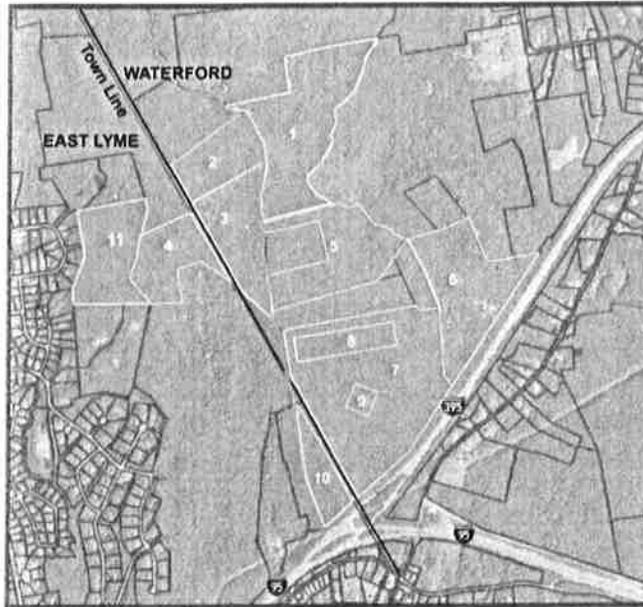
NEFF demonstrates sustainable forest management on all of its community forests.



Conservation Easement vs. Outright Town Ownership

- No management burden for town under NEFF ownership
- Responsibilities under CE much fewer - only annual monitoring to ensure there are no easement violations
- Fund raising for Niantic Headwaters project and for larger watershed area would be more effective with private non-profit ownership

WATERFORD / EAST LYME LAND ACQUISITIONS



- | | |
|--|---|
| 1. 220 Pember Road - Kross
40 Acres (closing on June 1st) | 7. 286 Pember Road - Ellis, Leitkowsk,
Rosenman, Clark, Boryseviz
104 Acres |
| 2. 256 Pember Road - Wolf Road, L.L.C.
56 Acres | 8. WHIP |
| 3. 233 Pember Road - Ellis & Leitkowsk
40 Acres | 9. WHIP |
| 4. Grouse Circle (East Lyme) - Ellis & Leitkowsk
27 Acres | 10. Pember Road - Hingham
15 Acres* |
| 5. 203 Pember Road - Wolf Road, L.L.C.
21 Acres | 11. FLOU/QC/D/VRL (East Lyme)
30 Acres* |
| 6. 284 Pember Road - Leitkowsk, Ellis
39 Acres | |

TOTAL ACRES for 1 - 7 = 327

* Parcels 10 & 11 are pending

Summary

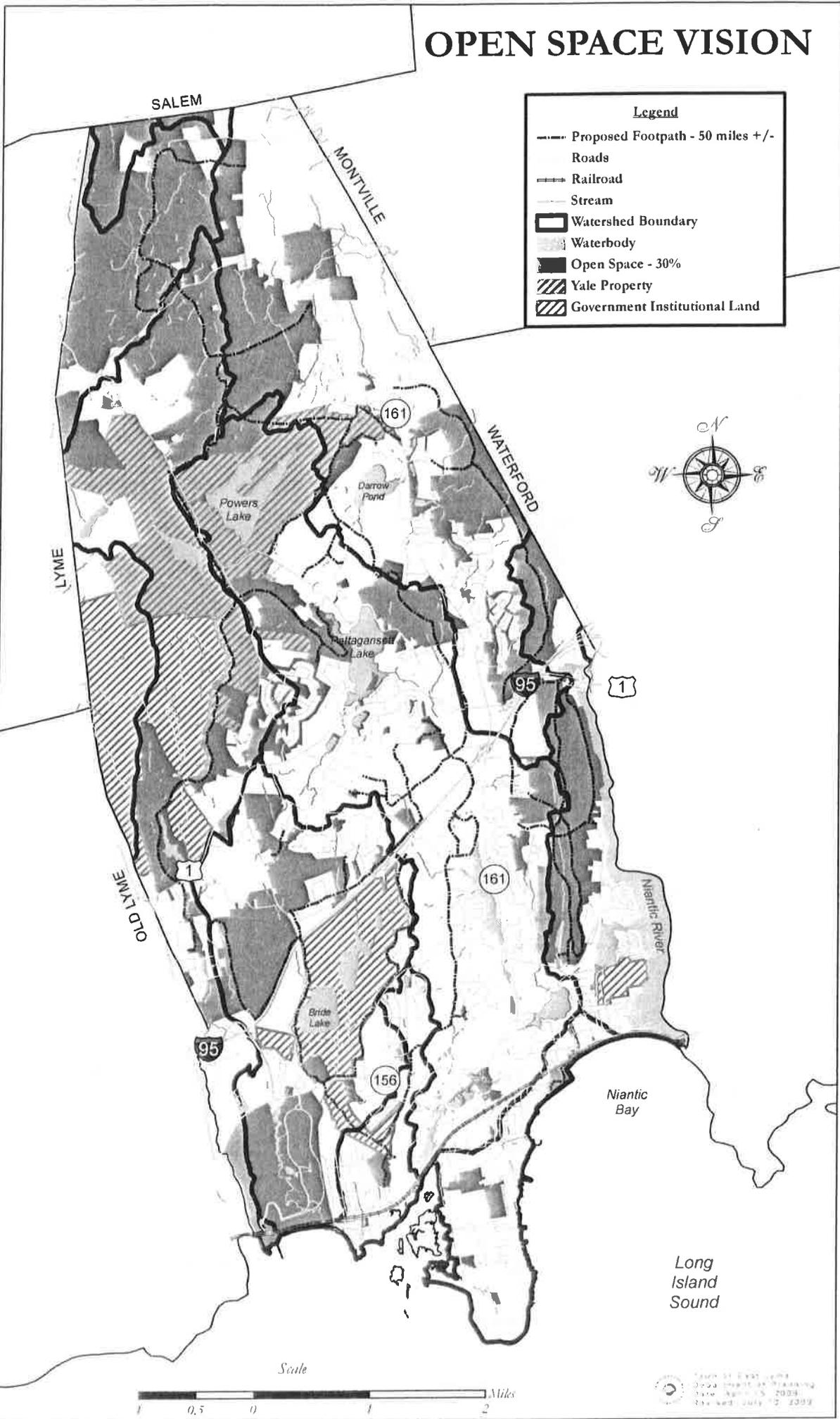
East Lyme's Tax Payers

Overwhelming want to protect more open space

This Property

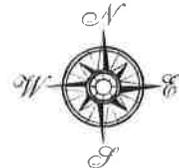
- Is included on the State's, Region's and Town's list of key properties to protect
- Is adjacent to undeveloped parcels which soon could come under conservation easement - creating a *truly significant* protected area comprising over 500 acres
- Has a reasonable asking price from a willing seller
- Is already approved for a \$500,000 State matching grant
- Has NEFF, a recognized nonprofit, interested in playing a key role in helping the town to accomplish the preservation of this property and a large portion of the Niantic watershed

OPEN SPACE VISION



Legend

- Proposed Footpath - 50 miles +/-
- Roads
- +— Railroad
- Stream
- ▭ Watershed Boundary
- ▨ Waterbody
- Open Space - 30%
- ▩ Yale Property
- ▧ Government Institutional Land



MAP 7

Niantic River Watershed Association
 2024
 Date: April 15, 2024
 Revised: July 10, 2024