

PLANNING  
COMMISSION  
EXHIBIT

THE DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION

79 Elm Street  
6th Floor  
Hartford, CT 06106  
Phone: 860-424-3016  
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# 85

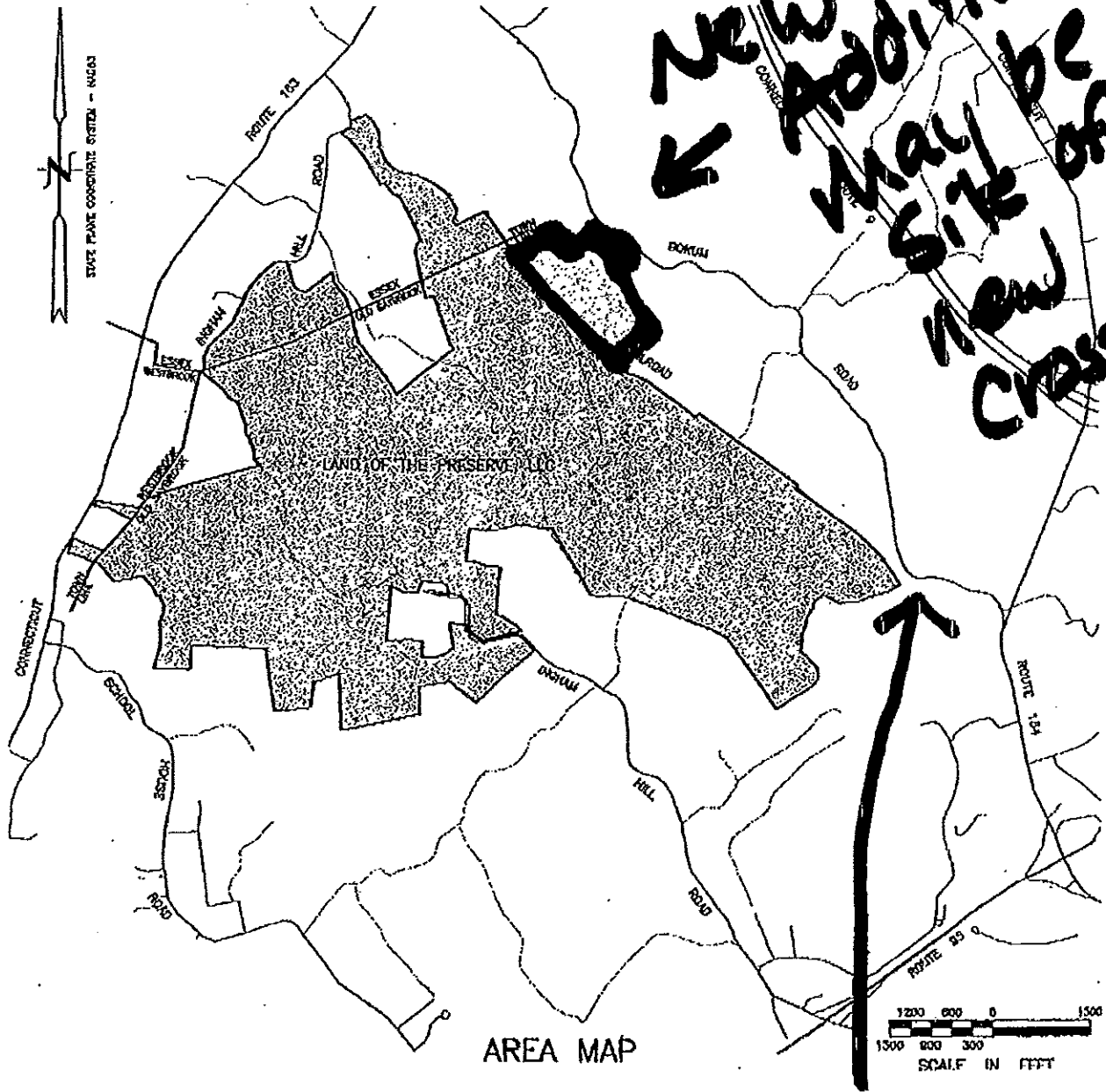
# Fax

<b>To:</b> Carolyn Longstress, CFE	<b>From:</b> Elizabeth Brothers
<b>Fax:</b> 203-787-0246	<b>Date:</b> November 9, 2004
<b>Phone:</b> 203-787-0646	<b>Pages:</b> 24 (including cover)
<b>Re:</b> The Preserve	<b>CC:</b>

Urgent     For Review     Please Comment     Please Reply     Please Recycle

**Comments:** Blank pages included to separate documents.

PARCEL LOCATION MAP



**NEW Addition  
May be  
SITE of  
new  
CROSSING**

**PREVIOUS  
PROPOSED  
CROSSING**

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CRITERIA & LAM RECOMMENDATIONS August 1998

RN NUMBER : RN1998-0092-0001  
PROPERTY NAME: Lyons Property

- 1) DISTRIBUTION OF PRIOR STATE ACQUISITIONS :  
9.99% - above average
- 2) AVAILABILITY OF GIFT OR PARTIAL GIFT :  
No
- 3) AVAILABILITY OF A COOPERATOR :  
Yes - Town and local Land Trust
- 4) STEWARDSHIP NEEDS OR MANAGEMENT CONSTRAINTS:
- 5) COMPATIBILITY WITH OTHER ENVIRONMENTAL PLANS (see Planning & Development comments) SCORP RATING :  
several special interest species of floral and fauna
- 6) FISCAL & ECONOMIC BENEFITS AND/OR BURDENS RESULTING FROM ACQUISITION:  
local monetary aid
- 7) COST OF ACQUISITION IN RELATION TO RATINGS :
- 8) EXTENT TO WHICH PROPERTY ENCOMPASSES OTHER LAND USE NEEDS:  
Feasible development could support 300 homes
- 9) OTHER FACTORS :  
abuts Town property & previously reviewed RN prop.

LAM RECOMMENDATION

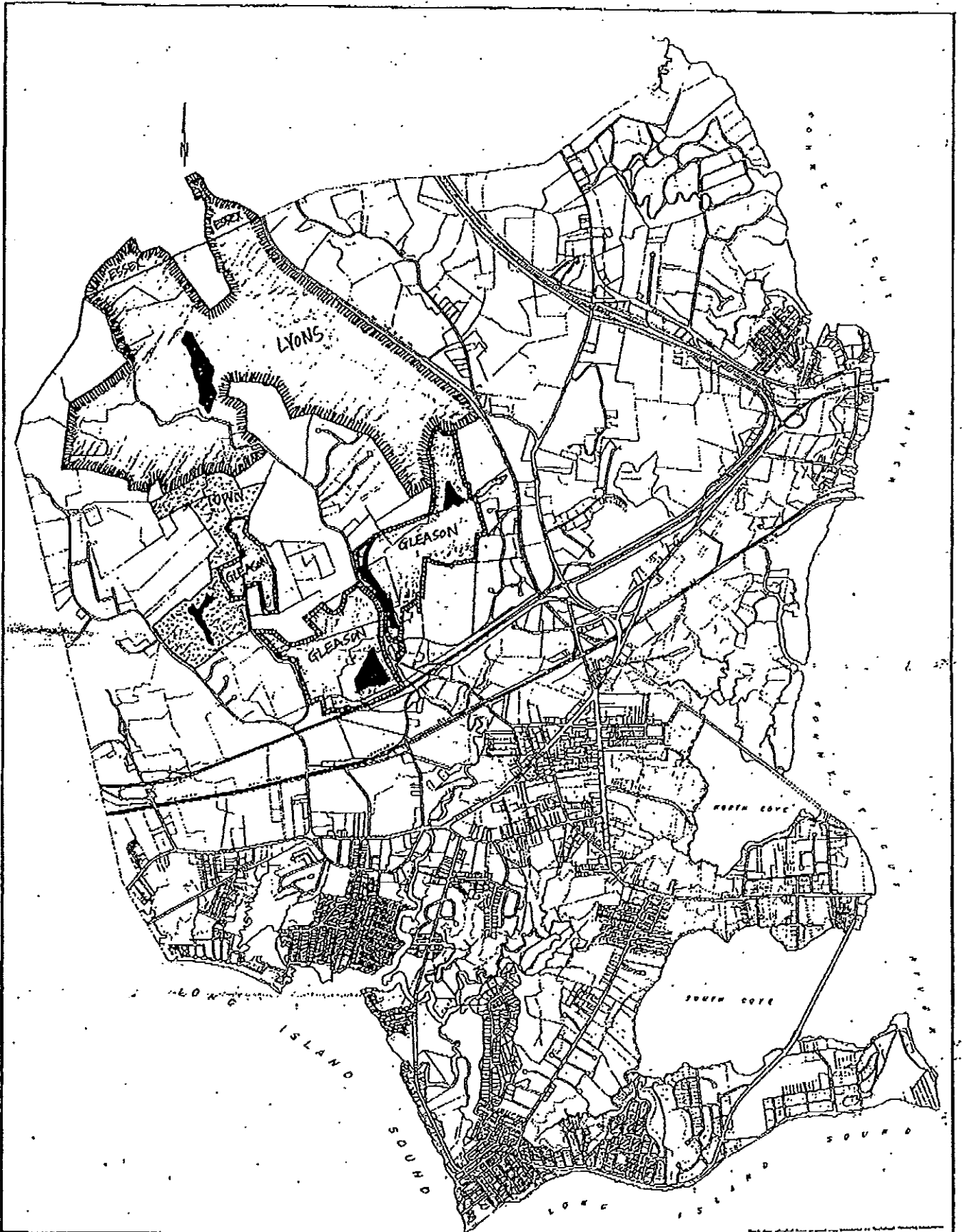
DATE: 05/01/99

ACQUIRE (A), CONSIDER (C), TERMINATE (T): A

CONDITION/REASON:

Opportunity exists to preserve close to 1500 acres through joint effort

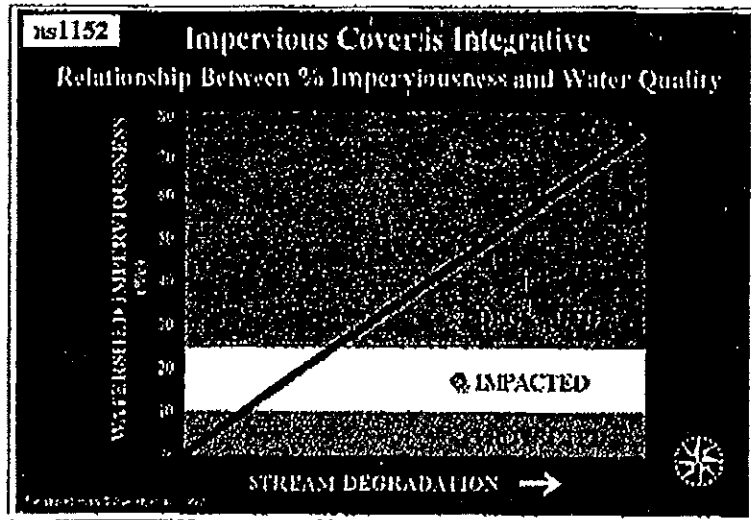
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OLD SAYBROOK  
CONNECTICUT

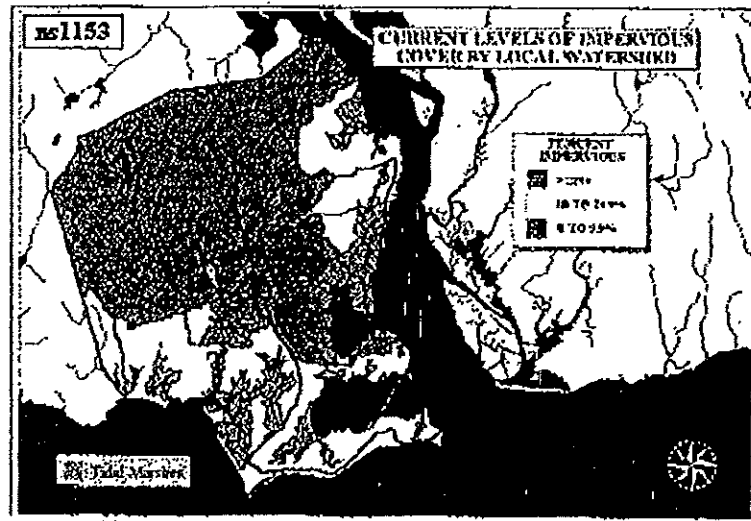
SCALE OF FEET  
0 100 200 300 400 500  
OLD SAYBROOK PLANNING COMMISSION  
Bryon & Prince, Planning Consultants • June, 1966

EMOShow slide: ns1152



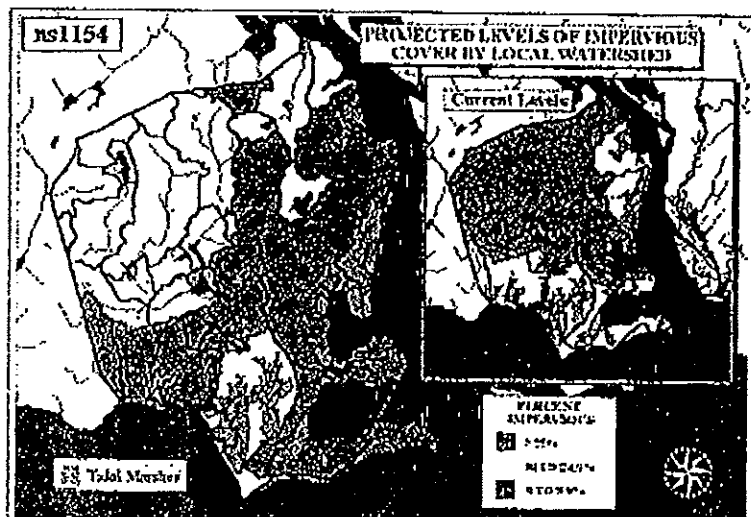
Study after study points to common thresholds for water quality degradation at 10 & 25%, with levels below 10% affording the most protection to water quality and over 25% being the most degrading.

EMOShow slide: ns1153



We can estimate impervious cover for a given area – to see what that tells us about water quality – based on the satellite-derived land cover in that town. This shows current levels of impervious cover averaged in each local watershed.

EMOShow slide: ns1154



We can also estimate future levels of impervious cover by looking at future growth scenarios. Here, we projected development in the future based on the town zoning, in what is called a 'build out' scenario. Is this what the town wants?



## COST BENEFITS OF OPEN SPACE PRESERVATION\*

### *The Economic Issues Surrounding Open Space versus Residential Development*

#### Old Saybrook General Statistics (1996 figures)

Population:	10,000
Number of Homes	4,830
Condominiums	666
Grand List	\$1,157,803,373
Education Budget	\$10,661,530
Number of Students	1,283
Cost per Student	\$8,310
Mill Rate	14.66
Average Annual and Residential Tax	\$3,050

#### Recreational Development: Purchase of Lyon Property for Open Space – Cost to the Town

Purchase Price:	849 acres at a 1996 proposed cost of \$2.4 million.
Method of Payment:	Bond anticipation notes and bonding over a 20-year period
Annual Cost:	@ 10% interest the annual cost would be \$360,000; less depending on municipal bond rates. At the end of 20 years, the town would be debt free.

#### Residential Development of Lyon property – Cost to the Town

# of Homes Built:	Recent developer estimated 350 houses; conservatively at least 300 new homes could be built.
Number of Children:	Estimate one (1) child per household.
Educational Costs:	If the cost to educate each student is \$8310 and each household pays \$3050 in taxes, the shortfall (difference between cost to the town and tax income) is \$5260. If 300 homes were constructed and occupied by families the overall shortfall is \$1,578,000 annually. This does not take into consideration the cost of new schools that may be necessary.

#### Economic Comparison (Cost to Town) - Open Space vs. Residential Development

*The annual cost difference between recreational or open space development (\$360,000 for bonding), and residential development of the same parcel (\$1,578,000 in educational costs) is \$1,314,000 per year of future savings for the town. In addition, infrastructure costs (roads, police and fire service) are significantly less for open space than a new housing development.*

\*Analysis provided by Mr. Ted Tansi, Hartford Courant editorial, October 22, 1996.

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## MEMORANDUM

TO: Allan Williams, Acting Director  
DEP-Natural Resources Center, Store Level

FROM: ~~KER Metzler~~  
DEP-Natural Resources Center, Store Level

DATE: March 10, 1998

SUBJ: "The Preserve", Old Saybrook

At the request of Assistant Commissioner Leff I have been asked to address alternatives to the requested easement over the Valley Railroad State Park Trail for future road access to property known as the Lyons Tract and the potential effects of granting this easement to state-listed species. My comments are follows:

After careful consideration, discussion with our contract botanist most familiar with the site, and clarification of the Endangered Species Act from legal counsel, Anne Rapkin, my professional judgement strongly opposes granting an easement through this land, as it will most likely have a significant impacts to state-listed species on or adjacent to the site. Furthermore, DEP legal staff concur that granting this easement and the resulting impacts, either direct or indirect, would violate the provisions of Section 26-310 of the CGS. Details of my concerns have been addressed in previous memos.

It is Anne's view that because the purpose of the proposed easement is solely to facilitate a private commercial venture without, in the words of Section 26-310(c), "regional or statewide significance" and without a public benefit outweighing the financial benefit for Mr. Taylor, an exemption from Section 26-310(c) would be entirely inappropriate.

For these reasons, I strongly recommend that we do not approve this request.

KJM/dmd

cc: David Leff  
Steve Reviczky  
Anne Rapkin