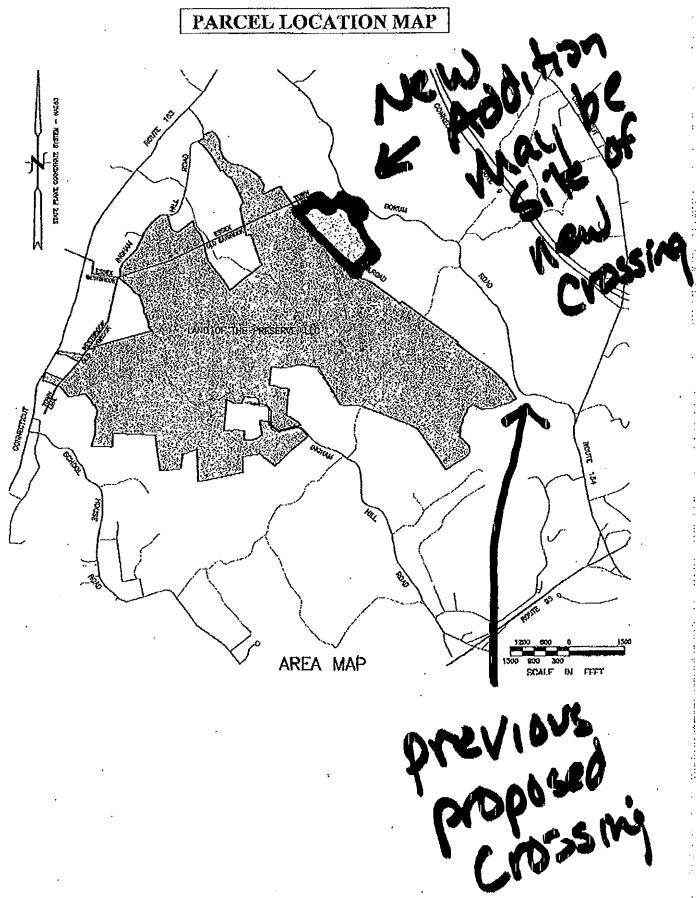
6th Floor Hartford, CT 06106 Phone: 860-424-3016 Fax: 860-418-5906



Fax

To:	Caro	lyn Longstress, CF	E F	rom:	Elizabeth Brothers		
Fax:	203-	787-0246	E	ater	November 9, 2004		
Phone:	203-	787-0646	P	ages:	24 (including cover)		
Re:	The	Preserve	CC:				
□ Urge	ent	☐ For Review	☐ Please Comm	nent	☐ Please Reply	☐ Please Recycle	
•Comm	ents:	Blank pages inc	luded to separate d	locum	ents.		



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LAC COMMITTEE DATE:

SUBMISSION DATE: 08/27/1990

STATUS CODE:

RN NUMBER : RN1998-0092-0091

INHOLD/ADUTS7 : N -ACRERAGE. : 960

PROPERTY ADDRESS : Lyona Property
PROPERTY ADDRESS : Ingham Hill Road
Old Saybrook/Essex

ASKING TRICE : 30.00
DBP APPRAISER EST. OF VALUE: \$2,500/acrc - \$2,400,000 total

COMMENTS

Property submitted by the Town of Old Saybrook and the Old Saybrook band Trust the would like to cooperate with the State in the purchase. The Town come property southerly abutting this parcel. & is initiating purchase of an additional abutter, the Gleason Property, previously reviewed and approved for acquisition by DBP in 1988. The Lyons property is said to have several listed plant species and two natural communities of special interest, including several Atlantic white coder evange that are considered among the log of the most imperiled communities in the state. A developer estimate solicited by the Town Figured that conservatively, 300 houses could be built on this property, possibly up to 350.

SCORES

A-Forest Lands '	82	D-Parks :	0,0,0,0
C-Urban Greenspace	0.0	D-Ecologic Habitat:	0,70
	0.70.) F-Wildlife :	95
G-Fighing & Hotor Account	20.0	u-Trailn & Rivaru :	ti ti
I-Ridgetop & Landforms	20.0	· J-luholdiugs :	0,0,0,0

Scorp Priority : Vulnerability Codo : NDD8: no

SCORERS' COMMENTS

Natural Resources: Very important acquisition - very nice pieces

Porentry
Limited access. Road & trail system could be worked around wetlauds to
be part of State Porest system as separate block of Cockaponset. Very
few straight line hounds-hops they're clearly identified. Good to buy!

Wildlife : Should pursus Gleason property in addition. Good for a State Forcet block or NNA in this area of State.

Inland Mater:
No adjacent DEP land? Could be a Town water access axes. Records show no dam, but if one exists, it should be inspected to determine condition.



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
- 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 & Pevelopment comments) SCORP RATING : several special interest species of floral and fauna
- 6) FISCAL & ECONOMIC BENEFITS AND/OR BURDENS RESULTING PROM 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 abute Town property & previously reviewed RN prop.

LAM RECOMMENDATION

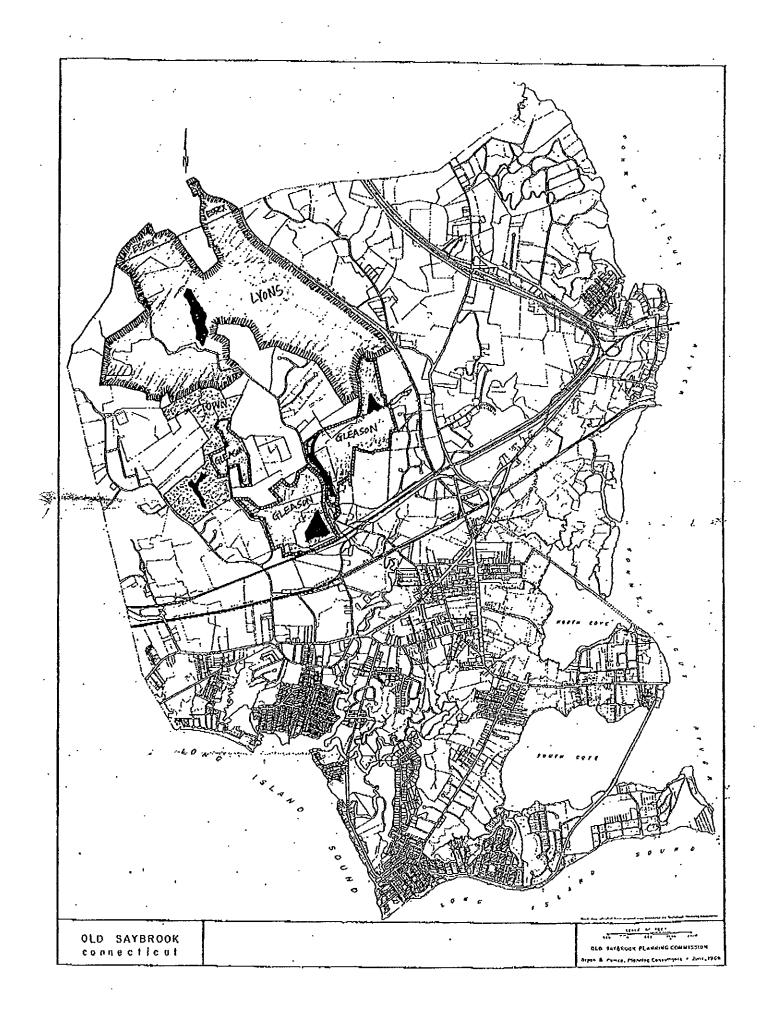
DATE: 05/01/99

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

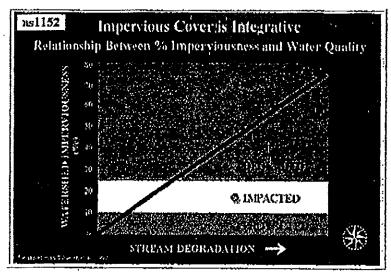
CONDITION/REASON:

Opportunity exists to preserve close to 1500 acres through joint effor

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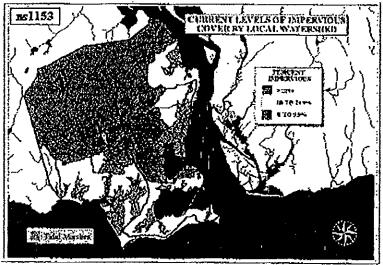


EMOShow slide: ns1152



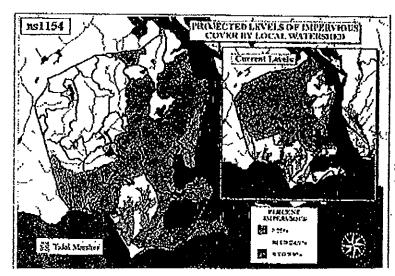
Study after study points to common thresholds for water quality degradation at 10 & 25%, with levels below 10% affording the most protection to water quality and over 25% being the most degrading.

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 4,830 Number of Homes Condominiums 666

\$1,157,803,373 Grand List \$10,661,530 **Education Budget** 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

ken 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 councel, 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