

ASHFORD OPEN SPACE PLAN

June 2015



*“We abuse land because we see it as a commodity belonging to us.
When we see land as a community to which we belong, we may begin to use it with
love and respect.”*

Aldo Leopold

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Open Space Sub-Committee

Loretta Wrobel, Chair
Mike Gantick
Steve Morytko

Ray Fenn
Gwen Haaland

Past Members

Shane White
Dianne Rimkus (deceased)

Gail Chernosky
Arthur “Pink” Pinkham (deceased)

Additional Thanks

Phil Renn

Dan Donahue

Green Valley Institute

Holly Drinkuth

Mike Altshul

NECCOG

John Filchak
Eric Dorsey

Jim Larkin

Town Staff

Ralph Fletcher
Mike Gardner

Chris Abikoff
Lynn Byberg

Photo Credits

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Ruth Cutler – pg. 14

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Gwen Haaland – pg. 11, 13

Richard Malchow – front cover

Steve Morytko – pg. 6, 9, 16, 24

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Section I

Introduction

The Open Space Plan has been created as an extension and elaboration of the 2005 Plan of Conservation and Development. The Conservation Commission (CC) was established as an advisory commission in 2007 based on the recommendations in the Plan of Conservation and Development. In addition to promoting environmental protection and stewardship of the land, the CC has recognized the importance of maintaining open space and rural character while allowing for development and growth to ensure our town's viability.

In the Open Space Plan specific goals, objectives and recommendations to our land use commissions and Board of Selectmen are delineated to keep Ashford natural resources intact, to allow for development in certain areas, and to create an open space town vision. The Plan also recommends education about the public's right and responsibilities regarding open space.

The first Plan of Development was prepared in 1970 and adopted zoning and subdivision regulations in 1972-1973. To reduce pressure to prematurely develop land the CT Public Act 490 (open space tax program) was created in 1975. A municipal open space fund to purchase land for conservation purposes was established in 2000.

What is Open Space

While the term open space may be applied in many ways, our plan more narrowly defines open space as meeting all or some of the following criteria:

1. Land areas zoned for open space by a land use plan adopted by Ashford, a regional entity, or the state, federal or other legislative authority.
2. Land areas retained in their natural state and open for public use.
3. Land areas in which the preservation would:
 - a) Conserve and enhance natural or scenic resources.
 - b) Protect surface and sub-surface water resources including wetlands, streams and rivers, lakes, natural drainage systems and watersheds.
 - c) Promote conservation of soils and wetlands.
 - d) Enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations or sanctuaries or other open space.
 - e) Promote contiguity of open spaces that create linkages of open space parcels or corridors including wildlife habitats and greenways.
 - f) Enhance passive recreation opportunities.
 - g) Preserve historic sites.
 - h) Preserve visual quality along highway, road, and street corridor or scenic vistas.

Open space may be privately owned or publicly owned lands. Open space lands are generally free of structures and man-made impervious surfaces. Forestland, farms, riparian buffers of rivers and streams, trails and passive recreational areas are examples of desirable open space in Ashford.

Why Plan for Open Space

Open Space, in its various forms, is in contrast to residential and commercial development. This is true in both the use and visual aspect. This distinction creates certain advantages that make maintaining existing open spaces and planning for additional open space a clear benefit to the community.

Such benefits can be represented in three major categories:

Environmental Benefits

Ashford, as part of a large water recharge area is obligated to care for our wetlands and streams, as well as, the land around them. Undeveloped land acts as a buffer in filtering polluted water and mitigates the impact of flooding. Forested areas remove carbon dioxide from the atmosphere. Trees and parks reduce noise and temperature from the summer heat. Open spaces, particularly large unfragmented lands and linkages, maintain a healthy ecological base to support the propagation of both our native plants and animals. Finally, our open spaces provide us with the means to learn and study the functions of our natural surroundings.

Social Benefits

Open space in concert with historical and cultural sites defines our heritage. The attributes of our open spaces with trails, vistas, and lands maintained in a natural state create the ambiance that supports our sense of place. Our open spaces provide us with recreation and alternatives to the pressures we face on a daily basis.

Economic Benefits

The economics of open space are both direct and indirect in their impact on the well being of the community. Our streams, lakes, trails and other recreational features provided by open space support the larger regional tourist complex of the “Quiet Corner”. Forests, pasture, and tillable land have long been a source of income for the area, as we have continued to maintain our agricultural roots. Agriculture continues to have a large role in the valuable use of the land. Open space represents minimal use of municipal services. Expenses for education, new road construction, and fire and security services are nonexistent or minimized. Studies have shown that maintaining open space requires significantly less municipal service expense and has a positive effect on property taxes. Finally, residential development is enhanced by the presence of abutting open space, therefore increasing its value to the property owner and the town’s grand list.



Determining an Optimum Level of Open Space

This is a continuing process that needs careful consideration to bridge the existing open space, at a given point in time, with the emerging residential and commercial growth in the community. The determination to be made will be the extent of such development in relation to the level of open space and the goals as set forth in this Plan.

This Plan provides the basic tools to carry out this process. It provides an initial open space baseline via the current Open Space Inventory. The APOCD makes broad recommendations by defining Special Planning Areas that are better suited for residential and commercial development. Future zoning, developed as a result of recommendations in this Plan and the APOCD, will help to maintain the balance between open space and development. Finally, the use and leveraging of all the various tools of land preservation will have a positive impact on the maintaining land use balance.

This is a long term plan, and allows for maintaining open space, protecting wetlands, forests, streams and waterways, and water quality while allowing for planned development. The Plan's benefit, however, will be realized as the various land use commissions use it as an effective working guide for future land use management.



Section II

Ashford Open Space: The Vision for the Future

The Ashford Conservation Commission envisions an Ashford that continues to maintain its character and charm, often described as “rural character”. The acquisition or preservation of carefully selected open spaces is a key component of maintaining community charm. The Conservation Commission recognizes that it is essential to provide a variety of types of open spaces in order to maintain rural character.

Goals and Objectives

By utilizing the Town of Ashford’s Plan of Conservation and Development (2005) the Conservation Commission developed the following set of goals and objectives to provide guidance in the acquisition, conservation, and preservation efforts.

1. Provide sites to protect surface and subsurface water resources.
2. Add to existing committed open space.
3. Assemble green corridors by adding to existing open space.
4. Protect critical or threatened habitats.
5. Protect groundwater within existing or potential public drinking water supply aquifers.
6. Protect natural drainage ways.
7. Protect lands of cultural importance.
8. Provide sites for active and passive recreation.
9. Protect Ashford’s unique and significant natural features.
10. Preserve farmlands and viable forest land/woodland.
11. Preserve areas that shape community design and character.
12. Protect steep slopes.
13. Preserve areas that provide educational opportunities.
14. Protect areas from light and noise pollution.

The Conservation Commission recognizes that the above list of goals and objectives is quite comprehensive, and that priorities need to be established to help determine areas and properties that should be selected for preservation or acquisition. Accordingly, the Conservation Commission has placed a high priority on:

1. Maintaining and expanding agriculture.
2. Maintaining forest cover and sustainable forest management.
3. Protecting large undeveloped properties.
4. Protecting native trees-plants and wildlife.
5. Maintaining and developing open space corridors (unfragmented linkages of land or “green corridors”).
6. Protecting surface and sub-surface water resources.

It is critical to recognize properties that are desirable for open space and that are also desirable for residential development, since these sites must generally be sought and acquired in advance of a development proposal. Acquiring properties with multiple uses is a methodology for receiving the most benefit from limited open space funds.



Section III

The Conservation Commission's Recommendations

In addition to the mapped sites and areas, the Conservation Commission has the following policy recommendations:

1. The Conservation Commission recommends that the Board of Finance allocate 0.25 percent of the annual budget into the "Open Space Fund" for the purchase of open space.
2. That not less than biennially there be a meeting of all the land use boards and commissions (including the EDC and PARC) to set and review goals pursuant to the Plan of Conservation and Development and the Open Space Plan.
3. That not less than biennially the Conservation Commission reviews the Open Space Plan and updates the Plan to address changes and/or new goals and objectives.
4. That a formal process be adopted by both the Planning and Zoning Commission and the Inland Wetlands and Watercourses Commission that provides for an advisory review and input by the Conservation Commission for any application made to P&Z and IWAWC.
5. That not less than biennially the Conservation Commission provides community outreach/education concerning the Open Space Plan.
6. That not less than biennially the Conservation Commission forwards a report to the Board of Selectman regarding the progress and/or issues in Ashford regarding Open Space.
7. That the Conservation Commission periodically contact the property owners with more than 25 acres as identified in Appendix II regarding information on ways they might preserve/conservate their properties.
8. That the Conservation Commission actively seek alternate funding sources for the acquisition, conservation and/or preservation of open space.
9. That the Conservation Commission make recommendations (changes to rules and regulations) to the respective land use boards and commissions to support and promote the goals of open space.
10. That the Conservation Commission work with the Town (Public Works) to promote work activities consistent with protecting the town's natural resources; such as:
 - a. Provide the Town with a map of sensitive and/or native plant species and wetlands areas along or adjacent to roadside mowing routes.

Prospective Areas for Conservation/Preservation

- Mount Hope River Corridor (see Map 1).
- Natural Diversity Areas and Critical Habitats (see Map 8).
- Agricultural Soil Resources PA 490 and Agricultural Soil Resources (see Maps 4 and 5).
- Greenbelt Linkages (see Map 7).

Prospective Properties for Conservation/Preservation

- Properties adding to existing open space (see Appendix II).

Existing Open Space

- Ashford open space inventory (see Section V).

Wetlands

- Including watercourses and floodplains as defined by law.

The Conservation Commission recommendations, prospective areas and properties, existing open space, wetlands, and the included maps, together with the previously enumerated Goals and Objectives, constitute the Open Space Plan.



Section IV

Open Space Plan Development

State Statute 7-131a enables the Conservation Commission to address the task of identifying and planning the preservation of open space. Therefore, the creation of a plan for Ashford's open space has been one of the Commission's major priorities. Work began in 2008 with preliminary collection of available data and maps. During the process, the Commission elicited the input of the Green Valley Institute to perform a GIS based Co-occurring Resource Inventory. This early activity provided an iterative view of the various area's attributes. Later NECCOG helped the commission prepare the digital maps found in this document.

The process has included the following steps:

1. Existing open space properties, both private and public were identified in to create a baseline for future action. Refer to Section V and sub-section "Ashford Open Space inventory".
2. Establishing goals and objectives for retaining existing and for the acquisition of additional open space. Refer to Section II.
3. Identifying the criteria to be used when considering properties for preservation and/or acquisition.
4. Defining the attributes associated with open space properties to be considered in the acquisition process.
5. Identifying functions attributable to open space properties which resulted in characterizing existing areas and providing the basis for future needs. These functions were determined to be:
 - a) The protection of natural resources such as unique or fragile animal or vegetative habitats, wildlife corridors, riparian buffer zones and greenways
 - b) Outdoor recreation both active and passive.
 - c) Managed resources, specifically farmlands and forests.
 - d) Protecting public health and safety through management of floodplains, wetlands, and aquifer recharge areas.
 - e) Maintaining areas of historic or archaeological significance.

The steps needed for adoption and maintenance of the Plan:

1. Obtaining the consideration of the Board of Selectman regarding the financial recommendations to perpetuate Ashford open space.
2. Those activities committed to the Conservation Commission:
 - a) Presenting the Open Space Plan to the public.
 - b) Aggressively pursuing the various acquisition options listed in the Open Space Plan.
 - c) Periodic property information updates to the Open Space Plan.
 - d) Continuing public outreach regarding the benefits of open space.

Section V

Natural Resource Data

Natural resources are an integral component of an open space master plan, since it is these very resources that such a plan is designed to conserve and protect.

There is an abundance of natural resource data available to the Town, much of it in digital format that can be used in conjunction with the Town's computer mapping. The data used in the preparation of this Open Space Plan include:

1. Soil types – see Maps 4 and 5.
2. 100-year floodplain
3. Wetlands – see Map 3.
4. Watercourses and water bodies – see Maps 1 and 2.
5. Steep slopes
6. Surficial geology
7. Prime farmlands - see Map 5.
8. Archaeological sites (vicinity, not actual location)
9. Rare & endangered species (vicinity, not actual location) – see Map 8.
10. Aquifers

Compiling natural resource data helps to provide guidance regarding natural areas that are unique or worthy of preservation, and to identify areas unsuitable for development because of limitations such as steep slopes, wetlands, or floodplain. This resource data can be layered with the Town's property line base map to produce a guideline regarding where the most sensitive resources are located. It must be noted, however, that the boundaries shown for specific natural resource data should not be considered absolute, as the data is primarily based on aerial photography or other general mapping and has not been field verified for absolute accuracy. However, the data provides an excellent source of information for planning purposes such as this Open Space Plan.

Where available in printable form, the natural resource data used in preparation of the Plan have been included in this document.



Ashford Open Space Inventory

Government Owned

The State of Connecticut owns land in Ashford including Natchaug State Forest (1,813 acres), the Nipmuck State Forest (270 acres), Morey Pond (10 acres) and Halls Pond (.5 acres). DEEP owns both Morey Pond (partially in Union) and Halls Pond (partially in Eastford).

While Ashford is mostly hilly, the agricultural land is limited however some farms are protected. Ashford recently was able to purchase the development rights to Knowlton Farm protecting 423 acres and also Crooke's Orchard (Horse Listener's Orchard now) which protects 141 acres. Paradise Farm (213 acres) is also permanently protected as Agricultural Open Space.

The Town of Ashford's Open Space parcels are functionally but not permanently protected space including:

- Howey Road Open Space (81 acres)
- Ashford Common (15 acres)
- Recreation Park (11 Acres)
- Ashford Town Green (5 acres)

Privately Owned

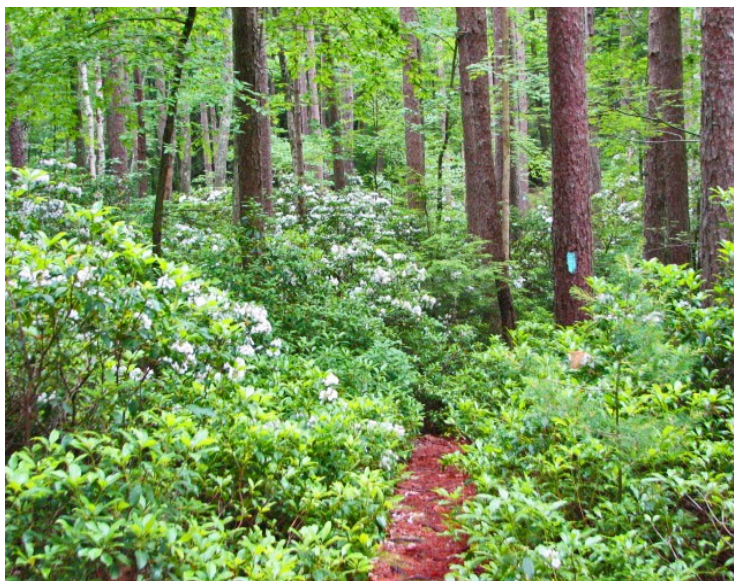
Yale Forest is the most significant natural resource in Ashford. Yale Forest is managed by Yale School of Forestry and Environmental Studies and is a research site for Yale University.

- Yale Forest (2,250 acres)

Several large private camps are located in Ashford including:

- Boy Scout Reservation (951 acres)
- Salvation Army Camp (205 acres)
- Hole in the Wall Gang Camp (164 acres)
- Russian-Ukrainian Evangelical Baptist Union (38 acres)
- Eastern CT Sportsman Club (27 acres)

All of these privately owned parcels are functionally protected space however they are not permanently protected.



Land Trusts

Joshua's Trust, a local land trust organization, manages many properties in Ashford including:

Owned properties:

1. Friedman Forest (143 acres)
2. Rankin Preserve (80 acres)
3. Church Farm (79.3 acres, 3 parcels)
4. Josias Byles Sanctuary (69.26 acres)
5. Iron Mine Valley (52.27 acres, 2 parcels)
6. Knowlton Hill (49.84 acres, 2 parcels)
7. Tinkerville Brook (42 acres)
8. Huntington Hill Lot (41.64 acres)
9. Hastings Memorial Forest (30 acres)
10. Burchell-Harris Preserve (25.8 acres)
11. Colt's Pond Road Preserve (24.02 acres)
12. Whiting Lot (8.6 acres)
13. Gardner – Slade Rd. (8 acres)
14. Fliegel Farm Woods (5.53 acres)
15. Donahue (2.1 acres)
16. Haberman Haven (2.1 acres)
17. Ashford Oak (.36 acres)

Conservation Easements

1. Gains – Rte 89 (87 acres)
2. Pinkham – Colts Pond Rd. (84.49 acres, 4 parcels)
3. Hackenschmitt – Kennerson Reservoir Rd. (84 acres)
4. Zaring – Varga Rd. (42 acres, owned by ECSU)
5. Donahue – Rte 89 (.68 acres)

The Nature Conservancy, a national land trust organization, has two properties in Ashford:

Owned properties:

1. Yake parcel (134 acres)
2. White parcel (71 acres)

Wolf Den Land Trust, a local land trust organization, has two properties in Ashford:

Owned properties:

1. Bicknell Conservancy (30 acres)
2. Gardner Memorial Forest (17 acres)

Watersheds and Water Resources

Ashford is entirely within the Natchaug River Watershed. Three major rivers are found in Ashford, Mount Hope River (including Mount Hope River East Branch), Natchaug River and Fenton River. These three major river systems are designated in our plan as green corridors.

The Mount Hope River green corridor includes areas in both Ashford and Mansfield. The State of Connecticut, land trusts, universities, camps, towns, and landowners hold large land parcels within the Mount Hope watershed as open space. The Mount Hope River green corridor includes a number of tributaries, such as the East Branch of the Mt. Hope River, Basset Brook, Chaffee Brook, and associated Lake Chaffee, Goss Brook and associated Goss Pond above, and Morey Pond as headwaters. Knowlton Brook and Pompey Brook in southwest Ashford are also part of the Mount Hope watershed.

The Fenton River green corridor includes areas in Ashford, Willington, and Mansfield. This green corridor includes the Fenton River, most of its tributaries, water bodies such as Taylor Pond, and their headwaters streams, which includes Eno Brook in the Langhammer conserved forest area which flows into Taylor Pond before reaching the Fenton River.

The Natchaug River green corridor which traverses Ashford, Eastford and Chaplin includes Bigelow Brook in the northeast section of Ashford.

All of Ashford is included in the Willimantic Reservoir watershed. There are two lake communities, Lake Chaffee and Ashford Lake, which both have significant residential development.

Trail Systems

Ashford has two blue-blazed trails which are managed by the Connecticut Forest and Park Association: the Natchaug Trail and the Nipmuck Trail. The Nipmuck Trail traverses Ashford mainly via a southwest-northeast corridor leading from Mansfield to Union. The Natchaug Trail begins in Hampton and continues north through Chaplin and Eastford where it often follows Bigelow Brook before reaching Ashford near Ashford Lake. Just north of the Ashford Lake area, the Natchaug Trail crosses Moon Road and later crosses a tributary of the East branch of the Mount Hope River before reaching its terminus with the Nipmuck Trail. The two blue-blazed trails connect near Eastford-Westford and Boston Hollow Roads. Both the Natchaug Trail and the Nipmuck Trails act as greenways through Ashford, criss-crossing various brooks and rivers in the watershed areas. These trails pass through both private and state lands and are important linkages to Ashford's open space that are available to the public.

Wildlife Corridors

By encouraging linkages and enhancing existing wildlife corridors between state forest lands, Yale-Myers Forest and other large protected public and private land tracts in Ashford, we mitigate fragmentation of critical habitats.



Section VI

The Role of Town Boards and Commissions in the Open Space Plan

The intent of this document is to provide guidance and direction to the various Town land use organizations as they carry out their charge under various State Statutes or Town Ordinances. While it is recognized that any land management planning may, in some way, be impacted by the activities of Town Commissions and Boards, the primary task falls on Ashford's Planning and Zoning Commission, Inland Water Courses and Wetlands Commission, Conservation Commission and the Board of Selectmen, as the Town's governing body.

The Board of Selectmen have the authority to promote funding for open space activity and the acceptance of property rights by donation, purchase, easement, covenant, and tax default. Use of this authority represents the preferences of the citizens.

The Planning and Zoning Commission's activities are key to realizing the recommendations of the Plan. It is through this Commission's ongoing function and modifications of Town zoning that the Plan's recommendations will be realized. Planning and Zoning has the opportunity to access each application that comes before the Commission against the broad benchmarks set forth in the Open Space Plan. It is through their diligence in applying existing regulation that the Plan will be carried out.

The Inland Water course and Wetlands Commission is a local extension of the Department of Energy and Environmental Protection. Its authority and controlling regulations are dictated by the DEEP. As its title may infer, it has the responsibility of protecting our water ways and wetlands from pollution and modifications that would damage existing water recharge capabilities of our wetlands and streams. In this capacity it provides a crucial role in maintaining a critical feature of much of Ashford's open space and developed lands. This commission's role in open space is limited by its agenda, but due to the nature of Ashford land mass, it role is essential to supporting proper land use management.

The Plan is the responsibility of the Conservation Commission. The recommendations herein flow from the material found in the APOCD, and are meant to create greater definition of open space than that discussed in the APOCD. Using the Plan as Conservation's position statement, the Commission will take an advisory role in the development and/ or extension of open space property.

The above outlines the roles and responsibilities of the major land use participants in the Plan, however, there are supporting roles played by other town boards and commissions. Certainly the Board of Finance plays a significant role in the procurement process of open space property and development rights. Our Parks and Recreation Commission, as a primary user of public accessed open space plays a role in providing information and direction to the public. The Economic Development Commission, while not directly involved with open space does work to maintain and support commercial efforts that minimize competition with the open space. Broad synergy and cooperation among all factors of Town government are necessary for a successful long-term outcome.

Boards and Commissions with Land Use Responsibilities

Board of Selectmen

The Board of Selectmen (BOS), as the legislative body for the Town, is the authority regarding land acquisitions. The BOS can authorize funds (with approval of the Board of Finance), arrange referenda and bond issue, accept donations of property, easements and authorize other programs including the purchase of development rights.

Planning and Zoning Commission

The Planning and Zoning Commission is responsible for the acquisition open space through the Commission's open space subdivision regulations. As its name indicates, this commission is responsible for long term planning of, not only specific open space, but both residential and business growth.

Inland Wetlands and Watercourse Commission

The Inland Wetlands and Watercourse Commission (IWWC) has the oversight responsibility for land use in and adjacent to our waterways and wetlands through a permitting process. All activity on and within wetland regulated areas are under the oversight of this commission.

Boards and Commissions with Advisory Responsibilities

Conservation Commission:

Provides an inventory of natural resources, collaborates with land use commissions to help develop best management practices. Educate landowners about land conservation and preservation. Implements open space plan with periodic reviews.

Parks and Recreation Commission

The Parks and Recreation Commission (PARC) sees the need for future passive and active recreational needs at it relates to open space.

Economic Development Commission

The Economic Development Commission (EDC) plays an important role in the ability of Ashford to both acquire and maintain open space. By defining areas best suited for development less pressure will be applied to areas best suited for open space.

Quasi-public and Private Conservation Entities

There are other groups that own or manage property principally dedicated to conservation interests in Ashford. These groups include such entities as Joshua's Trust, Wolf Den Trust, The Nature Conservancy, Yale Forest-Yale University, Connecticut Forest and Park Association, Salvation Army, the CT Rivers Council Inc. BSA, ECSU, Eastern CT Sportsman Club, Hole in the Wall Gang, and the Evangelical Baptist Camp. The groups generally have their own boards of directors and by-laws containing their own land conservation programs, and the lands they hold may or may not be accessible to the general public. Management objectives for their holdings may or may not include open space.

Section VII

Methods of Acquisition/Preservation/Conservation

There are a variety of methods to acquire/preserve/conservate open space land. The Conservation Commission has determined that the following mechanisms can be utilized to acquire/preserve/conservate open space in Ashford.

Outright Town Acquisition

Acquisition can take various forms, including:

- a. Town purchase. The funding source can include bond monies obtained via referendum; from the fee-in-lieu-of open space fund created by the Planning and Zoning Commission; or from budget line or capital item. ***The Conservation Commission recommends that the Board of Finance allocate 0.25 percent of the annual budget for the purchase of open space.***
- b. Acquisition for back taxes.
- c. Grant programs such as the Department of Energy and Environmental Protection's Open Space and Watershed Land Acquisition Program.
- d. Dedication through PZC subdivision approval process.
- e. Outright donation. Property owners may obtain tax benefits from the donation of land to the Town.
- f. Life estates. The Town acquires the property but provisions are made for the owner (or others) to remain in occupancy for a specified period (such as remaining life).

Private Acquisition

Acquisition by private organizations can be equally effective in land preservation. Two effective methods for Ashford include:

- a. Joshua's Trust, The Nature Conservancy, Wolf Den Trust, and similar organizations. Preservation can be accomplished very effectively when lands are acquired by conservation organizations such as the. These organizations generally hold properties with deed-restrictions to ensure that the lands remain as conservation lands. The organizations may make their properties open to the public.
- b. Homeowners associations (through PZC subdivision/open space requirements) also hold open space land. These open spaces required by the PZC are required by PZC regulations to remain as open space for at least 99 years. These private open spaces are generally open to the members of the association, not the public.

State Protection/Acquisition

The State of Connecticut has programs for open space preservation and acquisition by the State. Some of these programs include:

- a. Purchase of development rights. Under this program, the State (sometimes with the participation of municipalities and/or Federal government) purchases development rights for farms. Once the development rights are purchased, the property must remain in agriculture use and cannot be subdivided.
- b. Acquisition. The State can also purchase land and dedicate it to permanent open space with the Town contributing a portion of the purchase price.

Regulatory Protection

The Town can preserve and protect land through regulatory means without actually acquiring it. Methods of regulatory protection include:

- a. Conservation easements. Both the Planning and Zoning Commission and the Inland Wetlands and Watercourses Commission have taken advantage of conservation easements to protect land under private ownership. The easements are granted naming the Town as the grantee, during the approval process for land development. These easements generally prohibit land disturbance and vegetation cutting activities unless the Town specifically agrees to them.
- b. IWWC buffer zones. The Inland Wetlands and Watercourses Commission is empowered by State Statute to regulate not just wetlands and watercourses, but a buffer area around them. Protection of areas surrounding wetlands and watercourses helps in the preservation of the quality of the wetland/watercourse.
- c. Mandatory open space subdivisions. The Planning and Zoning Commission enacted subdivision regulations that require open space subdivisions under certain circumstances. If a subdivision is proposed on a property for which preservation is desired, as shown in a Open Space Plan, then the PZC can require the subdivision to be an open space subdivision. The open space requirement would result in at least 50% of that property being preserved as open space. The PZC can also determine which part of the property will be preserved.
- d. Steep slopes protection. Zoning regulations prohibit building on slopes in excess of 15 % on residential lots. The Commissions also require slope protection and stabilization, or avoidance, for construction proposed in areas with high erosion hazards.

Private Protection

Property owners can preserve and protect land under their ownership by the perpetuation of farming & forestry. Participation in tax abatement programs such as Public Act 490 make farming and forestry advantageous from a property tax perspective.

Public Education

Educating the public so that people are aware of the benefits of land preservation and conservation, can be effective at increasing the number people who practice conservation methods. In addition, informing people of the choices available to them for estate planning can aid both the property owner and the conservation effort.



Section VIII

Priorities

The Conservation Commission recognizes that priorities need to be established to determine whether a property offered to the Town should be acquired. Some of the objectives to consider are as follows:

1. Protects surface and subsurface water resources.
2. Adds to existing committed open space.
3. Assemble green corridors by adding to existing open space (see Maps 6 and 7).
4. Work regionally with other organizations and towns to connect and expand green corridors including wildlife corridors and trail systems.
5. Protect critical or threatened habitats (see Map 8).
6. Protect groundwater within existing or potential public drinking water supply aquifers.
7. Protect natural drainage ways.
8. Protect lands of cultural importance.
9. Provide sites for active and passive recreation.
10. Protect Ashford's unique and significant natural features.
11. Preserve farmlands and viable forest land/woodland.
12. Preserve areas that shape community design and character.
13. Protect steep slopes.
14. Preserve areas that provide educational opportunities.
15. Preserve visual quality along roads, trails, byways and viewsheds.

Appendix I

Definitions

Access way, public: a strip of land under town ownership, 50 feet or less in width, which fronts on a public street, is located between side boundaries of two residential lots, and serves as a primary entrance onto a larger parcel of town-owned subdivision open space.

Agriculture: Cultivating the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale.

Aquifer: a wet underground layer of water-bearing permeable rock or unconsolidated materials (gravel, sand, or silt) from which groundwater may be extracted using a water well.

Biodiversity: In the simplest of terms, biological diversity is the variety of life and its processes; and it includes the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur. Natural diversity, as used in this report, is synonymous with biological diversity... To the scientist, natural diversity has a variety of meanings. These include: 1) the number of different native species and individuals in a habitat or geographical area; 2) the variety of different habitats within an area; 3) the variety of interactions that occur between different species in a habitat; and 4) the range of genetic variation among individuals within a species.

Committed Open Space: land that is presently open and committed to remain as such. It is usually owned (either outright, or preserved via an easement or development rights) by state, municipal, public utilities and not-profit organizations. Such areas include forests, parks, water accesses, preserves, wildlife management areas, fisheries, and farmland in the Purchase of Development Rights (PDR) Program, local Land Trust and conservation organization areas.

Conservation easement: a restrictive covenant running from the property owner to the Town of Ashford, which restrictive covenant shall attach to and run with the land and be binding upon the property owner and his/her heirs, successors and assigns. The effect of a conservation easement shall be a legal agreement between the property owner and the Town, wherein the property owner agrees to perpetually preserve, protect, conserve and maintain in a natural, scenic and open condition, all land contained within the legal description encompassing the conservation easement.

Conservation priority areas: areas identified as having high quality characteristics that meet the resource protection goals of the Open Space Plan but that may not currently be committed open space.

Diversity: See biodiversity above.

Endangered (and threatened) species: The CT DEEP maintains a Natural Diversity Database (NDDDB) of plant and animal species that are endangered, threatened, and species of special concern in the State of Connecticut and their confirmed locations throughout the state. There are a number of these locations in Ashford. Exact locations and species are not given in order to protect them.

Green corridor: A green belt or greenbelt is a policy and land use designation used in land use planning to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighboring urban areas. In essence, a green belt is an invisible line designating a border around a certain area, preventing development of the area and allowing wildlife to return and be established. Areas and places that protect: natural resources including: flood plains, aquifers, important biological habitat, wildlife corridors, and riparian areas; and scenic areas including: viewpoints, ridge lands, wooded areas, grasslands, and areas possessing unique physical or topological features.

Greenway: A greenway is a long, narrow piece of land where vegetation is encouraged, which is managed for public recreation and slow travel.

Habitat: The place or type of site where a plant or animal naturally or normally lives and grows.

Natural state: land that is undisturbed by human intrusions, including but not limited to, construction; filling or excavation; removal or destruction of trees, shrubs or vegetation (live or dead); and activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or the preservation of wildlife.

Open Space: Open Space land is defined as either:

(1) Any land area zoned for open space by a comprehensive land use plan adopted by a town or city, county or state or other legislative authority, or

(2) Any land area in which the preservation in its present use would:

- a. Conserve and enhance natural or scenic resources
- b. Protect streams or water supply
- c. Promote conservation of soils, wetlands, beaches or tidal marshes
- d. Enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations or sanctuaries or other open space
- e. Enhance recreation opportunities
- f. Preserve historic sites
- g. Preserve visual quality along highway, road, and street corridor or scenic vistas; or
- h. Retain in its natural state tracts of land not less than one acre situated in an urban area and open public use on such conditions as may be reasonably required by the granting authority.

Recreation, active: activities that require physical exertion by people and/or cause physical alterations to the land, such as but not limited to exercise walking, sledding, skiing, camping, running and organized group play including but not limited to soccer, baseball, basketball.

Recreation, passive: minimally intrusive activities that allow the land to remain essentially in its natural state, such as but not limited to nature walks, bird watching.

Scenery/Vista: A picturesque view or landscape known as a viewshed.

Steep Slope: Land that has a grade of 15% or more. Development of steep slopes creates hazards to water quality, mainly from erosion.

Subdivision open space: any parcel or area of land or water essentially unimproved except where otherwise so designated by the Planning and Zoning Commission and set aside, dedicated, designated or reserved for public use (public use?) or enjoyment, acquired through the planning and zoning subdivision process.

Surface waters: lakes ponds, rivers, streams, marshes, swamps, vernal pools, bogs, and other wetlands.



APPENDIX II

Public and Private Land Holdings of Over 25 Acres

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
CONN RIVERS COUNCIL INC BSA	00229-231	ASHFORD CENTER RD	36 A 1	957.4	Y			
YALE SCHOOL FORESTS	00000	BOSTON HOLLOW RD	09 A 2	858.4	N			
YALE SCHOOL FORESTS	00000	BOSTON HOLLOW RD	09 B 1	570.1	N			
CONNECTICUT STATE OF	00000	IRON MINE LANE	21 C 1	395	Y		395	
CONNECTICUT STATE OF	00110	SNOW HILL RD	01 A 1	300.3	Y		300.3	
CONNECTICUT STATE OF	00000	MOON RD	18 B 1	284.5	Y		284.5	
CONNECTICUT STATE OF	00000	NOTT HIGHWAY	33 C 3	268.2	Y		268.2	
SALVATION ARMY INC THE CADLEROCK PROPERTIES JOINT VENTURE L P	00027-28 00000	HAPPY HILL LA SQUAW HOLLOW RD	33 D 2 43 A 19	242.9 225	Y N			
STATE OF CONN	00000	PERRY HILL RD	29 A 3	201.9	Y		201.9	
CONNECTICUT STATE OF	00000	HORSE HILL RD	22 D 5	201.2	Y		201.2	
KNOWLTON THOMAS E	00000	KNOWLTON HILL RD	43 D 1	196	N	196		
GILLIKIN CATHERINE N	00093	UPTON RD	38 A 3	195.8	N			
WEITZKE WILLIAM & KAROLE A	00000	KENNERSON RES'V RD	52 A 1	158.59	N			
NEMECEK CHARLES S & CHASE KIM M	00000	POMPEY HOLLOW RD	40 E 1	158	N			
CLARK MARTHA A	00000	LIPPS RD	24 B 1 +	154.88	N			
HORSE LISTENERS ORCHARD LLC	00309-317	BEBBINGTON RD	40 D 1	153.1	N	153.1		
JOSHUAS TRACT CONS & HIST TRUST INC	00000	BEBBINGTON RD	45 C 2	143.3	Y	143.3		
HEFFLEY DENNIS R & SYLVIA P	00213	WORMWOOD HILL RD	44 C 1	135.54	N	135.54		
NATURE CONSERVANCY THE	00000	JAMES RD	25 A 24	134.2	Y	134.2		
BEERS KENNETH A	00129	BEBBINGTON RD	41 E 7	134	N			
CONNECTICUT STATE OF	00000	PERRY HILL RD	29 C 7	126.3	Y		126.3	
ALAPI JOHN E & PETER M	00045	KENNERSON RES'V RD	41 E 9	125.3	N			

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
HOLE IN THE WALL GANG CAMP FUND INC	00565	ASHFORD CENTER RD	32 A 1	125	Y			
KUPCHUNOS MARIE L & JOHN C	00000	FERENCE RD	07 C 7 +	124.8	N			
WOYTIK C J & MACKIEWICZ J & BRNDIAR JOHN	00000	FERENCE RD	05 B 4	120.7	N			
ZAICEK DANIEL E	00297	ZAICEK RD	23 B 11	120.5	N			
PEASE FAMILY REAL ESTATE TRUST	00042	PEASE RD	24 A 1	119.4	N			
MOLNAR RAYMOND JR & DONNA L	00224	KENNERSON RES'V RD	42 C 1	111.3	N			
NEMECEK STEPHEN J JR	00086	SELES RD	34 B 5	109.7	N			
HULL FORESTLANDS LIMITED PARTNERSHIP	00000	BARLOW MILL RD	06 A 2	106.3	N			
MCCULLOCH JANET H LIVING TRUST	00103	LIPPS RD	24 A 3	105	N			
CONNECTICUT STATE OF	00000	EASTFORD RD	13 C 1	101.6	Y		101.6	
GARDNER MICHAEL L	00000	ASHFORD CENTER RD	36 E 4	100	N			
KNOWLTON THOMAS E	00092	KNOWLTON HILL RD	43 E 4 +	99.3	N	99.3		
VARGA PAUL A & MARGARET J	00000	ZAICEK RD	23 C 2	97.5	N			
HAMZAOUI ABDULLATIF LIVING TRUST	00000	NAGY RD	12 E 1	97	N			
CONNECTICUT STATE OF	00000	PUMPKIN HILL RD	46 B 8.1	95.9	Y		95.9	
ASHFORD REALTY TRUST LLC	00000	ASHFORD MOTEL RD	01 A 2.1	95.82	N			
GILLIKIN CATHERINE N	00090-94	UPTON RD	38 B 1	95.8	N			
YALE SCHOOL FORESTS	00000	EASTFORD RD	13 B 3	89.5	N			
SIBIGA DAVID L & JOANNE	00416	WESTFORD RD	25 A 3	87.4	N	87.4		87.4
KRUKOFF STEPHEN	00329	TURNPIKE RD	11 C 2	87.2	N			
GOODWIN GREGORY B & TAMMY P	00020	SNOW LANE	41 D 1	87.1	N	87.1		87.1
ZULICK RICHARD V & TRACY L & CARL A &	00000	ZAICEK RD	28 A 11	87.01	N			
PEITLER JOHN & JOHN KARL & ELIZABETH	00234	ARMITAGE RD	07 C 3	86.59	N			
YALE SCHOOL FORESTS	00000	AXE FACTORY RD	09 C 2	86.1	N			
WHITEHOUSE R E&D C 1/2INT& RAYMOND M 1/2	00000	ASHFORD CENTER RD	32 C 2	85.64	N			
ASHFORD HOLDINGS LLC	00000	HNATH RD	12 C 4	85	N			

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
WAGENBRENNER JOSEPH C 3/4 & ANTON 1/4	00470-480	WESTFORD HILL RD	16 B 5	84.5	N			
ECSU FOUNDATION INC	00000	VARGA RD	44 C 14	82	N	42		42
KNOWLTON THOMAS E	00000	SQUAW HOLLOW RD	43 D 2	82	N	82		
JOSHUAS TRACT CONS & HIST TRUST INC	00000	WESTFORD RD	30 D 6.1	81	Y	81		
RUDEWICZ WALTER L	00000	IRON MINE LANE	21 E 16	80	N			
KRUKOFF GLENN JR & COUPE MARGARET K	00782	WESTFORD RD	16 C 2	77.9	N			
SCHNEIDER JOHN & JILL	00000	GRAHAM RD	28 A 13	77.3	N			
WOYTIK CHARLES & BRNDIAR DANIEL	00000	HILLSIDE RD	02 D 2	77.1	N			
KLARE SUSAN	00311	HORSE HILL RD	26 D 4	75.8	N			
BURRILL ANN M & JUSTIN P	00043	HILLSIDE RD	02 B 2	75	N			
REILLY WILLIAM C & DONNA J	00130	MOON RD	18 A 5	74.9	N			
BURRILL ANN M & JUSTIN P	00000	HILLSIDE RD	02 E 3	72.9	N			
ASHFORD TOWN OF	00000	HOWEY RD	19 A 25	72.8	Y	72.8		
LOCKE FRANKLYN P&BRYAN B & THOMS KAREN L	00000	KENNERSON RES'V RD	37 A 3	72.5	N			
LEAVITT JOHN W & SUSAN B	00194	OLD TOWN RD	04 B 2 +	72.32	N			
BAKER RAYMOND C & KATHLEEN P	00030	SELES RD	39 B 2	71.94	N			
NATURE CONSERVANCY THE	00000	HORSE HILL RD	22 A 1.1	71.03	Y	71.03		
BUNTE TIMOTHY J	00393	PUMPKIN HILL RD	46 B 4	70	N			
CHERNOSKY GAIL M	00372	BEBBINGTON RD	45 B 1	70	N			
KOUATLY TARIQ 67% & KIMBERLY L 33%	00211	EASTFORD RD	13 A 1.1	69.5	N			
JOSHUAS TRACT CONS & HIST TRUST INC	00000	ASHFORD CENTER RD	35 B 2.1	69.26	Y	69.26		
CLARK MARTHA A	00305	LIPPS RD	20 A 5	69	N			
KNOWLTON THOMAS E	00000	SQUAW HOLLOW RD	39 A 14	69	N	69		
ARMITAGE CHARLENE S	00000	WESTFORD HILL RD	16 A 1	68	N			
HULL FORESTLANDS LIMITED PARTNERSHIP	00000	BARLOW MILL RD	06 A 5	66.8	N			
SPECYALSKI BRIAN	00057	WESTFORD HILL RD	24 B 3	65	N			
ADZIMA ROBERT & GWEN E	00155	KENNERSON RES'V RD	41 C 6	64	N			

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
CLARK MARTHA A	00000	WESTFORD HILL RD	16 A 1.3	64	N			
ZLOTNICK PAUL	00430	PUMPKIN HILL RD	46 A 2	63.6	N			
HARKNESS SUE E	00322	ASHFORD CENTER RD	36 E 7.1	63.05	N			
FABIAN WANDA P	00027	AXE FACTORY RD	13 A 1	62.2	N			
CONNECTICUT STATE OF	00000	KRAPF RD	29 D 4 A	61.05	Y		61.05	
BAKER NANCY D	00513	BEBBINGTON RD	50 C 9	61	N			
HULL FORESTLANDS LIMITED PARTNERSHIP	00000	BARLOW MILL RD	06 A 4	61	N			
YALE SCHOOL FORESTS	00000	BARLOW MILL RD	03 B 1	60.8	N			
PINKHAM ARTHUR D JR&MARGARET M REV TRUST	00000	COLTS POND RD	51 A 2	60.1	N	60.1		60.1
REVICZKY JAMES A & LEONARD J & CHARLES B	00000	NORTH RD	26 B 4	59.65	N			
LEAVITT JOHN W & SUSAN B	00000	FRONTAGE RD	04 B 1	57.9	N			
ZULICK BARBARA Y	00000	WESTFORD HILL RD	20 B 4	56.5	N			
BRNDIAR DANIEL & WOYTIK CHARLES J	00109	HILLSIDE RD	02 B 3	56	N			
HULL FORESTLANDS LIMITED PARTNERSHIP	00000	BARLOW MILL RD	06 A 3	55.97	N			
DUVAL JASON	00000	UPTON LANE	33 D 4.2	55.71	N			
TRIPLE L ASSOCIATES LMTD PRTNSHP	00000	BICKNELL RD	45 E 9	55.56	N			
CLARK ROBERT H & JANET L	00323	LIPPS RD	20 A 5.1	55	N			
LAKE CHAFFEE IMPROVEMENT ASSOC INC	00000	LAKE CHAFFEE LAKE	55 LAKE	55	Y			
YALE SCHOOL FORESTS	00000	EASTFORD RD	13 C 5	54.6	N			
LOCKE FRANKLYN P&BRYAN B & THOMS KAREN L	00000	KENNERSON RES'V RD	42 B 1	53.15	N			
JOSHUAS TRACT CONS & HIST TRUST INC	00000	IRON MINE LANE	21 E 2.22	52.91	Y	52.91		
ROWLEY MONIQUE A	00161	PUMPKIN HILL RD	36 C 7	52.3	N			
JOSHUAS TRACT CONS & HIST TRUST INC	00000	MANSFIELD RD	49 B 3	52.26	Y	52.26		
BURR ROBERT T 2/3 INT	00000	JAMES RD	25 B 6 A	52.12	N			
BUSSE CHARLES C	00179	MORICZ RD	38 A 1	52.1	N			

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
FRANCIS LISA L TRUSTEE	00000	AMIDON RD	28 A 3 +	51.5	N			
VALERIO CLEMENT V JR	00000	MANSFIELD RD	40 B 24	51.2	N			
LOSEE MATTHEW G & AMY J	00082	HOWARD RD	43 F 1	50.95	N			
RIENDEAU KARL & DEBRA L	00109	SUPINA RD	05 C 4	50.7	N			
MARTIN DAVID H	00000	FERENCE RD	02 F 1	50.3	N			
ALLELY JANE COWAN	00043	OAKES RD	20 C 4	49.6	N			
LICOWSKI PETER JR SLAUKA ELIZABETH&PETER	00000	FERENCE RD	05 A 3	49.3	N			
LICOWSKI PETER JR SLAUKA ELIZABETH&PETER	00000	FERENCE RD	05 A 1.1	49.17	N			
LAWRENCE GARY H & FRIETHA G	00038	PUMPKIN HILL RD	36 E 18	49	N			
NAIMI M T & LINDA	00211	SECKAR RD	28 A 1	48.12	N			
BASCH JOHN H JR & DARYL L	00026	AXE FACTORY RD	13 B 2.2	47.64	N			
SPECYALSKI BRIAN E	00174	LAUREL LANE	24 B 7	47	N			
WOODBIRCH ASSOC LP & JANICK PAUL & PETER	00000	KENNERSON RES'V RD	42 A 1	47	N			
BAKER NORMAN G & ROSE K	00115	BEBBINGTON LANE	50 D 1	46.8	N			
BEYOR CARLTON E	00000	FERENCE RD	05 E 3	46.7	N			
ZLOTNICK FAMILY LLC	00454	PUMPKIN HILL RD	46 A 3	45.9	N			
HULL FORESTLANDS L P	00000	NAGY RD	06 A 1	45.83	N			
BARTOK JOHN W & JEANNETTE E	00000	PUMPKIN HILL RD	36 C 5	45.6	N			
BRISARD ROBERT W & DOROTHY A	00242	WATERFALL RD	05 D 1	45.6	N			
VIDICH CHARLES A & CLARE C	00020-24	SOUTH FRONTAGE RD	04 D 6	45.5	N			
KNOWLTON THOMAS E	00000	SQUAW HOLLOW RD	39 E 1	45.3	N	45.3		
SUPINA DENNIS R & BETH A	00260	FERENCE RD	08 B 2	45.2	N			
BORDALO ALFEU P	00000	SQUAW HOLLOW RD	39 A 10	44.95	N			
MORAN GEORGE T III & FAITH A	00039	BARLOW MILL RD	06 A 7 +	44.91	N			
ORGAN SIDNEY E JR & NANCY D	00615	WESTFORD RD	20 D 8	44.06	N			
SHIMIZU KATSUMI & LYNITA K	00210	HILLSIDE RD	02 D 3	43.91	N			

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
PEREZ JOHN	00242	TURNPIKE RD	11 B 7	43.8	N			
BORDALLO ANNA W TRUSTEE	00255	NORTH RD	26 D 6	43.6	N			
KUHN DAVID W & BEVERLY A	00000	POMPEY HOLLOW RD	39 B 5	43.2	N			
BARRY RICHARD I SR & JANICE C	00278	PUMPKIN HILL RD	41 E 12	42.5	N			
SCHLEEFHAUF MOLLIE K	00000	TOWN LINE EXT	07 C 2	42.4	N			
OUR COMPANIONS DOM ANIMAL SANCTUARY INC	00046	FLOETING RD	26 C 1	42.09	Y			
JOSHUAS TRACT CONS & HIST TRUST INC	00000	ARMITAGE RD	07 B 6	42	Y	42		
DAMICO TRACEY & WILLIAMS MARKUS J	00000	SLADE RD	35 D 10.1	41.62	N			
PEITLER JOHN & JOHN KARL & ELIZABETH	00000	ARMITAGE RD	07 B 2	41.26	N			
EMERSON NEWTON R & MARCY ANN	00859	WESTFORD RD	12 H 6	41.07	N			
TOTH ELIZABETH	00000	CHATEY RD	15 C 8	40.99	N			
CHATEY LOUIS R & MARGARET J	00196	CHATEY RD	19 B 2	40.9	N			
GOOD GARY A & JANET D	00000	POMPEY RD	39 D 13	40.82	N			
GOOD GARY A & JANET D	00020	POMPEY RD	44 B 20	40.77	N			
METSACK FAMILY LLC	00000	LAUREL LANE	24 B 5	40.73	N			
SINGER CHRISTOPHER J ESTATE OF & LYNN K	00665	WESTFORD RD	16 B 18.1	40.66	N			
PATICCHIO ANTHONY J & EASTWOOD SUSAN C	00178	WATERFALL RD	08 D 14 +	40.53	N			
ASHFORD TOWN OF-TREMKO LANE COMPLEX	00025	TREMKO LANE	35 A 4 2	40.5	Y			
DOUGAN ROBERT C & SHEILA L	00154	OAKES RD	20 D 1	40.18	N			
LIROT WESTFORD G & GEORGIANNA M	00000	ARMITAGE RD	07 B 1	40.04	N			
RACANSKY BARBARA P ESTATE OF	00000	WESTFORD RD	16 C 8.1	40	N			
ST PHILIPS CHURCH CORP OF WARRENVILLE	00091	POMPEY HOLLOW RD	35 E 1	40	Y			
BUNCE DONALD R & SUSAN C	00157	JAMES RD	25 A 19	39.8	N			
GOBIN ALVIN & JOAN W	00162	TURNPIKE RD	12 C 14	39.7	N			
LAPPEN CHRISTOPHER W & KIMBERLY S	00253	MANSFIELD RD	45 B 10	39.6	N			

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
WALESZCZYK TAMBRIA A	00000	WESTFORD RD	12 G 13	39	N			
HAYWARD JAMES E & KATHLEEN M	00497	BEBBINGTON RD	45 D 2	38.6	N			
THOMPSON JULIANNE H	00000	BEBBINGTON RD	40 B 23	38.58	N			
JACOBSEN JANICE	00541-543	PUMPKIN HILL RD	51 C 1	38.5	N			
ACE EQUIPMENT INC	00000	UPTON RD	38 A 2	38.3	N			
HEFFLEY DENNIS R & SYLVIA P	00000	WORMWOOD HILL RD	44 D 1	38.3	N	38.3		
CONNECTICUT STATE OF	00000	KENNERSON RES'V RD	52 A 3	38.2	Y		38.2	
CONNECTICUT STATE OF	00000	PERRY HILL RD	29 C 3	38	Y		38	
NOWAKOWSKI KRISTINA P & STEPHEN L	00000	BEBBINGTON RD	40 B 29 +	37.91	N			
PIKOSKY KATHLEEN M &	00761	WESTFORD RD	16 B 14	37.63	N			
YALE SCHOOL FORESTS	00000	EASTFORD RD	14 B 2	37.5	N			
LIROT WESTFORD G & GEORGIANNA M	00314	ARMITAGE RD	07 A 1	36.9	N			
WILBUR BRUCE A	00000	SQUAW HOLLOW RD	39 E 9	36.7	N			
GUINCHO LLC	00000	MANSFIELD RD	49 B 1	36.6	N			
ASHFORD LAKE PROPERTY OWNERS ASSOC INC	00000	LAKE AND ROADS	56&57	36.6	Y			
JOSHUAS TRACT CONS & HIST TRUST INC	00000	KNOWLTON HILL RD	48 C 2	36.54	Y	36.54		
BAER KARL B	00014-22	WESTFORD RD	35 B 15	36.51	N			
ALLEN HAZEL R 1/2 INT	00000	OLD TOWN RD	04 D 5 A	36.5	N			
DIXON WILLIAM J & LINDA L 1/2 INT	00000	OLD TOWN RD	04 D 5 B	36.5	N			
WAND MARTIN & KAREN L	00000	BEBBINGTON LANE	51 A 1	36	N			
ZULICK JOHN M REVOCABLE TRUST	00000	CHATEY RD	19 C 1	36	N			
BABCOCK SHARON A	00358	CHATEY RD	15 A 14	35.26	N			
ST PHILIPS CHURCH CORP OF WARRENVILLE	00058-74	POMPEY HOLLOW RD	35 A 8	34.47	Y			
HEFFLEY DENNIS R & SYLVIA P	00000	VARGA RD	44 A 2	34	N	34		
JOSHUAS TRACT CONS & HIST TRUST INC	00000	SLADE RD	40 C 2.4	33.58	Y	33.58		
LOVE JEFFREY J	00154	WESTFORD HILL RD	20 C 9	33.28	N			
TRINITY COLLEGE TRUSTEES OF	00000	VARGA RD	44 C 6	32.9	Y			

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
ASHFORD TOWN OF (OPEN SPACE)	00072	POMPEY RD	39 C 1	32.54	Y			
SEDLAK ROSE MARIE	00075	FERENCE RD	12 A 4	32.5	N			
YALE SCHOOL FORESTS	00000	IRON MINE LANE	17 A 1	32.2	N			
GANTICK MICHAEL J & LISA P	00144	OAKES RD	20 D 2	32	N			
ANDERSON HAROLD F & DEBRA J	00143	OAKES RD	20 C 3	31.95	N			
MERCIER NORMAND & DENISE	00086	BEBBINGTON RD	36 E 31	31.91	N			
URSIN CLAUDIA H	00236	VARGA RD	44 A 3	31.9	N			
ACEBO CHRISTINE	00091-93	PERRY HILL RD	29 C 6.1	31.7	N			
GORMAN FRANCES M	00000	LIPPS RD	24 B 9	31.5	N			
ZULICK JOHN M REVOCABLE TRUST	00359	WESTFORD HILL RD	20 A 4	31.32	N			
PINETTE DAVID W	00456	ZAICEK RD	19 C 10	30.03	N			
BAYLINE JOHN E & CHERYL K	00207	PERRY HILL RD	29 C 4	30	N			
KISS MARTIN A LIFE INTEREST	00203	BEBBINGTON RD	41 E 2	30	N			
EASTERN CONNECTICUT FOREST LANDOWNERS	00000	WESTFORD HILL RD	24 C 1	30	Y	30		
ALAPE WILLIAM	00109	JAMES RD	25 A 18	29.9	N			
SIEVEL JOHN S & SOBRINHO JOSE A H	00089	PERRY HILL RD	29 C 6.5	29.88	N			
MCCULLOCH JANET H LIVING TRUST	00000	LIPPS RD	28 D 1	29.81	N			
ECSU FOUNDATION INC	00396	MANSFIELD RD	50 A 1	29.8	N			
SAPOZNIK JAMES R & CLAIRE E	00000	KIDDER BROOK RD	15 B 5	29.8	N			
UPTON HAROLD F ESTATE OF & ALYCE J	00228	PERRY HILL RD	29 A 4	28.9	N			
WOHLHUETER THOMAS M & MARILYN J	00080	SQUAW HOLLOW RD	39 A 8 +	28.8	N			
CELOTTI JOAN S & GEORGE	00043	BEBBINGTON RD	36 D 5	28.35	N			
GARDNER DAVID M & ELIZABETH A	00000	SLADE RD	40 C 2.5	28.03	N			
RIENDEAU KARL	00000	FERENCE RD	08 B 4	28	N			
EASTERN CT SPORTSMANS CLUB INC	00034	SELES RD	34 B 7	27.8	N			
PANDOLFO JOSEPH D&WILMES-PANDOLFO ELAINE	00183	PERRY HILL RD	29 C 5.1	27.7	N			
JOSHUAS TRACT CONS & HIST TRUST INC	00000	BICKNELL RD	45 B 5	27.5	Y	27.5		

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
CONNECTICUT STATE OF	00000	NOTT HIGHWAY	33 D 3	27.4	Y		27.4	
NAGY GEORGE P & GERALD P	00151	NAGY RD	08 D 13	27.2	N			
HANINK MAUREEN S	00000	MANSFIELD RD	40 B 20	26.6	N			
WOYTIK C J & MACKIEWICZ J & BRNDIAR JOHN	00000	FERENCE RD	05 B 3	26.6	N			
JAMES ROGER ESTATE OF	00000	JAMES RD	25 A 21	26.5	N			
CADLE PROPERTIES OF CONN	00000	SQUAW HOLLOW RD	43 A 8	26.4	N			
SIMPSON MERRILL P	00000	FERENCE RD	07 C 4.1	26.31	N			
GERLING STEPHEN E & MARTHA B	00240	WESTFORD HILL RD	20 C 16 +	26.22	N			
FORD JUSTIN L & ELLEN	00154	PERRY HILL RD	29 A 6.1	26.16	N			
GROUS DAVID E & KAREN M	00084	LAUREL LANE	29 B 1	26.11	N			
YAKOVLEFF NORD & RUX MARGARET	00177	JAMES RD	25 A 20	26	N			
REVICZKY JAMES A & LEONARD J & CHARLES B	00301	NORTH RD	26 D 5	25.9	N			
JOSHUAS TRACT CONS & HIST TRUST INC	00000	WESTFORD RD	25 A 13	25.8	Y	25.8		
PERRYRIDGE INVESTORS LLC	00052	PERRY HILL RD	30 A 8	25.77	N			
STOLLE GLENN D	00059	LAUREL LANE	29 A 6.2 +	25.75	N			
WHITE MALCOLM K	00483	NORTH RD	22 A 1	25.31	N			
GALLY JOHN J	00456	FERENCE RD	05 B 1.1	25.17	N			
EASTERN CT SPORTSMANS CLUB INC	00000	SELES RD	34 B 10	25.11	N			
WILL BLAKE A & TRACY A	00436	TURNPIKE RD	11 A 2.33	25.03	N			
BELANGER PAUL E & PAMELA B TRUSTEES	00000	GRANT RD	32 C 5	25	N			
GOBIN ERNEST A	00155	TURNPIKE RD	12 H 4	25	N			
NOON TIMOTHY E & JORDAN LAURA L	00103	FERENCE RD	12 A 2	25	N			
SALVATION ARMY INC THE	00000	HAPPY HILL LA	33 D 4.3	25	Y			

Total Land >=
25acres: 17000.67

Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
Owned								
JOSHUAS TRACT CONS & HIST TRUST INC		COLTS POND RD	51 B 2	24.02	Y	24.02		
JOSHUAS TRACT CONS & HIST TRUST INC		MANSFIELD RD	45 E 25	17.7	Y	17.7		
JOSHUAS TRACT CONS & HIST TRUST INC		KNOWLTON HILL RD	48 B 8	13.3	Y	13.3		
JOSHUAS TRACT CONS & HIST TRUST INC		LIPPS RD	24 B 8+	8.6	Y	8.6		
JOSHUAS TRACT CONS & HIST TRUST INC	161	SLADE RD	36 E 32	8	Y	8		
JOSHUAS TRACT CONS & HIST TRUST INC		EAST HOWEY RD	23 F 1.2	5.53	Y	5.53		
JOSHUAS TRACT CONS & HIST TRUST INC	180	MANSFIELD RD	40 A 12	2.35	Y	2.35		
JOSHUAS TRACT CONS & HIST TRUST INC	180	MANSFIELD RD	40 A 13	2.1	Y	2.1		
JOSHUAS TRACT CONS & HIST TRUST INC		MANSFIELD RD	45 A 13	2.1	Y	2.1		
JOSHUAS TRACT CONS & HIST TRUST INC		GIANT OAK LANE	43 A 22	0.36	Y	0.36		
				84.06				
Conservation Easements								
Gains (Sibiga)		ROUTE 89	25 A 3	87.4	Y	incl. above		incl. Above
Hackenschmitt (Goodwin)		KENNERSON RES'V RD	41 D 1	87.1	Y	incl. above		incl. Above
Pinkham	106	COLTS POND RD	51 A 4	24.39	Y	24.39		24.39
Zaring (ECSU)		VARGA ROAD	44 C 14	40	Y	incl. above		incl. Above
Donahue	180	MANSFIELD RD	40 A 13	0.68	Y	0.68		0.68
				239.57				
Wolf Den Land Trust EASTERN CONNECTICUT FOREST LANDOWNERS		ASHFORD CENTER RD	35 C 4	17.13	Y	17.13		

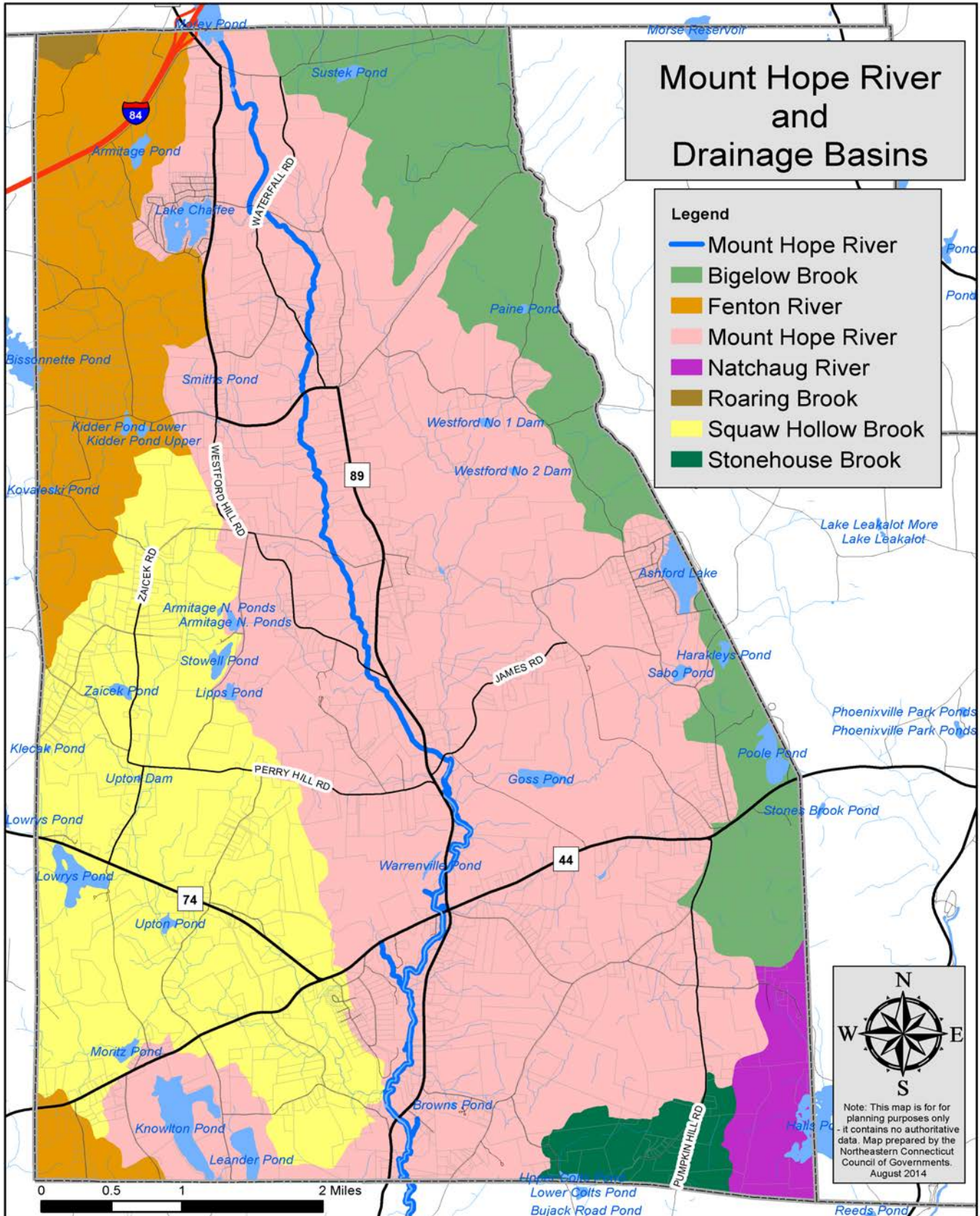
Taxpayer	Street #	Street Name	Map, Block, Lot	Acres	Exempt 490	Protected Land	State Land	Easement Land
					<u>Conservation Easement Acreage Total:</u>			<u>301.67</u>
					<u>State Lands Acreage Total:</u>		<u>2139.55</u>	
					<u>Protected Lands Acreage Total:</u>	<u>2,127.58</u>		
					<u>State and Protected Acreage Total:</u>	<u>4267.13</u>		
					<u>Total Ashford Acreage:</u>	<u>24,740.47</u>		

Appendix III

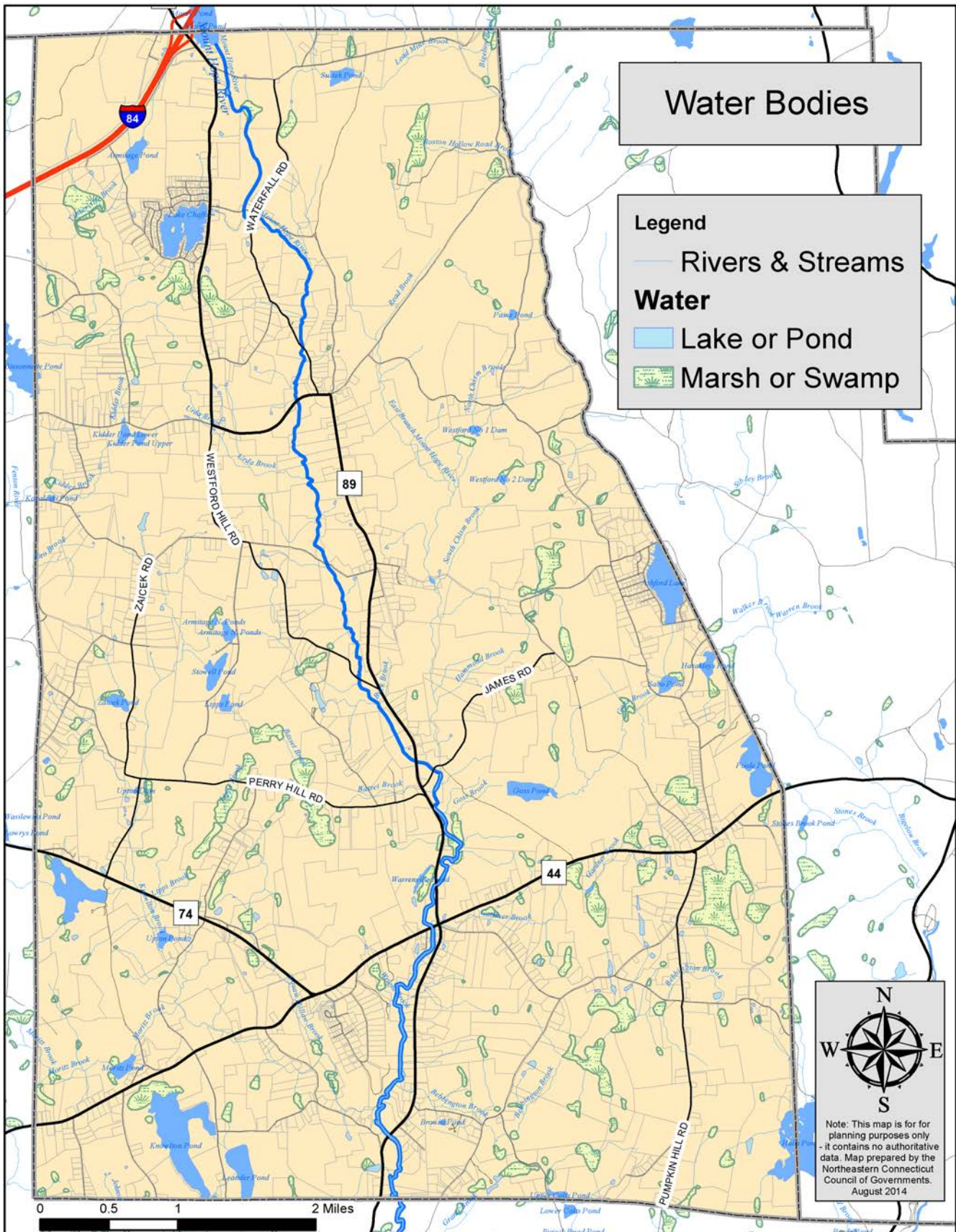
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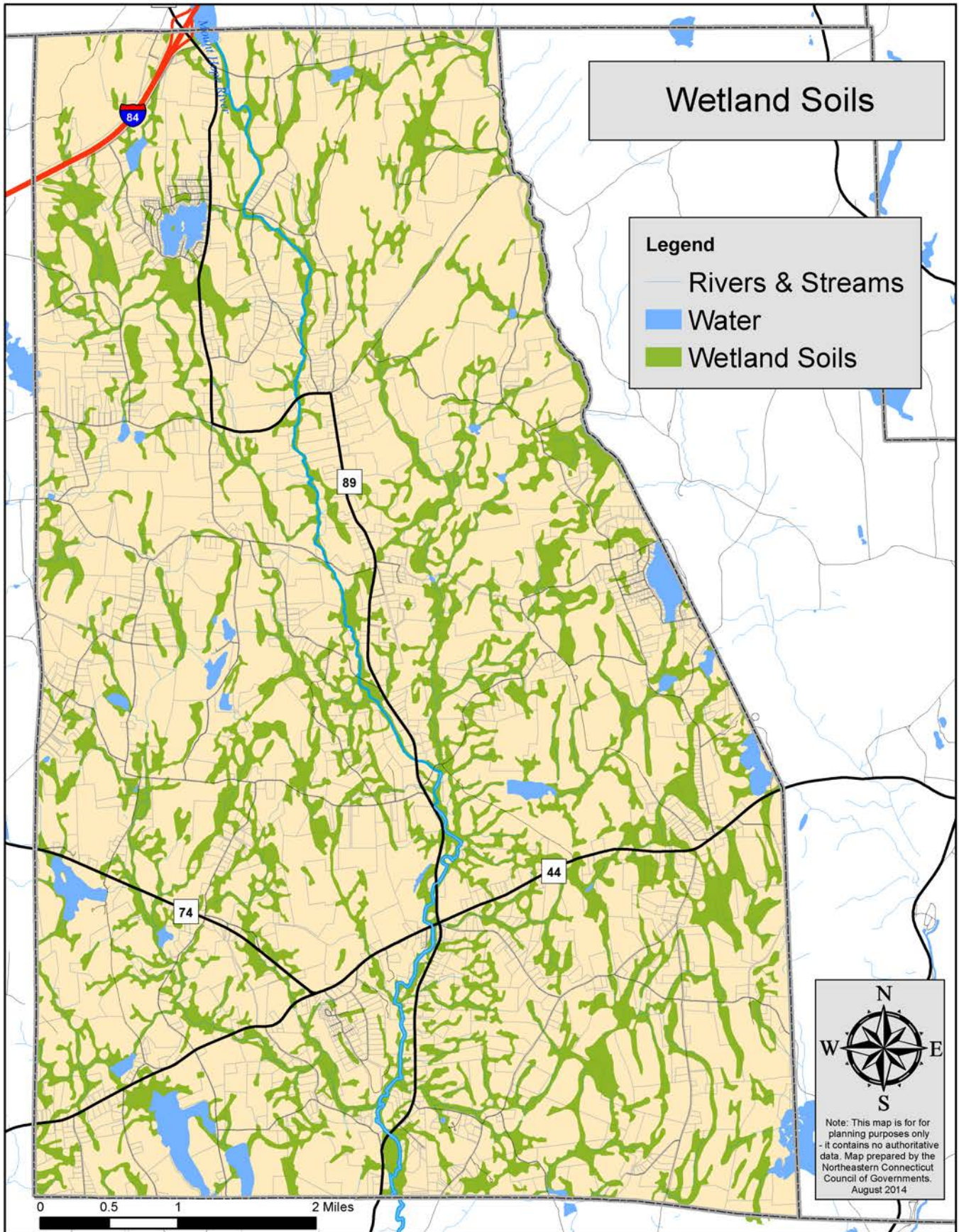
Map 1: Mount Hope River and Drainage Basins



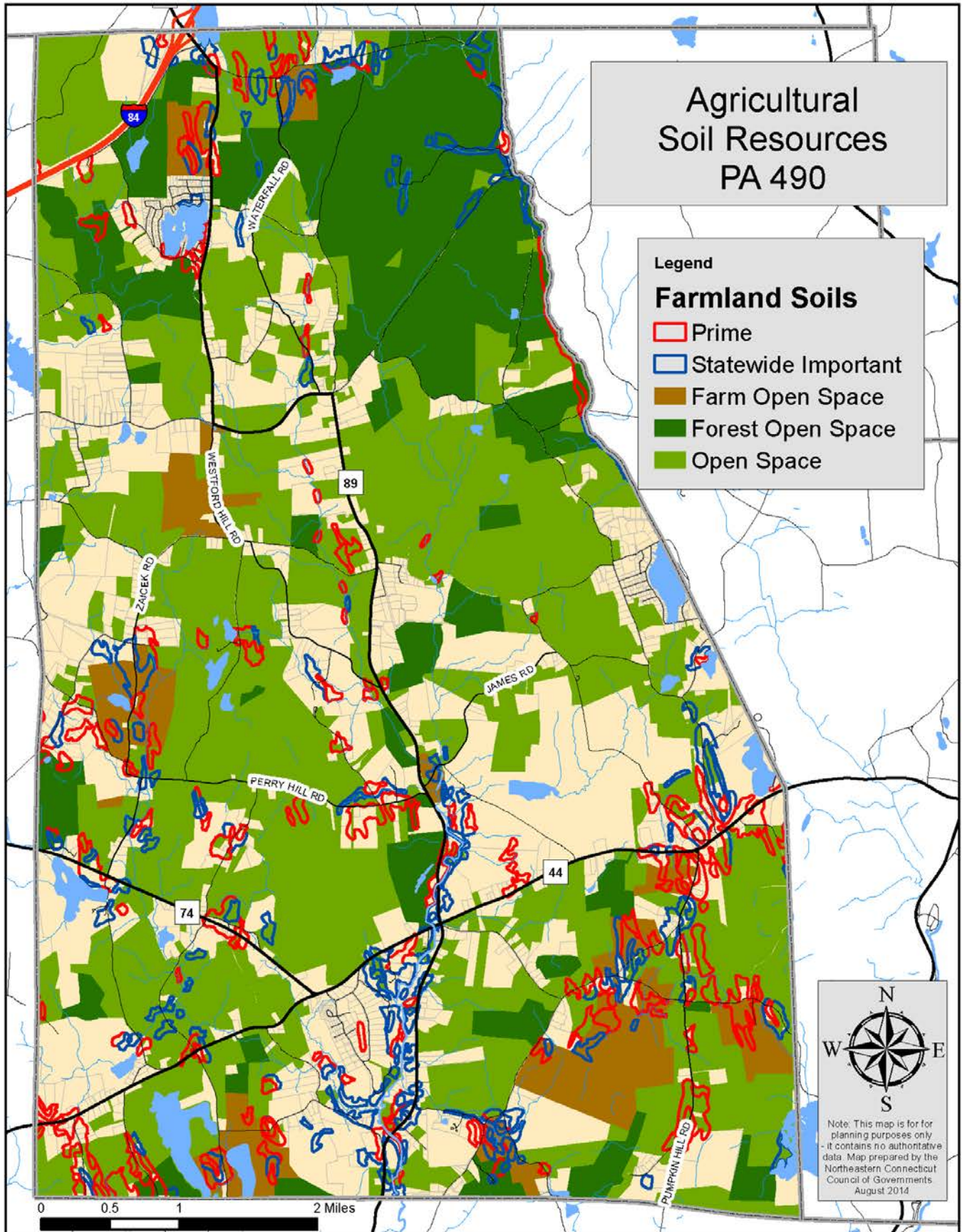
Map 2: Water Bodies



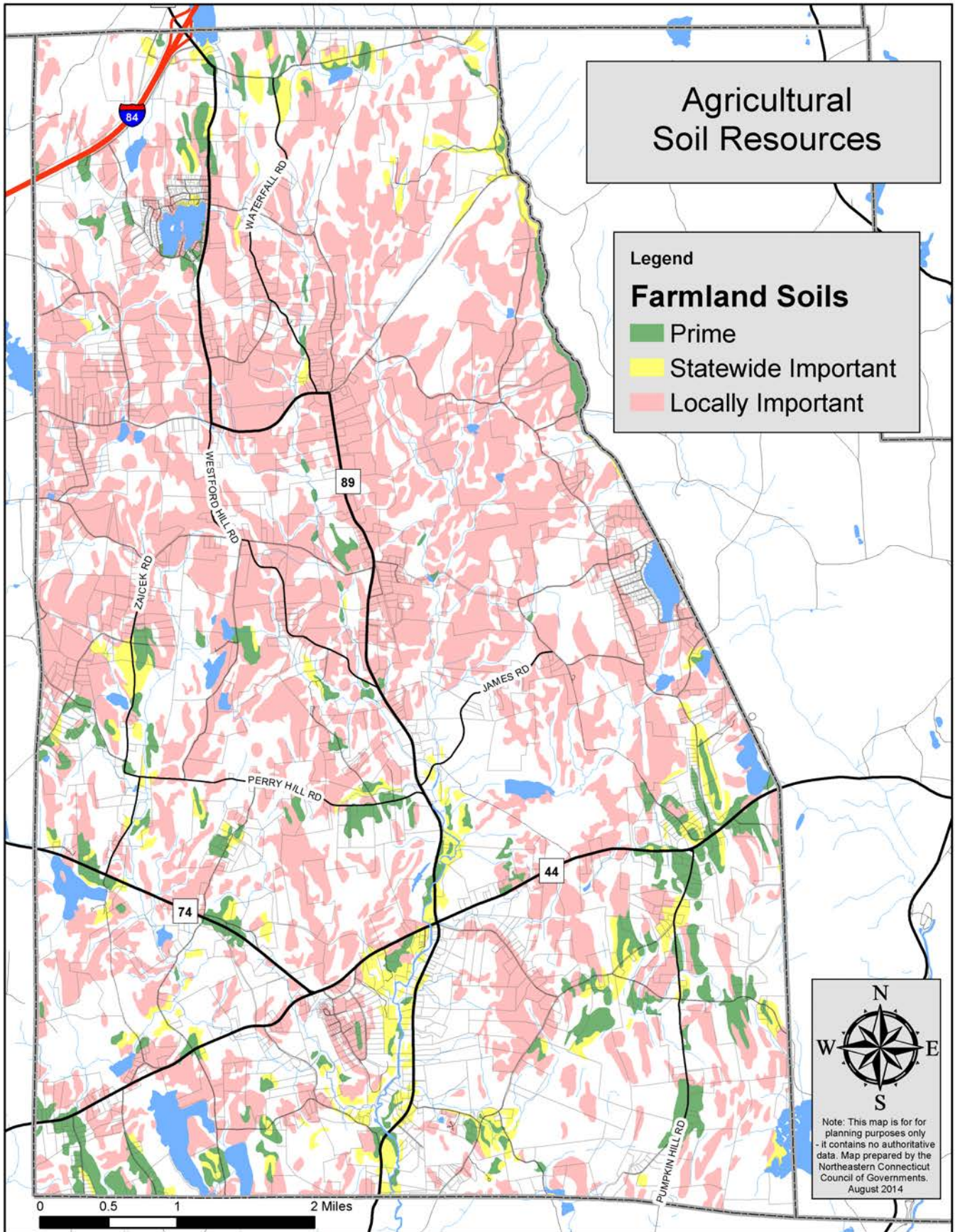
Map 3: Wetland Soils



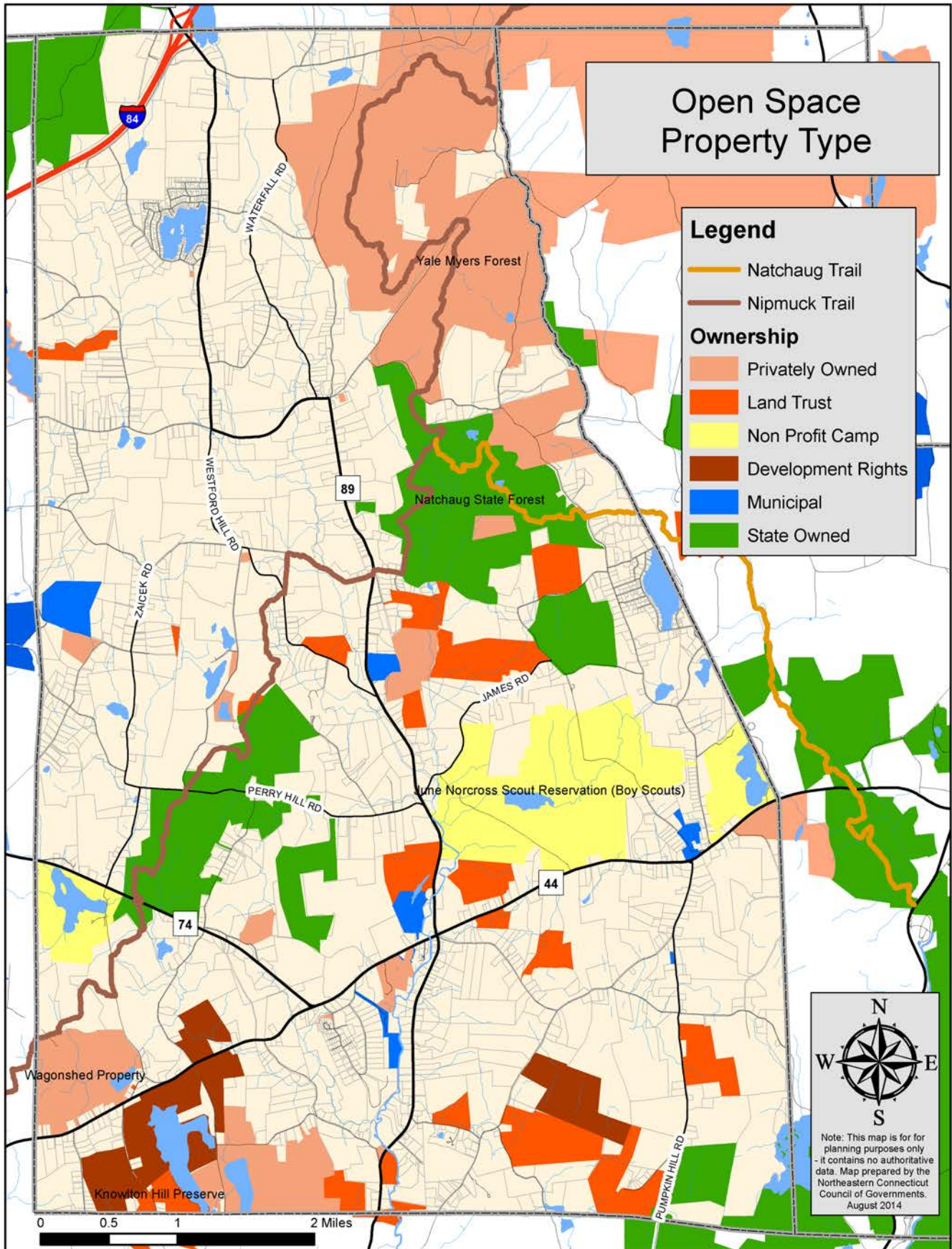
Map 4: Agricultural Soil Resources PA 490



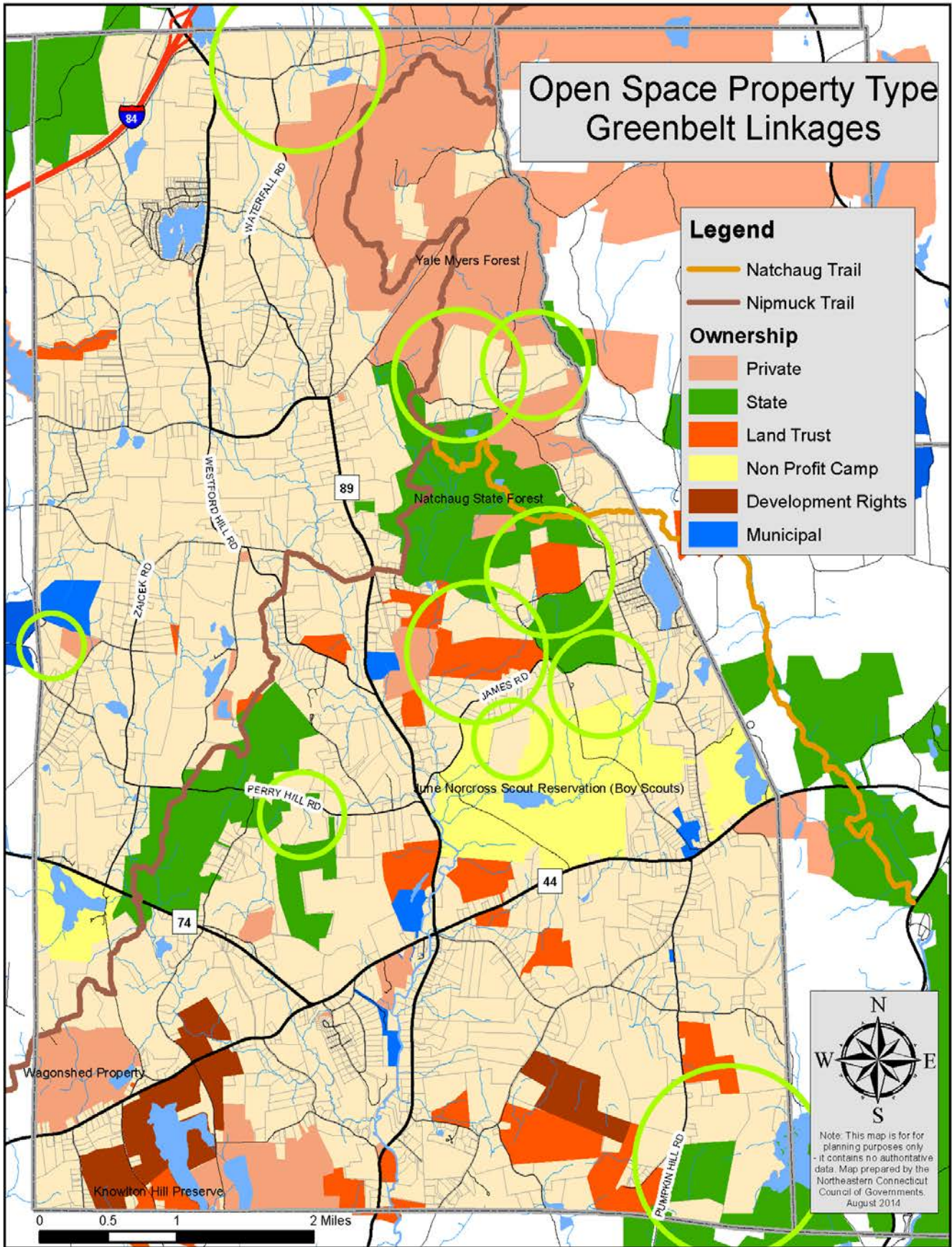
Map 5: Agricultural Soil Resources



Map 6: Open Space Property Type



Map 7: Open Space Property Type Greenbelt Linkages



Map 8: Natural Diversity Areas and Critical Habitats

