

Town of South Windsor

FEBRUARY 2023 Update



Open Space Master Plan

TOWN OF SOUTH WINDSOR OPEN SPACE TASK FORCE

January 2001

Updated through February 2023

TOWN COUNCIL RESOLUTION OF ADOPTION APRIL 2, 2001

WHEREAS, the Open Space Task Force has been charged by the Town Council with the task of preparing an Open Space Master Plan for the Town; and

WHEREAS, the Open Space Task Force has prepared such a Master Plan; and

WHEREAS, the Town Council wishes to add the condition that the Town will not pursue the purchase of any property in the Master Plan unless the property owner has voluntarily demonstrated an intent that the property become part of the Open Space Program, except for situations meeting the requirements of an eminent domain taking

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby adopts the Task Force's Open Space Master Plan as the official open space plan for the Town of South Windsor, with the condition that the Town will not pursue the purchase of any property in the Master Plan unless the property owner has voluntarily demonstrated an intent that the property become part of the Open Space Program, except for situations meeting the requirements of an eminent domain taking.

TOWN COUNCIL RESOLUTION OF ADOPTION APRIL 17, 2023

WHEREAS, the Open Space Task Force has been charged by the Town Council with the task of preparing an Open Space Master Plan for the Town; and

WHEREAS, the Open Space Task Force has prepared such a Master Plan; and

WHEREAS, the Open Space Task Force revised and updated the original plan to reflect recent property acquisitions, and revised and added to the priority property list.

NOW, THEREFORE, BE IT RESOLVED, that the South Windsor Town Council hereby adopts the Task Force's revised Open Space Master Plan as the official open space plan for the Town of South Windsor, with the condition that the Town will not pursue the purchase of any property in the Master Plan unless the property owner has voluntarily demonstrated an intent that the property become part of the Open Space Program, except for situations meeting the requirements of an eminent domain taking.

TOWN OF SOUTH WINDSOR OPEN SPACE MASTER PLAN 2023

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The 100+-acre Major Michael Donnelly Land Preserve on Sullivan Avenue, purchased in 2000 with the help of a grant from the Connecticut Department of Environmental Protection. Forty additional acres added since initial purchase

Task Force Representatives

SW Land Conservation Trust
SW Park and Recreation Committee
SW, Inland Wetlands Agency/Conservation Commission
SW Parks and Recreation Department
SW, Agricultural Commission
SW Planning and Zoning Commission
SW, Planning Department
Citizens at Large

Section I: The Open Space Master Plan

Introduction

South Windsor has long been cognizant of the abundance and beauty of the area's natural resources, from the scenic Connecticut River to the farmlands of our Connecticut Valley to rolling hills with spectacular views from the hilltops. Recognizing that land preservation has become more critical than ever for South Windsor, the Town Council in 1994 appointed an Open Space Task Force. The Task Force has representation from a variety of boards and commissions, town staff, as well as resident representation. One of the tasks assigned to the Open Space Task Force is the preparation of a long-range Open Space Master Plan to help guide the Town's open space preservation and conservation efforts. The following Open Space Master Plan document has been prepared in response to the Council's charge.

The Master Plan is arranged in a user-friendly format that presents the Task Force's Vision for South Windsor and the actual Master Plan goals, objectives and maps at the beginning of the document. In-depth detail about the composition of the Task Force as well as the Master Plan preparation process, previous plans for open space preservation, existing open space, natural resources data and other information, comprise the remainder of the Master Plan.

South Windsor Open Space: The Vision for the Future

The Open Space Task Force envisions a South Windsor that continues to maintain its character and charm, often described as "rural character," as the town makes its transition into a fully suburban community. The acquisition or preservation of carefully selected open spaces is a key component of maintaining that community charm. The Task Force recognizes that it is essential to provide a variety of types of open spaces, including:

- ◆ open spaces along major roadways to provide visual "resting places" for passing motorists,
- ◆ open spaces that preserve our natural resources, and
- ◆ open spaces that provide opportunities for the public to enjoy outdoor activities, both passive and active.

Goals and Objectives

The Task Force developed the following set of goals and objectives to provide guidance in acquisition and preservation efforts.

1. Provide sites to protect surface and subsurface water resources
2. Add to existing committed open space

3. Assemble open corridors or greenbelts 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 South Windsor'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 associated with terrace escarpment soils and gullies
13. Preserve areas that provide educational opportunities

The Task Force 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 Task Force has placed a high priority on (1) properties with high residential development pressure, and (2) properties that serve multiple purposes. 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.

The Open Space Plan

The Task Force reviewed the available natural resource data and its relationship to vacant land in South Windsor. This data was combined with the Task Force's list of goals and objectives and the two priorities of development pressure and multi-use land. By applying and overlaying all of these data and criteria, the Task Force identified specific sites (individual properties) and more general areas (such as greenbelts along selected rivers and streams) that are desirable for preservation or acquisition. The Open Space Plan is a visual compilation of all of the identified sites and areas, and consists of two maps:

- ◆ Prospective Properties, which includes specific sites; and
- ◆ Prospective Areas, which includes general areas.

The Objectives identified on each map correspond with the objectives enumerated in the Section III of this Plan.

In addition to the mapped sites and areas, the Task Force has the following policy recommendations.

- ◆ The adopted Park and Recreation Commission Master Plan should be used as the main guide for the acquisition of property for active recreation uses.

- ◆ The adopted South Windsor Agricultural Commission Master Plan should be used as the main guide for the acquisition of property for agricultural preservation.

The Prospective Sites and Prospective Areas maps, together with the above policies and the previously-enumerated Goals and Objectives, constitute the Open Space Master Plan. **(See Appendix IV)**



Major Michael Donnelly Land Preserve



Wapping Park, Ellington Road and Clark Street

Section II: Plan Preparation

The Open Space Task Force

Previous master plans, from the Planning and Zoning Commission's 1968 Comprehensive Plan with its numerous updates, the Conservation Commission's 1971 Open Spaces Plan and 1973 Open Space Implementation Plan, recognized that open land is highly desirable for development and likely to disappear to development unless actions were taken to preserve some of that land. Even as far back as 1959, the Plan of Development indicated that streams needed to be protected in order to prevent flooding. All of these documents recognized that South Windsor was growing rapidly, a result of its close proximity to the urban center and its highly desirable characteristics. Each plan contained recommendations to preserve open land; their recommendations will be reviewed later in this document.

During the 1980's, land development activity soared once again as developers recognized the potential for large subdivisions on flat, prime farm acreage. Recognizing that land preservation was becoming more critical than ever for South Windsor, the Town Council in 1986 established a South Windsor Agricultural Committee (SWAC) and in 1994 appointed an Open Space Task Force. The voters of South Windsor also passed a \$3 million referendum for acquisition of open space in 1987, \$4 million in 1996, and \$4 million in 2005, \$2 million in 2009, and \$2 million in 2018.

The Open Space Task Force is composed of a representative from the Inland Wetlands Agency/Conservation Commission; Planning and Zoning Commission; Agricultural Commission; Parks and Recreation Commission; South Windsor Land Conservation Trust, the Director of Planning (or designee), the Parks and Recreation Dept.; and at least two residents-at-large. The initial purpose of the Open Space Task Force was to develop a subdivision open space use and maintenance plan.

The Task Force proved to be an excellent innovation—so much so that in 1996, the Town Council converted the Task Force into a Standing Committee whose purpose is to implement an Open Space Policy Program that includes the following tasks:

- ◆ Developing an Open Space Master Plan;
- ◆ Providing recommendations to the Town Council regarding use of fee-in-lieu of open space funds collected by the Planning and Zoning Commission under the auspices of CGS §8-2;
- ◆ Providing recommendations to the Town Council regarding desirability of proposed subdivision open space as well as the purchase of open space using bond monies; and
- ◆ Developing a public education program about the public's rights and responsibilities regarding Town open space.
- ◆ Support continued bonding referenda for resources to purchase open space.

The Task Force continues its work on these tasks.

The Master Plan Process

The development of an Open Space Master Plan has been a high-priority item for the Task Force, which followed a process developed by Jim Gibbons, Land Use Specialist with the University of Connecticut Cooperative Extension Service. The process includes the following steps:

1. Conduct an open space/natural resource inventory
2. Categorize open space by function
3. Organize identified sites into corridors or greenways
4. Develop a set of open space objectives
5. Prioritize areas for preservation/conservation
6. Develop a plan based on how the land will be preserved/conserved and managed
7. Create an information file on each identified parcel
8. Contact identified land owners
9. Conduct a series of informational forums on the Open Space Master Plan

The process of developing the Master Plan began in depth in 1998. An open space and natural resource inventory was conducted. Initially, paper maps were used to identify all existing State- and Town-owned lands, lands preserved via a land trust or other association, and such natural resources as wetlands, prime farmlands, floodplains, and steep slopes. Shortly after completion of the paper maps, the Assessor's basic property maps were digitized into a computer mapping format (known as a Geographic Information System, or GIS).

The advent of the GIS computer mapping was a landmark event in the preparation of the Master Plan. GIS allowed the Task Force to interactively view natural resources and properties, thus facilitating the remaining steps in the process.

Open space properties were categorized by the following functions:

- a. Natural resource protection (unique or fragile animal or vegetative habitat, wildlife corridors, riparian buffer zones);
- b. Outdoor recreation (active or passive);
- c. Resource management (farmlands, forest);
- d. Protection of public health and safety (floodplains, wetlands, aquifer recharge areas);
- e. Areas that shape community character (buffer strips, greenways); or
- f. Historic or archaeological sites (historic districts, burial grounds).

Categorizing open space properties by function provides a means of characterizing existing open space, thus providing a means to determine types of open space that the Town needs to add to its inventory.

The next three steps were performed in an iterative manner; that is, initial results were examined and modified in reaction to subsequent steps. Existing open space was loosely grouped into corridors or greenways. The Task Force then developed a set of preservation objectives with a recommended strategy for accomplishing each objective (see Section III). Next, based on the results of the previous steps, properties and general areas were

designated for conservation/preservation. Throughout this process, the computerized GIS allowed the Task Force to instantly see the results of alternative decisions.

The final steps of the process include:

- ◆ having the Town Council adopt a plan for implementing the recommendations of this Master Plan,
- ◆ continuing to update file information on each identified property,
- ◆ meeting with property owners and the public regarding this Plan, and
- ◆ continue to conduct informational forums as progress on the implementation of the Master Plan is realized.
- ◆ Continue to review/update the report at routine intervals



Podunk River, Wapping Park in autumn



View from the Wildlife Sanctuary, Niederwerfer Road

Section III: Existing Conditions

Other Boards & Commissions with Open Space Responsibilities/Tasks

Town Council

The Town Council, as the legislative body for the Town, is a primary decision-making authority regarding open space preservation. The Council can authorize funds, arrange referenda and bond issues, accept land gifts, Purchase of Development Rights, and authorize other programs (such as Purchase of Development Rights).

Planning and Zoning Commission

The Planning and Zoning Commission (PZC) has a critical open space role also. PZC has been responsible for the acquisition of hundreds of acres of open space through the Commission's open space subdivision regulations. Current open space subdivision regulations allow the PZC to require that 50% of the land proposed to be subdivided be set aside as open space when a property for which a subdivision is proposed is selected for preservation by occurring on the priority properties list in this Open Space Master Plan.

Inland Wetlands Agency/Conservation Commission

The (IWA/CC) is instrumental in securing conservation easements over sensitive and vulnerable wetlands areas, through the inland wetlands permitting process. The conservation easements are generally private-property easements, granted to the Town, that prohibit destruction or alteration of the protected area. The primary purpose of the easements is conservation, and the easement areas are usually not open to the public.

Park and Recreation Commission

The Park and Recreation Commission (PARC) was established by the Town Council in 1962. At that time, one of their duties was to provide to the Council a long-range plan of additional park development. Their duties were amended in 1983 and now include making reports or recommendations to the Council or the Recreation Director concerning the initiation, development, maintenance or administration of recreational programs for the Town, and the acquisition, development, use and maintenance of public parks, playgrounds, swimming pools or other recreational facilities.

PARC has recently prepared a new Recreation Master Plan with a twenty-year horizon. The Recreation Master Plan includes recommendations for recreation on open space lands.

South Windsor Agricultural Commission

The South Windsor Agricultural Commission (SWAC), formerly known as the South Windsor Agricultural Land Preservation Advisory Committee (SWALPAC) was created by the Town Council in 1986. SWAC includes representatives from the Inland Wetlands Agency/Conservation Commission, the South Windsor Land Conservation Trust, the North Central Conservation District, plus local farmers, residents with real estate and banking associations, and residents at large. The purpose of SWAC is to act in an advisory capacity to the Town Council by establishing farmland preservation priorities for the Town and providing recommendations as to what the Town Council and others can or should do to maintain and promote a viable agriculture industry with South Windsor. Some of SWAC's duties include:

- ◆ Developing information and maps of active and inactive farmland, prime and important farmland;
- ◆ Conducting surveys to gather information from farmers about actions necessary to maintain or enhance agriculture;
- ◆ Act as advisor to the Town Council regarding expenditures in the event an Agricultural Land Preservation Fund is established.
- ◆ Review and comment on Purchase of Development Rights (PDR) applications.

SWAC completed and the Town Council adopted on February 18, 1997, a Master Plan for Agricultural Land Preservation.

Quasi-public and Private Conservation Entities

There are other conservation groups that own property principally dedicated to conservation interests in South Windsor. These groups include such entities as the Hartford Audubon Society; the South Windsor Land Conservation Trust, and various water companies. 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.

Existing Plans/Strategies

Town Plan of Conservation & Development, Planning and Zoning Commission, 1959-Ongoing

The Planning and Zoning Commission is assigned the responsibility for preparing a Town Plan of Conservation and Development (formerly called Plan of Development or Comprehensive Plan) by State statute. The Plan includes provisions for open space among its many recommendations.

The 1959 Plan of Development noted, "Just a few years ago South Windsor was a rural community with large areas of land devoted to agricultural use....As the population, business, and industry of Hartford and the Capitol Region have expanded, the pressures of growth have impinged on South Windsor...." That plan, however, did not include any

discussion of open space preservation beyond the protection of rivers and streams and some swamps and low-lying areas in order to prevent construction of costly drainage infrastructure.

In 1968, a new Comprehensive Plan was prepared. This Plan concluded that the lack of sufficient open space lands was a detriment to the Town and included recommendations for open space acquisition and protection. All subsequent updates address the need for open space lands.

At the time of preparation of this Open Space Master Plan update, the Planning and Zoning Commission is in the process of a comprehensive update of the Plan of Conservation and Development. It is anticipated that the Planning and Zoning Commission will continue to make use of this Open Space Master Plan within their POCD.

Conservation & Open Space Plan, Conservation Commission, 1971

The Conservation Commission (a separate agency until about 1980, when it became combined with the Inland Wetlands Agency/Conservation Commission) recognized that South Windsor was growing rapidly. The Commission prepared a Conservation & Open Space Plan in 1971 because the Commission “recognizes that to maintain the quality of the environment, we will have to plan for our recreation and conservation needs as we plan for all our other needs.” The primary objective of this plan was to promote the conservation and development of natural resources (water, air, land, plant, fish, wildlife and other). Among the listed goals were:

- ◆ To preserve a variety of natural features;
- ◆ To preserve and improve the natural bodies of water, including wetlands;
- ◆ To preserve and improve the woodlands, open fields and floodplain meadows; and
- ◆ To maintain the rural atmosphere and charm of South Windsor.

The Plan included various recommendations for types of open space to be preserved.

Open Space Implementation Plan, Conservation Commission, 1973

The Conservation Commission continued the work it began with the 1971 Open Space Plan by contracting with a consulting firm to prepare an Open Space Implementation Study, which was completed in 1973. The Study was modified as it progressed so that the two main areas of emphasis became: (1) streams and stream quality, and (2) the need for an action program that maximized public involvement and minimized the necessity of Town funds for acquisition and management. The Study included an extensive analysis of watersheds for sensitivity, both long-range and short-range implementation programs, and a composite drawing identifying critical resources and systems.

The short-range program was identified as a “Podunk River Preservation” project, to include:

- ◆ Organization of a Podunk River Committee

- ◆ Detailed field survey of the Podunk River, including scenic areas, pollution sources, recreation opportunities;
- ◆ Detailed data mapping at 400-scale;
- ◆ Organization of a Podunk River Monitors Group to set up stream gauging and water quality stations, check the river on a regular basis, and report any unusual disturbances or pollution (envisioned as including high school/junior high students);
- ◆ Organization of special activities along the river—nature walks, canoe trips, stream fauna classes, etc.;
- ◆ Podunk River Preservation monthly newsletter; and
- ◆ Funds solicitation program for continuance of the program.

The long-range program included recommendations for such natural features as stream corridors, wetlands, Connecticut River meadows, unique areas, prime groundwater areas, and sensitive watersheds. The Plan's Critical Systems map, which identifies these areas, is included in this Master Plan for reference purposes.

Suggested implementation tools included:

- ◆ Purchase in fee.
- ◆ Land exchange (trade a currently-owned property for a more desirable property);
- ◆ Donation of land;
- ◆ Gift as reservation in life estate;
- ◆ Donation to a nonprofit corporation formed for the purpose of receiving gifts;
- ◆ Preservation by conservation easements;
- ◆ Control development by zoning or by contract zoning;
- ◆ Form a nonprofit land holding corporation to develop, sell and reinvest profits into land purchase.

Plum Gulley Brook Plan, early 1970's

This plan recommended preservation of a portion of Plum Gulley Brook just north of Town Hall by creating a park with walking trail along the brook. This strip of land would have connected Town Hall and its adjacent open space to the land on Sand Hill Road where the police station was later constructed. (At the time, it was widely thought that a new library would be built where the police station now stands.) Voters rejected a referendum question that would have provided half a million dollars to purchase and develop the park. Proponents saw the proposed purchase as an opportunity to provide South Windsor's first green belt and walkway. Opponents were concerned about spending money on such a project and expressed opinions that the wooded walkway would be subject to littering and perhaps dangerous because of its isolation.

Archaeological Survey, Public Archaeological Survey Team, Inc., University of Connecticut, 1978

This Survey was commissioned as the first step in assessing the potential impact of the sanitary sewer project on the cultural resources of South Windsor. Included in the survey were a literature search and a preliminary walk-over reconnaissance of the directly-impacted areas. The study concluded that there are significant, extensive areas of archaeological significance for Native American remains along Main Street, as well as along other streams and brooks and along the ice-age boundary of Glacial Lake Hitchcock.

Agricultural Land Preservation Advisory Commission Preservation Plan (now SW Agricultural Commission), 1997

The Agricultural Land Preservation Advisory Committee (SWALPAC) prepared a Preservation Plan in 1997 to address preservation of farmland and farming. The Plan notes that the Hartford County Soil Survey considers almost all land in South Windsor to be prime agricultural land (except for some wetland areas), due to its location in the Connecticut Valley. Therefore, SWALPAC notes that acquisition priorities should be based primarily on the risk of the land being developed for other purposes as well as location. The Plan proposes that SWALPAC (in conjunction with other boards/commissions) review parcels of land that are prime targets for development, but should be set aside for open space and farmland. If the boards/commissions agree that a property has merit for preservation, then SWALPAC will bring to the Town Council a recommendation for acquisition. SWALPAC notes several approaches to land acquisitions:

- ◆ Gifts of land to the Town or Land Trust;
- ◆ Purchase of development rights by the Town and/or State; or
- ◆ Purchase by the Town or Land Trust.

Strategic Plan for Natural Resource Management, 1999

The overall intent of the Strategic Plan for Natural Resource Management is to provide a coordinated approach to managing the Town's forest, wildlife and other natural resources consistent with the Town Plan of Conservation and Development, the Recreation Master Plan, this Open Space Master Plan and the Town's Strategic Plan. The goals of the plan are to:

- ◆ Inventory and classify properties and their resources;
- ◆ Identify outdoor opportunities (such as trails, trail markers) in relation to resources;
- ◆ Prioritize properties according to size, location, and quality, opportunity, potential of natural resources, and prime farmland soil type;
- ◆ Develop individual management plans for each property, to be completed within ten years.

Implementation of this plan began with initial funding by the Town Council and a USDA Forestry grant. The funds resulted in the inventory and development of forestry and

wildlife management plans for the Town's six major land holdings (Rye St Park/Mitchell Fairgrounds, Priest Farm, Donnelly, Lawrence Rd, Nevers Road Park and Wapping Park). Forestry management techniques and opportunities are identified to improve conservation practices, improve wildlife habitat and stimulate sustainable forest product market opportunities. In addition, a guidebook/internet reference and public awareness seminar for public/private management of forest resources was developed.

Recreation Master Plan

The Park and Recreation Commission completed an updated Recreation Master Plan in 2020. Among the recommendations that are complementary to the Open Space Task Force's goals for preservation/conservation of open space are the recommendations to provide a town-wide network of parks, trails, and natural areas. The Plan also recommended that the Commission have a greater role in evaluating prospective land acquisitions.

Goals Accomplished; Goals Remaining From Previous Plans

Many of the goals and objectives included in the plans outlined above have been accomplished. Many goals and objectives, such as preservation of floodplain, meadows, and the Podunk River, are ongoing. Since these goals are not able to be accomplished by a simple action such as acquisition of a single property, they are being accomplished incrementally.

In the following list of goals, abbreviations for the referenced Plans are:

- ◆ POCD – Comprehensive Plan of Conservation and Development, Planning and Zoning Commission, 1968 and updates
- ◆ COSP – Conservation and Open Space Plan, Conservation Commission, 1971
- ◆ OSIP – South Windsor Open Space Implementation Study, Conservation Commission, 1973

Accomplishments

- ◆ The Barton Property, Brookfield St, a portion currently called the "John Mitchell Fair Grounds", purchased in 1998, added 50+ acres to Rye Street Park.
- ◆ Priest Farm, Sullivan Avenue, 75 acres, and 19 acres of abutting land preserved by other organizations.
- ◆ Wapping Park, Clark Street, 170 contiguous acres of open space between Ellington Road and Clark Street, purchased in part with a large grant from the Connecticut Department of Environmental Protection. This land adjoins existing subdivision open space lands.

- ◆ Major Michael Donnelly Land Preserve, Sullivan Avenue, 72 acres of open space with frontage on both Sullivan Avenue and West Road, again with a large grant from CT DEP, offers spectacular fall vistas. The Preserve was expanded with the addition of 40 acres of open space acquired in part by the Planning & Zoning Commission, for a total of over 130 acres.
- ◆ Foster Farm: Avery Street, purchase of 40 acres, with right of first refusal for the remainder of the farm. The Foster family continues to farm the property.
- ◆ Knights of Columbus property, Pierce Road, 14.2 acres adjoining the Priest Farm which includes a reach of the Podunk River.
- ◆ Nelson Farm, Deming Street, 11.6 acres. This area is the home of additional community gardens.
- ◆ King St pond, King Street, 11.59 acres including a deep-water pond for fishing.
- ◆ Jones Farm, Avery Street, 19.1 acres on Avery and Grey Roads.
- ◆ Porter's Hill, Nevers Road: (Collins Sledding Hill) 18.1 acres on Sand Hill and Nevers Rds. which includes a reach of Plum Gully Brook.
- ◆ Peck Property: 13 acre on Rt-5 and Sullivan Ave. Purchase of Development Rights (agricultural easement).
- ◆ Shepard: 49.7 acres on Main St. and Pleasant Valley Rd. Purchase of Development Rights, (agricultural easement).
- ◆ 1355 Ellington Rd, 3.5 acres on Ellington Rd adjacent to the Wapping Park property.
- ◆ 220 Scantic Rd, 17.6 acres that front on the Scantic River. Accessed from East Windsor
- ◆ Vibert Rd , 3.6 acres donated to add to the Ct River Linear Park
- ◆ Acquisition of two "linking" properties: the 11-acre Ireland property that forms a link between Nevers Park and utility line trails/subdivision open space to the east; and the 1-acre Nagy property that forms a vital link between subdivision open space properties and Wapping Park along the Mill Pond.
- ◆ Numerous recommendations to the Town Council regarding desirability of specific open space properties, including Planning and Zoning Commission subdivision applications. Of particular note is the preservation of over 50 acres of the Dzen Tree Farm on Barber Hill Road, including the 2nd highest point in South Windsor and the pond that is used by the Super Sixties sportsmen for their annual fishing derby. (The Town also owns the highest point in South Windsor at the Niederwerfer Wildlife Sanctuary.)

Recommendations in past plans that have been or are still being accomplished:

Recommendations for conservation/preservation	Plan
Floodplain; Conn. River meadows	COSP, POCD
Drainage network	COSP, OSIP
Podunk River; greenbelt	COSP
Scantic River State Park (state)	COSP
Avery Brook; acquisition to prevent flooding	COSP
School natural areas: High School – acquire ponds along Lake St.	COSP
Neighborhood areas via PZC subdivisions (ongoing)	COSP
Veterans Memorial Park: acquire additional acreage	COSP
Institute land filling regulations (erosion control; wetlands protection)	COSP
Open space subdivisions (PZC)	COSP
Wetlands (via regulatory means; Plan recognizes that the Inland Wetlands & Watercourses Act does not guarantee protection, only regulation)	OSIP

Remaining/ongoing recommendations

Recommendations for conservation/preservation	Plan
Protect Podunk, Scantic, Avery, Plum Gulley, Quarry, Stoughton brooks (erosion and sedimentation controls via buffer zones in OSIP)	COSP, OSIP, POD
Protect meadows (acquisition/easements)	COSP, POD
Protect terrace breaks (escarpments)	COSP
Strong/West Road area; protect via easements	POD, COSP
Unique areas; peat bogs (acquire)	COSP
School natural areas; one next to each school, prefer with water	COSP
Utility Rights-of-ways for hiking trails: includes sewer, water, gas.	COSP, POD
Open space subdivisions for commercial/industrial uses	COSP, POCD
Set aside funds each year for open space purchase	COSP

Recommendations for conservation/preservation	Plan
Other streams; via adoption of IWA/CC regs	OSIP, POCD
Meadows; long-range acquisition to avoid the uses allowed in Floodplain zone (land trust)	OSIP
Unique areas - acquire; and use Critical Areas map during development reviews	OSIP
Prime groundwater areas	OSIP
Upland valley outwash deposits (runoff check); impervious surfaces kept to minimum in these areas	OSIP, POCD
Contact zones between upland till and kame terrace areas	OSIP
Sensitive watersheds	OSIP
Podunk; high priority: establish Podunk River Committee, detailed field survey, detailed mapping, organization of a monitoring group and special activities, monthly Podunk River Preservation newsletter, funds solicitation program; stream protection regulations	OSIP

POD – Comprehensive Plan of Development, Planning and Zoning Commission, 1968 and updates

COSP – Conservation and Open Space Plan, Conservation Commission, 1971

OSIP – South Windsor Open Space Implementation Study, Conservation Commission, 1973

Existing Open Space

The Town owns in excess of 1750 acres of land, of which more than 1400 acres are parks, open spaces and other land with no buildings. The open lands are distributed throughout the Town and serve a variety of functions. Some highlights include (see Appendix for a listing of Town-owned land as of this date):

- ◆ Rye Street Park now has in excess of 170 acres, on both sides of the railroad tracks, with the addition of the Barton property purchased in 1998.
- ◆ Nevers Park contains over 138 acres, with a variety of uses including active ballfields, a pavilion for picnics and concerts, and a walking/jogging trail that winds through the various areas.
- ◆ The 117-acre Frank Niederwerfer Wildlife Sanctuary on Niederwerfer Road has a 42-acre property adjoining it to the north (owned jointly by the State Dept. of Environmental Protection and the Town), for a total of 159 acres.
- ◆ The 75-acre Priest Farm on Sullivan Avenue, with a 14-acre property connecting the farm to Pierce Road, and 19 acres of abutting land preserved by other organizations.
- ◆ Wapping Park, 170 contiguous acres of open space between Ellington Road and Clark Street, purchased in part with a large grant from the DEEP. This land adjoins existing subdivision open space lands.
- ◆ Major Michael Donnelly Land Preserve, 72 acres of open space with frontage on both Sullivan Avenue and West Road, again with a large grant from CT DEEP, offers spectacular fall vistas. The Preserve was expanded with the addition of 40 acres of open space acquired in part by the Planning & Zoning Commission, for a total of over 130 acres.
- ◆ Foster Farm, 40 acres acquired with right of first refusal for the remaining 50+ acres.
- ◆ Jones Farm, 19 acres acquired to preserve active farmland.
- ◆ Collins Sledding Hill (Porters Hill), 18 acres acquired to preserve active farmland and the historic community sledding hill.
- ◆ King St pond, King Street, 11.59 acres including a deep-water pond for fishing.
- ◆ 220 Scantic Rd, 17.6 acres that front on the Scantic River. Accessed from East Windsor

The Planning and Zoning Commission has acquired more than 600 acres of permanent open space through their subdivision open space provisions. The Town-Owned Land map illustrates that, while many of the subdivision open spaces may not be large in size, the Commission has been successful at creating interconnected “green belts” along streams and power lines. **(See Appendix 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 Master Plan include:

- ◆ Soil types
- ◆ 100-year floodplain
- ◆ Wetlands
- ◆ Watercourses and water bodies
- ◆ Steep slopes
- ◆ Surficial geology
- ◆ Prime farmland soils
- ◆ Archaeologic sites (vicinity, not actual location)
- ◆ Rare & endangered species (vicinity, not actual location)

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 Master Plan.

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

Section IV: Implementation Plan

There are a variety of methods to preserve open space land. The Task Force has determined that the following mechanisms can be utilized to preserve open space in South Windsor. *The Application to offer land to the Town is shown in Appendix III.*

1. ***Outright Town acquisition.*** Acquisition can take various forms, including:
 - ◆ 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 Open Space Task Force recommends that the Town Council allocate 0.75 percent of the annual budget for the purchase of open space.***
 - ◆ Bargain sale: A portion of the purchase price is donated to the Town and the seller takes a tax write-off for that portion.
 - ◆ Acquisition for back taxes.
 - ◆ Grant programs such as the Department of Environmental Protection's Open Space and Watershed Land Acquisition Program.
 - ◆ Dedication through PZC subdivision approval process.
 - ◆ Outright donation, or gift. Property owners may obtain tax benefits from the donation of land to the Town.
 - ◆ 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).
2. ***Private acquisition.*** Acquisition by private organizations can be equally effective in land preservation. Two effective methods for South Windsor include:
 - ◆ Land Trust, Audubon Society, and similar organizations. Preservation can be accomplished very effectively when lands are acquired by conservation organizations such as the South Windsor Land Conservation Trust or Audubon Society. 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.
 - ◆ 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.
3. ***State protection/acquisition.*** The State of Connecticut has programs for open space preservation and acquisition by the State. Some of these programs include:
 - ◆ 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 cannot be developed and must remain in agriculture use.

- ◆ Acquisition. The State can also purchase land and dedicate it to permanent open space. This has been done in South Windsor, with the Town contributing a portion of the purchase price.
4. **Regulatory protection.** The Town can preserve and protect land through regulatory means without actually acquiring it. Methods of regulatory protection include:
- ◆ Conservation easements. Both the Planning and Zoning Commission and the Inland Wetlands Agency/Conservation 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.
 - ◆ Purchase of development rights. Under this program, the Town (sometimes with the participation of the State and/or Federal government) purchases development rights for farms. Once the development rights are purchased, the property cannot be developed and must remain in agriculture use.
 - ◆ IWA/CC buffer zones. The Inland Wetlands Agency 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.
 - ◆ Mandatory open space subdivisions. The Planning and Zoning Commission enacted subdivision regulations in 1999 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 Master 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.
 - ◆ 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.
 - ◆ Limit new roadways off Main Street. The Task Force makes this recommendation to the Planning and Zoning Commission on order to preserve the unique character and charm of this historic area.
5. **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 makes farming and forestry, and open space advantageous from a property tax perspective.
6. **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.

A matrix identifying prospective properties and areas for conservation or preservation, with the recommended preservation method(s), follows on page 24.

Property Prioritization

The Task Force recognizes that priorities need to be established to determine whether a property offered to the Town should be acquired. To that end, the Task Force developed a rating system applied to all proposed Town open space properties, including both proposed subdivision open space properties and properties proposed for Town purchase. The rating system has diverse criteria including such items as:

- ◆ Providing sites to protect surface and subsurface water resources,
- ◆ Adding to existing committed open space,
- ◆ Assembling open corridors or greenbelts,
- ◆ Protecting critical or threatened habitats,
- ◆ Protecting groundwater within existing or potential public drinking water supply aquifers, and
- ◆ Protecting natural drainage ways.

The Task Force applies the rating system to each property referred to it by the Town Council and prepares a recommendation to the Council regarding the desirability of that property. The rating system should be maintained, updated when needed, and should continue to be applied to all potential open space acquisitions.

Conservation/Preservation Sites

Objectives:

1. Provide sites to protect surface and subsurface water resources
2. Add to existing committed open space
3. Assemble open corridors or greenbelts 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 South Windsor'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

Target Properties 2023* (SEE APPENDIX IV)

ID #	Location	Acres	ID #	Location	Acres
1	221 Ferry Lane	44.00	30	546 Foster Street	11.10
2	495 Niederwerfer Road	5.79	31	76 Devonshire Drive	9.55
5	155 Griffin Road	18.00	32	579 Barber Hill Road	13.0
6	1874 Main Street	3.72	33	537 Barber Hill Road	26.0
7	404 Rye Street	17.90	34	184 Griffin Road	25.0
8	2535 Ellington Road	52.80	35	516 Griffin Road	108.0
10	178 Foster Street	1.26	36	249 Windsorville Road	38.10
11	255 Avery Street	9.69	37	1909 Main Street	22.08
12	90 Foster Street	84.39	38	1837 Main Street	14.80
13	989 Ellington Road	19.90	39	645 Clark Street	17.72
14	124 Brookfield Street	85.00	40	500 Clark Street	27.0
15	746 Main Street	5.30	41	140 Smith Street	25.90
16	726 Main Street	7.40	42	1224 Main Street	16.70
17	652 Main Street	11.29	43	1042 Main Street	8.28
18	656 Main Street	4.50	44	1018 Main Street	6.40
19	640 Main Street	7.20	45	1002 Main Street	9.50
20	525 Main Street	9.00	46	874 Main Street	9.50
21	872 Main Street	10.66	47	860 Main Street	10.30
22	50 Chapel Road	8.62	48	834 Main Street	20.80
23	141 Pleasant Valley Road	1.36	49	402 Main Street	22.0
24	135 Pleasant Valley Road	1.36	50	275 Barber Hill Road	60.0
25	151 Pleasant Valley Road	1.36	51	391 Neiderwerfer Road	10.25
26	183 Pleasant Valley Road	17.18	52	240 Kelly Road	19.40
27	648 Main Street	4.07	53	244 Barber Hill Road	57.94
28	440 Deming Street	9.90			
29	601 Avery Street	22.54			

*If a parcel that is designated as a priority parcel is to be developed, the South Windsor Planning and Zoning Commission may require that a percentage of the developable acreage become open space (up to 50%).

Conservation/Preservation Areas

ID	NAME	OBJECTIVES	CONSERVATION/PRESERVATION METHOD
A	Bancroft-Stoughton Brook Area	3	Regulatory protection (PZC, IWA/CC)
B	CT River Meadows	6, 7, 10	Acquisition; Conservation Easements; PZC open space subdivision; Regulatory protection (PZC, IWA/CC); education; other means
C	Terrace Escarpments	6, 12	Regulatory protection (PZC, IWA/CC); conservation easements; other means; education
D	Sand Dunes	4, 9	Acquisition; Conservation Easements; PZC open space subdivision; Regulatory protection (PZC, IWA/CC); education
E	Talcottville Wellfield (CT Water)	5	Regulatory protection (PZC, IWA/CC), Conservation easements), other means
F	Kupchunos Wellfield (CT Water)	5	Regulatory protection (PZC, IWA/CC), Conservation easements), other means
G	Podunk River: High Priority Section	3, 6, 9, 11	Acquisition; Conservation Easements; PZC open space subdivision; Regulatory protection (PZC, IWA/CC); education
H	CT River Linear Area	2, 8, 9	Acquisition; Conservation Easements; PZC open space subdivision
I	Dry Brook	3, 6, 12	Acquisition; Conservation Easements; PZC open space subdivision; education
J	Plum Gulley Brook (portion)	3, 11	Acquisition; riparian buffers through IWA/CC/ PZC; education
K	River/Stream Corridors: Podunk, Plum Gulley, Scantic, Stoughton, Bancroft, Whaples, Dry, Avery, Farm, Hockanum tributary	1, 3, 6	Regulatory protection (PZC, IWA/CC); riparian buffer areas; conservation easements; education
L	Forest/Central Wetlands Area	4, 9, 10	Acquisition; Conservation Easements; PZC open space subdivision; Regulatory protection (PZC, IWA/CC); education
M	Scantic River Area	3, 8, 11, 12	Acquisition; Conservation Easements; PZC open space subdivision; regulatory protection (PZC, IWA/CC)

Appendix I: Definitions

Accessway, 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.

Conservation easement: a restrictive covenant running from the property owner to the Town of South Windsor, 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.

Diversity: A multiplicity of geological/biological features.

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: any land used for agriculture, parks, natural areas, forests, camping, fishing, wetland preservation, wildlife habitat, reservoirs, hunting, golfing, boating, historic and scenic preservation, and other purposes as set forth in state and federal laws and regulations.

Park: means a park, reservation, playground, beach, recreation center or any other area in the Town, owned by the Town, and devoted to active or passive recreation.

Purchase of Development Rights: The right to develop a parcel for uses other than agricultural is sold to the Town. The land owner retains title to the land, but certain defined uses are restricted via a conservation easement.

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.

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.

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 or enjoyment, acquired through the planning and zoning subdivision process.

Appendix II: Town-owned Open Land Listing

Common Name	Location	Acres	Classification
Boat Landing	41 Vibert Road	2.00	Park/Recreation
Duck Pond (Town Green)	1315 Pierce Road	0.45	Open space
Foster Farm	215 Avery St	39.99	Agriculture
Knights Of Columbus	148 Pierce Rd	14.20	Open space
Larry Duprey Field	138 Ayers Road	14.00	Park/Recreation
Lawrence Rd Park	354 Dart Hill Road	26.20	Park/Recreation
Maj Michael Donnelly Preserve	1165 Sullivan Ave	49.90	Open space
Maj Michael Donnelly Preserve	190 West Road	40.60	Open space
Avery St. Community Gardens	425 Avery Street	12.50	Agriculture
Priest Farm	1407 Sullivan Ave	72.56	Open space
Rye St Park	500 Rye Street	27.60	Park/Recreation
Rye Street Park	530 Griffin Road	5.99	Park/Recreation
Rye Street Park	444 Rye Street	23.59	Park/Recreation
Rye Street Park	510 Griffin Road	3.20	Park/Recreation
Rye Street Park	476 Rye Street	18.60	Park/Recreation
Rye Street Park	99 Brookfield Street	19.1	Open Space
Rye Street Park	125 Brookfield Street	15.00	Open Space
John Mitchell Fair Grounds	75 Brookfield St	55.61	Park/Recreation
Veterans Memorial Park	565 Pleasant Valley Road	16.30	Park/Recreation
Wapping Park	1425 Ellington Rd	41.10	Open space
Wapping Park	505 Clark St	40.90	Open space
Wapping Park	639 Clark St	33.80	Open space
Wapping Park	765 Clark St	47.20	Open space
Wildlife Sanctuary	311 Neiderwerfer Road	117.00	Park/Recreation
Wapping Park Extension	1355 ELLINGTON ROAD	3.50	Park/Recreation
Deming Community Gardens	504 DEMING STREET	10.0	Agriculture
Dzen Farms Lookout	7 FRAZER FIR RD	19.42	Subd open space
Lawrence Rd Park	354 DART HILL ROAD	26.1	Park/Recreation
Porter's Sledding Hill	100 SAND HILL ROAD	18.1	Park/Recreation
Scantic River Park	220 SCANTIC ROAD	17.6	Park/Recreation
Jone's Farm	559 AVERY STREET	16.04	Agriculture
(N/A)	55 QUAIL RUN	2.05	Park/Recreation
(N/A)	154 DIANE DRIVE	1.58	Park/Recreation
(N/A)	154 DOGWOOD LANE	2.50	Park/Recreation
(N/A)	132 EDGEWOOD DRIVE	2.72	Subd open space
(N/A)	190 CHIEF RYAN WAY	13.74	Open space
(N/A)	60 MARGARET DRIVE	0.74	Subd open space
(N/A)	41 SALLY DRIVE1	1.00	Open space
(N/A)	432 RYE STREET	0.71	Cemetery
(N/A)	108 GREENFIELD DRIVE	20.50	Open space
(N/A)	111 JOHN FITCH BLVD	9.35	Open space
(N/A)	1285 MAIN STREET	3.20	Open space
(N/A)	48 SULLIVAN AVENUE	0.59	Open space
(N/A)	19 VICTOR LANE	15.65	

Common Name	Location	Acres	Classification
(N/A)	625 SULLIVAN AVENUE	7.70	Open space
(N/A)	167 STRONG ROAD	5.70	Open space
(N/A)	1542 SULLIVAN AVENUE	2.50	Open space
(N/A)	18 DARLENE DRIVE	2.21	Open space
(N/A)	37 VIBERT ROAD	5.70	Open space
(N/A)	220 NEVERS ROAD	57.00	Park/Recreation
(N/A)	166 OAK STREET	2.40	Park/Recreation
(N/A)	30 ARNOLD WAY	0.94	Park/Recreation
(N/A)	431 FELT ROAD	5.50	Park/Recreation
(N/A)	626 ELLINGTON ROAD	7.50	Park/Recreation
(N/A)	476 NIEDERWERFER ROAD	1.40	Subd open space
(N/A)	120 GORDON DRIVE	0.79	Subd open space
(N/A)	650 GRAHAM ROAD	18.50	Subd open space
(N/A)	760 NEVERS ROAD	4.05	Subd open space
(N/A)	175 LAWRENCE ROAD	16.64	Subd open space
(N/A)	135 BOURBON STREET	1.30	Subd open space
(N/A)	20 EVANS CROSSING	7.00	Subd open space
(N/A)	340 QUARRY BROOK DRIVE	0.76	Subd open space
(N/A)	2850 ELLINGTON ROAD	19.47	Subd open space
(N/A)	55 NORMA ROAD	0.72	Subd open space
(N/A)	20 JACQUES LANE	1.88	Subd open space
(N/A)	2395 ELLINGTON ROAD	0.28	Subd open space
(N/A)	37 RAINBOW TRAIL	0.55	Subd open space
(N/A)	363 GRIFFIN ROAD	6.45	Subd open space
(N/A)	650 NEVERS ROAD	22.00	Subd open space
(N/A)	71 CORNERSTONE DR	17.17	Subd open space
(N/A)	341 QUARRY BROOK DRIVE	8.25	Subd open space
(N/A)	117 JACQUES LANE	11.33	Subd open space
(N/A)	97 DEBBIE DRIVE	1.20	Subd open space
(N/A)	54 WINDSHIRE DRIVE	3.30	Subd open space
(N/A)	197 KRAWSKI DRIVE	5.12	Subd open space
(N/A)	50, 43 CLARK STREET	11.58	Subd open space
(N/A)	57 MURIELLE DRIVE	2.00	Subd open space
(N/A)	33 JACQUES LANE	8.60	Subd open space
(N/A)	160 ABBE ROAD	2.59	Subd open space
(N/A)	45 GARNET LANE	8.01	Subd open space
(N/A)	46 WINDSHIRE DRIVE	1.63	Subd open space
(N/A)	37 RAINBOW TRAIL	0.64	Subd open space
(N/A)	110 ABBE ROAD	7.05	Subd open space
(N/A)	177 ABBE ROAD	0.57	Subd open space
(N/A)	169 ABBE ROAD	0.97	Subd open space
(N/A)	375 GRAHAM ROAD	11.16	Subd open space
(N/A)	37 NORMA ROAD	0.59	Subd open space
(N/A)	73 CAMBRIDGE DRIVE	1.00	Subd open space
(N/A)	97 MORGAN FARMS	29.90	Subd open space
(N/A)	400 MILLER ROAD	9.00	Subd open space
(N/A)	389 MILLER ROAD	5.86	Subd open space

Common Name	Location	Acres	Classification
(N/A)	204 MASKEL ROAD	6.19	Subd open space
(N/A)	21 STONEFIELD TRAIL	0.80	Subd open space
(N/A)	120 BRAMBLEBRAE	1.10	Subd open space
(N/A)	262 DART HILL ROAD	3.35	Subd open space
(N/A)	303 DART HILL ROAD	1.30	Subd open space
(N/A)	262 DART HILL ROAD	8.70	Subd open space
(N/A)	117 LAKE STREET	1.77	Subd open space
(N/A)	255 FAIRVIEW DRIVE	3.76	Subd open space
(N/A)	40 SHAGBARK ROAD	12.83	Subd open space
(N/A)	2443 ELLINGTON ROAD	3.57	Subd open space
(N/A)	100 KENT LANE	15.50	Subd open space
(N/A)	990 AVERY STREET	15.83	Subd open space
(N/A)	39 SHAGBARK ROAD	7.60	Subd open space
(N/A)	165 CORNERSTONE DR	13.74	Subd open space
(N/A)	134 BAYBERRY TRAIL	1.39	Subd open space
(N/A)	75 CODY CIRCLE	1.78	Subd open space
(N/A)	255 FRAZER FIR ROAD	6.4	Subd open space
(N/A)	231 FOSTER STREET	10.03	Subd open space
(N/A)	600 NEVERS ROAD	13.03	Subd open space
(N/A)	235 QUARRY BROOK DRIVE	6.82	Subd open space
(N/A)	65 HITCHCOCK WAY	6.89	Subd open space
(N/A)	47 BEECHNUT LANE	3.52	Subd open space
(N/A)	25 NANCY DRIVE	2.55	Subd open space
(N/A)	17 CORNERSTONE DR	7.40	Subd open space
(N/A)	25 MURIELLE DRIVE	1.87	Subd open space
(N/A)	284 LONG HILL ROAD	1.89	Subd open space
(N/A)	69 GAIL LANE	4.04	Subd open space
(N/A)	742 CHAPEL ROAD	1.37	Subd open space
(N/A)	547 QUARRY BROOK DRIVE	12.26	Subd open space
(N/A)	60 MARGARET DRIVE	0.74	Subd open space
(N/A)	595 DEMING STREET	8.56	Subd open space
(N/A)	449 BARBER HILL ROAD	8.63	Subd open space
(N/A)	945 ELLINGTON ROAD	9.50	Subd open space
(N/A)	C KUPCHUNOS DRIVE	0.30	Subd open space
(N/A)	1075 AVERY STREET	8.56	Subd open space
(N/A)	35 PAPER CHASE	18.11	Subd open space
(N/A)	944 AVERY STREET	6.88	Subd open space
(N/A)	133 BAYBERRY TRAIL	8.63	Subd open space
(N/A)	148 ABBE ROAD	2.59	Subd open space
(N/A)	244 FRAZER FIR ROAD	18.19	Subd open space
(N/A)	514 OAKLAND ROAD	0.00	Vacant land
(N/A)	274 MASKEL ROAD	10.8	Subd open space

APPENDIX III

APPLICATION FOR CONSIDERATION OF ACQUISITION OF PROPERTY TO THE TOWN OF SOUTH WINDSOR

LOCATION OF LAND AND ACREAGE (include subdivision name if applicable)

APPLICANT NAME (if more than one, list main contact person & attach list of all applicants & addresses) _____

ADDRESS: _____

Telephone: Home _____ Work _____

Email _____

OWNER(S) NAME _____

MAILING ADDRESS: _____

Telephone: Home _____ Work _____

Email: _____

APPLICANT'S INTEREST/AUTHORIZATION TO OFFER THE LAND (If you are acting on behalf of others who own the property please include information sufficient to demonstrate authority to negotiate): _____

THIS APPLICATION IS FOR (check one):

A. _____ Donation of PROPERTY

B. _____ Offer to sell PROPERTY

THE PROPERTY HAS STRUCTURES PRESENT: YES _____ NO _____

PLEASE INCLUDE: 1) Copy of Assessor Records, 2) Copy of Deed, 3) Copy of Survey or GIS Map

PLEASE GIVE BRIEF DESCRIPTION OF THE PROPERTY AND REASON FOR THE OFFER

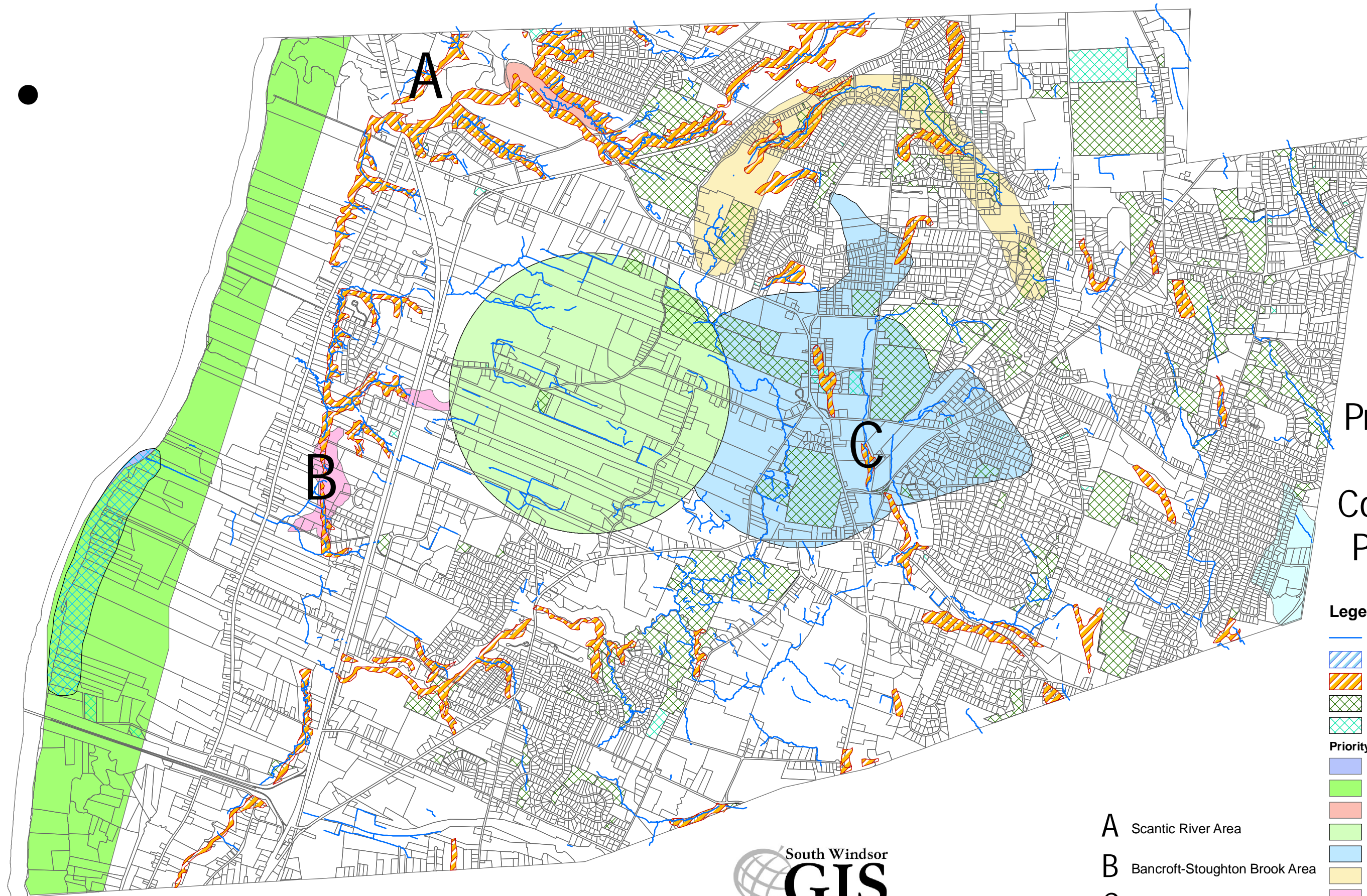
You are giving Town Officials and Town consultants permission to enter onto the property for evaluation purposes.

APPLICANT _____ SIGNATURE: _____
DATE _____

APPENDIX IV

PROSPECTIVE AREAS FOR CONSERVATION/PRESERVATION MAP

**PROSPECTIVE PROPERTIES FOR CONSERVATION/PRESERVATION MAP
AND SPREADSHEET**



Priority Areas for Conservation/ Preservation

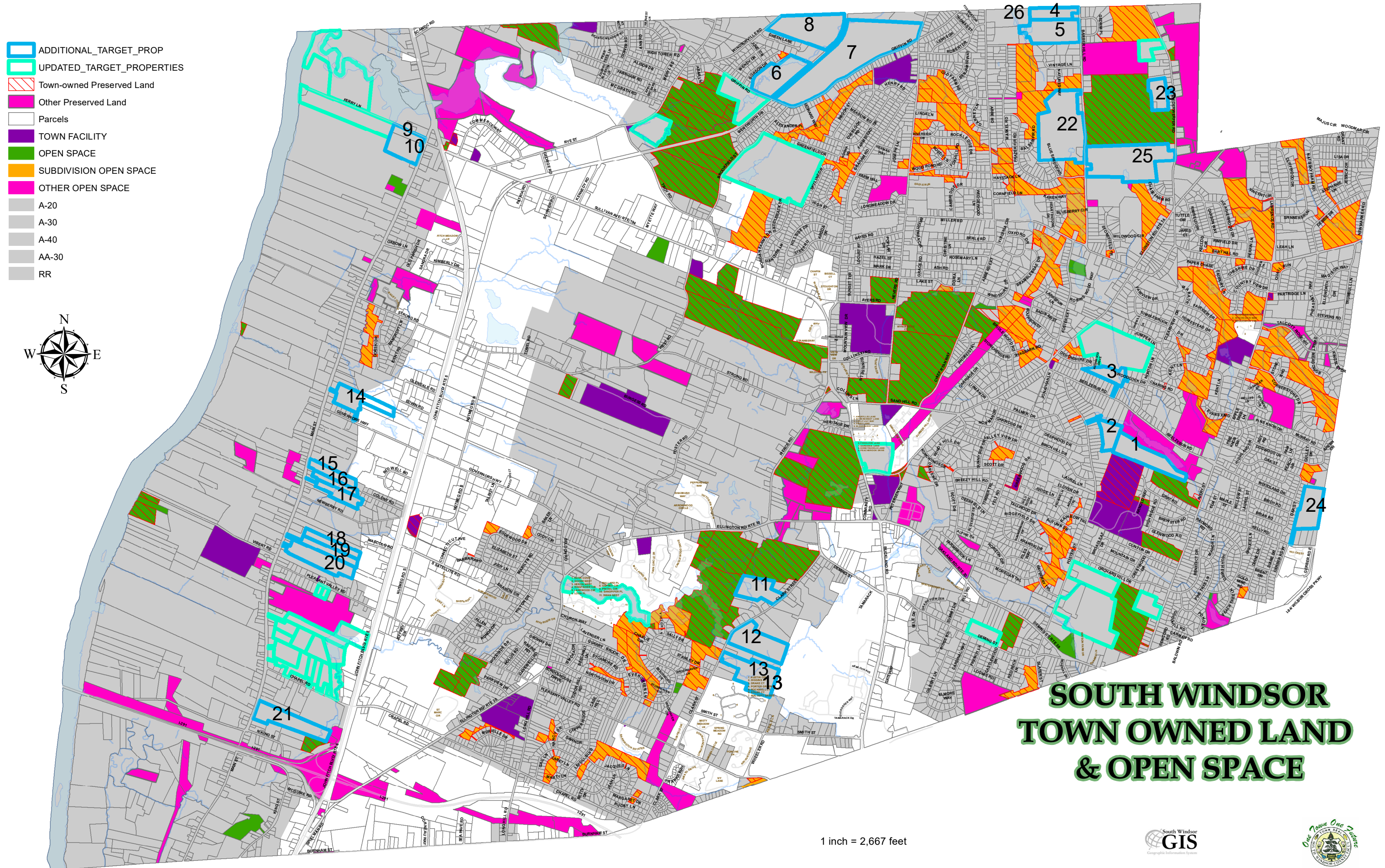
Legend

- Watercourses
- Stream Buffers
- 15+% slopes
- Town_owned_preserved_land_2009
- Other preserved land 2009

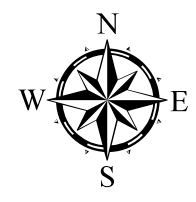
Priority Areas

- CT River Linear Park Area
- CT River Meadows
- Dry Brook
- Forest/Central Wetlands Area
- Kupchunos Wellfield (CT Water)
- Podunk River-High Priority Section
- Sand Dunes
- Talcottville Wellfield (CT Water)

- A Scantic River Area
- B Bancroft-Stoughton Brook Area
- C Plum Gulley Brook (portion)



- ADDITIONAL_TARGET_PROP
- UPDATED_TARGET_PROPERTIES
- Town-owned Preserved Land
- Other Preserved Land
- Parcels
- TOWN FACILITY
- OPEN SPACE
- SUBDIVISION OPEN SPACE
- OTHER OPEN SPACE
- A-20
- A-30
- A-40
- AA-30
- RR



1 inch = 2,667 feet

SOUTH WINDSOR TOWN OWNED LAND & OPEN SPACE















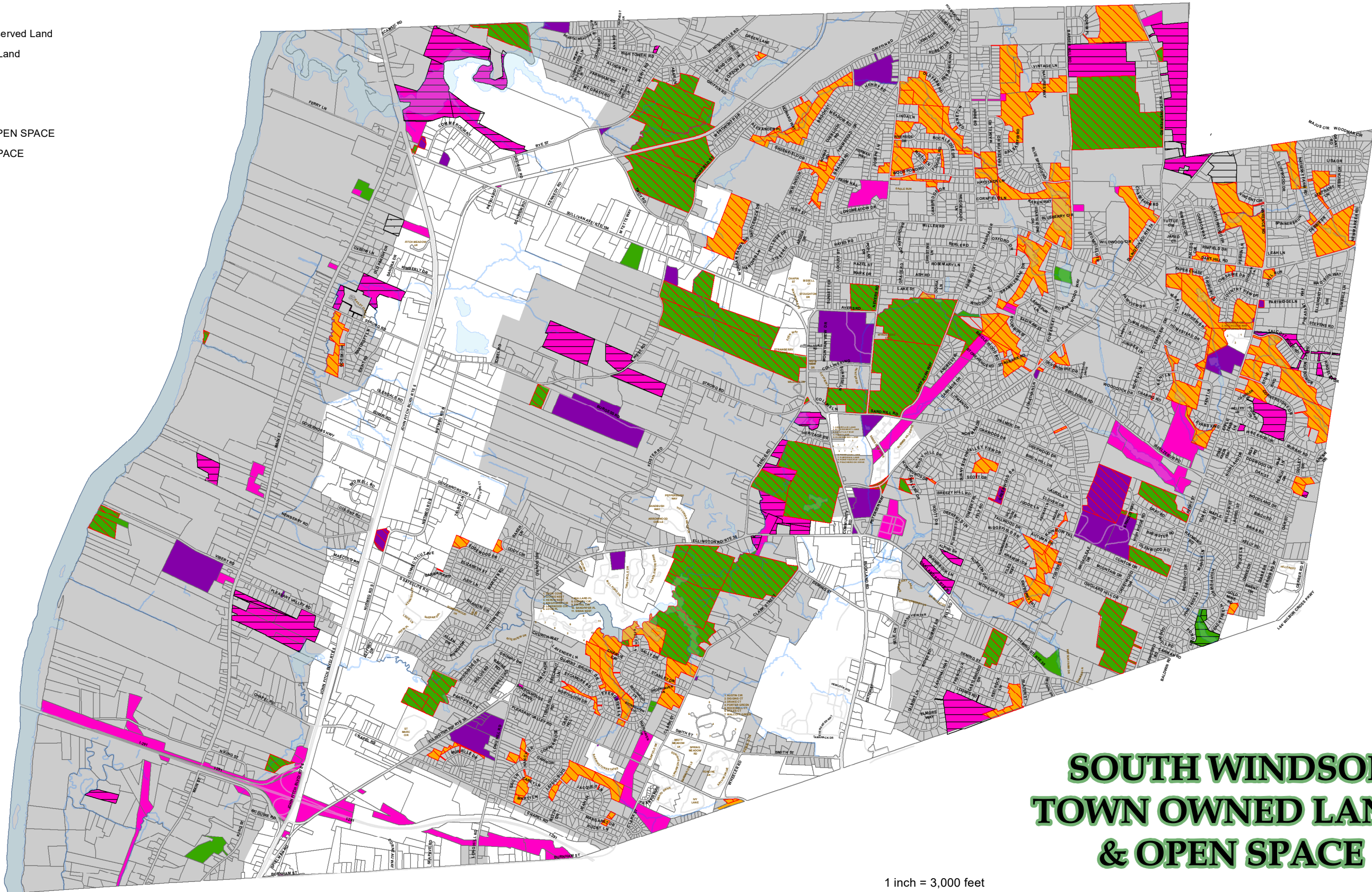
ORIGINAL PRIORITY PROPERTIES (GREEN OUTLINE)								
GIS PIN	Number	Address	Acreage	Reason for acquisition				
3270021	1	221 FERRY LANE	44	Habitat; Recreation				
39000155	2	155 GRIFFIN ROAD	18	Adjacent to Town Land; Habitat; Recreation				
54901871	3	1871 MAIN STREET	3.7	Histroical ; Farmland; Vista				
78600404	4	404 RYE STREET	17.9	Farmland; Adjacent to Town Land, Recreation				
30302535	5	2535 ELLINGTON RD	52.8	Habitat; Greenway; Recreation; Impact on Town Services				
6300255	6	255 AVERY STREET	9.4	Farmland; Adjacent to Townland				
33600080	7	80 FOSTER STREET	52.2	Vista: Farmaland; Impact on Town services; Adjacent to Town Land				
303000989	8	989 ELLINGTON RD	19.9	Vista; Recreation, Habitat				
14700124	9	124 BROOKFIELD ST	85	Habitat; Greenway; Recreation, Impact on Town Services				
18000150	10	150 CHAPEL ROAD	7	Farmland; Vista				
18000124	11	124 CHAPEL ROAD	3.4	Farmland; Vista				
54900652	12	652 MAIN STREET	11.2	Farmland; Impact on Town Services				
54900652	13	642 MAIN STREET	7.7	Farmland;				
54900640	14	640 MAIN STREET	7.2	Farmland;				
47700525	15	525 JOHN FITCH BLVD	9	Habitat, Greenway				
1800050	16	50 CHAPEL ROAD	8.6	Farmland				
18000112	17	112 CHAPEL ROAD	3.6	Farmland				
18000178	18	178 CHAPEL ROAD	5	Farmland				
72900141	19	141 PLEASANT VALLEY RD	1.3	Farmland				
72900135	20	135 PLEASANT VALLEY RD	1.3	Farmland				
27600440	21	440 DEMING STREET	9.9	Adjacent to Town Land; Farmland; Vista				
TOTAL			378.10					

PROPOSED ADDITIONAL PRIORITY PROPERTIES (BLUE OUTLINE)							
GIS PIN	Number	Address	Acreage	Reason for acquisition			
0900R020	1	601 Avery St	22.54	Farmland; Adjacent to Town Land; Habitat; Recreation			
3360R028	2	576 Foster St	11.1	Adjacent to Town Land; Habitat; Recreation			
2790076	3	76 Devonshire Dr.	9.55	Habitat, Impact to Town services; Recreation			
07800L008	4	579 Barber Hill Rd	13	Farmland; Vista			
07800L007	5	537 Barber Hill Rd	26	Farmland; Vista			
39000184	6	184 Griffin Rd	25	Habitat; Greenway; Recreation			
39000516	7	516 Griffin Rd	108	Vista: Potential Farmland; Impact on Town Services; Recreation			
9570R013	8	249 Windsorville Rd	38.1	Farmland; Vista; Impact on Town services			
54901909	9	1909 Main St	22.08	Farmland; Habitat; Greenway; Recreation			
54901837	10	1837 Main St	14.8	Farmland; Vista; Historical			
20400645	11	645 Clark St	17.72	Farmland, Vista, Habitat, Greenway, Adjacent to Town Land			
20400500	12	500 Clark St	27	Farmland; Habitat; Greenway; Vista			
83700140	13	140 Smith St	25.9	Habitat; Greenway; Recreation; Utility ROW			
54901224	14	1224 Main St	16.7	Farmland; Habitat; Greenway			
54901042	15	1042 Main St	8.28	Farmland;			
5490R077	16	1018 Main St	6.4	Farmland;			
5490R073	17	1002 Main St	9.5	Farmland;			
5490R061	18	874 Main St	9.5	Farmland;			
5490R058	19	860 Main St	10.3	Farmland;			
5490R055	20	834 Main St	20.8	Farmland;			
54900402	21	402 Main St	22	Farmland;			
7800275	22	275 Barber Hill Rd	60	Farmland, Vista, Habitat, Greenway, Adjacent to Town Land			
63600391	23	391 Neiderwerfer Rd	10.25	Adjacent to Town Land			
49500240	24	240 Kelly Rd	19.4	Habitat			
7800244	25	244 Barber Hill Rd	57.94	Farmland; Adjacent to Town Land; Vista ; Impact on Town Services; Recreation			
600494	26	494 Abbe Rd	15.56	Farmland; Vista ; Impact on Town Services; Habitat; Greenway			
TOTAL			627.42				

APPENDIX V

EXISTING OPEN SPACE

-  Town-owned Preserved Land
-  Other Preserved Land
-  Parcels
-  TOWN FACILITY
-  OPEN SPACE
-  SUBDIVISION OPEN SPACE
-  OTHER OPEN SPACE
-  A-20
-  A-30
-  A-40
-  AA-30
-  RR



SOUTH WINDSOR TOWN OWNED LAND & OPEN SPACE

1 inch = 3,000 feet

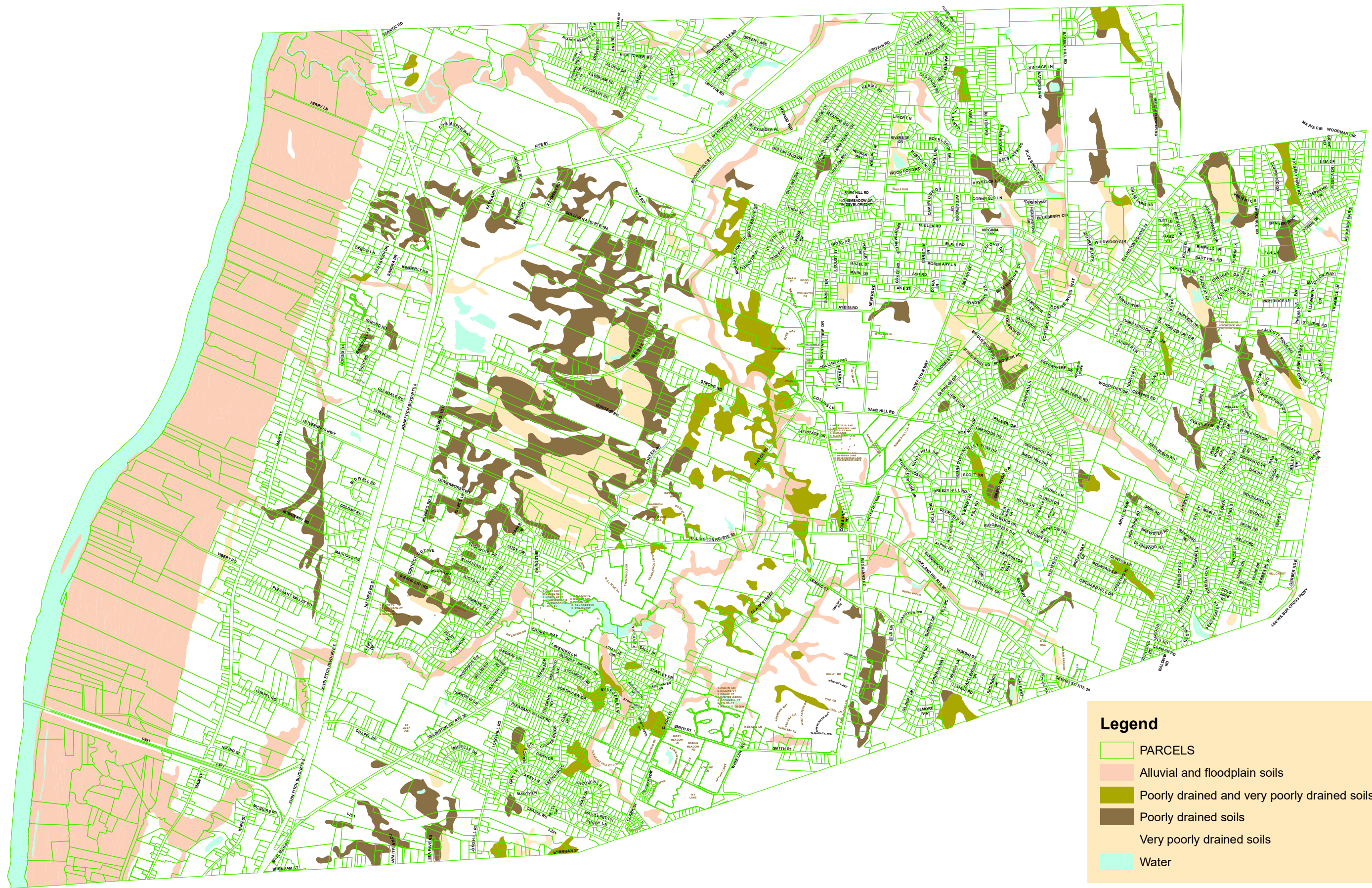
APPENDIX VI

WETLANDS, WATERCOURSES AND FLOODPLAIN MAP

PRIME FARMLANDS MAP

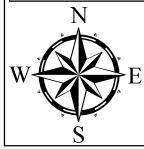
STEEP SLOPES MAP

FORESTS MAP



Legend

- PARCELS
- Alluvial and floodplain soils
- Poorly drained and very poorly drained soils
- Poorly drained soils
- Very poorly drained soils
- Water







South Windsor Inland Wetland Map
1 inch = 2,833 feet

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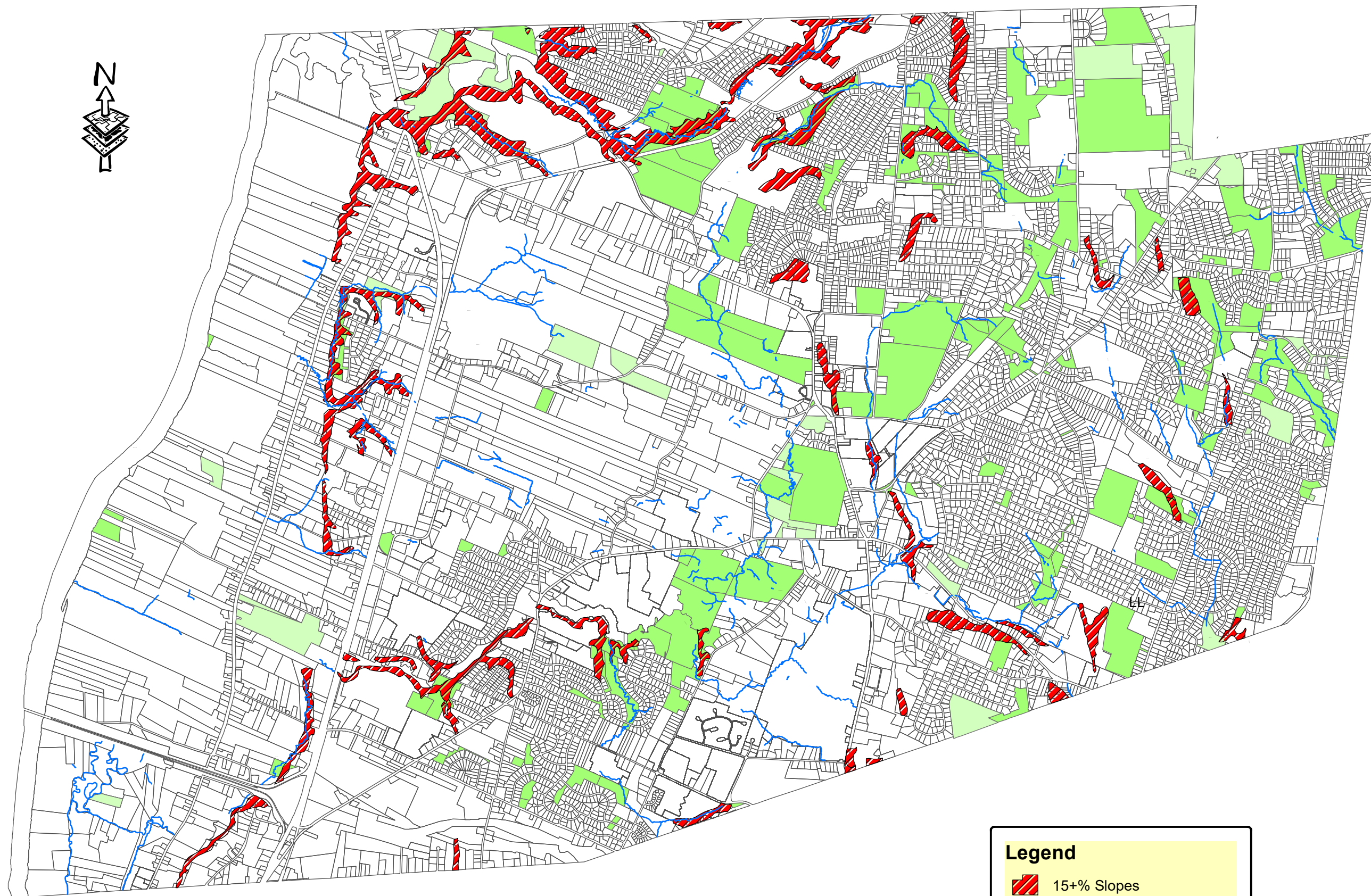







Legend

-  Town-owned Preserved Land
-  Other preserved land
- Farmland soils**
 -  Prime farmland
 -  Farmland of statewide importance

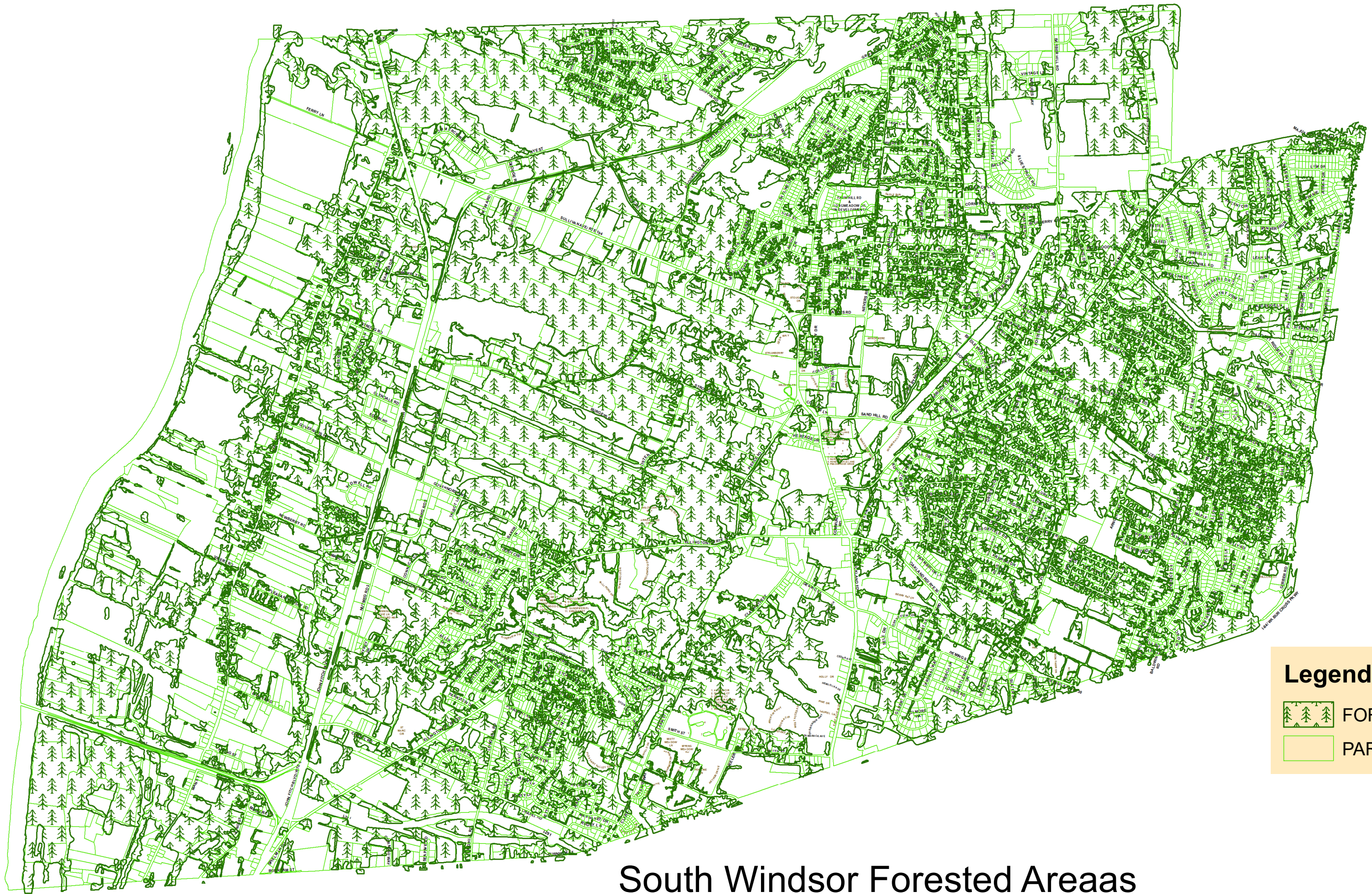
Farmland Soils




Legend


-  15+% Slopes
-  Town-owned preserved land
-  Other preserved land

Steep Slopes



Legend

 FORESTS

 PARCELS

South Windsor Forested Areas

1 inch = 2,833 feet



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