

Housatonic River Basin Natural Resources Restoration Project
Natural Resources Trustee SubCouncil for Connecticut
Request for Supplemental Information (RSI)
INSTRUCTIONS

RECEIVED
JUN 18 2007
WATER AND FISH

PART A: SPONSOR AND PROJECT SUMMARY FORM

Please read "Request for Supplemental Information (RFI) OVERVIEW" and this document,
"Request for Supplemental Information (RSI) INSTRUCTIONS" before completing this form.

Part A must be completed using this "Sponsor and Project Summary Form"

SPONSOR INFORMATION

Type of Entity Check the box that best describes the sponsor.

- | | |
|--|--|
| ☐ Private individual | ☒ Municipal government |
| ☐ Non-profit organization | ☐ Corporation or Business |
| ☐ State government | ☐ County government |
| ☐ Federal government | ☐ Academic Institution |
| ☐ Tribal government | ☐ Other (explain) |

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Authorized Representative of Sponsor

Town of Harwinton

Name

Francis J. Chiaramonte

Title

First Selectman

Address

Town Hall, Bentley Drive

City	State	Zip
Harwinton	CT	06791

Phone

860-485-9051

Email

1stselectman@harwinton.us

Contact Person (if different from Authorized Representative):

Harwinton Open Space Committee

Name

Herbert Etter

Title

Chairman

Address

419 Birge Park Rd.

City	State	Zip
Harwinton	CT	06791

Phone

860-485-6806 (cell)

Email

lanne@ntplx.net

Project Name Provide a brief working name:

Campville Fishing Access

Project Location

Attach an 8.5 x 11-inch map or copy of an aerial photograph showing project location and extent. Include pertinent topographic and geographic information, a scale, and north arrow.

State(s), Municipality/ies:

Entire project is located in the Town of
Harwinton, CT (see attached location map).

Longitude for approximate center of project area:

41o, 43' N

Latitude for approximate center of project area:

73o, 05' W

NOTE: If a specific location(s) has/have not been selected yet, include in Part C a narrative describing how project location(s) will be selected.

Restoration Priority Category See Appendix C of these Instructions for Restoration Priority Category Descriptions

Primary Category. Check the restoration category that is the primary goal of the project.
Check one box.

- ☐ Aquatic Natural Resources Restoration/Enhancement
- ☐ Riparian & Floodplain Natural Resources Restoration/Enhancement
- ☒ Restoration/Enhancement of Recreational Uses of Natural Resources

Secondary Categories. Check all relevant boxes.

- ☐ Aquatic Natural Resources Restoration/Enhancement
- ☒ Riparian & Floodplain Natural Resources Restoration/Enhancement
- ☒ Restoration/Enhancement of Recreational Uses of Natural Resources

List Specific Injured Natural Resources and/or Impaired Natural Resource Services to Benefit from Project

Many trout fishermen from the greater Torrington-Bristol-Waterbury area frequented the Housatonic River, but were displaced when they lost their ability to consume their catch due to PCB contamination. Acquisition of additional open space along the Naugatuck River in the Campville section of Harwinton will help to replace those lost opportunities by providing better access to important trout and salmon fisheries for anglers in the Torrington-Bristol-Waterbury area. The project will also provide permanent protection of riparian habitat that would replace natural habitat lost on the Housatonic River due to the destructive consequences of in-river PCB remediation carried out directly below Pittsfield, MA.

Project Budget Summary

Complete the table below to summarize the budget information that is detailed in Part D: Project Budget Narrative and Forms. Sponsors are advised to complete Part D (Project Budget Narrative and Forms) before filling in the table below.

Housatonic River NRD Funds – Requested	Other Contributions (Committed)	Other Contributions (Not Committed)	Total Project Cost (boxes 1+2+3)
1. From Part D, Table 2, Box 5 \$110,000	2. From Part D, Table 2, Box 6 \$0	3. From Part D, Table 2, Box 7 \$0	4. From Part D, Table 2, Box 8 \$0 110,000
Amount of Other Contributions to Be Considered as Cost-Matching to NRD Fund Request			
5. \$0			

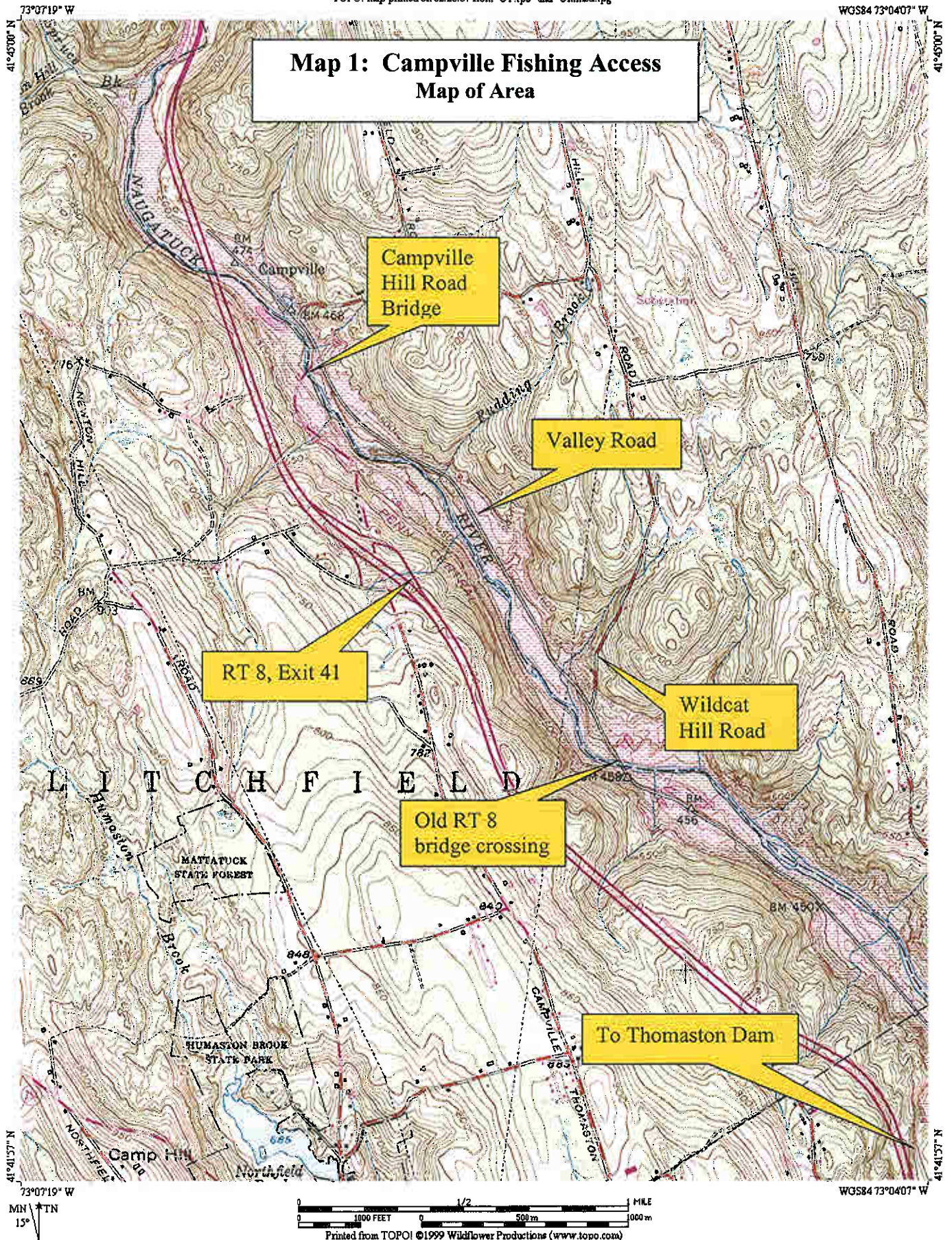
Authorizing Statement

I hereby declare that the information included in this project submission and all attachments is true, complete, and accurate to the best of my knowledge, and that the proposed project complies with all applicable state, local, and federal laws and regulations.

Francis J. Chiaramonte
Signature of Sponsor or Sponsor Representative

6/13/07
Date

Francis J. Chiaramonte
Name of Sponsor or Sponsor Representative
(Type or print clearly)



Campville Fishing Access

Part B, Abstract

The Harwinton Open Space Committee seeks to acquire town ownership of several parcels of land located along the Naugatuck River in the Campville section of Harwinton (along Valley Road). Most of these privately owned parcels are currently posted against trespass, thus preventing angler access to the Naugatuck River from Valley Road, which closely parallels the river. Acquisition of these properties would ensure permanent access for the general public along a contiguous, mile-long corridor of the Naugatuck River. The Open Space Committee will negotiate with land owners, and use NRD funds to purchase parcels based upon appraised fair market values. Prior to detecting PCBs, the Housatonic River in Cornwall-Sharon was one of the most popular trout fisheries in Connecticut. Because the Cornwall-Sharon area is located in a rural, less-densely populated area of the state, many of the anglers using the Housatonic River would have been from the more-heavily populated Torrington-Waterbury-Bristol region. Acquisition of land along Valley Road would help restore lost fishing opportunities for these anglers, who no longer fish the Housatonic River due to its PCB contamination. These displaced anglers can now find excellent trout and salmon fishing locally, via limited accessible areas along the Naugatuck River in Campville. Providing larger and more easily accessible fishing areas in Campville will be greeted with great enthusiasm by these anglers. A secondary goal of this project is to conserve the riparian corridor of the river, which is threatened by gravel mining.

Part C. Project Narrative

Campville Fishing Access

1.0 GENERAL DESCRIPTION

1.1 Project Goals and Objectives.

The Harwinton Open Space Committee seeks a total of \$110,000 in Natural Resource Damages (NRD) funds to acquire public ownership of at least five private parcels of land located along the Naugatuck River in the Campville section of town. The most important parcels are located between the river and a town road, named Valley Road, which closely parallels the river. The project area on Valley Road lies between the Campville Hill Road Bridge crossing to the north and the juncture of Wildcat Hill Road to the south (Map 1, in Part A). Although we consider riverfront properties downstream of the project area to be important for eventual open space acquisition, we feel the five Valley Road parcels are currently of greater importance for public access due to the availability of roadside parking.

Most of the private land along Valley Road is currently posted against trespass, thus preventing angler access to the river. Acquisition of all these properties for open space would ensure permanent fishing access for the general public along a contiguous, mile-long river corridor. Fishing access within this area would help restore lost fishing opportunities for residents of the greater Torrington-Bristol-Waterbury area, who no longer fish the Housatonic River due to its PCB contamination.

The Housatonic River in the Cornwall-Sharon area supported one of the most important trout stream fisheries in Connecticut. Prior to the late 1970s, this section of river was heavily stocked with trout. Because the Cornwall-Sharon section of the Housatonic River provided recreational fishing in a rural, less-densely populated area of the state, many of the anglers using the River would have been from the more-heavily populated, Torrington-Bristol-Waterbury area. Many Housatonic River anglers sought to harvest trout for consumption. That opportunity was lost when the river was found to be contaminated with PCBs in the mid 1970s. Since that time, the Naugatuck River in the Harwinton-Litchfield area ("the Campville Stretch") has seen a great improvement in water quality and is now stocked by the Department of Environmental Protection (DEP) with trout and Atlantic salmon broodstock (Photos in Appendices). The Campville Stretch is one of only three areas in Connecticut where salmon broodstock are stocked for recreational fishing. The Campville Stretch is very scenic and has become a popular fishing destination for anglers within the Torrington-Bristol-Waterbury area, and beyond (the area's salmon fishery is known to attract out-of-state anglers). It is also a relatively large stream that facilitates fly fishing opportunities similar to that of the Housatonic River. Providing better access will help replace fishing/ consumption opportunities that were lost on the Housatonic River, and will be greeted with great enthusiasm by many anglers. Although the Campville Stretch of the Naugatuck River lies outside of the

primary area for NRD funding, it likely services most of the anglers who were displaced from the Housatonic River when it became contaminated with PCBs.

A secondary goal of the project would be to preserve the riparian corridor of the river, which has had a history of gravel mining. Gravel mining remains a threat to the river and its riparian corridor. Protection of the riparian habitat will help replace natural in-river habitat of the Housatonic River that was destroyed by PCB remediation work carried out directly below Pittsfield. It is our intent to maintain the entire Campville river corridor in a natural condition and as permanent open space so that public access and habitat protection would last in perpetuity. Thus, this project will provide two of three primary goals for NRD funding (1: Restoration/ Enhancement of Recreational Uses, and 2: Riparian & Floodplain Restoration/ Enhancement). This project will also provide for sustainable and measurable benefits to the Naugatuck River and its anglers, which can compensate for losses due to PCB contamination on the Housatonic River.

Another benefit of this project is that the Campville parcels can be purchased at minimal cost/acre. Campville was a thriving community prior to the flood of 1955. To protect more populated areas, the U. S. Army Corps of Engineers (ACOE) built the Thomaston Flood Control Dam on the Naugatuck River directly below Campville. Thus, all structures within the dam's flood zone in Campville were removed, leaving a large contiguous area that has become naturally forested. The ACOE also purchased flooding rights from some owners of properties within the flood zone, including owners of property along Valley Road. Because owners of these properties can no longer build on them, land values are greatly reduced. Although the flooding easements prevent development, owners can still mine gravel, clear cut their forests, and prohibit access to the river. Thus, a considerable amount of land that is important for fishing and riparian corridor protection can be obtained at minimal cost. Costs of properties along Valley Road would be especially low when compared to costs for land within the Cornwall-Sharon area of the Housatonic River, where land values are very high.

It should be noted that the Litchfield Hills Greenprint Project (a partnership with the Trust for Public Land and the Housatonic Valley Association, PO Box 28, Cornwall, CT 06754) has shown that the Campville Area is threatened and that there would be interest in acquiring private lands in Campville to maintain the natural character of the Naugatuck River corridor (Map entitled "Litchfield Hills Greenprint Series, Harwinton Parcel and Habitat Threats"). These lands include our five "primary" project parcels. Our project parcels also lie within the Naugatuck River Greenway. The Campville Section of the Naugatuck River has recently been designated as an official State Greenway (see attached newspaper article in Appendices). The concept of a Greenway in Campville has created much excitement among outdoor enthusiasts and conservationists within the region. The objectives of the greenway are to protect the river's corridor and to create a walking trail along the length of the river. Recently, the Litchfield Hills Council of Elected Officials (LHCEO) completed a report (Naugatuck River Greenway Assessment, Phase Two, Rte 118 to Thomaston Dam, 2006; see Appendices) that encouraged the Town of Harwinton to acquire private parcels along the Naugatuck River in Campville (Recommendation 3, page 6-2). This recommendation can be partially

fulfilled by using NRD funds to acquire private properties that would provide the best public access to the river in Campville.

Overall success of the project will be determined by the number of parcels and total area of land that can be purchased with NRD funds. In total, we seek to purchase a total of five riparian properties totaling 27 acres. Purchase of these properties would provide a continuous one-mile riparian corridor, open to the general public along the Naugatuck River. If all parcels are purchased, we would consider the project to be highly successful. However, we would consider purchase of even one parcel to have merit. Thus, two parameters of project success will be specifically measured by: 1) the number of acres made accessible to anglers and other passive recreationalists and 2) the length of riparian corridor that is protected in perpetuity.

The first contingency for failing to purchase the five properties would be to purchase conservation easements on some or all of these properties. Any easements would require the land to be open for passive recreation by the general public. A secondary contingency would be to use NRD funds to acquire riverfront properties directly downstream of Campville, with the same provisions for public access. In the unlikely event that the secondary contingency could not be achieved, the final contingency would be to use any remaining NRD funds to make minor improvements for parking, perhaps on ACOE properties on Valley Road near the juncture of the Campville Hill Road river crossing (as described on page 5-4 of the Naugatuck Greenway Assessment Report, Phase Two, LHCEO, 2006).

We would hope to publicize our success and the benefits of NRD funding through the regional media. We would also recognize NRD funding on one or several informational kiosk signs (potential Eagle Scout project) placed on newly acquired properties at important access or parking areas. DEP signs indicating "Regulated Fishing Area" would be posted to inform anglers that they are welcome to access Naugatuck River through these public properties. Further, we hope to enlist public participation from local anglers, organized anglers (Northwest Chapter of Trout Unlimited), Scouts, conservation organizations (Harwinton Land Trust), and the general public. Their participation will help to develop good stewardship of the Naugatuck River into the future.

1.2 Project Scope and Project Implementation Plan

There are currently five private parcels of land along Valley Road that either prohibit public access to the Naugatuck River, or do not guarantee public access in perpetuity. The Harwinton Open Space Committee intends to acquire public ownership of all five parcels. Information on these five primary parcels is summarized in Table 1, and a copy of the Harwinton Assessor's map of the area is included in the Appendices. Based on the very low appraised values (Table 1), we expect that our request for \$100,000 of NRD funds (see part D, Budget) should be sufficient to purchase all five primary properties at fair market value. Table 1 also shows the same information for five secondary parcels, which could be purchased under various contingencies described below. Completion of this project will require no regulatory approvals.

The Project Implementation Plan will proceed as follows:

- 1) If this project is placed on the "Shortlist" in September 2007, The Open Space Committee ("the Committee") will obtain contact information (addresses, phone numbers, etc.) for each of the owners of the five primary properties along Valley Road. The properties will also be rated for size, ecological and recreational importance, and ease of angler access, so that they can be prioritized should NRD funds not cover all purchase costs. We would also anticipate direct discussion and perhaps answering questions from the Natural Resources Trustee SubCouncil for Connecticut (the "Trustees"). Tasks in this section (1) will be completed by December 2007.
- 2) If this project is included in the "Preferred Projects List", as part of the Draft Restoration Plan in January 2008, the Committee will immediately initiate contact with all owners of the five primary properties. The Committee will first attempt to develop good working relations with the owners, outline its interest in their properties, and then explain potential financial benefits of using NRD funds to purchase their lands for public open space. The Committee will broach the idea of having their lands appraised with NRD funds, so that they can be purchased at fair market value. Attempts will be made to obtain informal commitments from the primary property owners. If an owner indicates that he does not wish to sell his land, the Committee will explain the possibility of his land remaining privately owned, but being placed under conservation easement. This would be the first contingency for not being able to purchase direct ownership of all five properties. Tasks described in this section (2) will be completed by March 2008.
- 3) If this project is included in the "Final Restoration Plan" in spring 2008, the Committee will inform the primary property owners that funds will soon be available for appraising and purchasing their properties. The Committee will obtain firm commitments from the property owners to have their land appraised with NRD funding.
- 4) If any of the land owners along Valley Road decline to sell their land or to have a conservation easement placed on it, the Committee will initiate work towards completing the secondary contingency (described above in Section 1.1). To do so, the Committee will rate all secondary riverfront parcels downstream of Valley Road for size, ecological and recreational importance, and ease of angler access. Using this rating for relative importance and assessed values, the Committee will determine the best secondary parcels that could be purchased to best utilize all allocated NRD funds. Information on the secondary parcels is shown in Table 1 (also see Assessor's Map in Appendices). Based on assessed values and projected fair market costs of project properties, it appears likely that some NRD funds may remain available for secondary parcels; even after all primary parcels are purchased. If required, the Committee would then seek approval from the Trustees prior to proceeding with purchasing secondary properties. Owners of

selected secondary properties would then be contacted for commitments to have their lands appraised and purchased.

- 5) We will follow federal standards for the appraisals as required by the Trustees, but would welcome any cost saving measures if the Trustees feel that appraisal requirements on these undevelopable parcels could be relaxed. Cost estimates for property appraisals will be obtained from several licensed real estate appraisers. After having been included in the Final Restoration plan in spring 2008, the project tasks described under sections 3-5 will be completed by August 2008.
- 6) When grants are awarded during the fourth quarter of 2008, the Committee will inform the selected property owners, and appraisals will be contracted and paid for with NRD funds. All appraisals should be completed, with copies sent to land owners and the Trustees by April 1, 2009.
- 7) Using the contracted appraisals, the Committee will negotiate purchase price with owners. The Committee wishes to assure that purchases are reasonable and used wisely, and will attempt to purchase properties as close to the appraised value as possible. At this juncture, we would avoid purchasing any property that exceeds the contracted appraised value by more than 50%, but the ranked importance of each parcel will have to be considered in our purchase offers. It also has to be understood that some of these properties may be held in the 490 Forestland Program for tax purposes, and penalties may be incurred by the owners if the land is sold prior to their legal time commitment. The Committee may need to compensate owners using NRD funds if they are penalized. The Committee would welcome spending limits recommended by the Trustees, or informal approvals for each parcel by the Land Acquisition Division of DEP. We anticipate that our negotiations can keep purchase costs close to the projected fair market values estimated in Table 1, and well within our land purchase request of \$100,000. Negotiations on secondary properties will proceed if funds are available. We anticipate being able to conclude negotiations by September 1, 2009, and to complete all purchases by April 1, 2010.
- 8) If minimal funds (<5% of total grant) remain unspent by April 1, 2010, the Committee may consult with the Trustees for approval to commit those funds to improve parking near the Campville Hill Road crossing. Such improvements would be limited to clearing obstructive trees and placing gravel alongside the road. In the event that there are substantial funds (>5% of total grant) remaining after all purchases can be made at the primary and secondary levels, they will be returned to the Trustees. The return of unspent funds or improvement of parking areas will be completed by September 2010.
- 9) If all allocated NRD Campville funds are expended by April 1, 2010, the Committee may request additional NRD funds that may have gone unutilized for

other projects. The Committee would request these uncommitted funds for the next highest ranked properties by September 2010.

Table 1. List of properties to be purchased by the Harwinton Open Space Committee. The properties are listed in downstream order starting at Campville Hill Road (see Assessor's Map in Appendices). Primary properties lie along Valley Road, between Campville Hill Road and Wildcat Hill Road. Secondary properties lie downstream of Wildcat Hill Road. Note that some properties within the primary Valley Road stretch are already publicly owned by the US Army Corps of Engineers (ACOE; shown in parentheses and not included in totals).

Property Name	Lot Number	Acres	2006 Prop. Tax	Assessed Value**	Total Value**	Value per Acre	Est. Fair Mkt. Value***
Primary Properties (Along Valley Road)							
(ACOE)	1	(1.9)	--	--	--	--	--
Brown	*	--*	--	--	--	--	--
Kaminski	3	4.3	\$74	\$2,990	\$4,270	\$993	\$12,988
Brown	4	19.6	\$48	\$1,920	\$2,740	\$140	\$8,334
Avallone	5	1.5	\$26	\$1,050	\$1,500	\$1,000	\$4,563
(ACOE)	6	(2.5)	--	--	--	--	--
Avallone	7	2	\$35	\$1,400	\$2,000	\$1,000	\$6,084
Primary Property Totals:		27.4	--	\$7,360	\$10,510	\$384	\$31,969
Secondary Properties (Downstream of Valley Road)							
Balwin	3	87.0	\$212	\$8,530	\$12,190	\$140	\$37,079
Shanley	5	90.0	\$376	\$17,270	\$24,670	\$274	\$75,040
Hock, P.	11	6.0	\$105	\$4,000	\$6,000	\$1,000	\$18,251
Hock, C.	4	15.0	\$634	\$26,250	\$37,500	\$2,500	\$114,066
Hock, G.	5	6.0	\$104	\$4,170	\$5,960	\$993	\$18,129
Secondary Property Totals:		204.0	--	\$60,220	\$86,320	\$423	\$262,564

* This Brown property between lot 1 and lot 3 is part of the Brown's 19.6 acre, lot 4 parcel shown below the Kaminski property. The two Brown parcels are considered to be separate for the purposes of this project.

** Total values are 1.43 X Assessed Values (Total values are assessed at a 70% rate). Harwinton's last assessment was conducted in 2003.

***Estimated Fair Market Values were calculated by projecting an annual increase of 15% in total property values over three years from 2007 to 2009, and doubling that value.

2.0 EVALUATION CRITERIA NARRATIVE

2.1 Relevance and Applicability of Project

2.1 Location of Project

The project will take place in the Naugatuck River, Harwinton, within the Housatonic River watershed below the Derby Dam.

2.1.2 Natural Recovery Period

This project will restore recreational benefits to anglers who were displaced from the Housatonic River. These benefits will be established well before PCBs in the Housatonic River degrade or dissipate to the point where consumption of its fish no longer remains a risk to human health. Further, the riparian corridor in Campville will be protected immediately, and well before the degraded habitat in the mainstem Housatonic River in Pittsfield, MA recovers from the recent habitat alteration from PCB remediation work.

2.1.3 Sustainable Benefits

This project will benefit anglers, and protect the riparian corridor of the Naugatuck River in perpetuity.

2.1.4 Magnitude of Ecological Benefits

Acquisition of five private parcels along the Naugatuck River will protect approximately one mile of riparian corridor. The overhead canopy from the corridor will provide cover for fish, and shade the river from the heating effects of direct summer sunlight. The shading effect of canopy will help to maintain the Naugatuck River as a coldwater fisheries resource. The natural stream corridor will also benefit mammals, birds, reptiles, amphibians. The protected natural riparian habitat in Campville will replace that which was lost on the Housatonic River in the Pittsfield, MA remediation area.

There are several small streams or spring seeps on the five primary properties, and because they will flow to the Naugatuck River through protected forestland, they will provide cool thermal refuges for trout during hot summer periods. There is also the possibility that one of the streams, Pudding Brook (Map 1), may support native brook trout. As the naturally produced trout grow larger they would emigrate from this small stream to the larger Naugatuck River, and diversify its fish community. Preserving Pudding Brook in a natural condition has importance, because Connecticut's native brook trout are on the decline and need to receive special protection.

The five primary parcels (27 acres total area) are located within a much larger area of natural forestland owned by the ACOE and the DEP (Mattatuck Forest). Since these private parcels could be mined or clear cut, the ecological benefits of this large contiguous forestland could be diminished. Protecting these five parcels will help to prevent habitat fragmentation.

Finally, millions of dollars have been spent on water quality improvements at known point sources along the Naugatuck River. This investment was a great success and allowed the river to develop into an important fisheries resource. The public has recognized the great benefit derived from their investment, and many conservation groups now actively promote good stewardship of the river. River cleanups occur on an annual basis and draw many people to the river. This project will protect the public's investiture by protecting the watershed of the river and reducing the potential for

increased non-point source pollution. It will also help to maintain a strong public stewardship of the river into the future.

2.1.5 Magnitude of Recreational Benefits.

While the Naugatuck River has seen great improvements in water quality and fisheries potential, the Housatonic River has suffered from PCB contamination and the loss of consumptive fisheries. Many trout fishermen, who previously fished the Housatonic River, now utilize the Naugatuck River. Since the Housatonic River trout fishery was located in a sparsely populated area of northwestern CT, most of the anglers utilizing that resource would likely have come from the more-densely populated Torrington-Bristol-Waterbury area of northwestern CT. The Naugatuck River in Campville is centered within the Torrington-Bristol-Waterbury area, and thus provides replacement fisheries for most of those anglers who were displaced from the Housatonic River.

The Campville section of the Naugatuck River, lies within the DEP designated “Naugatuck River Trout Management Area”. Because of this special management status, the trout fishery is open to fishing year-round. Unlike most other streams that are closed to fishing in March and early April (Connecticut’s Opening Day of the fishing season is the third week of April), the Naugatuck River is open to fishing during this early spring period. While the Housatonic River is often unfishable in the early spring due to high spring spates, the smaller Naugatuck River often provides ideal fishing conditions during the early spring. Because most other streams are closed to fishing or too high to fish, the Naugatuck River sees heavy fishing pressure during the early spring. Fishing remains active through June and then becomes very high when large (3-25 pound) Atlantic salmon broodstock are stocked in the fall. This fishery, which is among only two other salmon fisheries in Connecticut, is very popular and attracts anglers from outside the region, including anglers that reside within the mainstem Housatonic River watershed. Most angling effort is centered on the Campville Hill Road crossing because upstream areas are difficult to reach for many anglers, and most downstream areas are posted against trespass along Valley Road. Thus, there is a great need to improve angler access to other areas of the Trout Management Area, particularly along Valley Road. Presently, anglers often have to wade through the river from the Campville Hill Road crossing to reach other areas. Wading in the river is often difficult, if not treacherous for seniors and youngsters. Providing better shore access for youngsters would support the DEP’s “No Child Left Inside” initiative. Providing better access will create safer fishing conditions, will spread anglers to other prime fishing spots, will make their fishing experience more enjoyable, and will attract greater fishing participation and better stewardship of the river.

Acquisition of the five primary parcels will compliment the completion of a hiking trail along the Naugatuck River, as part of the Naugatuck River Greenway. Completion of a hiking trail segment in Campville will generate enthusiasm, and provide the impetus for completing other segments of the trail. Further, we anticipate that with new public access and trails along the river, birders will be attracted to the area to spot various bird species, such as mergansers and herons that can not be viewed in upland

habitats. Kayaking and canoeing on the Naugatuck River has great potential that has gone unrealized due to the lack of designated put-in and take-out areas. An ideal canoe trip would be from RT 118 to the lower end of Valley Road. Put-in would be facilitated at the commuter lot at RT 118 in Litchfield (west side of river), and a designated take-out could be created at the lowermost Campville parcel (Avallone parcel). This take out location would be located just upstream of the cascades at the old RT 8 bridge crossing (Map 1). Creation of canoeing access will attract a completely new group of recreational enthusiasts to the river. Kayaking and canoeing appears to be an outdoor activity that is growing in popularity. The Naugatuck River can provide excellent canoeing opportunities, comparable to those on the Housatonic River.

2.2 Technical Merit

2.2.1 Technical/Technological Feasibility

Technological methods are not relevant to open space acquisition, but the Committee will adhere to standard practices for acquiring public open space, including the use of appraisals.

2.2.2 Adverse Environmental Impact

This project will cause no adverse environmental impacts, including those listed in Appendix B of the Trustee's Request for Supplemental Information (RSI).

2.2.3 Human Health and Safety

This project will hopefully increase canoeing and wade-fishing activity, which can occasionally pose some safety risks. However, this project will mitigate those risks by providing better shore access for anglers, and the possibility of creating a safe canoe take-out just upstream of treacherous cascades. The fish in the Naugatuck River are safe to eat and there are no known human health risks.

2.2.4 Measureable Results

The Committee does not have the technical means to measure any increase in fishing activity resulting from open space acquisition. However, DEP's Inland Fisheries Division has completed angler surveys within this area in the past. Any future surveys could be used to compare angler utilization before and after open space acquisition. Success of open space acquisition is a difficult parameter to measure quantitatively. Our success will be related to the total area (acres) and length of stream corridor we place under public ownership. As a comparable measure of success, we will calculate the cost/acre of our acquisitions. This measure can be compared against other purchases made under the NRD project, or lands acquired under DEP programs (Recreation and Natural Heritage Funds, etc.). We feel that cost/acre (see Table 1) for Campville properties will compare very favorably with other purchases.

2.3 Project Budget

2.3.1 Relationship of Expected Costs to Expected Benefits

The total cost of this project will be \$110,000 (Part D). This cost can be measured against the expected economic benefit of increased angler utilization. Various published estimates have been applied to costs expended per angler trip, but for simplicity, we can apply a reasonable cost of fishing the Campville Stretch at \$20 per trip. Cost per trip would include snacks, bait, lures, flies, and pro-rated expenses for gear such as waders, rods, reels, vests, nets, etc. It is reasonable that the new access areas will attract 100 angler trips per year, or an economic return of \$2,000 per year. Thus with fishing activity alone, our project, which lasts into perpetuity, will pay for itself within about 50 years. We also expect similar additive returns for increased hiking and canoeing trips that will bring the breakeven point to within a human generation.

Some standard economic analyses utilize measures of “willingness to pay”. It is reasonable to anticipate that on average, every resident in the Torrington-Litchfield-Harwinton area would be willing to pay about \$0.25 to have the project parcels acquired for open space. Since there about 50,000 residents in this area, the immediate economic benefit would be over \$10,000. This willingness to pay value is additive to the recreational trip values described above.

Water quality improvements and public access have created good stewardship of the Naugatuck River among residents of the region. They have volunteered countless hours retrieving litter, tires, shopping carts, etc. from the river. Their help certainly reduces maintenance costs to local towns.

Added access from this project will create more environmental stewards, who will care for the river and its watershed. This is a social benefit that is difficult to quantify, but is probably more important than any economic benefit.

2.3.2 Implementation-Oriented

Our project will be carried out through a step-wise approach, as described in the Implementation Plan described above. The plan calls for a series of contingencies to be undertaken should the primary objective of purchasing all five primary parcels fail. The plan also allows all funds to be spent wisely (economically), or to be returned to the Trustees in sufficient time that our unused funds could be utilized by other projects. Also, we will have rated secondary properties below the primary area (Valley Road), and would be ready to accept additional NRD funds should some go uncommitted. The Committee will be responsible for seeing the project through to completion. It is an ad hoc committee of the Town of Harwinton, composed of individuals who are familiar with open space acquisition, conservation, recreation, and financing. Since this is a town-sponsored project approved by the Harwinton Board of Selectmen, the likelihood of a successful completion is very high. NRD funds will be safely held by the Town of Harwinton, and accounting records will be accurately maintained by the Committee with oversight of the Town’s Finance Commission.

2.3.3 Budget Justification and Understanding

Budget information is shown in Part D. Required documentation (“Assessor’s Cards, and Property Tax Slips for 2006) is attached in the Appendices. Property taxes and assessments are summarized in Table 1. We have roughly predicted a fair market value for all parcels in the year 2009 (the year that properties would be purchased) by increasing the property assessments (Total Values) by an annual inflation rate of 15% per year over three years, and doubling that value. The projected fair market costs in 2009 come in under our land purchase request \$100,000 and will assure that we can purchase all primary properties. It also seems possible that some remaining funds may be available to purchase one or several secondary properties. Having such contingencies will assure that nearly all allocated NRD funds will be utilized. Minor amounts of unspent funds could be used for minimal parking improvements.

Appraisals will be conducted on the properties once the Committee is awarded funds in the fourth quarter of 2008. Costs of appraisals were estimated at \$10,000 (Part D, Budget).

2.3.4 Leveraging of Additional Resources

This project has been planned, proposed, and will be carried out completely on a voluntary basis by members of the Town of Harwinton Open Space Committee. Much volunteer effort has been put into planning and proposing this project, and there is a strong commitment to see it through to fruition using NRD funds, even if other funds are not available.

We currently do not have matching funds; however, we may obtain additional funds to complete acquisition of all private properties along the Naugatuck River in Campville. Potential sources of additional funds might be the Trust for Public Land, which has been very interested in our efforts to acquire natural areas and helpful in mapping out important areas for protection. The Harwinton Land Trust, with approval of its Board of Directors, might also make a donation from its limited Land Acquisition Fund to help complete a transaction. The Town Planning Commission is currently working on an ordinance for obtaining fees in lieu of open space from developers. Those fees will be placed in a dedicated open space fund that could be used to purchase additional Campville properties. Finally, we have applied for a DEP Recreational Trails Grant (Project Title: Harwinton Conservation Easements, Naugatuck River Greenway, Phase Two, 2007). Our hope is to use the “Trails” fund to acquire conservation easements on riverfront properties that could not be purchased with NRD funds. Although these easements would be for trail development along the Naugatuck River Greenway, they would compliment the acquisitions for fishing access obtained through NRD funds.

Once lands are purchased for open space, opportunities arise for providing in-stream habitat improvements at selected sites within the Naugatuck River in Campville. Several sites within the project area have had their natural stream substrates removed during gravel mining operations. Projects carried out by the Habitat Enhancement Section of the DEP’s Inland Fisheries Division have restored previously degraded river

habitats in the Naugatuck River in Torrington and Seymour. Such projects are usually funded through special grants and require heavy equipment to complete the work. Completion of the Campville project would provide better access to the affected sites for heavy equipment and stream bank anchoring devices. With this project providing the access and the impetus to improve habitat quality, restoration funds may be available from the ACOE or the Natural Resource Conservation Service (NRCS). The NRCS could also provide professional advice regarding river bank stabilization and other soil conservation measures.

2.3.5 Comparative Cost Effectiveness

Because the Campville parcels can not be developed, their property values are low, and considerably lower than properties along the mainstem Housatonic River in northwestern Connecticut. Table 1 shows total value per acre estimates for each parcel. The Trustees can use these values, which average about \$400/acre, to compare the benefit to cost ratio of our project with other land acquisition projects.

2.4 Socioeconomic Merit

2.4.1 Community Involvement and Diversity

Once purchased, the properties would remain as open space under Town ownership, or the land could be transferred to the Harwinton Land Trust. The Trust actively maintains its properties, encourages public use, can not be held liable for recreational activities on its lands by State Statute Sec. 52-557g, but still maintains liability insurance. Regardless of ownership, the Harwinton Conservation Commission and the Harwinton Land Trust would partner to develop projects such as trail creation, sign construction, fishing and canoe access, and improved parking. Some of these projects could be completed by Eagle Scout candidates. Smaller projects could be completed by younger scouts, or school groups.

Angler groups, such as the Northwest Chapter of Trout Unlimited (NWTU) have shown a great interest in the Campville area. They have posted regulated fishing signs and have conducted river clean-ups along the public lands in Campville. Their river clean-ups have drawn many local residents to the river, many of whom are not fisherman. NWTU has a strong conservation ethic and offers aquatic instruction to residents after the clean-ups are completed. Once the private lands become acquired as open space, NWTU will no doubt perform similar services on those properties.

Prior to the Naugatuck becoming a fisheries resource, the Campville area was desolate and prone to illegal activity and dumping. Now that the area is attracting legitimate use, nearly all of those negative issues have disappeared. Anglers have become stewards of the Campville Stretch, and have helped to make it an attractive recreational area. It is now common to see families with youngsters walking and biking the Campville area along with fishermen. Additional access to the river will further discourage illegal activity and make the area more attractive to all residents of the region. The Torrington regional area includes an urban center with surrounding suburbs and

outlying rural areas. It is anticipated that the Campville area will be attractive and welcoming to a large diversity of people with different economic, cultural and ethnic backgrounds.

2.4.2 Adverse Socioeconomic Impacts

It has to be recognized that social conflicts often arise when a resource receives heavy use from different groups of recreationalists. However, we do not anticipate such problems on the Naugatuck River in Campville, because canoeing will likely occur when water levels are too high for fishermen, hikers and birders will be separated from canoeists and fisherman, and we hope to eventually develop ample parking for all groups to enjoy the area. We see this project as creating no socioeconomic impacts as outlined in Appendix B of the Trustee's RSI.

2.4.3 Coordination and Integration

This project is complementary to the goals of the Litchfield Hill Council of Elected Officials to create a Greenway along the Naugatuck River from the Thomaston Dam to Stillwater Pond in Torrington. Local groups that have an interest in completing Phase One of this project (Rte 118 to Stillwater Pond) will advocate for the completion of our project within Campville. Likewise, the Harwinton Open Space Committee and other groups in Harwinton will advocate for the Phase One project in Torrington. It is likely, that as the entire Naugatuck River Greenway becomes completed along downstream stretches of river, that other community groups along the Naugatuck Valley will support the completion of our project. This project also works synergistically with DEP's Recreational Trails Program, and any grants obtained from that program will be additive to our program financially, and more than additive socially. Two parcels of public ACOE land lie within our project area. Acquiring the five adjacent private parcels will be complimentary to the current public use of ACOE property.

Because the Harwinton Land Trust's Plan for Land Acquisition would rate this project very highly, the Trust would be very supportive of its completion. The Litchfield Hills Greenprint Project recognizes the importance of the Campville area and will support our efforts to preserve its forestland along the river.

2.4.4 Public Outreach

The Committee will work closely with the regional media to inform the public of the status of our project and of its success. The Harwinton Land Trust has been an active participant in the Committee and will promote the new public areas in its annual mailings to residents. Information bulletins sent to all Harwinton residents by the Board of Selectman will describe the Committee's plan to acquire the Campville properties, the benefits of NRD funding, and will promote responsible use of the area once the properties are acquired. Informational kiosk signs will be installed near parking areas or at important access points in Campville to inform the public of the recreational uses available in the area, with mention that NRD funds were used to acquire the lands.

2.5 Applicant Implementation and Capacity

2.5.1 Technical Capacity of Applicant and Project Team

The Harwinton Open Space Committee is composed of members of the Board of Selectmen, the town's Conservation, Planning, Zoning, and Finance commissions, as well as directors of the Harwinton Land Trust. Members are generally long-time Harwinton residents, who are familiar with its landscape and social fabric. The technical capacity of the Committee should be rated highly with regard to education, training, and experience. As a team, the Committee is composed of individuals that have professional expertise in conservation biology (one PhD degree), natural resource management (one MS degree), general biology (one BS degree), hydrogeology (one BS degree) and education (two former teachers). Members also have long-term experience in land use planning, open space acquisition, public relations, recreation, finance, and accounting. Our team of volunteers brings forth an ideal mix of skills necessary to successfully complete this project.

2.5.2 Administrative Capacity

The Committee is composed of members of the Harwinton Board of Selectmen. Members on the Board have professional expertise in business administration and law. As an ad hoc Committee, our activities are sponsored and administered by the Town. The Town has the resources to administer this project, maintain and dispense funds, provide legal oversight, utilize clerical staff, and draw on other staff, such as the town maintenance crew, if needed.

2.5.3 Project Commitment

The Town of Harwinton and its residents have a strong commitment towards protecting important parcels of open space. Recently, the Town acquired several parcels of land that abut, or are in close proximity to the town's Conservation Area and Harwinton Land Trust open space. We have also sought funding through the DEP's Recreation and Natural Heritage program for several other parcels of land that would abut the Roraback Wildlife Management Area. One of the parcels (approximately 90 acres next to the DEP Western Headquarters) has been approved for funding. We have been successful in working with the towns of Plymouth, Thomaston and the DEP's Land Acquisition Division to secure an approximate 45 acre parcel (Connecticut Water Company Land) that will protect Leadmine Brook and provide access to trout fishermen. We have a history of success, plus the strong commitment and experience to confidently complete this project with success.

3.0 LAND ACQUISITION PROJECTS

3.0a As specified under this section of the RSI (3.0a), the project properties should not be encumbered with a recreation or conservation restriction. We will not purchase any land with restrictions on public access.

3.0b We have provided documentation of the assessed value and property taxes (2006) for each of the primary and secondary properties (attached in Appendices). We

have made adjustments to these values to provide a reasonable estimate of fair market values for each parcel. These estimates are shown in Table 1.

3.0c. The RSI requests additional documentation (items 1-6 below), if available, but are not required as part of this application:

1. We have not provided any subdivision plans, because no subdivision plans are available for any property. Our project properties can not be built upon.

2. We have provided maps of Campville properties in relation to existing protected open space. These maps (copied from LHCEO's Naugatuck River Greenway study) are displayed in the Appendices.

3. We have not provided a letter of support from the Connecticut Historical Society and/or the Connecticut Historical Commission. However, we previously informed the State Historic Preservation Office of our intention to preserve the Campville Stretch in a natural condition. This was done by letter as a requirement for completing our DEP Recreational Trail Grant application. We do not know of any substantially important historical or archeological resources in the area, and we intend to keep the acquired lands natural and intact.

4. We have received a letter of support from Rick Lynn, the Planning Director of the Litchfield Hills Council of Elected officials, which is attached in the Appendices.

5. We do not have a commitment letter for maintenance costs as this item is not applicable. We hope that all maintenance will be performed by local volunteer groups.

6. We have not obtained sales commitments from land owners. We intend to obtain commitments as this project passes through the acceptance process (see Project Implementation Plan under section 1.2).

None of the project properties will have appraised values greater than \$500,000; therefore we intend to contract only one appraisal per parcel. We intend to obtain contractual appraisals once the project is approved for funding. We understand that the appraisals must meet federal standards, but that the Trustees reserve the right to modify the requirements. We also understand that contracted appraisals by a real estate appraiser, certified or licensed pursuant to CGS standards, will be obtained and presented in a full-self-contained appraisal report.

Please note that the Committee can provide full copies of all referenced documents to the Trustees upon request.

Campville Fishing Access, Part D.

Budget Narrative

Project planning, development, and implementation will be conducted on a completely volunteer basis by members of the Harwinton Open Space Committee. Thus, no salaries, overhead and benefits, and travel expenses are listed in the Budget Tables. Further, this is a land acquisition project that will not require supplies, materials or equipment. Thus, there are no costs budgeted in the tables for these items. It will be necessary to obtain contracted appraisals when the Committee receives NRD funding, and we have budgeted for that service. Our best estimate of appraisal costs for all properties of interest is approximately \$10,000. That cost will be incurred during the first fiscal year (2008-09), and is listed on Table D- 1 under C. contracted services. We have estimated fair market values for the properties we wish to acquire, and estimate that the project can be confidently completed with \$100,000 for purchasing ownership of five primary properties. That cost is shown on Budget Table D-1 under F, Other.

It should be noted that projected fair market costs for all primary and secondary properties totaled approximately \$260,000. We have budgeted \$100,000 to assure that we can complete the purchase of all primary properties. Also, we have asked for a relatively low amount of NRD funds to stay competitive with other proposals. However, we would ask the Trustees to allocate up to \$260,000 to our Committee, if there are surplus funds remaining after all other competing projects have been approved.

At this juncture, the Committee has no other contributions, either committed or non-committed, that can be contributed to the project. All monies required for project completion are to come from NRD funds. Thus, there are no expenses shown in Table D-2 under Other Contributions.

We do not expect cost overruns, since the cost of each parcel will be negotiated in advance. We will utilize NRD funds for the properties having the highest level of importance or feasibility of purchase. Lesser ranked properties will be purchased as funds remain. If substantial NRD funds are not used, they will be returned to the Trustees in the third Fiscal Year.

We do not expect to receive matching funds for this project and understand that our preparation of the RFP and the RSI are not reimbursable and can not be considered as match.

If additional properties in the Campville section remain under private ownership, the Committee may request any uncommitted funds that the Trustees may have after all of our funds have been expended.

TABLE 1. HOUSATONIC RIVER NRD FUNDING ALLOCATION BY FISCAL YEARS¹

PROJECT TITLE:	<i>Campeche Fishing Access</i>				
SPONSOR NAME:	<i>Town of Harwinton, Open Space Committee</i>				
EXPENSE CATEGORY (See App. A)	FISCAL YEAR 1 <i>2008-09</i>	FISCAL YEAR 2 <i>2009-10</i>	FISCAL YEAR 3	FISCAL YEAR 4	
	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds	
A. SALARIES	0	0	0	0	
B. OVERHEAD AND BENEFITS	0	0	0	0	
C. CONTRACTED SERVICES <i>for appraisals</i>	\$10,000				
D. SUPPLIES, MATERIALS AND EQUIPMENT	0				
E. TRAVEL	0				
F. OTHER (LIST) <i>Open Space Acquisition</i>	0	\$100,000			
G. OTHER (LIST)	0				
TOTAL BY FISCAL YEAR	1	2	3	4	
	\$10,000	\$100,000	0	0	0
GRAND TOTAL (sum of boxes 1+2+3+4)					
[This sum is the total NRD fund request and should match Part A, Budget Summary, Box 1]					\$110,000

¹ The fiscal year is July 1 – June 30. If the proposed project will be completed in one year, fill in only the column titled "Fiscal Year 1."

TABLE 2. PROJECT BUDGET SUMMARY BY TASK AND FUNDING SOURCE

PROJECT TITLE:	Campville Fishing Access							
SPONSOR NAME:	Town of Haverhill, Open Space Committee							
TASK ²	HOUSATONIC RIVER NRD FUNDS	OTHER CONTRIBUTIONS		TOTAL COST BY TASK				
		COMMITTED	NOT COMMITTED					
Contract Appraisals A.	\$10,000	\$0	\$0				\$10,000	
Purchase Properties B.	\$100,000	\$0	\$0				\$100,000	
C.								
D.								
E.								
F.								
G.								
TOTAL BY FUNDING SOURCE	5	\$110,000	6	\$0	7	\$0	8	GRAND TOTAL \$110,000

NOTES: Box 5 should be the same as the Grand Total indicated in Part D Table 1. Box 6 above should match Part A, Budget Summary, Box 2. Box 7 above should match Part A, Budget Summary, Box 3. Box 8 should match Part A, Budget Summary, Box 4

² The listed tasks should correspond with information provided in the Project Implementation Plan.

Appendices: A. Photos of the Naugatuck River.



The Naugatuck River in the Campville Area of Harwinton has clean water, is very scenic, and attracts many anglers who previously fished the Housatonic River.



Anglers using the Naugatuck River find good fishing for trout and broodstock Atlantic salmon, with some salmon weighing 20 pounds or more. These fish pose no health risks, contrary to the health risks posed by PCB-contaminated fish in the Housatonic River.

State expands greenway with section in Litchfield

BY CHRIS PARKER
REPUBLICAN-AMERICAN

LITCHFIELD — State officials on Friday named a section of the Naugatuck River from Route 118 to the Thomaston Dam as an official greenway.

It's a designation that will help the town and neighboring Harwinton secure grants to create trails and improve the health of river.

The announcement, made by state Department of Environmental Protection Commissioner Gina McCarthy at a ceremony in Old Lyme, comes exactly a year after she visited Torrington to declare a five-mile stretch of the river, from Stillwater Pond to Route 118 in Litchfield as a greenway.

Combined, the designated sections form a roughly 10-mile contiguous stretch of greenway from the Stillwater Pond to the Thomaston Dam.

"This is a significant stretch of the river," said Rick Lynn, planning director for the Litchfield Hills Council of Elected Officials, the organization Litchfield and Harwinton officials worked with to secure a designation. "This will help fos-

ter protection and appreciation of the river."

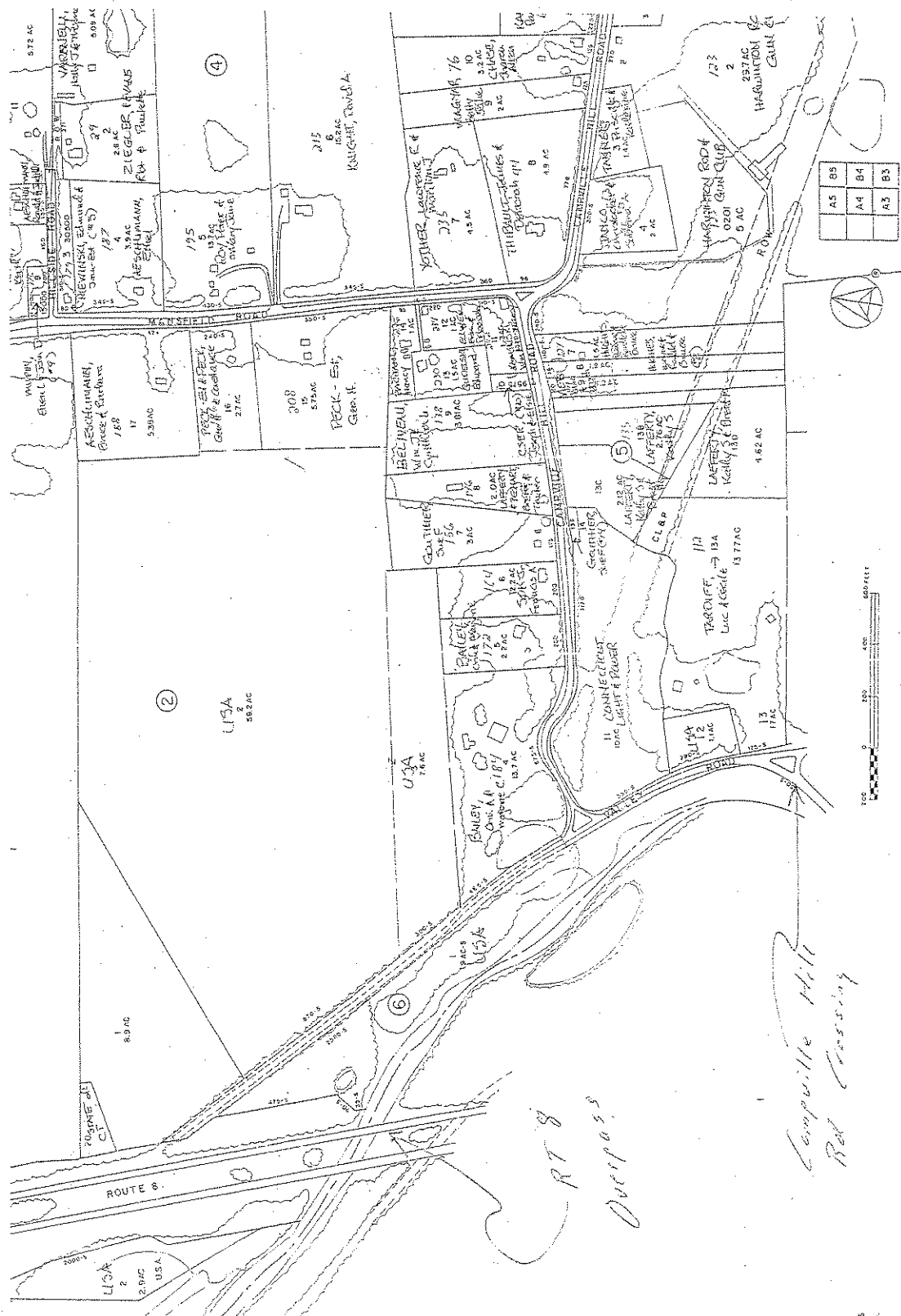
The newly designated section of the river winds along the Litchfield/Harwinton town border before flowing toward the Thomaston Dam.

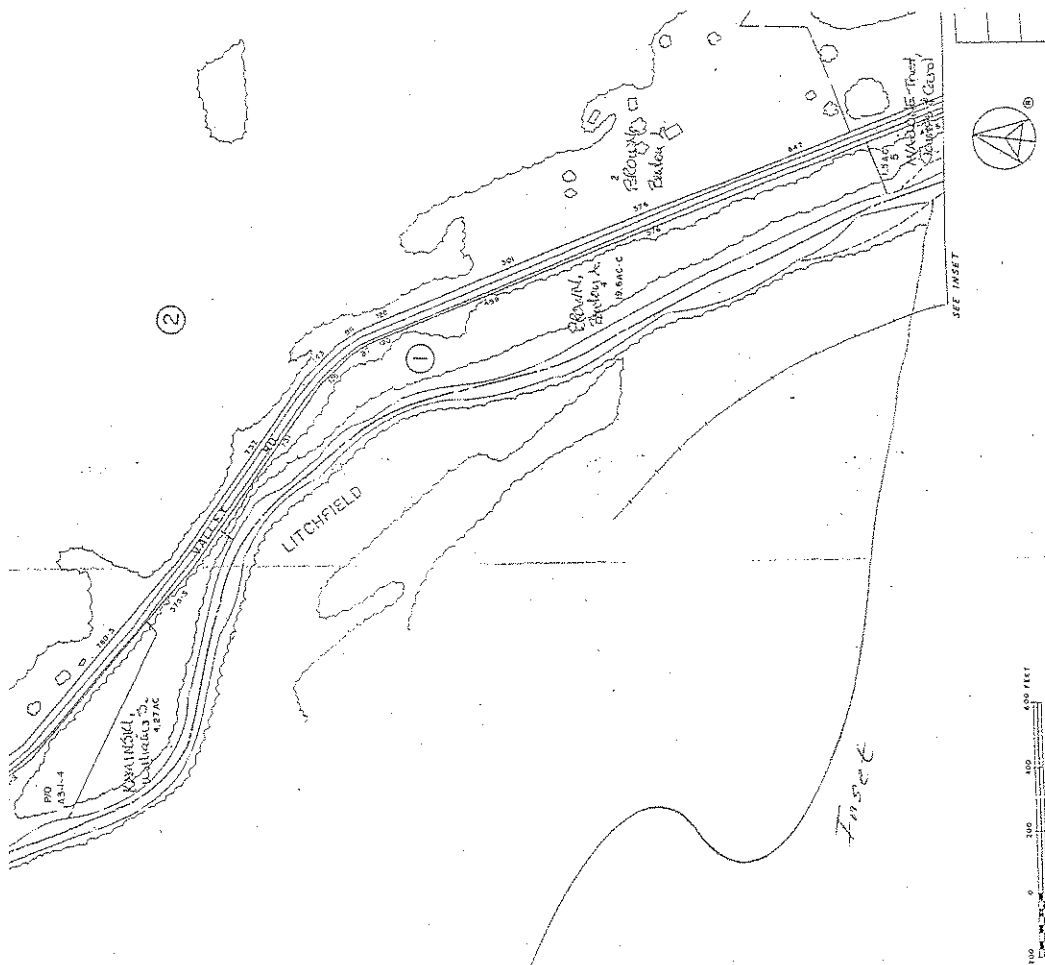
The greenway will be part of a regional initiative known as the Naugatuck River Greenway Project, an attempt by officials in towns along the river to create open space for public use. If completed in all municipalities along the river, it could run for a combined 40 miles to the Housatonic River in Derby.

In declaring the Litchfield/Harwinton segment a greenway, McCarthy, in a statement, called the Naugatuck River one of the most significant natural resources in the Litchfield Hills.

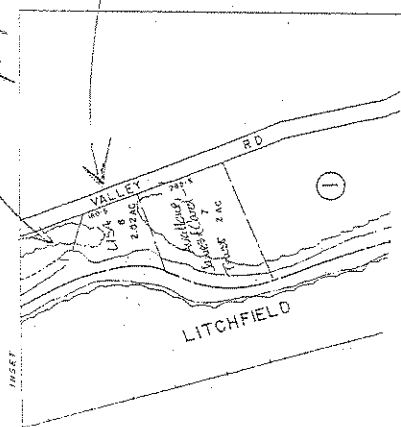
"In addition to its many natural resource characteristics and rich history, the river corridor has excellent potential for passive recreational development such as trails and improved fishing access," she said. "Designation of this section will provide an important link between previously-designated sections of the river to the north and south."

C. Harwinton Properties
 along the Naugatuck
 River Greenway, from
 the RT 8 overpass
 to the Thomaston
 Dam.





Lower portion
of property



HARWINTON, CONN.

601
15
50.2 AC
Self, Douglas P.

14 AC
51 AC
PRO 40 P 45
Baldwin L. & Son
15
42 AC
DANGER
Road Full

1102
5.89 AC
Sullivan
Bridges

669
1101
Bridges
Sullivan
Bridges

711
16
68.2 AC
K. B. B. & Son
f. Pond Cove

5
90 AC
Stanley

719
0008
G. B. B. & Son
Bridges

Property line Stanley
between Baldwin
and Stanley

BRADSHAW Tr.
Pond L. Jr.
②

BALDWIN, F.
2
13.9 AC

BRADSHAW, F.
1
7 AC

VALLEY - W.
James & Co.
①

④

⑤



TAX SYSTEM -----		NAME [ORIG]: KAMINSKI WILLIAM S		-
REAL ESTATE				
BILL NO	:200510001393	C/O		AS OF : 06/12/2007
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DISTRICT	:1	CHESHIRE	CT 06410-0000	DLQ INT: 0.00
MBL:	A3-01-0003	LOC:	VALLEY RD	TBEN: .00
VOL:	0105	PAGE:	0379	BEN YR: 0
REF TAX	: 0.00	-GROSS	2990 EXEMPT	0 NET 2990 -
REF INT	: 0.00	TYPE	CY	DATE
REF LIEN	: 0.00	P 81	01	07/31/2006
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INSTALLMENT-2	: 0.00			INTEREST 0.00
				LIEN 0.00
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LIEN+FEES DUE		0.00		
TAX DUE NOW		0.00		
TOTAL DUE NOW		0.00		
BALANCE AMOUNT		0.00		
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ENTER ANOTHER BILL NO OR A PART OF IT				

1490

SELLING PRICE
363636

PRINT DATE: 06/08/2007

25

REASON FOR ASSESSMENT CHANGE

LAND VALUATION										490 VALUATION			
		FRONTAGE 375.00 LF	SIZE	LAND RATE	SIZE ADJ.	TOPO/AMN	VALUE	TYPE	ACRES	VALUE			
CENSUS TRACT 2984	DEV. LOT	HOUSE LOT			0.79			FARM TOTAL					
		FRONT ACRES						FOREST TOTAL					
		EXCESS ACRES			5500			TOTAL 490 AMT					
		WASTE	4.27		1000	1.00							
		TOTAL (INC. 490)		4.27					SANITATION/WATER		TOPO		
ASSESSMENT HISTORY													
		NO.	CODE		NO.	CODE		NO.	CODE		NO.	CODE	
VACANT RES. LAND		4.27	51		2990								
TOTAL					2990								

TAX SYSTEM -----		NAME [ORIG]: BROWN BENTON A		-	
REAL ESTATE					
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DISTRICT	:1	HARWINTON	CT 06791-0000	DLQ INT:	0.00
MBL:	A3-01-0004	LOC:	VALLEY RD	TBEN:	.00
VOL:	0138	PAGE:	0526	BEN YR:	
		AMT:	0.00	COC ASM	0 EXMP: 0
REF TAX	: 0.00	-GROSS	1920	EXEMPT	0 NET 1920 -
REF INT	: 0.00	TYPE	CY	DATE	AMOUNT INTEREST LIEN
REF LIEN	: 0.00	P 81	02	09/05/2006	47.81 2.15 0.00
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INSTALLMENT-2	: 0.00				
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TOTAL TAX	: 47.81	-- LAST PAID:	09/05/2006	LAST ADJ:	Nil ---
INT DUE		0.00	ACCOUNT IS PAID IN FULL		
LIEN+FEES DUE		0.00			
TAX DUE NOW		0.00			
TOTAL DUE NOW		0.00			
BALANCE AMOUNT		0.00			
-- BILL:		TAXPAYER NAME:			
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ENTER ANOTHER BILL NO OR A PART OF IT					

[illegible]

LAND VALUATION										490 VALUATION			
		FRONTAGE	LF	SIZE	LAND RATE	SIZE ADJ.	TOPO/AMN	VALUE	TYPE	ACRES	VALUE		
CENSUS TRACT 2984	DEV. LOT	HOUSE LOT				0.79			FARM TOTAL				
		FRONT ACRES							FOREST TOTAL	19.60	2740		
		EXCESS ACRES				5500			TOTAL 490 AMT	19.60	2740		
		WASTE											
		TOTAL (INC. 490)		19.60						SANITATION/WATER		TOPO	
ASSESSMENT HISTORY													
		NO.	CODE		NO.	CODE		NO.	CODE		NO.	CODE	
USE ASSMT FOREST		19.60	62		1920								

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VOL	:0171	PAGE:0013	BEN YR:	AMT: 0.00
				COC ASM 0 EXMP 0
REF TAX	: 0.00	-GROSS	1050 EXEMPT	0 NET 1050 -
REF INT	: 0.00	TYPE	CY	DATE
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				LIEN 0.00
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LIEN+FEES DUE		0.00		
TAX DUE NOW		0.00		
TOTAL DUE NOW		0.00		
BALANCE AMOUNT		0.00		
-- BILL:		TAXPAYER NAME:		
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ENTER ANOTHER BILL NO OR A PART OF IT				

SIDE	LOCATION	CLASS	MAP / BLOCK / LOT	ZONING	CARD NO	UNIQUE ID
R-004	VALLEY RD		A3-01-0005	CRA-2	1 OF 1	77

OWNER OF RECORD	VOLUME / PAGE	DATE	SELLING PRICE
AVALLONE JAMES + CAROL TRUST 636 PINERIDGE CT DR TITUSVILLE FL 32780	0171/0013	05/02/2002	

[illegible]

PRINT DATE: 06/08/2007

27.09

REASON FOR ASSESSMENT CHANGE

	DEV. LOT									
	FRONTAGE	LF	SIZE	LAND RATE	SIZE ADJ.	TOPO/AMN	VALUE	TYPE	ACRES	VALUE
CENSUS TRACT 2984	HOUSE LOT				0.79			FARM TOTAL		
	FRONT ACRES			5500				FOREST TOTAL		
	EXCESS ACRES			1000	1.00			TOTAL 490 AMT		
	WASTE		1.50				1500	SANITATION/WATER		TOPO
	TOTAL (INC. 490)		1.50				1500			

	NO.	CODE		NO.	CODE		NO.	CODE
VACANT RES. LAND	1.50	51		1050				

NO.	CODE

TAX SYSTEM -----		NAME [ORIG]: AVALONE JAMES + CAROL TRUST		-
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ACCOUNT NO:	78	636 PINERIDGE CT	BANK	:
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VOL:	0171	PAGE:	0018	BEN YR: 0
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INSTALLMENT-1	:	34.86		
INSTALLMENT-2	:	0.00		
ADJUSTMENTS	:	0.00	NET PAID W/O ADJ:	34.86 0.00 0.00
TOTAL TAX	:	34.86	-- LAST PAID:	07/23/2006 LAST ADJ: Nil ---
INT DUE		0.00	ACCOUNT IS PAID IN FULL	
LIEN+FEES DUE		0.00		
TAX DUE NOW		0.00		
TOTAL DUE NOW		0.00		
BALANCE AMOUNT		0.00		

-- BILL: TAXPAYER NAME:

NEXT PAGE : ESC : F2=PRINT BILL,F3=DELQ NOTICE,F4=DELQ STAT.,F5&F6=BILLING

ENTER ANOTHER BILL NO OR A PART OF IT

SIDE	LOCATION	VALLEY RD	CLASS	MAP / BLOCK / LOT	ZONING	CARD NO	UNIQUE ID
R-006				A3-01-0007	CRA-2	1 OF 1	78
OWNER OF RECORD				VOLUME / PAGE	DATE	SELLING PRICE	
AVALLONE JAMES + CAROL TRUST				0171/0018	05/02/2002		
636 PINERIDGE CT				TITUSVILLE FL		32780	

[illegible]

TOTAL VALUE		REASON FOR ASSESSMENT CHANGE	
2000			
TOTAL ASSESSMENT			
1400			
REVALUATION DATE 10/01/2003			
PRINT DATE: 06/08/2007			

		LAND VALUATION					490 VALUATION					
		FRONTAGE	285.00	LF	SIZE	LAND RATE	SIZE ADJ.	TOPO/AMN	VALUE	TYPE	ACRES	VALUE
CENSUS TRACT 2984	DEV. LOT	HOUSE LOT					0.79			FARM TOTAL		
		FRONT ACRES								FOREST TOTAL		
		EXCESS ACRES				5500				TOTAL 490 AMT		
		WASTE			2.00		1000	1.00				
		TOTAL (INC. 490)			2.00					2000	SANITATION/WATER	

ASSESSMENT HISTORY								
	NO.	CODE		NO.	CODE		NO.	CODE
VACANT RES. LAND	2.00	51	1400					
TOTAL			1400					

TAX SYSTEM -----										NAME [ORIG]: BALDWIN MYRON L JR TRUSTEE										-
REAL ESTATE																				
BILL NO : 200510000116										C/O										AS OF : 06/12/2007
ACCOUNT NO: 101										141 GRISWOLD RD										BANK :
DISTRICT :										WETHERSFIELD										CT 06109-0000
MBL: B2-02-0003										LOC: WILDCAT HILL RD										DLQ INT: 0.00
VOL: 199/ PAGE: 919										BEN YR: AMT: 0.00										COC ASM
REF TAX : 0.00										-GROSS										8530
REF INT : 0.00										TYPE CY DATE										AMOUNT
REF LIEN : 0.00										P 81 01 07/12/2006										106.20
INSTALLMENT-1 : 106.20										P 81 09 03/14/2007										106.20
INSTALLMENT-2 : 106.20																				
ADJUSTMENTS : 0.00										NET PAID W/O ADJ: 212.40										4.78
TOTAL TAX : 212.40										-- LAST PAID: 03/14/2007										LAST ADJ: Nil
INT DUE										0.00										ACCOUNT IS PAID IN FULL
LIEN+FEES DUE										0.00										
TAX DUE NOW										0.00										
TOTAL DUE NOW										0.00										
BALANCE AMOUNT										0.00										

-- BILL: TAXPAYER NAME: --

NEXT PAGE : ESC : F2=PRINT BILL, F3=DELQ NOTICE, F4=DELQ STAT., F5&F6=BILLING

ENTER ANOTHER BILL NO OR A PART OF IT

[illegible][illegible]

TAX SYSTEM -----		NAME [ORIG]: JOHNSON ELDAH		-
REAL ESTATE				
BILL NO	:200510001346	C/O		AS OF : 06/12/2007
ACCOUNT NO:	1460	505 HILL RD		BANK :
DISTRICT :		HARWINTON	CT 06791-0000	DLQ INT: 0.00
MBL: B3-02-0005		LOC: HILL RD		TBEN: .00
VOL:0133 PAGE:0670	BEN YR:	AMT: 0.00	COC ASM	0 EXMP 0
REF TAX :	0.00	-GROSS	15100 EXEMPT	0 NET 15100 -
REF INT :	0.00	TYPE	CY	DATE
REF LIEN :	0.00	P 81	01	07/31/2006
INSTALLMENT-1 :	188.00			AMOUNT
INSTALLMENT-2 :	188.00			376.00
				INTEREST
				0.00
				LIEN
				0.00
ADJUSTMENTS :	0.00	NET PAID W/O ADJ:	376.00	0.00
TOTAL TAX :	376.00	-- LAST PAID: 07/31/2006	LAST ADJ: Nil	---
INT DUE		0.00	ACCOUNT IS PAID IN FULL	
LIEN+FEES DUE		0.00		
TAX DUE NOW		0.00		
TOTAL DUE NOW		0.00		
BALANCE AMOUNT		0.00		
-- BILL:		TAXPAYER NAME:		
NEXT PAGE : ESC : F2=PRINT BILL,F3=DELQ NOTICE,F4=DELQ STAT.,F5&F6=BILLING				
ENTER ANOTHER BILL NO OR A PART OF IT				

SIDE	LOCATION	VALLEY RD	CLASS	MAP / BLOCK / LOT	ZONING	CARD NO	UNIQUE ID
L-011				B2-02-0005	CRA-2	1 OF 1	3023
OWNER OF RECORD				VOLUME / PAGE	DATE	SELLING PRICE	
JOHNSON ELDAH ETAL				0210/0082	04/09/2007		
MYRON L BALDWIN JR TRUSTEE							
14 LEADWINE BROOK RD							
HARWINTON CT							
06791							

SHANLEY LLOYD JR ETAL+JOHNSON EL	199//920	08/23/2005	
SHANLEY LLOYD JR ETAL+JOHNSON EL	0192//757	08/25/2004	
SHANLEY LLOYD JR ETAL+JOHNSON EL	199//920		

LAND VALUATION						490 VALUATION				
	FRONTAGE	LF	SIZE	LAND RATE	SIZE ADJ.	TOPO/AMN	VALUE	TYPE	ACRES	VALUE
CENSUS TRACT 2984	HOUSE LOT				0.79			FARM TOTAL		
	FRONT ACRES							FOREST TOTAL	73.00	10220
	EXCESS ACRES							TOTAL 490 AMT	73.00	10220
	WASTE		17.00		1000	0.85				
	TOTAL (INC. 490)		90.00					SANITATION/WATER		TOPO
							14450			

	NO.	CODE		NO.	CODE		2003	NO.	CODE		2003	NO.	CODE		NO.	CODE
VACANT RES. LAND	17.00	51		10120	15.00	51		8930	17.00	51		10120				
USE ASSM'T FOREST	73.00	62		7150	73.00	62		7150	73.00	62		7150				

[illegible]

TAX SYSTEM -----		NAME [NEW]: HOCK PETER J SR			
REAL ESTATE		NAME [OLD]: SHANLEY LLOYD T JR ESTATE			
BILL NO	:200510002582	C/O		AS OF	: 06/12/2007
ACCOUNT NO:	1375	PO BOX 130		BANK	:
DISTRICT	:	THOMASTON	CT 06787-0000	DLQ INT:	0.00
MBL:	B1-01-0011	LOC:	HILL RD	TBEN:	.00
VOL:0207	PAGE:0701	BEN YR:	AMT: 0.00	COC ASM	0 EXMP 0
REF TAX	: 0.00	-GROSS	4200	EXEMPT	0 NET 4200 -
REF INT	: 0.00	TYPE	CY	DATE	AMOUNT INTEREST LIEN
REF LIEN	: 0.00	P 81	01	07/16/2006	104.58 0.00 0.00
INSTALLMENT-1	: 52.29				
INSTALLMENT-2	: 52.29				
ADJUSTMENTS	: 0.00	NET PAID W/O ADJ:	104.58	0.00	0.00
TOTAL TAX	: 104.58	-- LAST PAID:	07/16/2006	LAST ADJ:	Nil ---
INT DUE		0.00	ACCOUNT IS PAID IN FULL		
LIEN+FEES DUE		0.00			
TAX DUE NOW		0.00			
TOTAL DUE NOW		0.00			
BALANCE AMOUNT		0.00			

-- BILL: TAXPAYER NAME:

NEXT PAGE : ESC : F2=PRINT BILL,F3=DELQ NOTICE,F4=DELQ STAT.,F5&F6=BILLING

ENTER ANOTHER BILL NO OR A PART OF IT

SIDE	LOCATION	HILL RD	CLASS	MAP / BLOCK / LOT	ZONING	CARD NO	UNIQUE ID
R-066				B1-01-0011	CRA-2	1 OF 1	1375
OWNER OF RECORD				VOLUME / PAGE	DATE	SELLING PRICE	
HOCK PETER J SR				0207/0701	11/09/2006	4000	
PO BOX 130				THOMASTON CT		06787	

SHANLEY LLOYD T JR ESTATE	2001/787	09/22/2005	600
SHANLEY LLOYD T JR	0109/0434	06/26/1987	600

TOTAL VALUE	REASON FOR ASSESSMENT CHANGE
6000	

TOTAL ASSESSMENT 4200	
---	--

PRINT DATE: 06/08/2007

LAND VALUATION					490 VALUATION				
FRONTAGE	LF	SIZE	LAND RATE	SIZE ADJ.	TOPO/AMN	VALUE	TYPE	ACRES	VALUE
HOUSE LOT			75000	0.79			FARM TOTAL		
FRONT ACRES							FOREST TOTAL		
EXCESS ACRES			5500				TOTAL 490 AMT		
WASTE		6.00	1000	1.00		6000			
TOTAL (INC. 490)		6.00				6000	SANITATION/WATER		TOPO

	NO.	CODE	NO.	CODE	NO.	CODE	NO.	CODE
VACANT RES. LAND	6.00	51	4200					

[illegible]

TAX SYSTEM -----		NAME [ORIG]: HOCK CONRAD			
REAL ESTATE					
BILL NO	:200510001254	C/O		AS OF	: 06/12/2007
ACCOUNT NO:	3076	HILL RD		BANK	:
DISTRICT	:	HARWINTON	CT 06791-0000	DLQ INT:	0.00
MBL:	B1-01-0007	LOC:	HILL RD	TBEN:	.00
VOL:	0117	PAGE:	0449	BEN YR:	
		AMT:	0.00	COC ASM	0 EXMP
REF TAX	: 0.00	-GROSS	26250	EXEMPT	0
REF INT	: 0.00	TYPE	CY	DATE	AMOUNT
REF LIEN	: 0.00	P 81	01	07/31/2006	326.82
INSTALLMENT-1	: 326.82	P 81	07	01/31/2007	326.82
INSTALLMENT-2	: 326.82				
ADJUSTMENTS	: 0.00	NET PAID W/O ADJ:	653.64	0.00	0.00
TOTAL TAX	: 653.64	-- LAST PAID:	01/31/2007	LAST ADJ:	Nil
INT DUE		0.00	ACCOUNT IS PAID IN FULL		
LIEN+FEES DUE		0.00			
TAX DUE NOW		0.00			
TOTAL DUE NOW		0.00			
BALANCE AMOUNT		0.00			
-- BILL:		TAXPAYER NAME:			
NEXT PAGE : ESC : F2=PRINT BILL,F3=DELQ NOTICE,F4=DELQ STAT.,F5&F6=BILLING					
ENTER ANOTHER BILL NO OR A PART OF IT					

SIDE	LOCATION	HILL RD	CLASS	MAP / BLOCK / LOT	ZONING	CARD NO	UNIQUE ID
R-070				B1-01-0007	CRA-2	1 OF 1	3076
OWNER OF RECORD				VOLUME / PAGE	DATE	SELLING PRICE	
HOCK CONRAD				0117/0449	07/13/1989		5000
HILL RD		HARWINTON CT	06791				

[illegible]

37500

REASON FOR ASSESSMENT CHANGE

TOTAL ASSESSMENT

26250

REVALUATION DATE 10/01/2003

PRINT DATE: 06/08/2007

[illegible]

TAX SYSTEM -----		NAME [ORIG]: HOCK GAIL		-
REAL ESTATE				
BILL NO	:200510001258	C/O		AS OF : 06/12/2007
ACCOUNT NO	:3092	833 HILL RD		BANK :
DISTRICT	:	HARWINTON	CT 06791-0000	DLQ INT: 0.00
MBL	: B1-01-0006	LOC:	HILL RD	TBEN: .00
VOL	:0145	PAGE	:0615	BEN YR:
		AMT:	0.00	COC ASM
REF TAX	: 0.00	-GROSS	4170	EXEMPT
REF INT	: 0.00	TYPE	CY	DATE
REF LIEN	: 0.00	P 81	01	08/01/2006
INSTALLMENT-1	: 51.92	P 81	07	01/31/2007
INSTALLMENT-2	: 51.92			
ADJUSTMENTS	: 0.00	NET PAID W/O ADJ:	103.84	0.00
TOTAL TAX	: 103.84	--- LAST PAID:	01/31/2007	LAST ADJ: Nil
INT DUE		0.00	ACCOUNT IS PAID IN FULL	
LIEN+FEES DUE		0.00		
TAX DUE NOW		0.00		
TOTAL DUE NOW		0.00		
BALANCE AMOUNT		0.00		
-- BILL: TAXPAYER NAME: ---				
NEXT PAGE : ESC : F2=PRINT BILL,F3=DELQ NOTICE,F4=DELQ STAT.,F5&F6=BILLING				
ENTER ANOTHER BILL NO OR A PART OF IT				

SIDE	LOCATION	HILL RD	CLASS	MAP / BLOCK / LOT	ZONING	CARD NO	UNIQUE ID
R-072				B1-01-0006	CRA-2	1 OF 1	3092

OWNER OF RECORD	VOLUME / PAGE	DATE	SELLING PRICE
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PRICE OWNER INFORMATION

HOCK, PETER	0120/0746	07/19/1990	
SHANLEY, LLOYD JR. ETAL	0079/0082	08/07/1974	

SHANLEY, LLOYD JR. ETAL	0079/0082	08/07/1974
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[illegible][illegible]

TOTAL ASSESSMENT

PRINT DATE: 06/08/2007

CENSUS TRACT	DEV. LOT	FRONTAGE	LF	SIZE	LAND RATE	SIZE ADJ.	TOPO/AMN	VALUE	TYPE	ACRES	VALUE
		HOUSE LOT			75000	0.79			FARM TOTAL		
		FRONT ACRES							FOREST TOTAL		
		EXCESS ACRES			5500				TOTAL 490 AMT		
		WASTE		5.96	1000	1.00					
2984											
		TOTAL (INC. 490)		5.96				5960	SANITATION/WATER		TOPO

	NO.	CODE	NO.	CODE	NO.	CODE	NO.	CODE
VACANT RES. LAND	5.96	51	4170					

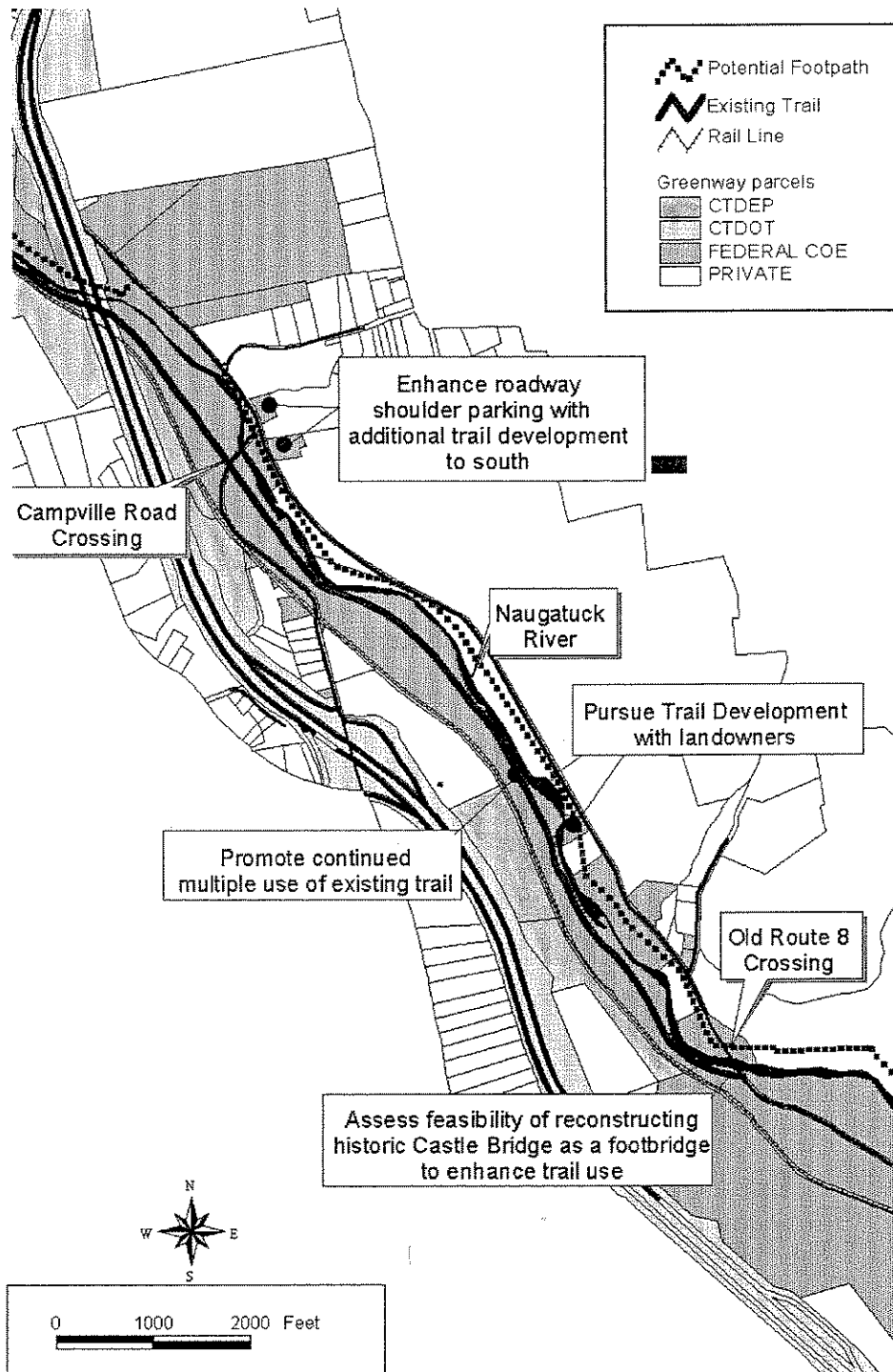
[illegible][illegible]

Naugatuck River Greenway Study



GIS Mapping by LHCEO

Trail Plan Section Two

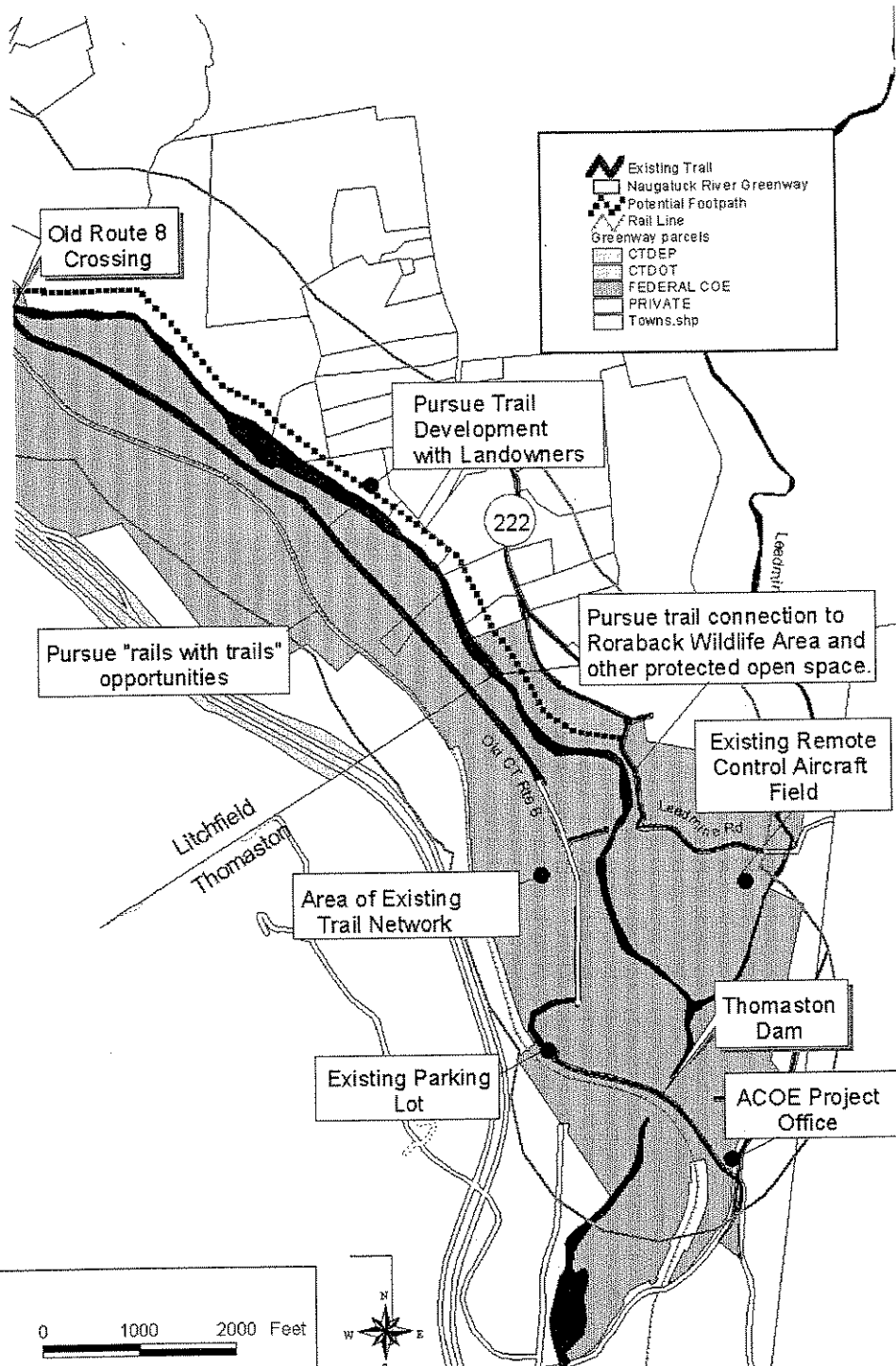


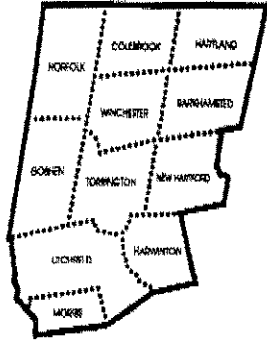
Naugatuck River Greenway Study



GIS Mapping by LHCEO

Trail Plan Section Three





LITCHFIELD HILLS COUNCIL OF ELECTED OFFICIALS

42 North Street, P.O. Box 187, Goshen, Connecticut 06756 Tel: 860/491-9884 Fax: 860/491-3729

Michael Fox, 379-8285
Barkhamsted First Selectman

Jerome Rathbun, 379-3359
Colebrook First Selectman

Robert Valentine, 491-2308
Goshen First Selectman

Wade Cole, 653-6600
Hartland First Selectman

Frank Chlaramonte, 485-9051
Harwinton First Selectman

Leo Paul, Jr., 567-7550
Litchfield First Selectman

Philip Birkett, 567-7430
Morris First Selectman

William Baxter, 379-3389
New Hartford First Selectman

Susan Dyer, 542-5829
Norfolk First Selectman

Ryan Bingham, 489-2228
Mayor of Torrington

Maryann Welcome, 379-2713
Mayor of Winchester

PLANNING DIRECTOR
Richard Lynn, 491-9884

June 12, 2007

Mr. Michael J. Powers
CTDEP – Inland Fisheries Division
Housatonic River Natural Resources Restoration Project
79 Elm Street
Hartford, CT 06106-5127

Dear Mr. Powers:

The Litchfield Hills Council of Elected Officials has unanimously voted to endorse the Town of Harwinton's application for funding under the Housatonic River Natural Resources Restoration Project for the proposed "Naugatuck River Access Enhancement Project".

In July 2006, the LHCEO completed a "Naugatuck River Greenway Assessment" for that section of the River bordering Harwinton and Litchfield. Enhancing river access and trail development along Valley Road in Harwinton as proposed by this project is specifically recommended in the LHCEO's report, and the LHCEO is very pleased that Harwinton officials are pursuing this river enhancement project.

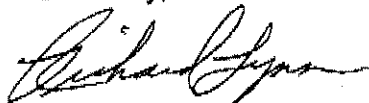
As detailed in the town's application, the project consists of acquiring several properties along Valley Road with river frontage to enhance opportunities for fishing and riverside walking.

Just this month, this section of the Naugatuck River was designated as an official State Greenway and it has exceptional potential for improved passive recreational use and enjoyment. As a subwatershed of the Housatonic River main stem, this section of the Naugatuck River offers a unique opportunity to replace natural resource service benefits injured by PCB's on the main stem. For example, a health advisory has been issued for the Housatonic River main stem that warns against eating fish because of the PCB contamination. No such advisory has been issued for the Naugatuck River. Thus, by enhancing access to fishing along the Naugatuck River for those who wish to consume their catch, the proposed project will replace a service not now available along the Housatonic River main stem.

As stated in the LHCEO's "Naugatuck River Greenway Assessment", the Naugatuck River is one of the most significant natural resources in the regional area. We urge approval of the Town of Harwinton's application by the Connecticut Trustee SubCouncil to enhance public access, enjoyment, and passive recreational use of the River.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Lynn", written in a cursive style.

Richard Lynn, AICP
Planning Director

cc: LHCEO Members