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GRANT APPLICATION

Housatonic River Natural Resources Restoration Project
Request for Supplemental Information

Halfway River Fishery Access
Newtown, CT

Application Submitted by:
The Town of Newtown



00070

Housatonic River Basin Natural Resources Restoration Project
Natural Resources Trustee SubCouncil for Connecticut

Request for Supplemental Information (RSI)

- PART A** **SPONSOR AND PROJECT SUMMARY FORM**
- PART B.** **PROJECT ABSTRACT**
- PART C.** **PROJECT NARRATIVE**
- PART D.** **PROJECT BUDGET NARRATIVE and FORMS**

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

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.

- | | |
|--|--|
| <input type="checkbox"/> Private individual | <input checked="" type="checkbox"/> Municipal government |
| <input type="checkbox"/> Non-profit organization | <input type="checkbox"/> Corporation or Business |
| <input type="checkbox"/> State government | <input type="checkbox"/> County government |
| <input type="checkbox"/> Federal government | <input type="checkbox"/> Academic Institution |
| <input type="checkbox"/> Tribal government | <input type="checkbox"/> Other (explain) |

Authorized Representative of Sponsor

Name

Herb Rosenthal

Title

First Selectman, Town of Newtown

Address

Edmond Town Hall, 45 Main Street

City **State** **Zip**

Newtown CT 06470

Phone

203-270-4201

Email

first.selectman@newtown-ct.gov

Contact Person (if different from Authorized Representative):

Name

Title

Address

City **State** **Zip**

Phone

Email

Project Name Provide a brief working name:

Halfway River Fishery 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: Newtown, CT

Longitude for approximate center of project area: 73 11' 55" W

Latitude for approximate center of project area: 41 23' 20" N

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

Purchase 12-acre property with more than 1200 feet of frontage along the Halfway River - a high quality tributary of the Housatonic River - to provide public access for angling and passive recreational uses. The property is located upstream of Derby Dam in the Housatonic Watershed and contains robust populations of wild brown trout, considered by the DEP as a "rare resource on a statewide scale". This project will promote the recreational enjoyment of these resources by both ensuring their protection and by actively increasing fishing opportunities and other passive uses of the property.


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 \$326,400	2. From Part D, Table 2, Box 6 \$2000	3. From Part D, Table 2, Box 7 \$8000	4. From Part D, Table 2, Box 8 \$336,400
Amount of Other Contributions to Be Considered as Cost-Matching to NRD Fund Request			
5. \$10,000			

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.



Signature of Sponsor or Sponsor Representative

6/15/07

Date

Herbert C. Rosenthal
Name of Sponsor or Sponsor Representative
(Type or print clearly)

PART B. PROJECT ABSTRACT

This proposal represents a collaborative effort between the Town of Newtown and The Trust for Public Land to acquire and preserve a 12-acre property, which is currently on the market, that has more than 1200 feet of frontage along the Halfway River. The acquisition would permanently protect the riparian and aquatic habitat of the Halfway River – a tributary of the Housatonic River – and provide public access for recreational fishing and for other passive uses of the streamside property.

The Halfway River contains robust wild populations of brown trout in a river with high surface water quality (rated A by the Connecticut Department of Environmental Protection). The DEP's Inland Fisheries Division characterizes the fish populations in this section of the stream as "a rare resource on a statewide scale". In addition the project is located upstream of Derby Dam in the Housatonic watershed – an area prioritized for project proposals, and thus, highly rated by the CT SubCouncil. The project also includes plans to create an entrance to the property and parking area along the highly traveled Route 34, and to upgrade existing trails in the riparian area that access the river. These actions will facilitate the use and enjoyment of these important natural resources and improve access to the myriad recreational opportunities the property provides.

PART C. PROJECT NARRATIVE

1.0 GENERAL DESCRIPTION

1.1 *Project Goals and Objectives*

This project proposes that the Town of Newtown, with the support of this grant program and with the professional assistance of The Trust for Public Land, acquire a 12-acre parcel of land that has more than 1200 feet of frontage along the Halfway River – a tributary of the Housatonic River. The acquisition would permanently protect the riparian and aquatic habitat of the Halfway River and provide public access to a high quality and rare wild trout fishery. As a result, this particular project falls primarily under the following Restoration Priority Category: "Restoration/Enhancement of Recreational Uses of Natural Resources".

The proposed project would satisfy the CT SubCouncil's goals (as described in the Request for Proposals) by acquiring riparian and aquatic habitat equivalent or superior to those damaged by contamination of PCBs, by replacing recreational fishing opportunities lost as a result, and by enhancing the recreational uses of the natural resources on the property. The Halfway River contains strong wild populations of brown trout in a river with high surface water quality (rated A by the Connecticut Department of Environmental Protection¹), providing superb angling opportunities. In fact, the DEP's Inland Fisheries Division conducted electrofishing sampling in 1991 just downstream from the subject property. During this time, plans were being developed for the management of the State's highest quality wild trout populations and this section of stream was identified as a strong candidate. According to

¹ A Class A designation is defined as "Designated for habitat for fish and other aquatic life and wildlife; potential drinking water supplies; recreation; navigation; and water supply for industry and agriculture."

Michael Humphries, DEP Fisheries Biologist, the State decided to hold off because public access was "intermittent and unclear at the time" (See letter of support included in the appendix to this application).

This proposed acquisition, however, would resolve this issue of public access and provide anglers with an opportunity to fish one of the State's highest quality fisheries with "consistent natural reproduction and consistently good numbers of catchable-size fish" (Michael Humphreys). To improve public access, the project also includes plans to create an entrance to the property and parking area along the highly traveled Route 34, and by upgrading existing trails in the riparian area that access the river. These actions will facilitate the use and enjoyment of these invaluable natural resources by area residents and Connecticut anglers.

1.2 Project Scope and Project Implementation Plan

In order to complete the proposed project, The Trust for Public Land (TPL)² must reach agreement with the private landowner to secure the 12-acre parcel, which is currently on the market. An offer has already been submitted to the attorney of the landowner and preliminary discussions are underway.

Once the Purchase and Sale Agreement is signed, The Trust for Public Land would perform all due diligence on the property, including a Phase I Environmental Assessment, prior to sale. In anticipation of conveying the land to the Town of Newtown, The Trust for Public Land will also work with the Town to assemble the funding needed to purchase this property for conservation purposes.

Notably, the acquisition of the subject property has already been recommended by the Town's Conservation Commission to the Board of Selectman, as is required for any land purchases by the Town. As a result, the potential exists for the Town to use a portion of the funds available in its land acquisition account as a match to the funds requested in this grant application. To do so, the Town must secure all regulatory approvals from the relevant Town Boards and Commissions and from the Town's Legislative Council. It should be noted, however, that the Town intends to pursue this acquisition only if grant funds are awarded through this program.

Once the necessary funds are assembled (assuming grant funds are received), due diligence is completed to the satisfaction of TPL, and required approvals secured, The Trust for Public Land would convey the land to The Town of Newtown. Once the land is under the ownership of the Town, work would begin on site to improve access to the river. This work includes the creation of an entrance and parking area off of Route 34 and improvements to the existing trails that access the river.

If funds are awarded through this grant program, it is anticipated that the sale of the land would be completed by the end of 2008, with improvements outlined above to begin shortly thereafter.

² The Trust for Public Land (TPL), a national nonprofit land conservation organization, acts an independent third party in land transactions, conducting negotiations with private landowners for the sale of property for conservation purposes. TPL will conduct negotiations with the landowner, will work with the Town to assemble the funds necessary to purchase the lands for open space and recreational purposes, ultimately conveying the land to the Town of Newtown.

2.0 EVALUATION CRITERIA NARRATIVE

1. Does the proposal contain the information identified by the CT SubCouncil as set out in the "Instructions for the Preparation and Submission of Restoration Project Proposals"?

Yes, the proposal contains one original and six copies of the completed Sponsor and Project Summary Form, Project Abstract, Project Narrative, Project Budget Narrative, Project Location, and relevant supplemental materials.

2. Does the Proposed Project restore, rehabilitate, replace, and/or acquire natural resources or natural resource services equivalent to those that were injured by the release of PCBs or other hazardous substances from the GE facility at Pittsfield, MA?

Yes, the proposed project - the acquisition of this property along a tributary of the Housatonic River - will permanently protect the riparian and aquatic habitat of the Halfway River (rated A for surface water quality), provide public access to a wild brown trout fishery, and replace the recreational fishing damaged by the release of PCBs and other hazardous substances. The natural and recreational resources at this site are equivalent or superior to those impacted by contamination in the upper Housatonic River.

3. Is the Proposed Project, or any portion of the Proposed Project, an action that is presently required under other federal, state, or local law, including, but not limited to, enforcement actions?

No.

4. Is the Proposed Project inconsistent with any federal, state, or local law or policy?

No.

5. Will the proposed project, or any portion of the proposed project, be inconsistent with any ongoing or anticipated remedial actions in the Housatonic River watershed?

No.

2.1 Relevance and Applicability of Project

2.1.1 Location of Project

The subject property is located upstream of Derby Dam within the upper Housatonic watershed, along the Halfway River in Newtown, CT. The property, located approximately ½ mile from the main stem of the Housatonic River, borders Route 34 to the north. The latitude and longitude of the approximate center of the project site are 41 23' 20" N and 73 11' 55" W respectively. The maps included with this application provide further detail.

2.1.2 Natural Recovery Period

This project proposal does not include physical restoration work within a particular habitat; thus, this question is not applicable. The purpose of the proposal is to acquire and permanently protect natural resources that are equivalent or superior to those injured by the release of PCBs and other hazardous substances.

2.1.3 Sustainable Benefits

The proposed project will permanently protect riparian and aquatic habitat and fishing opportunities along the Halfway River - a tributary of the Housatonic River. Acquiring this property for conservation purposes will help to protect the high surface water quality and associated fishing habitat of the Halfway River. The project also includes to plans to create an entrance and parking area along Route 34 and to upgrade existing trails in the riparian area, which will serve to enhance public access to this important wild brown trout fishery and facilitate the use and enjoyment of the property by area residents and Connecticut anglers.

The Town of Newtown will manage the property in perpetuity for its recreational benefit.

2.1.4 Magnitude of Ecological Benefits

The proposed acquisition will provide permanent protection to the aquatic and riparian habitat along the Halfway River, a tributary of the Housatonic River. According to the Michael Humphrey's of the DEP's Inland Fisheries Division, the subject area contains robust wild populations of brown trout, which he considers to be "a rare resource on a statewide scale". The State considers these wild fisheries as especially valuable because "they are completely renewable, with no cost of stocking, and because wild trout are deemed by many to be superior to stocked trout" (See letter of support from Michael Humphreys included in the appendix to this application.)

According to data collected over the last seven years from the Halfway River, the populations of wild brown trout have remained strong and remain high relative to most other streams in Connecticut. Notably, the Connecticut DEP considers this section of stream as a strong candidate for managing it as a Class I Wild Trout Management Area, especially if additional public access to this high quality fishery is secured. Thus, this project provides a unique opportunity for the State to resolve the issue of public access to this robust fishery. In addition, eliminating development on this parcel will help to sustain the high water quality of the tributary - protecting the populations of wild brown trout - and in turn, will positively impact the Housatonic River into which it drains.

In addition the project is located upstream of Derby Dam in the Housatonic watershed - an area prioritized for project proposals, and thus, highly rated by the CT SubCouncil.

2.1.5 Magnitude of Recreational Benefits

With 1200 feet of frontage along the Halfway River, and located approximately ½ mile from the main stem of the Housatonic River, the subject property would provide the needed public access for anglers to enjoy a robust population of wild brown trout. These populations are incredibly valuable as they do not require stocking and are considered superior by most anglers to stocked trout. In fact, due to the high quality of this section of the Halfway River, the DEP considers this section of stream as a strong candidate for being managed as a Class I Wild Trout Management Area - especially if the issue of public access were resolved. This project, therefore, provides a unique opportunity for the State to maximize this resource and provide Connecticut anglers access to this rare fishery.

According to data collected by Michael Humphreys of the DEP, the populations of wild brown trout have remained strong over the last seven years, with "consistently good numbers of catchable size fish". From 2000 - 2006, wild trout per kilometer of stream has ranged from 636 - 1018 - numbers which reflect the

quality and consistency of the angling opportunities offered by the Halfway River. A copy of this data is included in the appendix to this application.

To improve access to the River and the fishing opportunities, the project proposal also includes plans to create a 60 x 20 ft parking area on the subject property along the highly traveled Route 34 and to upgrade the existing trails on the property that travel to and along the riparian area. These actions will facilitate the recreational use of the parcel by anglers and other area residents. Finally, this proposal conforms with goals identified in the State of CT Plans of Conservation and Development, in that it provides "New water-based recreation sites that are consistent with other resource protection requirements".

2.2 Technical Merit

2.2.1 Technical/Technological Feasibility

The project will rely on the capacity and expertise of The Trust for Public Land in completing land transactions, such as the one described in this proposal, that permanently protect properties with high conservation value. Nationwide, TPL – a nonprofit land conservation organization – has protected over 2.2 million acres of land.

To successfully complete the project, TPL will:

- a) negotiate and enter into a contract with the private landowner for the sale of their land,
- b) conduct the due diligence on the property,
- c) secure adequate funds necessary to purchase the property for the agreed upon price
- d) obtain all necessary approvals from the Town of Newtown's Executive Boards and Commissions to convey the land to the Town

This conservation effort enjoys broad political support within the Town (including support from the Board of Selectmen, town staff in the Land Use Office, Inland Wetlands Commission, and Conservation Commission). The Conservation Commission, as stated in a letter included with this application, identified the Halfway River property as one its priority parcels for acquisition.

2.2.2 Adverse Environmental Impact

The proposed project will not have any significant environmental impact. The only environmental impact that will result from the project is from the creation of the entrance to the property along Route 34. This impact will be small and offset by the benefit of increasing access to the property for fishing and other recreational uses.

2.2.3 Human Health and Safety

The proposed project does not pose any risk to human health and safety.

2.2.4 Measurable Results

As the project is a land acquisition and does not include typical restoration work, there is no associated monitoring and restoration work. The success of the project, however, could be measured if the site were included for management by the State as a Wild Trout Management Area (WTMA). As mentioned above, the site contains the ecological characteristics necessary for management as a WTMA; however, the DEP has held off due to lack of public access to this wild fishery. If this project is funded through this grant program, there is strong potential that the State would reconsider the site, managing it as a Class I WTMA (no stocking, catch-and-release). Such a decision would affirm the value of the site and its importance to the state from an ecological and recreational perspective.

2.3 Project Budget

2.3.1 *Relationship of Expected Costs to Expected Benefits*

The primary cost associated with this project is for the land itself, currently on the market for \$299,000. The other project costs are modest and include costs for upgrades and the required due diligence. In total, the budget for this project is approximately \$326,400 (see attached budget for further detail).

The acquisition would provide important recreational and ecological benefits, including the permanent protection of aquatic and riparian habitat along a River with consistently strong populations of naturally-reproducing brown trout. For a relatively small price, public access would be secured to a section of River that the State has considered for management as a Wild Trout Management Area and would replace those lost as a result of the contamination of PCBs in the Housatonic River. The project would benefit both the local community and, more broadly, Connecticut anglers seeking access to a rare statewide resource.

2.3.2 *Implementation-Oriented*

The proposed project will provide benefit to the community in a relatively short time frame, as compared with other projects that may extend out over years. The project would close when grant funds from this announcement are made available and the Town of Newtown would begin to work on the minor improvements to the site, as discussed in this proposal. When complete, the public would have easy access to a high quality fishery within the Housatonic watershed.

2.3.3 *Budget Justification and Understanding*

See part D for a full description of project costs.

2.3.4 *Leveraging of Additional Resources*

Many of the costs associated with this project will be borne by The Trust for Public Land, a nonprofit organization that supports itself through donations from individuals, corporations, and foundations. The donations to the organization cover such costs as staff time on the project, as is needed to complete this land transaction. The Town of Newtown has also invested in the appraisal of the property.

The Town of Newtown may also apply to the State of Connecticut's Open Space and Watershed Land Acquisition grant program to defray a portion of the cost for the purchase of the land.

2.3.5 *Comparative Cost Effectiveness*

N/A

2.4 Socioeconomic Merit

2.4.1 *Community Involvement and Diversity*

The property, once purchased, would provide public access to the Halfway River for fishing and other passive recreational opportunities. As stated above, the plans include the creation of an entrance to the property from Route 34 and the improvement of existing trails that access the River. This will facilitate the use and enjoyment of the streamside property by Newtown and area residents.

2.4.2 Adverse Socioeconomic Impacts

There are no adverse socioeconomic impacts associated with this proposed project.

2.4.3 Coordination and Integration

This proposal represents a collaborative effort between the Town of Newtown and The Trust for Public Land to preserve this valuable property along the Halfway River, thus complying with the stated goals from the Newtown and State of Connecticut Plans of Conservation and Development.

The Town of Newtown's Conservation Commission has identified the Halfway River property as a priority for acquisition, as it conforms with numerous goals outlined in the town's Plan of Conservation and Development. The Plan stated goals include the following:

- "Where feasible, create a network of buffers and greenways along watercourses to permit resource protection and public access"
- "Achieve and protect high water quality classifications throughout Newtown."
- "Continue to preserve and protect Inland Wetlands and Watercourses from potential sources of contamination or development."
- "Conserve and protect natural systems and their functions in order to maintain indigenous wildlife and plant life."

The acquisition and permanent protection of this streamside property also advances the stated goals in the Regional Plan, drafted by the Housatonic Valley Council of Elected Officials. This includes the following:

- "Protect the long term health of the region's water resources"
- "Acquire ample open space and develop recreational opportunities for the region's future populations"

The Connecticut Plan of Conservation and Development outlines the state's objectives and goals for open space preservation. According to the Plan, the state has set a goal of having 21% of the state's land preserved as open space by the year 2023. The Plan also emphasizes support for the following: "New water-based recreation sites that are consistent with other resource protection requirements" (p.57). This property along the Halfway River would advance the state's goals for open space protection and would provide valuable river access for recreational purposes.

The permanent protection of the Halfway River property fulfills statewide, regional, and local objectives, as outlined in the excerpts above. This acquisition would protect valuable land along the Halfway River, creating recreational opportunities and permanently protecting important aquatic and riparian habitat. By eliminating the potential for development, this acquisition would also help to ensure the water quality of the Housatonic River, and in turn promote the health of the habitat for area wildlife.

2.4.4 Public Outreach

The property, when purchased, will be added to the Town's list of open space and will be promoted for its recreational value. The Town's land use office will update and post maps on the website that clearly depict the site as publicly-accessible Town-owned land. The Town will also rely on conservation groups, such as Trout Unlimited, to disseminate information to its membership about the site and the fishing opportunities it provides.

2.5 Applicant Implementation Capacity

2.5.1 Technical Capacity of Applicant and Project Team

This proposal represents a collaborative effort between the Town of Newtown and The Trust for Public Land to acquire and preserve a 12-acre property along the Halfway River.

The Trust for Public Land, a national nonprofit land conservation organization, brings over 35 years of experience in protecting land for people to enjoy as parks and open space. In a typical land transaction, TPL's services include the negotiation with the private landowner, real estate due diligence (including contracting appraisal work, title and environmental review), assembling funds for purchase, and the project closing.

TPL Staff Resources brought to bear on a project generally include:

- Project Manager with direct responsibility for the success of the project.
- Staff Attorney who will draft legal documents necessary including Purchase and Sale Contracts.
- Senior Project Manager/Director of Projects oversees project work and assists with difficult issues or problems that arise.
- Project Associate assists with grant writing, due diligence work and town campaign work.
- Public Affairs Manager assists with press releases and public outreach efforts.

TPL, who has successfully protected 2.2 million acres of land nationwide, is supported by charitable donations from individuals, corporations, and foundations.

The Town of Newtown has demonstrated broad support for conservation and the protection of open space. Newtown currently maintains over 3000 acres of Town-owned open space and voters passed a \$10 million lump sum authorization in 2005 to purchase additional open space (contingent upon required town approvals). The Town entities involved with the acquisition and management of open space can be summarized as follows:

- The Board of Selectmen and Legislative Council are tasked with the actual land purchases, including the official approvals for acquisitions of open space and referrals to the Planning and Zoning Commission for the 8-24 approval (as required under CT General Statutes).
- The Conservation Commission identifies opportunities for acquisitions with high conservation value and also makes recommendations regarding the long-term use of existing Town open space.

- The Conservation Official (from the Town's Land Use Agency) shepherds the land acquisition process, utilizes GIS mapping resources as needed, and undertakes much of the grant writing to defray the cost of the Town's open space purchases.
- The Parks and Recreation Department carries out the day-to-day-management of the Town parks and open space.

It should be also noted that the Town of Newtown and The Trust for Public Land are currently working together on another conservation project, which will permanently protect the last operating dairy farm in Fairfield County.

2.5.2 Administrative Capacity of Applicant and Project Team

As stated above, The Trust for Public Land brings significant resources to bear on a conservation project, including administrative support from TPL's regional office as well as support the Project Manager and Project Associate in TPL's Connecticut office. The project staff deal with the logistics of appraisals and due diligence, and TPL's legal counsel on the project drafts all necessary legal documents pertaining to the purchase and sale of the property.

The Town of Newtown's administrative capacity includes the Conservation Official and other staff within the Land Use Agency and members of the Conservation Commission, with tasks of each outlined above.

2.5.3 Project Commitments

The subject property is on the market (listed at \$299,000) and The Trust for Public Land has had preliminary discussions with the lawyer of the landowner. The Town of Newtown strongly supports this acquisition, as the parcel is highly rated by the Town's Conservation Commission. The Town, however, intends to pursue the acquisition only if grant funds are awarded through this program.

3.0 LAND ACQUISITION PROJECTS

The appendix to this document includes maps of the subject property as well as a copy of the listing for the property. An appraisal for the property was ordered by The Town of Newtown and is being completed.

PART D. PROJECT BUDGET NARRATIVE AND FORMS

Budget Narrative:

The primary cost associated with this project is the purchase price of the 12-acre parcel, currently listed on the market at \$299,000 (a copy of the listing is included in the appendix to this application). The cost of the land may be defrayed in part by funds from the Town of Newtown's land acquisition fund, though subject to all required regulatory approvals, and by the State of CT Open Space and Watershed Land Acquisition grant program. The lawyer of the landowner has been contacted by the State Director of The Trust for Public Land and by the Town of Newtown's Conservation Commission, and is aware of the Town's interest in purchasing the parcel. Preliminary discussions are underway.

Other hard project costs include the materials and preparation costs for the parking area to be created along Route 34. The Department of Public Works provided cost estimates for the creation of a 60 ft by 20 ft parking area, including engineering and survey costs. These costs are as follows:

▪ Engineering work to develop a site plan, highway siteline and develop site profile	\$4000
▪ Site preparation including tree cutting for siteline and parking area	\$5000
▪ Culvert materials for access from Route 34 to parking area	\$1500
▪ Earthwork for parking lot to level and ready for paving	\$3000
▪ Process base for parking lot	\$2900
▪ Paving 60X20 parking lot	\$3000
▪ Contingency for permits, surveys, construction oversite	\$5000
Subtotal	\$24,400

Finally, the budget includes the costs of due diligence, as required in land transactions. The \$3000 covers the costs of conducting a Phase I environmental assessment and title report.

The Town of Newtown has already covered the cost of an initial appraisal of the subject property, which is currently in progress. The estimated salaries of The Trust for Public Land legal and project staff are included as an in-kind contribution and a match for the Housatonic NRD funds. The cost of staff time is estimated to be \$8000.

In total the Town of Newtown requests \$326,400 from the Housatonic Restoration NRD funds. The following tables summarize these costs.

TABLE 1. HOUSATONIC RIVER NRD FUNDING ALLOCATION BY FISCAL YEARS ¹

PROJECT TITLE:	Halfway River Fishery Access			
SPONSOR NAME:	Herb Rosenthal, First Selectman – Town of Newtown			
EXPENSE CATEGORY (See App. A)	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4
	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds
A. SALARIES				
B. OVERHEAD AND BENEFITS				
C. SUPPLIES, MATERIALS, EQUIPMENT	\$10,400			
D. OTHER (Cost of Parcel)	\$299,000			
E. OTHER (Parking Lot: Engineering work and site preparation)	\$9000			
F. OTHER (Parking lot: Permits and Surveys)	\$5000			
G. OTHER (Due diligence)	\$3000			
TOTAL BY FISCAL YEAR	1	2	3	4
	\$326,400			
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]				
				\$326,400

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:	Halfway River Fishery Access			
SPONSOR NAME:	Herb Rosenthal, First Selectman – Town of Newtown			
TASK²	HOUSATONIC RIVER NRD FUNDS	OTHER CONTRIBUTIONS		TOTAL COST BY TASK
		COMMITTED	NOT COMMITTED	
A. Purchasing 12-acre parcel from private landowner	\$299,000			\$299,000
B. Parking Area: Engineering work to develop site plan and site profile	\$4000			\$4000
C. Parking Area: Site preparation, including tree removal for siteline and parking	\$5000			\$5000
D. Parking Area: Purchase culvert materials	\$1500			\$1500
E. Parking area: Purchase earthwork to level lot and ready for paving	\$3000			\$3000
F. Parking Area: Purchase process base	\$2900			\$2900
G. Parking Area: Paving 60 x 20' parking lot	\$3000			\$3000
TOTAL BY FUNDING SOURCE	5	Continued, next pg	6	GRAND TOTAL Continued..
			7	

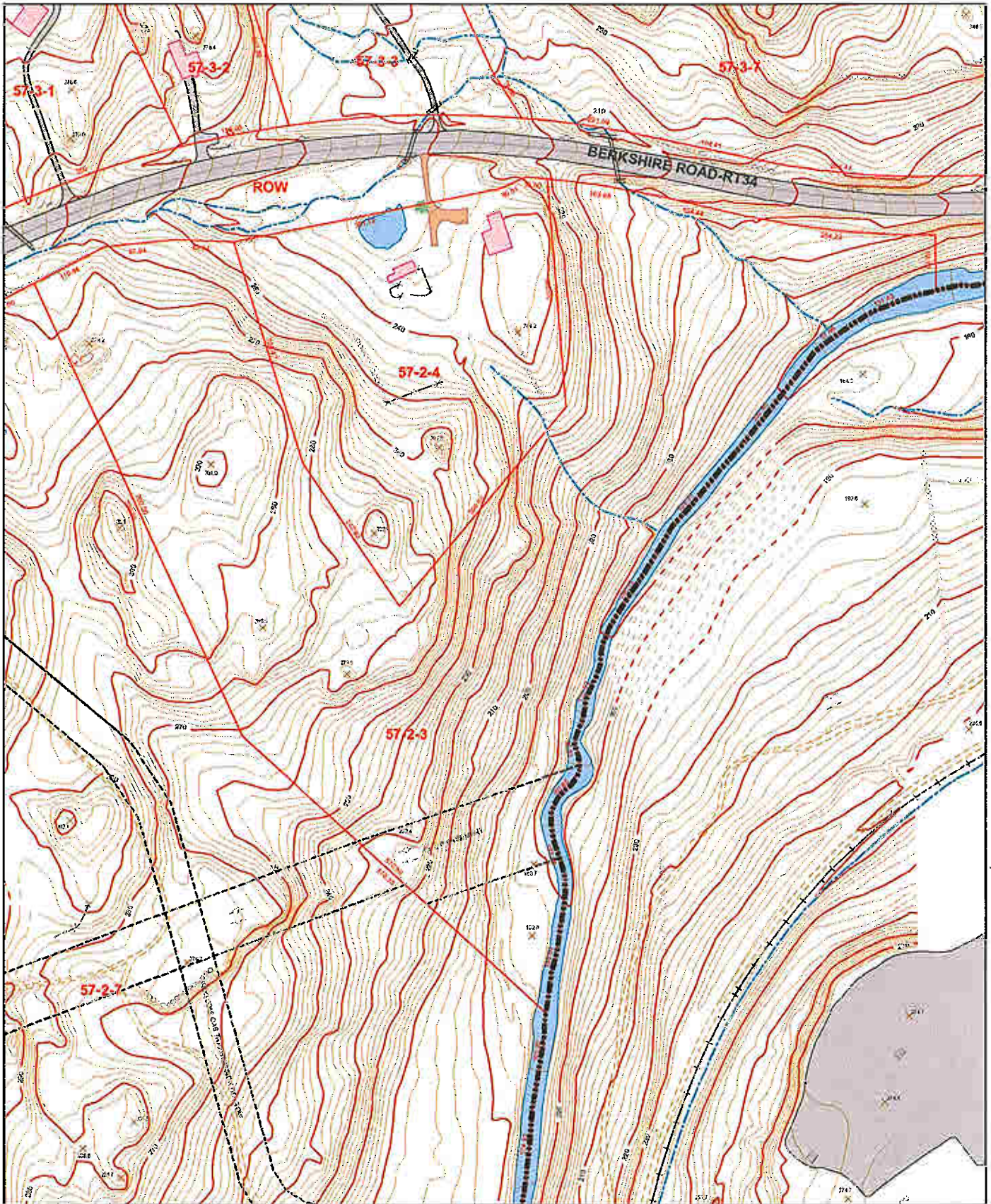
² The listed tasks should correspond with information provided in the Project Implementation Plan.

TABLE 2. PROJECT BUDGET SUMMARY BY TASK AND FUNDING SOURCE

PROJECT TITLE:	Halfway River Fishery Access				
SPONSOR NAME:	Herb Rosenthal, First Selectman – Town of Newtown				
TASK³	HOUSATONIC RIVER NRD FUNDS	OTHER CONTRIBUTIONS		TOTAL COST BY TASK	
		COMMITTED	NOT COMMITTED		
H. Parking Area: Permits and surveys	\$5000			\$5000	
I. Salary of TPL legal staff			\$4000	\$4000	
J. Salary of TPL Project Staff			\$4000	\$4000	
K. Appraisal of Property, paid by The Town of Newtown		\$2000		\$2000	
L. Due diligence and Title Reports	\$3000			\$3000	
TOTAL BY FUNDING SOURCE	5	6	7	8	GRAND TOTAL
	\$326,400	\$2000	\$8000	\$336,400	

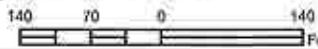
³ The listed tasks should correspond with information provided in the Project Implementation Plan.

Appendix 1: Maps



TOWN OF NEWTOWN, CT

GIS DEPARTMENT IN CONJUNCTION WITH



Data shown on this map were derived from a variety of sources at different scales. This is not a survey and no field verification was performed. This map shall not be used for the transfer of property. Please review the Town of Newtown access policy if you have any questions. By viewing, copying, or otherwise using this map you agree to follow the terms of use. If you feel that you cannot follow this policy contact the GIS Coordinator for the Town of Newtown.



Appendix 2: Photographs











Appendix 3: Letters of Support

31 Pecks Lane
Newtown, CT. 06470
Tel. (203) 270-4350
Fax. (203) 270-1528
www.newtown-ct.gov



TOWN OF NEWTOWN

CONSERVATION COMMISSION

To: Michael Powers
CT-DEP Inland Fisheries Division
79 Elm Street
Hartford, CT 06106-5127

June 15, 2007

The Newtown Conservation Commission is pleased to support the purchase of property located at 300 Berkshire Road (Newtown Map-Block-Lot number 57-2-3) for Halfway River Fishery access under funding of the Housatonic Basin Natural Resources Restoration Project P-70. The Newtown Conservation Commission duties include the development and conservation of natural resources, including water resources, within the territorial limits of the Town of Newtown. Among the natural resources with which the Commission is concerned are so-called "open space" or "open area" which include any space or area the preservation or restriction of the use of which would

- (1) maintain or enhance the conservation of natural or scenic resources,
- (2) protect natural streams or water supply,
- (3) promote conservation of soils, wet lands, beaches or tidal marshes,
- (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open areas and open spaces,
- (5) afford or enhance public recreation opportunities,
- (6) preserve historic sites,
- (7) implement the plan of development adopted by the Planning and Zoning Commission.

As such, the Conservation Commission is the group in Newtown with responsibility for identifying potential properties for preservation as possible open space and advising the Town on use of those properties.

The Commission has carefully reviewed the subject property and ranked it using a rating system developed for evaluating potential Open Space in Newtown. The property currently ranks at the top of our list (highest priority) for potential properties in Newtown. The particular features which make this property attractive are its access to the Halfway River in an area of mostly private holdings, preservation of ~1200 feet of river frontage, opportunity for passive recreational uses, and protection of water quality.

Should there be any questions regarding this recommendation; feel free to contact me at 203-270-1960 or the Town Conservation official, Mr. Rob Sibley at 270-4350.

Joseph C. Hovious
Chair, Newtown Conservation Commission

Michael Humphreys
Fisheries Division
Dept. of Environmental Protection
54 Harris Rd.
Litchfield, CT 06759
(phone 860 567-8998)

June 12, 2007

Michael Powers
Inland Fisheries
79 Elm St.
Hartford, CT 06106-5127

Dear Mr. Powers,

It has come to my attention that a Housatonic Natural Resources Restoration Project proposal is being submitted in an effort to obtain funds to purchase a piece of property with significant frontage along the lower portion of the Halfway River in Newtown/Monroe. I am submitting this letter of support, as I believe the robust wild brown trout population in this section of stream is a rare resource on a statewide scale, and has the potential to offer high quality wild trout fishing opportunities.

I am currently the Project Leader for the DEP Inland Fisheries Division's Statewide Wild Trout Project. As such, I am responsible for managing 35 Wild Trout Management Areas (WTMAs) to maximize the benefits provided to anglers by wild trout. Of these 35 stream sections, only 12 are managed exclusively for natural reproduction, with no stocking of any kind. These 12 stream sections tend to be of the highest quality, with strong and consistent natural reproduction by stable wild brook trout and/or wild brown trout populations. These fisheries are especially valuable because they are completely renewable, with no cost of stocking, and because wild trout are deemed by many to be superior to stocked trout.

In 1991, the DEP Inland Fisheries Division's Statewide Stream Survey Project conducted electrofishing sampling at a location just downstream of the property in question. Sampling at that time revealed a strong wild brown trout population. Subsequently, as plans were developed to manage some of the States strongest wild trout populations to provide angling opportunities, this stream section was flagged for consideration. Because public access was intermittent and unclear at the time, it was decided to hold off on developing this fishery to further assess the public access issue. Although some potential fishing access was identified, it was decided to hold off on moving ahead with management plans. I have continued to electrofish the same 165-meter section of stream each summer for the past seven years, to assess the stability of this population, and natural fluctuations due to varying environmental conditions. A summary of my data is attached. During the past seven years, the number of wild brown trout in samples has remained high (636-1,018/km) relative to most other streams in Connecticut, with consistent natural reproduction and consistently good numbers of catchable-size fish (age-1 and older). Strong potential remains for managing this stream as a Class 1 WTMA (no stocking, catch-and-release), especially if additional public access is guaranteed.

Sincerely, *Michael Humphreys*

Michael Humphreys
DEP Fisheries Biologist



**CANDLEWOOD VALLEY CHAPTER
TROUT UNLIMITED**
P.O Box 3795, Danbury, CT 06810



To: Michael Powers
CT-DEP Inland Fisheries Division
79 Elm Stret
Hartford, CT 06106-5127

June 12, 2007

Re: Housatonic Basin Natural Resources Restoration Project P-70

Dear Mr. Powers

I am writing to support Project P-70, Halfway River Fishery access as part of the Housatonic Basin Natural Resources Restoration Project.

Trout Unlimited is the nation's largest grass roots coldwater conservation group with nearly 200,000 members. The Candlewood Valley Chapter's 250+ members serve western Connecticut. Newtown and the Halfway River are in the area served by the Candlewood Valley Chapter.

Our support is based on the proposed project providing access to ~1200 feet of the Halfway River is an area that is mostly privately held. We understand that the Halfway provides a reproducing population of native brown trout and excellent water quality in the subject area. Implementing the project will provide a valuable recreational opportunity and replace resources in the Housatonic Valley.

The Candlewood Valley Chapter has been involved in many projects to protect and enhance trout fisheries and public recreational resources in Newtown. Our projects have included hundreds of volunteers, many thousands of dollars and cooperation from local, state and federal agencies. We are pleased to support the Town of Newtown in this application.

Should there be any question regarding this letter of support, I can be reached at 203-426-6039. Preservation of natural resources including cold water fisheries is an important issue facing our community and we enjoy this opportunity.

Respectfully submitted,


James Belden, President

Appendix 4: Land Acquisition Material

- Search Properties
- Buyer Representation
- Save to HomeTRACKER
- Print Brochure
- Request Information
- Schedule Appointment
- Community Profile
- E-mail Me Listings
- E-mail to a Friend



Sandy Anderson, Broker
 203-304-4203
 203-948-4164
[Email Me](#)
 33 Church Hill Road
 Newtown, CT 06470



Sandy Anderson, Broker
 203-304-4203
 203-948-4164
[Email Me](#)
 33 Church Hill Road
 Newtown, CT 06470




Newtown - \$299,000

Type: Lot/Land
Bedrooms: 0
Bathrooms: 0 full 0 half
Fireplaces: 0
Acreage: 12.24
Water: See Remarks
Est. Taxes: \$3,500
Assessment: \$128,220
School District: SANDY HOOK NEWTOWN
MLS# 98331388



Lot/Land OTHER
 GORGEOUS 12+ ACRE LOT BORDERING THE HALFWAY RIVER ON THE MO NROE BORDER - PERFECT RETREAT - FRONTAGE ON THE HALFWAY RIVE R. THIS 12.24 AC LOT SURROUNDS 4 AC PARCEL W/HOME. BUILD YOU R DREAM HOME - POSSIBLE HORSE PROPERTY. CALL LISTING AGENTS FOR SURVEY AND ADDITIONAL INFORMATION

Estimated Monthly Payments: \$1,472.80
 This payment is based on a 30 yr fixed rate mortgage at a rate of 6.250% with a 20% down payment. This calculation includes principal and interest payments only; taxes, insurance, homeowners association fees are not included. Please contact a CTHM Financial Consultant to get an actual rate and payment. The rates and APR will vary depending upon the actual loan amount, down payment and the points and fees for your transaction. Rates are subject to change without prior notice and may vary with your unique credit history. This is not an offer to extend consumer credit as defined by Paragraph 226.2 of Regulation Z. Equal Opportunity Lender. We make loans and extend credit without regard to race, color, religion, national origin, sex, handicap, or familial status.


[Mortgage Calculator](#)

Listing information has been assembled from various sources of varying degrees of reliability. Any information critical to the buying decision should be independently verified.

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