Goshen Open Space Plan

Revised 2015 by the Goshen Conservation Commission:

Anders Nygren Chris Marino Iain Kinsella
Joan Lang Audra Allen
Christopher Allen Barry Donaldson

(Hart Hollow Trail)

Presented to and accepted by the Town of Goshen Planning and Zoning Commission 8-25-15

Goshen Open Space Plan

Introduction	1
Purpose	1
Goals	2
Definition of Open Space	2
Open Space Prioritization	4
490 Open Space Eligibility	4
Goshen Open Space Areas as of November 2014	5
Goshen's Natural Resources	9
Water Resources	9
Description of Water Resources	10
Soil Resources	10
Forestland	11
Environmentally Sensitive Areas	12
Description of Farmland Resources	12
Description of Farmland Tracts	13
Goshen's Scenic Sights	16
Goshen's Historic & Archeological Sites	17
Other Points of Interest	18
Action Proposals	19
Appendix 1- Soil Classifications	21
Appendix 2- Landowner Conservation Options	21
Appendix 3- Goshen Protected Property Map	24
Appendix 4- Farmland Priority Map and Agricultural Tract Boundaries	25
Appendix 5- Goshen Water Resources	26
Appendix 5- Goshen Watersheds	27
Appendix 6-Trail Maps East Street South	28
Appendix 6-Trail Maps East Street North	29

(Seeley Road)

Introduction

The Goshen Plan of Development written in 1973 defined Goshen as a rural and residential community. It is this rural character and quiet atmosphere which the residents of Goshen wish to preserve.

The following pages detail the present inventory of Goshen's natural resources. The data has been updated from both the original plan of 1984 and the 2001 revision. There are also recommendations on how to expand and protect open spaces.

The Open Space Plan is a component of the Town's Plan of Conservation and Development which under CT State Statutes, is required to be updated every ten (10) years. It is the intention of the Conservation Commission to periodically review and if necessary update the Open Space Plan.

Purpose

Our town continues to have a heritage of open space, clean water and clean air. We have a growing residential base, thriving small businesses and recreational opportunities are readily available through use of ponds, streams, nature trails, open lands and forests. Action proposals contained in the 1984 Open Space Plan were implemented in the Goshen Plan of Development, thus providing the framework for the maintenance of a quiet rural atmosphere. The Conservation Commission has the responsibility of analyzing the development and use of open space and making recommendations to the town through the Planning & Zoning Commission. This document will portray where we are at the present time and contain action proposals to further protect and enhance the natural resources of our town.

A majority of the recommendations of the Open Space Plan have been enacted through local ordinances and land use regulations.

<u>This document will:</u>

-Map and outline the areas of Goshen designated as Open Space that are of special recreational, historical, or natural resource value.

-Propose specific actions for implementation by various town bodies and residents to protect, enhance and conserve these areas as resources to the town.

Goals

The major goal of this Open Space Plan is to maintain and foster the rural character of Goshen. Open space is a critical element of that character. Past open space plan recommendations have been enacted through town ordinances and land use regulations and have resulted in an increase of open space. For example, the 1984 OSP proposed amending subdivision regulations to allow for open space.

This document proposes additional actions for possible implementation by town bodies. It also stresses the importance of supporting the Goshen Land Trust, as well as providing conservation options for private landowners who wish to keep their land open and free from development.

The northeast section of Goshen west of Rt. 272 is mostly comprised of large parcels of undeveloped land that abut each other. Some of this land is also adjacent to undeveloped land in Norfolk and Torrington. Together this is a massive, largely forested, wilderness area. The goal should be to have all of these large parcels permanently preserved as open space. Presently, in NE Goshen, only the State's Wildlife Management areas, CT Audubon land, the town property on East St. North, the Anstett Farm, Ivy Mountain State Park, and John Minetto State Park are permanently protected.

A long term goal should be to connect Goshen's open spaces. All types should be considered - state, land trust and town, including subdivision open spaces. It could also include green spaces in adjoining communities. This will prevent open space fragmentation and will provide additional opportunities for a more extensive hiking system. In addition, it could result in greater access to scenic views and historic sites.

Our goal is for Goshen to have 21% of its land permanently protected open space. This reflects the State of Connecticut's goal.

An additional goal is to preserve and protect environmental resources, such as wetlands, streams and wild-life habitat. Furthermore, efforts should be made to increase public awareness of our open space and its environmental, recreational, economic and scenic preservation value.

Definition of Open Space

Open space land is defined in Section 12-107b of the General Statutes as any area of land, including forestland, land designated as wetlands under Section 22a-30 and not excluding farmland, the preservation or restriction of the use of which would:

1. maintain and enhance the conservation of natural or scenic resources
2. protect natural streams or water supply
3. promote the conservation of soils, wetlands, beaches, or tidal marshes
4. enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries or other open spaces
5. enhance public recreation opportunities
6. preserve historic sites
7. promote orderly urban and suburban development

The Town of Goshen subdivision regulations further define Open Space as follows:

Open Space included, but shall not be limited to:

- land left in its natural, undisturbed state
- protected agricultural land
- land areas and facilities for non-commercial, non-profit recreation
- similar land areas for wildlife habitat protection, passive and active recreation, groundwater recharge, scenic or historic preservation and the like.

(Town Hill Road)

Open Space Prioritization

The following list is not meant to be all inclusive nor is the numbering meant to be in order of priority. Its purpose is to generate discussion and solicit input.

1. Land abutting protected land
2. Land abutting water company land
3. Land along stream corridors
4. Watershed land
5. Wetlands
6. Land with historic importance
7. Land with scenic vistas
8. Land that is part of a large un-fragmented block of land
9. Land abutting existing town land
10. Land for recreational use

490 Open Space Eligibility

CT Public Act 490 allows farmland, forestland, and other open space land to be assessed at its use value rather than its fair market value. It is meant to discourage owners from selling their land because of high taxes. Farmland and forestland are largely governed by state statutes. The qualification criterion for all remaining open space is established by each municipality.

In Goshen, the Assessor currently uses the following as a guideline to determine open space eligibility:

> …that portion of any lot or parcel of land in the Town of Goshen which is greater than the Goshen Zoning Regulation requirement for minimum lot size for the Zoning District in which the lot is located and is undeveloped land.*

Since we believe that eligibility requirements should more closely reflect building lot sizes, we recommend the following addition to the guideline:

- The excess land must also meet or exceed the applicable minimum zoned lot size.

- For example, in an area with 5 acre zoning, a 10 acre parcel would have 5 acres eligible for a 490 tax reduction. A 9 acre parcel would have no eligible land.

*The term “undeveloped land” shall mean land without buildings or any other man-made structures, excluding dams, cemeteries and mining activities.

Goshen Open Space Areas as of November 2014

State Administered Lands		**Permanently Protected Acres**	**Open Space Acres**
Goshen Wildlife Management Area (North Goshen Rd.)		848.2	848.2
Mohawk State Forest		1,381	1381
Ivy Mountain State Park		51.3	51.3
Wadhams Grove (Old Middle Street)			1.1
Hall Meadow (Route 272)		238.4	238.4
Dog Pond Boat Launch			1.7
Tyler Lake Boat Launch			0.2
West Side Pond Boat Launch			0.1
Long Swamp Easement		15	15
Goshen Wildlife Management Area (East Street North)		118.6	118.6
	Subtotal	**2652.5**	**2655.6**

Water Company Lands			**Open Space Acres**
Waterbury Water Company			450
Torrington Water Company			3974.3
	Subtotal		4424.3

Educational Institutions			**Open Space Acres**
Boy Scouts of America			186.2
Goshen Center School (Region 6)			17.7
NWC Girl Scout Council			7.7
	Subtotal		211.6

Commercial			**Open Space Acres**
Torrington Country Club			154.1
	Subtotal		154.1

Private		**Permanently Protected Acres**	**Open Space Acres**
Woodridge Lake Property Owners			70.3
Goshen Agricultural Society (Fairgrounds)			121.4
Audubon Society (Croft Property)		693.3	693.3
Goshen Land Trust Fee		386	386
Goshen Land Trust Easements (less Anstett Farm)		96.6	96.6
Litchfield Land Trust (Hersh)		90	90
Weantinoge Heritage Land Trust (Rosenberg)		85	85
Woodridge Lake Sewer District			114.7
Naugatuck Fish and Game Club			45.6
Connecticut Trail Riders			7
	Subtotal	1350.9	1709.9
Municipal			**Open Space Acres**
East Street South Property			60
East Street North			43
Camp Cochipianee			38.3
Town Office and Library			3.5
Cemeteries			3.4
Town Garage			5.2
Fire Department			3.6
Town Hill Road			20
	Subtotal		177
Church Land			**Open Space Acres**
Other Than Cemeteries			56.1
Cemeteries (Other than Municipal)			10.2
	Subtotal		66.3

Agricultural Lands ***(Development Rights Sold)***		**Permanently Protected Acres**	**Open Space Acres**
Gray Farm (5 1/2 Mile Road)		97	97
Cunningham Farm (5 1/2 Mile Road)		204	204
Break Hill Farm (Old Middle Street)		108.4	108.4
Thorn Farm (Ives Road)		96.6	96.6
Craig Farm (Old Middle Street)		84.2	84.2
Action Wildlife Foundation (Torrington Road)		103.4	103.4
Schuster Farm (Beach Street)		51.2	51.2
Perkins Farm (Newcombe Road)		53	53
Anstett Farm (Whist Pond Road)		78.2	78.2
	Subtotal	876	876
Bodies of Water			**Acres**
Woodridge Lake			385
Tyler Lake			187
Dog Pond			65.8
West Side Pond			41.9
	Subtotal		679.7
The acreage for the following is already included in the parcel where the body of water is located. Listed for informational purposes only.			**Acres**
Reuben Hart Reservoir			85
Hoover Pond			10.9
Mohawk Pond			4.9
North Goshen Reservoir			131
Potash Pond			4.8
Whist Pond			40
Litchfield Reservoir			12
Ivy Mountain Pond			8
Wildcat Pond			9
Ocain Pond			5
Cunningham Pond			14

Land Enrolled in 490			**Open Space Acres**
490 Forestland (Excluding state, water company and forestlands included elsewhere)			7180
490 Farmland (Less farmlands included elsewhere)			2774
490 Open Space (Less open space covered elsewhere)			1288
	Subtotal		11242
Grand Total-		***4879.4***	***22196.50***
		Permanently Protected Acres	**Open Space Acres**
Total Acreage of Goshen	29184		
Percent Protected/Open Space		***17%***	***76%***

(Five and a Half Mile Road)

Goshen's Natural Resources

In order to preserve Goshen's quiet and rural atmosphere, this Open Space Plan is a guide for future decision making about the development of our town. Our town covers 45.6 square miles in the center of Litchfield County and has a population of approximately 2,957 as of January 2015. The following sections detail the resources that are important to the town.

Water Resources

The water resources of Goshen include the surface waters of lakes, streams, rivers, and wetlands, as well as ground waters including their recharge areas. Within Goshen there are parts of 3 major watersheds – Hollenbeck, Naugatuck and Shepaug – and parts of 11 sub-watersheds (see appendix 5). Bedrock aquifers underlie the entire town and stratified drift aquifers occur in nine localized areas. Most domestic water supplies in Goshen are derived from bedrock aquifers which, in some cases, are limited. More water is potentially available from stratified drift aquifers. However, testing will be required to determine quantity and quality. Goshen owns land with a stratified drift aquifer adjacent to Bridgeport Hydraulic ground wells but has no municipal water system. Goshen is headwaters to two public water supply systems. The Shepaug/Marshepaug watersheds contain surface water which serves Waterbury as well as the west branch of the Naugatuck River serving the Torrington area.

Recreational activities such as swimming, boating, skating, and fishing are abundant and accessible on Goshen waters. The state maintains public boat launches on Tyler Lake, West Side Pond, Dog Pond, and Mohawk Pond.

Wetlands are critical to water quality. They act as nutrient and pollutant filters by cycling the nutrients and trapping the pollutants and sediments. Wetlands also prevent storm water damage by storing and retaining runoff. As an example, a ten acre marsh will accommodate 3 million gallons of water for a one foot rise in water level. Wetlands support abundant and diverse wildlife.

All wetland components in each watershed are important. They contribute greatly to the quality of Goshen's open space and to the quality of life in this area and surrounding towns. In cases of water supply, maintaining excellent water quality is essential to protect public health and safety and avoidance of more costly treatment or liability for polluted water. It is everyone's responsibility to help protect and maintain the quality of Goshen's water resources. As water companies divest themselves of lands that offer marginal or minimal water source protection, there will be potential for additional open space but only if it is acted upon in a timely and decisive manner.

Description of Major Watersheds

Hollenbeck Basin

This system drains 17,048 acres. In Goshen, it is made up of the Brown Brook Sub-watershed and the Hollenbeck River Sub-watershed. There are 2817 acres of this basin in Goshen and it's mostly heavily wooded with some scattered agricultural land.

Naugatuck Basin

This basin covers 49,515 acres. There are 7194 acres of this Basin in Goshen which includes portions of 4 sub-watersheds: Hall Meadow Brook, Hart Brook, Naugatuck River West Branch and Nickel Mine Brook. This land in Goshen is mostly wooded, steeply sloped terrain.

Shepaug Basin

It encompasses 45,500 acres, 18,914 acres of which are in Goshen. Parts of 5 Shepaug Basin Sub-watersheds are in Goshen: Bantam River, Bantam River West Branch, Butternut Brook, Marshepaug River and Shepaug River. In Goshen the basin includes West Side Pond, Tyler Lake and Woodridge Lake.

Soil Resources

Goshen's soils overlie glacial till varying from a few inches over bedrock to thick deposits of sand and gravel. Natural changes in the soil-plant ecosystem are slow and seldom seen naturally. Use of the land by people affects natural soil conditions. This may in turn affect water quality in lakes and streams. Houses, roads, cropland, and sanitary facilities affect the condition of the soil by compaction, erosion, and overtaxing the soil's capability to absorb or modify wastes properly. Management procedures are available to minimize adverse impacts on soils.

There are about 100 soil types found in Goshen. Locations of soil types have been mapped by the United States Department of Agriculture's Soil Conservation Service and can be found in the Soil Survey of Litchfield County, 1970, by USDA. Included in this publication is information on the limitations of soil types for various land use along with detailed descriptions of the soils. The physical, chemical, and morphological properties of a soil type determine its capabilities and capacities for use as home sites, septic fields, croplands, roads, and other uses. State statutes allow this information to be used as a basis for zoning, planning, and enforcement of The Connecticut Inland Wetland Act.

Forestland

As of 2010, Goshen was approximately 73% forested. The forest zones found in town are the Northern Hardwoods Zone and the Transition Hardwoods Zone. Characteristic species in the Northern Hardwood Zone are sugar maple, beech, yellow birch, white pine, hemlock, white ash, and black cherry. The Transition Hardwood Zone's characteristic species are red oak, black oak, white oak, white ash, black birch, sugar maple, pignut hickory and basswood. Pioneer species found throughout town in old agricultural areas are white pine, eastern red cedar, gray birch and quaking aspen.

This resource is useful for recreation, wildlife habitat, watershed protection, fuel wood, and lumber. The forestland in Goshen is held as private property, state forest, state parks, and by water companies. Effective coordination of forest management is made difficult by the great number of small parcels of forestland.

Forestland of twenty-five acres or more is eligible for reduced tax assessment under Connecticut Public Act 490. This program encourages land to be kept in forest. No management plan is required in order to receive this assessment, but land owners should be encouraged to learn more about caring for woodland. Poor logging techniques may cause serious erosion, sedimentation problems, and adversely affect water quality and future productivity of the forest resources of Goshen. Private consulting foresters and state foresters are available to assist land owners with developing management plans.

(View of West Street from Fairgrounds)

Environmentally Sensitive Areas

There are many fragile resource areas in Goshen that contain one or more of the resources previously mentioned. These areas are the ridge tops, shallow depth to bedrock areas, (exposed or shallow body) stream belts and inland wetlands.

The ridge top areas are the summits and immediate side slopes of the watershed boundaries in town. These areas are extremely difficult to develop and are aesthetically pleasing in their natural state. The shallow depth to bedrock areas of Goshen are those regions mapped on the soil survey as Hollis Soils and rock land. On-site septic systems are difficult to establish on these areas, and once stripped of vegetation, these areas quickly lose what soil they have to erosion. Reforestation is slow.

Stream belts are natural corridors along the water courses in town. The boundaries of stream belts are delineated by soil types based upon a system developed by the Soil Conservation Service, USDA. Land use is regulated by soil's potentials in order to protect water quality. Inland Wetlands are the poorly to very poor drained soils and floodplain soils found in Goshen. These areas supply wildlife habitat and flood water storage. They also act as filtration areas for surface water. These areas are not suitable for development.

Description of Farmland Resources

The 2001 OSP showed that there were approximately 5,300 acres of potential agricultural land in Goshen. However, based on information from The CT Farmland Trust and The CT Farmland Bureau, the Goshen Agricultural Council believes there are no more than 1,500 acres of land that would make farming financially possible in Goshen. Therefore, steps should be taken to preserve this limited resource for the future.

The agricultural resources of Goshen have been grouped into sixteen tracts, all of which are considered high priority land. These are identifiable on the agricultural land map in the appendix by letters A through Q. These tracts feature significant contiguous blocks of prime agricultural land of about 200 prime acres. This size block provides a viable base for future commercial farm operations. Vegetable, nursery, orchard, or small scale farm operations are also viable in these areas.

Description of Farmland Tracts

Tract A:
Located in the southwest corner of town, three bands of Class I, II & III soils are present which cover an area of about 140 acres. One half of these soils have been used for farming along with adjacent soil classes consisting of about 60 acres. This section of town is somewhat isolated from the rest of Goshen.

Tract B:
West of Woodridge Lake along Milton Rd., this area contains about 200 acres of the top three soil Classes with about 30% used for agriculture. There are approximately 120 to 150 acres of other soil types that have been used for agriculture in this area. Acreage has been & will continue to be lost in this area due to residential development pressure.

Tract C:
This area, west of Beach St. & south of Woodridge Lake, has 150 acres protected by state ownership of development rights. This encompasses the majority of the agricultural land in this area.

Tract D:
This area is located along Rt. 63 adjacent to the Litchfield town line. Roughly half of the Class I, II & III soils within this area are presently used for agricultural purposes. The other half of the Class I, II, & III soils in this area are no longer actively farmed or not yet used. This area will be under pressure in the near future for uses other than agricultural.

Tract E:
This area is located along RT. 63, north of Tract D & south of Rt. 4, contains two broad bands of Class I, II & III soils running north to south. Some of this area has been preserved via state ownership of the development rights. Some of the best soils lie within Goshen center and have been lost to incompatible uses. A large section is utilized by the Goshen Agricultural Society for the fairgrounds and parking.

Tract F:
This tract is located between West St. and route 63 with active farmlands covering half of Classes I, II and III categories available in the area. There are large contiguous areas of these soil types grouped close to and within the existing active farmland. The state owns the development rights to approximately 85 acres of this land. Some land has been subdivided into housing lots along West St. There are areas within this tract that are still worthy of consideration for preservation as a future agricultural resource.

Tract G:
Straddling School Hill Rd., this area has succumbed to development pressure. There are two contiguous tracts that are in open space. The remaining available agricultural land is little or underutilized.

Tract H:
Land in this area has been subdivided into residential units. What little agricultural land that is remaining is fragmented and not easily accessible. This area is a prime example of land use being driven by federal and state tax codes.

Tract I:
Northwest of Tyler Lake and adjacent to the Cornwall town line, the Class I, II & III soils in this tract are scattered. They are presently used for agriculture with two areas totaling 301 acres under protection via state owned development rights. There is an equal amount of soils other than Class I, II, & III being used for agriculture in this area.

Tract J:
This site, located on Lucas Hill, covers an area of 300 acres. It consists of a long narrow continuous strip of Class I, II & III soils that is readily accessible and has been used for agriculture. An adjacent area, equal in size consisting of other soil classes, has also been used in farming.

Tract K:
This area is the largest agricultural tract in Goshen and is located in the eastern side of town along East ST. North & East St. South. It contains large areas of the 1st three soil classes throughout. The soil areas are not contiguous but in close proximity to each other. The state and federal government own the development rights to 181 acres in this area. There is one active beef farm and a wildlife farm in this area. A large portion of the property is under the umbrella of the Torrington Water Co. watershed lands.

Tract L:
The area west of East St. North and south of North Pond is large, 2 1/3 miles long & ½ mile wide. It consists of scattered pockets of the top three soil classes, 50 acres of which were used for farming. 400 to 450 acres of other soil types were previously used for farming. The state now owns a large part of this area. The Torrington Water Co. water shed land occupies ¼ of this tract.

Tracts M & O:
These areas have scattered pockets of Class I, II & III soils and are small in scale. They have not been farmed in decades and are located within the Torrington Water Co. lands.

Tract N:
Located in the Hall Meadow section of town, this area contains another narrow strip of Class I, II, & III soils that is 1000 ft. wide by 10,000 ft. long. One quarter of this land has been previously used for agriculture with the remainder within the confines of Mineto State Park

Tract P:
This site, located in the northwest corner of town along RT 63, has scattered pockets of Class I. II & III soils which have been used for farming. Other pockets of soil types have also been used in this area. Accessibility to these lands is limited.

Tract Q:
Located on East St. North adjacent to the Norfolk town line, this area contains 30 to 40 acres of the top three soil classes. Some of this land is under a conservation easement from Nature Conservancy that will allow continued use for farming.

(View of Kimberly Road from Action Wildlife)

Goshen's Scenic Sights

NORTH:
Art Barn on Rte. 63 N
Roberts Hill view heading north on Rte. 63 south of Cornwall town line
West end of N. Goshen Rd looking southwest
East St. N. looking east at Norfolk town
line Whist Pond Rd. looking west toward
pond
Lower East St. N. overlooking Torrington Country
Club 5 ½ Mile Rd. south of Hillhouse Rd.
Bartholomew Hill Rd. looking southeast
West Side Pond Rd. at boat launch

WEST:
West St. overlooking fairgrounds when corn is low
Milton Rd. looking east between Lucas and Shearshop Rds.
Highest point on Milton Rd. in winter only
South end of W. Hyerdale looking east
Top of Allyn Rd. looking north
Brook on Eli Bunker Rd. near Cornwall town Line looking north
Seeley Rd. at Goshen/Cornwall town line
East Cornwall Rd. at Litchfield town line

SOUTH:
Rte. 63 S looking west across fairgrounds
Wadhams Farm
Top of Pie Hill Rd. rise

EAST:
Rte. 4 east between Torrington town line and Country Club

(Historical Society)

Goshen's Historic & Archeological Sites

The West Goshen Creamery (1813)
The Academy (1824)
Old Town Hall (1895)
Slab Alley (Mill St.)
All cemeteries
Old St. Thomas Church (1876)
Congregational Church
Clay Beds near Dog Pond/Dog Pond Sluiceway
North Goshen Methodist/Episcopal Church
Old General Store (West Goshen)
School House Newcombe Rd.
School House N. Goshen Rd.
School House Beach St. & Rte. 4
Liberty Pole on East St. North (1776)
Methodist Church (1836), West Goshen
North Goshen Village
Goshen Center
Hale Homestead (1752) oldest house in Goshen
Animal Pound (East St. North)
Birdsey Hall (Colonial Inn) (1802) brick
Jabez Wright House (1787) (Herringbone Brick)

There are numerous archaeological sites in Goshen in the lake regions of town and along the streams and rivers. These sites are not listed for fear of vandalism and exploitation. These archaeological sites date back to colonial and pre-colonial periods in the town's history.

Other Points of Interest

Action Wildlife
Black Spruce Bog
Brass Mountain
Breakell Farm
Break Hill Farm
Fairgrounds
Glacial Erratic on Gray Farm
Hart Pond and wetlands
Hiking trails (see map)
Ivy Mountain
Ivy Mountain Farm
Long Swamp
Marshepaug River Falls
Farm Miranda Vineyard
Mohawk Bison Farm
Old Barn Farm
Peat Swamp
Pepin Hereford Farm
Pie Hill Farm
Sunset Meadow Vineyard
Swamp on Dog Pond
Swamp on Tyler Lake
Thorncrest Farm
Tipping Rock
Utopia Percherons
West Street Farm
Windy Hill

(Town Hall)

Action Proposals

The Conservation Commission has reviewed the resources in Goshen and is proud of the many accomplishments since the last report. Looking forward into the 21st century, we feel that diligence in establishing, maintaining and preserving open space, clean water and natural resources for generations to come is still a major priority. The following are recommendations for the town to accomplish this and move forward.

1. Funding the Agricultural Land Preservation Fund (Title 45):
The Goshen Agriculture Council, as well as the Conservation Commission, recommends that this ordinance be funded. These funds are to be used for the acquisition, either directly or jointly with the state, of farmland development rights that have been voluntarily offered for sale to the town. We believe this is an opportunity to leverage tax payers' money to preserve Goshen's rural character.

2. Connecticut Farmland Preservation Program:
Under this program, the state preserves farmland by acquiring its development rights. Agricultural landowners should be made aware of this program.

3. Connecticut Farmland Restoration Program:
This state program provides grants to farmers to clear woodlands and overgrown fields to re- activate farming production. Goshen agricultural landowners should be made aware of this program.

4. Open Space Use Policy:
The Town of Goshen should establish and adopt a policy for the use of open space acreage owned by the town. Priority should be given to recreational uses that are safe and preserve the natural environment. The use of motorized vehicles should be restricted to the places where erosion and noise pollution would be minimal. Traditional outdoor activities such as hiking, bird watching, horseback riding, hunting and fishing should be accommodated where possible. Hunting by town residents would be allowed by permit only, subject to policy set by the Board of Selectmen, and in conformity with legal seasons and state hunting laws. The Conservation Commission should develop plans for conservation and enhancement of town owned open space lands where individual tracts exceed ten acres in size. This work can be facilitated by utilizing resources available to the town through the DEEP, such as regional biologists and foresters.

5. Trail Network:

Continue to establish and maintain hiking trails and access. Future cooperative efforts should be made with other organizations (state and private) to connect and expand open space in Goshen and create a network of trails between open spaces. The Conservation Commission will continue to encourage and expand the safe use of open space within the town through map making, creation of signage, construction of trails, bridges, and regular maintenance programs.

6. Protect Wetlands:

The Conservation Commission supports and encourages Zoning and Health Department efforts to control building and land use near wetlands in Goshen. Responsible use of pesticides and fertilizers, especially near our lakes and streams, should be encouraged through education on the effects of these chemicals on water, plants and animals. Furthermore, the education of proper building, repair and maintenance of septic systems within the town should be a high priority in order to make citizens aware of the possibility of ground water contamination when systems are not maintained properly. Efforts to limit, prevent and stop runoff into wetlands should be given high priority. Literature and other resources should be made available via the Town Clerk's office which will highlight the importance of protecting our wetlands and how townspeople can do so.

7. Invasive Species:

The Conservation Commission recognizes the important work being accomplished by the Connecticut DEEP and the Connecticut Invasive Plant Working Group in regard to all invasive plant and animal species, and their impact on the environment. All responsible town commissions should adopt the findings and technical information regarding invasive species, their control and management as promulgated by the DEEP and its working groups. This information should be shared with other town agencies, boards and citizens where it is found to be practical and useful.

Appendix 1- Soil Classifications

For the reader who is unfamiliar with soil classifications, the following is a brief definition of each type:

Class I: These soils have few limitations that restrict their use.

Class II: These are soils have some limitations that reduce the choice of plants or require moderate conservation practices.

Class III: These soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV: Soils that have very severe limitations that restrict the choice of plants, require very careful management, or both.

Class V: Soils that are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, wildlife food & cover.

Class VI: Soils that have severe limitations that make them generally unsuitable for cultivation. Use is largely limited to pasture, range, woodland, or wildlife food & cover.

Class VII: Soils that have severe limitations that make them completely unsuitable for cultivation. Use is limited to grazing, woodland, or wildlife.

Class VIII: Soils and landforms that have limitations that preclude their use for commercial cultivation and restrict their use to recreation, wildlife, water supply, or esthetic purposes.

As can be seen from the above definitions, it is important to maintain the availability of class I, II & III soils for the present and future production of food and fiber.

Appendix 2- Landowner Conservation Options

1) Conservation Easement:

The most traditional tool for conserving private land, a “conservation easement” (also known as a conservation restriction) is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. It allows landowners to continue to own and use their land. They can also sell it or pass it on to heirs. When you enter into a conservation easement with a land trust, you elect to give up some of the rights associated with the land. For example, you might give up the right to future subdivision of the property. Any relinquishment of rights is made with the landowner’s consent and recorded in the conservation easement. All future owners will also be bound by the easement’s terms. The land trust is responsible for making sure the easement’s terms are followed. This is managed through “stewardship” by the land trust and is usually done on an annual basis.

Conservation easements offer great flexibility. An easement on property containing rare wildlife habitat might prohibit any development, for example, while an easement on a farm might allow continued farming and the addition of agricultural structures. An easement may apply to all or a portion of the property and need not require public access.

Qualifying for a Tax Deduction:
A landowner sometimes sells a conservation easement, but usually easements are donated to a land trust. If the donation benefits the public by permanently protecting important conservation resources and meets other federal tax code requirements, it can qualify as a tax-deductible charitable donation. Easement values vary greatly; in general, the highest easement values result from very restrictive conservation easements on tracts of developable open space under intense development pressure. In some jurisdictions, placing an easement on your property may also result in property tax savings.

Reducing Estate Taxes:
Perhaps the most important benefit, a conservation easement can be essential for passing undeveloped land on to the next generation. By removing the land's development potential, the easement typically lowers the property's market value, which in turn lowers potential estate tax. Whether the easement is donated during life or by will, it can make a critical difference in one's heirs' ability to keep the land intact.

2) Fee Property:

Land can also be transferred in fee to a land trust or a government entity. In this case, the landowner's rights terminate with the transfer. Land can be sold at its appraised value, at a value less than its appraised value (bargain sale) or simply donated. Selling or donating to a land trust guarantees the land will be preserved in perpetuity unless it is agreed by the landowner and the land trust that it may be used as trade land. This would allow the land trust to sell or trade the land at some point in the future.

Qualifying For A Tax Deduction:
As with conservation easements, donating or selling land at a reduced price can also result in a tax-deductible charitable donation if the donation benefits the public by permanently protecting important conservation resources, and meets other federal tax code requirements.

Reducing Property Taxes:
When land is transferred in fee, any property tax burden is automatically shifted to the new owner.

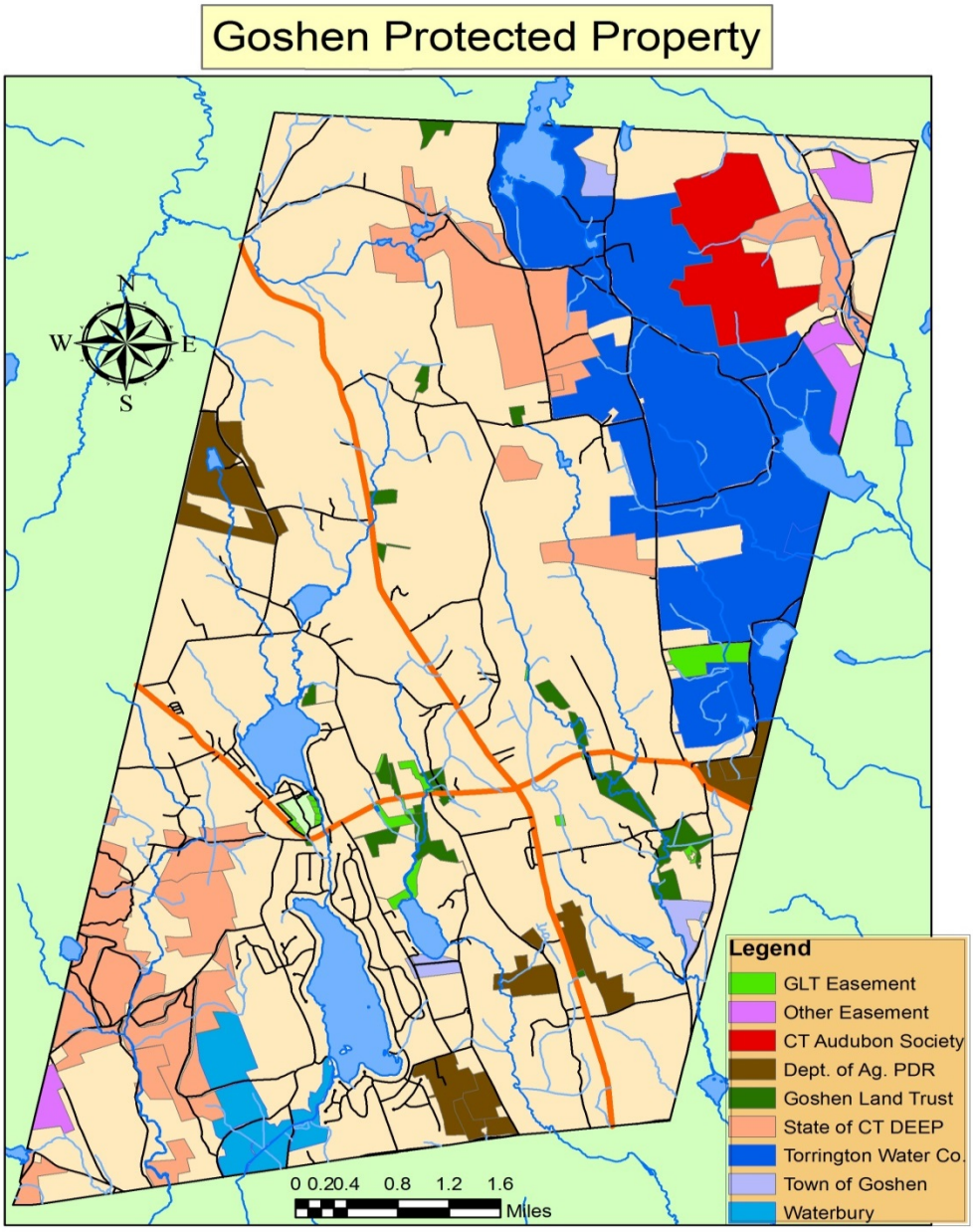
NOTE: For more details concerning conservation options, go to www.landtrustalliance.org or contact the Goshen Land Trust.

Public Act 490:

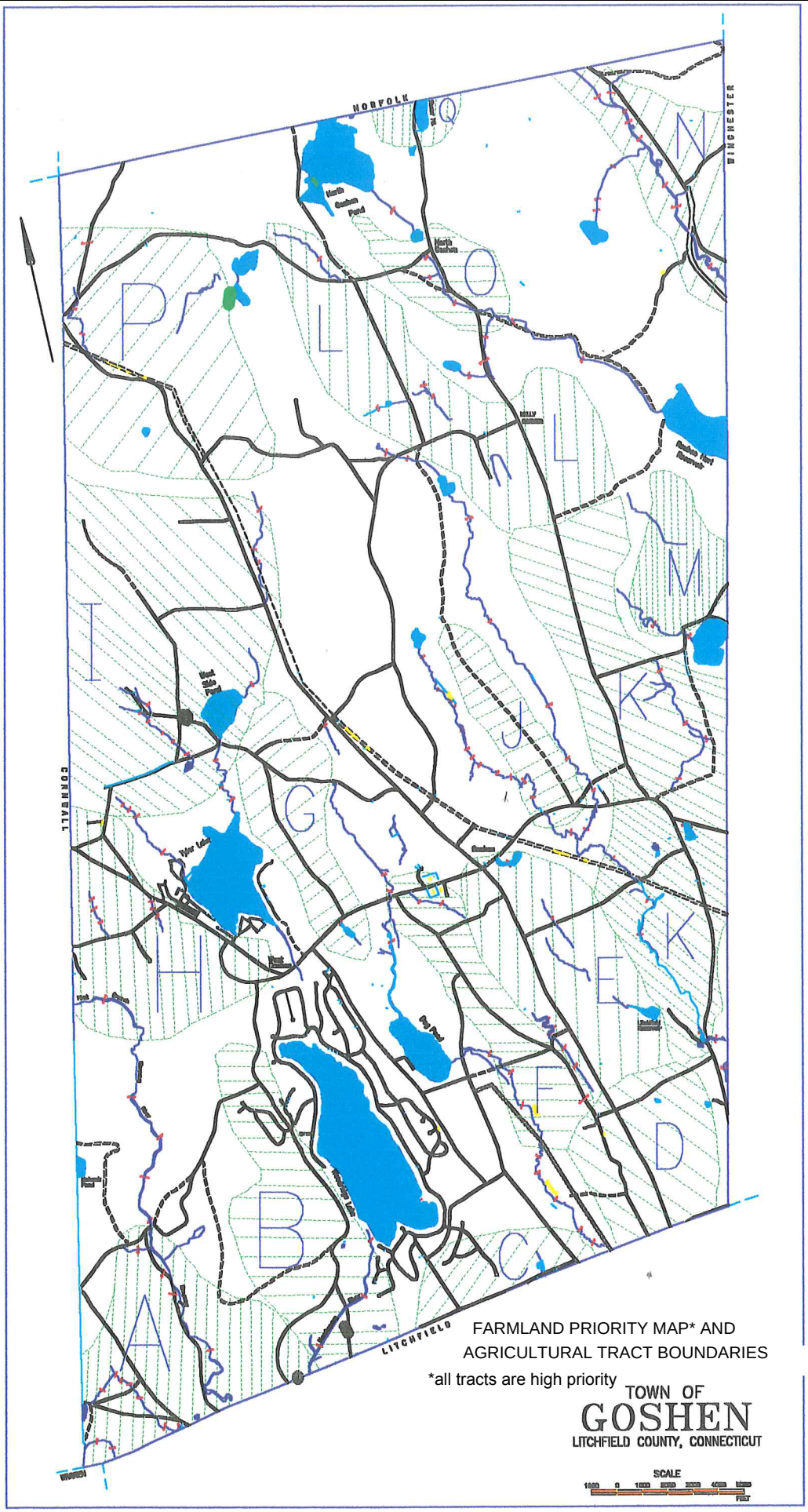
This is a state law that allows ones farm, forest or open space to be taxed at its use value rather than at its fair market value. More information can be found at www.ct.gov. In the upper right corner, put “Public Act 490" in the search box.

(Town Hall Veterans Memorial)

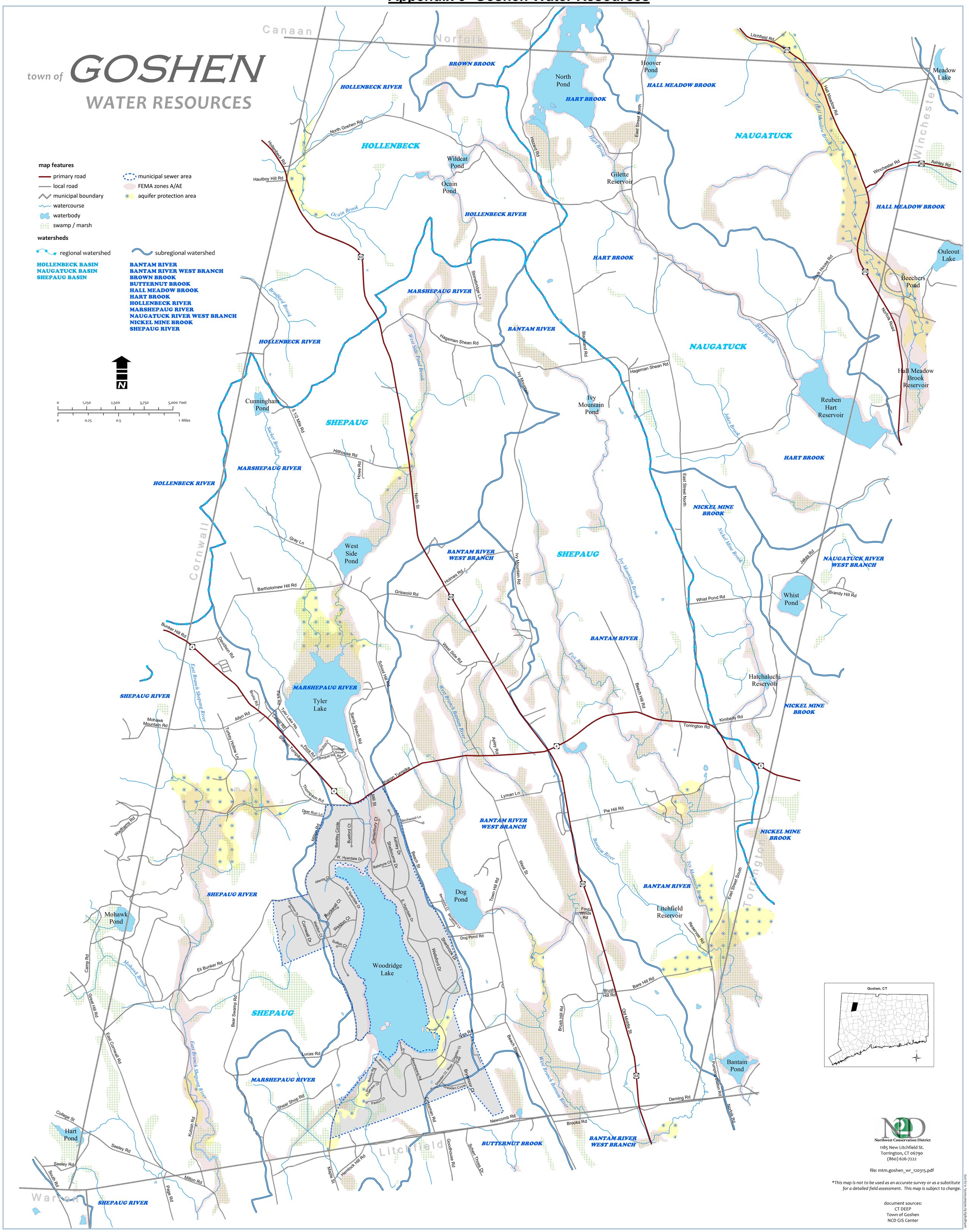
Appendix 3- Goshen Protected Property Map



Appendix 4- Farmland Prioity Map and Agricultural Tract Boundaries

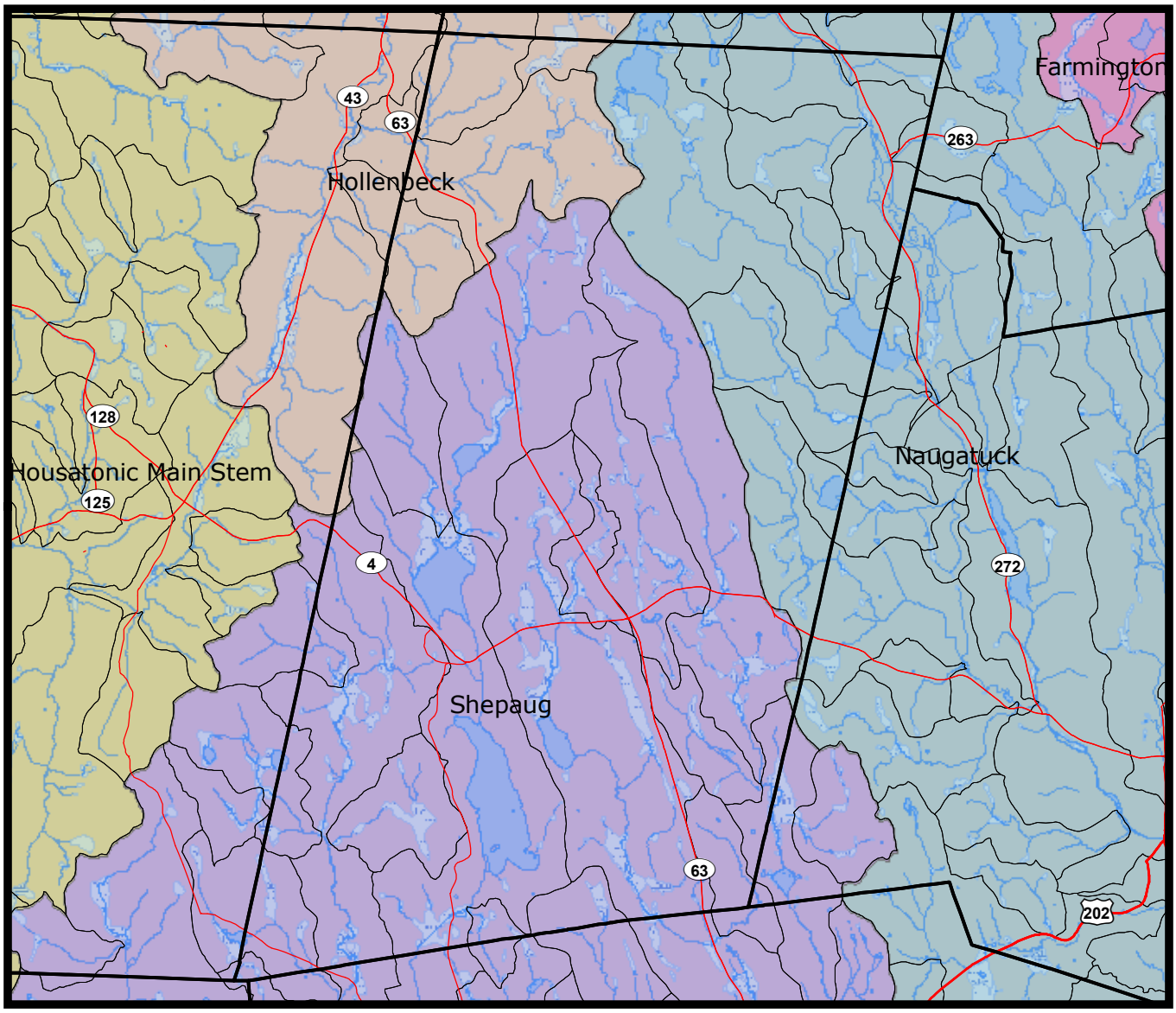


Appendix 5- Goshen Water Resources



Appendix 5- Goshen Watersheds

Goshen, CT Watersheds

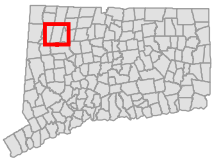


Legend

- Towns
- Major Highway
- Primary Route
- Secondary Route
- Ramp
- Local Basins
- Intermittent Water
- Water/Shore
- Water
- Intermittent Water
- Marsh
- Regional Basins (colors)

N

0 0.5 1 2 3 Miles



More Information: Visit http://clear.uconn.edu/projects/cri

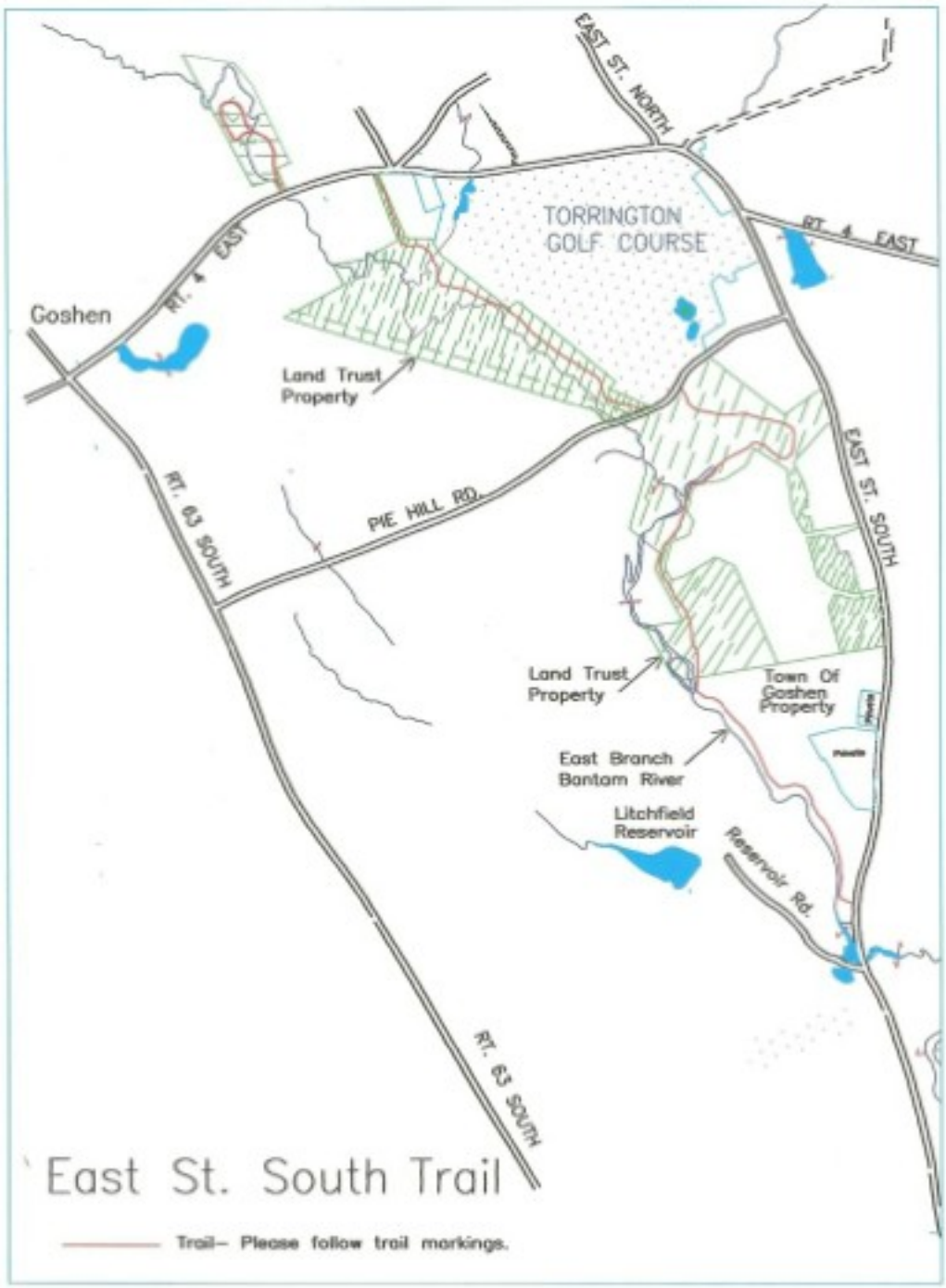
Data source: CT DEP http://www.ct.gov/dep/gis/

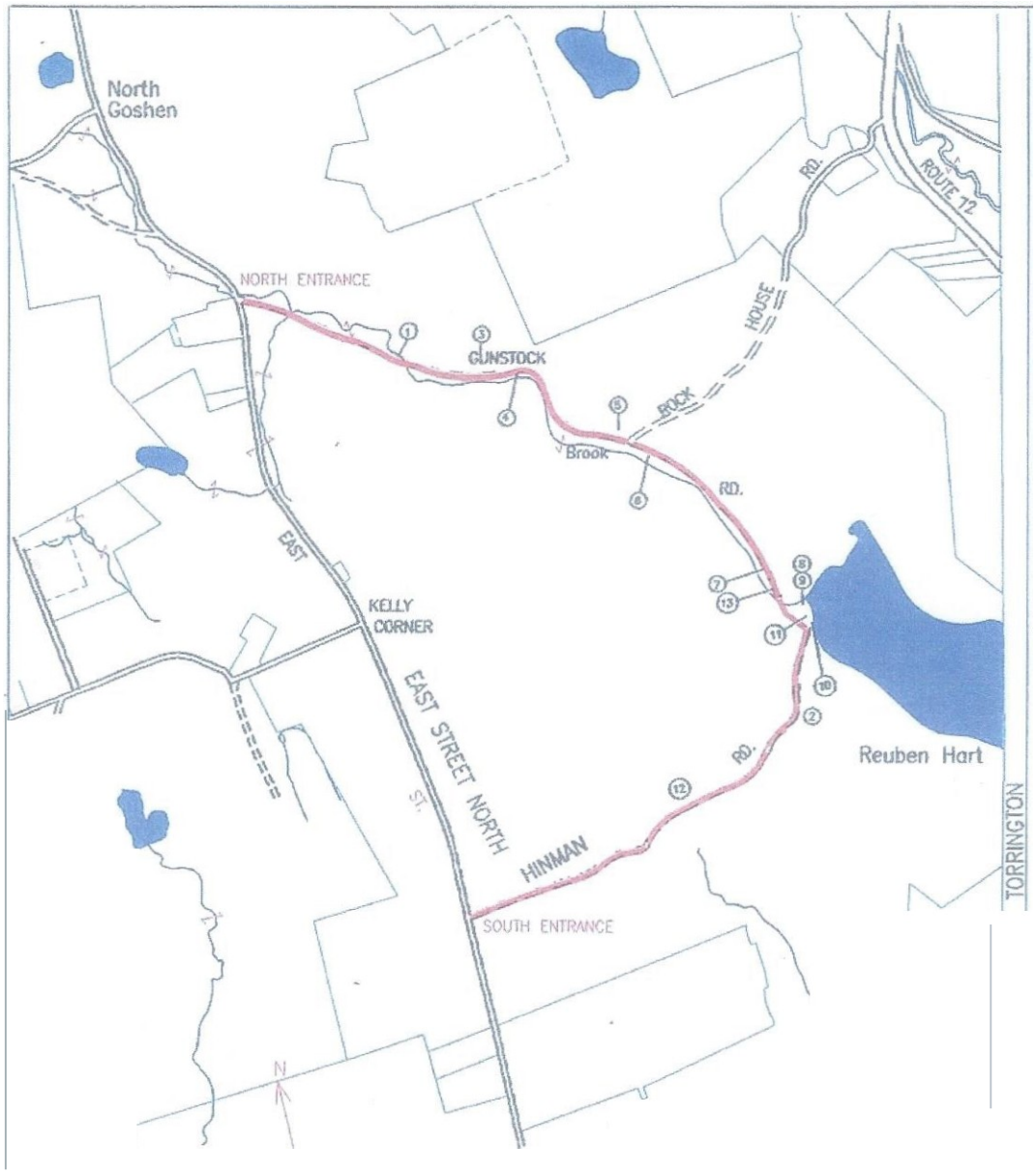
This project was funded in part by the CT DEP through an EPA Clean Water Act Section 319 Nonpoint Source Grant. NEMO is an educational program of the Center for Land use Education and Research (CLEAR) at the University of Connecticut.

These maps are intended for general information and planning purposes only. They contain no authoritative positional information.

Version 4/29/09

Appendix 6-Trail Maps
East Street South



Appendix 6-Trail Maps
East Street North

Permit required for use