Proposed Purchase for Open Space and Municipal Purposes
Kronberg Property – North Moodus Road

Town Meeting January 17, 2024 – 8 pm Nathan Hale-Ray High School
15 School Road

Town Referendum January 30, 2024 – Municipal Office Complex
1 Plains Road

The State of Connecticut Department of Energy and Environmental Protection (CT DEEP) has awarded a grant to the Town of East Haddam for the purchase of the Kronberg Property on North Moodus Road in the amount of $243,000. The Town's share for such purchase may be financed by the issuance of general obligation bonds and notes of the Town. To follow is explanatory text that describes the property and the associated cost with the purchase:

Property Description:

This ninety-five-acre parcel is located on the east side of North Moodus Road. The view from North Moodus Road is the twenty-two acres of existing farmland and the forestland behind it. The farmland has been utilized for agricultural purposes for over one hundred years. The remaining land to the east is a forested parcel covered with a mixture of predominately oaks, maples, and beech trees, some intermittent streams, small wetland patches and at least one vernal pool that all support a variety of the woodland species.

The parcel is located in the Moodus River and Salmon River Watersheds. The parcel is directly south of the 211-acre East Haddam Middle School property. Most of the school property to the north is a series of bike paths and hiking trails that are to the east and west of the school site. With the assistance of the Southeastern Connecticut New England Mountain Bike Association, seven miles of trails have been created on the Middle School property. The potential for additional trails to the south will connect to the Hidden Valley Farm Preserve on the Moodus River which is managed by the East Haddam Land Trust.

Potential recreational uses of the property include hiking, cross country skiing, horseback riding, mountain biking, wildlife observation, star gazing, and photography. The proposed main trails, which would include the existing logging and horseback trails in most cases, have been marked on the attached map.

The farmland is presently in hay production and the Town plans to utilize approximately twenty-two acres for farming. The wooded section of this parcel has been managed for forest products and can continue to be logged in the future.

The proposed plan is to reserve the twenty-one acres south of the middle school for future municipal purposes. This section of the land is at the same elevation as the middle school. The CT DEEP grant funding would be for the remaining seventy-four acres of land.

The "Grandview" across the street from Grandview Campground has always been the agricultural fields and forested hillside that are part of this property.

Kronberg Property – North Moodus Road

SPONSOR: **Town of East Haddam**

CONTRACT COST: (excluding legal & surveying) **$479,000**

TOTAL PROJECT AREA: **95.8 acres +/-**

Proposed Open Space – 74 acres / 78% (78% or $373,620 grant eligible)

Proposed Municipal Use / School 21 acres / 22% (22% or $105,380 municipal cost)

OTHER EXPENSES: Contract, Title Search, Closing		**Total $5,000 +/-**
	SURVEYING	**$30,000 +/-**
	TOTAL PROJECT COST:	**$514,000 +/-**
DEEP GRANT AWARD:	**(47.3%)**	**$243,000**
TOWN SHARE ESTIMATE:	**(52.7%)**	**$270,900**

Existing Bond Authorization Remaining - $485,650