EAST HADDAM OPEN SPACE COMMISSION

September 2025

Dear Boards, Commissions, and Community Groups,

The East Haddam Open Space Committee has two properties that the Committee would like to bring to a town meeting to vote for acceptance. Neither of these properties are being submitted for open space grants. All purchases, surveys, and legal work would be paid out of the existing Open Space Committee fund balance which has approximately $64,000 in its account.

First Parcel - Sprecher Property Exchange Proposal – Shanaghan Road

This proposal has been under consideration since the Harris Reserve Parcel was purchased by the Town of East Haddam in 2012. The proposal is to exchange 5.614 acres in the southwest portion of the town owned Harris parcel for a conveyance of 2.088 acres of land along with an easement of 1.587 acres of land on the east side of the Sprecher property which abuts the Dean Conservation Easement on Parker Road.

The Town portion to be conveyed is not part of the land reserved as open space under the Connecticut DEEP Grant Program. The access road through this 5.6-acre parcel has been used by the Sprecher family for agricultural purposes for decades. It is the access point to the fields and forestland on the eastern side of their property. This area has already been surveyed and pinned in anticipation of this exchange. This map is on file on the East Haddam Land Records under Town Clerk Map # 4523 and is entitled "Perimeter Survey Land N/F Daniel & Roberta Harris by Robert Weaver L.S. last dated 11-1-2013.

The portion to be conveyed to the town and the portion of easement area to the south will create a connecting trail that will connect the Harris Parcel with the Dean Conservation Easement Area and then to the Hatch Lot. This .6 miles of a trail will connect the over 3 miles of Trails on the Harris Reserve to the over 6 miles of trails on the Dean Easement, the Hatch Lot, and the abandoned section of Parker Road. The property has a survey entitled Perimeter Survey – Proposed Conveyance and Conservation Easement and Designated Land of Averum J. Sprecher in Favor of the Town of East Haddam, Ct

Total Cost **Survey work - $1200 already paid plus the mylar filing of the final map.**

Legal – Deed and Conservation Easement Review, Closing cost.

Second Parcel – Dale King Property – South Sheepskin Hollow Road

This 10.262-acre parcel is on the west side of South Sheepskin Hollow Road and has approximately 1800 feet of Roaring Brook running on the majority of the west side of the property. The property alone provides access to Roaring Brook but also could link several existing open space properties with a creation of a walking bridge. Directly across Roaring Brook is the 238-acre Hatch Lot Reserve and north of the reserve is the 280-acre Dean Conservation Easement. To the north on Sheepskin Hollow is the East Haddam Land Trust 119-acre Sheepskin Hollow Preserve and to the south is the town's 98-acre Roaring Brook Preserve.

Mr. Dale King has agreed to sell the property for $15,000 and has asked that it be named the Urban Farm Preserve as the Urban Family was one of the original owners.

Total Cost **Survey work – Already on file in the land records**

Legal – Creating a deed, closing cost.

Property Purchase $15,000

EAST HADDAM OPEN SPACE COMMITTEE
Process and meeting schedule for an Open Space purchase

Owner agrees to allow Town to review and evaluate property for purchase or conservation easement purposes. **Done**

Open Space Committee reviews property / decides whether the property meets the established criteria set in the ordinance. The Open Space Committee also evaluates if other partners may be interested – i.e. East Haddam Land Trust, The Nature Conservancy, etc. Those partners are contacted. **Done**

The Open Space Committee has to make presentations to the following Boards and Commissions for recommendations to proceed with the grant application;

Conservation Commission	October 7th
Planning and Zoning Commission	October 14th
Board of Selectmen	October 15th
Board of Finance	October 20th
Recreation Commission	October 20th
Historic District Commission	October 21st
Inland Wetlands and Watercourses Commission	October 21st

Scheduling sequence is Board of Selectmen, Board of Finance, Board of Selectmen to schedule a Town meeting.

EAST HADDAM PLAN OF CONSERVATION AND DEVELOPMENT

Sections pertaining to open space preservation and this proposed acquisition.

Chapter 4: Protect East Haddam's Landscape, Waters and Natural Environment

East Haddam benefits from its wide variety of natural resources, open spaces, rivers, watersheds and the many parks, preserves, and farmlands that dot its landscape. East Haddam's diverse ecosystems, scenic natural environments, and wildlife are a few of the many defining features that contribute to the town's rural and historic character. In fact, according to the town-wide community survey, the environment and its outstanding natural resources were listed as the number two reason residents choose to live in East Haddam. **For many residents the natural environment and the resources that it provides are vital to preserving the quality of life in East Haddam.** For these same reasons, the importance of conserving and protecting these spaces has only increased as competing demands for landownership between multiple levels of governments and private entities intensify. **The natural environment is just as vital to a community as its built environment, and the conservation of those resources provide economic, ecological, and social benefits to the Town's current residents as well as future generations to come.**

Where We Are

The high quality of East Haddam's surface and subsurface waters, watersheds, and waterways received continued monitoring and protection. East Haddam's environment is recognized for its diversity of wetlands and watercourses.

East Haddam's watersheds were later ranked by importance according to the Town's Open Space Acquisition Ordinance. They were ranked from greatest to least importance as follows: Eightmile River Watershed and the Upper Moodus reservoir, Whale Bone Creek Watershed (Roaring Brook and Hemlock Valley Brook), areas that drain directly to the Connecticut River (Chapman's Pond and Succor Brook), Salmon River stream belt, and Moodus River stream belt.

East Haddam promoted and preserved its natural environments while ensuring the diversity of its wildlife and natural resources stay protected. The CT DEEP in October 2005 published Connecticut's Comprehensive Wildlife Conservation Strategy, now known as the Wildlife Action Plan, which was later revised and updated in 2015. This document identified the distribution and abundance of wildlife including fish, mammals, birds, reptiles, amphibians and invertebrate species and pinpointed the threats affecting the species of greatest concern. The document also outlined Connecticut's 12 key habitats and the problems facing them. In short, they concluded that the most significant threats to Connecticut's land and waterscapes include habitat loss, degradation, and fragmentation from development; changes in land use; and competition from non-native invasive species. Eleven key habitats were identified such as large upland forest, forested inland wetlands, shrub inland wetlands, large rivers and streams, and their associated riparian zones, and vernal pools, which are critical to wildlife diversity and success. All of these areas are prime candidates for open space preservation and almost all habitats could be identified as existing within the limits of East Haddam.

Focus areas where state and federally listed endangered, threatened, and special concern species and significant natural communities are illustrated on the Natural Diversity Data Base Map at the end of the chapter. *The NDDB map does not specifically name animal species and only buffers their location in order to protect their location's anonymity.

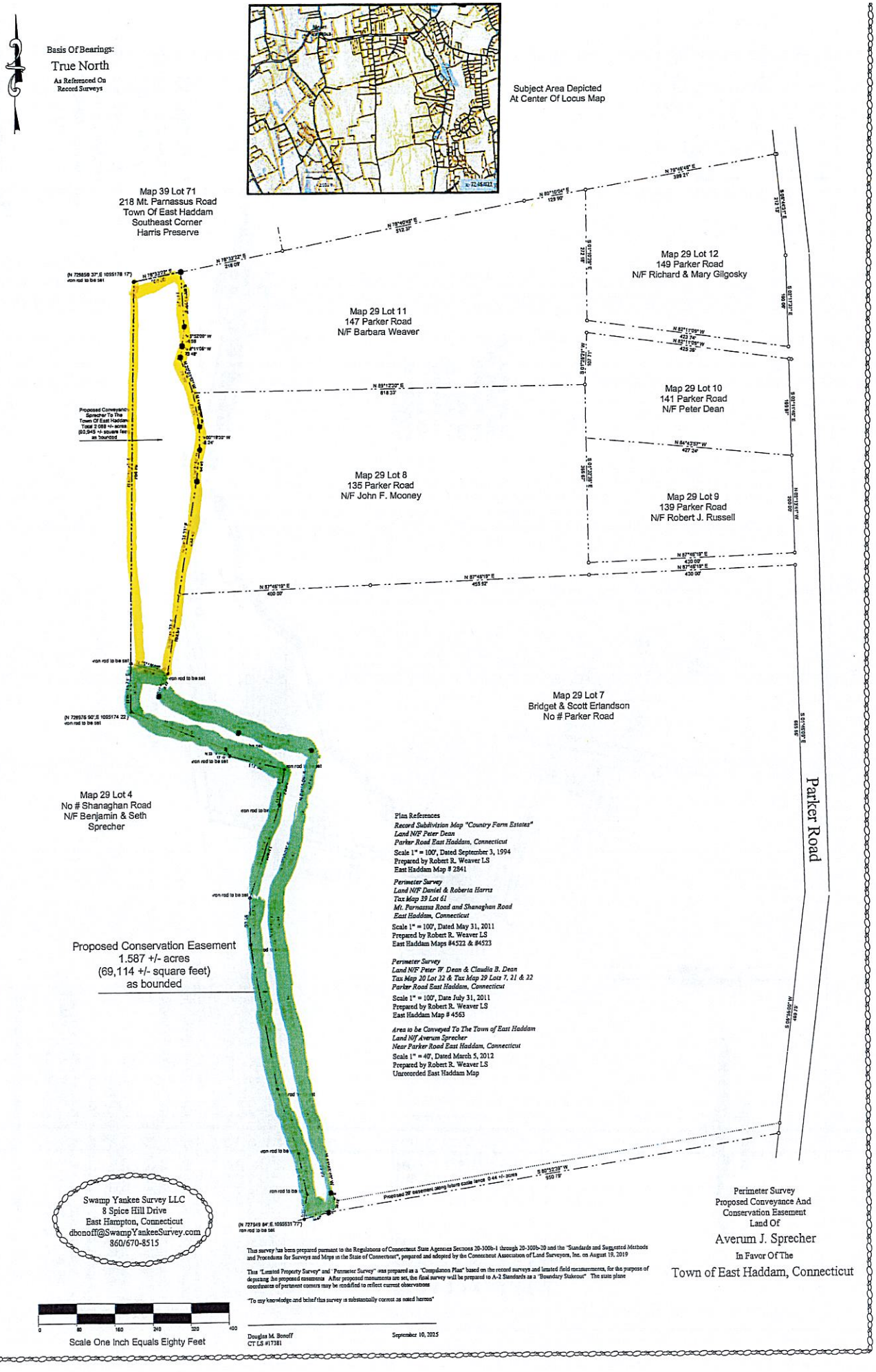
East Haddam moves to connect its residents and visitors to its natural environment by expanding active and passive recreational opportunities in its open spaces. These efforts have a variety of benefits for the community, including providing for the current and future outdoor recreational needs of community residents, preserving wildlife habitats and the ecological functioning of lands in their natural state, and ensuring lands poorly suited to residential or other development due to ecological, agricultural, or historical concerns are permanently protected. These efforts also help to provide greater stability in the town's budget and limit growth in public infrastructure and program needs.

The Town, the EHLT, the Nature Conservancy, and the State of CT DEEP are working towards improving connectivity between parks, preserves, reserves and other patches of open space that can be used for passive recreation such as completing the greenway along the Moodus River. Greenways are discussed in further detail in Chapter 5. From protecting its waters and mitigating negative impacts to its watersheds to promoting these spaces for recreation while protecting the local wildlife, their habitats, and their natural resources, it's imperative that the goals and actions in this Plan promote the core environmental values of East Haddam in order to preserve the town's serene beauty and rural character.

Chapter 5: Ensure the Community's Longstanding Value of Preserving the Town's Rural Character Is Sustained

East Haddam's open space acquisition programs work to protect and preserve the natural environment, its wildlife and guide the direction of residential growth. Open Space acquisition guidelines outlined in East Haddam's Open Space Ordinance should continue to be used to guide open space preservation efforts. These guidelines in partnership with the East Haddam Conservation Commission, East Haddam Land Trust, The Nature Conservancy and the State of Connecticut will help the Town achieve its open space goals and protect its rural character. Collectively through the work of these entities, 10,000 acres out of the remaining 25,000 vacant land of the Town's land is preserved as public open space and private open space.

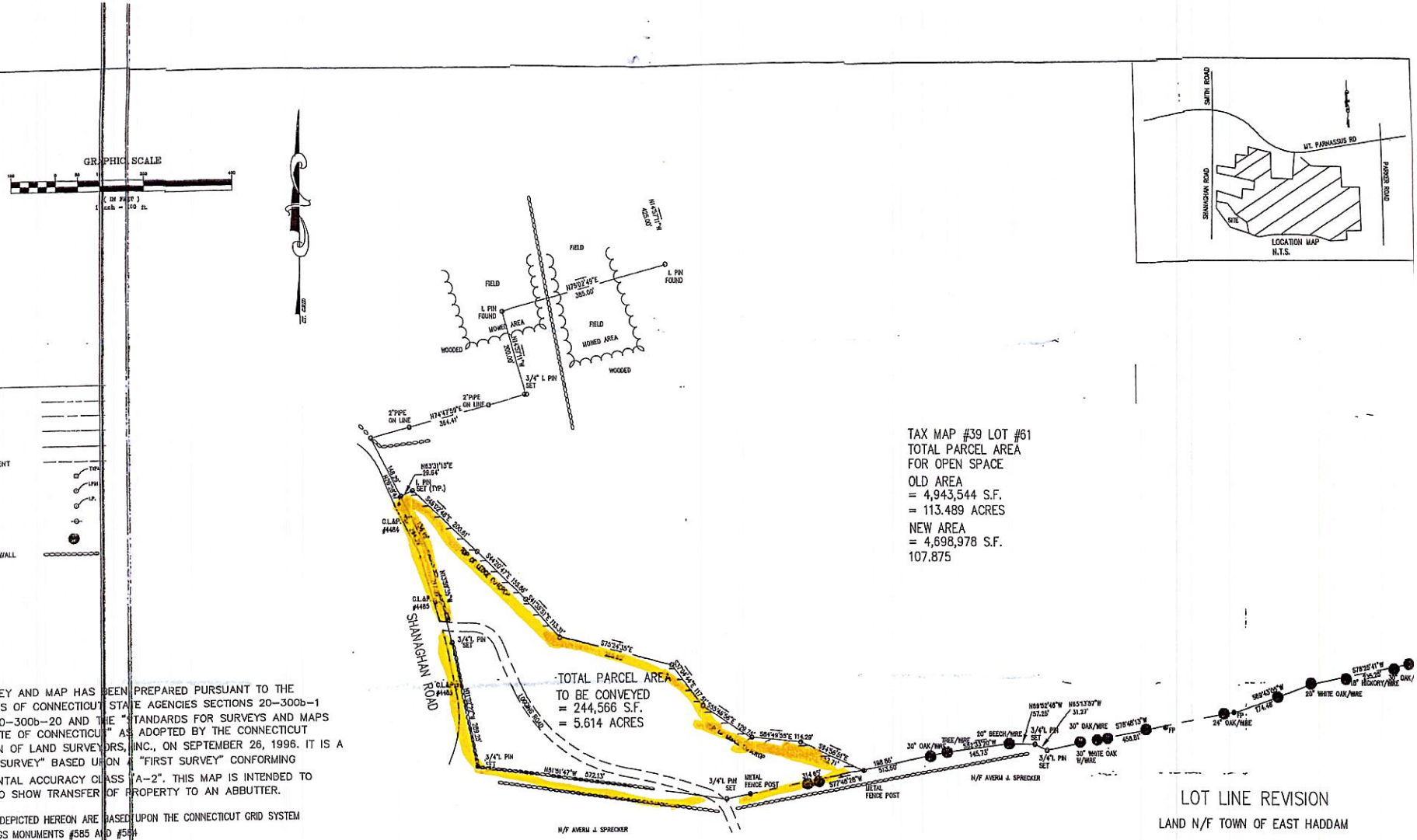
Traditionally, the Town has prioritized acquisitions on their importance to the watershed and their potential connection to a Contiguous Conservation Corridor. Contiguous Conservation Corridors, also known as Greenbelts, or Greenways often refer to the linkages between open spaces that form a cohesive Network of protected open space. These connections of open space provide key wildlife habitat and corridors.



This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut", prepared and adopted by the Connecticut Association of Land Surveyors, Inc. on August 19, 2019

This "Limited Property Survey" and "Perimeter Survey" was prepared as a "Compilation Plan" based on the record surveys and limited field measurements, for the purpose of depicting the proposed easements. After proposed monuments are set, the final survey will be prepared to A-2 Standards as a "Boundary Stakeout". The state plane coordinates of pertinent corners may be modified to reflect current observations

"To my knowledge and belief this survey is substantially correct as noted hereon"



NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A "PROPERTY SURVEY" BASED UPON A "FIRST SURVEY" CONFORMING TO HORIZONTAL ACCURACY CLASS "A–2". THIS MAP IS INTENDED TO BE USED TO SHOW TRANSFER OF PROPERTY TO AN ABBUTTER.
2. BEARINGS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT GRID SYSTEM HOLDING CGS MONUMENTS #585 AND #584
3. SUBJECT PARCEL IS REFERENCED ON TAX MAP #39 LOT #61 TOWN OF EAST HADDAM ASSESSORS OFFICE.
4. REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED:
   A. "PERIMETER SURVEY LAND N/F DANIEL & REBERTA HARRIS, TAX MAP 39 LOT #61 MT. PARNASSUS AND SHANAGHAN ROAD,EAST HADDAM , CONNECTICUT. SCALE 1"=100' DATED 5–31–2011 BY ROBERT WEAVER, L.S..
5. THIS MAP IN NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

LOT LINE REVISION

LAND N/F TOWN OF EAST HADDAM

TAX MAP 39 LOT #61

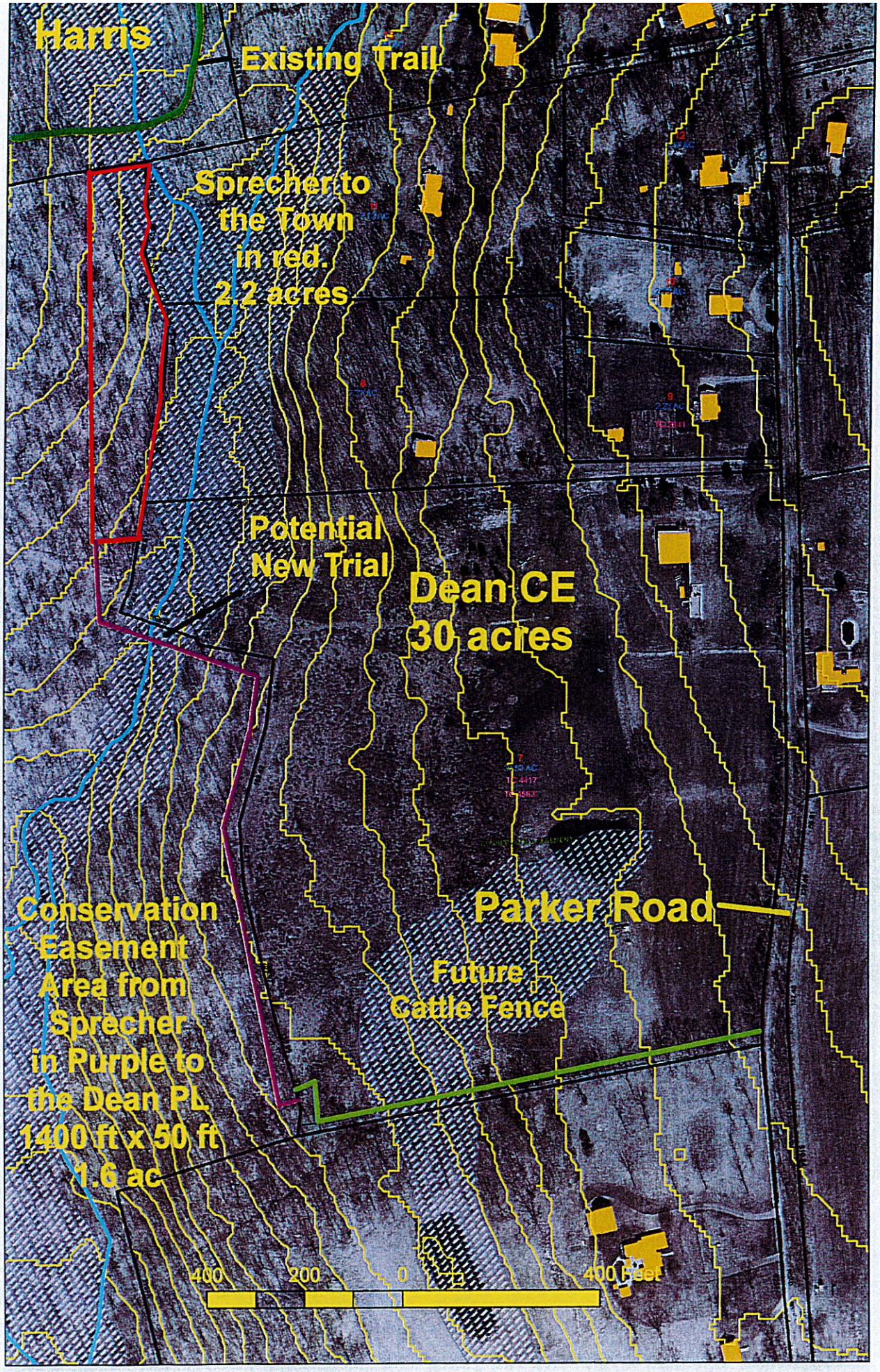
TO BE CONVEYED TO AVERUM J. SPRECHER

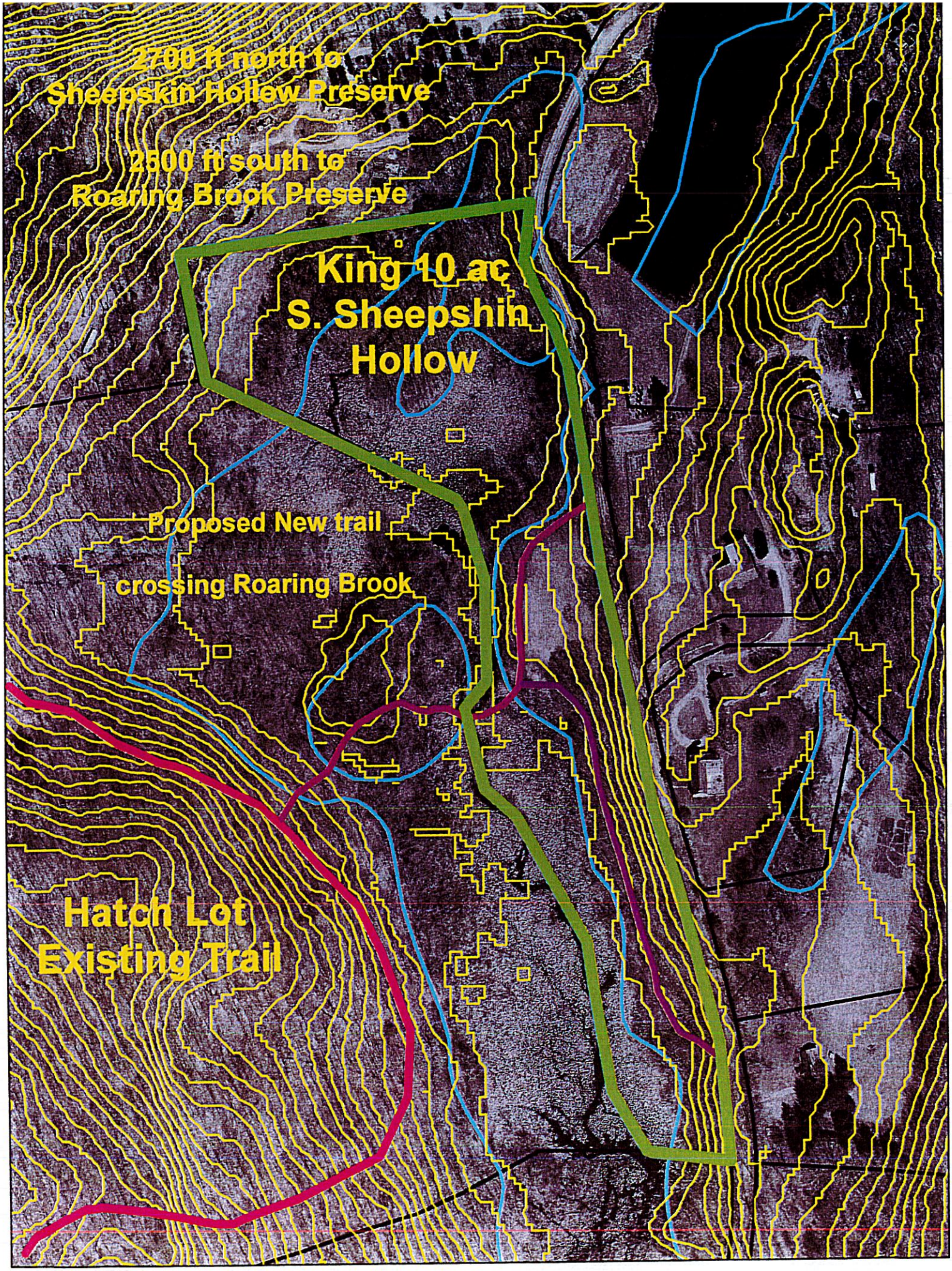
SHANAGHAN ROAD

EAST HADDAM, CONNECTICUT

SCALE 1"=100' DATED MARCH 10, 2012

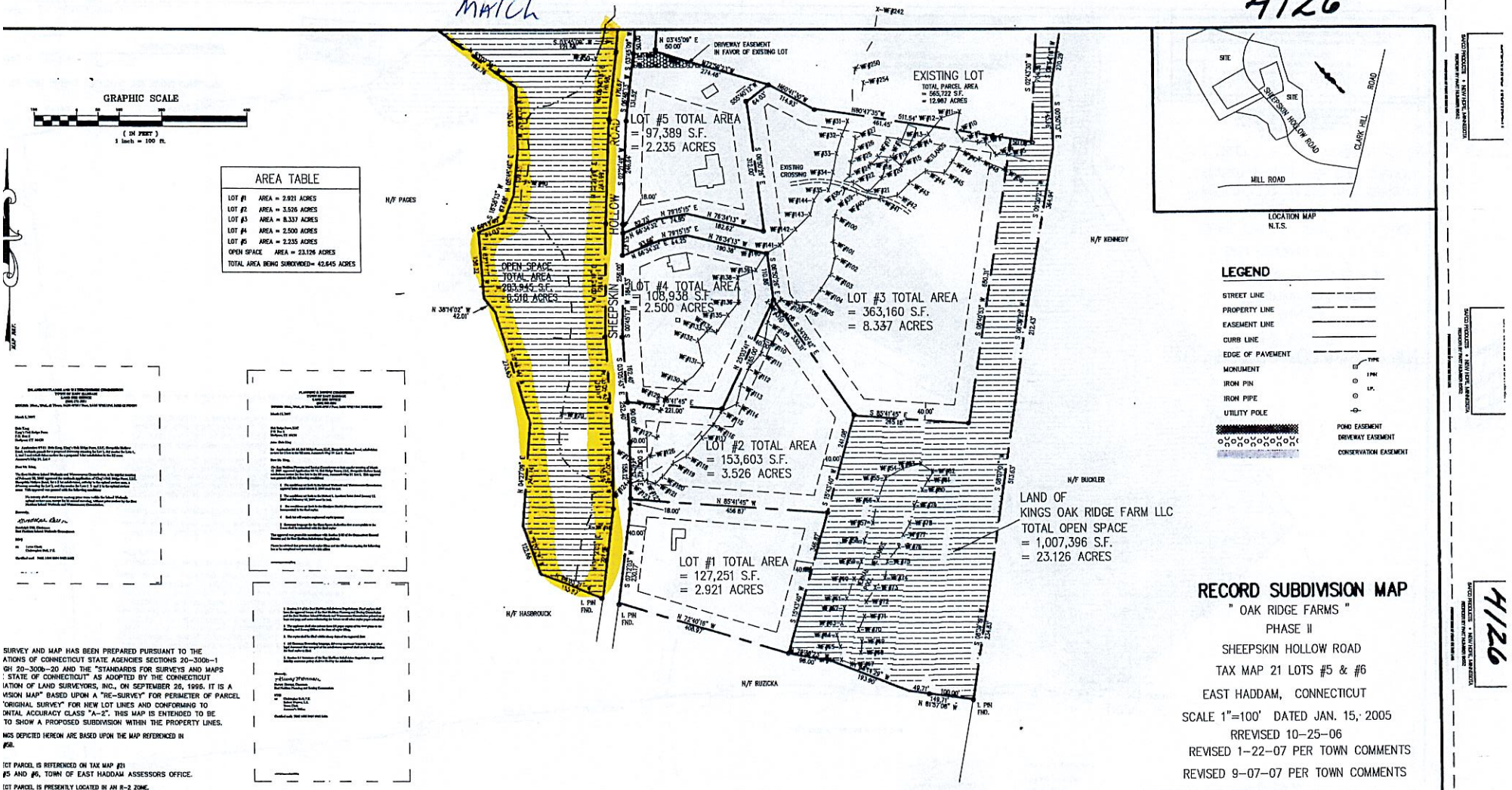
ROBERT R. WEAVER L.S.


Harris
Existing Trail
Sprecher to the Town in red. 2.2 acres
Potential New Trial
Dean CE 30 acres
Parker Road
Future Cattle Fence
Conservation Easement Area from Sprecher in Purple to the Dean PL 1400 ft x 50 ft 1.6 ac
400
200
0
400 Feet


2700 ft north to
Sheepskin Hollow Preserve
2500 ft south to
Roaring Brook Preserve
King 10 ac
S. Sheepshin
Hollow
Proposed New trail
crossing Roaring Brook
Hatch Lot
Existing Trail

match

4126



RECORD SUBDIVISION MAP

" OAK RIDGE FARMS "

PHASE II

SHEEPSKIN HOLLOW ROAD

TAX MAP 21 LOTS #5 & #6

EAST HADDAM, CONNECTICUT

SCALE 1"=100' DATED JAN. 15, 2005

RREVISED 10-25-06

REVISED 1-22-07 PER TOWN COMMENTS

REVISED 9-07-07 PER TOWN COMMENTS

SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE
ATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1
GH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS
STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT
IATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A
VISION MAP" BASED UPON A "RE-SURVEY" FOR PERIMETER OF PARCEL
'ORIGINAL SURVEY" FOR NEW LOT LINES AND CONFORMING TO
ONTAL ACCURACY CLASS "A-2". THIS MAP IS ENTENDED TO BE
TO SHOW A PROPOSED SUBDIVISION WITHIN THE PROPERTY LINES.

NGS DEPICTED HEREON ARE BASED UPON THE MAP REFERENCED IN
#68.

ECT PARCEL IS REFERENCED ON TAX MAP #21
#5 AND #6, TOWN OF EAST HADDAM ASSESSORS OFFICE.

ECT PARCEL IS PRESENTLY LOCATED IN AN R-2 ZONE.

RENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:
ROPERTY SURVEY SHOWING FREE SPLIT", SHEEPSKIN HOLLOW ROAD,
LAND N/F KING OAK RIDGE FARM, LLC, TAX MAP #21 LOTS #5 & #6 SHEEPSKIN
LLOW ROAD, EAST HADDAM, CONNECTICUT, BY ROBERT WEAVER, L.S., SCALE
=100' AND DATED OCT. 25, 2001, LAST REVISED JUNE 10, 2002.

WN OF EAST HADDAM, CONNECTICUT, PROPERTY OF THE BAPTIST GENERAL
NFERENCE OF NEW ENGLAND, TO BE CONVEYED TO DALE KING," BY RICHARD
ERRON, L.S., SCALE 1"=100', DATED DEC. 2, 1960, LAST REVISED JAN. 18, 1997
ID MAP IS ON FILE IN THE EAST HADDAM TOWN CLERKS OFFICE FILE #2020.

MAP IN NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

NOWLEDGE AND BELIEF,
IS SUBSTANTIALLY CORRECT
HEREON

R. WEAVER L.S. #15485

"THE SUBDIVISION REGULATIONS OF THE EAST HADDAM PLANNING AND ZONING COMMISSION ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING MADE BY THE EAST HADDAM PLANNING AND ZONING COMMISSION AND ATTACHED HERETO.

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION

FINAL APPROVAL _____ CHAIRMAN/SECRETARY

DATE 11/27/07

EXPIRATION DATE: 3/8/2012

ORIGINAL INK DRAWING BY ROBERT WEAVER, L.S. 147 PARKER ROAD EAST HADDAM, CT 06423

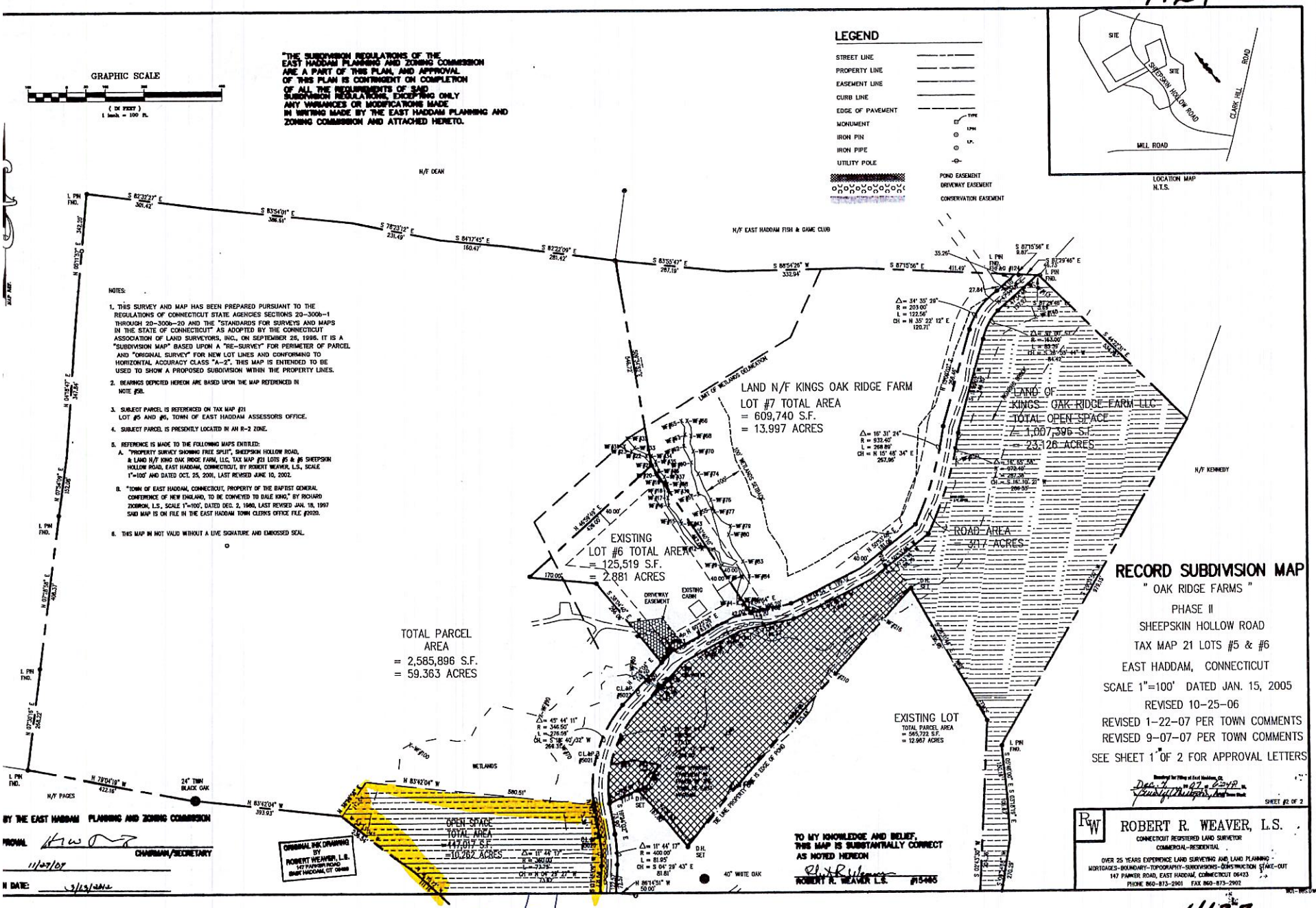
SHEET #1 OF 2

ROBERT R. WEAVER, L.S.
CONNECTICUT REGISTERED LAND SURVEYOR
COMMERCIAL-RESIDENTIAL
OVER 25 YEARS EXPERIENCE LAND SURVEYING AND LAND PLANNING
MORTGAGES-BOUNDARY-TOPOGRAPHY-SUBDIVISIONS-CONSTRUCTION STAKE-OUT
147 PARKER ROAD, EAST HADDAM, CONNECTICUT 06423
PHONE 860-873-2901 FAX 860-873-2902

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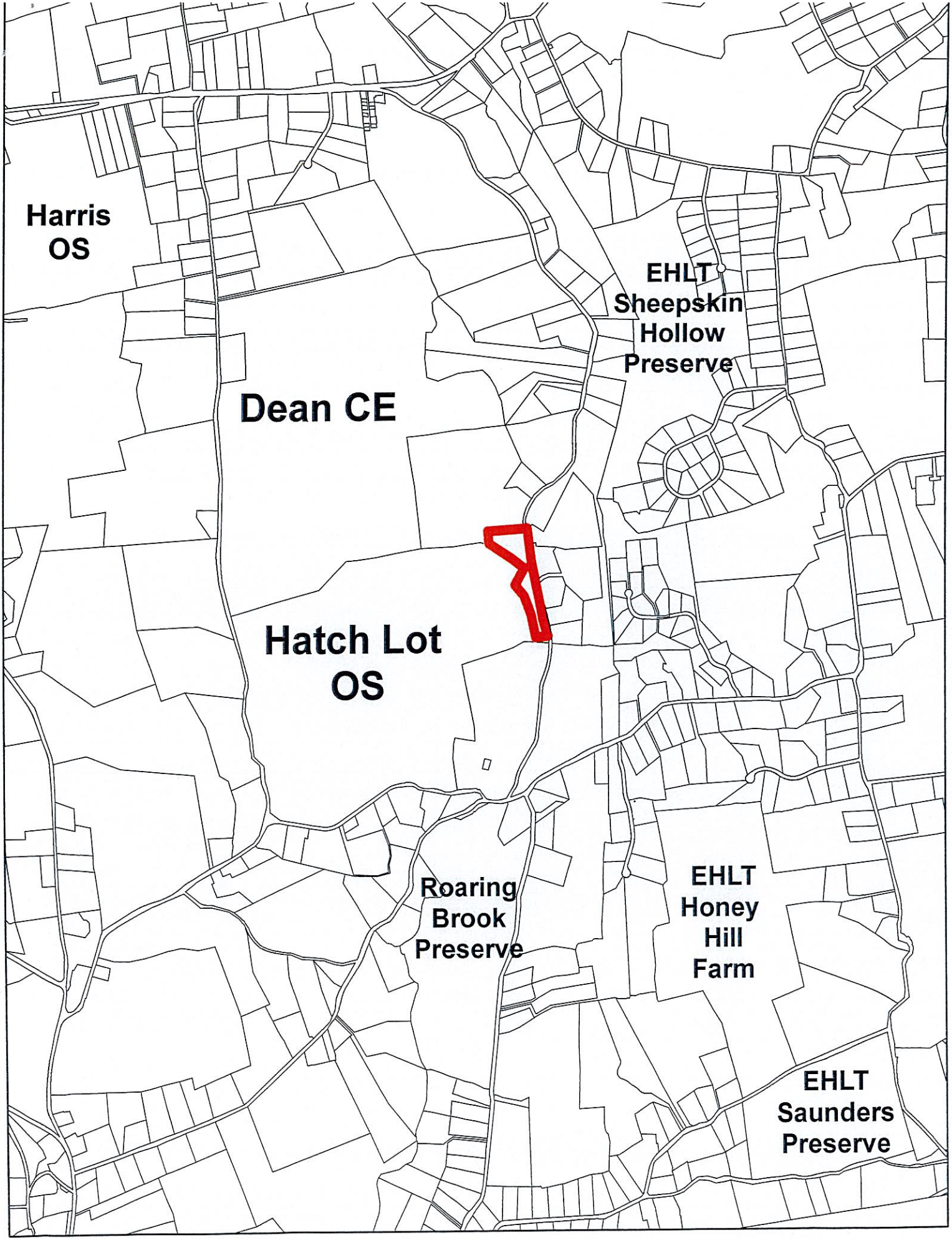
4127



4127

match

4127


Harris
OS
EHLT
Sheepskin
Hollow
Preserve
Dean CE
Hatch Lot
OS
Roaring
Brook
Preserve
EHLT
Honey
Hill
Farm
EHLT
Saunders
Preserve