



STEWARDSHIP PLAN FOR CONRAD OPEN SPACE

Prepared and Adopted by
TOWN OF GROTON CONSERVATION COMMISSION
June 2021

Town of Groton Conservation Commission

**Established under the provisions of Connecticut General Statute 7-131a
and Groton Town Charter Section 7.5
and the Town of Groton Guidebook to Agencies, Authorities, Boards, Commissions,
Committees and Councils including the Authorized ABCs**

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OPEN SPACE STEWARDSHIP MANAGEMENT PLAN – CONRAD OPEN SPACE

1. INTRODUCTION

A. PROPERTY DESCRIPTION

The Conrad Open Space property consist of two parcels PIN 261917123060 E and 261917116969 E located at 0 Conrad Street west of Allyn Street. It is comprised of 4.53 and 2.42 acres, and includes a mature forest. Neither of the parcels has obvious boundary markings. Both are land locked with privately held parcels on all sides.

B. OWNERSHIP & LAND USE HISTORY

Both PIN 261917123060 E and PIN 261917116969 E were obtained by the town in foreclosure actions in 2006 and 1999 respectively. For both parcels, the town has taken no action to improve or change the property.

C. CURRENT LAND USES

This property is vacant woodland and standing wetlands, as seen in the below photo near the Conrad Street access.



D. RESTRICTIONS

There are currently no restrictions or postings on the parcels.

E. NATURAL SYSTEM VALUE

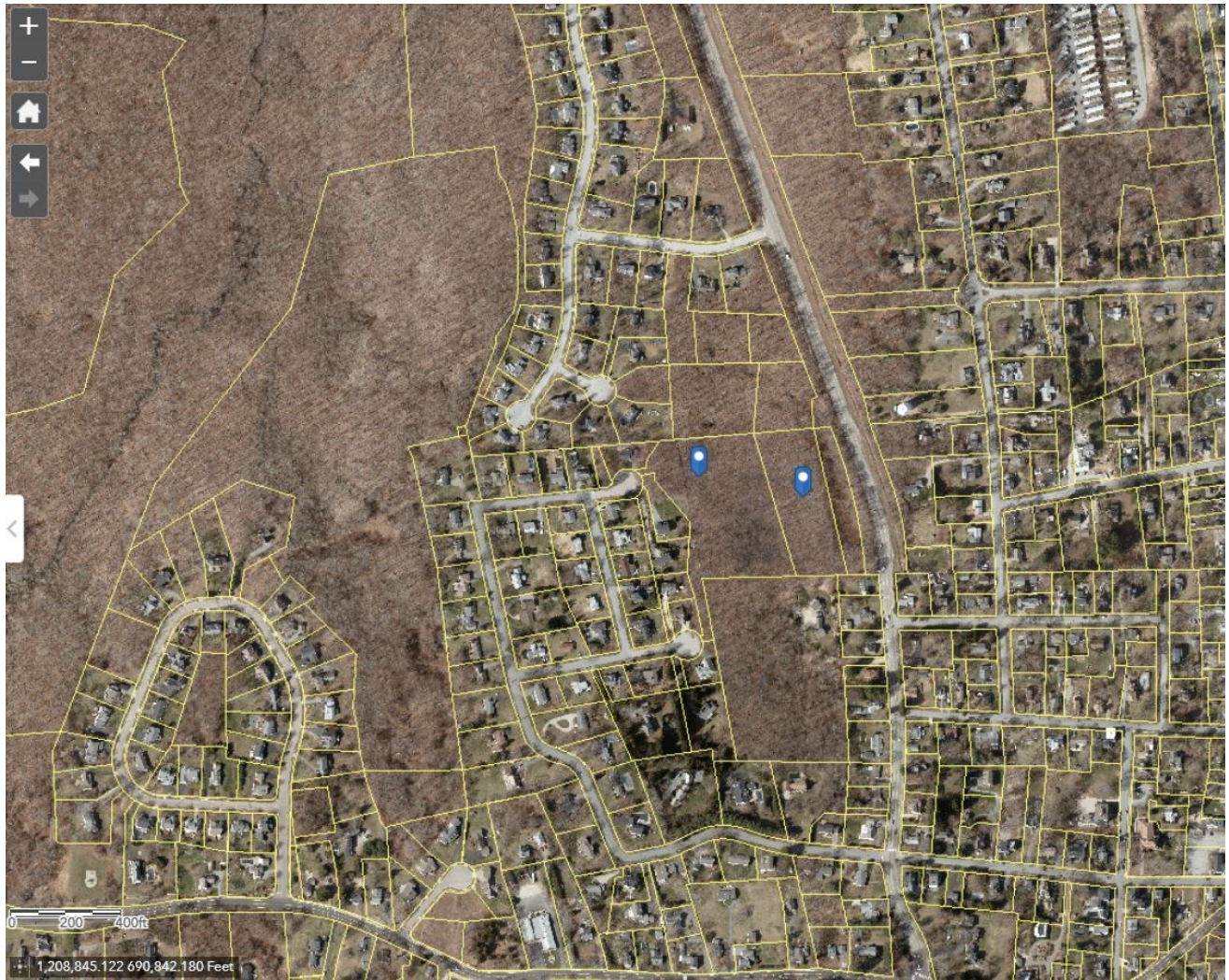
The Town of Groton Open Space Conservation Plan established a methodology for determining an economic model for valuation of various properties from a conservation perspective. A key element of the model is the Natural System Value (NSV) of a parcel. The NSV provides quantification of the value to the town based on open space natural benefits such as: water filtration and impact on water supply, water quality, disturbance mitigation, biological control, wildlife habitat, soil formation/retention, and pollination benefits. The relative NSV between

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parcels provides insight into how the Stewardship plan is designed and what restrictions should be employed.

This parcel was evaluated in 2021 with a comparative NSV valuation of \$2,241/acre, which is in the lower half of all Groton open space parcels. *The reader is cautioned that this NSV valuation is not comparable to any land valuation, assessment, appraisal or real estate sale pricing.*

F. BASEMAP



2. STEWARDSHIP GOALS

A. IDENTIFICATION OF RESOURCE CONCERNS

There is evidence of minor littering near the Conrad Street public access point, while the rest of the parcel appears to be undisturbed natural woodland and standing wetland.

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B. TOWN GOALS

This subdivision open space is being maintained in its natural woodland and wetland state to support the town's overall carbon sequestration bank.

C. SOCIAL STAKEHOLDER ANALYSIS

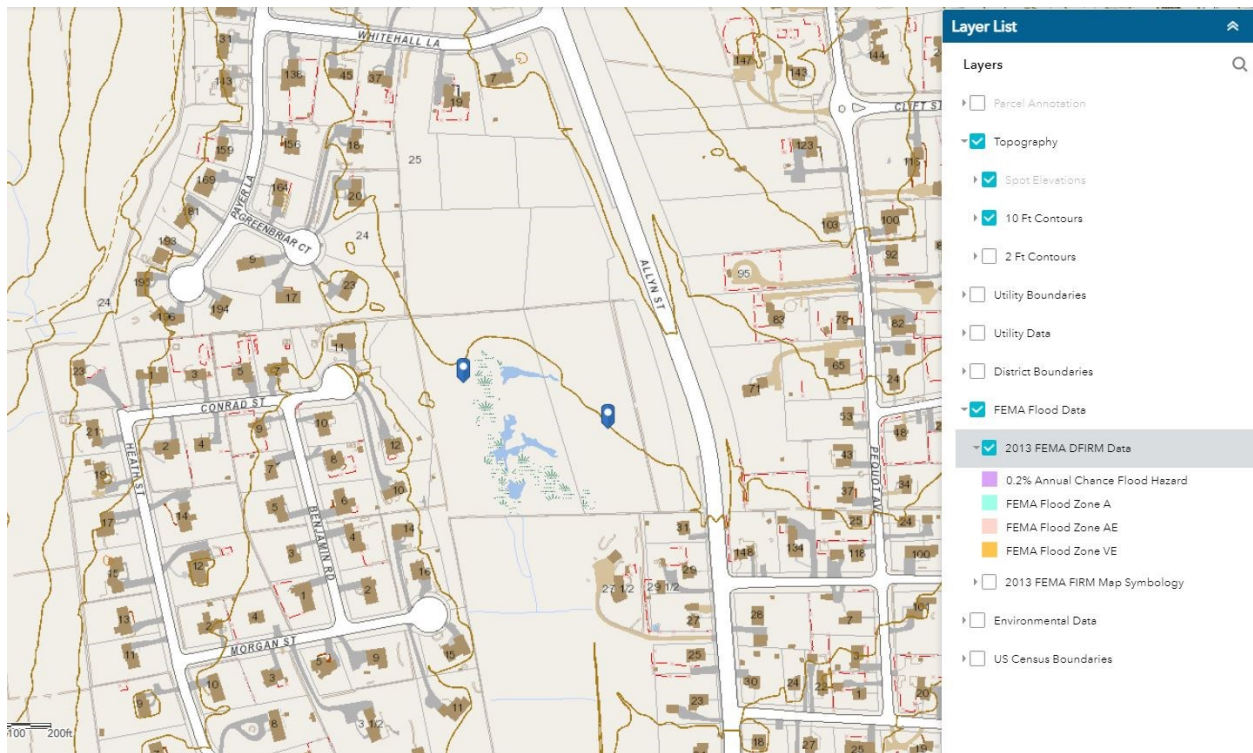
There is no evidence of neighborhood interest in this property due to its relative lack of access and high number of invasive species incumbering access.

D. LANDSCAPE SCALE CONSERVATION

As this property has very limited habitat and resiliency attributes, it is being maintained primarily for its woodland carbon sequestration value.

3. EXISTING NATURAL RESOURCE CONDITIONS

A. HYDROLOGY & TOPOGRAPHY MAP

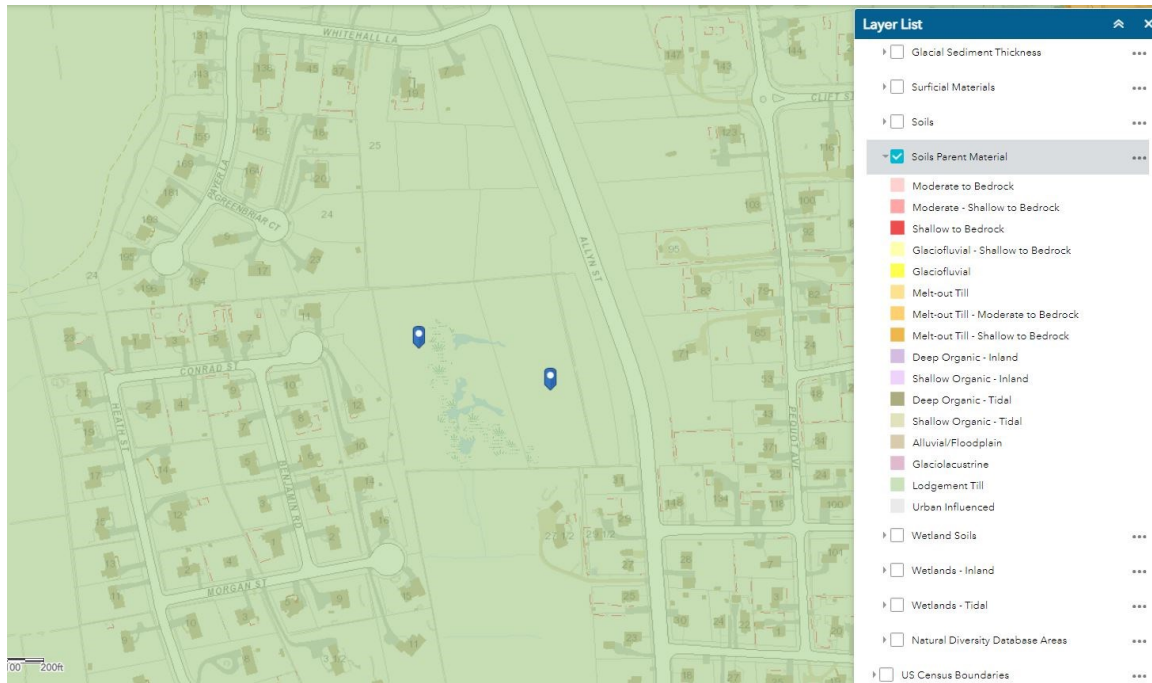


B. HYDROLOGY & TOPOGRAPHY SUMMARY

There are no significant water or flooding features on this generally flat parcel. There are no streams, while the vernal pools provide unique wetland habitat.

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C. SOILS MAP



D. SOILS SUMMARY

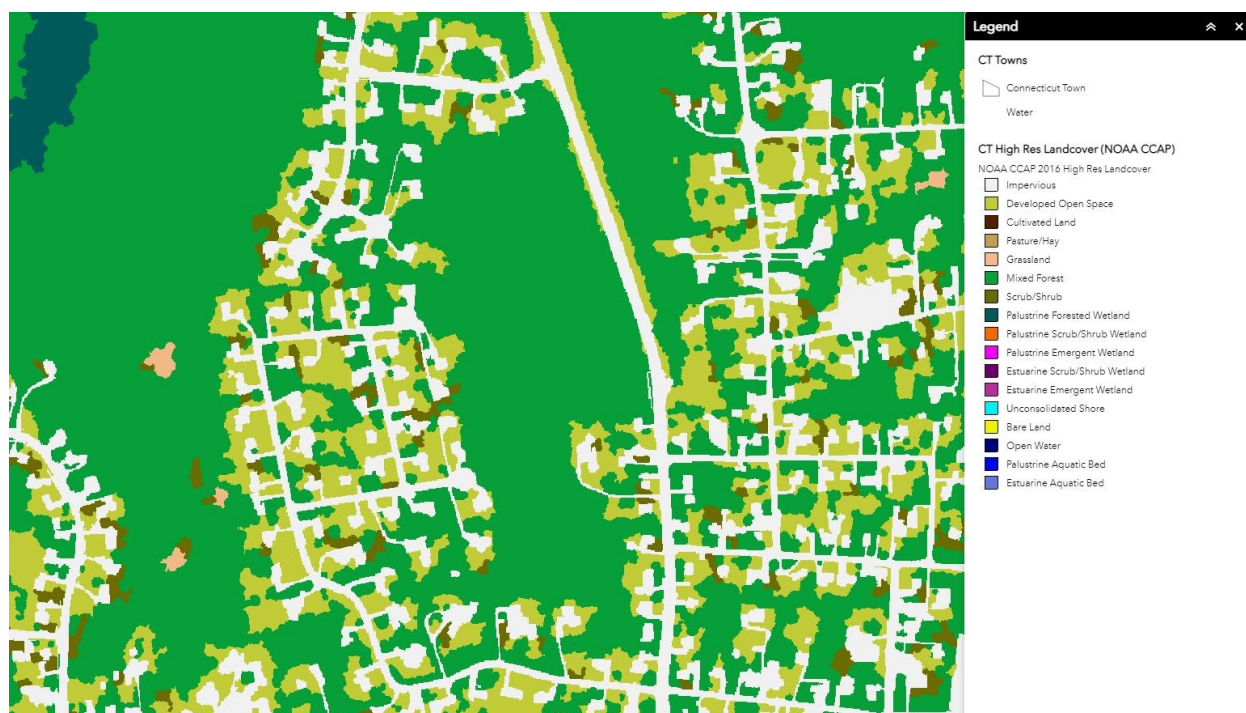
There are no unique soils on these entirely Lodgement till parcels.

E. STANDS MAP

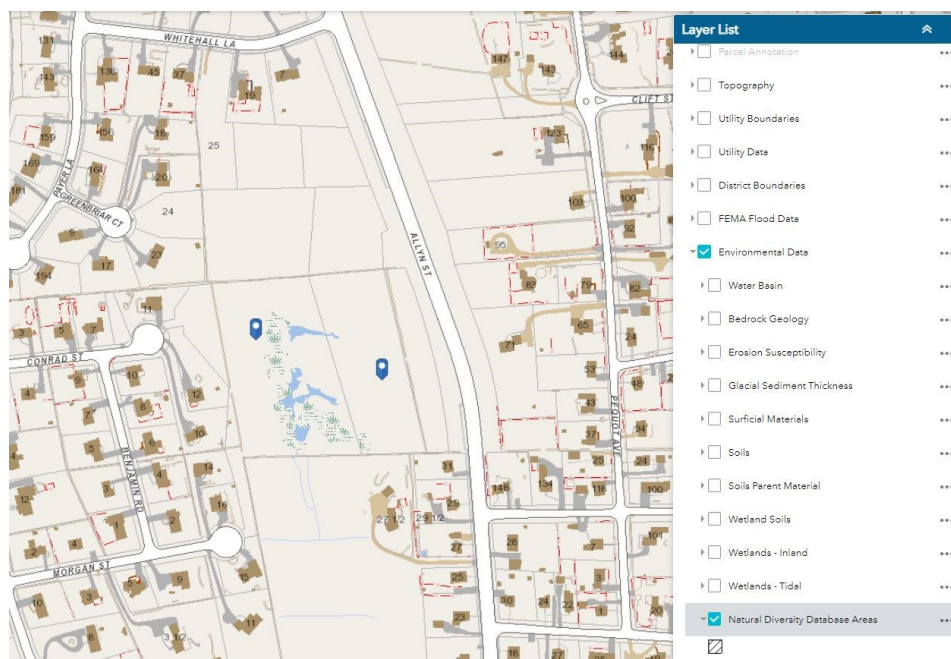
Three maps are readily available that demonstrate the overall conservation value of the property.

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Land Coverage:



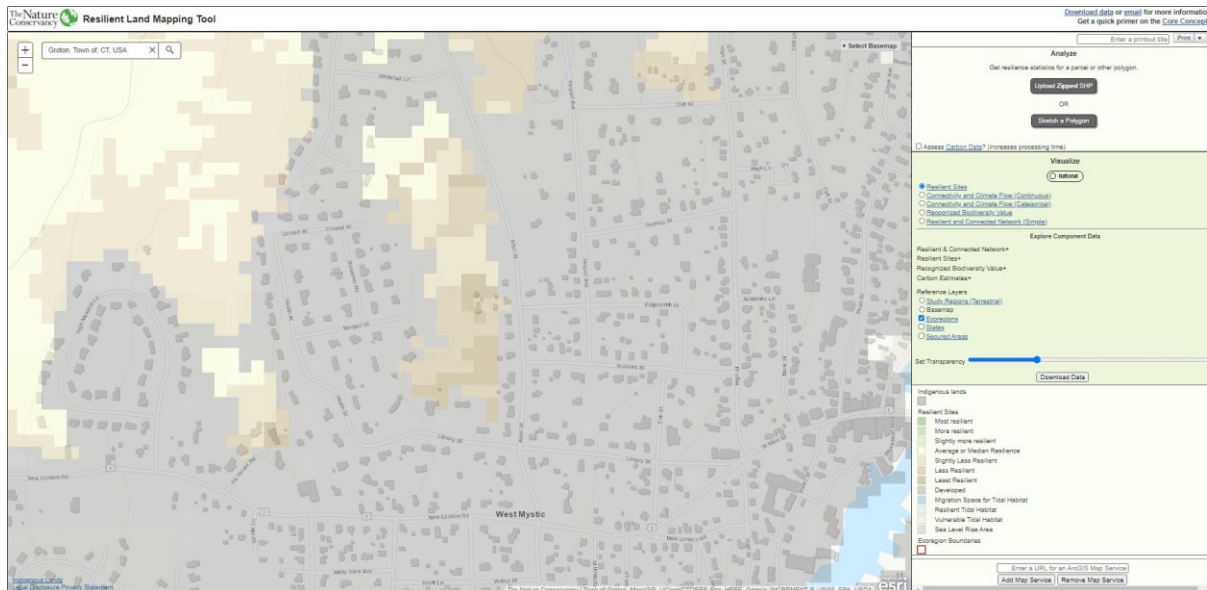
Natural Diversity Database Areas:



Note: there are no Natural Diversity Database Areas on this property

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Resilient Land Map:



F. STANDS SUMMARIES

As this property has very limited habitat and resiliency attributes, and it is being maintained primarily for its woodland carbon sequestration value.

G. HISTORICAL AERIAL PHOTOGRAPH MAPS

1934 Aerial:



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1990 Aerial:



H. HISTORICAL & RECREATIONAL SUMMARY

There are no known historical sites, ruins, cemeteries or recreational points of interest on this property. There are no trails on the property, due to the lack of access and wet land areas. There are multiple stone walls on the property reflecting prior farming usage, including the one noted in the below photo that bisects the property, and forms portions of most the northern, eastern and southern boundaries.



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4. MANAGEMENT RECOMMENDATIONS

The following improvements are to be considered:

- Boundary marking
- Signage
- Invasive plant controls
- Wildlife habitat enhancements

A. 10 YEAR MANAGEMENT TIMELINE

| Year | Location | Activity | Permits/Notices | Potential Partners | Project Lead | Status |
|------|-----------------|--------------------------|-----------------|--------------------|-----------------------|--------|
| 2022 | Public Entrance | Area Cleanup | NA | TBD | Volunteer Coordinator | |
| 2022 | Full Parcel | Mark and verify boundary | NA | TBD | Volunteer Coordinator | |

B. SPECIAL CONTACTS AND FUNDING

Not required.

5. EVALUATION

As this open space property is a fully mature natural woodland and standing wetland, retaining this character for supporting the town's carbon sequestration bank and protection of the wetland area is the primary goal for measurement of success for this property.