



STEWARDSHIP PLAN FOR LAMPHERE ROAD OPEN SPACE AREAS

Prepared and Adopted by

TOWN OF GROTON CONSERVATION COMMISSION

JANUARY 2023

**OPEN SPACE STEWARDSHIP MANAGEMENT PLAN –
LAMPHERE ROAD OPEN SPACE AREAS**

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**

Larry Dunn, Chairman

Brae Rafferty, Vice Chairman

Michele Fitzpatrick, Secretary

Kristin Distante, Member

Thomas Olson, Member

Anne Schmidt, Member

OPEN SPACE STEWARDSHIP MANAGEMENT PLAN – LAMPHERE ROAD OPEN SPACE AREAS

1. INTRODUCTION

A. PROPERTY DESCRIPTION

The Lamphere Road Open Space Area properties consist of two parcels. PIN 260908994692E is the central parcel with abutting parcel PIN 260908993410E. They are located to the south of the non-paved portion of Lamphere Road between Whittle Street on the west to Newport Street on the east. There are additional access points from 9 Whittle Street, between 219-243 Indigo Street, and at the end of Newport Street.

The area is comprised of 10.52 and 3.81 acre parcels, totaling 14.33 acres, each having mature woodlands and some wetland features formed by Bindloss Brook which runs through the center of the main parcel. None of the parcels have obvious boundary markings. Appendix A provides the detailed deed descriptions and survey maps of the parcels.

B. OWNERSHIP & LAND USE HISTORY

PIN 260908994692E was deeded by Gold Investments to the town as subdivision open space in 2019. PIN 260908993410E was obtained by the town in 2017 from Gold Investments LLC in a foreclosure action. This smaller parcel at 9 Whittle Street has a 0.55 acre conservation easement at the northern end.

C. CURRENT LAND USES

The parcels have remained vacant since the town took ownership, and have not seen any improvements. There is a wide hiking trail directly connecting the paved sections of Lamphere Road along the northern boundary of the property, and multiple smaller hiking trails that have been used by the neighbors taking off to the south from this pathway. Some dumping has been noted in various areas around the property as noted in the below photos.



Eastern End of Lamphere



Western End of Lamphere



Typical Trash

D. RESTRICTIONS

There are currently no restrictions or postings on the parcels.

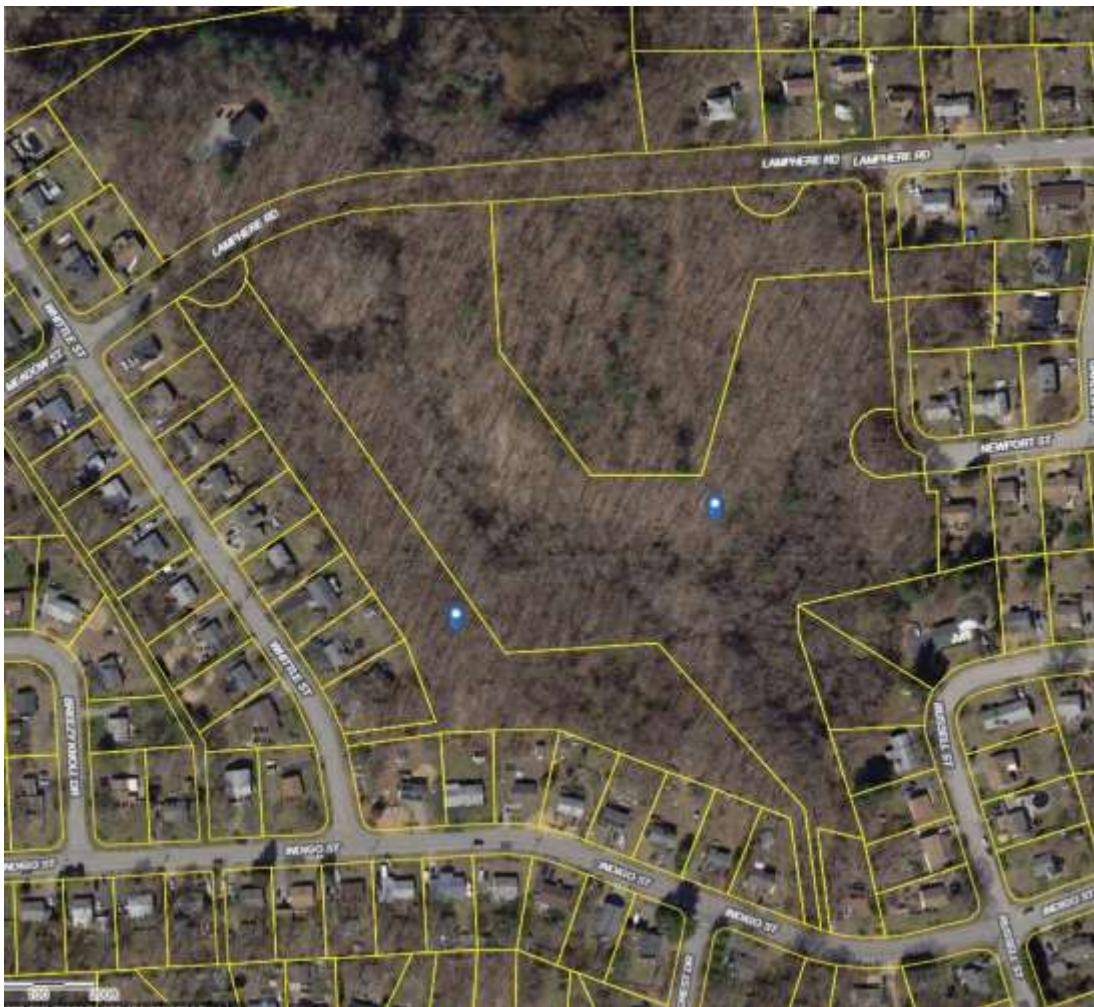
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E. NATURAL SYSTEM VALUE

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 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 \$2,562/acre, which is in the middle range 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



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2. STEWARDSHIP GOALS

A. IDENTIFICATION OF RESOURCE CONCERNS

Bindloss Brook is fed from a large unnamed pond, owned by five different private land holders just to the north of Lamphere Road and this property provide headwater protection for the creek, prior to it heading east into the Mystic River near I-95. There are a number of large boulders and glacial remains on the property as noted in the below photos.



B. TOWN GOALS

This open space is being maintained in its natural state to support the town’s overall carbon sequestration bank and watershed protection of Bindloss Brook.

C. SOCIAL STAKEHOLDER ANALYSIS

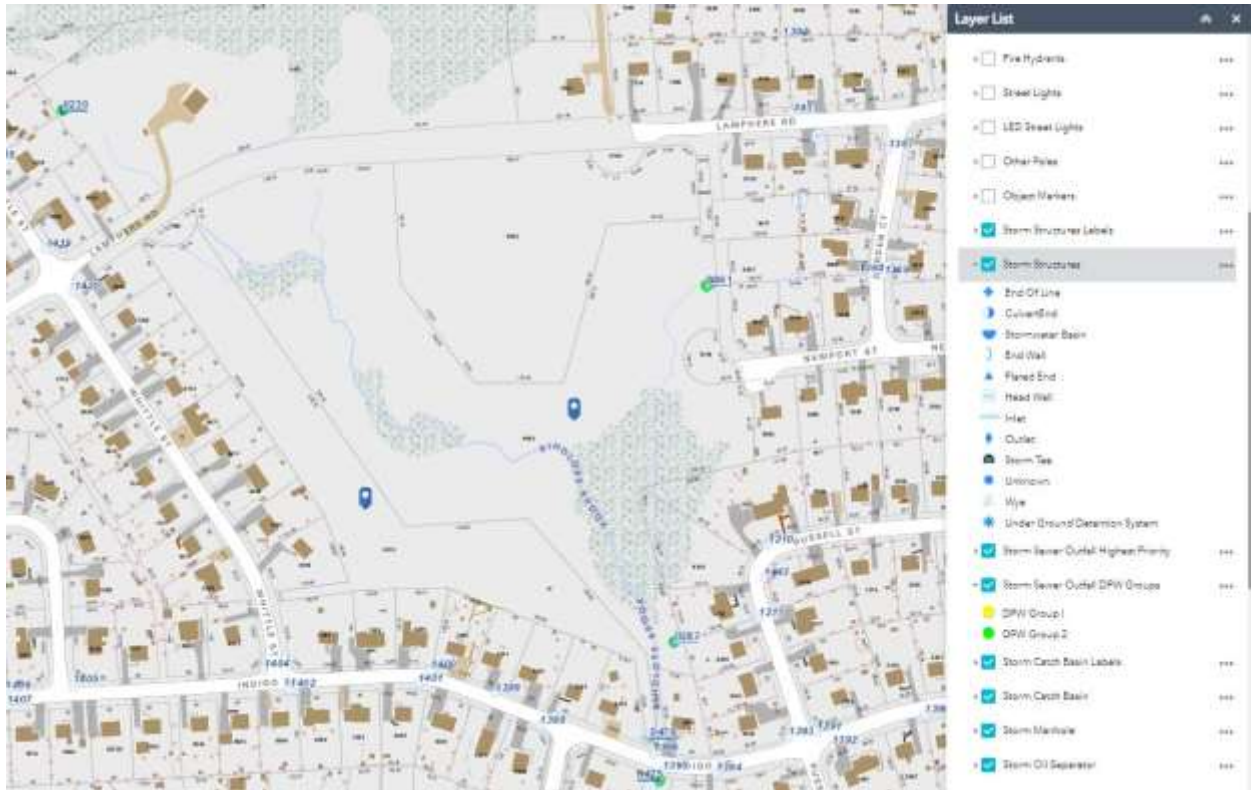
Considering the large size of the property, and it being completely surrounded by private residential parcels, there are relatively few trails, and little disruption of the natural habitat. Continuation of this situation would best support the long-term woodland and wetland configuration of the property.

D. LANDSCAPE SCALE CONSERVATION

As this property has no significant habitat and resiliency attributes, it is being maintained in its natural state primarily for its woodland carbon sequestration value, and protecting wetlands feeding the Bindloss Brook watershed.

It is also noted that under the Town of Groton Municipal Separate Storm Sewer System (MS4) program general permit, there are some storm water structures and outfalls on the parcel boundaries, as noted in the below map, that require monitoring on a minimum five-year basis to ensure the integrity of stormwater runoff controls preventing damage to the local ecosystem.

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3. EXISTING NATURAL RESOURCE CONDITIONS

A. HYDROLOGY & TOPOGRAPHY MAP

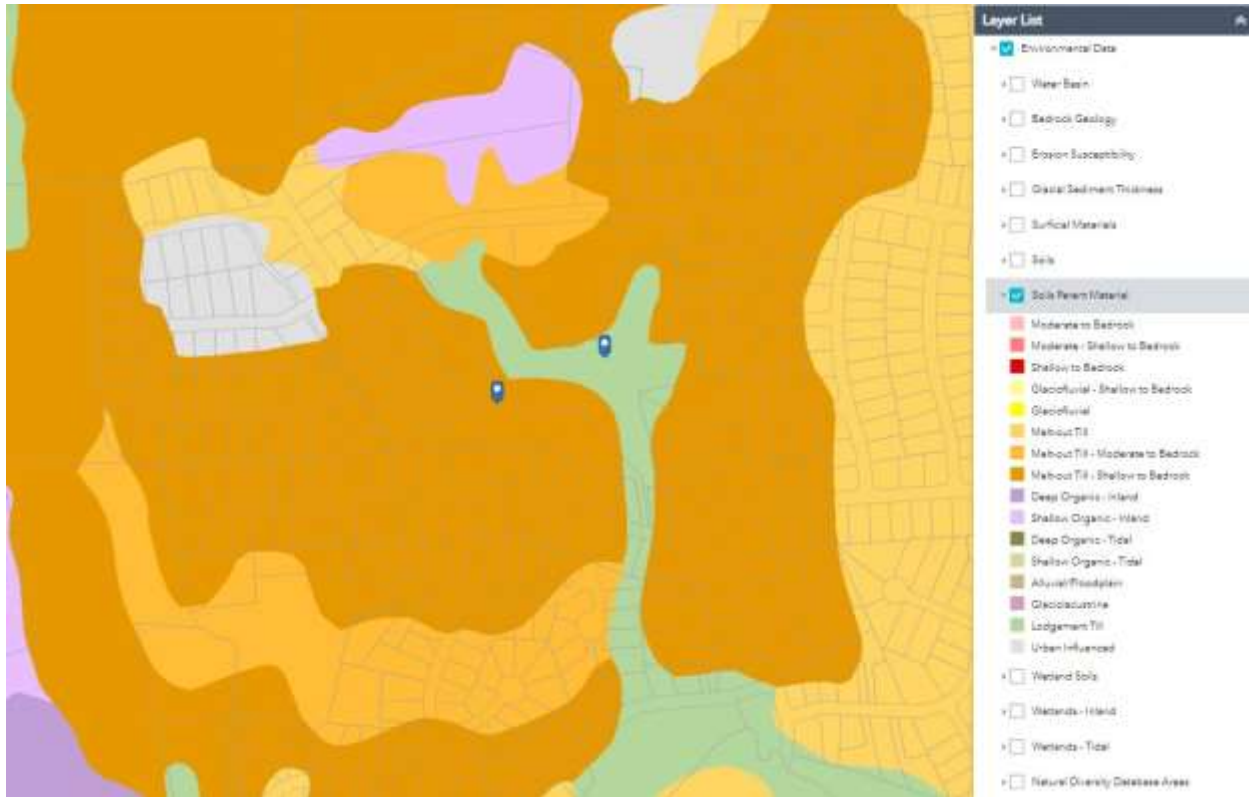


B. HYDROLOGY & TOPOGRAPHY SUMMARY

The property contains sloping landscapes from the northwest to southeast, where a FEMA Flood hazard Zone X area exists near the Indigo Street access.

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C. SOILS MAP



D. SOILS SUMMARY

A majority of the property is glacial melt-out soil and lodgment till along Bindloss Brook.

E. STANDS MAP

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

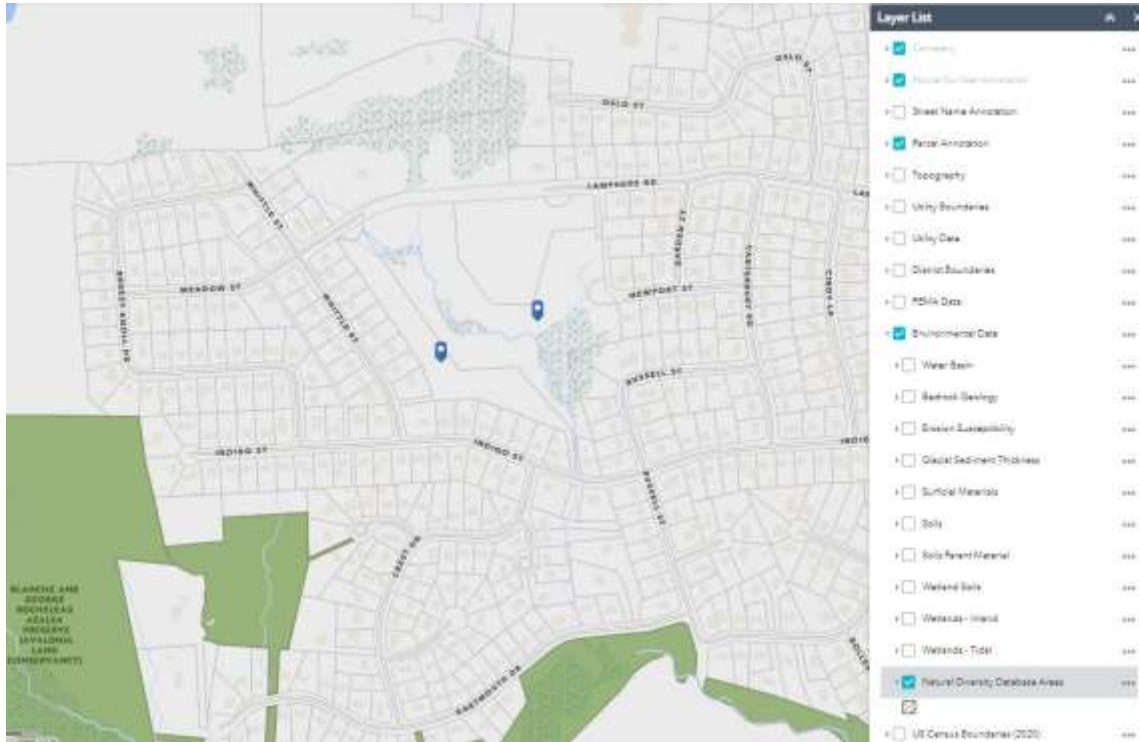
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Land Coverage:



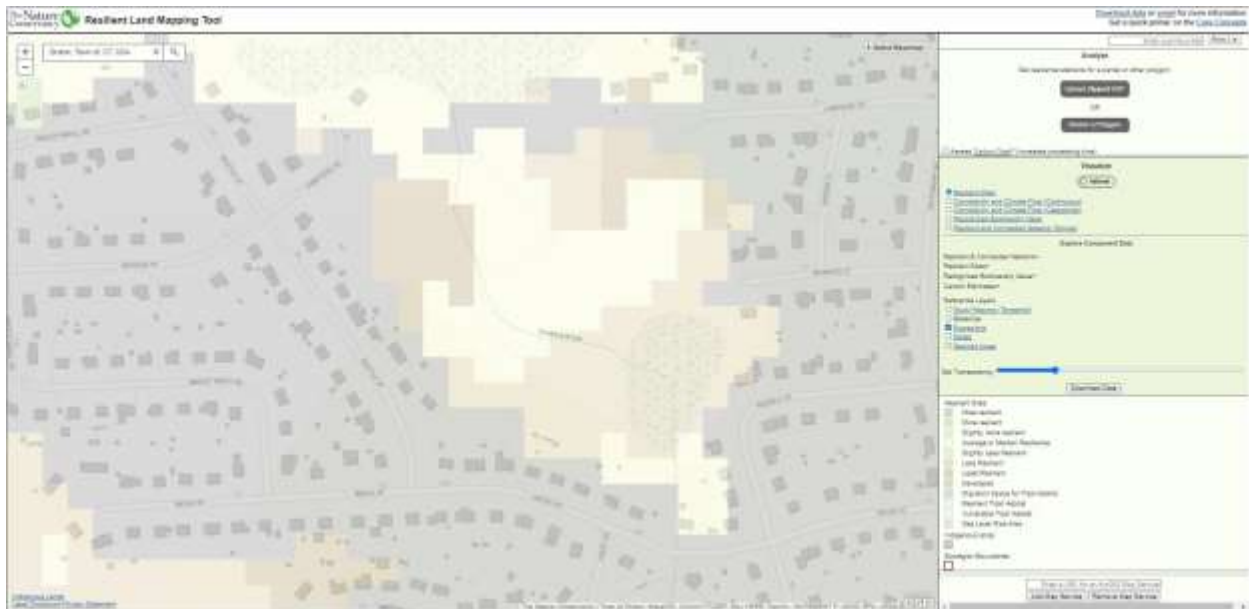
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Natural Diversity Database Areas:



Note: this property has no identified Natural Diversity Database Areas.

Resilient Land Map:



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F. STANDS SUMMARIES

As this property has an overall average habitat and resiliency attributes along Bindloss Brook. It is being maintained primarily for its woodland carbon sequestration value, and wetland support of the watershed.

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 parcel. Some stone wall sections do remain on the property, as noted in the below photos.



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4. MANAGEMENT RECOMMENDATIONS

The following improvements are to be considered:

- General appearance/clean up
- Boundary marking
- Public use encouragement only on established trails
- Signage
- Invasive plant controls
- Wildlife habitat enhancements

A. 10 YEAR MANAGEMENT TIMELINE

Year	Location	Activity	Permits/Notices	Potential Partners	Project Lead	Status
2024	Public Entrances	Area Cleanup	NA		Volunteer Coordinator	
2024	Full Parcel	Mark and verify boundary	NA		Volunteer Coordinator	
On-going	Full Property	Conduct MS-4 Audit utilizing Appendix B	NA	Public Works	Volunteer Coordinator	
2024	Full Parcel	Survey area for signage needs to discourage dumping	NA	Public Works	Volunteer Coordinator	
2024	Full Parcel	Survey area residents for their interests in improving open space usage, signage, and need for trails	NA	Parks & Rec	Volunteer Coordinator	

B. SPECIAL CONTACTS AND FUNDING

Any trail development should be coordinated with the Parks and Recreation Department.

5. EVALUATION

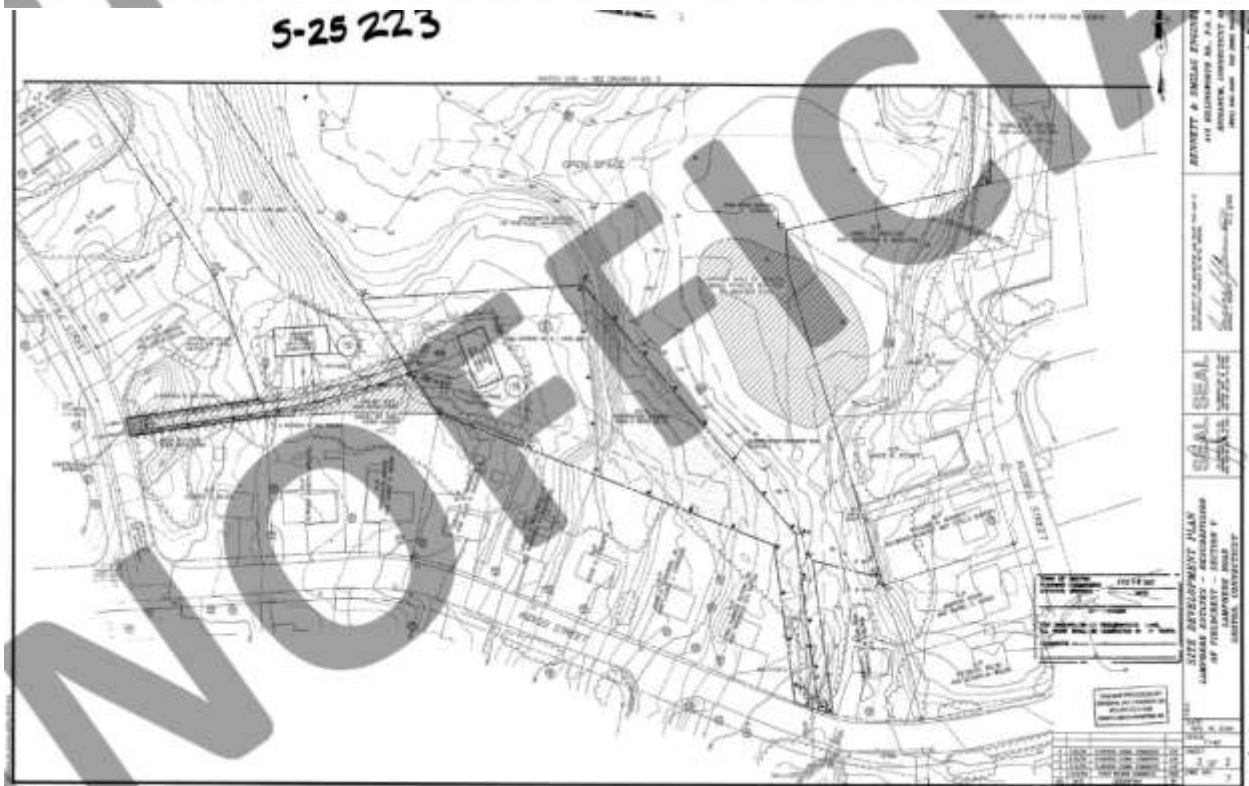
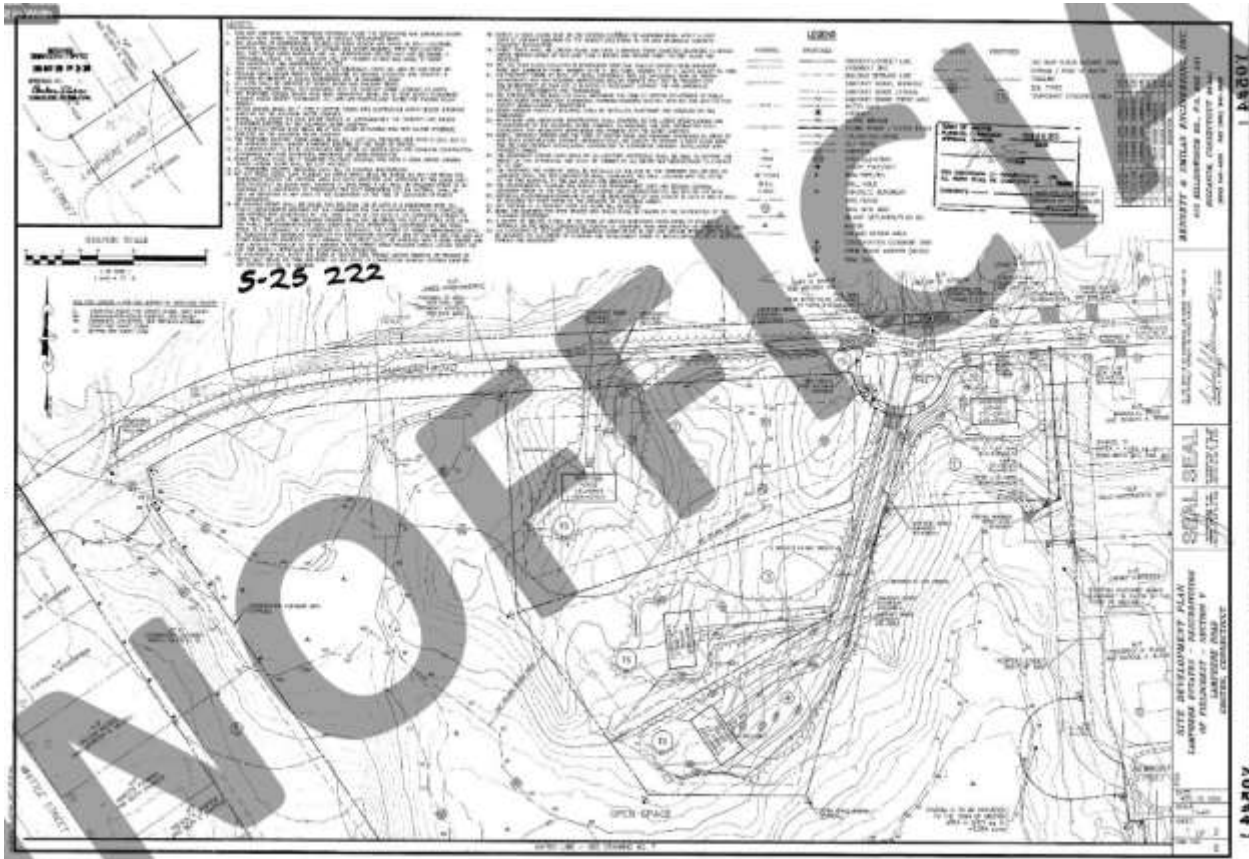
As this open space parcel is a fully mature natural woodland and wetland, retaining this character for supporting the town’s carbon sequestration bank and Bindloss Brook watershed protection are the primary goals for measurement of success for this property.

6. REVISION HISTORY

January 2023 – deleted 10 parcels from the management plan, based upon re-categorization as not protected open space, and added MS-4 requirements and survey maps.

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Appendix A Survey Map



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Appendix B

Municipal Separate Storm Sewer Systems (MS4) Dedicated Open Space Audit Guide

Dedicated Open Space Audit Inspection Checklist

Town of Groton, CT

Inspected By: _____ Consulting/Department: _____
 Date/Time of Inspection: _____ Weather: _____
 Location (Facility/Address/GPS): _____

Inspection Items	Yes No N/A Comments			Action Needed	
	Yes	No	N/A	Comments	Yes No
MS4 Maintenance Activities - Records Review					
Is there a plan, tracking system, and documentation in place for maintenance activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there maintenance standard operating procedures (SOPs), or a Stewardship Plan in place that is effective?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there a Connecticut-regulated waste or hazardous waste management plan (if applicable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Has the Facility Stormwater Pollution Prevention Plan (SWPPP) been reviewed and updated (if applicable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there in field inspection sheets (if applicable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Employee Training and Public Education (On-Going Programs)					
Is stormwater management and/or pollution prevention training conducted and documented for maintenance staff or volunteer Stewards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is stormwater management and/or pollution prevention training conducted and documented for applicable seasonal employees and volunteer Stewards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is stormwater management and/or pollution prevention training conducted and documented for applicable new employees and/or volunteer Stewards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is stormwater management and/or pollution prevention training required for applicable contracted employees (if applicable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Stormwater Drainage					
Does site stormwater drain into an on-site water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is the stormwater drainage system (catch basins, manholes, outfalls, and conveyance piping) properly maintained and in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are stormwater treatment structures (catch basin inserts, hydrodynamic separators, etc.) properly maintained and in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is catch basin cleaning tracked and documented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there an inventory of LID systems (e.g. pervious pavement, detention basins, subsurface infiltration systems, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are inspections of LID systems executed and documented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are LID systems properly maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Pavement Operation and Maintenance					
Is pavement sweeping documented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is yard waste (leaves, grass clippings, etc.) properly managed and disposed of?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are records kept of abating activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Pesticide, Herbicide, and Fertilizer Application and Management					
Are there program management plans in place? Application Plan? Integrated Pest Management (IPM) Program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Do all applicators have state certification?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are applications of pesticides, herbicides, and fertilizers tracked and documented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Have applications also been tracked in stormwater pollution prevention?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there proper storage for all materials? Are there any signs of leaks or spills?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are Best Management Practices (BMPs) during application in place and documented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

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Dedicated Open Space Audit Inspection Checklist

Town of Granby, CT

Inspection Items	Yes	No	N/A	Comments	Action Needed Yes No
Solid & Hazardous Waste Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are signs posted encouraging owners to pickup after pets?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are pet waste receptacles/bags available and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Do water/fuel congregating areas? Are any measures taken to deter their presence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is litter present outdoors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Do outdoor trash and recycle bins have covers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are dumpsters kept covered?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is outside compost exposed to stormwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Can it, smoke and enter the stormwater drainage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is medical waste properly managed and disposed of?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Chemical and Material Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are cleaning chemicals clearly labeled and stored neatly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there any signs of leaks or spills?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are pool chemicals clearly labeled and stored neatly? Are there any signs of leaks or spills?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are pools drained in accordance with CT DEEP regulations? (See Appendix B of the CT DEEP General Permit for the Discharge of Swimming Pool Wastewater, attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are vehicle maintenance and/or shop class chemicals clearly labeled and stored neatly? Are there any signs of leaks or spills?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Do oil storage containers appear to be in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there any signs of leaks or spills from oil storage containers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is an SPCC Plan in place, if applicable? (See Facility O1 Storage Inventory form.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are spill kits readily available where significant quantities of chemicals are stored?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is secondary containment provided for 110% of oil storage containers and liquid forms of pool chemicals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there floor drains near any of the various chemicals stored onsite? If so, does the floor drain discharge to the stormwater drainage system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are Ponds Jons properly managed during high wind events to prevent from tipping over?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Wastewater Discharge Permits and BMPs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is fire suppression discharge water contained, tested, and properly disposed of?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Does boiler blowdown discharge to the sanitary sewer? If so, is it permitted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are vehicles cleaned at permitted facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
(Wash waters can not be allowed to enter the storm drainage system.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there an oil water separator onsite? If so, are cleaning records kept?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there a cafeteria kitchen onsite? If so, is the facility registered under the CT DEEP General Permit for the Discharge of Wastewater Associated with Food Service Establishments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there a grease removal system present (i.e., a grease interceptor or an automatic grease recovery unit) for kitchen wastewater discharges? If so, are cleaning records kept?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Additional Observations:					

Reviewed by Town of Granby Conservation Commission

Developed by Barton & Logsdon, LLC