



March 14, 2014

Patrick O'Brien
Office of Policy and Management
Bureau of Assets Management
450 Capitol Avenue - MS#52ASP
Hartford, CT 06106-1379

Re: Proposed Land Transfer, former Cedarcrest Hospital, Newington and Wethersfield

Dear Mr. O'Brien:

The Department of Energy and Environmental Protection had published a notice in the Environmental Monitor on October 22, 2013 announcing our draft recommendation that a portion of the Cedarcrest Hospital property be preserved through a conservation easement. Two public comments were received and are attached with our responses.

The Department hereby reaffirms and makes final its recommendation, pursuant to section 4b-47(b) of the Connecticut General Statutes, that significant natural resources are present on the property that should be preserved.

The traprock ridge known as Cedar Mountain that runs approximately north to south through the property is a significant natural resource. Traprock ridges are critical habitats for the protection of wildlife. State policy to protect traprock ridges, including Cedar Mountain, was articulated in [Public Act No. 95-239](#). In addition, the Natural Diversity Data Base contains a record of a State threatened Peregrine Falcon nesting on the northern property line.

The Department recommends that an area of the traprock ridge that has not yet been developed and the area directly adjacent to the nesting Peregrine Falcon should be protected through a conservation easement. The area that should be subject to preservation has been identified on the attached map as the Preservation Parcel. Since the property would not serve as a useful addition to the state's system of parks, forests and wildlife areas, the Department recommends that the subject area be protected through transfer to the Town or a non-profit conservation organization with a conservation easement provided to the Department.

In addition, approximately ten acres of the former Cedarcrest Hospital are subject to a legislatively-imposed conveyance. Section 15 of [Public Act No. 10-1](#) of the June Special Session states that "the Secretary of the Office of Policy and Management and the Commissioners of Environmental Protection and Public Works shall develop a plan to preserve approximately ten acres of said parcel as open space." The general location of this ten acre parcel is also shown on the attached map as the Conveyance Parcel. The Department is happy to participate with the appropriate parties in developing such a plan.

Thank you for the opportunity to review this proposed land transfer. If there are any questions regarding these recommendations, please contact Graham Stevens, Director of Constituent Affairs & Land Management, at 860-424-4166 or graham.stevens@ct.gov.

Sincerely,

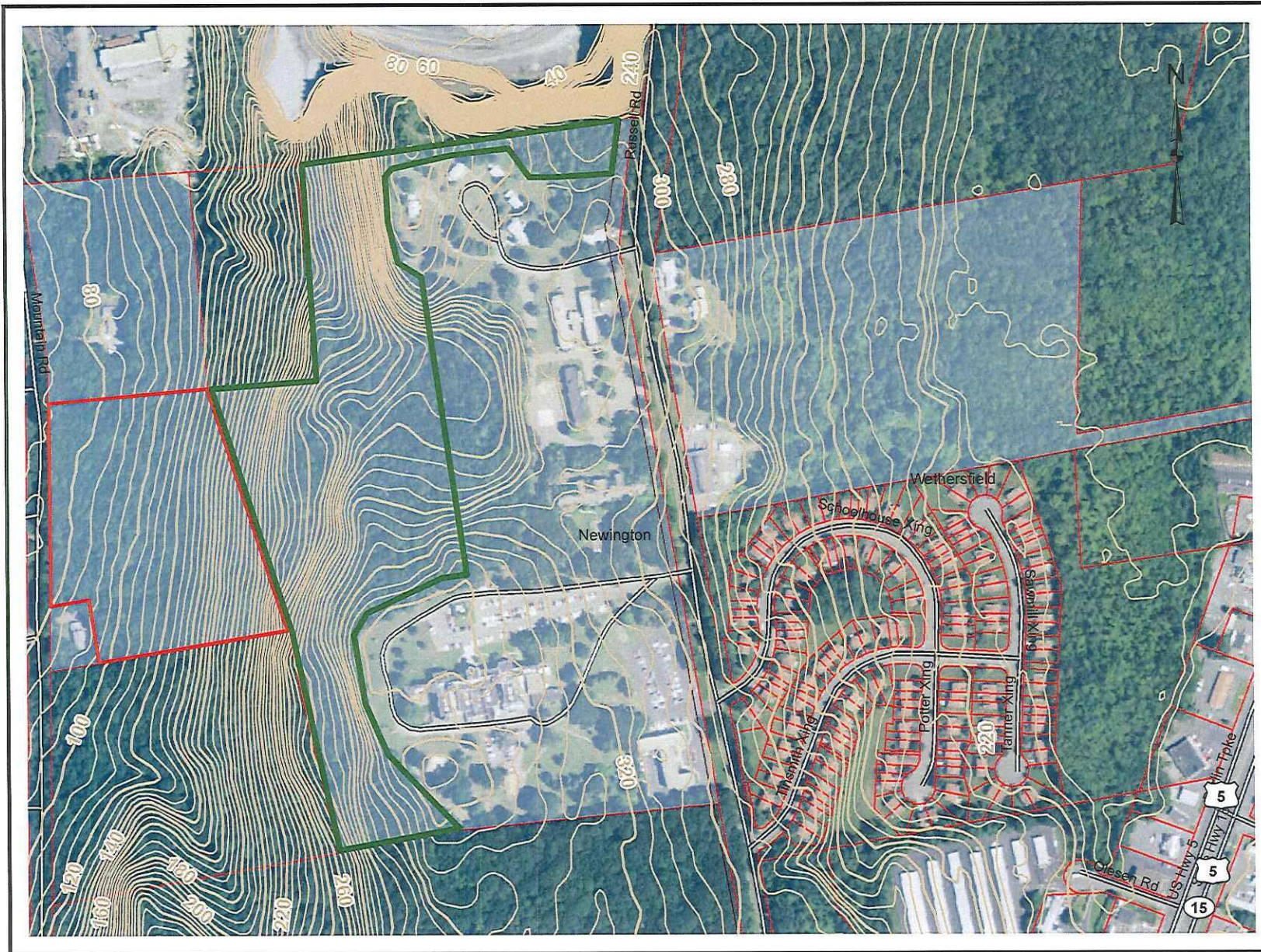
A handwritten signature in blue ink, appearing to read "Robert Klee". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert J. Klee
Commissioner



cc: Shane P. Mallory, DAS

Potential Land Transfer

Former Cedarcrest Hospital, Newington and Wethersfield



Legend

-  Preservation Parcel
-  Conveyance Parcel