

HOUSATONIC RIVER NATURAL RESOURCES RESTORATION PROJECT  
CONNECTICUT SUBCOUNCIL REQUEST FOR PROPOSALS (RFP)

**Part A: RESPONDER AND PROJECT SUMMARY FORM**

Please read "RFP: Overview of Selection Process" before completing this form.

RECEIVED  
JAN 19 2007  
INLAND FISHERIES

Part A must be completed using Submittal Form A.

Responses may be entered electronically using the Microsoft Word version of Part A of this form available on the Housatonic River Basin Natural Resource Restoration Project in Connecticut website ([www.housatonicrestoration.org](http://www.housatonicrestoration.org)) saved and printed. Alternatively, the responder may print the form and complete it with black ink.

An Adobe Acrobat version of the entire form (Part A and Part B) is also available on the Housatonic River Basin Natural Resource Restoration Project in Connecticut website

**Project Name** Provide a brief working name.

INDIAN FIELDS WILDLIFE PRESERVE

**Responder** – if there is more than one party involved in the project, please provide the information for the primary or lead party.

Northwest Conservation District

Name

Title

1185 New Litchfield Street

Address

Address

Torrington, CT 06790

City State Zip

860-626-7222

Phone

jeancronauer@conservect.org

Email

**Type of Entity**

Check the box that best describes the primary respondent.

- Private individual
- Non-profit organization
- Municipal government
- State government
- County government
- Federal government
- Tribal government
- Corporation or Business
- Academic Institution
- Other (explain)

**Project Implementation**

Does the responder plan to be the Project Sponsor and respond to the Request for Supplemental Information (RSI) pending approval of this Proposal?

Yes  No

If yes, please list any other project participants. Weantinoge Heritage Land Trust, Livingston Ripley Waterfowl Sanctuary, CT DEP

If the responder does **NOT** plan to be the Project Sponsor and does **NOT** intend to respond to the Request for Supplemental Information (RSI), is the responder interested in being a project participant and assisting a different Project Sponsor on this project?

Yes  No

**Request for Proposals:**

**Restoration Priority Funding Category** See Sec. 3 of "RFP: Overview of Selection Process" for category descriptions.

**Primary Restoration Category.** Check the restoration category that is the primary goal of the project.

Check one box.

- Aquatic Natural Resources Restoration/Enhancement
- Riparian & Floodplain Natural Resources Restoration/Enhancement
- Restoration/Enhancement of Recreational Uses of Natural Resources

**Secondary Categories.** Check all relevant boxes.

- Aquatic Natural Resources Restoration/Enhancement
- Riparian & Floodplain Natural Resources Restoration/Enhancement
- Restoration/Enhancement of Recreational Uses of Natural Resources

**List Specific Injured Natural Resources and/or Impaired Natural Resource Services to Benefit from Project**

Floodplain Resources and a wide range of species including Waterfowl, Birds, Mammals, Amphibians, Invertebrates and their respective habitats will all benefit from this project.

**Project Location** (if known) See directions and "RFP: Overview of Selection Process" for additional materials to provide (maps, aerial photographs)

**Municipality/ies:**

New Milford

Longitude for approximate center of project area: 73.42

Latitude for approximate center of project area: 41.58

**Project Budget Estimate** (if known)

Total Project Cost Estimate: \$ 660,000

Housatonic River NRD Fund Estimate: \$ 560,000

## Indian Fields Wildlife Preserve

**Location:** New Milford north of Veteran's Bridge between the west bank of Housatonic River and Route 7. (See location map)

**Description:** The property consists of 24.7 acres and is relatively level land classified as wetlands and flood plain soils. The property is currently vacant and serves to protect the "Indian Fields" aquifer tapped by the United Water production wells nearby to the west and north. Periodically, the land floods during major storm events and retains standing water in a shallow ponds and wetlands. The land was formerly used for agriculture (>25 years ago) and is now characterized by varied growth that includes mature trees, succession brush, grasses and invasives. (see aerial photo w/annotations)

**Ownership:** The 25 acre riverside tract is owned by the estate of Clifford St John & Son and is for sale. Since the property is all wetlands and prone to flooding, there is little potential for development. The current owner had plans for a nine hole golf course (see attached sale glossy) that were devised to demonstrate value in a legal action against the CT DOT for alleged damages incurred during the widening of Route 7. This case was recently settled out of court. The Northwest Conservation District (NCD) has contacted the lawyers representing the St John estate to discuss purchase price and possibly an option to buy pending any decision by the Restoration Fund Trustees. Weantinoge Heritage, Inc., the largest land trust in CT is willing to own the property and fully supports the Indian Fields project. The current owner has agreed orally to sell the property for \$250,000.

**Proposed Activity:** The property is currently unkempt and almost useless for development, however, the NCD and others (see attached letters of support) feel it would be an ideal site for wildlife habitat, especially waterfowl. Its location along the banks of the Housatonic and visible from New Milford center, Veteran's Bridge and Route 7 make it particularly accessible and critical to preserve for the benefit of both wildlife and people. The NCD would manage this restoration project with the involvement of many groups.

On a recent site walk with experts in soil science, bird habitat, land use and education, all were enthusiastic about establishing a preserve where the habitat could be easily enhanced to provide a refuge for species that may be suffering from damaged or lost habitat due to human activities and development. We anticipate that several steps should occur to transform the Indian Fields concept into a reality. Following initial (2007) and later after final approval (2008) by the Restoration Fund Trustees, the NCD and co-operators will in sequence:

1. Initially secure an option to purchase the 25 acre tract at a fair market value.
2. Inventory and map current conditions and habitat qualities on site.
3. Finalize construction and maintenance plans w/input from experts.
4. Remove invasive plants, enhance pond(s), fencing and parking area.
5. Plant wildlife friendly and riverbank stabilization species.
6. Construct interpretive trail loops over level ground that is handicap accessible. Some gravel and boardwalk sections may be appropriate.
7. Secure maintenance endowment fund in match amount of \$100,000

**List of Benefits:**

- Enhanced waterfowl and bird habitat for breeding and migrating
- Provide refuge and habitat for additional riverine species
- Protect and improve floodplain functions in highly vulnerable area
- Aquifer and Wellhead protection
- Passive recreation, handicap accessibility, school groups, interpretive trail
- Removal of invasives and replacement with wildlife species
- Riverbank stabilization with tree plantings
- Site for bird counts and studies
- Work with DEP Wildlife Division, Audubon, Livingston Ripley & others
- Fits in with HVA's Housatonic River Greenway goals
- Preserves open space in New Milford which is below average for CT Towns
- Improves viewscape from NM center, Veteran's Bridge and Rt 7 as a gateway to NW CT and the Housatonic River Valley of Litchfield County. Thousands of cars pass the site daily.

**Summary:**

In reviewing the intention of the Natural Resources Restoration Plan, we believe that the **Indian Fields Wildlife Preserve** is an ideal project fulfilling almost all desirable elements of the evaluation criteria.

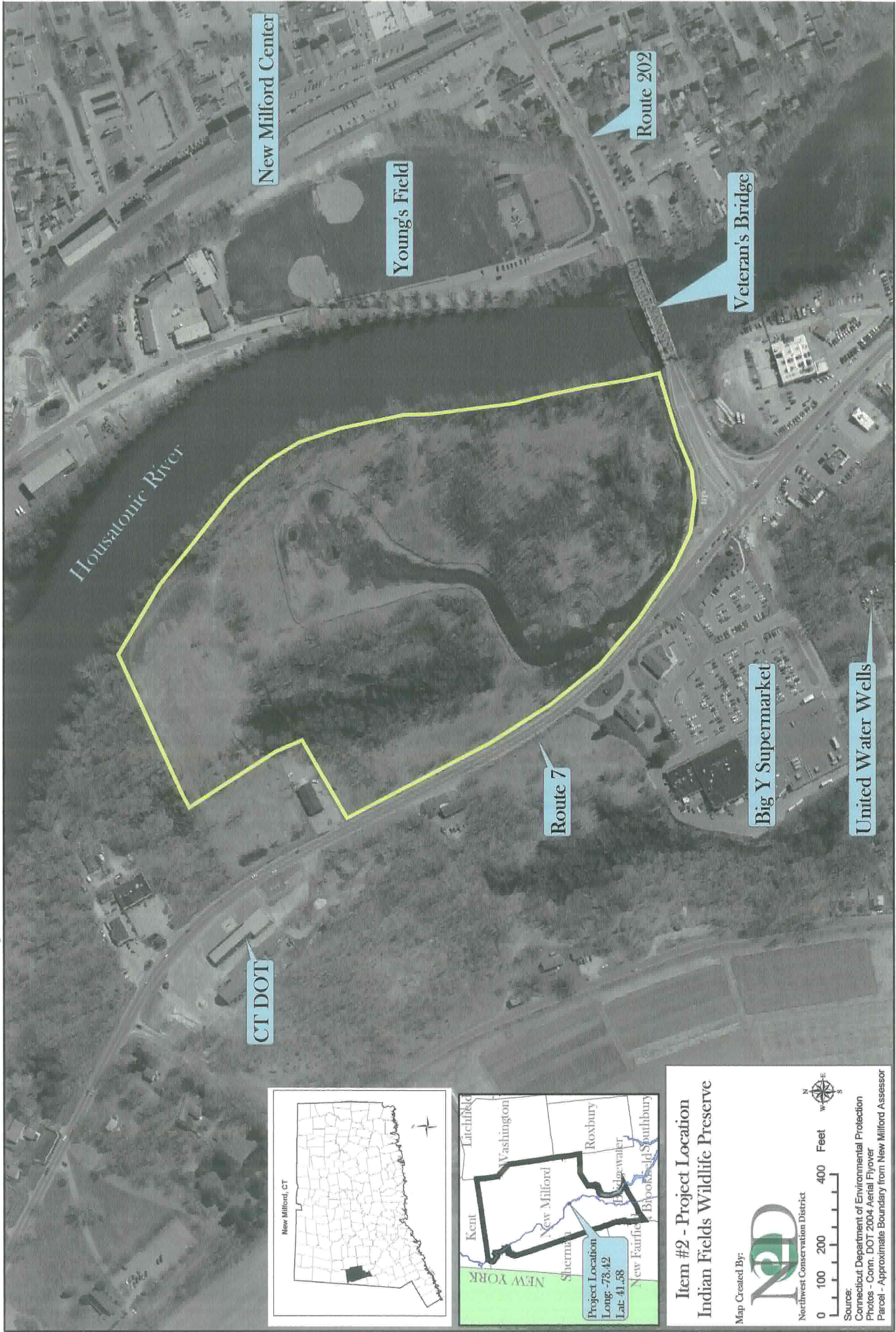
The current estate ownership is amenable to this concept. This project will provide an incalculable benefit to New Milford and natural resources of the Housatonic River. This will be a highly visible and permanent project that is large enough to offer significant protection for the wildlife, waterfowl, groundwater resources and the functioning floodplain. It will provide access to scientists and will educate the general public. The Northwest Conservation District strongly urges acceptance of the Indian Fields Wildlife Preserve and welcomes any ideas or questions during the review process.

**Initial Budget Estimate:**

○ Property Purchase	250,000
○ Legal Fees	10,000
○ Engineering Services	25,000
○ Pond(s) Construction & Site Work	90,000
○ Invasive Removal & New Plantings	25,000
○ Handicap Path & Boardwalk	60,000
○ Fencing and Parking Lot	45,000
○ Project Management by NCD	55,000
○ Land Trust Maintenance Fund (1/2 Total \$)	<u>100,000</u>

**Total = \$660,000**

<b>Item 3: Criteria Statements (RFP Overview of Selection Process 6.1)</b>	
1. Does this proposal contain the information identified by the CT SubCouncil as set out in the "Instructions for the Preparation and Submission of Restoration Project Proposals"?	<b>YES</b>
This concept / RFP Letter complies with the instruction outlined in the "Instructions for the preparation and submission of Restoration Project Proposals"	
2. Does the Proposed Project restore, rehabilitate, replace, and/or acquire natural resources or natural resource services equivalent to those that were injured by the release of PCBs or other hazardous substances from the GE facility at Pittsfield, MA?	<b>YES</b>
This project acquires a ~25 acre riparian parcel with critical floodplain value.	
3. Is the Proposed Project, or any portion of the Proposed Project, an action that is presently required under other federal, state, or local law, including, but not limited to enforcement actions?	<b>NO</b>
No part of this proposal is already required by the above laws or enforcement action.	
4. Is the Proposed Project inconsistent with any federal, state, or local law or policy?	<b>NO</b>
No part of this proposal is inconsistent with the above laws or policy.	
5. Will the Proposed Project, or any portion of the Proposed Project, be inconsistent with any of the ongoing or anticipated remedial actions in the Housatonic River watershed?	<b>NO</b>
The project will only facilitate the success of any ongoing or anticipated remedial action because a large riparian buffer will be permanently protected. Protecting riparian areas is very important to overall river health.	



New Milford Center

Young's Field

Route 202

Veteran's Bridge

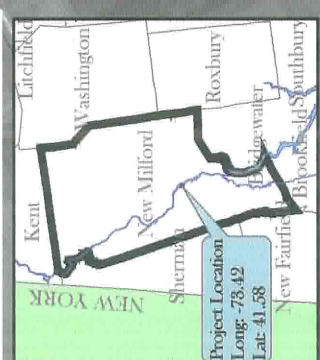
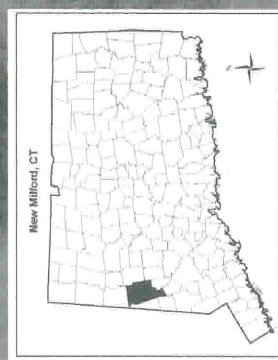
Housatonic River

Route 7

Big Y Supermarket

United Water Wells

CT DOT



Project Location  
Long - 73.42  
Lat - 41.58

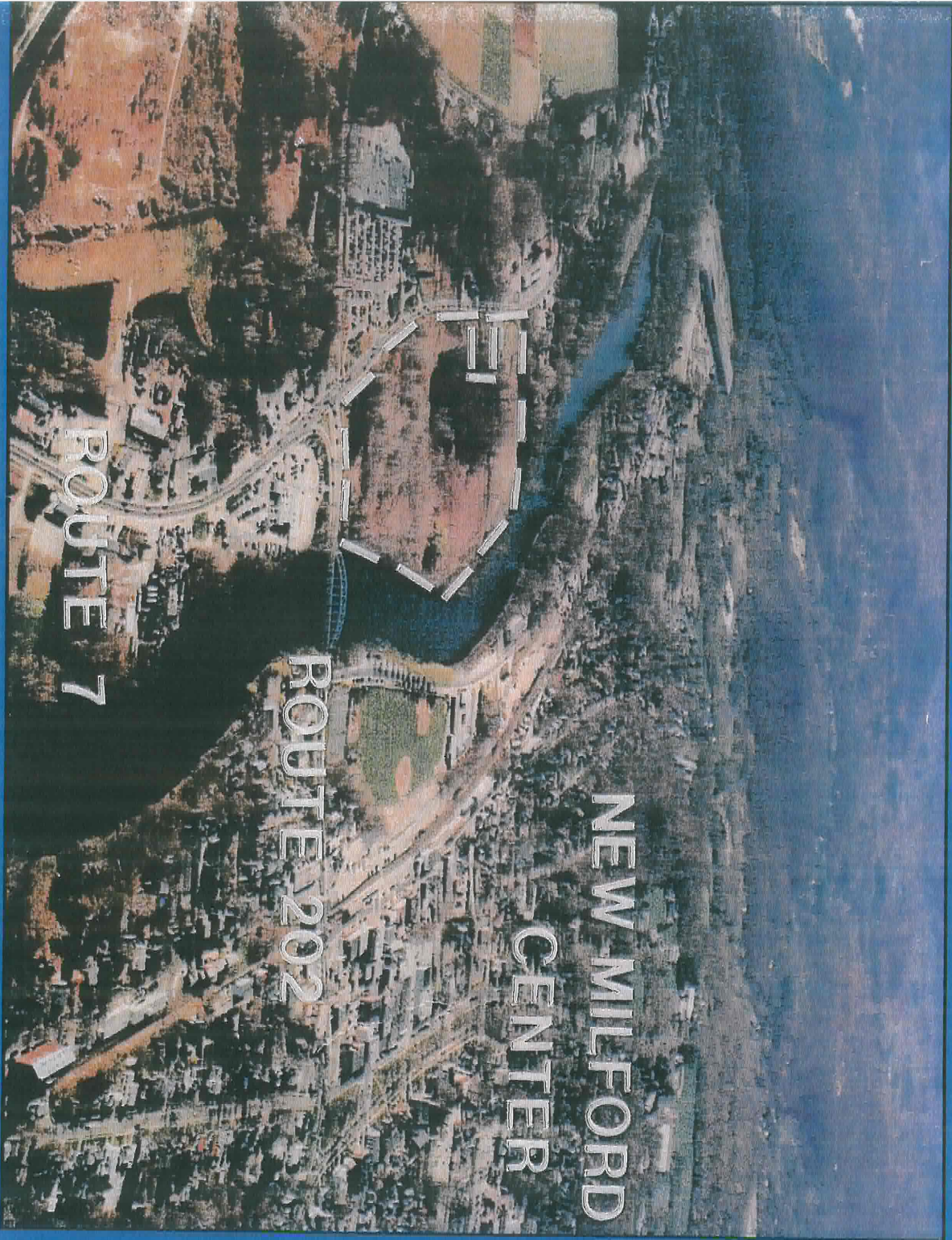
### Item #2 - Project Location Indian Fields Wildlife Preserve

Map Created By:

Northwest Conservation District

0 100 200 400 Feet

Source:  
Connecticut Department of Environmental Protection  
Photos - Conn. DOT 2004 Aerial Flyover  
Parcel - Approximate Boundary from New Milford Assessor



CLIFFORD ST. JOHN & SONS  
ARE SOLICITING  
PROPOSALS  
TO DEVELOP A 31 ACRE  
RECREATIONAL  
COMPLEX  
AT THE  
JUNCTION OF ROUTES # 7  
AND 202 IN  
NEW MILFORD, CT

Clifford St. John & Sons  
Tell/Fax: (203) 853-9744

**POTENTIAL USES**

Nine Hole 1,290 yd Par 3 Golf Course

Practice Chipping Area

Practice Putting Green

Pro Shop/Golf Instruction

Zoning Approved 2,400 sq ft Retail building

Six Batting Cages

Miniature Golf Course

Video Games

Sports Equipment

Fishing

Ice Skating

Profile and Demographics

Available On Request.



**PROPOSED DEVELOPMENT  
NEW MILFORD  
GOLF & RECREATION CENTER**

KENT ROAD, U.S. ROUTE 1, NEW MILFORD, CT  
CLIFFORD ST. JOHN, SPOKS DEVELOPER (60 EAST AVE. NEWWALK, CT 06855)  
PHILLIP C. HANDEY, LANDSCAPE ARCHITECT

SCALE  
0 50 100 200  
feet





CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT
ST JOHN DONALD O + ROBERT 16 RIVER ST NORWALK, CT 06850 Additional Owners: 203 853 9744	5 Well 3 Public Sewer	1 Paved		Opn Space	Code 6-3 Appraised Value 132,200 Assessed Value 2,850
SUPPLEMENTAL DATA					6096 NEW MILFORD, CT
Other ID:	SMAP 2910	SMAP	Call Back 911 NUMBER DEV-NAME CARD # 003		
TRACT	02531	SURV/IT	ASSOC PID#		
GIS ID:					



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value
ST JOHN DONALD O + ROBERT	644/283	09/20/2000	0 04	4,150,2000	6-3	2,630,1992	2-1	470,750
ST JOHN CLIFFORD + SONS	528/29	12/29/1995	U V					
ST JOHN DONALD & ROBERT & M CLIFFO	209/542	10/26/1975	U V					
Total:				4,150	2,630	470,750		

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
NBHD/SUB		NBHD NAME	STREET INDEX NAME	TRACING	BATCH	
KR2/A						
ASSESSING NEIGHBORHOOD						
Total:						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm. Int.
APPRaised Bldg. Value (Card)						
APPRaised XF (B) Value (Bldg)						
APPRaised OB (L) Value (Bldg)						
APPRaised Land Value (Bldg)						
Special Land Value						
Total Appraised Parcel Value						
Valuation Method:						
Adjustment:						
Net Total Appraised Parcel Value						

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
Total Card Land Units: 24.70 AC Parcel Total Land Area: 24.7 AC									

LAND LINE VALUATION SECTION	Use Code	Description	Zone	D Frontage	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	C. Factor	ST. Adj.	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value
I	8180	OS Perm Pa	B1			24.70	64,900.00	1.00	C	1.0000	0.05	KR2	1.65 WET	490:165	5,354.25	132,200
Total Land Value: 132,200																

VISIT/CHANGE HISTORY	Date	Type	IS	ID	Cd.	Purpose/Result
	1/17/2001	X		SA	00	Measur+I-listed
	5/8/1990			BM	00	Measur+I-listed

APPRaised VALUE SUMMARY	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value
Total	132,200	2,850	4,150	2,630	470,750	