

The Litchfield Hills Greenprint Collaborative Operating Description

The Litchfield Hills Greenprint Collaborative is a partnership of land trusts and community leaders committed to strengthening local conservation efforts and protecting more land of regional significance across Northwest Connecticut. The 27-town service area of the Greenprint Collaborative consists of all of Litchfield County as well as Sherman in Fairfield County. Any conservation group or organization working in Northwest Connecticut is eligible for membership in the Greenprint Collaborative. Conservation minded individuals and community leaders may become members in their own right. Elected officials may become honorary members.

We believe that the very things that make the Litchfield Hills such a special place require regional conservation strategies to protect. The prime farmland, large forests, clean fresh water and rural quality of life that residents and communities here enjoy have been lost across much of our state. In order to maintain this vital legacy, we must **increase both the pace and the quality of conservation above and beyond what any single group can accomplish on its own.**

We recognize that collaboration represents a new way of doing business and requires each of us to go beyond what is comfortable. It is vital to the success of this effort and to each of our organizations that we agree to work together in partnerships based on **mutual trust and respect, collaborative action**, and the **highest professional standards**. At the same time, we need to be focused and nimble in response to conservation opportunities and creative in our land protection strategies. Doing so requires each of us to **assume each other's good intent** and strive to improve communication and coordination of effort.

Leadership Board: Volunteers are drawn from members of the Greenprint Collaborative and local conservation leaders to oversee its mission, operations and budget. The Housatonic Valley Association (HVA), a 501 (c) (3) charitable non-profit, sponsors the Greenprint Collaborative and provides staffing, administrative support, and GIS.

Protecting Land: The Greenprint Collaborative protects lands primarily through its members and does not itself hold a conservation interest in land. Members of the Greenprint Collaborative nominate **conservation projects of regional importance** for assistance. Greenprint Collaborative staff screen the projects using an **assessment form** developed by the Collaborative, and bring vetted projects and recommendations to the Leadership Board for review. The Leadership Board finalizes preferred projects and approves recommended actions. The Leadership Board deploys Greenprint resources to help complete these projects, which may include:

- tapping a dedicated pool of private capital;
- convening a "SWAT" team of land protection professionals to assist in doing the deal;
- nominating projects for appropriate government funding;
- referral to appropriate external conservation development entities;
- Securing an appropriate holder of conservation interest for the transaction in consultation with the nominating organization.

Greenprint staff ensure that preferred projects have clear and appropriate lead and support organizations to move toward completion, and that the needs and interests of partners are understood.

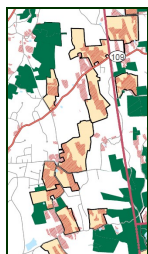
Conservation Through Limited Development: We acknowledge that it may be possible and, where appropriate, desirable to save more land by working in limited development partnerships. Such conservation development efforts often have a higher profile, attract controversy, and so require an even higher professional standard by all concerned, including:

- criteria for operational transparency,
- clear conservation purpose and design standards, and
- demonstrated local support.

Further, members of the Greenprint Collaborative agree to adopt our **Conflict of Interest Policy** regarding real estate transactions with so-called related parties for any of their limited development projects brought to the Collaborative for its support. Each member should review this policy and the IRS policies and land trust best management practices on which it is based to see whether it should further revise its own organizational policies for other types of real estate transactions with insiders.

As the Greenprint Collaborative moves forward we will consult with non-member land trusts and look for opportunities to strengthen conservation partnerships with towns, agencies, other conservation networks and the private sector.

August 2009



The Litchfield Hills Greenprint Collaborative is a partnership of land trusts and community leaders committed to strengthening local conservation efforts and protecting more land of regional significance across Northwest Connecticut. Members of the Greenprint Collaborative share a conservation vision of protecting half our remaining prime farmland, large forests tracts and drinking water resources by collectively increasing both the pace and quality of conservation across the Litchfield Hills. By acting together we benefit from a shared pool of talent and resources and can aspire to accomplish more than any single group can do on its own.

Volunteers drawn from members of the Greenprint Collaborative and local conservation leaders serve on a leadership board that oversees its mission, operations and budget. The Housatonic Valley Association provides staffing, GIS and administrative support under its 501 (c) (3) charitable designation for the Greenprint as its fiscal sponsor. The Greenprint Collaborative protects land primarily through its member organizations, working in partnerships based on mutual trust and respect, strategic deployment of shared resources and the highest professional standards. Members of the Greenprint pay annual dues to the Housatonic Valley Association and have preferred access to a number of benefits and technical services.

Members of the Litchfield Hills Greenprint Collaborative

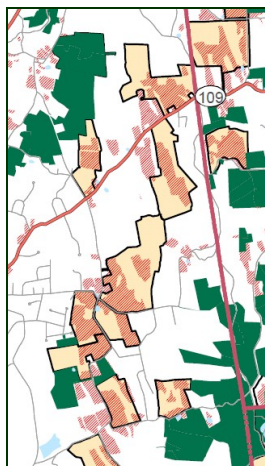
Aton Forest: Norfolk and Colebrook
Colebrook Land Conservancy: Colebrook
Connecticut Farmland Trust: (regional) Hartford
Cornwall Conservation Trust: Cornwall
Flanders Nature Center & Land Trust (Woodbury)
Goshen Land Trust: Goshen
Hartland Land Trust: Hartland
Highstead: (regional) Redding
Housatonic Valley Association: (regional) Cornwall
Kent Land Trust: Kent
Litchfield Land Trust: Litchfield
Morris Land Trust
Naromi Land Trust: Sherman

New Hartford Land Trust: New Hartford
Norfolk Land Trust: Norfolk
Salisbury Land Trust: Salisbury
Sharon Audubon (Sharon)
Sharon Land Trust: Sharon
Steep Rock Association: Washington
The Trust for Public Land: (national) New Haven
Warren Land Trust: Warren
Watertown Land Trust: Watertown
Weantinoge Heritage Land Trust: (regional)
New Milford
White Memorial Foundation: Litchfield and Morris

Members of the Litchfield Hills Greenprint Leadership Board

Eliot Wadsworth, chair (Morris); Dennis Collins (Norfolk); Barney Adams (Colebrook); Marge Josephson (Naromi); Kevin Case (LTA); Lynn Werner (HVA); John Novogrod (Kent); Hector Prud'Homme (Cornwall); Barbara Page (Warren); Senator Andrew Roraback (Goshen); Bruce Schnitzer (Litchfield); Michael Victor (Litchfield); Anthony Zunino (Kent)

Tim Abbott, Director
Litchfield Hills Greenprint Collaborative
Housatonic Valley Association
150 Kent Rd., Cornwall Bridge, CT 06754
860 672-6678 tim.abbott@hvatoday.org



Memorandum of Understanding Among the Members of The Litchfield Hills Greenprint Collaborative

Within our signatures on this **Memorandum of Understanding**, we as conservation organizations and conservation-minded individuals agree to:

- Work together as members of the Litchfield Hills Greenprint Collaborative (operating description attached) to accomplish our **number one priority of saving more land**;
- Endorse a **shared conservation vision** of saving at least 50% of our remaining prime agricultural lands, large forests and drinking water resources by 2020 (approximately 70,000 acres)
- Actively promote the Greenprint Collaborative vision as part of the communications we undertake as individual organizations.

Membership dues and benefits: Member organizations agree to send annual dues to HVA to help maintain the Greenprint Collaborative. Dues are \$250 for organizations with annual operating budgets <\$50,000 and \$500 for those >\$50,000. Private individuals may also join the Greenprint Collaborative and support its work through an annual gift to HVA for that purpose. Member benefits are expected to include:

- 1) **GIS mapping** and analysis (free of charge or at a reduced rate if normally fee for service);
- 2) A **brain trust** of conservation leaders sharing their time, talent and resources to solve problems and help accomplish each other's regionally significant land protection projects;
- 3) Access to a developing **network of affordable professional services** - including attorneys, appraisers, land and stewardship managers, engineers, accountants and other professionals – to help protect and manage properties according to best practices;
- 4) Access to a **planned pool of private capital** in the form of grants and low interest loans for land protection projects of regional importance;
- 5) Help securing **state and federal land protection funds** for projects of regional significance; and
- 6) **Limited development partnerships** with conservation-minded developers, realtors and buyers;

This Memorandum of Understanding may be **executed in counterparts** and shall constitute a single agreement whether or not all signatures appear on a single copy hereof.

Executed this ____ day of ____, 2009

By: _____

For: _____

Litchfield Hill Greenprint Collaborative

CRITERIA FOR CONSERVATION DEVELOPMENT TRANSACTIONS

1. Operational Transparency

- Clearly defined project selection process, conservation benefits, and deal structure
- Arms length transactions between for-profit and non-profit entities
- Fully negotiated conservation easement signed within 365 days of property acquisition
- Maximum 10% cap on development upside, with any excess profit to be donated to an appropriate non-profit land conservation fund and/or stewardship endowment

2. Clear Conservation Purpose and Design Criteria

- Measureable against regional conservation goals and conservation of high priority resources defined by Litchfield Hills Greenprint
- Minimizes fragmentation of priority habitat defined by Litchfield Greenprint
- Buffers all wetlands and watercourses from development by 100'
- A minimum of 67% of the entire property permanently protected
- A minimum of 50% of the Total Buildable Area to be permanently protected. Land classified as NOT Buildable shall include:
 - o All 100-year Flood Hazard areas as defined by FEMA
 - o 65% of all defined inland wetlands and watercourses
 - o 50% of all land with a slope in excess of 50%
 - o 50% of all land consisting of soils classified as shallow to bedrock by the USDA / NRCS

3. Demonstrated Local Support

- Vocal and/or written support of project from local individuals and entities such as elected officials, civic leaders, land trusts
- Consistent with town and (where applicable) regional plans of conservation and development
- Consistent with community character and principles of sprawl prevention



THE LITCHFIELD HILLS
GREENPRINT

Litchfield Hills Greenprint Land Protection Assessment

Prepared by _____ Date: _____

Contact Information: _____

This form is designed to help identify and assess land protection opportunities for possible support from the Litchfield Hills Greenprint Collaborative. It is intended to help focus attention on critically important land protection projects that advance regional priorities and exceed the resources of individual land trusts and communities to accomplish on their own. All data provided and discussed in this assessment will be kept strictly confidential. The Greenprint Collaborative will consult and coordinate its actions with the land trusts in those communities.

1. Property Description

Project Name: _____

Location of Property: _____

Map/Block #: _____ Acreage: _____

Property map attached? ☐ Y ☐ N (either assessor's tax map or GIS maps are acceptable)

2. Ownership:

Property Owner _____

Contact Information _____

Please describe any communications with the owner regarding the conservation of this property:

Is the owner considered a "related party" to any local conservation organization (i.e. board member, significant donor)? Please consult the Collaborative's Conflict of Interest Policy (attached) for context and explain the nature of any "related party" issues

3. Resources of Regional Conservation Interest. Please consult the Greenprint's maps of regionally significant conservation resources (available from HVA). Check all that apply, and provide acres (if known) of each resource, below:

Prime Farmland? Y / N (acres) (Greenprint Map)	Interior Forest? Y / N (acres) (Greenprint Map)	Drinking Water? Y / N (Acres) (Greenprint Map)	Total Conservation Acres

Federal / State Rare and Endangered Species present? ☐ Y ☐ N Please list Species, Source:

State Priority Habitats Present? ☐ Y ☐ N (from Connecticut's Comprehensive Wildlife Conservation Plan) List habitats, Sources:

Other Natural Resource Conservation Values:

4. Importance for Preserving Community Character. (Please check all that apply):

New England Village Center	Scenic Road Corridor (source)	Designated Greenway (source)	Working Farmland	Conservation Recommendation in State/Regional/Local Plan of C&D	Other (source)

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5. Landscape Context. (Please check all that apply and describe below):

Connectivity with Protected Lands Y / N (describe)	Strategic Inholding Within Protected Open space Y / N (describe)	Project Area Crosses Municipal Boundaries Y / N (describe)	Local Conservation Partner Y / N (describe)	Other (describe)

6. Is there local support for conserving this property? ☐ Y ☐ N Please explain:

7. Development threat:

- Is the property on the market? ☐ Y ☐ N Asking price: _____
Listing Realtor: _____
- Describe the degree of threat facing the property and what is likely to happen if it is not conserved _____

c. Appraisal Available? ☐ Y ☐ N Appraiser: _____
Year: _____ Value: _____

d. Latest Property Tax Assessment Available? ☐ Y ☐ N Assessed Value: _____

e. Timeframe for action? _____

8. Protection goals and transaction structure:

a. What are the conservation objectives for protecting this property?

b. What are the landowner's needs (so far as they are known)?

c. Is permanent protection likely to include a conservation donation (fee/easement) in whole or in part? ☐ Y ☐ N Please explain.

d. Please describe any potential public sources of funding (municipal, state and / or federal), timing and likelihood of success.

-
- e. Please describe any potential private sources of funding, timing and likelihood of success, including potential donations from neighbors.

- f. Is bridge financing required to consummate the transaction? ☐ Y ☐ N Amount?

- g. Is it necessary to buy and hold the property as an interim conservation measure?
☐ Y ☐ N Please explain:

- h. Is there one or more willing / appropriate holder(s) of conservation interest with the capacity and financial resources required to steward the property? ☐ Y ☐ N
Please explain:

- i. Based on above, please describe proposed deal structure:

9. Existing Contractual Arrangements and Due Diligence (Please check any that apply):

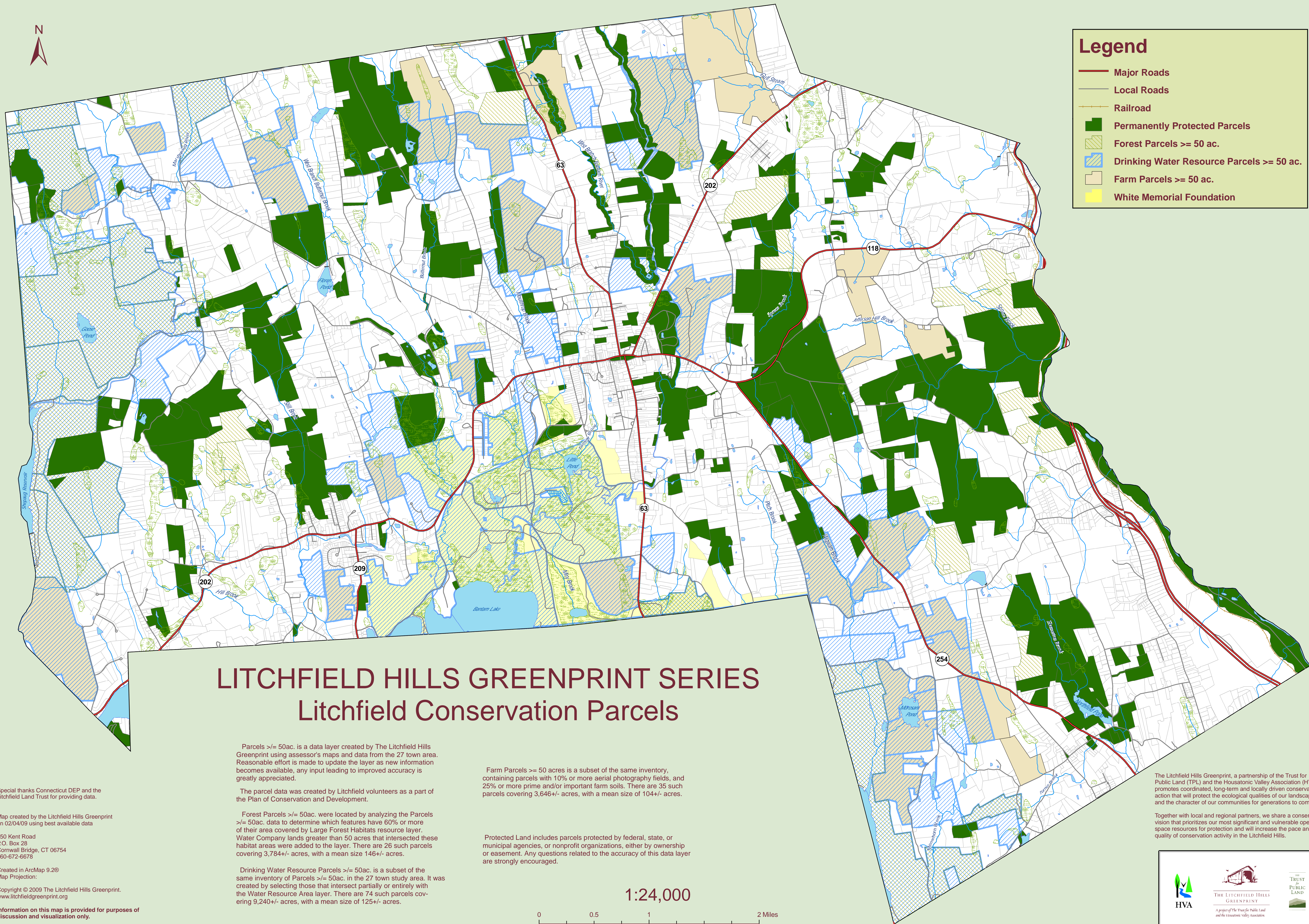
☐ Right of First Offer / First Refusal

- ☐ Formal Option to Buy
- ☐ Purchase and Sale Agreement
- ☐ Engineering / Site Plans Available. Survey, Subdivision Plan, etc.: _____

- ☐ Title Research Complete.
- ☐ Phase One Environmental Investigation (Hazardous Materials Report)

- ☐ Mortgage Holder. Name of mortgage holder: _____
- ☐ Farm/Forest management or stewardship plan
- ☐ Baseline Documentation Report

10. Is there any further information that would be helpful in assessing this project?



Legend

Major Roads

Local Roads

Railroad

Permanently Protected Parcels

Forest Parcels >= 50 ac.

Drinking Water Resource Parcels >= 50 ac.

Farm Parcels >= 50 ac.

White Memorial Foundation

LITCHFIELD HILLS GREENPRINT SERIES

Litchfield Conservation Parcels

Special thanks Connecticut DEP and the Litchfield Land Trust for providing data.

Map created by the Litchfield Hills Greenprint on 02/04/09 using best available data

150 Kent Road
P.O. Box 28
Cornwall Bridge, CT 06754
860-672-6678

Created in ArcMap 9.2®
Map Projection:

Copyright © 2009 The Litchfield Hills Greenprint.
www.litchfieldgreenprint.org

Information on this map is provided for purposes of discussion and visualization only.

Parcels >= 50ac. is a data layer created by The Litchfield Hills Greenprint using assessor's maps and data from the 27 town area. Reasonable effort is made to update the layer as new information becomes available, any input leading to improved accuracy is greatly appreciated.

The parcel data was created by Litchfield volunteers as a part of the Plan of Conservation and Development.

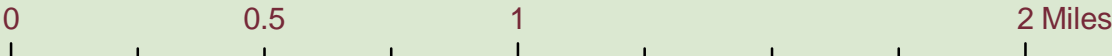
Forest Parcels >= 50ac. were located by analyzing the Parcels >= 50ac. data to determine which features have 60% or more of their area covered by Large Forest Habitats resource layer. Water Company lands greater than 50 acres that intersected these habitat areas were added to the layer. There are 26 such parcels covering 3,784+/- acres, with a mean size 146+/- acres.

Drinking Water Resource Parcels >= 50ac. is a subset of the same inventory of Parcels >= 50ac. in the 27 town study area. It was created by selecting those that intersect partially or entirely with the Water Resource Area layer. There are 74 such parcels covering 9,240+/- acres, with a mean size of 125+/- acres.

Farm Parcels >= 50 acres is a subset of the same inventory, containing parcels with 10% or more aerial photography fields, and 25% or more prime and/or important farm soils. There are 35 such parcels covering 3,646+/- acres, with a mean size of 104+/- acres.

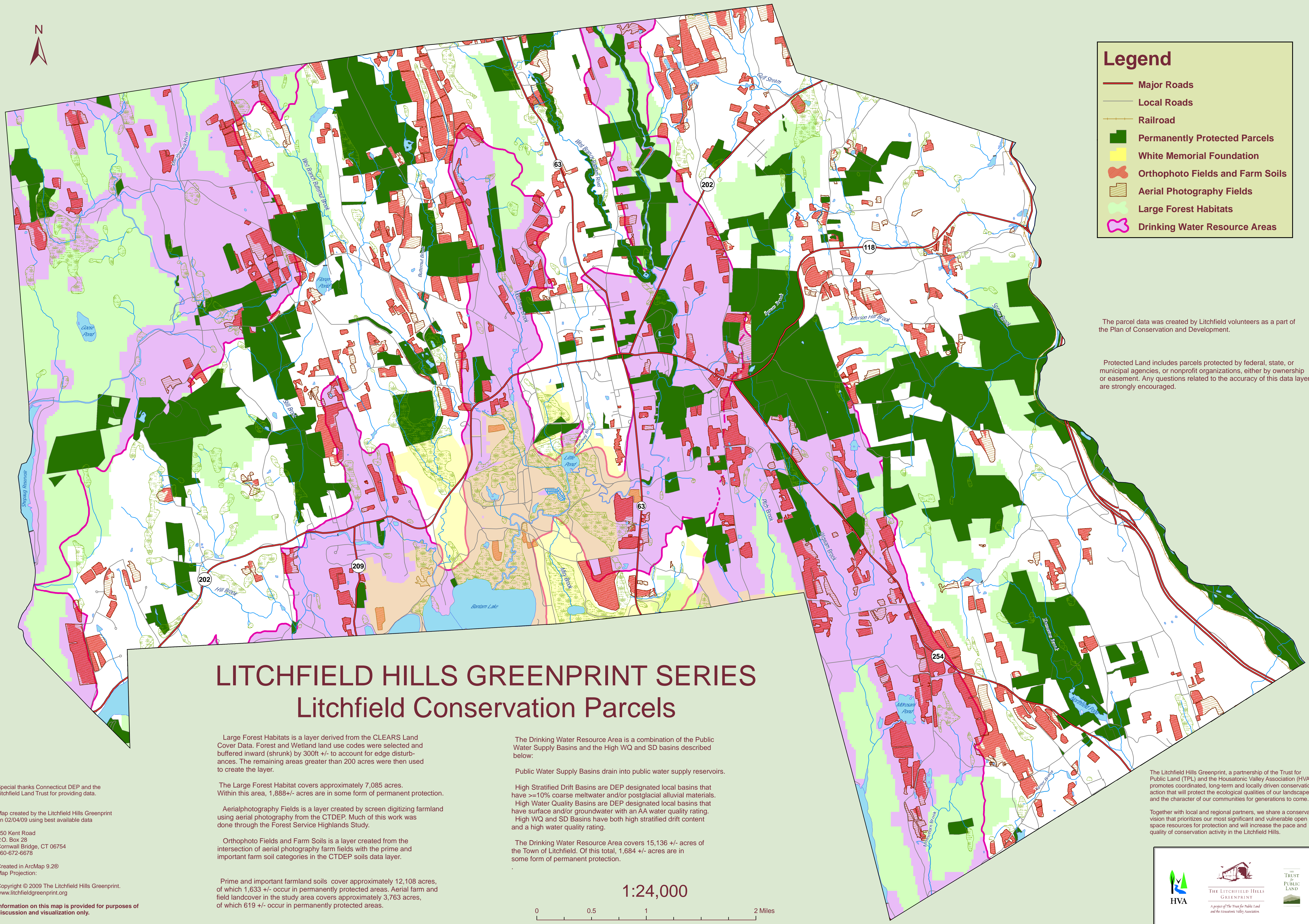
Protected Land includes parcels protected by federal, state, or municipal agencies, or nonprofit organizations, either by ownership or easement. Any questions related to the accuracy of this data layer are strongly encouraged.

1:24,000



The Litchfield Hills Greenprint, a partnership of the Trust for Public Land (TPL) and the Housatonic Valley Association (HVA), promotes coordinated, long-term and locally driven conservation action that will protect the ecological qualities of our landscape and the character of our communities for generations to come.

Together with local and regional partners, we share a conservation vision that prioritizes our most significant and vulnerable open space resources for protection and will increase the pace and quality of conservation activity in the Litchfield Hills.



Legend

- Major Roads
- Local Roads
- Railroad
- Permanently Protected Parcels
- White Memorial Foundation
- Orthophoto Fields and Farm Soils
- Aerial Photography Fields
- Large Forest Habitats
- Drinking Water Resource Areas

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LITCHFIELD HILLS GREENPRINT SERIES

Litchfield Conservation Parcels

Large Forest Habitats is a layer derived from the CLEARS Land Cover Data. Forest and Wetland land use codes were selected and buffered inward (shrunk) by 300ft +/- to account for edge disturbances. The remaining areas greater than 200 acres were then used to create the layer.

The Large Forest Habitat covers approximately 7,085 acres. Within this area, 1,888+/- acres are in some form of permanent protection.

Aerialphotography Fields is a layer created by screen digitizing farmland using aerial photography from the CTDEP. Much of this work was done through the Forest Service Highlands Study.

Orthophoto Fields and Farm Soils is a layer created from the intersection of aerial photography farm fields with the prime and important farm soil categories in the CTDEP soils data layer.

Prime and important farmland soils cover approximately 12,108 acres, of which 1,633 +/- occur in permanently protected areas. Aerial farm and field landcover in the study area covers approximately 3,763 acres, of which 619 +/- occur in permanently protected areas.

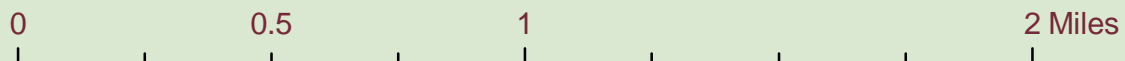
The Drinking Water Resource Area is a combination of the Public Water Supply Basins and the High WQ and SD basins described below:

Public Water Supply Basins drain into public water supply reservoirs.

High Stratified Drift Basins are DEP designated local basins that have >=10% coarse meltwater and/or postglacial alluvial materials. High Water Quality Basins are DEP designated local basins that have surface and/or groundwater with an AA water quality rating. High WQ and SD Basins have both high stratified drift content and a high water quality rating.

The Drinking Water Resource Area covers 15,136 +/- acres of the Town of Litchfield. Of this total, 1,684 +/- acres are in some form of permanent protection.

1:24,000



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Together with local and regional partners, we share a conservation vision that prioritizes our most significant and vulnerable open space resources for protection and will increase the pace and quality of conservation activity in the Litchfield Hills.

HVA

THE LITCHFIELD HILLS
GREENPRINT
A project of The Trust for Public Land
and the Housatonic Valley Association

TRUST
PUBLIC
LAND

Litchfield Hills Greenprint Collaborative

FY2011 Goals

By July, 2011, we will have:

1. Established an interactive GIS enabled website for the Collaborative

(Est cost \$25-30K, funding request to be made to Community Foundations)

2. At least one Land Protection Win (clearly Greenprint enabled) potentially including:

a) 160 acre Bok Conservation restriction w Salisbury Land Trust

(Greenprint role: consulting and negotiation of terms and conditions of agricultural easement in critical floodplain habitat)

b) 850 acre Thorpe Mountain Forest Legacy Project with Mt. Riga and 2 other land owners

In partnership with 1st Selectman of Salisbury, CTDEP

(Greenprint Role: Maps, data, high profile endorsements and federal lobbying in support of Forest Legacy Application)

c) Kubish Farm (phase 1) in partnership with Goshen Land Trust and NRCS

(Greenprint Role: Invited to help strategize and negotiate land protection opportunities for 450 acres, identified first 82 acre easement opportunity with NRCS Wetlands Reserve Program, partners now proceeding with transaction).

3. Completed one conservation feasibility plan with limited development potential and started to implement one limited development project

a) Provided additional supporting materials for successful Seheer-Thoss funding in November

b) Identified an additional conservation development opportunity and secure investors

4. Secured a minimum of 10 donors to the Greenprint Conservation Pledge Fund of \$2.5M

5. Developed and implemented strategy for conservation of NU lands (Elaine LaBella lead) and water utility lands.

6. Provided Core Greenprint Membership Services:

- a) Supported HVA's self assessment and application toward Land Trust Accreditation
- b) Retained current Greenprint Membership and expanded to include all reasonable land trusts within our service area
- c) Completed delivery of local map products provided as member benefits.
- d) Provided fee for service support for member land trusts and limited number of municipalities and assessed sources of funding and need for added GIS capacity to meet these requests
- e) Held 3 full collaborative member meetings per year with speakers/training.