



**Town of Tolland, Connecticut
Conservation Commission
Becker Conservation Area Management Plan
327 South River Road, Tolland, CT**



Adopted by Commission: December 13, 2012; December 13, 2018

Adopted by Council: January 8, 2013

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Town of Tolland

Conservation Commission Property Management Plan

Becker Conservation Area, South River Road

Background – The Tolland Conservation Commission is responsible for overseeing properties purchased by the Town of Tolland for conservation purposes and to prepare a management plan for each property. The management plans are based upon the environmental characteristics and outline the opportunities for public use. Each plan includes a property description, an analysis of the unique characteristics and acceptable uses of the property, and a management program. The management program outlines the property management and improvement needs; the individuals and organizations to manage the property; and resource capabilities and protection needs related to the site. Each management plan is developed under the Commission’s management planning process.

I. PROPERTY DESCRIPTION, RESOURCES, POTENTIAL, AND PROBLEMS

Property Description - The Becker property is a 28.5 acre parcel on the east side of South River Road adjacent to the northerly boundary of River Park in the southeastern part of Tolland. This property was purchased in January 2010 from Lawrence Becker using both Active and Passive Open Space Funds. The portion of the property assigned to Passive Recreation and covered under this management plan is the 11.68 acres on the easterly side of the property along the Willimantic River. It is within an *Important Wildlife Area and Corridor* as designated by the Open Space & Conservation Plan, 2009, (map 12) and is in close proximity to the Nedwied Conservation Area and the King Riverside Conservation Area. Abutting South River Road there is approximately 7 acres of the property to the west of the Becker Conservation Area that the Town can utilize as active open space. Currently this portion of the property hosts a solar farm.

The land slopes steeply down in some sections to the Willimantic River and has approximately 1,200 feet of accessible frontage along the river. It reaches an elevation of 380 feet with a steep ridge paralleling the river at the northern section. Most of the land is covered by a predominantly mature White Pine forest mixed with some oaks. There is also an area of thick White Pine regeneration. Near the southern end of the forested portion is an interesting natural amphitheater. The four acres on the southeast corner of the property is more level and consists of riverine flood plain forest and scrub-shrub swamp.



The surface geology of this site is gravel deposits laid down on the bottom of an ancient glacial dammed pond and, along the river, alluvial deposit from periodic flooding. Many of the soils on the property are classified as *Additional Statewide Important Farm Soils* (USDA Soil Survey). The quality of these soils has contributed to the height of the white pines.

On the southern border is a *Surface and Stream Water Quality Class A* brook (Open Space & Conservation Plan map 5). Green Brook is upstream of and flows into the Town owned well field for Tolland's Public Water Supply and empties into the Willimantic River. The brook flows into areas that recently received wetlands and fisheries habitat restoration work and these areas are subject to continuing monitoring as a condition of the Public Water Supply's State-issued Diversion Permit.

Just to the south of the passive open space are River Park and the well field for the Town-owned Public Water Supply. The aquifer extends beyond the well field north into the passive open space. Monitoring wells from aquifer mapping for the Diversion Permit are located on the well field, park and Becker properties. Monitoring of water levels at a number of these sites is required as a condition of the Diversion Permit and as such, security for the monitoring sites is imperative.

This property ties in with the Town goal of a greenway along the Willimantic River. The Willimantic River Greenway has been designated by the State of Connecticut with inter-town coordination by the Willimantic River Alliance and has been honored with the designation as a *National Recreation Trail*. The ultimate goal is that from this property, people will be able to continue south through River Park, Fox Ridge Lane, the King Riverside Conservation Area, cross 195 and connect with the Coventry greenway.

Potential Uses – Use of the property is restricted to passive recreation which includes hiking, maintaining habitats for animals, and studying existing habitats and wildlife. Accepted uses include:

- Bird watching.
- Fishing.
- Habitat and wildlife studies.
- Hiking.
- Nature study.
- Snowshoeing and cross-country skiing.

Use Restrictions – With the transfer of this property to the Town there are inherent restrictions which derive from use of conservation bond funds. This funding source requires that the property must be used as a passive open space conservation area in perpetuity.

Access - The passive open space does not have road access. The primary point of access is the South River Road entry road and walkway to River Park near the Willimantic River. This also abuts Public Water Supply land where access is prohibited. From River Park's ball fields one can walk north to the Becker Conservation Area. During the cold weather months the gate to River Park is locked closed - vehicular access is prohibited. However, hikers may walk the River Park entry road to visit the Becker Conservation Area.

While Town open space on South River Road near Anthony Road South also abuts the Becker Conservation Area, a "solar farm" occupies much of this open space and direct access is prohibited.

Use Restrictions and Visitor Responsibilities – Visitors are reminded to use the property in a manner consistent with land use guidelines and protecting open space resources. Visitors should recognize that conservation areas are natural spaces and contain settings and features that pose risks including serious injury. Visitors must exercise care. The following guidelines are the standards for use and are supported by signage on the property:

- Town Ordinance requires dogs to be on a leash. Leashes must be held by a person responsible for the dog's behavior.
- Leave no trace.
- No littering. Carry out what you carry in.
- No motorized vehicles.

- No horseback riding or mountain biking.
- Do not disturb vegetation or wildlife.
- Stay on marked trails and roads.
- No hunting or firearms allowed.
- No setting of fires.
- Respect the rights of other visitors.
- Area closes at sunset. Night use is by permit only.
- Notify the Conservation Commission of organized group activities.
- Possession or use of toxic or hazardous materials is prohibited.

II. OPEN SPACE MANAGEMENT PLAN

Management objectives – The principal objectives are to conserve the property and protect wildlife habitat while providing access and passive recreational opportunities for the general public. While the Conservation Commission, acting as an agent of the Tolland Town Council, is ultimately responsible for property management, implementation of a management program is a shared responsibility with the Tolland Conservation Corps, property steward(s), and a variety of Town agencies and resources in accordance with the *Open Space Management Guideline and Process*.

Specific objectives for this parcel include:

- Complete a natural resource inventory
- Maintain a trail system
- Follow best property management processes
- Preserve the watershed
- Preserve the woodland areas
- Protect and maintain the views of the river
- Facilitate pedestrian access by constructing a wooden bridge / boardwalk
- Pursue educational, documentation, and protection opportunities for habitat, wildlife, and unique features
- Protect the water supply property and monitoring wells
- Maintain the woodlands by managing it using forest management practices, in consultation with a professional forester. Although it is not the intention of the Conservation Commission to manage this property for timber production with periodic commercial harvests, it may be necessary, from time to time, to carry out certain silviculture practices to maintain the health of the forest or to maintain the property in a particular stage of succession in order to encourage a particular habitat. The Commission will consult with professional forest managers to insure that the appropriate practices are implemented.

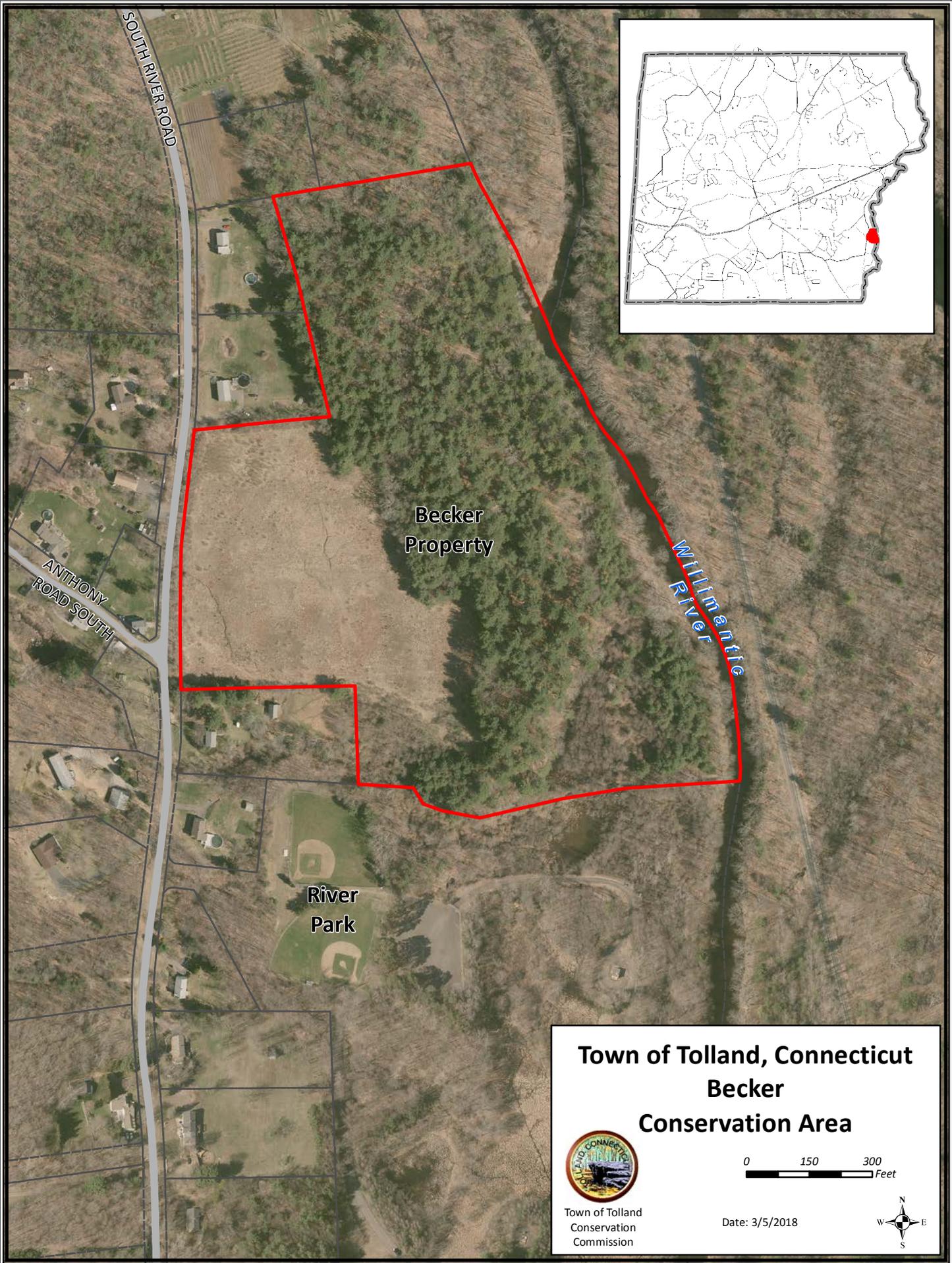
Management Plan and Program – Tasks required to assure that management objectives are achieved shall be overseen by the Conservation Commission and implemented by the head steward and the property steward(s).

Tasks include:

- Conduct natural resources inventory
- Maintain stream crossing in safe condition.
- Maintain the trail system.
- Maintain an appropriate site location sign in accordance with the established design.
- Continue to install and maintain property boundary markings to ensure their visibility.
- Maintain signs specifying permitted and non-permitted uses.
- Maintain trail maps and map containers.
- Perform litter patrol as needed.
- Protect and maintain views of river.
- Protect water resources.

- Protect the monitoring wells.
- Continue efforts to remove barbed wire

Property Stewards - The steward of the property is: *John Sisson*



Becker
Property

River
Park

Willimantic
River

SOUTH RIVER ROAD

ANTHONY
ROAD SOUTH

**Town of Tolland, Connecticut
Becker
Conservation Area**

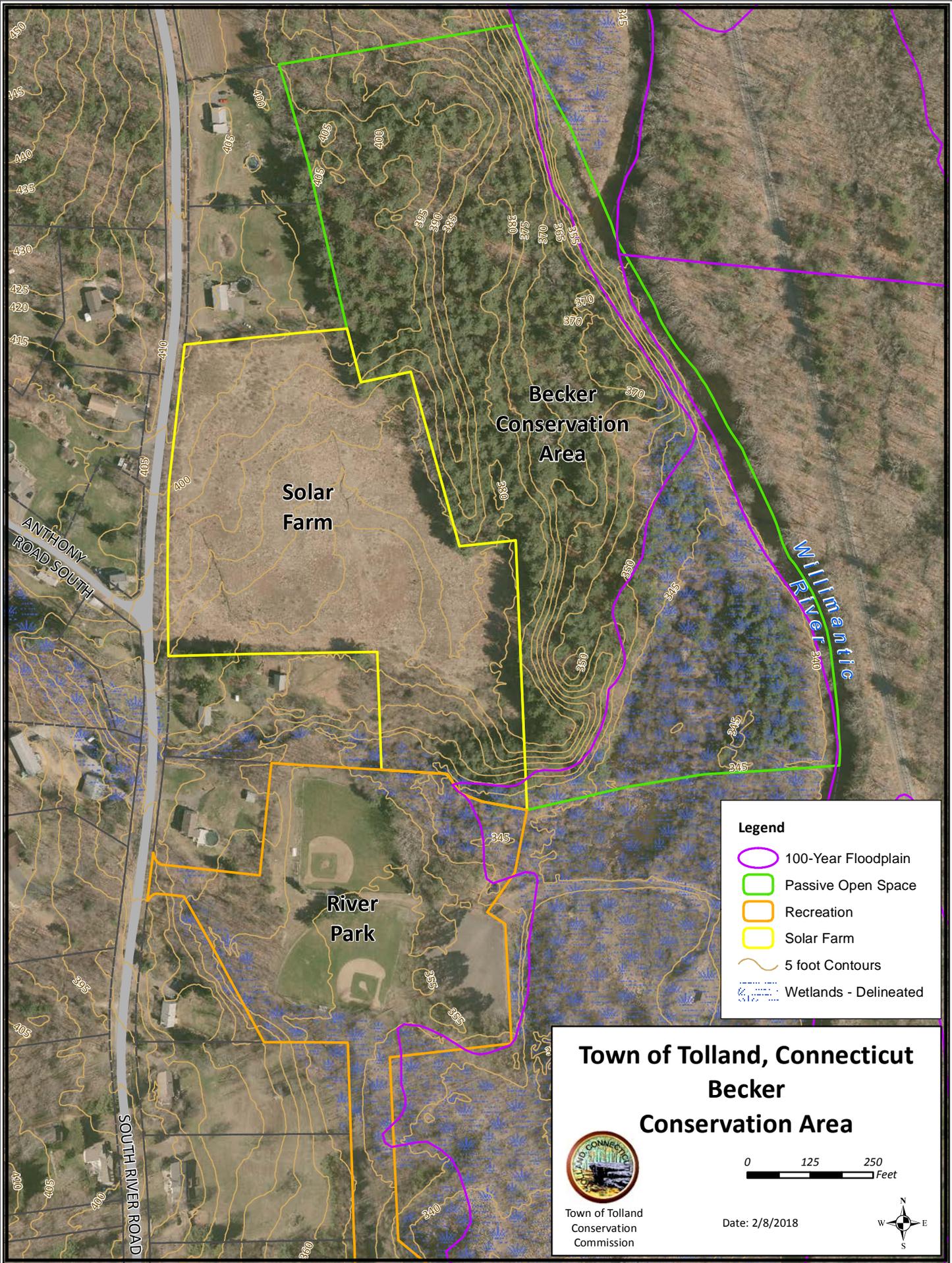


Town of Tolland
Conservation
Commission



Date: 3/5/2018





Legend

-  100-Year Floodplain
-  Passive Open Space
-  Recreation
-  Solar Farm
-  5 foot Contours
-  Wetlands - Delineated

**Town of Tolland, Connecticut
Becker
Conservation Area**



Town of Tolland
Conservation
Commission

0 125 250
Feet



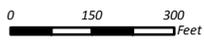
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Town of Tolland, Connecticut
Becker Conservation Area
South River Road
Trail Map

Town of Tolland
 Conservation
 Commission

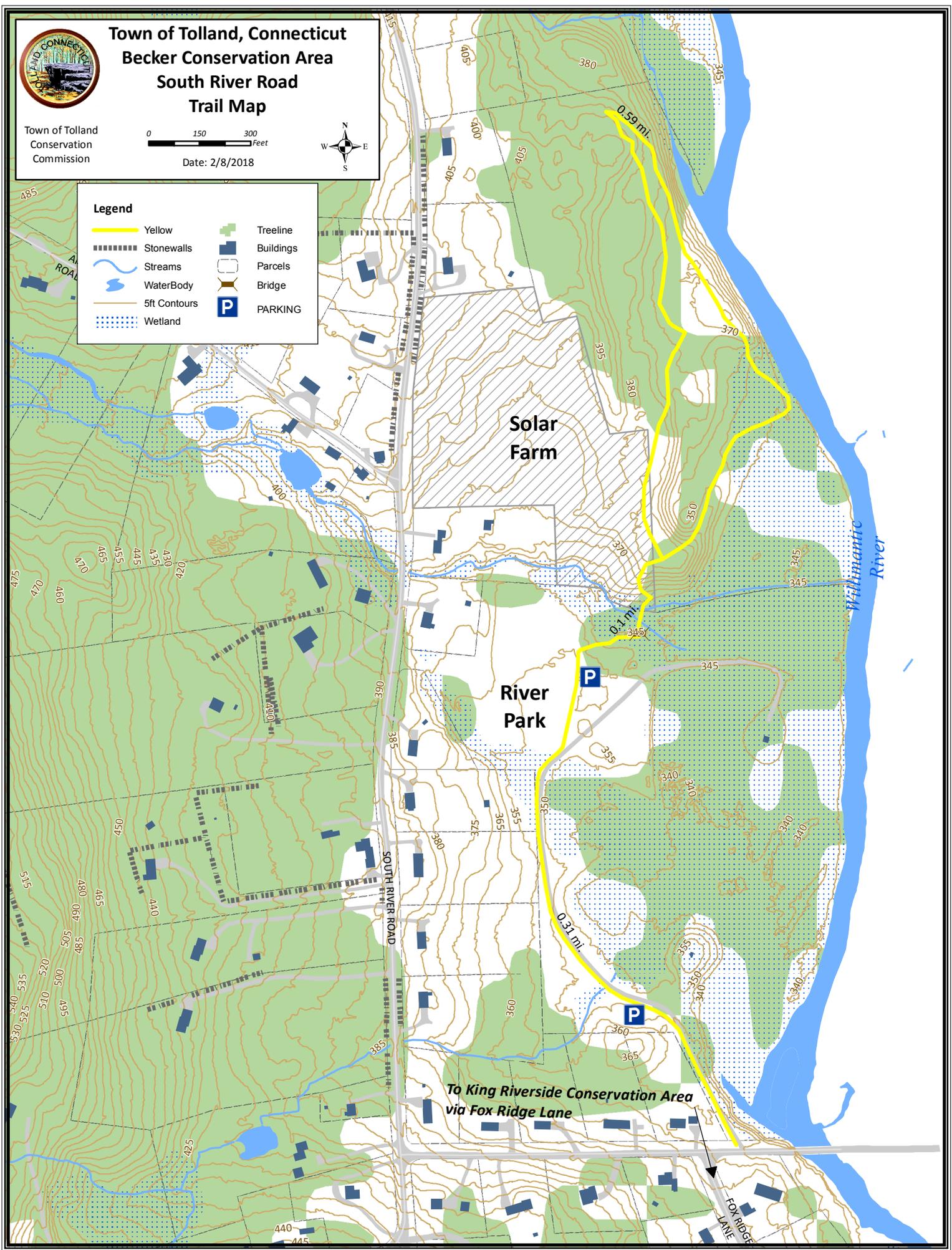


Date: 2/8/2018



Legend

- Yellow
- Stonewalls
- Streams
- WaterBody
- 5ft Contours
- Wetland
- Treeline
- Buildings
- Parcels
- Bridge
- PARKING



Solar Farm

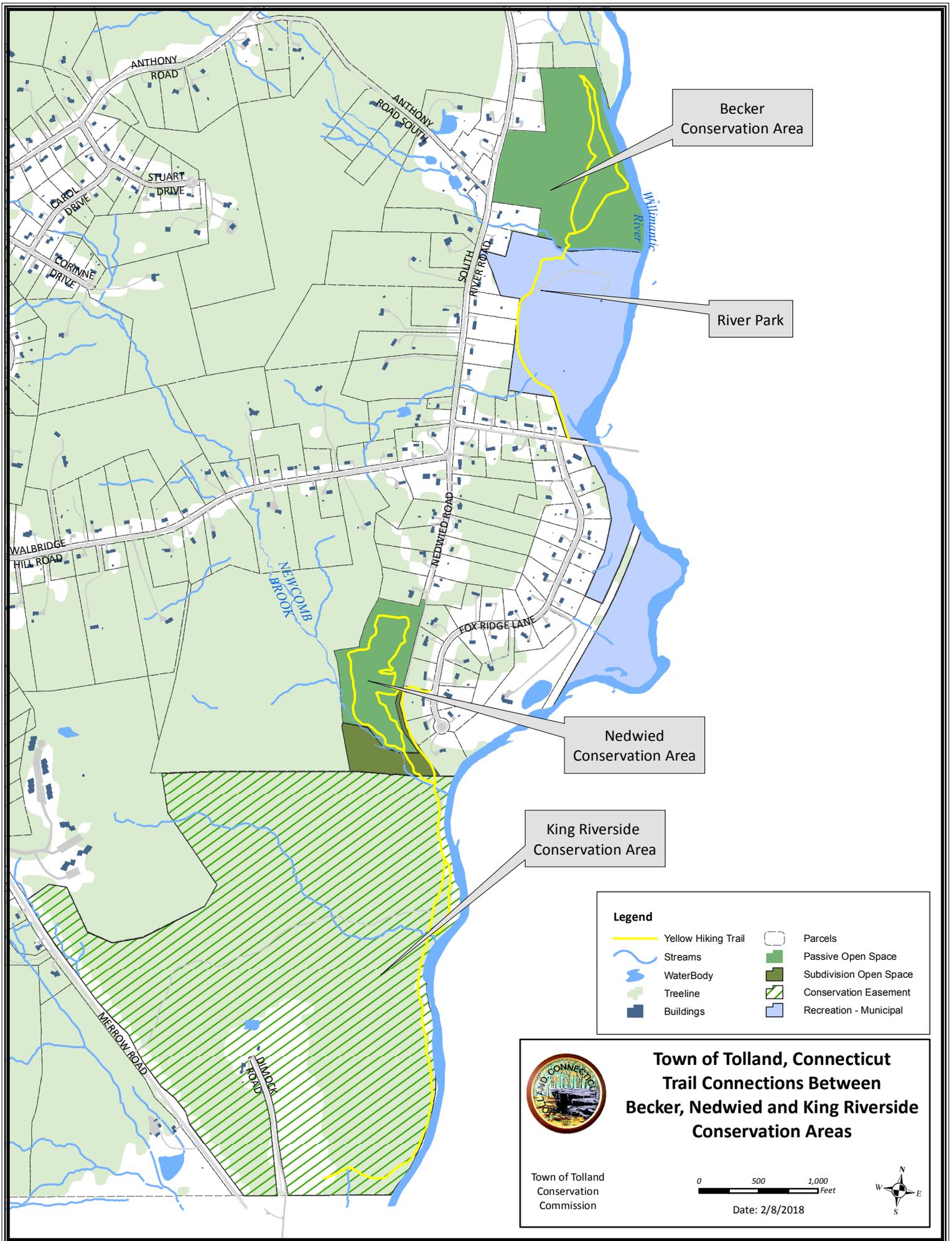
River Park

**To King Riverside Conservation Area
 via Fox Ridge Lane**

Wilimantic River

SOUTH RIVER ROAD

FOX RIDGE LANE



Becker
Conservation Area

River Park

Nedwied
Conservation Area

King Riverside
Conservation Area

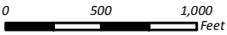
Legend

Yellow Hiking Trail	Parcels
Streams	Passive Open Space
WaterBody	Subdivision Open Space
Treeline	Conservation Easement
Buildings	Recreation - Municipal



Town of Tolland
Conservation
Commission

**Town of Tolland, Connecticut
Trail Connections Between
Becker, Nedwied and King Riverside
Conservation Areas**




Date: 2/8/2018

Return to: Richard Conti, Esquire
1091 Main Street, Manchester, CT 06040

WARRANTY DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT LAWRENCE BECKER of the Town of Tolland, County of Tolland and State of Connecticut, (Grantor) for the consideration of Four Hundred Thousand 00/100 Dollars (\$400,000.00) received to his full satisfaction of The TOWN OF TOLLAND, a municipal corporation having its territorial limits within the County of Tolland and the State of Connecticut (Grantee) does give, grant, bargain, sell and confirm unto the said Grantee, its successors and assigns forever, a certain piece or parcel of land, with the buildings and improvements thereon known as No. 327 South River Road in the Town of Tolland, County of Tolland and State of Connecticut, more particularly bounded and described as follows:

Commencing at a point in the easterly line of South River Road, which point forms the southwesterly corner of property now or formerly of Knight; thence S 80° 09' E. along land now or formerly of Knight a distance of three hundred and six and two-tenths (306.2) feet to a point; thence N 02° 12' E. along land now or formerly of Knight a distance of three hundred seventeen and two-tenths (317.2) feet to a point; thence N 02° 51' W. along land now or formerly of Knight a distance of two hundred and nine and eight-tenths (209.8) feet to a point; thence N. 86° 28' W. along land now or formerly of Peck a distance of four hundred, eighty-seven and two-tenths (487.2) feet to a point; thence S. 01° 21' E. along land now or formerly claimed by Horn a distance of thirty-four and five-tenths (34.5) feet to a point; thence S 06° 54' E. along land now or formerly claimed by Horn a distance of one hundred seventy-eight and five-tenths (178.5) feet to a point; Thence S. 04° 20' W. along land now or formerly claimed by horn a distance of one hundred thirty-six and three-tenths (136.3) feet to an iron pin; thence in a general easterly direction a distance of three (3) feet, more or less to the Willimantic River; thence in a general southerly direction along the Willimantic River a distance of one thousand, two hundred eighty (1,280) feet, more or less, to a point; thence in a general westerly direction along land now or formerly of S. Levitt and D. Webster a distance of five (5) feet, more or less, to an iron pin; thence N. 78° 23' W. along land now or formerly of S. Levitt and D. Webster a distance of two hundred sixty-two and four-tenths (262.4) feet to a point; thence N. 84° 14' W. along land now or formerly of S. Levitt and D. Webster a distance of one hundred thirty-nine and six-tenths (139.6) feet to a point; thence N. 87° 37' W along land now or formerly of S. Levitt and D. Webster a distance of one hundred ninety-eight and seven-tenths (198.7) feet to a point; thence N. 67° 05' W. along land now or formerly of S. Levitt and D. Webster a distance of seventy-eight and eight-tenths (78.8) feet to a point; thence N. 54° 42' W. along land now or

"No Conveyance Tax collected"

Margaret DeVito
Town Clerk of Tolland

formerly of S. Levitt and D. Webster a distance of forty-one and nine-tenths (41.9) feet to a point; thence N. 23° 51' W. along land now or formerly of S. Levitt and D. Webster a distance of thirty-six and one-tenth (36.1) feet to a point; thence N. 71° 10' W. along land now or formerly of S. Levitt and D. Webster a distance of one hundred sixty-nine and six-tenths (169.6) feet to a point; thence S. 13° 38' W. along land now or formerly of Norman E. Wright and Eleanor C. Wright, a distance of two hundred thirty-three and eight-tenths (233.8) feet to a point; thence S. 76° 22' E. along land now or formerly of Norman E. Wright and Eleanor C. Wright, a distance of four hundred five (405) feet to a point in the easterly line of South River Road; thence N. 13° 38' E. along the easterly line of South River Road a distance of one hundred seventy and nine-tenths (170.9) feet to a point; thence N. 22° 10' E. along the easterly line of South River Road a distance of four hundred sixty-two and four tenths (462.4) feet to the place of beginning.

Together with all improvements, easements, rights of way, licenses, privileges, hereditaments and appurtenances, if any, inuring to the benefit of such land, including without limitation, all right, title and interest of Grantor, if any, in and to the land lying in the bed of any street or highway in front of or adjoining the aforesaid real estate to the center line thereof.

Containing twenty-eight and five-tenths (28.5) acres, more or less.

Reserving to the Grantor, his heirs and assigns (the term "heirs and assigns" shall be limited to children and/or grandchildren of the Grantor or any entity which is controlled by the Grantor or his children and/or grandchildren) the right to remove stockpiled gravel from the premises which has been excavated but has not been used by the Grantee to construct any on-site improvements Grantee elects to make. More specific terms and conditions governing this provision are contained in a purchase and sale agreement between the Grantor and the Grantee dated October 6, 2009, on file in the town offices of the Grantee and which terms are specifically incorporated herein by reference and which terms shall be binding upon the parties, their successors and assigns.

Said premises are the same premises shown on a map entitled "Norman E. and Eleanor C. Wright in the Town of Tolland, Conn. Scale: 1" = 100' Certified Substantially Correct Everett O. Gardner L.S. 4395 Rockville, Conn. April 10, 1970 Revised Oct. 1, 1973 Revised Nov. 8, 1973" on file as Map No. 10 Page 29. Reference is made to Assessor's Map 30 Block C. Parcel 9/00

Being the same premises acquired by the Grantor herein by Warranty Deed from Norman E. Wright and Eleanor C. Wright, dated February 19, 1974 and recorded in Volume 122 at page 120 of the Tolland Land Records.

Said premises are subject to building lines, if established, all laws, ordinances or governmental regulations, including building and zoning ordinances affecting said premises, and

1. Taxes due the Town of Tolland on the list of October 1, 2009, not yet due and payable.
2. Flood Encroachment Lines as recorded in Volume 101 at Page 223 of the Tolland Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said Grantee and its successors and assigns forever, and to their own proper use and behoof. And also, he the said Grantor does for himself and his heirs and assigns covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, he is well seised of the premises, as a good indefeasible estate in **FEE SIMPLE**; and he has a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as is above written.

AND FURTHERMORE, he the said Grantor does by these presents bind himself and his heirs and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it the said Grantee and to its successors and assigns, against all claims and demands whatsoever, except as is above written.

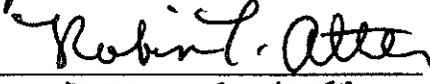
IN WITNESS WHEREOF, LAWRENCE BECKER has caused this deed to be executed this 26th day of February, 2010.

WITNESS:

GRANTOR:



 PETER JAY ALTER



 ROBIN C. ALTER



 LAWRENCE BECKER

STATE OF CONNECTICUT

ss. Glastonbury

February 26, 2010

COUNTY OF HARTFORD

Personally appeared Lawrence Becker, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed, before me.



 Peter Jay Alter
 Commissioner of the Superior Court

RECEIVED FOR RECORD
 Mar 08 2010 02:43:01P
 MARGARET DEVITO
 TOWN CLERK
 TOLLAND, CT