

The Warren Conservator

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Former Warren Town Clerk Donates 32 Acres to Warren Land Trust

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OUR MISSION:

The Warren Land Trust is an advocacy group dedicated to the preservation of the rural character of Warren. Our mission is to preserve open space, to protect natural and endangered resources such as wetlands, forests and wildlife habitats, and to encourage outright gifting of land for permanent protection, the use of conservation restrictions to preserve open space, and to educate citizens on the benefits of land conservation and gifting.

Priscilla S. Coords, who served as Warren's Town Clerk from 1969 through 1981, has made one more contribution to the residents of Warren. Mrs. Coords and her two children have donated 31.755 acres of land to The Warren Land Trust Inc.

"We love this town," said Mrs. Coords. "We moved here in 1949 and have wonderful memories of our life in the country. Our donation is our thank you to the people of Warren," she said.

The gift represents the eighth parcel of land donated to the Warren Land Trust since its formation in 1989 and brings its total land holdings to 234.46 acres. In addition, the Land Trust holds another 12.57 acres under

four conservation easements.

The property, which will be known as the "Coords Preserve," is located off Angevine Road in the "Town Hill" section of Warren and consists of woodlands and a brook, as well as an easement to a pond retained by the Coords family. The parcel's southerly boundary is along City Hill Road, which was abandoned by the Town of Warren in 1905. The rear of the property and much of its northerly boundary is adjacent to the Wyantenock State Forest.

Mrs. Coords and her husband, Deane M. Coords, originally purchased the property, with its early American farmhouse at 145 Angevine Road, when they moved to Warren from New

York City. Mrs. Coords and her children, Barbara S. Coords of Sharon and Deane S. Coords of Woodbridge, will be retaining the farmhouse and acreage along Angevine Road.

Thomas Paul, President of the Warren Land Trust, praised the generosity of Mrs. Coords and her two children in making the gift.

He said, "Every gift received by the Land Trust is incredibly important in helping to preserve the rural character of our town. We hope that more of our neighbors in Warren will be inspired by the Coords family's wonderful donation and will join them in adding to those properties under the permanent protection of the Land Trust."

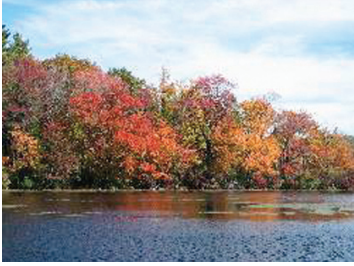
Position of the Warren Land Trust on P&Z Sub-Division Moratorium

The Warren Land Trust endorses a moratorium on the acceptance of subdivision or resubdivision applications until the Warren Zoning Regulations can be updated in a timely fashion to provide for: — Zoning regulations that give appropriate consideration to wetland areas and buffer zones, sloped areas and soil types — Zoning districts

that reflect existing development patterns and neighborhoods, but preserve the rural character of relatively undeveloped sections of Warren — Make conservation a primary consideration of every subdivision application, with emphasis on increased open space requirements and the preservation of scenic views, ridge lines, watercourses, wetlands

and other environmental assets The Warren Land Trust also endorses updating the Town Plan of Development to reflect the concerns listed above and the Town's commitment to the preservation of its rural character, including the establishment of "green belts" of preserved land throughout the town.

From the President's Desk



This is our second newsletter. We hope you find it informative and thought provoking. In continuing our dialogue with our members and the Warren community at large, we raise the issue of zoning. Until we find a better way to approach this critical issue, our rural community lifestyle remains threatened.

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A number of towns in Connecticut have either adopted or are considering adopting soil-based zoning. In Warren, there has been some discussion of this method of zoning. Our neighbor to the south, the Town of Washington, has been using it for some time, and the general consensus in that town is that it works. Kent also has soil-based zoning. Cornwall uses a mapping system that blends soil data, building terrain, and access to maintained roads in its planning and zoning process. Mike Ajello, the Zoning Enforcement Officer and Wetlands Enforcement Officer for the towns of both Washington and Warren, wrote a fact sheet for our town's Planning and Zoning Commission from which we have excerpted the key principles.

Soil Based Zoning -- an Introduction

There has been much discussion of late in Warren, about soil-based zoning and a few brave souls have admitted that they don't understand what it is or how it works. I have prepared the following report to clarify its most common form. Soil-based zoning is a method of administering development whereby soil quality is used to determine the density of development. Better soils permit more housing density and poorer soils more limited housing density. Wetlands, steep slopes, and other limiting factors

are not counted in calculating housing density, as you shall see. The advantages of soil-based zoning are clear:

1. It makes sense -- distributing development so that housing is denser on good land and spread out on less desirable land makes good planning sense and good environmental sense.

2. It is totally defensible in court -- soil-based zoning methods are rarely challenged when administered properly; judges do not second guess a sensible system and no appeals have resulted in overturning soil-based planning.

3. It is becoming more and more acceptable -- engineers and surveyors in our area are already well versed in soil-based analysis methods.

4. It is easy to adjust -- by simply tweaking a few multipliers, which we call density factors, soil-based zoning regulations can be amended to more limiting or less limiting as the case may be.

5. It is easy to learn -- as follows: This table of Density Factors is the crux of the system:

<u>Soil Class Type Maximum Density permitted (Dwelling Units per Acre) Class</u>	
A	0.50 units per acre Class
B	0.33 units per acre Class
C	0.25 units per acre Class
D	0.15 units per acre Class
E	As determined by Planning Commission based upon on-site soil investigation by a soil scientist
F	0.0

As you can see, two acres of top quality Class A soil is the minimum needed for one dwelling. (2 acres x 0.50 dwelling unit/acre = 1 dwelling unit) Four acres of Class C soil is needed for the same result. (4 acres x 0.25 dwelling units/acre

= 1 dwelling unit)

Most parcels, of course contain a mixture of soils. The principles are the same:

1) Define the soil, determine the soil classes and calculate the acreage of each.

2) Subtract the unusable land (wetlands, etc.)

3) Multiply the acreage of each soil Class by the appropriate density factor and total the products.

4) Round the total down to the next whole number -- that is your total dwelling capacity for the parcel.

Soil surveys of Warren, prepared by the U. S. Department of Agriculture, Soil Conservation Service are readily available and should be incorporated into the regulations. The soil classes A through F are accepted standards. Parcels of more than 5 acres may use the USDA surveys in calculating density. Parcels of less than 5 acres require new soil testing. Land designated as Floodplain, Wetlands or Watercourses, or having slopes in excess of 25 percent, or subject to pre-existing utility easements, pre-existing conservation easements, or land that is classified as Class E (except as may be permitted by the Planning Commission) or Class F, shall not be used to calculate density for residential use.

In determining the maximum number of dwelling units to be permitted on the parcel to be subdivided, the area in acres of each soil class within the parcel shall be multiplied by the density factor for that soil class and the products shall be added together to determine the maximum number of dwelling units which may be permitted in the parcel. The final sum so calculated shall be rounded down to the next lower whole number. That's it!

“Warren should examine this proposed option carefully. “Build out” projections should be developed for both the current 2 acre zoning and the soil-based method, to determine how each will effect the future growth of Warren. Careful planning now will help insure that Warren preserves all the best characteristics of its rural identity.”

“The advantage to this system over the current 2 acre zoning is that it compels building density to vary with the quality and characteristics of the soil.”

The Land Trust and the Warren School to be Partners in Nature Hike, “No Child Left Inside”!

The Warren Land Trust and the Warren School will join forces on May 12th for a special nature walk program in the Dorothy Maier Preserve, located on 32.429 acres across the street from the School.

The afternoon program will begin with a short introductory talk. Then the students will break into smaller groups for a walk along the trail that winds through the preserve. The Executive Director of the Pratt Center, John McLeran, will be on hand to point out interesting plants and animals along the way. Refreshments, courtesy of the Land Trust, will complete the afternoon. Interested parents are also invited to attend.

The idea for this program

came from Warren School Principal Paula Cassidy. She called Tom Paul, president of the Land Trust, this January and said she was interested in learning more about the Land Trust and how the school and the Land Trust might cooperate on a learning project. She then invited Mr. Paul to the school for a tour.

“I learned a lot about the Warren School, its mission and, specifically, Paula’s environmental vision, which is evident throughout the school,” Mr. Paul commented. “We discussed ways in which we might work together to involve Warren’s students in the importance of land conservation. It was a great meeting and, I hope, it is the beginning of an environmental partnership between the Land Trust and

the Warren School.”

The Dorothy Maier Preserve was purchased by the Warren Land Trust in 2001, using donations received from three neighboring property owners. It was named in honor of Land Trust founder Dorothy Maier. The parcel is a forested area that has never been developed. This spring, a walking trail was cut through the property by Jack Baker, a director of the Land Trust.

“We hope all parties will come away with a better understanding of the role everyone in Warren can play in protecting open space and preserving the rural lifestyle that makes Warren such a special place to live,” Mr. Paul said.

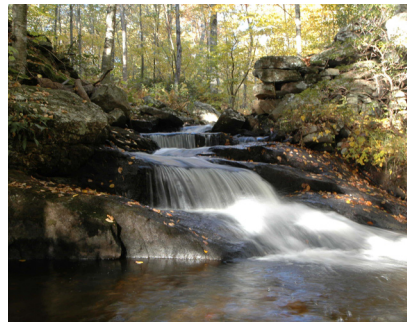
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Warren Scenes in Winter and Early Spring



“I’ve thought about a conservation restriction, but I don’t know how to start and don’t want to incur large attorney’s fees to find out”

Does this sound familiar? Have you thought about possibly putting a conservation restriction (also called a conservation easement) on your property, but you’re not sure who to call to get all the information? Just checking with an attorney can be very

expensive. Let us help you simplify the process. Now you can make one call to the Warren Land Trust. We will provide you with sample legal documents, explain the process and have you interact with one of our attorneys on how the process will work. We can provide you with

a checklist of questions for your attorney and/or your accountant so that you can maximize the tax benefits associated with placing a conservation restriction on your property. Contact Tom Paul at 868-6724 or Ann Martindale at 355-4191.

Conservation Restriction
- By using a conservation restriction you retain ownership of your land and agree to restrict the type of development that may take place on your land. This agreement is recorded on the Warren Land Records and permits the WLT to enforce these restrictions against all owners of your land forever. Land donations and restrictions provide a donor with beneficial tax treatments.

THE WARREN LAND TRUST, INC.

151 Melius Road
Warren, CT 06754
Email: tapaul@hotmail.com



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_____ Family Membership \$25	_____ Land Protector \$100
_____ Land Caretaker \$300	_____ Land Conservator \$500
_____ Land Steward \$1,000	_____ Land Grantor \$2,500

Becoming a Member of the Warren Land Trust is easy. Simply cut off the bottom of this page and send it to our mailing address below, along with your check. We will send you a receipt along with our thanks for your generous, 100% tax-deductible contribution. Please include your name and address and choose the type of membership you would like:

IF YOU AREN'T A MEMBER OF THE WARREN LAND TRUST, WE INVITE YOU TO JOIN NOW!!!

The WLT currently holds approx 250 acres under permanent protection

The Warren Land Trust

