

# PROSPECT

## Open Space Plan



Created by:  
The Open Space Planning Subcommittee  
of the Prospect Conservation Commission

Adopted by \_\_\_\_\_  
Month, Day, 2009

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# Introduction

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## Importance of Planning for Open Space

As a Town, Prospect must take the necessary steps to ensure wise utilization of our unique and limited natural resources, so that intelligent development, sensitive to those resources will follow. As a result, Prospect's special character and natural resources will be preserved and our quality of life will be enriched. Land use planning, in general, and open space planning specifically, directs growth to those areas capable of supporting it and at the same time identifies and prioritizes areas worthy of special use, protection or conservation. Prospect's Plan of Conservation and Development (POCD), adopted in 2003, called for the creation of "...an Open Space Conservation Plan which identifies critical open space action areas and potential paths for linkage of both conservation and recreation areas."

This Open Space Plan identifies areas for preservation and conservation and makes recommendations on how to protect these areas and resources.

Many town boards and commissions are involved in acquiring, protecting, promoting and maintaining open space. Having a plan that is endorsed by the Town and its residents will help ensure that efforts of all boards and commissions are coordinated and are aimed toward common open space goals. This Plan also outlines short and long term actions for the Town to take to achieve those goals.

An Open Space Plan, adopted by the Town, is a requirement for all State and Federal grants for which the Town might someday apply as a financing resource for open space land purchases.

## Prospect Open Space Planning Subcommittee of the Conservation Commission

In 2006, the Town Council requested that the Conservation Commission establish a subcommittee to create an Open Space Plan. The task of the Open Space Planning Subcommittee of the Conservation Commission was:

To inventory all properties within the boundaries of the Town of Prospect to identify which parcels are currently Open Space- publicly or privately owned, highlight "green ways", create a "wish list" of properties which would benefit the Town to acquire as Open Space, and assess open space in other towns where they share Prospect's borders.

The definition of Open Space which this subcommittee must use in this inventory is the one that is used in the Plan of Conservation and Development adopted by The Town of Prospect, in its entirety (see sidebar).

## Open Space

The Open Space Planning Subcommittee has adopted the definition of Open Space included in Prospect's 2003 Plan of Conservation & Development:

"Open Space lands are lands deemed worthy of protection from development or its adverse impacts. Such Open Spaces serve one or more of the following functions:

- **Natural Resource Protection**, such as habitat protection for plants and animals, stream belt or riparian corridor protection, or the provision of greenbelt linkages;
- **Outdoor Recreation**, including parks, playgrounds, beaches, and trails for active recreation, and nature preserves for passive recreational uses, serenity and sites that contribute to quiet experiences;
- **Protection of Public Health and Safety**, such as floodplains, inland wetlands, unbuildable areas or areas with limitations for development including steep slopes, high water table or shallow depth to bedrock;
- **Promotion and Maintenance of Community Character**, such as the development of greenbelts, open space dedication related to development, scenic vistas, and appropriate buffer strips;
- **Protection of Historic or Archeological Sites**, such as historic structures and grounds."

The Subcommittee included nine members representing various town boards and commissions and the independent Prospect Land Trust. The members of this subcommittee have extensively researched, evaluated and categorized the natural resources of the Town of Prospect. The task has been a daunting one, yet it is vital to the future of the Town of Prospect.

### Population Change

Year	Prospect	Region
1910	539	--
1920	266	--
1930	531	--
1940	1,006	--
1950	1,896	--
1960	4,367	--
1970	6,543	223,211
1980	6,807	237,385
1990	7,775	261,081
2000	8,707	272,594
2006	9,264	281,895
1990-2006	+ 969	+20,814
1990-2006	19.2%	8.0%

Sources: *Central Naugatuck Valley Regional Plan of Conservation and Development*, 2008, and U.S. Census.

## Community Profile

Prior to its incorporation in 1827, the Town of Prospect was known as Columbia Parish. The eastern two-thirds was part of Cheshire and the western one-third was part of Waterbury. Town records indicate that at one time Prospect had more factories than the City of Waterbury. These factories made spoons, buttons, silver, pewter, leather pocketbooks, matches, and Britannia ware. Despite its history of industry, the Town has been considered mostly as a farming community. Due to its location between the towns of Bethany, Cheshire, Naugatuck and Waterbury, with easy access to Routes 8 and 84, Prospect has grown at a rapid pace over the years.

Understanding the demographic composition and trends of Prospect can shed light on current and future open space and recreation needs. This section briefly highlights key characteristics and trends.

Key characteristics:

- Prospect is growing. The Town has grown at a faster rate than the Region as a whole from 1990 to 2006. By 2006, Prospect had an estimated 9,264 residents.
- In 2000, 27% of Prospect's population was age 19 or younger, while 13% was age 65 or older.
- The proportion of seniors is expected to increase substantially in the state and the region. The Connecticut State Data Center projects that Prospect's population in the "Age 64 and over" group will more than double by 2030. This shift in demographics will influence open space and recreation needs. For more information on demographic projections see <http://ctsd.c.uconn.edu/Projections-Towns/>.
- According to the 2005 Department of Environmental Protection (DEP) inventory, greater than 40% of this undeveloped land is owned by water companies. Most of the undeveloped land (88%) is zoned for residential use with the remainder zoned for commercial or industrial uses. The Build Out Analysis, conducted as part of the 2003 POCD, estimated that an additional 1,151 housing units could be built under the zoning regulations in effect in 2003 (84% would be single-family units). If the water company lands were to be developed, this would add another 726 units, resulting in a total potential addition of 1,877 units.

### Prospect's Age Composition in 2000

	#	%
Under age 5	561	6%
Age 5 to 19	1,787	21%
Age 20 to 44	2,937	34%
Age 45 to 64	2,269	26%
Age 64 +	1,153	13%

Source: 2000 Census.

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# Inventory

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This section includes an inventory of important natural resources in Prospect and an inventory of existing open space and outdoor recreational facilities in Prospect. See the “Water Resources Map” on page 5 and “Other Resources Map” on page 7 for the natural resource areas in the Town. It also includes a description of some of Prospect’s historic areas and features.

## Natural Resources Inventory

### Reservoirs and Water Supply Watersheds

Three different public water utilities own watershed land within the borders of the Town of Prospect. These sensitive lands directly contribute to the water quality of the public water supply. At the northerly end of Prospect, the City of Waterbury owns two reservoirs that provide emergency reservoir supply to the Waterbury Municipal System. A portion of the East Mountain Reservoir is located in Prospect along Terry Road, and the entire reservoir, known alternately as “Waterbury Reservoir # 2” or the “Prospect Reservoir”, is nestled in the eastern woodlands within the triangle formed between Route 69, Rowland Drive and Morris Road. These reservoirs are currently disconnected from the Waterbury public water supply and have not been used since the early 1960’s.

The Connecticut Water Company owns approximately 1,470 acres of land in the Town of Prospect which are Class I,II and III watershed lands. Within this acreage in the southwestern section of the Town are the large Moody and Long Hill Reservoirs; these supply service to Naugatuck and some sections of Prospect. Approximately 800 acres, primarily located in the southeastern section of Prospect, are owned by the South Central Connecticut Regional Water Authority (SCCRWA). These are also Class I,II and III watershed lands which could supply service to a number of communities in south central Connecticut. For many years, the twin reservoirs located west of Chatfield Road and east of Route 68 have been held in reserve for their potential use.

As evidenced by the designation of these areas as “conservation areas” on the State of Connecticut Plan of Conservation and Development, these water supply lands are important state and local resources. Since these vast woodland watershed lands along Routes 68 and 69 have been left in their natural state, Prospect has long enjoyed these aesthetic vistas as benefits of extensive land ownership by the water companies. **However, the assumption is erroneously made that these areas are guaranteed to remain as “protected open space”.** There has been a recent trend for water companies, including the Connecticut and South Central Regional to dispose of their excess lands. One such sale resulted in the development of the College Farm and Cambridge Drive residential subdivisions along the southeastern length of Straitsville Road.

Considering the strong future potential for water companies to begin to sell off some of their excess acreage, the Town of Prospect should prepare itself to take advantage of future offerings. To that end, the Town has established the Open

Space Fund and Land Acquisition Fund in the town budget. Under current Planning and Zoning regulations, developers of new subdivisions are required to either set aside approximately 15% of the land as open space or contribute a “fee-in-lieu” of land into the Open Space Acquisition Fund.

### **Groundwater and Aquifers**

In the Town of Prospect, there are numerous areas of high-yielding residential wells; these areas may be important well field resources and should be considered for future study and evaluation. An aquifer is a layer of permeable rock, sand or gravel through which groundwater flows, containing enough water to supply wells and springs.

In addition to surface water supply resources, there is a significant aquifer in the vicinity of Union City Road, Salem Road and Spring Road, close to the Naugatuck town line. The “aquifer protection area” represents the total land area that contributes to the aquifer and is estimated to be about 349 acres. About 2% of the aquifer protection area is owned by the Connecticut Water Company and includes the Indian Well Fields that are operated as a public water supply source.

Connecticut has established an Aquifer Protection Area Program to protect major public water supply wells in aquifers to ensure a plentiful and safe supply of public drinking water for present and future generations. The Connecticut Department of Environmental Protection (DEP), the municipalities and the water companies share the responsibilities of the Aquifer Protection Area Program.

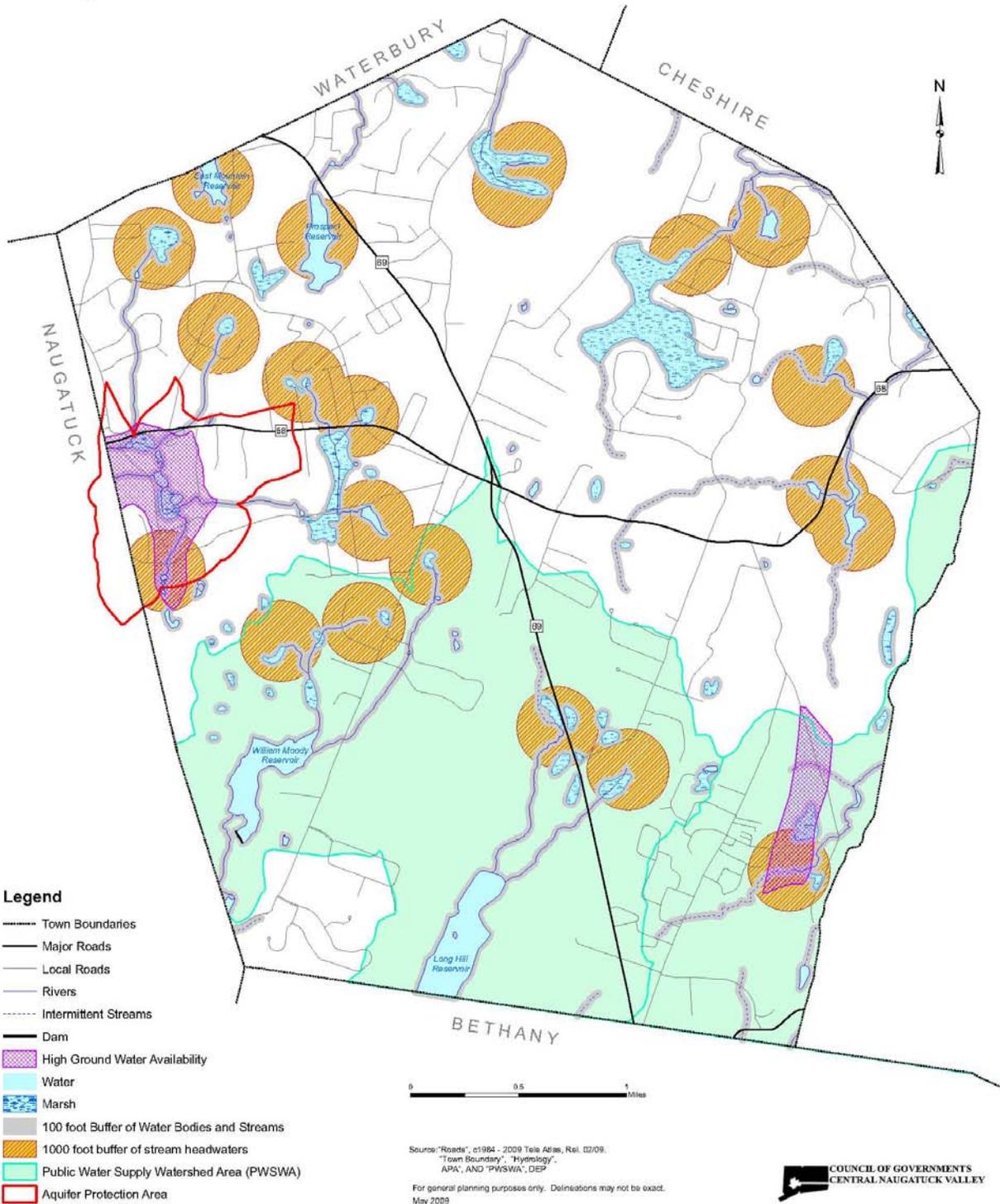
Municipalities in the program play the most critical role. They are responsible for appointing an aquifer protection agency, inventorying land uses within the aquifer protection area, designating the aquifer protection area boundary, and adopting and implementing local land use regulations. The Planning and Zoning Commission is the established Aquifer Protection Agency of the Town of Prospect. It is designated as the entity which ensures compliance with the responsibilities set forth by state statutes.

Currently in Prospect, there are lands zoned for both industrial and commercial use along Route 68, and industrial use along Grammar Avenue which are above the aquifer. The current uses and potential future development must be closely monitored in order to ensure compliance with DEP’s regulations and to ensure that this aquifer’s water quality is preserved.

### **Waterways and Floodplains**

Because of its high elevation, Prospect serves as the origin or “headwaters” of many streams that flow into seven subregional watersheds. They are: Beacon Hill Brook, Beaver Pond Brook, Fulling Mill Brook, Naugatuck River, Ten Mile River, West River and Willow Brook. None of these are major waterways within the Town; they are mostly streams and brooks. As such, they are significant for water supply and conservation purposes, but are not recreational resources. Since the waterways in Prospect are relatively small, widespread floodplains are not associated with them. The principal flood hazard zones tend to be associated with wetlands at headwater locations.

# Prospect Water Resource Areas



### **Wetlands**

Wetlands and watercourses are usually identified by familiar terms such as marsh, swamp, river, brook, pond or lake. It is important to note that wetlands may not always appear “wet”. For this reason, wetlands can be more specifically identified by soil type – “poorly drained,” “very poorly drained,” “alluvial,” and “floodplain.” All of these types of soil are prevalent in various locations throughout the Town of Prospect as shown on the Water Resources Map. Using soil type as the means of identification allows wetlands to be more readily identified in times of drought or during winter when typical wetland vegetation may not be obvious.

Most of the wetlands tend to run in narrow bends associated with local streams and brooks. There are some areas of wetlands which are more expansive. These include the large swampy areas between Summit Road and Matthew Street, between Scott Road and Summit Road, between Union City and Salem Roads as well as smaller concentrations of wetlands along Cheshire and Cook Road. These areas of natural beauty are also the habitat for numerous species of birds, amphibians, and other wildlife.

As well as being important ecological areas in their own right, in Prospect, wetlands are especially significant since many represent the headwaters of brooks that contribute to the public water supply. It is imperative that the headwaters be identified, recognized and protected in order to ensure and safeguard the quantity and quality of drinking water in the areas to which they eventually flow.

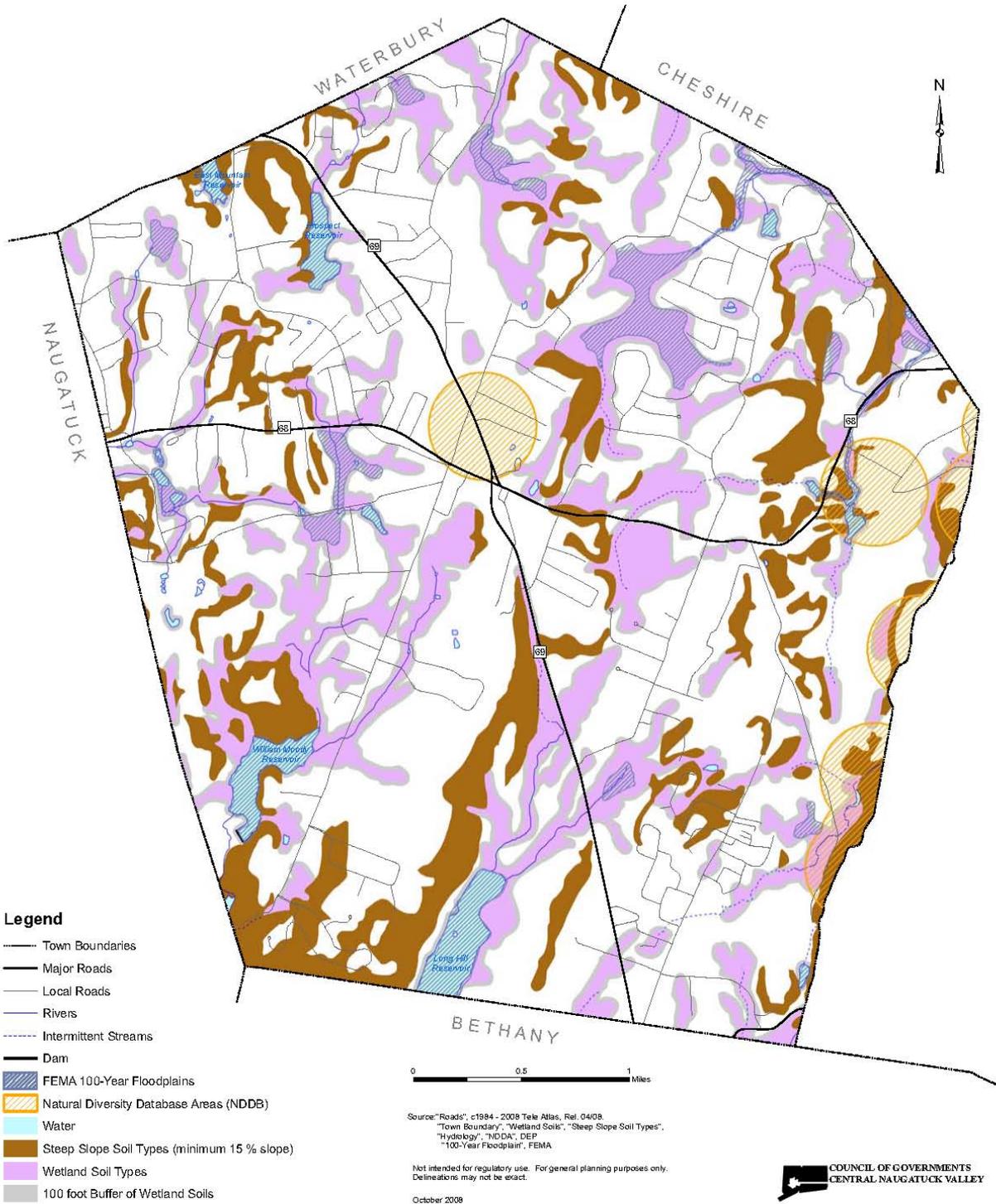
It is clear that what happens in this “Town on the Hill” significantly impacts the health and welfare of people and wildlife which inhabit the downhill communities of Bethany, Cheshire, Naugatuck, Waterbury and beyond, even as far away as the Quinnipiac River Basin and Long Island Sound.

### **Steep Slopes & Ridgelines**

With an elevation of 850 to 900 feet above sea level, Prospect is the highest point in New Haven County. The combination of the Town's elevation and a steep slope condition does provide some exceptional long distance views and panoramic vistas. There are certain areas within the Town where the terrain is particularly steep, exceeding a slope of 15%. Such areas are unsuitable for development, but are very desirable for open space. Concentrations of steep slopes are evidenced along the southeastern border of Prospect and Cheshire, the south/southwestern border of Prospect and Naugatuck and along Route 68 toward Cheshire.

The ridge along the Cheshire/Prospect line, Roaring Brook Ridgeway, has been identified in the Regional Plan of Conservation and Development as a proposed open space action area. This area borders the Naugatuck State Forest and several parcels of land that have already been dedicated as open space by the Town of Cheshire. It is especially noteworthy that this area contains a large area of trap rock which is a significant wildlife habitat.

# Prospect Other Resource Areas



### Wildlife Habitat Diversity

Within the Town of Prospect numerous plants and animals thrive in the diverse habitats. The Town is mostly forested with a typical mix of New England hardwoods and several scattered evergreen communities. These woodlands are home to many birds and mammals including pheasants, wild turkeys, partridge, owls, hawks, raccoons, groundhogs, fox, squirrels, and rabbits, to name a few. Dispersed among its woodlands, there are a number of medium size abandoned agricultural fields that are important to countless songbirds and several populations of deer. In addition, Prospect has large reservoirs, ponds and vernal pools, each of which supports active fish, reptile and amphibian populations. With its steep slopes, the trap rock area along the Town's eastern border is rich in rocky ledges which offer significant wildlife habitat for many species of plants and animals such as bears, bobcats, coyotes, mink and many more.

### Prospect Land Trust

The Prospect Land Trust is an independent non-profit organization.

Their mission is to acquire, maintain, and manage property in the Town of Prospect so that wetlands and watercourses, farmlands, woodlands, and other significant lands can be preserved in their present state, thereby protecting them for their scenic, natural, and historical value and for educational and recreational benefits for present and for all future generations.

It is a great benefit to all residents of Prospect that the Prospect Land Trust and the Town of Prospect work together to promote, preserve and protect Open Space in the Town.



### Existing Open Space

Areas around the Town have been protected or are being used as open space by the Town and the Prospect Land Trust (see sidebar). In the past, land deemed for open space was acquired for protection by various means. Land has been donated to the Town for community uses (e.g., Caplan Park, Hotchkiss Field, and McGrath Park) or to the Land Trust (e.g., Kathan Woods, Raudis Farms). In other cases, the town budget has included funding for the Open Space Acquisition Fund. Using monies from this fund, in June 2008, Prospect purchased 4.78 acres of land on Mountain Road from the Nettleton family as its first Open Space property.

The subdivision process has played an important role in preserving open space, either through land dedication of the parcel being subdivided or through the “fee-in-lieu of” provision. For the “fee-in-lieu” of provision, the subdivision applicant can pay a fee rather than dedicate land. This fee can then be used to protect open space elsewhere in Prospect.

There are many other conservation easements around the Town that could not be identified and quantified for the purposes of this Plan. Over the long term, the Town should compile a list of all conservation easements in Prospect.

### Owned by Town

The following properties are owned and maintained by the Town:

#### Forger Park: 49 Talmadge Hill Road, 2.3 acres

- Features: Wooded area, fields, wildlife habitat
- Public Access: Yes, access point from Talmadge Hill Road into driveway; parking available
- Misc: Acquired by Town through an estate donation; landscaped by Christopher Barrere for his Eagle Scout project
- Future Needs: No immediate plans for development; has potential for a small park with bird watching area or butterfly garden

**Nettleton Property:** 76 Mountain Road, 4.78 acres

- Features: Vistas, streams, forest, naturally beautiful, Quinnipiac Blue Trail enters/exits on east side
- Public Access: Yes, from the Mount Sanford parking area located in the Naugatuck State Forest on Route 42
- Misc: Prospect's first Open Space purchase, acquired in June 2008
- Future needs: Land will be left in its natural state; stewardship by the Prospect Land Trust (which holds an easement)

**Old Kalinauskas Farm:** 100 foot wide corridor between Dogwood Drive and Cook Road, 4 acres

- Features: Conservation area, ridgeline, vernal pool, wildlife, wetlands, bedrock, headwaters, stream
- Public Access: Yes, parking on Giovanni or Dogwood Drive
- Ownership: Town
- Misc: Abuts property with headwaters which flow to Lake Whitney in Hamden
- Future Needs: Connect to future trail system; maintain as a wildlife corridor

**Woodmont Estates:** 9.76 acres Summit Road

- Public access: Yes
- Features: Mixed hardwood forest with stone outcropping, streams and wetland areas
- Future Needs: Plan is for the trail on this parcel to connect with the Summit Heights property owned by the Prospect Land Trust as a continuation of the trail system in this area

**Owned by Prospect Land Trust**

The following properties are owned and maintained by the Prospect Land Trust, LLC:

**College Farms:** 29 Cambridge Drive, 5.43 acres

- Features: Provides protected open space in the middle of a residential neighborhood; bordered by Connecticut Water Company land; hiking trail, natural woodland with exposed bedrock, ridges, vernal pool
- Public Access: Yes, parking on Yale Farms cul-de-sac
- Misc: Used by children, adults and wildlife; maintained by Prospect Land Trust
- Future Needs: Maintain clearly marked trail and bridge and remove fallen trees and limbs

**Kathan Woods:** 127 Matthew Street, 17.32 acres

- Features: Historic logging roads and stonewalls, well-marked loop of the Quinnipiac Blue Trail system
- Public Access: Yes, accessible via a right of way at 127 Matthew Street
- Future Needs: Maintain marked trail with possible extension of trail to other properties by easements, purchase, donations

**Luke Street Wetland:** 20 Luke Street, 31.62 acres

- Features: Protection of water resources and habitat; drains to Ten Mile River; forested wetland
- Public Access: No
- Future Needs: n/a

**Raudis Farm:** 38R Clark Hill Road, 6.5 acres

- Features: Provides protected open space in the middle of a residential neighborhood; riparian habitat, wetlands, and pond nearby
- Public Access: No
- Misc: Parcel straddles the Algonquin gas pipeline; stewardship provided by Land Trust
- Future Needs: n/a

**Royal Crest:** 89 Royal Crest Drive, 8.9 acres

- Features: Adjoins Luke Street wetland; wetlands, forested wetlands; drains to Ten Mile River
- Public Access: No
- Future Needs: n/a

**Summit Heights:** 109 Rosemary Road, 3.65 acres

- Features: First property designated as part of a more complex and extensive trail system in the Summit/Scott Road area; clearly marked trail through natural woodlands
- Public Access: Yes, parking on Rosemary Road
- Misc: Trail designed by Tina Barry for her Girl Scout Gold Award project
- Future Needs: Town should continue the linkage of Open Space and trail systems by acquiring land/easements in vicinity

**Easements (Privately-owned)**

**Piatek Property:** 59 Cambridge Drive, 3.47 acres

- Features: Conservation area
- Public Access: No
- Future Needs: n/a

## Town Recreation Facilities

The Town provides both active and passive recreation opportunities on 165 acres. The locations and facilities at these parks are listed below. Through these facilities, the Town is able to offer a recreation outlet for many individuals, for activities ranging from a leisure walk in the park with a loyal four-legged companion to natural trails, a relaxing day of fishing or intense team sports. As the Town grows, needs will become evident and additional facilities may be necessary. Needs have been identified to include offering more passive and active recreation opportunities, indoor facilities, additional parking, as well as new or reconditioned athletic fields.

### **Canfield Park:** 36 Coer Road, 6 acres

- Current Facilities: 2 softball fields, baseball field, football field, 2 tennis courts, playscape, parking at Algonquin School
- Future Facilities: Convert baseball field to youth softball field in next 2 to 3 years
- Users: All ages, but mainly children

### **Caplan Park:** 91 New Haven Road, 12 acres

- Current Facilities: Football/soccer field, playscape, youth softball field, parking (30 spaces)
- Future Facilities: None planned, though a bike/hiking trail would be a good addition as well as additional parking and a concession stand
- Users: Youth athletic programs
- Misc: The deed restricts uses for municipal, recreational, charitable, scientific, educational or literary purposes for the benefit of the Town; site constrained by wetlands

### **Fusco Field:** 119 New Haven Road, 68 acres

- Current Facilities: Baseball, parking
- Future Facilities: None planned
- Users: Prospect Little League (they also maintain the field)
- Misc: Land owned by water company and leased by Prospect Little League

### **Hotchkiss Field:** 61 Waterbury Road, 42 Acres

- Current Facilities: 5 soccer fields (2 official size, 2 junior fields, 1 practice), playscape, basketball courts, restroom, storage, concession area, ice-rink, skate park, nature trails, bocce courts, picnic grove, parking (50 spaces)
- Future Facilities: Full size baseball field to be completed 2011; recreation center, additional basketball court, band shell to follow; also need facility lighting
- Users: All ages
- Misc: Permits required for field use; nature Trail enhanced by Jeffrey Di Maria for his Eagle Scout badge

## Town Recreation Facilities



Canfield Park



Caplan Park



Hotchkiss Field



McGrath Park

**McGrath Park:** 21 Cheshire Road (entrance at 36 Center Street), 38 acres

- Current Facilities: Tennis courts, youth soccer field, hiking trails, pond, parking at Long River Middle School
- Future Facilities: Dog park to be completed in 2010
- Users: Mainly adults and elderly

### Examples of Perceived Open Space



Town Hall and Green



Waterbury Reservoir



Farmland on Tress Road



Scenic Vista from Matthew Street

### Perceived Open Space

Unlike **protected** or **designated** open space, **perceived** open space includes areas that have open space qualities but are **not restricted** and therefore could be developed at some point in the future. Residents often value perceived open space as part of a town's overall open space network. In Prospect, perceived open space includes:

- Land owned by SCCRWA
- Land owned by Connecticut Water Company
- Reservoirs owned by the City of Waterbury
- Region 16 school properties
- Town parks and recreation areas
- Town owned buildings and adjacent lands:
  - Town Hall, Firehouse, Hotchkiss House and Barn, Chapel School, the Meeting Place, the Grange, Library, One Room Schoolhouse and vacant lots on Center Street
  - The Senior Center, Police Station and Department of Public Works
- Public Golf Courses – Highland Greens and East Mountain
- Tree-lined roadways
- Farmland (including Cronin/Molcyk, Curtis, Duffy/Pierpont, Frederick, Gugliotti, Kaplan and Thorpe/Schweizer)
- Privately owned, undeveloped lands

Scenic vistas can also be considered to be “perceived” open space. Important scenic vistas in Prospect include:

- Old Fieldstone Country Club – Louis Nichole Estate
- Route 68 from Meeting Place East to Cheshire
- Westbrook Reservoir (Route 68)
- Prospect Reservoir (Route 69)
- Matthew Street (Kimball Tree Farm east to Meriden)
- Talmadge Hill at Horizon View
- Straitsville Road at Porter Hill

## Historic Features

The Prospect Historical Society provided a description of buildings and areas in Prospect that have historic importance.

- Town Green, dedicated to Prospect residents who fought for the country. The Green is listed on the National Register of Historic Places. Buildings on the Green include:
  - The Meeting Place, built in 1905, previously used as a town library
  - The One Room Schoolhouse (called “Center School”), built 1867
  - The Congregational Church, earliest structures built in 1778, 1841 and 1908, rebuilt in 1945, 1951 and 1959
- The Grange, constructed in 1897, destroyed by fire, rebuilt around 1944
- The Olde Glebe House, 12 Church Street, used as the Parsonage for the Congregational Church, built 1844
- The Hotchkiss House/Farm, located on Route 69, built in 1815, and is listed on the National Register of Historic Places
- Pavlik Real Estate office, Route 68, owned by the Chittendon family and used as a General Store, built 1803
- The Judd House/Farm, originally a schoolhouse, circa 1900, the Judd family was related to Noah Webster
- The Plumb Farm, est. 1880, formerly Smith Farm early 1800s
- Tress Farm, est. 1880
- Chapel Center, near the Police Department, built 1886
- Prospect Cemetery, est. 1805 at the intersection of Route 68 and Route 69
- Original Prospect Cemetery located to the south of the Grange Hall, currently marked by a plaque under the maple tree
- Sapling “scion” from Charter Oak located on the Green near the Meeting Place

## Archaeological Features

- Foundation of ‘old’ Matchstick Factory located at Matthew St. at West Brook. This is where the wooden sticks were manufactured and later sent out for sulfur tips to be added. Still located on South Central Connecticut Regional Water Authority (SCCRWA) land.
- Area north of Salem Road, beautiful remains of the Mill Pond, a mill dam and the foundation of a grist mill that was also used in later years as a match factory.

VISION



GOALS



STRATEGIES



ACTIONS &  
TASKS

## Vision for Open Space in Prospect

Through efforts initiated with this Open Space Plan and continuing for generations to come, significant and character-defining natural resources will be protected in Prospect. Ground water quality will be preserved and remain a safe and adequate source of drinking water. Protection of headwaters will help preserve the water quality in the many waterways that flow from Prospect to neighboring, downstream communities. Our scenic hilltops and ridge tops will remain forested.

Residents of all ages – from children to seniors – will have opportunities throughout Prospect to enjoy natural and quiet places. Smaller parks and gardens with shorter trails and benches will allow residents of all physical abilities to enjoy the outdoors. Neighborhood parks will be integrated into residential areas, ensuring that all residents have convenient access to parks. Recreational facilities from playscapes to ball fields to bike parks to dog parks will meet the needs of all ages, organized sports groups and even our four-legged residents. Additional recreational opportunities will open up on water company lands.

Residents will be able to get around using trails and greenways. The trails and greenways will connect neighborhoods and community facilities to natural areas within Prospect and provide connections to neighboring communities. Route 69, including the Town Center, will be a pedestrian-friendly corridor with sidewalks and greenery.

Farms will be able to thrive in Prospect, not only providing scenic farming landscapes but also providing economic opportunity and local food sources.

Through efforts to protect natural resources and preserve open space, Prospect will guide development to locations that can support development. The Town will also benefit from the fiscal advantages of undeveloped, protected land.



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## Goals

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The goals for Open Space in Prospect mirror how the 2003 Plan of Conservation and Development (POCD) defined open space.

**Goal 1: Protect natural resources.** Prospect will protect its valuable natural resources such as wetlands, water bodies, aquifers, wildlife habitats, ridge lines, steep slopes, plants and woodlands.

**Goal 2. Ensure a safe and adequate supply of ground and well water.** Prospect will promote human and animal health and safety through the protection and preservation of wetlands, high water table areas, flood plains, and steep slopes and the minimization of non-point runoff.

**Goal 3. Preserve and improve diverse habitats for plants and animals.** Prospect will promote the protection and growth of the numerous species of plants and animals which populate the various habitats encountered within its borders. Efforts to eradicate parasitic plants will be improved.

**Goal 4. Provide opportunities for outdoor recreation for all ages.** Opportunities for passive and active recreation will be accessible to all. Residents will be able to play sports on the Town's playing fields, hike along trails, stroll through parks and gardens, enjoy water-related activities, bird watching and other passive and low impact nature activities.

**Goal 5. Maintain community character.** Main thoroughfares will be enhanced with trees and pedestrian amenities, new development will be buffered from neighboring uses, scenic vistas will be preserved, and working farms will be encouraged in Prospect.

**Goal 6. Protect historic and archeological sites.** Prospect will encourage the preservation and protection of historic sites, structures and grounds, along with archeologically sensitive areas (some of which are mentioned on page 13).





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## *Strategies*

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A “strategy” is defined as “a plan of action, especially for attaining a goal.” The Open Space Plan sets forth four strategies to achieve the goals outlined on the previous page. Each strategy helps to achieve multiple goals.

These four overall strategies are:

- 1. Protect Natural Resources**
- 2. Acquire Open Space**
- 3. Utilize Open Space and Recreation Facilities**
- 4. Maintain Protected and Perceived Open Space and Recreation Facilities**

The strategies are discussed in more detail in the following sections, along with detailed actions. The Implementation Section of this plan elaborates on specific tasks, responsible parties, and time frames.

This Open Space Plan does not include a strategy to achieve a set amount of open space. There is no true standard of how much open space a community needs and there are too many variables to define such a standard. Every town is different in terms of physical features and residents’ perceptions of what would be appropriate. More important than the absolute amount of open space is the quality of open space and how well Prospect’s open space achieves its goals.

## Protect Natural Resources

As discussed throughout this Plan, protecting Prospect's natural resources helps to preserve the Town's character, protect public health and safety and contributes to the ecological sustainability of Prospect.

In some cases, outright acquisition of important resource areas is the best way to protect resources (see next strategy). In other cases, the Town's land use regulations can protect resources when development occurs. Other times, educating land owners and homeowners on how they can protect resources on their own property or nearby property can be important.

### Actions to protect natural resources:

1. Minimize development in sensitive natural areas. To accomplish this, explore tools to direct growth to those areas more suitable, i.e., areas where development will result in less detrimental impact on natural resources. Tools could include requiring a larger minimum lot size in sensitive areas while at the same time allowing additional density in areas more suitable for development.
2. When development does occur in sensitive areas, ensure that there are minimal impacts to natural resources:
  - Update zoning regulations to protect resources (e.g., steep slopes, aquifers, minimize the clearing of vegetation during construction, etc).
  - Ensure that developed parts of a site have minimal impact (e.g., Low Impact Development [LID] techniques, wildlife-friendly roads and curbing).
  - Require land use applications (e.g., subdivision applicants) to conform to the Open Space Plan.
3. Ensure that the Town acts as a role model by adopting practices that have minimal impact on natural resources.
4. Provide opportunities to board and commission members to attend specialized workshops on Open Space offered by local and state environmental agencies. Provide education programs for the general public.

## Low Impact Development

Low Impact Development (LID) is a comprehensive approach to reducing development impacts, particularly drainage impacts.

A main tenet is mimicking natural processes rather than piping water off-site as quickly as possible. LID can be adopted as part of zoning and subdivision regulations and can be adopted in town projects and practices as well.

Resources:

LID educational materials - [www.mass.gov/envir/smart\\_growth\\_toolkit/pages/SG-slides-lid.html](http://www.mass.gov/envir/smart_growth_toolkit/pages/SG-slides-lid.html)

Tolland, CT - [www.tolland.org/government/regulations/design-manual](http://www.tolland.org/government/regulations/design-manual)

## Fiscal Benefits of Open Space

In 2006, the UConn Cooperative Extension Program analyzed the fiscal impacts of open space in the Town of Prospect.

The study noted that for every \$1.00 paid in taxes in Prospect in 2006 open space and agriculture required only \$0.42 in services. This results in a net gain of \$0.58.

## Acquire Open Space

Acquiring land and committing it to open space purposes can help ensure that important land will not be developed. Undeveloped land requires fewer services from a town; these fiscal benefits of undeveloped land have been well-documented (see sidebar). Still, acquiring open space does require funding and it is not always easy to quickly raise capital or obtain approval for the funding needed when an opportunity to acquire land arises.

Thus, it is important to prioritize the areas of Prospect which are most critical for open space acquisition. When determining priority areas, the Subcommittee considered the following factors:

- Presence of natural resources and importance of those resources (e.g., conservation lands, watersheds, headwaters, and special habitats; trap rock, bogs, vernal pools, were of particular importance).
- Proximity of area to existing open space and potential for linkage corridors.
- Opportunity for passive recreational use and overall enjoyment by residents.
- Probability that land would be developed in the short term.
- How well Goals 1 – 6 outlined on page 15 would be met in each area of potential acquisition.

### Priority Acquisition Areas

The Open Space Plan map on page 21 displays highest priority acquisition areas and secondary priority acquisition areas. Each of these areas has been evaluated and determined to meet at least four of the Goals for Open Space in Prospect. In addition, permanently protecting water utility land is of utmost importance to the Town. The map also identifies possible greenways – or linear connections – that could be pursued through acquisition or easement with trails.

The following explains the importance of each identified area.

#### Highest Priority

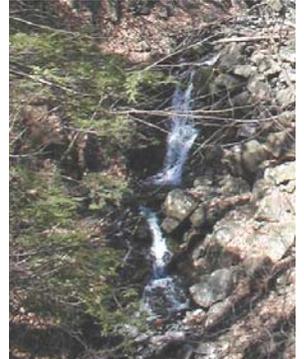
- **Northern Gateway** – Possibilities abound for beautifying the “gateway” to Prospect, along Route 69 at the entrance to Prospect from Waterbury. These lands are characterized by wooded land, water bodies, and steep slopes, providing wildlife habitat and flood and erosion control. Opportunity for passive and low level active recreational potential is also quite significant, especially in the vicinity surrounding the reservoirs. Development potential is considered high in this area, making this region a high priority in this Plan.

- **Roaring Brook Ridgeway** – This designated area extends from the southeastern border of Prospect with Bethany (Route 42 and Cook Road), along Prospect’s eastern border with Cheshire (Roaring Brook Road and Route 68) and includes water company owned lands as well. The land in this area includes the impressive Roaring Brook Falls – one of the highest water falls in Connecticut.

### Roaring Brook Ridgeway



The head of the Roaring Brook Falls in Prospect is contiguous with the lower area of the Falls which flows into Cheshire. Cheshire’s Plan of Conservation and Development designates this area for preservation and highlights the importance of protecting this area.



Near the intersection of Roaring Brook Rd. and Cook Road, there is a significant geological feature known as a ‘kettle hole’ which was created by glacial movement in the Prospect area more than 25,000 years ago.

The Roaring Brook Ridgeway Area also encompasses the parcels known as the Highland Greens Golf Course, the Ridgewood Club and Volmar’s Grove. In addition, along Route 68, near the Public Works Garage, lies water company owned land and a large designated open space parcel held in trust by the Prospect Land Trust.

Part of the Quinnipiac Blue Trail system is also in this area as are trap rock ridge lines, woodlands, forests, wetlands and important headwaters of several streams.

Open space acquisition in this area can readily provide important linkages between other open space areas resulting in a substantial greenway. Preserving these parcels is important for water quality protection as well as preservation of many scenic vistas and special habitats for plants and animals.

Moreover, opportunities for passive recreation for Prospect residents could encompass the park-like atmosphere and scenic vistas in the woodlands and meadows as well as walking trails to the head of the extraordinary Roaring Brook Falls. Should the water company divest holdings here, acquisition of land for open space should be pursued.

- **Plumb Farm** – This well known property along Route 68 is farmland although it is not currently active. It consists of fields and meadows surrounded by mixed hardwood forests and interspersed with wetlands. It is one of few historic farm areas left in its natural, undeveloped state. The diversity of habitats in this area supports a variety of plant and animal species.
- **Summit Mountain Greenway** – These lands between Scott, Peter Gilkey and Summit Roads offer scenic beauty that is important to preserving and enhancing Prospect's character and activities.

Since several undeveloped parcels of land in this area are adjacent to one another, land acquisition in this area has significant linkage potential for a major greenway with an extensive trail system for passive recreation. The first trail was established in 2008 at the Rosemary Road cul-de-sac through the efforts of a local girl scout.

## Open Space Map

## Secondary Priority

- **Water Company Lands** – Approximately 2,400 acres of land in Prospect is held by water companies. While this extensive acreage throughout Prospect is perceived as open space, these lands are **not** protected as open space. At this time, there are no immediate plans for the water companies to divest these holdings since the land is needed to protect water supplies.

However, should that ever change, Prospect could lose a significant amount of its perceived open space. The State does give local communities the right of first refusal when water company lands are disposed; this plan strongly supports the acquisition of such lands.

It is recommended that the Town should stay in close contact with the water companies, maintain a representative from Prospect on the SCCRWA board and take advantage of every opportunity to acquire water company lands when they become available.

- **Southeast Corridor: Route 69 South** – This area encompasses parcels along Route 69 from the Center of Town to the Bethany border. Much of this area is located in a Public Water Supply Watershed area and has significant value for open space protection.

The linkage potential for wildlife corridors and recreation is noteworthy due to proximity to Canfield and Caplan Parks, Fusco Field and large tracts of water company owned property. Opportunities exist to link this area via a greenway to the Roaring Brook priority area.

- **Farmlands** – With the loss of farms across the region and the state, maintaining active farming is important from an open space and economic perspective. The continuation of working farms, such as through the purchase of development rights, should be explored.

This plan also supports the exploration of other creative farming options to rejuvenate or expand existing farms such as community gardens or cooperative farming.

## Greenways and Trail Linkages

- **Roaring Brook Ridgeway and Summit Mountain Greenway** - As noted earlier in this Plan, these two areas have been identified as having significant potential for linkage of parcels to achieve important greenways and trail systems. Any development in these areas must be evaluated and planned in terms of conforming to the Open Space goals for these areas of Prospect.
- **Route 69** – Many years ago, Route 69 was densely tree-lined despite its ongoing development. In recent years, the greenery has greatly diminished. Prospect’s 2003 Plan of Conservation and Development recognized the opportunity to create a greenway along Route 69 once again. This Open Space plan supports continued efforts to enhance the appearance of commercial buildings, reduce non-point runoff, reduce traffic, improve safety and promote healthy lifestyles. “Greening” along the Route 69 roadway corridor, would significantly enhance the visual appeal of the commercial area and showcase the rural character of the Town. This can be accomplished through encouraging or requiring tree plantings and landscaping, and by placing sidewalks and creating pathways and/or driveways between businesses in densely developed areas.

## Methods for Acquiring Open Space

Specific methods for acquiring open space would be determined when the opportunity arises in priority areas. In general, methods to acquire open space include:

- Fee Simple – Outright purchase in which the Town has full title to land
- Fee Simple / Lease Back – Town has full title, but leases some or all back to landowner with restrictions
- Easement – Town pays landowner for easement, landowner retains ownership, but activities on land restricted
- Dedications / Set-Asides – Ownership or easement of land is dedicated to Town, usually as part of development process
- Donations of land to the Town from landowners

Many of these methods require funds to purchase the land or easements. Funding options are outlined in the sidebar.

## Ways to Fund Acquisitions

- Annual Town budget allocation into an open space fund
- Land Acquisition Funds, pursuant to Connecticut General Statutes 7-131r
- Bonding
- “Fee-in-lieu of land” open space payments
- Grants:
  - Greenways Small Grant Program (state)
  - Open Space and Watershed Land Acquisition Grant Program (state)
- Developing a small portion of larger site to offset costs

## PA 490

Public Act 490 provides for assessment of farm, forest and open space land on the basis of its current use, rather than its market value.

Use value assessment is a tax reduction program which preserves undeveloped land in private hands by making qualifying land less expensive to own. The program is authorized by Connecticut General Statutes (CGS) Section 12-107 (also known as Public Act 490). PA 490 can apply to farm, forest or open space as follows:

### Farm Use Assessment

The farm use assessment program is established by statute.

### Forest Use Assessment

The forest use assessment program is established by statute; a State-certified forester determines whether the land meets the eligibility criteria.

### Open Space Use Assessment

The assessor may incorporate land into the program provided that the land parcel is designated (or the eligibility criteria are specified) in the Plan of Conservation and Development, and the designation (or criteria) are approved by the Town Council.

## Actions to Acquire Open Space:

1. Build public support for open space acquisition.
2. Build funding, so when opportunities do arise, the Town is prepared to respond.
3. For properties within Priority Acquisition areas, determine which acquisition methods would be most feasible.
4. When open space is dedicated as part of the subdivision process, ensure that the dedication includes quality land that protects important resources and significant habitats on site and affords possible passive recreational use opportunities as well. To accomplish this, consider requiring that the wetlands to upland proportion of land dedicated matches that of the property overall.
5. Begin discussions with landowners to express the importance of their land to Prospect, learn their plans for their land, and discuss options that meet their needs and wishes for their land.
6. Encourage property owners in key acquisition areas to participate in the PA 490 program (see sidebar). While PA 490 does not protect land from development, it can reduce the financial pressures that may drive landowners to develop rather than preserve their land.

## Utilize Open Space and Recreation Facilities

Protecting open space benefits the quality of life in Prospect for more reasons than protecting natural resources. In those areas where public use is allowed, open space also provides area and activities for residents which allow them to learn about and appreciate nature, participate in team sports and embrace a more active, healthy lifestyle. When residents directly benefit and enjoy open space and recreational facilities, they may be more likely to support initiatives to acquire additional open space or build recreation facilities.

Not all open space is suitable for public enjoyment. There may be cases where the terrain cannot accommodate trails or certain natural resources are too sensitive to allow human disturbance. In other cases, an easement may be close to the grantor's home and public use would create privacy concerns. Whether public access is granted and the extent of use by the public should be addressed on a case by case basis.

### Types of Open Space Events

- Programmed hikes or nature walks
- Nighttime owl walks
- Photography classes
- Scavenger hunts / "letterboxing"
- School field trips / outdoor classroom
- Orienteering competitions
- Outdoor skill classes
- Trail maintenance days
- Yoga / meditation in the forest
- Outdoor story-times

### Actions to Promote Enjoyment of Open Space and Recreation Facilities:

1. Explore options for recreational use of watershed lands.
2. Hold or encourage groups to hold events that promote open space, such as group hikes and environmental education programs, trail maintenance events, etc. See sidebar for examples of events.
3. Publicize Town-owned and Land Trust-owned open space and facilities by ensuring information on each property is easily accessible to residents via the Town's web site or other publications.
4. Ensure that options for all age levels and capabilities are provided. For example:
  - Explore senior-friendly options, such as creating short trails or a community garden on land behind the Senior Center
  - Where feasible, upgrade facilities to be ADA-accessible
5. Ensure that each open space parcel has an identity, with an official name.
6. Promote environmental education programs in the Regional School District utilizing the DEP's education outreach resources.
7. Maximize opportunities at existing facilities. For example, consider adding trails or paths at existing parks or town-owned parcels. Ensure that trails and parking are clearly signed.

## Maintain Open Space and Recreation Facilities

Open space and recreation facilities require upkeep and maintenance. For example, trails need to be kept in good condition and cleared of obstacles and hazards. Recreation fields and playgrounds need regular maintenance as well. Every new recreation facility and open space acquisition will require funding or volunteer assistance to maintain.

Maintaining perceived open space is also a critical aspect of this plan. In cases where an entire property contributes to perceived open space, acquisition of that property or the development rights to the property may be strategies to employ. In cases where features of a property, such as vegetated frontage, contribute to perceived open space, land use regulations are needed to ensure that any future development provides similar types of perceived open space (e.g., maintaining vegetation along streets).

### **Actions to Maintain Open Space, “Open-ness” and Recreation Facilities**

1. Continue to provide funding in the annual budget for the maintenance, upkeep, and updating of town open space and recreation areas.
2. Seek volunteers to assist with maintenance of trails in open space areas. Investigate the feasibility of “Friends” groups to help with maintenance.
3. Create management plans for each town-owned parcel currently being used as open space or for recreation purposes. Any property without an actual deed restriction is not permanently committed to open space or recreation use and could be ‘remodeled’ in the future. In order to ensure the continued intended use of town-owned properties, a task force, representing a variety of boards and commissions could be convened to develop plans and stipulate the intended long term use of each parcel. Having this inventory and use plan could alleviate concerns and confusion in the future.
4. Develop strategies to protect features that contribute to open-ness (perceived open space).



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## *Consistency with State and Regional Plans*

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### **State Plan**

This Open Space Plan is consistent with the *Conservation and Development Policies Plan for Connecticut, 2004 – 2009*. Most of the land within the high priority areas is designated as preservation or conservation areas in the State Plan and a small portion is designated as rural lands.

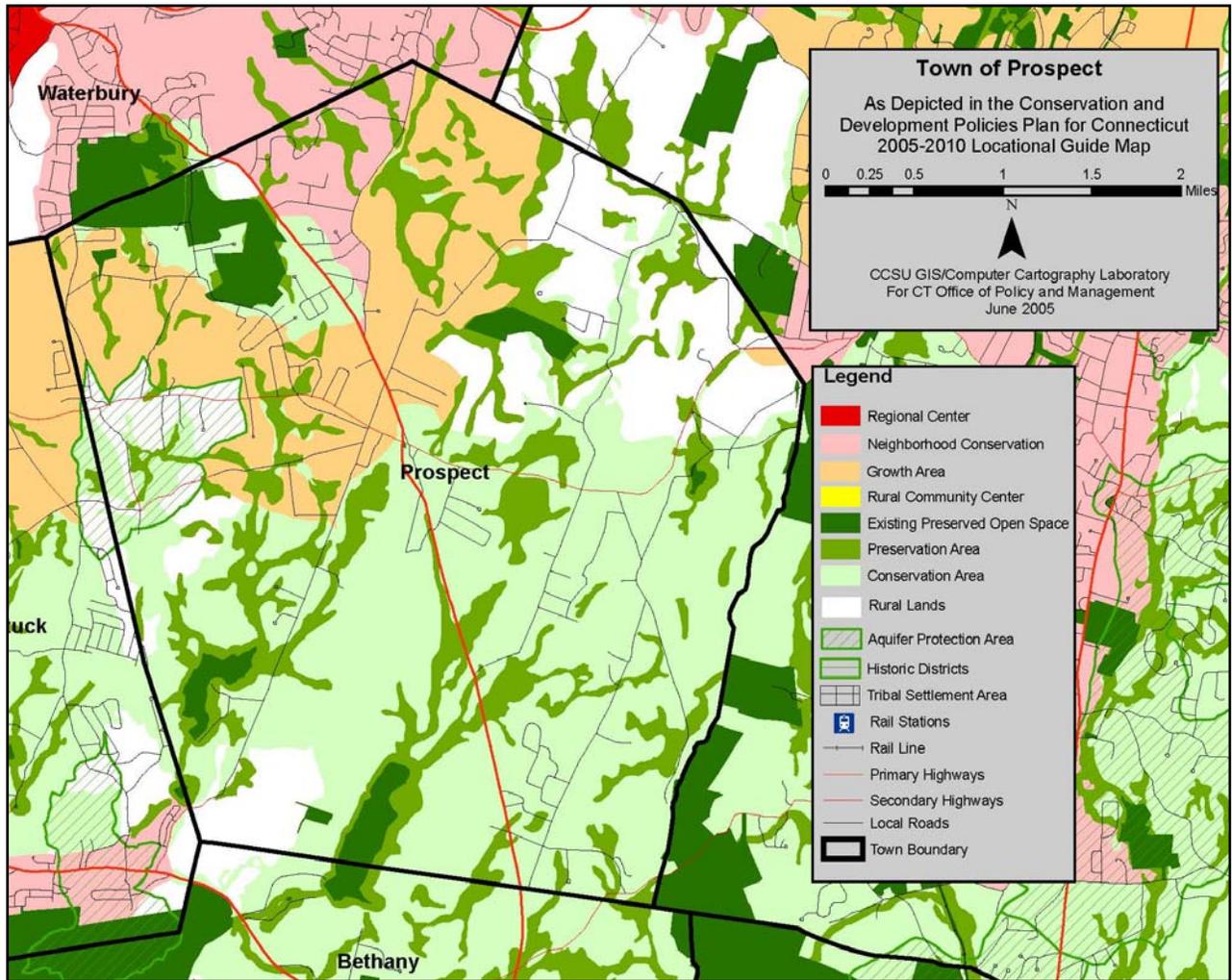
Consistency for specific open space priorities is as follows:

#### **Highest Priority Areas –**

- Northern Gateway – Consistent with the State Plan in that the State Plan designates this area for open space and conservation.
- Roaring Brook Ridgeway – Consistent with the State Plan in that the State Plan designates most of this part of Prospect as preservation and conservation areas. Some parts are considered rural lands.
- Plumb Farm – Consistent with the State Plan in that the State Plan designates this area for preservation and conservation.
- Summit Mountain Greenway – Generally consistent with the State Plan. Much of this area is designated for preservation in the State Plan, though the remainder is considered a growth area. Overlaying the growth areas are preservation areas; the second priority areas coincide with those preservation areas.

**Secondary Priority Areas –** Secondary priority areas include water supply lands, which are designated for conservation and preservation in the State Plan.

# State Plan Map



## Regional Plan

The regional plan is the *Central Naugatuck Valley Regional Plan of Conservation and Development*, 2008.

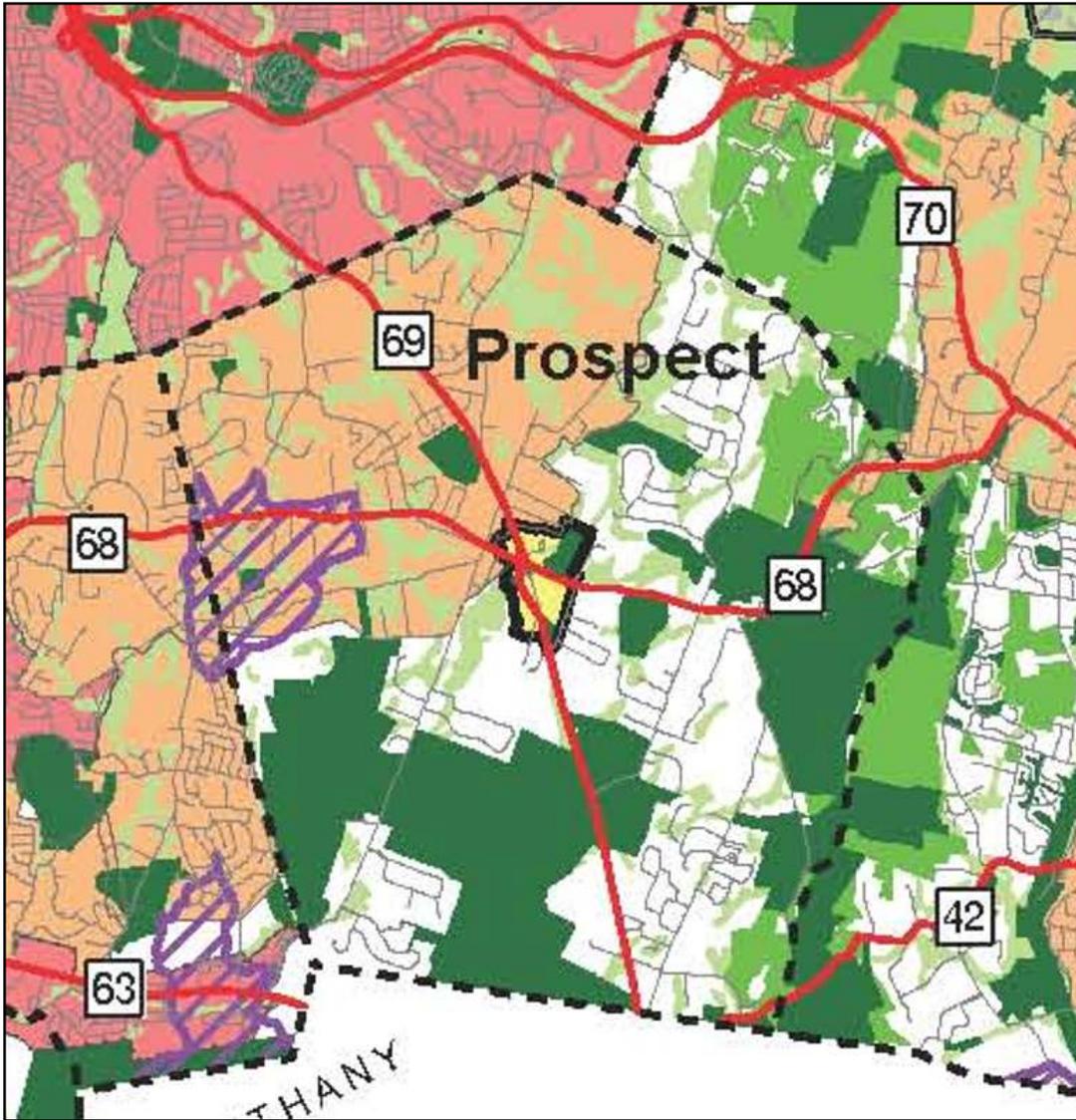
Preserving the majority of the high priority and secondary priority areas as open space would be consistent with the regional Future Land Use plan as follows:

### **Highest Priority Areas –**

- Northern Gateway – The Regional Plan designates this area as a growth area. Its location in a growth area does not necessarily mean that open space is not a desired use within the growth area. However, its inclusion in the growth area may indicate that development pressure is high for these lands.
- Roaring Brook Ridgeway – Consistent with the Regional Plan in that the Regional Plan designates most of this areas as proposed open space.
- Plumb Farm – Consistent with the Regional Plan in that the Regional Plan designates this area as environmentally constrained.
- Summit Mountain Greenway – Generally consistent with the Regional Plan. While the area is designated as a growth area, the regional plan does recognize the presence of environmental constraints in this area.

**Secondary Priority Areas –** The water supply lands are generally designated as open space or environmentally constrained. Preserving these lands as open space would be consistent with the Regional Plan.

# Regional Plan Map



## Conservation Areas

-  Rural Areas
-  Prohibitive Environmental Constraints
-  Committed Open Space
-  Proposed Open Space
-  Aquifer Protection Area

## Development Areas

-  Growth Areas
-  Major Economic Areas
-  Community Centers
-  Regional Core

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## *Implementation Plan*

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Implementation of the strategies in this Open Space Plan is the primary purpose of the open space planning process. Once the Open Space Plan has been officially adopted by the Town, the Conservation Commission will be expected to accept the ongoing responsibility of monitoring the implementation of the Plan.

However, implementation involves a number of boards and commissions. The Implementation Table identifies which group would likely be the lead group for each task and other groups that may play a supporting role in accomplishing the task.

### **Implementation Strategies**

1. Amend the Plan of Conservation and Development to incorporate the Open Space Plan. This task is under the purview of the Planning and Zoning Commission. Incorporating it into the POCD gives the Open Space plan a higher level of importance for community decisions, when seeking grants, etc.
2. Improve communications between the Land Use office, Land Use boards and the Conservation Commission regarding any proposals or changes that might impact conservation in the Town.
3. Schedule annual or twice-yearly Conservation Commission meetings that are dedicated to reviewing progress on implementation and re-assessing priority tasks according to the implementation schedule in this Open Space Plan.
4. Update the Zoning Regulations and the Subdivision Regulations to implement Plan recommendations.
5. Promote coordination between the annual operating budget and Plan priorities.
6. Provide and publicize mechanisms for tax relief, purchase of development rights, conservation easements and other useful methods for fund raising and the acquisition of open space.

## Implementation Table

The implementation tables on the following pages delineate specific tasks and assigns preliminary and primary responsibility for those tasks. In many instances, the responsibilities are shared by a number of entities (see sidebar).

Some recommendations are policies and others are tasks. Policies are continuing types of activities that may never be fully implemented. Such activities are difficult to monitor in terms of implementation and do not lend themselves to target completion dates. Tasks, on the other hand, are activities which can be clearly defined and can be monitored in terms of implementation. Such activities lend themselves to priorities in terms of adoption or implementation.

## Responsibility Legend

<b>BOR</b>	Board of Recreation
<b>CC</b>	Conservation Commission
<b>DPW</b>	Dept. of Public Works
<b>IW</b>	Inland Wetlands Comm.
<b>LU</b>	Land Use Office/Inspector
<b>LUSC</b>	Land Use Subcommittee
<b>M</b>	Mayor
<b>POSPAC</b>	Prospect Open Space Purchase Advisory Committee
<b>P&amp;Z</b>	Planning & Zoning Comm.
<b>TC</b>	Town Council
<b>WPCA</b>	Water Pollution Control

Adopt Open Space Plan for Town of Prospect and Update As Needed		
	Who	Time Frame
✓ Review and approve Plan.	TC	
✓ Present to voters for approval.	TC	
✓ Update POCD to include Open Space Plan.	P&Z	
✓ Review on a regular basis and update as needed.	CC	Ongoing

Protect Natural Resources		
	Who	Time Frame
✓ Explore ways to direct growth toward suitable areas and away from sensitive areas and ways to minimize impacts when development does occur. <ul style="list-style-type: none"> <li>• Invite “experts” to talk to town boards and residents on innovative techniques</li> <li>• Identify successful practices used by other communities</li> </ul>	P&Z - CC - IW - WPCA	Biannually  Ongoing
✓ Review and update zoning regulations to ensure natural resources are protected.	P&Z	
✓ Review town practices to assess impacts on natural resources and recommend ways to reduce impacts.	P&Z - IW - WPCA - CC	Quarterly
✓ Work with various boards/departments to adopt recommended practices.	ALL	Ongoing
✓ Encourage continuing education for town boards and commissions as well as Public Works department heads and staff.	CC	Ongoing / Yearly Review
✓ Compile and maintain ongoing inventory of Conservation Easements.	LU	

Acquire Open Space		Who	Time Frame
✓	Build public support for open space acquisition (e.g., surveys, discussions, formal and informal programs and workshops, publications and brochures, newspaper articles).	ALL	Ongoing
✓	Build funding for Open Space: <ul style="list-style-type: none"> <li>• Annual budget allocations</li> <li>• Grants</li> <li>• Fees in lieu of land</li> <li>• Gifts and donations</li> <li>• Fundraising</li> </ul>	M - TC - P&Z - CC	Ongoing
✓	Ensure open space dedications from subdivision process meet needs/goals of Open Space Plan: <ul style="list-style-type: none"> <li>• Amend subdivision regulations to ensure dedicated land reflects overall site's wetlands to upland ratio</li> <li>• Assure that review of consistency with Open Space Plan is part of approval process – P&amp;Z will refer properties to POSPAC for review/consideration</li> <li>• Accept fee-in-lieu of open space when dedication of land will not further the goals of this Open Space Plan</li> </ul>	P&Z  P&Z – POSPAC - IW  P&Z	
✓	Begin discussions with landowners in priority areas: <ul style="list-style-type: none"> <li>• Designate point person(s) to be main contact with landowners</li> <li>• Acquire educational materials that can be shared with landowners</li> <li>• Send introductory letter and educational material to key landowners explaining goals of Town, importance of their land and interest in meeting with them</li> <li>• Encourage participation in PA 490</li> <li>• Begin dialogue with landowners</li> <li>• Based on meetings, determine acquisition methods most feasible to meet goals and needs of landowners and Town</li> </ul>	TC  CC  CC –TC- LU  CC  TC - LUSC TC - LUSC	Ongoing  Within 1 year of OSP adoption  Ongoing Ongoing Ongoing
✓	Support the continued efforts of the independent Prospect Land Trust organization; promote joint venture stewardship of Open Space lands.	ALL	Ongoing

<b>Utilize Open Space &amp; Recreation Facilities</b>		<b>Who</b>	<b>Time Frame</b>
✓	Update Town web site to include Open Space Plan, with inventory and information on each Open Space parcel.	M - CC	Continually
✓	Ensure that recreational options for all age groups are provided; seek grant opportunities to aid with funding/implementation.	BOR - TC	
	<ul style="list-style-type: none"> <li>Meet with / survey residents to ascertain their desires for outdoor activities – especially passive recreation options in Open Space areas</li> </ul>	BOR	
	<ul style="list-style-type: none"> <li>Identify locations for senior-friendly trails</li> </ul>	BOR - CC	Annually
	<ul style="list-style-type: none"> <li>Maintain all current recreation areas and facilities</li> </ul>	BOR - DPW	
	<ul style="list-style-type: none"> <li>Where feasible, upgrade facilities and pathways to be ADA-accessible</li> </ul>	BOR -DPW	
✓	Examine opportunities to enhance existing parks and open space.	BOR - CC	Ongoing - Yearly review
✓	Ensure that adequate information and signage is provided at each property.	BOR - DPW	
✓	Meet with water companies to discuss options for passive recreation use of water company lands.	M – BOR – CC - TC	6 months after adoption of OSP
✓	Organize events to use / celebrate open space.	CC	Annually

<b>Maintain Open Space &amp; Recreation Facilities</b>		<b>Who</b>	<b>Time Frame</b>
✓	Continue to fund maintenance of parks and open space.	M - TC	Ongoing
✓	Seek volunteers to help with trail maintenance.	CC - BOR	Ongoing
✓	Explore feasibility of creating "Friends Of" groups and sponsorships for specific open space parcels.	CC - BOR – TC - M	Ongoing
✓	Create management plans for each parcel.	CC - BOR - DPW	As required
✓	Identify important areas, corridors, features that contribute to Prospect's perceived open space.	CC	Biannually
	<ul style="list-style-type: none"> <li>• Where entire parcel contributes to perceived open space, encourage use of PA 490 and other regional, state &amp; federal incentive programs</li> </ul>	CC - POSPAC	Ongoing
	<ul style="list-style-type: none"> <li>• Work with state to obtain development rights of farms</li> </ul>	TC	
	<ul style="list-style-type: none"> <li>• For scenic areas, work with applicants to preserve scenic views when land is developed</li> </ul>	P&Z - CC - POSPAC	Ongoing
	<ul style="list-style-type: none"> <li>• Ensure that zoning and subdivision regulations preserve important features, such as stonewalls, vegetated roadways, buffers and other important open space attributes</li> </ul>	P&Z	