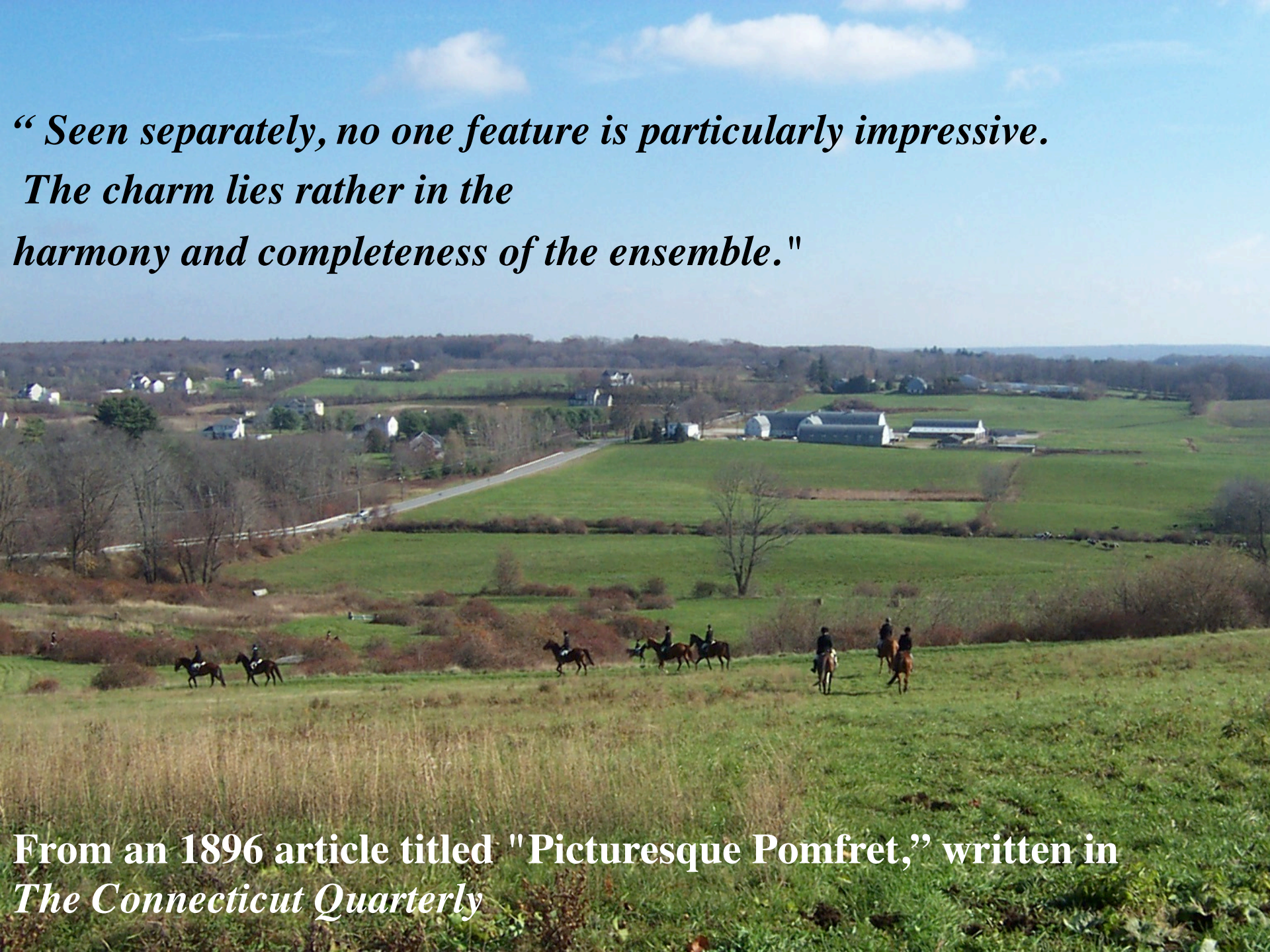
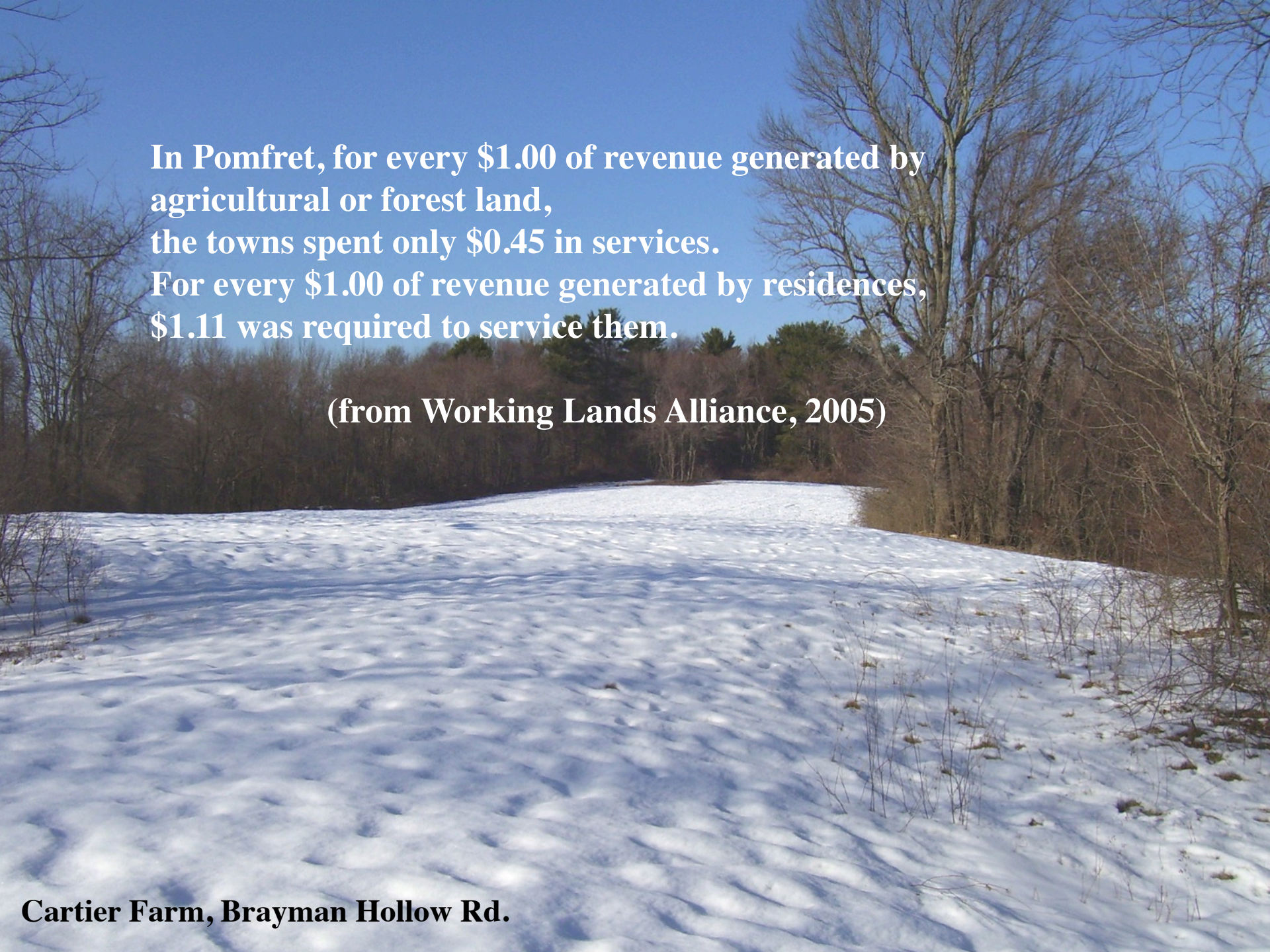

“ Seen separately, no one feature is particularly impressive.
The charm lies rather in the
harmony and completeness of the ensemble."
From an 1896 article titled "Picturesque Pomfret,” written in
The Connecticut Quarterly

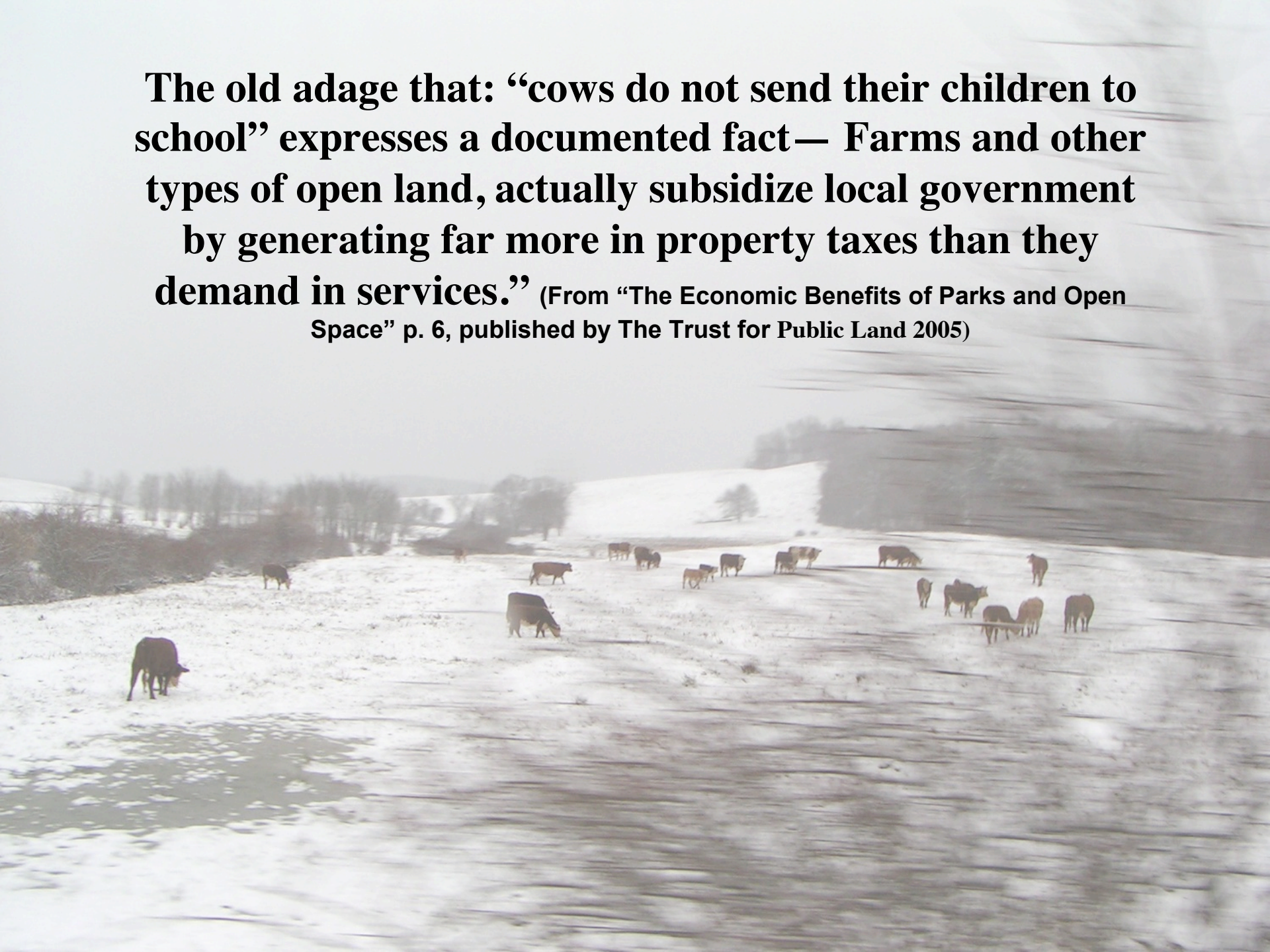
The Argument for Open Space

**"There is a wholesomeness about life in a rural state
that is a meaningful factor...
Life tends to be more authentic and less artificial than in urban areas
You have a sense of belonging to a community.
You're closer to nature and you see the changing seasons."**

**(George McGovern quoted in "Come Home, America" by Bill Kauffman,
The American Conservative, January 30, 2006)**


In Pomfret, for every $1.00 of revenue generated by
agricultural or forest land,
the towns spent only $0.45 in services.
For every $1.00 of revenue generated by residences,
$1.11 was required to service them.
(from Working Lands Alliance, 2005)
Cartier Farm, Brayman Hollow Rd.

The old adage that: "cows do not send their children to school" expresses a documented fact— Farms and other types of open land, actually subsidize local government by generating far more in property taxes than they demand in services." (From "The Economic Benefits of Parks and Open Space" p. 6, published by The Trust for Public Land 2005)



Pomfret's agricultural heritage still lives today.
But how do we save it?

Tyrone Farm

Strategies for Protecting Open Space

*Town acquisition of private property

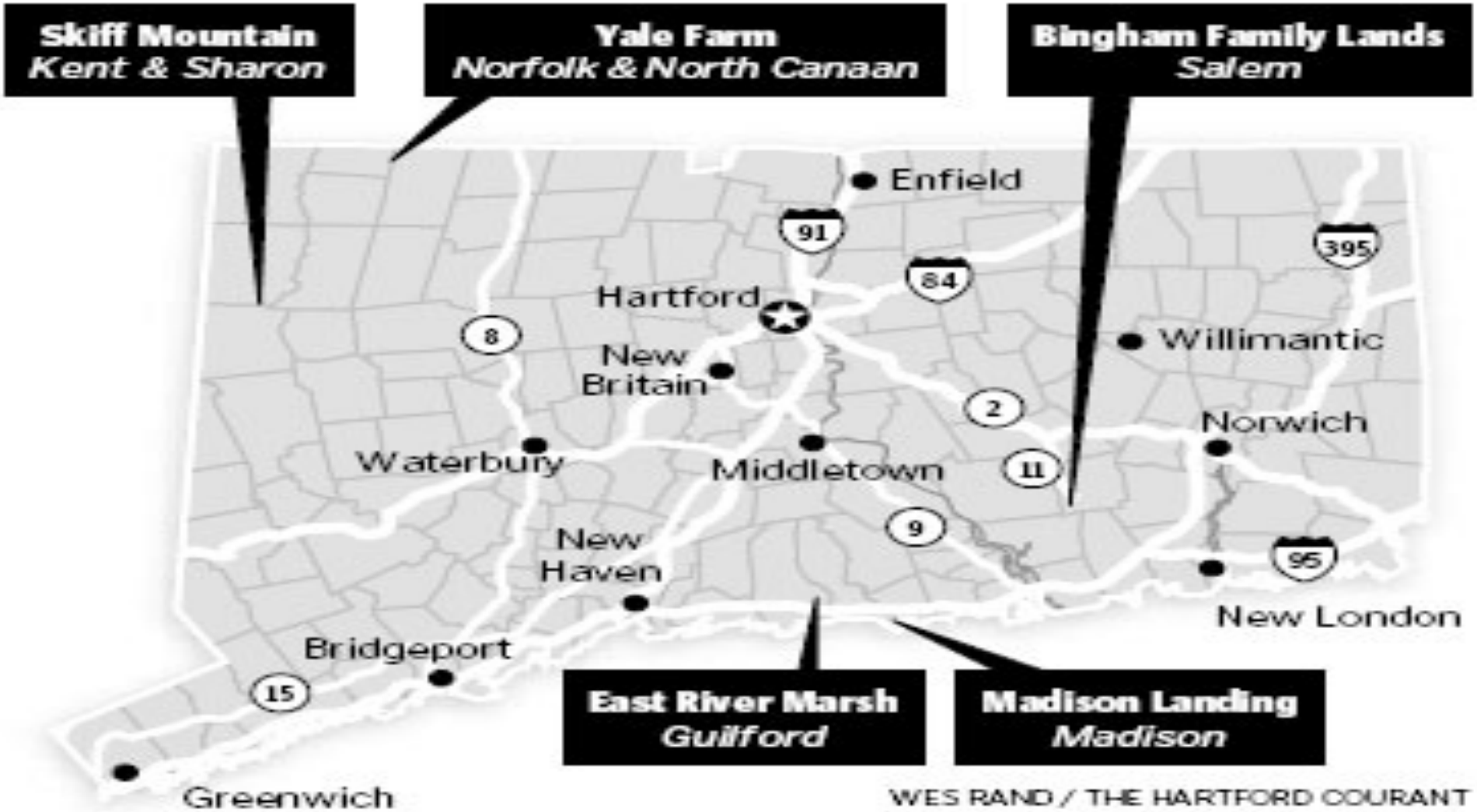
*Town acquisition of easements in order to leave property in private ownership

*Purchase of development rights

*Estate planning

The 'Green' Recession In Connecticut

>> Conservationists are using the plummeting land values of the recession to buy up new open spaces or conservation easements, in some cases preserving parcels after developers abandon large housing and golf projects. The major ones this year include the canceled Madison Landing housing development in Madison and Yale Farm in Norfolk, where developers have walked away from a golf project.



WES RAND / THE HARTFORD COURANT

October 7,2009

Recent Successes

- Aicher 116 acres
- Campbell Farm 60 acres
- Cartier Farm 80 acres
- Kent Farm 100 acres
- Mcdaniels Farm 100 acres

Campbell land now protected by purchase of development rights

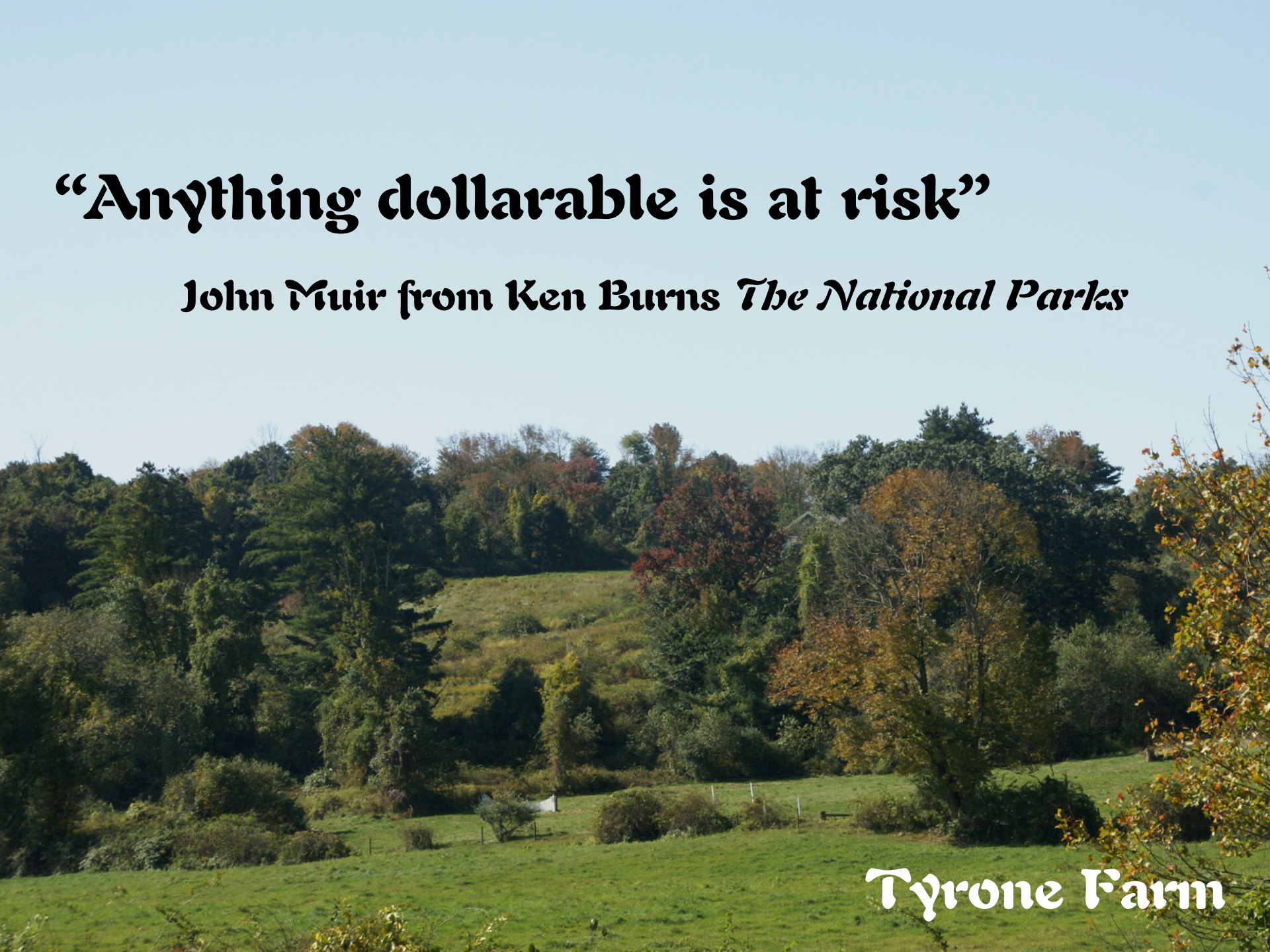
Opportunity Properties

1. Abington Mall (Churko 1 acre)
2. Allegretti, Freedly Road (109 acres)
3. Kimball, Paige Rd & Seth Kimball Rd (143 acres)
4. MacLaren, Tyrone Farm, Tyrone Road (173 acres)
5. Miller, Searles Road (150 acres)
6. Sarantopoulos, Wrights Crossing Road (46 acres)
7. Williams/Gregory, Taft Pond Road (49 acres)

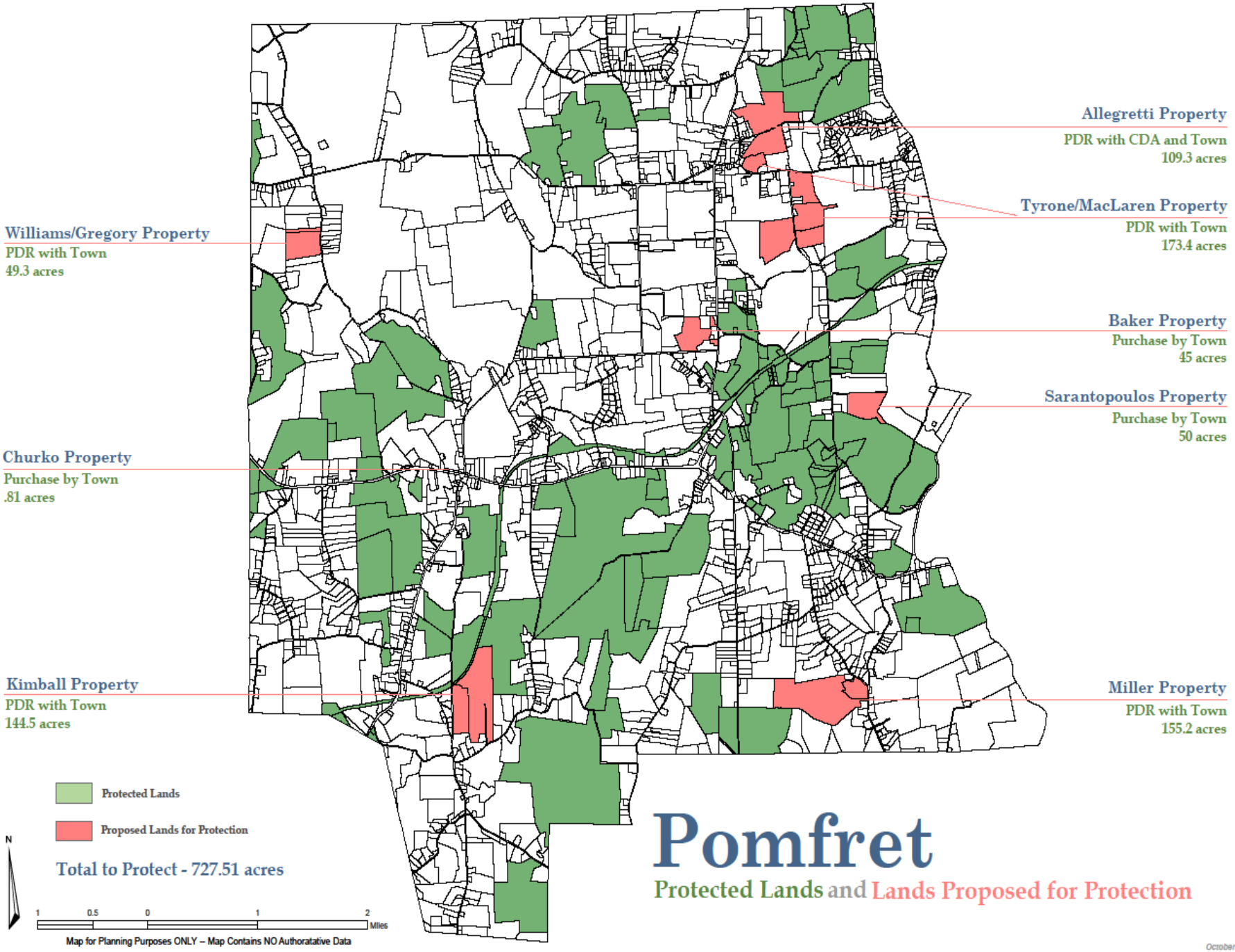
Sarantopoulos Property

“Anything dollarable is at risk”

John Muir from Ken Burns *The National Parks*

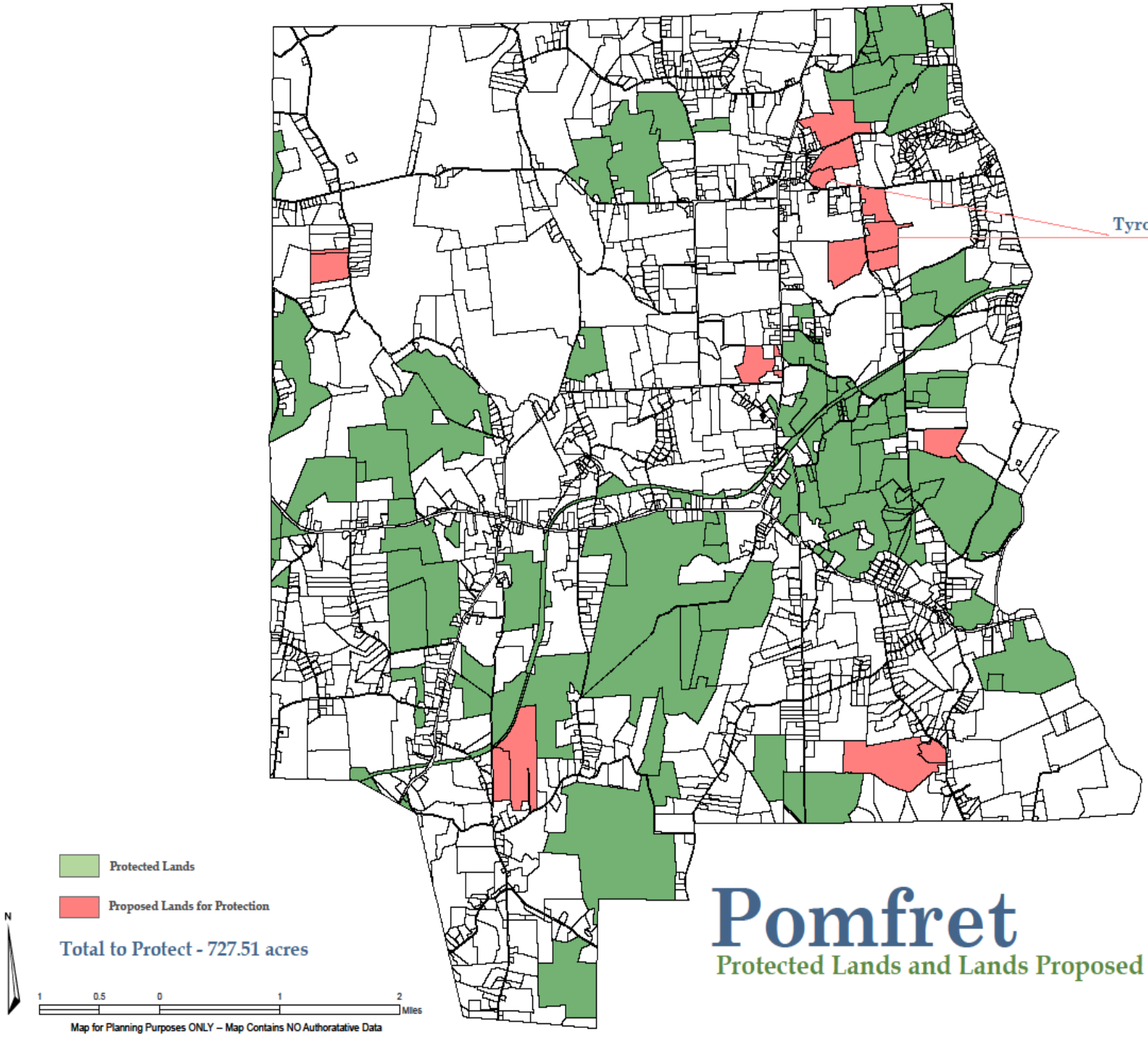


Today we can save it.
Tomorrow the price will be too high.
Williams/Gregory
Taft Pond Road


Allegretti Property
PDR with CDA and Town
109.3 acres
Tyrone/MacLaren Property
PDR with Town
173.4 acres
Williams/Gregory Property
PDR with Town
49.3 acres
Baker Property
Purchase by Town
45 acres
Sarantopoulos Property
Purchase by Town
50 acres
Churko Property
Purchase by Town
.81 acres
Kimball Property
PDR with Town
144.5 acres
Miller Property
PDR with Town
155.2 acres
Protected Lands
Proposed Lands for Protection
Total to Protect - 727.51 acres
N
1 0.5 0 1 2 Miles
Map for Planning Purposes ONLY – Map Contains NO Authoratative Data
Pomfret
Protected Lands and Lands Proposed for Protection
October 2009

MacLaren (Tyrone Farm, Article 2)

Tyrone Road
173 acres
Purchase of Development Rights
$791,000



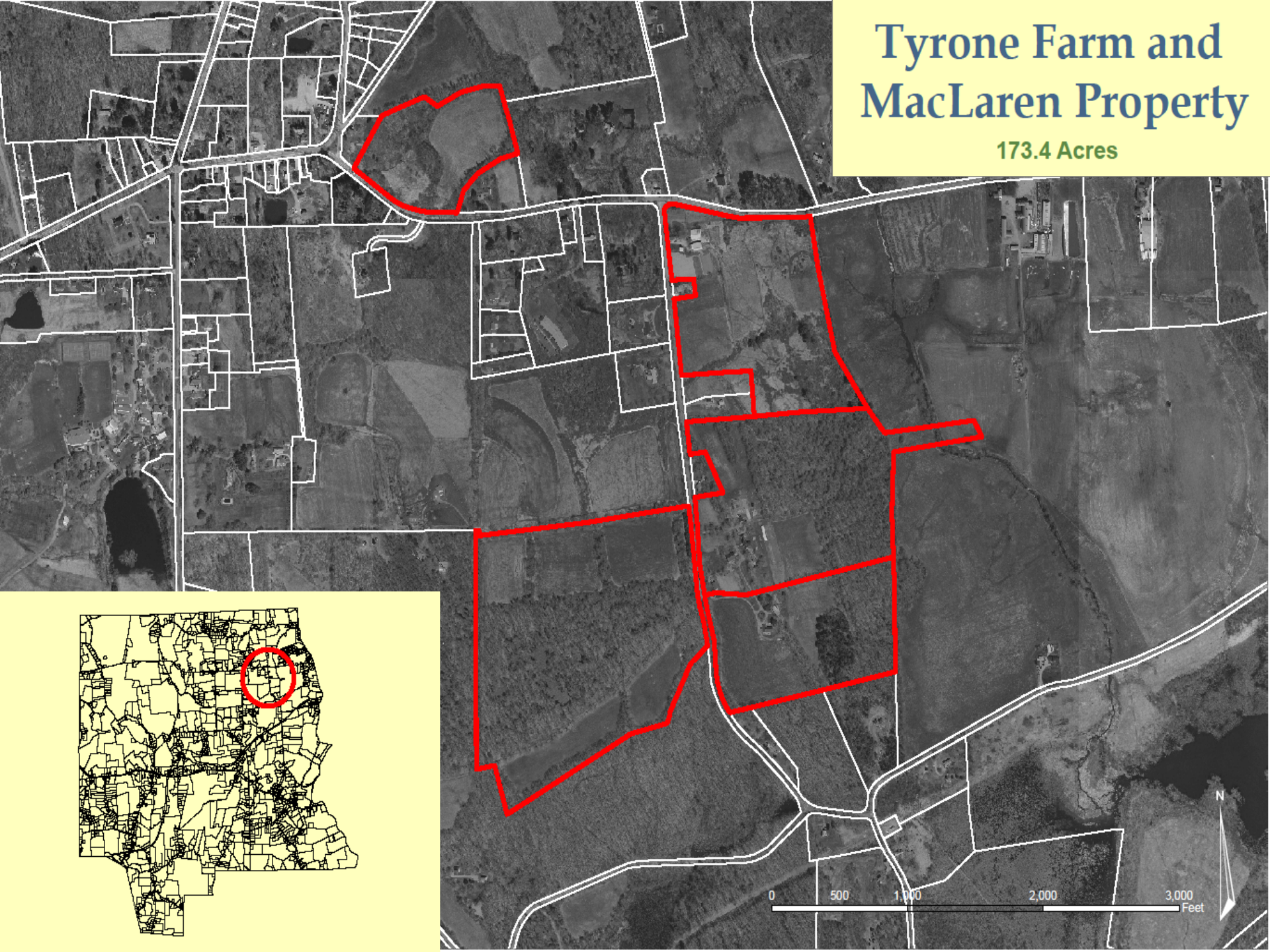
Pomfret

Protected Lands and Lands Proposed for Protection

October 2009

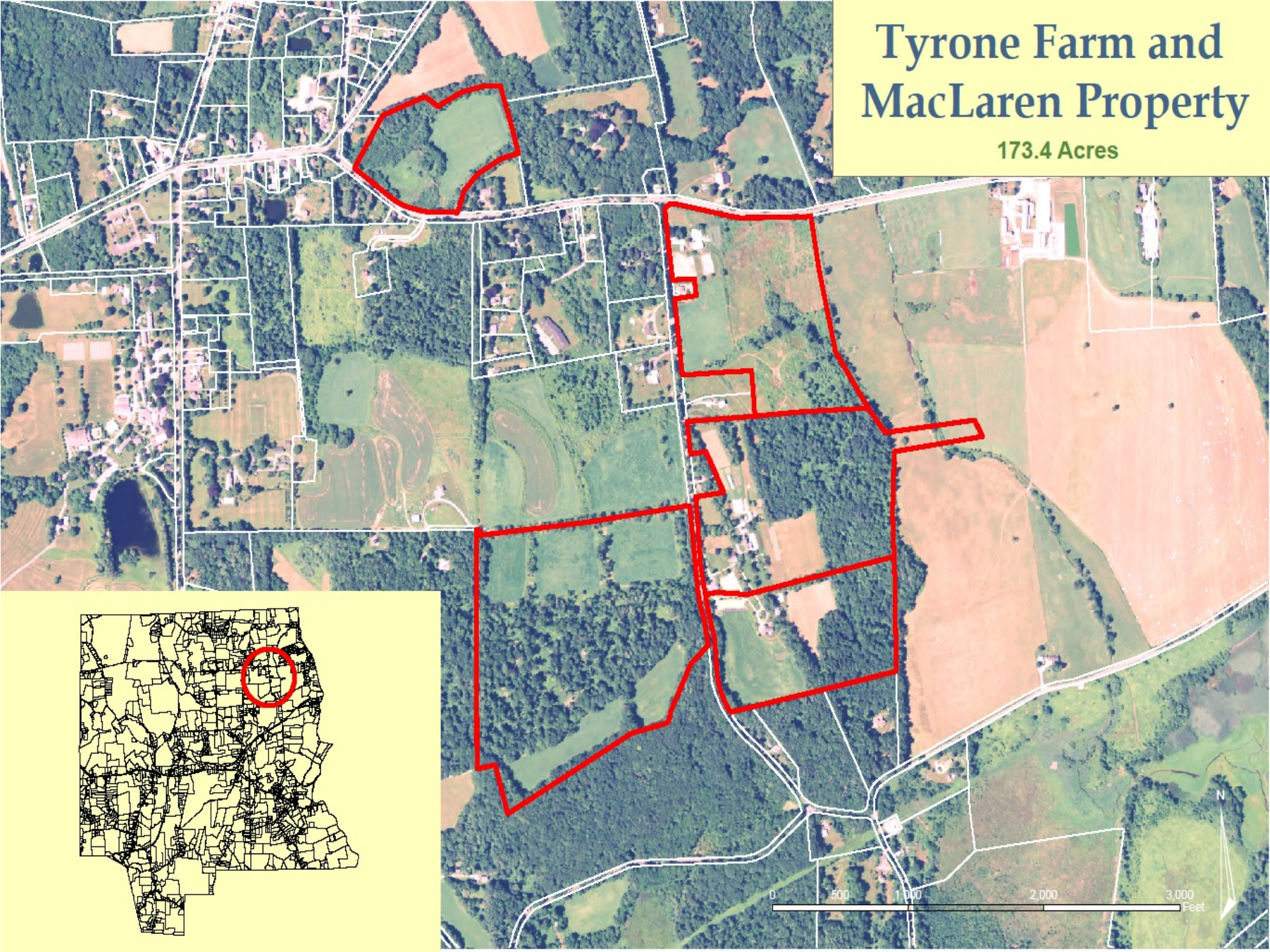
Tyrone Farm and MacLaren Property

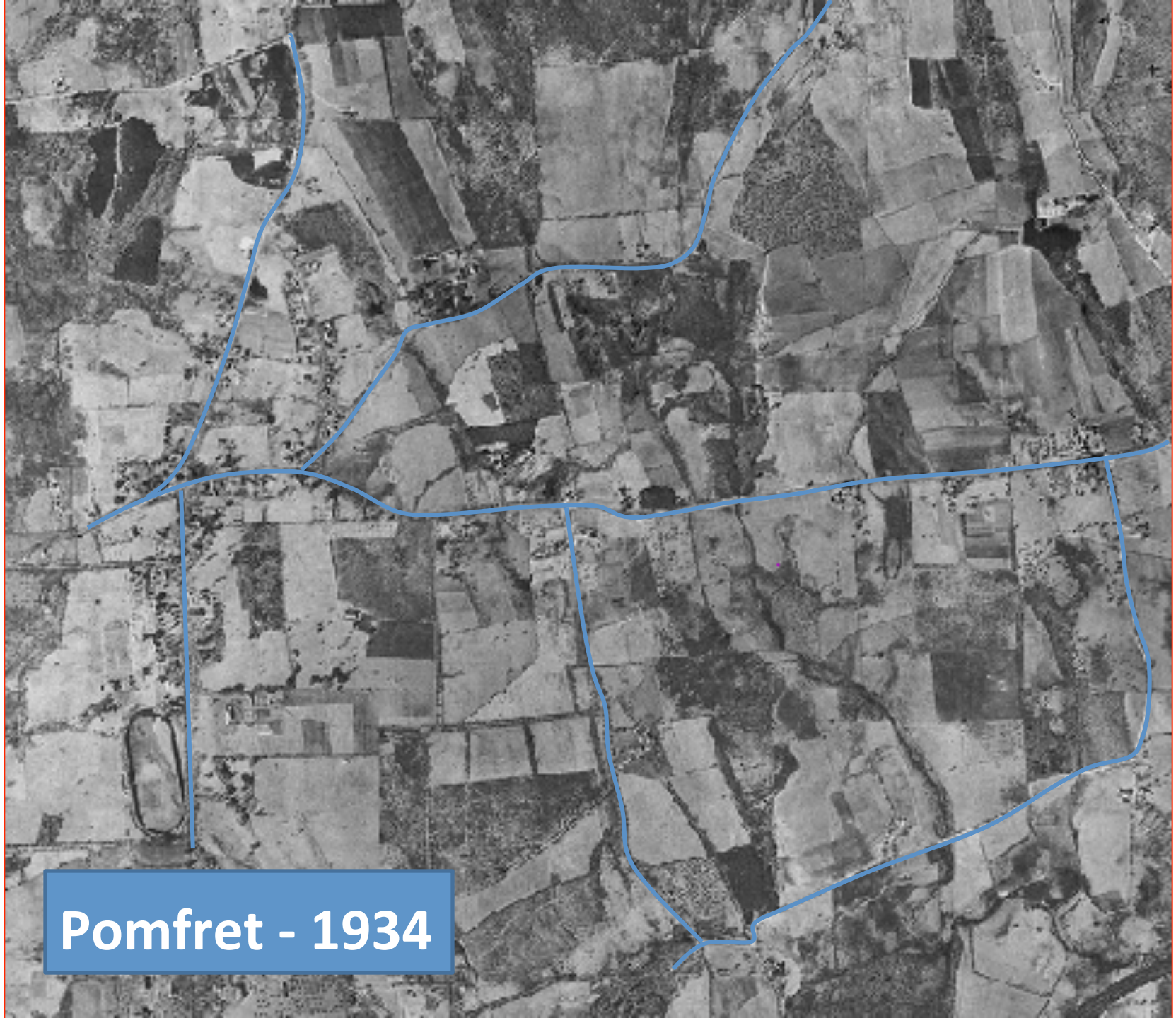
173.4 Acres



Tyrone Farm and MacLaren Property

173.4 Acres




Pomfret - 1934

Tyrone Farm

Tyrone Farm

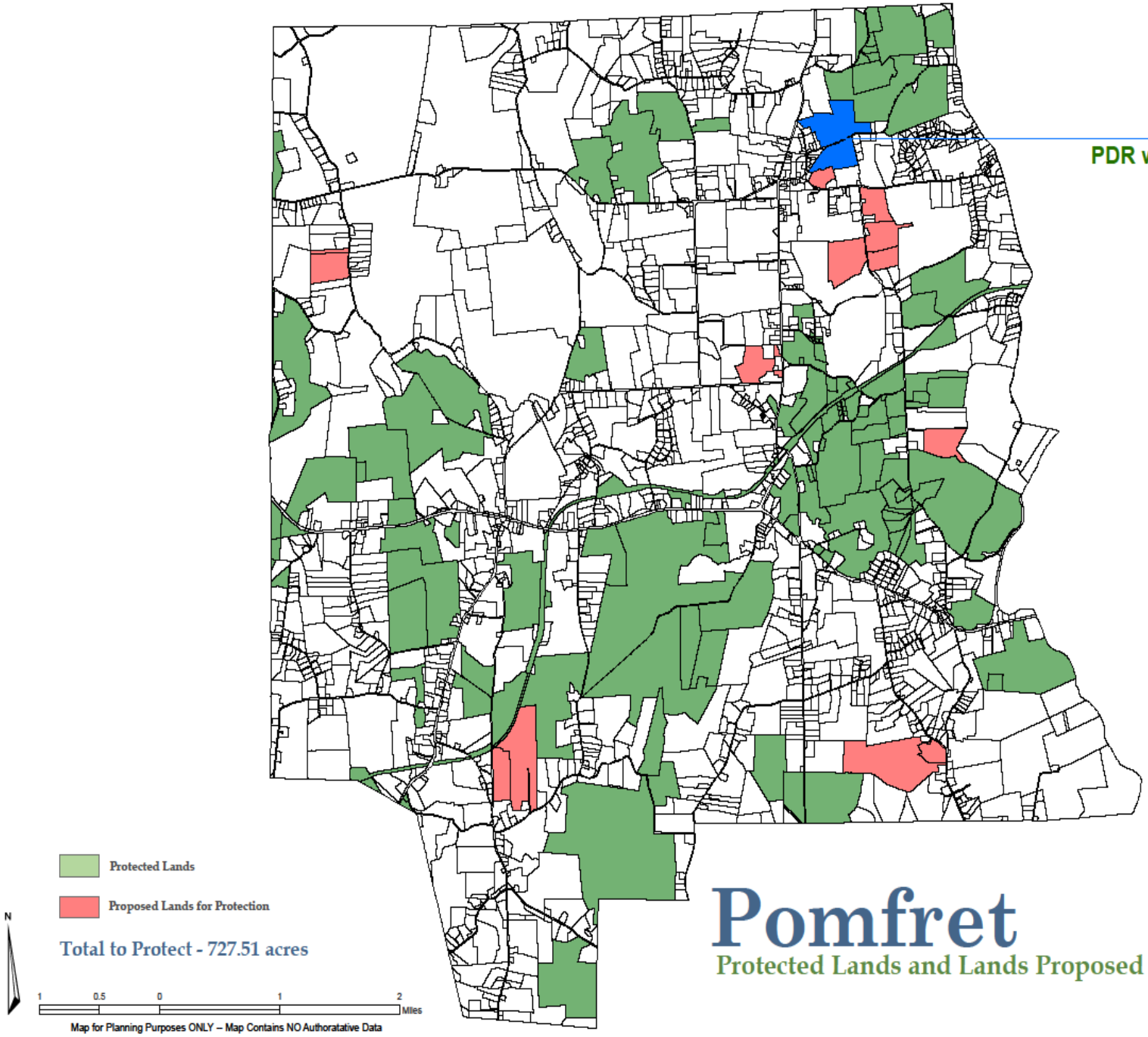
Tyrone Farm

Tyrone Farm

- MacLaren (Tyrone Farm, Article 2)

Tyrone Road
173 acres
Purchase of Development Rights
$791,000

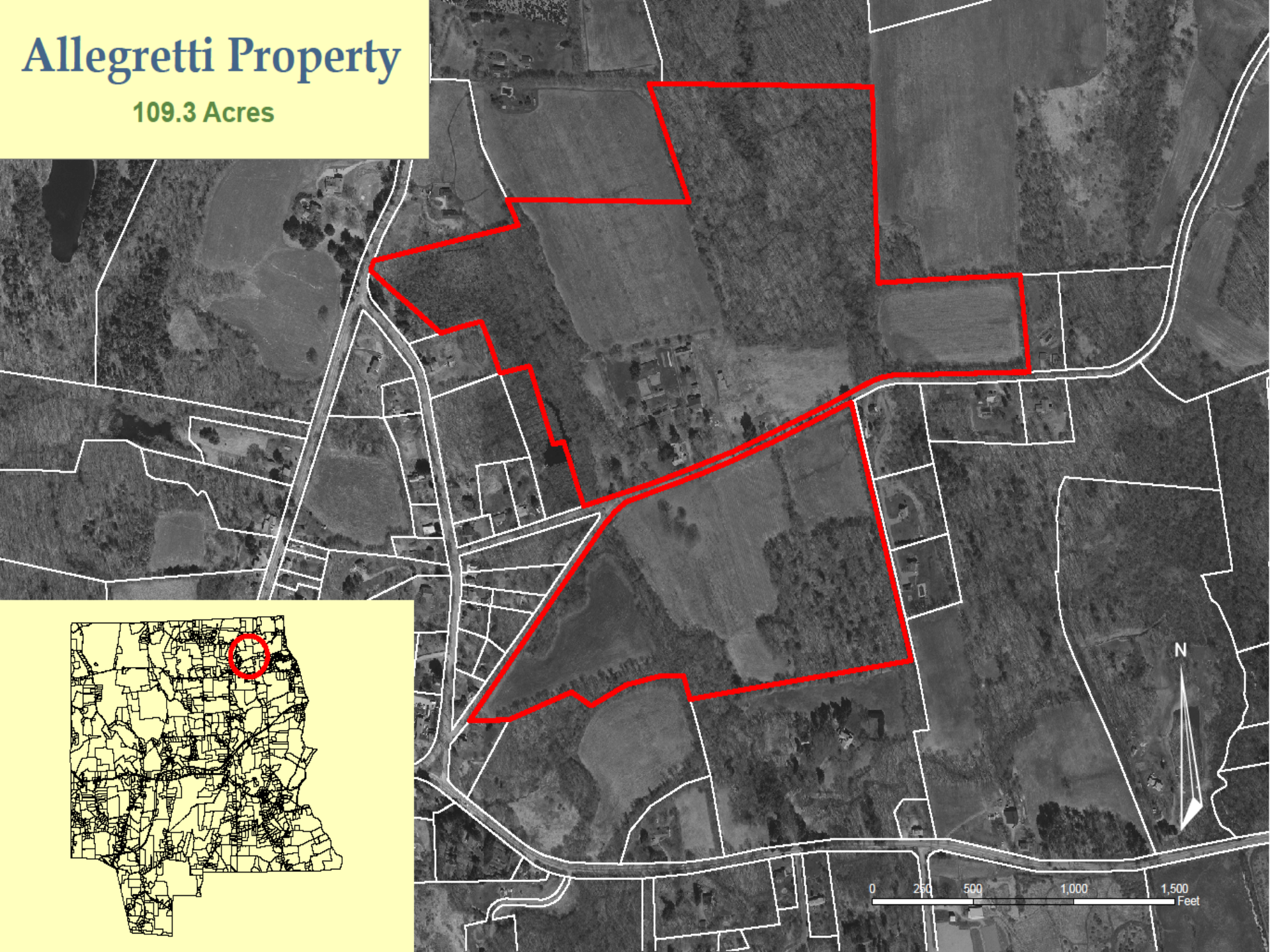
Allegretti (Article 3)
Freedley Road
109 Acres
Purchase of Development Rights
$125,000



Pomfret

Protected Lands and Lands Proposed for Protection

October 2009

Allegretti Property

109.3 Acres