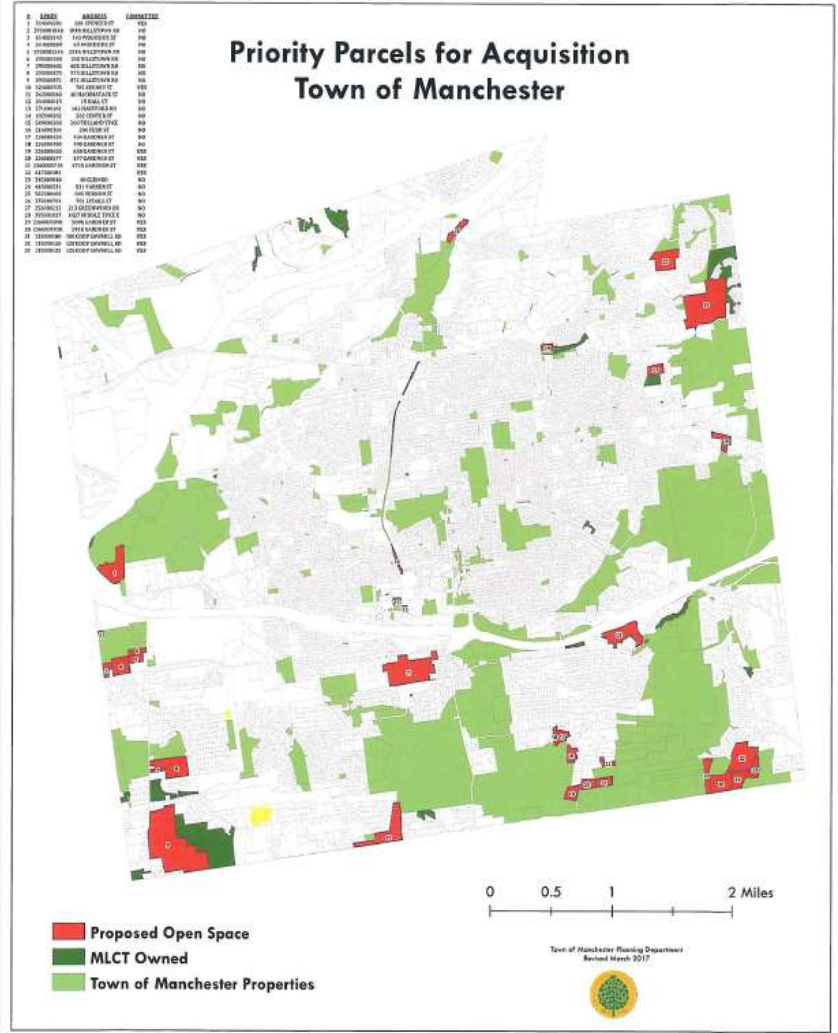




# Lombardo property

Field, forest, pond, vernal pools



#	APR#	ADDRESS	COMMITTEE
1	15000000	88 SPENCER ST	YES
2	15000000	88 BELLEVILLE ST	NO
3	15000000	140 PROCTOR ST	NO
4	15000000	65 ROBERT ST	NO
5	15000000	101 WILSON ST	NO
6	15000000	100 BELLEVILLE ST	NO
7	15000000	100 BELLEVILLE ST	NO
8	15000000	100 BELLEVILLE ST	NO
9	15000000	100 BELLEVILLE ST	NO
10	15000000	100 BELLEVILLE ST	NO
11	15000000	100 BELLEVILLE ST	NO
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33	15000000	100 BELLEVILLE ST	NO
34	15000000	100 BELLEVILLE ST	NO
35	15000000	100 BELLEVILLE ST	NO
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37	15000000	100 BELLEVILLE ST	NO
38	15000000	100 BELLEVILLE ST	NO
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42	15000000	100 BELLEVILLE ST	NO
43	15000000	100 BELLEVILLE ST	NO
44	15000000	100 BELLEVILLE ST	NO
45	15000000	100 BELLEVILLE ST	NO
46	15000000	100 BELLEVILLE ST	NO
47	15000000	100 BELLEVILLE ST	NO
48	15000000	100 BELLEVILLE ST	NO
49	15000000	100 BELLEVILLE ST	NO
50	15000000	100 BELLEVILLE ST	NO

## Priority Parcels for Acquisition Town of Manchester



■ Proposed Open Space  
■ MLCT Owned  
■ Town of Manchester Properties



Town of Manchester Planning Department  
Revised March 2017



# Lombardo property largest open space land left in Manchester

Contiguousness





**Lombardo  
property:  
Largest  
proposed  
open space  
acquisition.**

-  **Proposed Open Space**
-  **MLCT Owned**
-  **Town of Manchester Properties**

# Background of 2016 referendum

Town of Manchester brochure sent to voters: Appropriation of land-acquisition funds.

The explanatory text which follows is intended to specify the intent and purpose of the following local question which has been approved by the Board of Directors and will be voted on at a referendum to be held on Tuesday, November 8, 2016. The ballot label for said question will read as follows:

"Shall the Town of Manchester appropriate \$4,000,000 to capital accounts for the 2016-2017 Fiscal Year budget for the purpose of paying the costs of acquisition of real property for open space, recreation and other Town purposes and improvements to historic Town buildings and facilities, and authorize the issuance of general obligation bonds of the Town or notes in anticipation of such bonds in an amount not to exceed \$4,000,000, or so much as may be necessary after deducting grants to be received for the projects?

Yes \_\_\_

No \_\_\_

The following concise explanatory text has been prepared by the Town Clerk pursuant to Sec. 9-369b(a) of the Connecticut General Statutes and is intended to not advocate either the approval or disapproval of the referendum question.

The Board of Directors has approved placing on the November 8, 2016 ballot a referendum question to approve or disapprove an appropriation and bond authorization in an amount not to exceed \$4,000,000 to pay for the following:

## Land Acquisition and Historic Facility Improvements: \$4,000,000

This appropriation will allow the Town to pay for the costs of open space acquisition over time as opportunities arise, and for improvements to historic Town buildings and facilities. Funding for open space acquisition may be spent on acquisition of land, easements and development rights, engineering fees, legal fees, and administrative and financing costs. The appropriation may be partially reimbursed by private gifts and State and Federal grants-in-aid, or grants from other sources.

Funding will also be available for infrastructure investments in historic Town buildings.



To preserve the  
Lombardo  
property, seeking  
\$1,000,000 from  
that fund.

Recommended unanimously by Land  
Acquisition committee on 6/24/20.







# Acquiring the Lombardo property

Manchester Land Conservation Trust *and* Town of Manchester

## *Background --*

Manchester voters on 11/8/2016 voted 13,339 to 9,732 to approve a bond issue of \$4 million for Land Acquisition and Historic Facility Improvements. Town Directors have so far approved \$1,094,000 of the \$4 million. Projects:

- A study for the restoration of Cheney Hall \$ 27,500
- Manchester Land Trust, mortgage payoff, Botti Farm, Bush Hill Rd. \$ 50,000
- Town purchase of the remaining Cheney Rail Trail – Center Street to Mills \$300,000
- Cheney Hall renovations \$500,000
- Army & Navy Club restroom renovations \$ 50,000
- Cheney Hall work (Phase II) \$160,000
- Old Manchester Museum, 126 Cedar Street \$ 6,500

The portion so far allocated towards open space is the \$50,000 grant to the Land Trust. (Thank you!) The bond fund has a remaining balance of \$2,906,000.



# Collaborating to preserve 102 acres

by 12/31/2020 with  
probable extension if  
needed for fundraising.

**Land Trust cannot  
do it alone.**

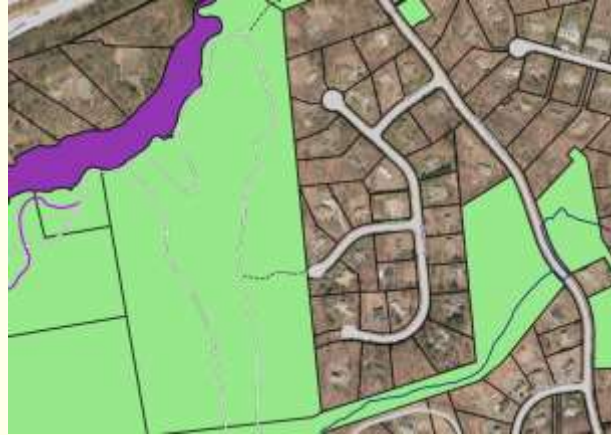
For the State grant request, the Trust has spent for surveys, studies, appraisals \$ 40,000

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- Total price, to be paid by 12/31/2020 to the Lombardo family \$ 1,700,000
- The Land Trust obtained a State of Connecticut DEEP grant \$ 300,000
- Seeking from Town's open-space fund \$1,000,000
- Other sources: Hartford Foundation, Bafflin Foundation, individual donors \$ 400,000



# Collaborations • CASE MOUNTAIN ICON OF MANCHESTER



Case Mountain Recreation Area – One of the Land Trust’s first projects, **“SAVE CASE MOUNTAIN”** 1972 campaign. Also • Case parklet (near waterfall) donated to Trust, with maintenance by Town • Upper Case Pond with dam, bought by Trust 2005, half of funds from town • Other Case parcels – Wyllys Falls, Tam Rd. with Town easement.



# Collaborations • SALTER'S POND



Salter's Pond owned by Land Trust. Town has easement. Town rec dep't hosts fishing derby. Town & Trust collaborated on repair of dam – otherwise, Salter's SWAMP, not POND.



# Collaborations • CHENEY RAILROAD

Privately own railroad opened in 1869; last passenger run 1933; ended its freight days in the 1980s

**SOUTH MANCHESTER RAILROAD.**  
Leave South Manchester for Manchester, 6.25,  
7.25, 9.10, 9.48, 11.48 a. m.; 1.25, 4.45, 6.10, 7.30,  
p. m.  
Leave Manchester for South Manchester, 6.40,  
7.38, 9.25 10.00 a. m.; 12.23, 2.00, 5.19, 6.54, 7.42,  
p. m.



2005, the Land Trust bought the northernmost mile, on which the Town has a drainage easement. Town bought southernmost section of railbed. Cooperative effort for an iconic and historic rail trail.



# Collaborations

- RISLEY RESERVOIR

“Back-up reservoir” -- water owned by the water department; dam and meadow owned by Land Trust, made possible by financial support of Town of Manchester. Cooperating for clean water, open space.

1986, the Land Trust raised funds to fix dam, which was in poor condition. A major cooperative effort with Trust volunteers, DEEP, towns of Manchester, Vernon, Bolton!



# Collaborations • FARM ON BUSH HILL ROAD



2015 collaboration to buy 62-acre farm: State DEEP grant, Town grants (\$149,000 total), grants from private foundations, Road Race Committee, Cruisin' on Main, and hundreds of individual donors.

Pictured clockwise from top left; one of our hikes; the farm pond; orchard trimming volunteers.





# Collaborations • BUCKLAND POND, TAM ROAD PARCEL



Working with Town to provide open space, recreation, clean water, clean air, access to nature for young and old.





# *An Invitation!*



MANCHESTER LAND CONSERVATION TRUST  
FOUNDED 1972

**Directors: Arrange a tour: 860-646-4081**

