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WATER AND FISHERIES

Housatonic River Basin Natural Resources Restoration Project
Natural Resources Trustee SubCouncil for Connecticut

PART A: SPONSOR AND PROJECT SUMMARY FORM

Please read "Request for Supplemental Information (RFI) OVERVIEW" and this document, "Request for Supplemental Information (RSI) INSTRUCTIONS" before completing this form.

Part A must be completed using this "Sponsor and Project Summary Form"

SPONSOR INFORMATION

Type of Entity Check the box that best describes the sponsor.

- Private individual
- Non-profit organization
- State government
- Federal government
- Tribal government
- Municipal government
- Corporation or Business
- County government
- Academic Institution
- Other (explain)

[Empty box for other explanation]

Authorized Representative of Sponsor

Town of Beacon Falls

Name

Susan Cable

Title

First Selectman

Address

10 Maple Avenue

City

State

Zip

Beacon Falls CT 06403-1198

Phone

203-729-4340

Email

[Empty box for email]

Contact Person (if different from Authorized Representative):

[Empty box for contact name]

Name

Brian J. Miller

Title

Town Planner

Address

PO Box 178

City

State

Zip

Cheshire CT 06410

Phone

203-271-2458

Email

brianjmiller-elua@cox.net

00076

Project Name Provide a brief working name:

Beacon Falls Riverfront Park System

Project Location

Attach an 8.5 x 11-inch map or copy of an aerial photograph showing project location and extent. Include pertinent topographic and geographic information, a scale, and north arrow.

State(s), Municipality/ies: Beacon Falls

Longitude for approximate center of project area:

73*04'08.06W

Latitude for approximate center of project area:

41*25'46.16N

NOTE: If a specific location(s) has/have not been selected yet, include in Part C a narrative describing how project location(s) will be selected.

Restoration Priority Category See Appendix C of these Instructions for Restoration Priority Category Descriptions

Primary Category. Check the restoration category that is the primary goal of the project. Check one box.

- Aquatic Natural Resources Restoration/Enhancement
- Riparian & Floodplain Natural Resources Restoration/Enhancement
- Restoration/Enhancement of Recreational Uses of Natural Resources

Secondary Categories. Check all relevant boxes.

- Aquatic Natural Resources Restoration/Enhancement
- Riparian & Floodplain Natural Resources Restoration/Enhancement
- Restoration/Enhancement of Recreational Uses of Natural Resources

List Specific Injured Natural Resources and/or Impaired Natural Resource Services to Benefit from Project

Access to river will be addressed by enhancing public access to Naugatuck River.

Project Budget Summary

Complete the table below to summarize the budget information that is detailed in Part D: Project Budget Narrative and Forms. Sponsors are advised to complete Part D (Project Budget Narrative and Forms) before filling in the table below.

Housatonic River NRD Funds – Requested	Other Contributions (Committed)	Other Contributions (Not Committed)	Total Project Cost (boxes 1+2+3)
1. From Part D, Table 2, Box 5 180,000	2. From Part D, Table 2, Box 6 37,500	3. From Part D, Table 2, Box 7 50,000	4. From Part D, Table 2, Box 8 267,500
Amount of Other Contributions to Be Considered as Cost-Matching to NRD Fund Request			
			5. 87,500

Authorizing Statement

I hereby declare that the information included in this project submission and all attachments is true, complete, and accurate to the best of my knowledge, and that the proposed project complies with all applicable state, local, and federal laws and regulations.

Susan A. Cable 6/18/07
 Signature of Sponsor or Sponsor Representative Date

Susan Cable
 Name of Sponsor or Sponsor Representative
 (Type or print clearly)

PART B. PROJECT ABSTRACT

.1 Background

The Town of Beacon Falls is in the process of formulating a comprehensive program to enhance public access to the Naugatuck River. The Naugatuck River runs through the center of the community, and was its traditional focus. The Town has started the effort of reclaiming the access to the Naugatuck River. The upgrade of the City of Waterbury Water Pollution Control Plant has resulted in cleaner water within the Naugatuck River. This has increased the attractiveness of the Naugatuck River as a community revitalization tool. The Town of Beacon Falls has begun the process of increasing access to the River through several actions, including (1) the establishment of the walkway behind the Beacon Falls Fire Station and Senior Center down to the Naugatuck River; (2) The creation of Veterans Memorial Park at the corner of Depot Street and Main Street created an important focus for the center of the Town, with direct access to the Naugatuck River.; (3) the establishment of a walkway below the O & G plant along the west bank of the river; and (4) the restoration of the O & G pond along the river.

.2 Description of Project

This project includes two separate but related projects; the Depot Road River Park and the Riverbend Park. Either could be implemented separately, but both are a component of the overall Naugatuck River recapture program within the Town of Beacon Falls.

Depot Road River Park The Town is proposing to convert an unused property along the west bank of the Naugatuck River, into a public park. The property consists of approximately 1.5 acres and is owned by the State. It is currently unused, located just north of the Depot Street Bridge, between Railroad Avenue and the Naugatuck River. Fishermen use the property now, but it has been neglected, and as with many unused properties, it has become an area for trash dumping. We are proposing to convert in into a riverfront park, with enhanced accessibility for fishing. The park will be handicapped accessible, to broaden the recreational opportunities for all residents. Parking will not be necessary, as the parking for the railroad station is just across the street. Benches, a walking trail and other passive recreational amenities may be included as well. As the property is just across the Depot Street Bridge from downtown Beacon Falls, its development as a park amenity will also enhance revitalization efforts of downtown Beacon Falls, and will be an important component of the trail along the west bank of the river, which will eventually be extended north from the O & G Trail.

Riverbend Park The Town of Beacon Falls owns two vacant lots on the north side of Nancy Avenue, abutting the Naugatuck River, just upstream of the Pines Bridge Road Bridge. The O & G Corporation owns a vacant lot immediately to the west of the two town parcels. In addition, the lot to the east is in the process of being transferred to the Town of Beacon Falls. Together, these three parcels total approximately 1.3 acres.

Preliminary plans for a park at the site have been formulated. The preliminary plan shows a pervious parking area, walkways to a riverfront viewing or fishing area, patio areas, benches and a canoe/kayak access driveway to the river. The refinement of the plans will also include some neighborhood amenities to serve the residents of the immediate neighborhood, as small neighborhood of approximately 20 homes sandwiched between Route 42 and the Naugatuck River.

PART C. PROJECT NARRATIVE

1.0 GENERAL DESCRIPTION

1.1 Project Goals and Objectives

Goal – Restore, rehabilitate, replace, or acquire the equivalent of the natural resources and their services that were injured or lost as a result of the release of hazardous substances, including PCB's, into the Connecticut portion of the Housatonic River environment.

The proposed project would replace the opportunities for public access and use of the river that were lost through PCB contamination of the Housatonic River.

The proposed parks will be on the Naugatuck River, a major tributary of the Housatonic River. This project will be an effective replacement from the injured opportunities for public access to the Housatonic River, as the proposed sites are within close proximity to communities on the main stem of the Housatonic River. Residents of communities such as Oxford, Seymour and Derby all will be able to utilize these parks for riverfront access.

Goal – Provide for sustainable and measurable benefits to injured natural resources and services with emphasis on implementation actual physical restoration projects rather than “study only” projects.

Both projects emphasize the physical improvement of the parcels. Both will include stabilization and all appropriate environmental controls.

Goal - Integrate public participation in the restoration process.

The Riverbend Park component has been discussed for several years. It was initiated by the local chapter of Trout Unlimited. The actual design of both projects will be subject to a substantial public input process, with a committee formed to work with a landscape architect in the design of the projects. The process will include at least one public hearing.

Goal – Implement a suite of projects of various types across the three restoration project categories identified in Section 3.0

This project will fulfill Category 3.3, Restoration/Enhancement of Recreational use of Natural Resources.

Goal – void or mitigate adverse impacts associated with proposed restoration projects.

This project will not have any adverse impacts upon the river's environment. Design of both components will be done to avoid any adverse impacts, and enhance the environmental quality of the riverbank.

1.2 Project Scope and Project Implementation Plan

Background

The Town of Beacon Falls is in the process of formulating a comprehensive program to enhance public access to the Naugatuck River. The Naugatuck River runs through the center of the community, and was its traditional focus. The Town has started the effort of reclaiming the access to the Naugatuck River. The upgrade of the City of Waterbury Water Pollution Control Plant has resulted in cleaner water within the Naugatuck River. This has increased the attractiveness of the Naugatuck River as a community asset and revitalization tool. The Town of Beacon Falls has begun the process of increasing access to the River through the following projects:

1. The establishment of the walkway behind the Beacon Falls Fire Station and Senior Center down to the Naugatuck River;
2. The creation of Veterans Memorial Park at the corner of Depot Street and Main Street created an important focus for the center of the Town, with direct access to the Naugatuck River;
3. The establishment of a walkway below the O & G plant along the west bank of the river; and
4. The restoration of the O & G pond along the river.

a. Overall Approach to Project Implementation

This project includes two separate but related projects; the Depot Road River Park and the Riverbend Park. Either could be implemented separately, but both are a component of the overall Naugatuck River recapture program within the Town of Beacon Falls.

Depot Road River Park

The Town is proposing to convert an unused property along the west bank of the Naugatuck River, into a public park. The property consists of approximately 1.5 acres and is owned by the State. It is currently unused, located just north of the Depot Street Bridge, between Railroad Avenue and the Naugatuck River. Fishermen use the property now, but it has been neglected, and as with many used properties, has become an area for trash dumping. We are proposing to convert in into a riverfront park, with enhanced accessibility for fishing. The park will be handicapped accessible, to broaden the recreational opportunities for all residents. Parking will not be necessary, as the parking for the railroad station is just across the street. Benches, a walking trail and other passive recreational amenities may be included as well. As the property is just across the Depot Street Bridge from downtown Beacon Falls, its development as a park amenity will also enhance revitalization efforts of downtown Beacon Falls, and will be an

important component of the trail along the west bank of the river, which will eventually be extended up from the O & G Trail.

Initial conversations with representatives of the State of Connecticut Department of Transportation Rail Division have indicated that they would be willing to lease or transfer the property to the Town for this proposed use.

Riverbend Park

The Town of Beacon Falls owns two vacant lots on the north side of Nancy Avenue, abutting the Naugatuck River, just upstream of the Pines Bridge Road Bridge. The O& G Corporation owns a vacant lot immediately to the west of the two town parcels, and is in the process of transferring it to the Town of Beacon Falls. Together, these three parcels total approximately 1.3 acres.

Preliminary plans for a park at the site have been formulated. The preliminary plan shows a pervious parking area, walkways to a riverfront viewing or fishing area, patio areas, benches and a canoe/kayak access driveway to the river. The refinement of the plans will also include some neighborhood amenities to serve the residents of the immediate neighborhood, as small neighborhood of approximately 20 homes sandwiched between Route 42 and the Naugatuck River.

It is important to understand that the two projects are interrelated but separable. We believe that implementation of Riverbend Park could begin immediately, as commitments are in place to proceed. The Depot Street Bridge Park will require additional coordination with the Department of Transportation.

b. Project Schedule

The following schedule assumes that funds will be awarded by September 1, 2007.

ACTIONS	SCHEDULE
A. PRELIMINARY DISCUSSION	
1. Finalization of negotiation with O & G Corporation for acquisition of Nancy Avenue Parcel.	July, 2007
2. Discussion with state agencies concerning Depot Street Bridge parcel.	September 1, 2007
3. Finalization of Conceptual Approval for use of Depot Street parcel	October 2007
B. SELECTION OF DESIGN CONSULTANT	
1. Formation of Advisory Committee consisting of members of Conservation Commission, Parks and Recreation Commission and interested citizens.	August 2007
2. Formulation of RFQ for design of both parks for both parcels.	September 2007
3. Publication of RFQ	October 2007
4. Short listing of firms based upon RFQ. Invitation for proposals.	November 2007
5. Review of Proposals	January 2008
6. Selection of firm for design and execution of contract	February 2008
C. DESIGN OF PARKS AND REVIEW	
1. Initial public discussion of design of parks.	March 2008
2. Design of parks by consulting firm and Advisory Committee.	March 2008 to June 2008
3. Presentation of design to public hearing.	June 2008
4. Acceptance of design by Committee and Board of Selectmen.	July 2008
5. Finalization of design, including construction documents.	July 2008 to September 2008
D. CONSTRUCTION	
1. Creation and distribution of RFP for construction services.	September 2008 to November 2008
2. Selection of contractor for construction services.	December 2008
3. Construction of Parks	December 2008 to June 2009
4. Opening of Parks	June 2009

c. Project Phases and Milestones

Phase

A. Preliminary Discussion

Project Goal

Goal - Integrate public participation in the restoration process.

Permitting Required

None

Phase

B. Selection of Design Consultants

Project Goal

Goal - Integrate public participation in the restoration process.

Permitting Required

None

Phase

C. Design of parks and review

Project Goal

- Goal - Integrate public participation in the restoration process.
- Goal – Restore, rehabilitate, replace, or acquire the equivalent of the natural resources and their services that were injured or lost as a result of the release of hazardous substances, including PCB's, into the Connecticut portion of the Housatonic River environment.
- Goal – Provide for sustainable and measurable benefits to injured natural resources and services with emphasis on implementation actual physical restoration projects rather than “study only” projects.
- Goal – void or mitigate adverse impacts associated with proposed restoration projects.

Permitting Required

- Beacon Falls Inland Wetlands Commission

- Department of Environmental Protection for construction of boat ramp at Depot Street Bridge Park.

Phase

D. Construction

Project Goal

- Goal – Restore, rehabilitate, replace, or acquire the equivalent of the natural resources and their services that were injured or lost as a result of the release of hazardous substances, including PCB's, into the Connecticut portion of the Housatonic River environment.
- Goal – Provide for sustainable and measurable benefits to injured natural resources and services with emphasis on implementation actual physical restoration projects rather than “study only” projects.
- Goal – void or mitigate adverse impacts associated with proposed restoration projects.

Permitting Required

None

d. Agreements Required

Two property agreements are required to implement this project, one associated with the Riverbend Park, the other associated with the Depot Street Bridge Park.

Riverbend Park

Two out of three of the lots that will become Riverbend Park are owned by the Town of Beacon Falls. The third is owned by the O & G Corporation, a major industry in the Town. The O & G Corporation owns large areas along the Naugatuck River, but most of its holdings are on the west bank of the river. Town officials and officials from O & G are in the process of finalizing the transfer of property to the Town. This is anticipated to occur by early July, 2007.

Depot Road Bridge Park

This property is owned by the State of Connecticut, and under control of the Department of Transportation, as it is adjacent to the main commuter rail line. The proposed uses would not interfere with any of the operations or safety considerations of the rail line. The land could remain under ownership of the State, with permission for the passive recreational improvements contemplated for this property.

We have had discussions with staff of the Railroad Division of the Department of Transportation. The staff indicated that they saw no problem with the development of this park.

e. Regulatory Approvals

Both of the projects would require approvals from the Beacon Falls Inlands Wetlands Commission. However, we do not anticipate any significant impact upon wetland resources.

The potential construction a boat ramp at the Riverbend Park would also likely require regulatory approval from the State Department of Environmental Protection and the Army Corps of Engineers.

2.0 EVALUATION CRITERIA NARRATIVE

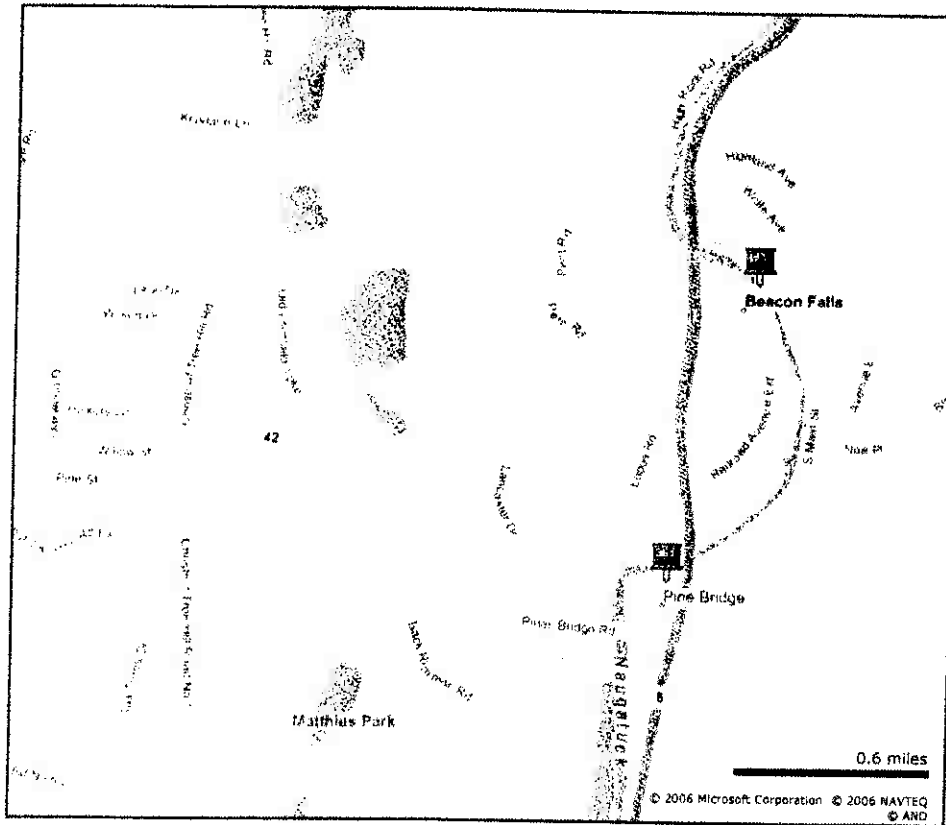
2.1 Relevance and Applicability of Project

2.1.1 Location of Project

Both of the properties are located on the banks of the Naugatuck River, a major tributary of the Housatonic River. The Naugatuck River enters the Housatonic River approximately one mile downstream of the Derby Dam.

The properties are located within one mile of each other, on opposite banks of the Naugatuck River. Both properties are within the main core of the Town of Beacon Falls. The Depot Road Bridge Park is just across the river, on the west bank, from Downtown Beacon Falls. Veterans Memorial Park is just across the bridge on the east bank of the River. Riverbend Park is on the east bank, within a small residential neighborhood situated between Route 42 and the Naugatuck River.

The specific locations of the parcels are shown on the map below:



- 1: Depot Road Park
- 2: Riverbend Park



2.1.2 Natural Recovery Period

We do not anticipate a significant amount of stream restoration, but all restoration will be done through guidance with the DEEP Inland Fisheries Habitat Conservation and enhancement program. The proposed project does not have any detrimental impact on the restoration of injured natural resources. In contrast, the project will result in public access to the resource in a speedier time that would occur without the implementation of this project.

2.1.3 Sustainable Benefits

The proposed project would result in greater access to the river for natural resource based activities such as fishing, kayaking and canoeing. This will enhance the sustainability of the local economy.

The parks will provide alternative points of river access to replace the loss of the Housatonic River. Several communities along the main stem of the Housatonic River, including Oxford, Seymour and Derby are all in proximity to the proposed parks. Residents of those communities will be able to utilize these parks as substitutes for any lost opportunities along the Housatonic River.

2.1.4 Magnitude of Ecological Benefits

The projects will result in necessary stabilization of the banks of the Naugatuck River, particularly along the area along the proposed Riverbend Park. The Naugatuck River is a Trout Management Area, and the restoration of the bank will enhance this resource.

2.1.5 Magnitude of Recreational Benefits

The Naugatuck River within this area is considered to be a Trophy Trout Stream by DEP, which means that is stocked with larger fish.

2.2 Technical Merit

2.2.1 Technical/Technological Feasibility

The project will utilize common, state of the art practices for the use of riverbank areas. There are no environmental or technical feasibility problems.

2.2.2 Adverse Environmental Impact

No adverse environmental impact is anticipated for the implementation of this project. As stated previously, the point of the project is to continue the Town of Beacon Falls efforts to open up the river for public recreation. This increases the value of the river as a community resource, and creates additional support for activities that improve its natural resources.

2.2.3 Human Health and Safety

The project will improve human health and safety by providing handicapped accessible to the river, so that wider variety of citizens could be able to enjoy fishing, picnicking or gazing on the river.

The Riverbend Park will also enhance the environment and quality of life of the nearby residential neighborhood, sandwiched between Route 42 and the Naugatuck River.

2.2.4 Measurable Results

The proposed project will result in the direct creation of would add a total of approximately 2.4 acres of passive recreational area within the center of the Town of Beacon Falls.

The sites are lightly used at this point. The improvements contemplated here would greatly open up these sites for use by the general population. We anticipate usage by residents of the following communities within the central and lower Naugatuck Valley, as there are current few access points of the quality and utility contemplated here:

Municipality	Population
Beacon Falls	5,347
Oxford	10,674
Bethany	5,349
Seymour	15,711
Woodbridge	9,276
Naugatuck	31,594
Ansonia	18,896
Derby	12,799
Prospect	9,150
Middlebury	6,827
Waterbury	108,920
	234,543

Therefore, there is a potential service are of approximately 235,000 people, all located within a fifteen minute drive of the proposed sites.. We anticipate that there will be visitor days equal to two percent of the area population or 5,000 visits per year. These avid fishermen already utilize the Naugatuck and have been advocates for additional access to fishing areas along the river.

The other measurable impacts would be on kayaking and fishing. We anticipate that the Riverbend Park area will become an important Kayak launch. 200 Kayak launches per years are anticipated at this point.

Both sites are also currently used for fishing, but both lack certain access amenities that keep the population who use them low. Trout Unlimited has 280 members within its Naugatuck – Pomperaug chapter, one of its ten chapters within the State of Connecticut, which includes the towns of Thomaston, Watertown, Waterbury, Watertown, Woodbury, Roxbury, Southbury, Middlebury, Naugatuck, Prospect, Oxford, Beacon Falls, Seymour Ansonia and Derby The addition of handicapped accessible for fishing will open up this area to an entire group of people within the Naugatuck Valley and beyond who have

very limited access to this type of outdoor sport. We anticipate 2,000 fishermen per year using these sites.

These measures will be monitored by periodic checks of the facilities during the fishing and kayaking season, and logged into a record of usage. This will be done by members of the Town Conservation Commission, who will provide the information to the Town Planning Consultant, and make it available to the Department of Environmental Protection

If the objectives are not being met, the Town with the cooperation of the Conservation Commission and the Town Planner will need to determine why they are not being met. If the reason is not due to natural or weather conditions, (too wet, too dry or too cold), we will reevaluate the utility of the facilities, and determine any ways in which they can be made form user friendly. In addition, we would probably enhance the public relations for the sites, as part of the Town Web Site, or utilization of the resources of the State Department of Tourism.

2.3 Project Budget

2.3.1 Relationship of Expected Costs to Expected Benefits

The following economic, social, and environmental benefits will result from the construction of this project:

1. *Increased Access to Naugatuck River*

The Naugatuck River, like many of the industrial rivers throughout Connecticut and the rest of the northeast, was heavily utilized to power the new industries of the 19th and early 20th centuries. This was followed by the construction of roads and railroads along the river, which limited the access to the river.

Beacon Falls is a community that grew up around, and because of the Naugatuck River. The Town contained numerous industries powered by the river. These industries are gone, but as an important component of community renewal efforts, the Town of Beacon Falls is committed to providing as much public access to the banks of the Naugatuck River. This is to be done and consistent with the Naugatuck River Greenway project coordinated by the Central Naugatuck Valley Council of Governments.

The proposed parks will be on the Naugatuck River, a major tributary of the Housatonic River. This project will be an effective replacement from the inured opportunities for public access to the Housatonic River, as the proposed sites are within close proximity to communities on the main branch of the Housatonic. Residents of communities such as Oxford, Seymour and Derby all will be able to utilize these parks for riverfront access.

Previous efforts on public access within the Town of Beacon Falls include: (1) the establishment of the walkway behind the Beacon Falls Fire Station and Senior Center down to the Naugatuck River; (2) The creation of Veterans Memorial Park at the corner of Depot Street and Main Street created an important focus for the center of the Town, with direct access to the Naugatuck River; (3) the establishment of a walkway below the O & G plant along the west bank of the rive; and (4) the restoration of the O & G pond along the river.

The construction of the two parks of this project would continue this program of providing additional public access to the Naugatuck River within the Town of Beacon Falls, continuing progress

2. *Promote Revitalization of downtown Beacon Falls*

The Town of Beacon Falls has been engaged in a downtown revitalization program. The goal of the effort is to improve downtown area into an attractive area for residents to enjoy. A central feature of this is to open up the Naugatuck River, to become a new focus for the downtown area. Development within the past several decades on the west side of Main Street backs up onto the river. Recent efforts have attempted to reverse this trend, with the construction of the pathway behind the Fire Station and the construction of Veterans Park, at the corner of Depot Street. The construction of the Depot Street Park, would contribute to this effort. It is located directly across the Naugatuck River from Main Street, just north of the west side of the Depot Street Bridge. It would be across the street from the Beacon Falls Metro North railroad station.

3. *Mass Transit Access*

This proposed project is unique among environmental restoration projects, in that it would result in the creation of point of access of an important natural resource that is readily accessible to mass transit access. In particular, the proposed Depot Street Park is across the street from the Beacon Falls Metro North railroad station. This means that residents of lower Fairfield County, as well as the New York City would be able to travel to this site to enjoy the natural amenities and recreational values of the Naugatuck River.

4. *Handicapped Access to Resources*

The design of both of the parks to be developed as part of this program will include handicapped access to the river resources, particularly for fishing. Both areas are currently informal fishing areas, but access to these sites is difficult. For the Depot Street site, a handicapped walkway will be constructed down to the river. For the Riverbend site, a parking area, and handicapped accessible walkway will be constructed down to the banks of the river.

5. *Residential Revitalization*

The residential area adjacent to the proposed Riverbend Park is a small residential neighborhood tightly situated between Route 42, the Route 8 Expressway and the Naugatuck River. It is an area of modestly sized homes that over the years has been threatened with disinvestment. Although the neighborhood is in sound physical condition at this time, it has the potential for disinvestment that is endemic to isolated relatively high destiny residential locations that often result from the lack of services. This application would provide an important and unique environmental resource to the neighborhood that in addition, to serving the fishing and kayaking needs of residents within the region, will also provide a unique and important neighborhood recreational amenity.

6. *Bank Stabilization*

Both areas that would be developed as a park have experienced some degree of erosion. The improvement of these areas would result in a naturally based stabilization of the banks of these key areas of the river.

7. *Kayaking and Canoeing*

The proposed Riverbend Park is an ideal spot along the river for a kayaking and canoeing launch. There is a shortage of these facilities along the Naugatuck River.

8. *Biodiversity*

The areas of the proposed park areas have all been disturbed. The reconstruction of these areas will enable the introduction of appropriate native species that would enhance the bio-diversity of the banks of the Naugatuck River.

2.3.2 Implementation-Oriented

A conceptual plan has been formulated for the proposed Riverbend Park, which is enclosed. Therefore, we have a good general idea as to what could be done with the property.

Although a similar plan has not been done for the Depot Street Property, we are prepared to proceed to design to construction standards within a one-year time. The small size of each of the properties makes implementation within a short term extremely feasible.

2.3.3 Budget Justification and Understanding

The only land acquisition proposed as part of this application is expected to be donated by the O & G Corporation. Their major operations are on the other side of the Naugatuck River, and have exhibited a strong commitment to preservation of land along the river for open space and passive recreation. Officials of the corporation have expressed their willingness to donate the lot that they own within this area to the Town for inclusion within this park.

The other elements of the budgets are described in Part D.

2.3.4 Leveraging of Additional Resources

The following additional resources will be used in conjunction with the funds for this application:

- A parcel that will be part of the proposed Riverbend Park is owned by the O& G Corporation will be included within the proposed park. We anticipate that this land will be transferred to the Town by July 2007.
- The Naugatuck – Pomperaug Chapter of Trout unlimited has received a grant of \$25,000 from the ALCOA settlement to improve the Riverbend Park property. Unfortunately, they lack the staff resources and additional funds required that would be needed to improve the property in a fully appropriate manner. Therefore, they have agreed to place these funds in conjunction with any funds that the Town receives from this application to comprehensively improve the Riverbend site for a park.
- The Beacon Falls Conservation Commission will provide oversight and input services to this application.
- The Town will pay for a certain degree of consulting services as outlined in Part D Table 2. The Town has limited professional staff, and relies upon outside consultant services to assist it in planning and engineering services. Some of these services that are directly related to the

application will be paid for from funds of the grants, but most of the other services associated with this project will be paid from general town funds.

2.3.5 Comparative Cost Effectiveness

We believe that this proposed project would be an extremely cost effective manner to provide vital linkages to a future comprehensive Naugatuck River Greenway.

2.4 Socioeconomic Merit

2.4.1 Community Involvement and Diversity

The Beacon Falls community has been heavily involved in the restoration efforts for the Naugatuck River. The Conservation Commission was instrumental in their negotiations with O & G to have their pond that resulted from earth removal activities, be restored and includes as an open space resource. We anticipate that the Conservation Commission will be a key component in the design of this project.

2.4.2 Adverse Socioeconomic Impacts

This proposed project will enhance the environmental characteristics of the banks of the Naugatuck River, improve the community environment of the Town of Beacon Falls; offer a unique natural resource based recreational resources that could attract people to further the revitalization of downtown Beacon Falls and will be accessible by regional mass transit; and provide an important recreational resource to a residential neighborhood that has experienced periods of disinvestment.

We can foresee no negative socio-economic impacts for the implementation of this project.

2.4.3 Coordination and Integration

This proposed project is a means of implementation of local municipal, regional and State Plans.

State Plan "Conserve and Restore the Natural Environment, Cultural and Historical Resources and Traditional Rural Lands

- New water-based recreation sites that are consistent with other resource protection requirements;
- Maintenance of access to sufficient acreage to support hunting and fishing as viable sporting activities through coordinate management of public land and access to leased privately owned open space;
- Continued development of five-year open space acquisition, recreation, and wildlife development plans as an adequate, comprehensive and balanced schedule for expanding state recreational facilities and for preserving and enhancing management of areas critical for protection of wildlife habitats, water quality, and other natural resources;

In addition, the proposed Naugatuck Valley Greenway is one of the official State Greenway Projects.

Council of Governments of the Central Naugatuck Valley

- Greenways – create, extend and enhance greenways in the Region, especially along river corridors (Such as the proposed greenway along the Naugatuck River....)

Plan of Conservation and Development Town of Beacon Falls

- The Plan of Conservation and Development recommends implementation of; “The Naugatuck Greenway Project’ initiated by the Council of Governments of the Central Naugatuck Valley.
- Recommends for contiguous open space “green belts connecting a river walk along the Naugatuck River with a trail in the Naugatuck forest.” – This is especially relevant to the proposed Depot Street Park, which is in proximity to the Naugatuck State Forest.

2.4.4 Public Outreach

It is recognized that this proposed project would have major impacts upon the Town of Beacon Falls. Therefore, the design process will include substantial public input from residences of the community. In recognition of this, the town of Beacon Falls envisions an extensive public involvement effort in the design of both of the component parks. This commitment to design will be reflected within the scope of services of a design contract. It will be coordinated by the Town of Beacon Falls Conservation Commission and assisted by the Town Planning Consultant, who has worked extensively with projects involving community involvement.

2.5 Applicant Implementation Capacity

2.5.1 Technical Capacity of Applicant and Project Team

The project will be coordinated by the Town of Beacon Falls Conservation Commission with assistance from the Town Engineer and Town Planner. The Conservation Commission has worked with the O & G Corporation in the restoration of their pond for eventual dedication to the Town of Beacon Falls.

The Town Engineer and the Town Planner will provide technical assistance to the Commission. Both individuals are consultants to the Town, supported by the technical resources of their firms. However, we anticipate that the real technical work will be performed by a (1) professional landscape architect in cooperation with a professional engineering firm who will design the parks; and (2) a qualified contractor who will construct the parks. As described within this proposal, we will undertake a professionally based process of selection of these firms to assure the highest quality.

2.5.2 Administrative Capacity of Applicant and Project Team

The project administrator will be the Town Planner, Brian J. Miller, AICP. Mr. Miller is a principal of the firm, Eastern Land Use Analysis, LLC of Cheshire, CT and has over twenty-five years experience in urban planning, and is currently providing planning services to several Connecticut municipalities.

He will be assisted by James Galligan, PE, the Town Engineer. Mr. Galligan is a member of the firm Nafis & Young, of Northford CT, and has over twenty five years experience as an engineer. Nafis & Young provide municipal engineering services to several Connecticut municipalities.

2.5.3 Project Commitments

The following commitments are needed to implement this project, shown by the two components of the project:

Riverbend Park

- Town of Beacon Falls – The Town is fully committed to having its property on Nancy Avenue used for this park, as well as the overall administration of the project.
- O & G Corporation – This corporation has a strong historical presence in Beacon Falls, and has participated in two important Naugatuck River Access programs. They own one of the three lots that comprise and have committed to transferring this property to the Town for use as a park.

Depot Street Park

- Town of Beacon Falls – The Town is fully committed to the implementation of this project.
- State of Connecticut – The State of Connecticut owns this property, and it is controlled by the Department of Transportation. Although a commitment of the Department of Transportation has not yet been obtained, staff has indicated that the proposed use of the site as a park is acceptable.

3.0 LAND ACQUISITION PROJECTS

No part of this grant will be used to purchase land or establish recreation or conservation easements.

PART D PROJECT BUDGET NARRATIVE AND FORMS

1. Budget Tables

TABLE 1. HOUSATONIC RIVER NRD FUNDING ALLOCATION BY FISCAL YEARS¹

PROJECT TITLE:		Beacon Falls Riverfront Park System			
SPONSOR NAME:		Town of Beacon Falls, Connecticut			
EXPENSE CATEGORY (Sec.App. A)	FISCAL YEAR 1	FISCAL YEAR 2	FISCAL YEAR 3	FISCAL YEAR 4	
	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds	Housatonic River NRD Funds	
A. SALARIES	0	0	0	0	
B. OVERHEAD AND BENEFITS	0	0	0	0	
C. CONTRACTED SERVICES	38,000	142,000	0	0	
D. SUPPLIES, MATERIALS AND EQUIPMENT	0	0	0	0	
E. TRAVEL	0	0	0	0	
F. OTHER (LIST)	0	0	0	0	
G. OTHER (LIST)	0	0	0	0	
TOTAL BY FISCAL YEAR	1	2	3	4	
	38,000	142,000	0	0	
GRAND TOTAL (sum of boxes 1+2+3+4)					
[This sum is the total NRD fund request and should match Part A, Budget Summary, Box 1]					

¹ The fiscal year is July 1 – June 30. If the proposed project will be completed in one year, fill in only the column titled "Fiscal Year 1."

TABLE 2. PROJECT BUDGET SUMMARY BY TASK AND FUNDING SOURCE

PROJECT TITLE:	HOUSATONIC RIVER NRD FUNDS		OTHER CONTRIBUTIONS		TOTAL COST BY TASK
	SPONSOR NAME:		COMMITTED	NOT COMMITTED	
Application Preparation			5,000 Town of Beacon Falls		5,000
A. Discussions with O & G and State and transfer of property	0		2,000 Town of Beacon Falls	50,000 O & G Corp.	52,000
B. Selection of Design Consultants	3,000		2,500 Town of Beacon Falls		5,500
C. Design of Parks and review	35,000		3,000 Town of Beacon Falls		38,000
D. Construction	150,000		25,000 Trout Unlimited		167,000
E.					
F.					
TOTAL BY FUNDING SOURCE	5 180,000	6	37,500	7 50,000	8 GRAND TOTAL 267,500

NOTES: Box 5 should be the same as the Grand Total indicated in Part D Table 1. Box 6 above should match Part A, Budget Summary, Box 2. Box 7 above should match Part A, Budget Summary, Box 3. Box 8 should match Part A, Budget Summary, Box 4

² The listed tasks should correspond with information provided in the Project Implementation Plan.

2. Budget Narrative

The funds from this grant will be used for the design and development of the two parks along the river, and associated activities.

a. Project Expenses

All expenses that are being requested as part of the Housatonic River NRD funds will be used for contracted services. No funds will be used for salaries; overhead and benefits; supplies, materials, and equipment; or travel.

The funds for contractual services fall into three categories:

1. Administrative Assistance

The Town of Beacon Falls relies on consultants to provide planning and engineering service. These consultants will provide assistance as project administration and assistance in selecting and monitoring the other contractual services required for this project. The budget calls for \$5,000. of Housatonic River NRD funds to be used here, including the \$3,000 indicated in Table 2, line B. and \$2,000 of the total in Table 2 line C.

3. Planning and Design

The Town will contract with a landscape architect / engineer for the design of the proposed parks. \$33,000 of the total of Table 2, line C. is budgeted for this purpose.

4. Construction

The budget allocates \$150,000 of Housatonic River NRD funds to be used for the construction of the parks.

b. Other Contributions

The proposed project would entail the following other contributions:

1. Town of Beacon Falls

The Town of Beacon Falls has committed \$12,500 in funding to pay for planning and engineering services to assist in the following;

- Preparation of the application - \$5,000.
- Discussion for dedication of O & G property and negotiation with State on use of property. - \$2,000.
- Assistance to the Conservation Commission in selection of the landscape architecture / engineering consultants to design park. The Town Planner and Town Engineer will work with the Conservation Commission in the selection of the consultants.

2. O & G Corporation

- O & G Corporation owns one of the three lots that will become part of the Riverbend Park. Corporation officials have indicated their willingness to dedicate the property to the Town for use as recreational purposes. No appraisal has been done for this property, but preliminary estimates value this property at \$50,000.

4. Trout Unlimited

- Trout Unlimited, a nonprofit organization has received a grant as part of the ALCOA settlement to be used for construction of a park at the site of Riverbend Park. Unfortunately, Trout Unlimited lacks the organizational capacity and financial resources to adequately implement this project. Therefore, they have indicated that they will dedicate the use of the funds as part of the matching contributions for the development of Riverbend Park.

c. Other Contributions as Match

The contributions described in Section b. above shall be counted towards Other Contributions, for a total of \$87,500.

d. Other Funds Required

No funds other than described in the Budget Tables will be required.

SUPPLEMENTAL INFORMATION

- Photographs of sites
- Conceptual Plan of Riverbend Park
- Letter of Support – Central Naugatuck Valley Council of Governments
- Maps



Site of Proposed Depot Road River Park



Site of Proposed Riverbend Park



June 12, 2007

Michael Powers
Inland Fisheries
Department of Environmental Protection
Housatonic River Natural Resources Restoration Project
79 Elm Street
Hartford, CT

Dear Mr. Powers:

At its June 8th meeting, the Council of Governments of the Central Naugatuck Valley (COGCV) voted unanimously to endorse the two proposals by the Town of Beacon Falls for River Recapture, seeking a total of \$180,000.

The Depot Road Park property, consisting of approximately 1.5 acres, will be enhanced for fishing, made handicapped accessible, and be upgraded with benches and a walking trail among other amenities. It will eventually connect with a trail proposed by O&G Industries.

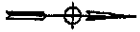
The Riverbend Park property, consisting of three parcels, will also be developed into a park. Located on the east side of the Naugatuck River, the Riverbend Park has a scenic location.

Thank you for your consideration of these properties.

Sincerely,

Peter Dorpalen
Executive Director

cc: Susan A. Cable
Richard Minnick
Edward Jurzynski



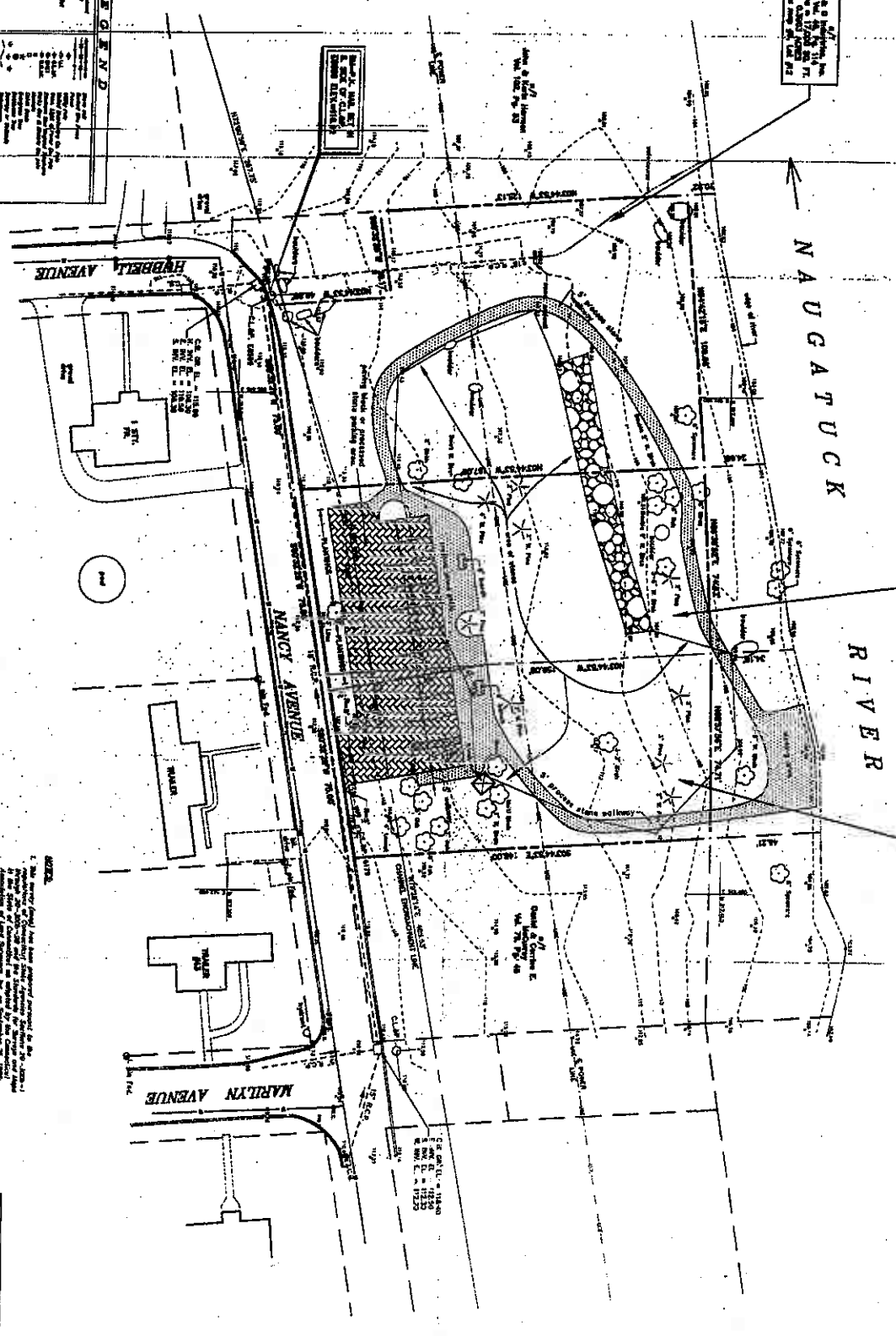
Area of 10.17 Acres
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Total of 10.17 Acres
Area of 10.17 Acres
Total of 10.17 Acres

NAUGATUCK RIVER

RIVER



NO.	DESCRIPTION	QUANTITY	UNIT
1	Asphalt Paving	10,000	SQ. YD.
2	Concrete Paving	5,000	SQ. YD.
3	Gravel Paving	2,000	SQ. YD.
4	Excavation	1,000	CY.
5	Backfill	1,000	CY.
6	Structural Steel	100	TONS
7	Reinforcing Steel	100	TONS
8	Formwork	100	SQ. YD.
9	Paint	100	GALLONS
10	Landscaping	100	SQ. YD.

NOTES:

- The project is to be completed in two phases. Phase I will consist of the construction of the parking garage and the associated parking spaces. Phase II will consist of the construction of the building and the associated parking spaces.
- The parking garage will be constructed of concrete and steel. The building will be constructed of brick and steel.
- The parking spaces will be paved with asphalt. The building will be paved with concrete.
- The landscaping will consist of trees and shrubs. The trees will be planted in the parking spaces and the shrubs will be planted around the building.
- The project is to be completed by the end of the year.

THIS MAP IS NOT VALID WITHOUT SURVEYOR'S LIVE SIGNATURE AND SEAL. THIS MAP IS SUBMITTED FOR RECORD AND SHALL BE RECORDED AS NOTED HEREON.

MICHAEL H. HORBALL
L.S. 976, 30 918A

NAUGATUCK VALLEY CHAPTER TROUT UNLIMITED AND THE TOWN OF BEACON FALLS RIVERBEND PARK

7A River Bendland

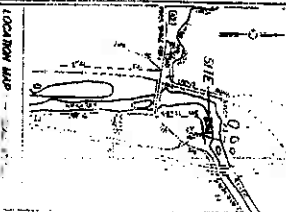
MICHAEL H. HORBALL
LAND SURVEYOR - PLANNING
62 Main Street, Beacon Falls, CT 06400
Phone: (860) 385-9865

PROJECT OWNER: TOWN OF BEACON FALLS

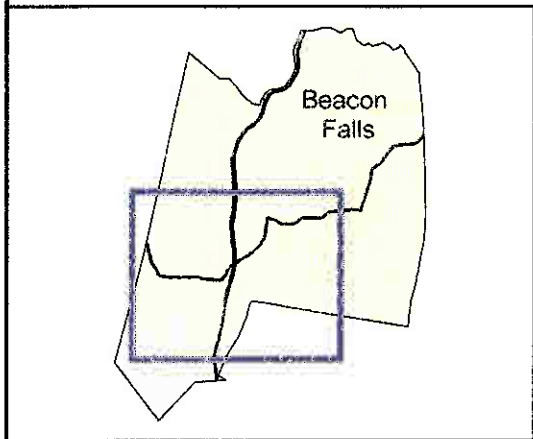
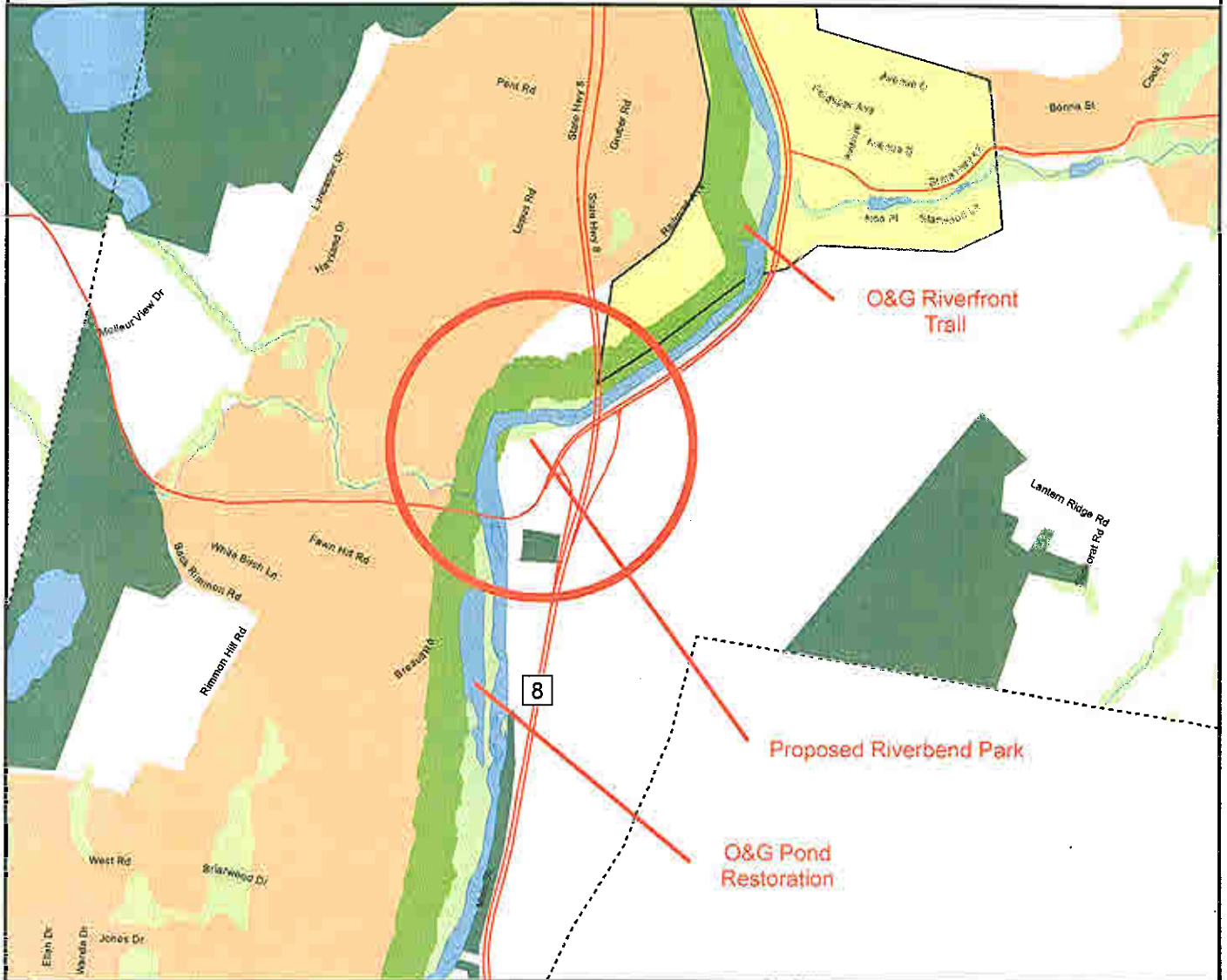
SCALE: 1"=20'

DATE: FEBRUARY 27, 2001

SHEET 1 OF 1







Future Land Use Riverbend Park

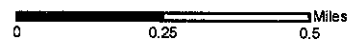


Development Areas

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




Conservation Areas

-  Rural Areas
-  Severe Environmental Constraints
-  Committed Open Space
-  Proposed Open Space

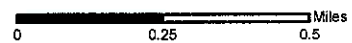
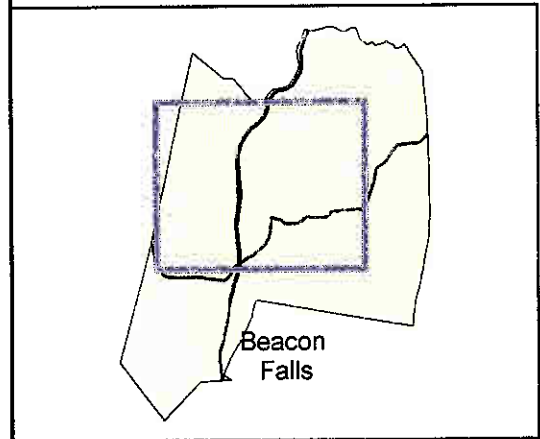
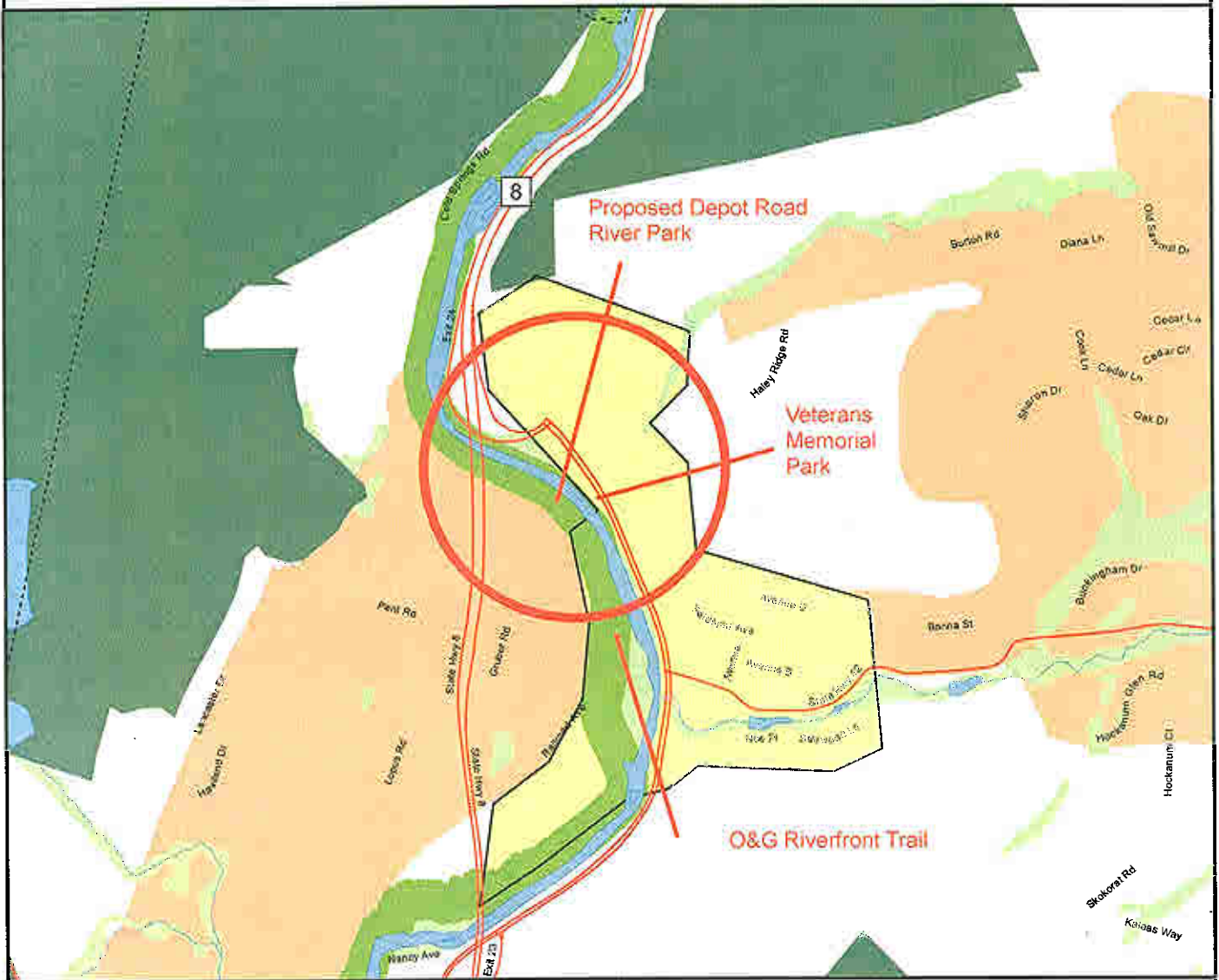


Riverbend Park Area





Transportation and Other

-  Regional Arterial
-  Local Road
-  Municipal Boundary





Future Land Use Depot Road River Park



Development Areas

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




Conservation Areas

-  Rural Areas
-  Severe Environmental Constraints
-  Committed Open Space
-  Proposed Open Space



Depot Road River Park

Transportation and Other

-  Regional Arterial
-  Local Road
-  Municipal Boundary