

What is the New Hartford Land Conservation Trust? We are a private, nonprofit, tax-exempt, service organization, incorporated in Connecticut. The purpose of our Land Trust is to conserve the natural resources of the Town of New Hartford — water resources, swamps, woodland, and open spaces, and the plant and animal life therein, and unique scenic natural sites and historic sites.

Why was it organized? A long-term goal of our Land Trust is to acquire attractive tracts of open land throughout the Town so that the New Hartford of the future will retain as much as possible of its natural charm.

As a private organization outside the realm of politics, our Trust can assume the responsibility of land management concerning itself with the natural features of the land and with the specific desires of donors of land to the Trust.

We operate in areas in which it would be impractical for the Town to act. The acceptance of a gift by the Town requires the approval of several commissions in addition to a Town meeting. We can serve as a vehicle for raising money to be used in meeting conservation goals.

We have great flexibility in dealing with individual donors. We can act quickly or demonstrate unlimited patience in dealing with complicated restrictive covenants desired by a donor and which a public body would find unacceptable.

How can it help you? The conservation of open land adds to the value of neighboring private properties and increases the value of the entire community as well.

The Land Trust makes it possible for you to serve the goals of conservation through tax-deductible gifts of either land, money, or securities.

What about taxes? Experience shows that land set aside as permanent open space has a restraining influence on your future tax rate. This is because the new homes which might have replaced the open land would tend to be an added tax expense — needing more in new Town services than they pay in Town taxes. Those who complain about open land going off the tax rolls little realize that a number of houses could have raised their taxes more.

How can it help the town? The needs of an expanding community for open land must be anticipated and met far in advance of any possible run-away growth. Every piece of New Hartford land set aside for conservation becomes an island of natural beauty, helping to preserve the attractiveness of New Hartford and minimizing the costly strain of rapid town expansion. Zoning can no longer be solely relied upon to provide for orderly growth and preserve the character of our Town.

Land acquired by our Trust will be retained in its natural state and become a part of the heritage of New Hartford — making conservation of wildlife, beauty and natural resources both practical and economically attractive to the Town.

The role of our Land Trust. The following quotations from "Stewardship" (published by the Open Space Action Institute) help to indicate the areas of usefulness of our Land Trust.

1. "There are instances where the giving away of land nets the owner's estate greater solvency." (Income and inheritance tax laws actually encourage the establishment of open space lands through tax-deductible gifts. The Land Trust provides a means of serving any land owner who wishes to make more efficient use of his land holdings.)
2. "There are compelling arguments why certain land owners should consider donation of their property for public-interest open space. And it should come as no surprise that almost all the compelling arguments revolve around one thing: taxes." (The Land Trust helps to make conservation both practical and efficient through proper application of existing tax laws.)