



New Hartford Land Trust

Newsletter

Volume 1, Issue 1

President's Message by Ron Eigenbrod

This time of year, with the snow still deep and the cold keeping both the civilized and wild life of our town hunkered down, it's a great time to review the past year and look forward. As your new president, I would first like to acknowledge the legacy that Tom Klebart, president for the previous 9 years has left us. Tom guided the many volunteers who developed stewardship guidelines, put an organization together, and acquired properties. To Tom and the fellow townspeople who have served for many years on the Board of Directors, a hearty "Thank You".

Our New Hartford Land Trust (NHLT) has added three properties this last year, including our largest ever. The 50+ acre "Regents Park" parcel (between Lair Road and Route 202) opens up the possibility of hiking or skiing trails along a brook through mature woods including a cathedral of pines. In addition, we are leveraging our funds to purchase the development rights to farmland, a first for our NHLT.

In September, there was a party for the NHLT, graciously hosted by Caren and Gordon Ross. Over 75 people

enjoyed the evening and heard from Nevin Christensen about how the Flamig Farm was preserved by the town of Simsbury...and why EGGS is spelled backwards. We hope to have more social events in the future.

There is a renewed awareness in town that what we have here is special, and a heightened realization that developers have discovered New Hartford. Unless we actively work to preserve our open spaces, they will indeed be developed. I hope to see you at the annual meeting, and welcome you to get involved with your Land Trust.

Special points of Interest:

- **Board Members Elected**
- **NHLT to accept 50+ acre land donation off of Lair Road**
- **Tax Law Changes Grant Benefits for Conservation Easements**
- **NHLT States "Now is the Time to Preserve the New Hartford we Know"**
- **Earth Day, Act locally this year by joining your neighbors for a fun day during the NHLT's annual property clean up.**
- **All are invited to attend our annual meeting, you may just want to get involved!**

Land Trust to Preserve Family Farm

The NHLT is very pleased to announce plans to preserve a scenic 35-acre farm on the corner of Ramstein Road and Route 202. The farm, which features rolling meadows, streams and forest, is a property that defines New Hartford's rural character. It is the gateway to town, marking a transition from dense commercial development to sweeping picturesque vistas that extend into Bakerville village.

The family who owns the farm has agreed to sell to the Land Trust the development rights to their property, with

a conservation easement. This means the land will be preserved in its natural state, or for farming, forever. The family will continue to own the land, as well as the farmhouse and barn that sit on an adjoining piece of property. They will be free to sell the land or pass it on to their children, but no future owner can ever build on the land or spoil its beauty.

The Land Trust plans to purchase the development rights with its own funds as well as with grant money expected to come from the State De-

partment of Environmental Protection. For the past several years the DEP has been

issuing matching grants for the preservation of open space, and the NHLT hopes to take advantage of this program to preserve prime farmland along Route 202.



**Family Farm
Rte 202 & Ramstein Rd**

Annual Meeting

The New Hartford Land Trust extends a welcoming invitation to all our members, friends and others who are curious about the land trust, to our annual meeting on February 23, 2003 at 4:00PM held in the Senior Center at the New Hartford Town Hall. Our guest speaker will be **Put Brown** from the Granby Land Trust, which has preserved over 1000 acres plus 600 acres in conservation easements. They also negotiate arrangements with "sister organizations", such as the Nature Con-

servancy and the town Open Space Commission for further preservation. We look forward to instituting their successes here in New Hartford.

Put's approach:

"If a piece of land is sufficiently attractive, we'll fundraise or we'll find partners to preserve it. As long as land is saved we don't care who owns it."

New Hartford is at a crucial stage in its life as a rural community. There is great pressure right now on the town to

develop, both residentially and commercially. The land trust has a unique opportunity to play a pivotal role in encouraging sustainable growth, promoting land conservation as an integral part of any plan of development, and educating residents about the benefits and importance of the preservation of open space. Please join us at the 2/23/03 gathering. This yearly meeting is an important time for us to reconnect with each other, visit for awhile and share ideas. We look forward to seeing you!

Current Properties



Sign, sign, everywhere a sign!

Who is your favorite neighbor? How about the quiet, unspoiled forest,

wetland or meadow stewarded by the land trust! The NHLT currently has 18 such land holdings in and around our community which are identified by subtle, attractive markers placed on the perimeters of each property by their respective land stewards. Many thanks to the local Boy Scouts of America who

walked, cleaned off any debris and marked our properties with the NHLT logo as an Eagle Scout community project led by Tom Klebart, Jr.

Following is a list of current donated properties, donation dates and acreage:

- | | |
|-----------------------|---------------|
| 1. Gilkyson '78 | 18 acres |
| 2. Winding Brooks '89 | 2.76 acres |
| 3. Lynette Court '89 | 8.27 acres |
| 4. Spencer Brook '88 | 12.32 acres |
| 5. Spruce Brook '88 | 150' easement |
| 6. O'Keefe Lane '91 | 5.47 acres |
| 7. Bee Mountain '91 | 3.58 acres |
| 8. Stub Hollow '91 | 17.88 acres |

- | | |
|-------------------------|-------------|
| 9. Troutwood '89 | 19.27 acres |
| 10. Honey Hill '94 | 14.57 acres |
| 11. Gibson '94 | 22.84 acres |
| 12. Main St '94 | 1.5 acres |
| 13. Stub Hollow '96 | 5 acres |
| 14. Ramstein Road '00 | 37.8 acres |
| 15. Birdsvieiw '00 | 0.7 acres |
| 16. Laurelwood Pond '01 | 17.94 acres |
| 17. Route 202 '02 | 3.83 acres |
| 18. Regents Park '03 | 50.37 acres |

We all need more neighbors like this!

Getting Involved

Qualifying gifts to the New Hartford Land Trust may benefit you, while benefiting us, in the form of a charitable contribution deduction for income, gift, or estate tax purposes.

Outright gifts of cash, real property, or other property to the **NHLT** can help us meet our common goal of preserving the natural beauty of our Town.

Your support and time are also greatly appreciated. The **New Hartford Land Trust** needs volunteer stewards to help monitor its many properties on a regular basis. We also need help with clean-up and maintenance of properties, fundraising activities, and acquisition activities. Please help us by putting your most valuable gift—**yourself**—to work for our common goal!

"We're Closer to Preserving this Land.....But We Still Have Lots to Lose!"

PLEASE JOIN US!

Our annual **Earth Day** property clean up is a great way of keeping up our shared properties while catching up with and/or getting to know your New Hartford neighbors. Each year at Earth Day, the Land Trust volunteers walk our properties, clean them of any debris and manage damage from natural events such as ice storms. For young

and old, this is a fun day of camaraderie, pride in the community and good, healthy work in New Hartford's beautiful outdoors.

We gladly accept help ranging from pouring coffee in the morning to using your truck for dump runs.

Act locally this year for Earth Day! Please join us at:

Berkshire Hall

Saturday, April 19, 2003

8:30 AM

We'll supply the morning cup of coffee, lunch and a Post-Clean Up Social, all at the Berkshire Hall. Please contact the land trust if you can join us and/or just show up!

NHLT Stewardship Committee Contact 860.379.3493

How / Why We Acquire Land

Land Donations: Some people who love their land donate that land to a trust as a protection method. You may be surprised that provisions in your will may not be sufficient protection. Nobody cares about your land as much as you do, especially when money is involved. Take steps to save it now.

Life Estates: A life estate is a legal instrument through which a property owner donates land to a land trust after they die, while retaining the right to live on the property for the remainder of their life.

Limited Development: Limited development is tradeoff, sometimes forced by economic hardship. A landowner agrees to develop part of the land if the rest is protected.

Conservation Easements: A conservation easement is a legal document listing a number of restrictions a landowner wishes to place on their land. You may, for example, restrict subdividing your land. The document becomes part of the deed. When the land changes hands, the new owner is bound by the terms of the easement, meaning the wishes of the original landowner are respected.



Board members on the Regents Park Site Walk, off Lair Road

An easement may confer federal and state income tax advantages. If property appreciates greatly, heirs may not be able to pay the taxes. A conservation easement on land may reduce a property's value and thus reduce estate taxes, allowing heirs to keep the property.

Conservation easements, now the most popular means to protect land, came into widespread use after the Tax Reform Act of 1976 explicitly recognized them as tax-deductible donations.

Membership

Thank you to our current members for your support and patronage
and to our 2002 NHLT Board Members, **Highlighted**, for all of their efforts.

Anne Bailey

Bill & Cindy Bohan

Barbara Bridgen

Robert G. Miller & Donna J. Brooks

Patrick & Tammy Casey

Marci & Lew Chappel

Ellen & **David Childs**

Robert & Mary Colbert

Paul & Susan Cryan

Tony & Kim DeDominicis

Irene & **Roger Dietlin**

Andrea Donald

Joan A. & Allan E. Dumont

Ronald H. Eigenbrod

Marcia & James Farkas

George & Sue Farrance

Richard Frieder & Madelaine McClave

Donald J. Gagliardi & Rebecca Reslock

Donald O. & Lois M. Garrison

Nancy B. & Murray O. Gibson

Robert & Donna Gilbane

Bryan & Gina Gill

Norm & Barbara Goff

Paul R. & Elaine A. Griffin

Mary H. & William B. Hall

Peter & Solveig Hayward

Fenno & Carol Heath

David & Barbara Henri

Gray & Susie Horn

John E. Hudson

Corina & Andrew Hughes

Chris & Anne James

Frederick & Colleen Jeans

Jenson Mechanical Equipment Inc.

George & Linda Jones

Laura A. Kavanaugh

Bryan & Andrea Keilty

Kenneth & Allison Dillion Kimberle

James B. & Katherine Kinane

Rena & Thomas Klebart

David C. & Margot G. Krimmel

Dan & **Donna LaPlante**

Jeff & Nancy Linton

Mrs. Richard Ludlum

Timothy Lyman & Alden Smith

Eduardo Marchena & Jean Darlington

Susan & Jack Marsden

Bob & Priscilla Marshall

John & Carol Maschi

John & Nilsa Maysa

Gerald J. McCrory

Craig & Patti McCurdy

Norman & Karen Meares

Sharon & Denis Miller

Terrence & Marie Moreschi

Ralph C. & Judith A. Morse

Alison C. Murdock & Mark E. Lindquist

George J. Natale

Carmen & Charles Neale

Karen Griswold Nelson

Suzanne M. Nigrelli & Mark J. Gadoury

Jeffrey & Wendy H. Ollendorf

Noel Palozie

Susan & William Piper

Stephen P. & Marcia Potter

Gil & Rosemary Pratt

Anthony R. & Caryl C. Pucino

Glenna Ramstein

Betsy & Ron Renouf

Skip & Nancy Rogers

Susan & Howard Rood

Gordon & Caren Ross

John A. & Libby Antarsh Ross

Linda & Douglas Roth

David & Judy Ruhm

David & Betsy Sessions

Kirk & Kelly Sinclair

Thomas & Sheila Smith

James M. Smith

David & Karen Swiatek

Meredith Tiedemann

Richard & Dona Tutunjian

Patrick & Donna Vincenti

Jean Volkmer

Sarah Warner

Dale & Phyllis Webb

Pauline & **Lincoln S. Young**

Tosca Zagni

We depend on membership fees to support operations, insurance, mailings, land maintenance expenses and to acquire land.
Get involved with permanently protecting the conservation value of our Land in New Hartford by becoming a member.

Enclosed is my tax deductible check for \$ _____ **Junior:** \$10.00 **Individual:** \$20.00 **Family:** \$35.00

Sustaining: \$50.00 **Patron:** \$100.00 **Benefactor:** \$250.00

Name: _____

Address: _____

Please make your check payable to **New Hartford Land Trust**, and mail to:

New Hartford Land Trust

P.O. Box 272

New Hartford, CT 06057



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History of The Land Trust

In the mid 1800's, many "village improvement societies" formed in New England to *"improve the quality of life and of the environment."* These small nonprofit organizations were the forerunners of today's land trust movement.

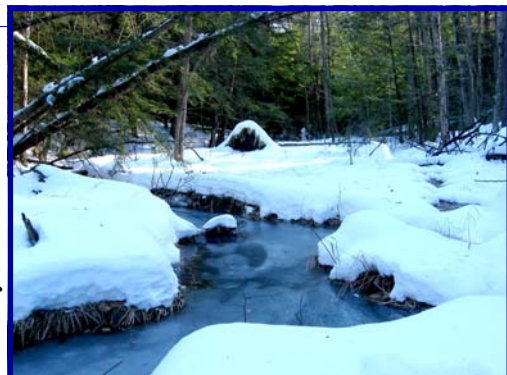
A few years later, in 1891, the Massachusetts legislature incorporated **The Trustees of Reservations** to protect the *"jewels of the living landscape"*. The Society for the Protection of New Hampshire Forests, with similar pur-

poses, was formed in 1901. Today, both organizations are among the nation's leading state conservation groups.

Not all the pioneers were in the northeast. At the turn of the century, a group of Californians organized the *Sempervirens Club* with the slogan "Save the Redwoods."

Connecticut currently boasts 114 individual land trusts surpassed in the nation only by Massachusetts at 116.

The **New Hartford Land Trust**, a private, non-profit,



Brook on Regents Park Property

tax-exempt organization formed in 1973, is currently preserving **242+ acres** of open space and natural resources in New Hartford for the benefit of the public.