



Wagner Woods 2010 GIFT – 62 ACRES

Donors: Dick and Lina Wagner,
Rick and Carole Wagner
Property Stewards: Jim Ray and Roger Preston

A little over 10 years ago Dick Wagner purchased this 62 acre site from a residential developer. Following his wishes to preserve the land, his wife, Lina Wagner, his son Rick Wagner and Rick's wife, Carole, donated this land to the Simsbury Land Trust. Located behind the homes along Great Pond and Old Farms Roads, the Wagner Woods can be accessed via an old farm path across Great Pond Road from Great Pond State Park. The Wagner Woods consists of mature forest, open fields and wetlands. This great habitat diversity attracts a variety of wildlife.

Because of the size of this parcel, its easy access and the diversity of its features, this property is especially valuable to the Simsbury Land Trust and a real treasure for the larger community. Roger Preston and Jim Ray, Simsbury residents and volunteer stewards, have helped immensely in enhancing this property for its conservation purposes and its enjoyment by the community. Both Roger and Jim live near the property and have spent years exploring this site and the adjacent Great Pond Forest. When this land was donated it was a natural step for them to volunteer to help care for it. Roger, a well-known local bird expert, has been a friend of the Wagners for many years and was already familiar with the land and its birds. Jim is an avid photographer who provides photos for the SLT on a regular basis and was anxious to capture the Wagner Woods on film.

We asked Roger and Jim how they see their role as stewards of this new land trust property. The task for the first stewards of any sizable property acquired by the land trust is enormous. This has certainly been the case here. The stewards spent hours getting to know every nook and cranny of the site and contributed numerous ideas regarding what needed to be done, how the site might be

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FALL 2011 Landlines

SIMSBURY LAND TRUST

Since 1976

The Campaign for Simsbury is finished! What Happens Next?

By Dick Davis, SLT Trustee

In 1998, the Trustees of the Simsbury Land Trust asked the question "If we were to come back to Simsbury 50 years from now, what would the town look like?" and more importantly, "What do we want it to look like?" We talked with many people — past and present elected officials, Town and State staff, prior SLT Trustees and members, the Nature Conservancy and others. We studied the Town Plan of Development and the work that others had done. Once we answered the question, we formulated an acquisition plan to help accomplish it. Now that acquisition plan is more or less completed. There are still parcels here and there that will flesh it out, a buffer here, an expansion there, a missing corridor connection, and we will continue to work on these. But most of the anchor sites and corridor network that we set out to protect are now a reality. So it is tempting to say "The job is done!" and for us all to take a breather.

However, we have said from the start that the acquisition of land is only a part of the long-term care and protection of our natural environment, of the Town's physical character and of our scenic vistas. Other, less exciting, year in and year out actions are as important to our mission as the acquisitions themselves. We have made some good progress in these other areas in recent years but we need to continue this broader focus.

- 1) We need to maintain the natural diversity of our wild open spaces by keeping our properties conducive to individual species of plants and animals and by controlling invasive species.

(continued on page 3)

"...the acquisition of land is only a part of the long-term care and protection of our natural environment..."



Several generations of the Tuller family were on hand to help celebrate the completion of the Tulmeadow Woodlot preservation project.



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LANDLINES —

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Letter from the President

— Chuck Howard

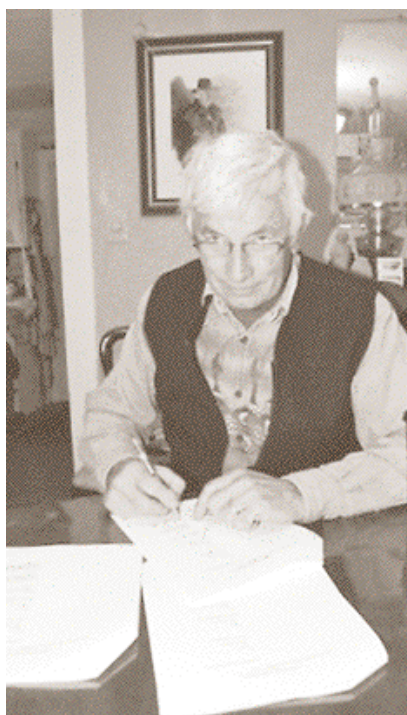
I want to give my heartfelt thanks to everyone who has supported the Simsbury Land Trust for the past few years as we raised the funds necessary to complete the Tulmeadow Woodlot development rights acquisition. This last piece, the culmination of the 10-year capital campaign, was our largest single fundraising effort to date. We very much appreciate your support for this project.

While the majority of our focus over the past couple of years has been the Tulmeadow Woodlot, there is a lot more going on at the SLT. Many hardworking volunteers have been organizing hikes and education events, clearing trails, and taking care of our properties. Members of the board of trustees spent countless hours on a new strategic plan for the organization, and more recently are working to establish a records policy for the SLT. We plan to continue increasing our stewardship efforts over the next few years and we are working on a new youth program that we hope to begin this spring. If you made it to our Tulmeadow Woodlot celebration in late September, you know that we can throw a good party. If you did not make it to that event, I encourage you to try and join us for one sometime soon. There are several recreation and education activities coming up that will appeal to a variety of ages and interests.

I do want to make note of the special town vote held in August. Everyone in attendance was particularly impressed with the number of people who turned out to vote to authorize the town to work with us in order to meet the special requirements for the Forest Legacy Grant. There were NO opposing votes to the resolution. I do not recall any other issue in 35 years of living in Simsbury and attending Town meetings on which there was such a unanimous vote!

I thank you for your continued support, and look forward to seeing you on the trails!

Chuck



Tulmeadow Farm Project Complete!

On Thursday, November 3, 2011, Buzz Tuller signed the final document providing permanent protection of the 73 acre Tulmeadow Farm Woodlot. This transaction completes the preservation of the entire 260 acre Tulmeadow Farm, an historic and cultural landmark in West Simsbury, CT, through a series of agricultural conservation easements which the Simsbury Land Trust created in partnership with the Town of Simsbury, the Tuller family, the State of Connecticut DEEP, the US Forest Service and the Natural Resources Conservation Service (both services of the United States Department of Agricultural) and with private contributions from hundreds of Simsbury residents.

Harris Sherman, Under Secretary of the United States Department of Agriculture, visits with state and local conservationists at Tulmeadow Farm, for which the Simsbury Land Trust obtained major land preservation grants from two of the services he oversees, the US Forest Service and the Natural Resources Conservation Service.

Pictured left-right after a tour of Tulmeadow Farm: Jay Dippel, Program Director and Farmland Preservation Program-CT Dept. of Agriculture; Helene F. Hochholzer, Forest Planner and Forest Legacy Coordinator-CT Dept. of Energy and Environmental Protection; Jesse Young, Legislative Asst.-Congressman Chris Murphy; Oliver H. Tuller, Landowner; Steve K. Reviczky, Commissioner-CT Dept. of Agriculture; Rob Heagney,

Simsbury Land Trust; Chuck Howard, President-Simsbury Land Trust; Don Tuller, Landowner and President-CT Farm Bureau; Harris Sherman, Under Secretary for Natural Resources and Environment at USDA; Henry Talmage, Exec. Director of the CT Farmland Trust; Joyce Purcell, Asst. State Conservationist-Programs NRCS; Kip Kolesinskas, State Soil Scientist and Farm and Ranch Lands Protection Program Manager-NRCS; Jay T. Mar, State Conservationist-NRCS; Dick Davis, Simsbury Land Trust. (Not pictured: TJ Donohue, Simsbury Land Trust.)



PHOTO: TJ DONOHUE

Campaign is finished! *(continued from page 1)*

- 2) We need to maintain “appropriate” public access, that is, access that minimizes its negative impact on the natural diversity of the landscape but which, within this context, also creates an intellectually stimulating and physically challenging experience for those who visit the sites. This includes thoughtful siting of trails and well thought out guidelines for their use, as well as the regular repair of trails, bridges, observation decks, etc.
- 3) We need to understand our land better and to do a better job communicating that knowledge to the community by such means as high quality on-site activities, guest speakers, photos and written materials.
- 4) Where and whenever practical, we need to encourage more people to use the trails in ways compatible with the purposes of each site.

The most effective way you can support the work we do is to renew your membership and to urge others to join.

To achieve these goals we need to develop better ways to:

- 1) Increase the knowledge of our Trustees, staff, members and the community in the plants and animals on our land and in how each site contributes to the SLT’s mission.
- 2) Increase the level of our collective conservation skills and knowledge of best practices.
- 3) Staff appropriately by making use of volunteers whenever possible, third party contractors for narrowly defined projects that are best done by professionals and minimal paid staff for critical continuity and day-to-day follow-up.

As with our acquisition efforts, in accomplishing these broader goals, the one key participant is the SLT membership. A varied, broad based and growing membership is vital for several reasons — it is our only real source of operating revenue, it provides our volunteers and some of our best ideas, it is a measure of our support throughout the community and it is our best voice to the greater community.

The most effective way you can support the work we do is to renew your membership and to urge others to join. If you want to do more, the Simsbury Land Trust is always on the lookout for new volunteers — stewards, hike leaders, committee members and members of our board. Please contact Amy Zeiner at the SLT office for information on volunteering.



Galapagos Program — “At the Edge of the Earth”

Sunday, January 29, 2012 • Simsbury Public Library
Time: 2:00 p.m.

This multimedia program will combine beautiful still images and movies for a unique look at the geology and biology of these remote islands. We will consider what it is about them which helped Darwin reach his extraordinary conclusions about natural selection as the driving force behind evolution. Don't miss this opportunity to share close encounters with Blue-footed Boobies, Lava Lizards, Giant Land Iguanas, Galapagos Sea Lions and many more.

Wagner Woods Hike/Snowshoe

Sunday, February 12, 2012
Wagner Woods on Great Pond Road
Time: 1:00 p.m.

Join us for a winter hike/snowshoe event. We will meet at the gate at the trailhead for a winter walk through the woods. If we have snow, snowshoes will be appropriate, and a limited number of snowshoes may be available. DUE TO RECENT STORM DAMAGE, PLEASE CALL OFFICE TO CHECK STATUS OF EVENT 860-651-8773.



You can now register for a hike online at
www.simsburylandtrust.org



JIM RAY

Birding 101

Sunday, April 1, 2012 • Simsbury Public Library
Time: 2:00 p.m.

This multimedia program will be an enjoyable presentation for folks who are interested in learning more about birding, and those who already enjoy this wonderful pastime. We will consider why you might want to become more serious about birding and cover the basics of choosing a bird guide, binoculars and learn how to use them both. Finally, we will learn what to look for as we try to distinguish what bird we are looking at. A handout with all the information you need to get started will be available. More experienced birders will enjoy the pictures of birds from all over North and Central America.

Inspired by Nature: Poetry, Painting and Photography Contest

Did you miss the deadline? There is still time to enter!

How does nature inspire you? To write a poem, paint a picture or take a photograph? Please share your work with us by entering the contest. For complete contest rules please visit our website at www.simsburylandtrust.org or call the SLT office at 860-651-8773.

**Deadline extended to
January 1!**

Open to everyone!

*Adult entrants must be members
of the Simsbury Land Trust.
Student entrants are excluded
from membership requirement.*



Mushroom Hike

Hike leaders Karen Brand and Marlene Snecinski walked the woods with about 20 people. They found and identified over 30 species, even though it was later in the fall mushroom season. Their finds included choice edibles as well as some poisonous *Amanita*'s. The enthusiasm level was high, there was plenty of science to share and Mother Nature did not disappoint. They ended our foray with a tailgate snack of some of the same edible find that Marlene prepared earlier as a mushroom and caper caponata on rustica bread with olive oil.



A group of hikers, lead by Karen Brand and Dick Davis, walked the West Mountain Trails on Connecticut Trails Day in June.



At our Annual Membership Celebration...



Julie Christensen brought along a horse from Flamig Farm and provided free pony rides for SLT members and friends.



Brian Kleinman from Riverside Reptiles entertained young and old alike with reptiles and amphibians.



TJ Donohue and Mike Long enjoy the fall day at the Simsbury Land Trust Annual Membership Celebration.

stewardship (stoo' rd-ship')

- n:** 1. the office, duties, and obligations of a steward
2. the conducting, supervising, or managing of something; especially: the careful and responsible management of something entrusted to one's care <stewardship of natural resources>¹

(1) <http://www.merriam-webster.com/dictionary/stewardship?show=0&t=1320694289>

Stewardship of our properties is a vital function. Volunteer property stewards are trained in methods of observation and information collection and then given a property to inspect periodically throughout the year. Stewards monitor the properties and report back to the SLT through a written report. These reports help the SLT track changes in each of its properties and take action to maintain its boundaries, safeguard sensitive environments, preserve the attributes for which the property was acquired, and encourage appropriate public use and enjoyment. The article on Wagner Woods describes some of the duties of a steward in relation to a specific property. Wagner Woods was a newly acquired property and required a great deal of work on the part of the stewards. Other properties are already established and require more routine reporting rather than trailblazing. All aspects, big and small, are important volunteer activities that we appreciate very much. The SLT would like to thank the following volunteers for their work as current property stewards: Marlene Snecinski, Steve and Polly Parker, Jim Veltrop, Kelley Weikel, Mel Wolpert, Jeff Bush, Joe Venishnick, Susan Van Kleef, Josh Hazelwood, Dick Clark, Chris Bombara, Pat and Don Uhl, Biff Zoephel, Joe Springman, Jason Kennedy, Joan Hayes, Ted Almy, Karen Brand, Deb Barbieri, Keegan Rice, Don and Sally Rieger, Roger Preston, Jim Ray and Paul Panek.



Stewardship volunteer Chris Baier removes protruding rocks that threatened the mufflers and undercarriages of cars being parked at SLT's 60 Westledge Road trailhead.



Volunteers Repair Irene's Damage

Floodwaters from storm Irene washed away the wildlife viewing platform at the land trust's Knapp Property on Hedgehog Lane. Stewards found it the next day perched in the swamp about thirty feet from its intended location.

Returning the heavy and awkward structure to its mountings seemed like an impossible project.

Amazingly, stewardship volunteers led by Jim Miller did the job. They inserted plastic barrels under the platform and used an air compressor to inflate them. That made the platform more buoyant and permitted the workers to move it almost into position. After the barrels were removed, three come-alongs, numerous ropes, cables and levers were used to persuade the platform up onto new, higher supports. Several days of work included about ten manhours spent knee deep, waist deep, and even neck deep in Knapp's murky water. There are some finishing touches needed, but the platform is essentially back in service and cabled to two nearby trees just in case.



Wagner Woods *(continued from page 1)*

repaired and enhanced, where trails might be best placed and what signage might be useful.

One of the first things to be done was to clean up any man-made debris that might be lying around. They discovered signs of early dumping, several old tires, a rusted 55 gallon drum, the ubiquitous beer cans and even scattered golf balls. Another early job was to research the history of the site. Through aerial photos from the 1930s, examination of early foundations, maps, surveys, title search and interviews with former owners including Jo-Anne Boehm who still lives next to the property, Roger and Jim were able to provide the content for an historical sign placed near the field on the property. For instance, it is widely known that Ralph Boehm used the field as a landing strip for his private plane. A photo of Ralph in front of his plane is included in the sign.

After review of their suggestions by the stewardship committee, they created a network of walking trails through the rolling woodland and have provided a continuous loop through and around the property. This takes the hiker through areas once farmed by the Stierle family. Now mostly wooded, stonewalls run where once fields and orchards grew. Besides establishing the trails, markers identify different legs of the trail with the names of former owners — Stierle, Boehm and Wagner.

A temporary bridge was erected over a seasonal stream to prevent erosion and for the comfort of visitors, and a permanent one is planned for the coming year. Invasive plants have been cut back or sprayed in order to allow a wider variety of native plants to re-establish themselves. After a professional surveyor marked extensive areas where the boundaries were difficult to determine, Roger and Jim placed SLT markers along the boundary lines. They installed birdhouses along the edges of the field to help re-establish the bluebird population. The trails were mowed where they entered the field and arrangements were made to have the field itself cut annually once the birds have left for the season. Potential future projects include an Eagle Scout erecting a kiosk at the entrance to the Wagner Woods, erosion bars being placed on the steep trail leading down to Hop Brook and additional invasive species control.

Neighbors and residents alike are encouraged to use the walking trails. During this first year of SLT ownership, neighbors were invited to an information session where a video of the property was shown. This site is already a popular destination for SLT hikes, with several including a segment in Great Pond Forest before crossing over into the Wagner Woods.

Much of this work was the result of the ideas of Roger and Jim and their willingness to actually do a large portion of the work. They were provided with guidance and assistance by Don and Sally Rieger (the Stewardship Chair). Roger continues to add to the Wagner Woods bird count (now up to 59 different species) and Jim continues to expand his collection of seasonal photos at the property. Posters featuring the birds of Wagner Woods, a sampling of Jim's photographs, a property map and other information can be seen on the SLT Website.

The property is a popular destination for SLT led hikes, with several including a segment in Great Pond Forest before crossing over into Wagner Woods.



Roger Preston (above) and Jim Ray (below) volunteer their time as the property stewards for the 62-acre Wagner Woods property.



Wagner Woods

153 Great Pond Road

The historic Boehm and Stierle farms

- Parking
- Driveway Trail
- Blue Trail
- Red Trail
- Yellow Trail
- Orange (brook overlook) Trail
- Hop Brook
- stone walls

* The Driveway Trail is not paved, but it is wide and fairly smooth. It might be accessible to some persons with impaired mobility.

0 250 500 Feet



(Note: A full color version of the map at right can be printed from our website, www.simsburylandtrust.org)

"...the Simsbury Land Trust represents an elegant and efficient way to preserve the beautiful vistas and habitats of our town by focusing the efforts of volunteer and public resources on that single goal." —RAY AND CLAIRE



"...our whole family loves the trails and the events, and we care about our health and future."
—SUSAN



Membership Renewal

It's time to renew your annual membership or join as a member of the Simsbury Land Trust!

The Simsbury Land Trust is a member-funded organization. Each fall we ask our supporters to either renew or to join as new members for the upcoming calendar year. Annual membership contributions start at \$40 for individuals and \$60 for families. Membership contributions support a small but dedicated staff and provide the funds we need to monitor and manage nearly 1,000 acres of property under our care. A membership ensures that you receive notices of important news and membership activities, timely emailed news and updates, and invitations to a range of free farm events, hikes, walks, and special speakers during the year. If you have participated in any of our member events this past year and are not currently a member, we hope you will join today to help us fund future events and activities. Your support makes a difference! Please mail your annual membership contribution today.

Thank you for your support!

"...because some things are so valuable, they should be protected forever."

—TIM AND SHERYL



"...maintaining the natural beauty and small town charm of Simsbury is important to us."

—STEVE AND BETH



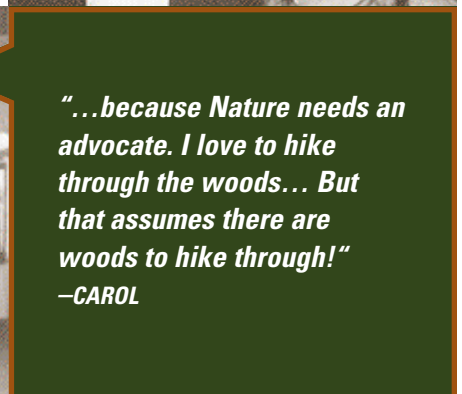
"...in a disposable society open space is a major commodity that is irreplaceable."

—MARY AND CHRIS



"...because Nature needs an advocate. I love to hike through the woods... But that assumes there are woods to hike through!"

—CAROL



Your opinion counts! Please tell us what you think.

— *Ted Almy, Vice President*

Earlier this fall, thanks to support from members and the community at large, the Simsbury Land Trust marked the end of the Campaign for Simsbury with the completion of the protective easement on the 73-acre Tulmeadow Farm Woodlot. The organization is now shifting focus to stewardship — caring for and ensuring the future enjoyment of the properties we've been entrusted with. Please take a few minutes to fill out and return the enclosed survey telling us what you think about the programs we

offer, what properties you visit and enjoy the most, and give us your opinion about some ideas for new member programs and activities.

If you think you'd like to participate in a Simsbury Land Trust focus group later this fall to give us additional information, please make note of your interest in the section toward the end of the questionnaire. We would like to hear your thoughts if you want to share them in person.

Thank you for taking the time to complete the survey. I hope we will have the opportunity to see you in person in one of the upcoming focus group discussions. You can return the survey inside the enclosed membership renewal envelope — hopefully along with your annual membership contribution.

1. A few background questions:

Simsbury resident? ☐ Yes ☐ No

How many years have you been a resident? _____

Currently a Simsbury Land Trust member? ☐ Yes ☐ No

If not currently a member, have you been a member in previous years?

☐ Yes ☐ No

Gender: ☐ Male ☐ Female

Your Age: ☐ <25 ☐ 45-54
☐ 25-34 ☐ 55-64
☐ 35-44 ☐ 65+

Do you have children under 12? ☐ Yes ☐ No

If yes, how many? _____

If yes, would you like to see the Simsbury Land Trust offer youth programs?

☐ Yes ☐ No

2. Please indicate all the Simsbury Land Trust activities or events that you or a family member have participated in and/or attended in the past:

- ☐ Annual Member Dinner in April
- ☐ Annual Business Meeting in May
- ☐ Hikes and walks
- ☐ Trail maintenance and other work projects
- ☐ Annual photography contest
- ☐ Educational events and talks
- ☐ Snowshoeing
- ☐ Bird Watching
- ☐ Family activities for young kids
- ☐ Tour de Farms bicycle tour

3. The Simsbury Land Trust mails a variety of correspondence to members and non-members throughout the year. Which of the following are you most likely to open and read (check all that apply):

- ☐ Annual Membership Notices
- ☐ Annual Report
- ☐ Landlines Newsletter
- ☐ Campaign Appeals
- ☐ Schedule of upcoming events

4. The Simsbury Land Trust has a website. Do you visit it?

☐ Yes ☐ No

If yes, how often will you typically visit the site?

- ☐ Weekly
- ☐ Monthly
- ☐ Every now and then

If yes, what is most important and useful to you on the website? Please rank order 1 to 5 (with 1 being most important):

- ☐ News & photos
- ☐ Property maps
- ☐ How to donate
- ☐ Calendar and event information
- ☐ Membership information and renewal

5. In your view, how important is the Simsbury Land Trust's work and mission to the quality of life in town?

- ☐ Extremely important
- ☐ Somewhat important
- ☐ Not important

6. Please rank 1 to 5 (with 1 as most important) how you feel the Simsbury Land Trust most benefits the town:

- ☐ Preserves Simsbury natural beauty
- ☐ Limits overdevelopment
- ☐ Supports local real estate values
- ☐ Creates recreational opportunities
- ☐ Protects the environment

7. The Simsbury Land Trust currently has a diverse range of properties under protection in town including active farmland, a bog, ridge lines, and numerous woodlots and meadows. Have you previously visited any of our properties?

☐ Yes ☐ No

If yes, please indicate all off the properties, trails and/or property locations you've visited:

- ☐ Tulmeadow Farm Road Trail
- ☐ Tulmeadow Woods
- ☐ Rosedale Farm Road Trail
- ☐ West Ridge Trails
- ☐ The Bog trail and boardwalk
- ☐ Ketchin Quarry
- ☐ Terry's Plain
- ☐ Wagner Woods (off Great Pond)
- ☐ Owen-Mortimore Woods (near Penwood State Park)
- ☐ Other (_____)

How many times will you typically visit Simsbury Land Trust properties in a year?

- ☐ Less than a few times
- ☐ 3 – 6 times
- ☐ More than 6 times

Do you have a favorite property? Please name or describe:

8. The Simsbury Land Trust is a member-supported organization. Each Fall we reach out to the Simsbury community to join or renew their memberships for the following calendar year. We request a membership contribution starting at \$40 for individuals; and \$60 for families.

Do you think these are reasonable amounts for individuals and families?

☐ Yes ☐ No

Would you consider continuing your membership on an annual basis to help provide support to the Simsbury Land Trust to maintain its properties and conservation easements?

☐ Yes ☐ Maybe ☐ No

Would you attend Simsbury Land Trust membership meetings on a quarterly basis if we had informational speakers?

☐ Yes ☐ Maybe ☐ No

The Simsbury Land Trust does NOT usually charge for any of our events or speakers (except for the annual dinner). Would you be likely to pay for a talk by a more well-known expert?

☐ Yes ☐ Maybe ☐ No

9. The Simsbury Land Trust is marking the completion of a 10 year capital campaign. Stewardship, which encompasses the care and maintenance of our properties and the monitoring of various property easements, will become a core focus for the Simsbury Land Trust organization going forward. A new Stewardship Endowment Fund was recently established at the Hartford Foundation for Public Giving. How likely would you be to donate to this new fund in addition to your annual membership contribution?

☐ Likely ☐ Not sure ☐ Probably not

10. Would you be interested in participating in a focus group later this fall to provide more information and feedback to the Simsbury Land Trust?

☐ Yes ☐ No

If yes, could you provide us with your first name and phone number?

First name and telephone #:

11. Finally, do we have your email?

☐ Yes ☐ No

If not, would you provide it here so that we can contact you with news, updates, invitations, membership requests and other news in the most environmentally beneficial way possible?

Note that we do not share member information and their email/contact information with any other organization.

Email:

Thank you for your feedback and comments!

Now that the Tulmeadow Farm Project is complete — *What happens next?*

Now that the conservation easements have been established, what will change?

For the foreseeable future, no noticeable change is anticipated. The easements are predicated upon the belief that the only way to preserve the valuable agricultural soils, the open fields and the woodlot for the long term is to provide for an economically feasible farming operation. This means allowing the business the flexibility to evolve in order to remain competitive and to meet the needs of its customers. The current owners continue to own and operate the farm and plan to do so far into the future. They continue to have the right to sell, lease or donate their property as does any landowner. However, the easements remain part of the deed and will continue regardless of who a future owner may be.

What about public access?

These easements provide for a walking trail that starts at the farm store, runs alongside the fields and through the woods, connecting extended trails south to the Ethel Walker Woods and north along the trap rock ridge. Use of this trail is conditioned upon posted rules and will be temporarily closed from time to time to accommodate farm and logging operations and for public safety.

Can the current or any future owner modify, expand or add buildings or other improvements to the site?

No additional residential units can be added to the site, ever. The owners can repair, upgrade or replace existing buildings for use in the operation of the farm. Expansion of existing buildings can occur with certain restrictions. The owners can add buildings for use in the operation of the farm but no additional buildings can occur except within designated areas totaling less than 2% of the fields. Farm roads and other non-building improvements that would destroy or diminish the useable top soil are tightly restricted.

What happens if the current or future owners decide that they cannot or simply no longer wish to operate the farm?

This will surely happen from time to time as we look over the long term and

some of these periods of non-use might well be for several years. The easements require that during any such period of inactivity those fields that are not in use must be cut at least once each year to prevent the growth of woody plants or brush and trees. This will ensure that the fields remain, that the views and the field habitat are preserved and that valuable agricultural soils are in effect stockpiled for future use. Likewise, the easements provide for on-going management of the woods for the production of timber and for the maintenance of a succession forest habitat. It also provides for permanent limited public access and for continuation of seasonal hayrides, including the Halloween Hayrides. Even if from time to time the farm is owned by an individual who has no interest in farming, the fields and the woods will remain.

Don't local land costs make it difficult or impossible for a future farmer to be a potential buyer?

Because the conservation easements remove the right to develop the land for non-agricultural use and requires that the fields and the woods be maintained, the market price should be substantially lower and therefore much more affordable for agricultural use.

What about Town and other government regulations?

Tulmeadow continues to be subject to these regulations, requirements and guidelines just as it was before the conservation easements were established.

Who enforces the easements down the road in the case of a disagreement?

The Simsbury Land Trust owns two of the easements and is responsible for their enforcement. The Town of Simsbury and the State of Connecticut own the woodlot easement and are responsible for enforcing it. Should any party fail to fulfill its responsibility under these agreements, the United States, as party to these agreements, has independent rights to step into the position of the Simsbury Land Trust, the Town or the State respectively.



T H A N K Y O U

This project has been realized through funding by:

USDA – Natural Resources Conservation Service –

Farm and Ranchland Protection Program

USDA – US Forest Service – Forest Legacy Program

Connecticut DEEP – Open Space and Watershed Land Acquisition Grant Program

Town of Simsbury

Richard P. Garmany Fund

Ensign-Bickford Foundation

Hartford Foundation for Public Giving

Members and friends of the Simsbury Land Trust

...and through the vision and civic minded determination of the Tuller families without whom none of this would have happened:

Oliver H. Tuller Family Trust

Oliver H. "Buzz" Tuller, Jr.

Richard C. Tuller

Roger C. Tuller

David R. Tuller

Robert W. Tuller Trust

Barbara S. Tuller

Constance L. Tuller

Beverly A. Tuller

Paul E. Tuller

Donald W. Tuller



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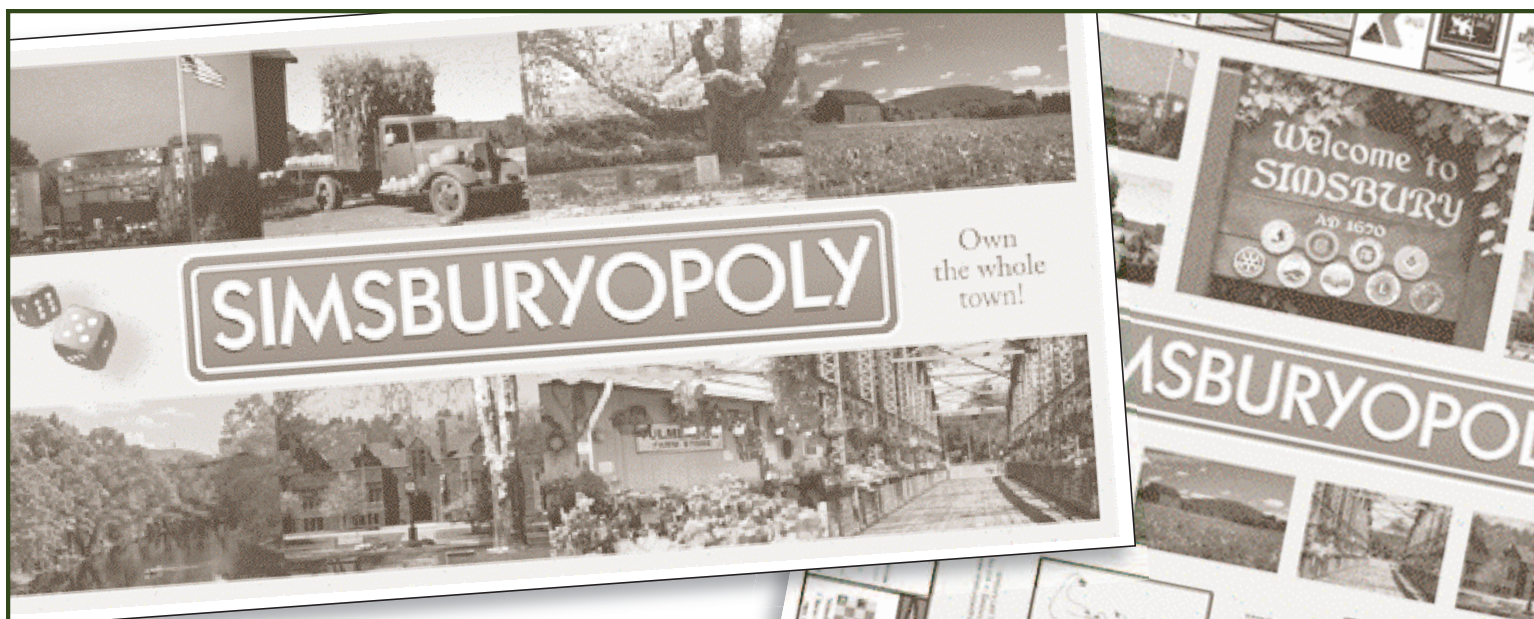
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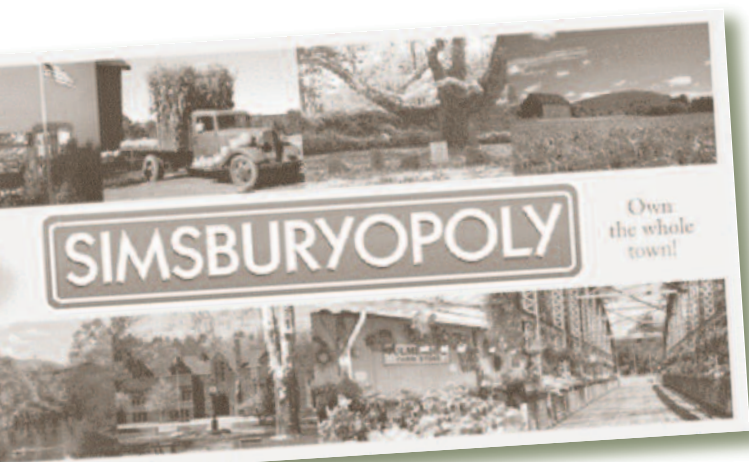
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EMAIL NEWS

Did you miss the Simsbury Land Trust Member BBQ? Forgot about the Owen-Mortimer hike last week?

Don't miss out on our wonderful recreation and education events — sign up to receive our MONTHLY electronic newsletter today!

Over 525 people have signed up to receive our monthly email newsletter. Each issue contains the most up to date calendar of activities and events, along with any other timely information.

This year we hope to have all current members sign up for the electronic newsletter. *This not only provides more timely and up to date information, but it can save the SLT a lot of money in printing and mailing costs too!* If you have not already done so we hope you will consider signing up.

You must visit our website at www.simsburylandtrust.org to sign up to receive the newsletter. The SLT does not share the email addresses, and sends an email only one time per month.

Don't miss out on the next event — sign up for the email news today!

