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MISSION STATEMENT

The Simsbury Land Trust is a not-for-profit organization whose mission is to protect scenic vistas, geological features and farmland that visually define Simsbury's character and provide healthy habitats for local wildlife and plants. Our goal is to consistently craft, support and implement creative land conservation solutions for the benefit of present and future generations.

The Simsbury Land Trust seeks to accomplish its mission through:

Acquisitions: Soliciting and accepting gifts of land and interests in land from individuals and businesses.

Partnerships: Partnering with individuals, organizations, and governmental entities to accomplish our goals.

Advocacy: Participating in public policy dialogue at the local and state levels, in public and private forums.

Stewardship: Managing and using acquired properties in a manner consistent with our mission.

Legacy Building: Soliciting donations from individuals, organizations, foundations and businesses.

CONTENTS

- 1 Letter from the President
- 2 The Year in Review
- 4 Financial Highlights
- 5 *Campaign for Simsbury*
- 14 Membership Donations
- 17 Campaign for Simsbury Donations

Inside back cover

Map of SLT Properties

Simsbury Land Trust would like to express its thanks to our talented volunteer photographers whose work is featured in this report:

Pam Albertsen, Alexander Anisimov, Jeff Bush, Dick Clark, T.J. Donohue, Carolyn Keily, Hunter Neal, Ray Padron, Jim Ray, Don Rieger, Ieke Scully, Rick Wartens

Front cover art: Catherine Elliott, www.catherinemelliott.com

Back cover art: Deborah Leonard, www.deborahleonardart.com

Design: John Johnson Art Direction & Design, www.jjartdir.com

Simsbury Land Trust Property Acquisitions 2004 – 2010



Letter from the President

While snowshoeing through Wagner Woods in January, I had the opportunity in the pristine solitude of the afternoon to reflect on what a wonderful year 2010 was for the Simsbury Land Trust and how support from SLT members and the Simsbury community made it all possible.

Wagner Woods is the largest property ever given to the Simsbury Land Trust. It is a 62-acre parcel of woods and fields across the road from Great Pond State Forest that was the pride of the late Dick Wagner. The property was donated last spring by his wife, Lina Wagner, along with their son Rick and his wife Carole. Lina is a charter member of the Simsbury Land Trust and former trustee. A group of dedicated volunteers, led by property stewards Jim Ray and Roger Preston, have already created a system of hiking trails on the property. We consider it a treasure, and I am sure it will be used by many in the years to come.

Great progress was made in our effort to “Finish the Farm” — that is, raising the funds needed to complete the purchase of the development rights for the 73-acre Tulmeadow Woodlot. The *Campaign for Simsbury* was led by co-chairs Rob Heagney and Bob Bingham, and we ended the year having raised almost all of the remaining funds needed for the \$2.8 million project. We are confident that we will be able to finish the fundraising and complete the closing in 2011. The funds raised last year included the \$75,000 grant we received from the Richard P. Garmany Fund

administered by the Hartford Foundation for Public Giving, a \$280,000 grant from the Town of Simsbury and a \$500,000 grant from the State of Connecticut. Added to these funds were individual donations from several hundred generous members and donors.

Looking back over the ten year history of the *Campaign for Simsbury*, the SLT, along with our members and donors, has much to be proud of. Without the continued strong support from the community none of our efforts would have been successful. Over the ten year period we were able to permanently protect 657 acres, bringing the total acreage under protection to 967 (these numbers include the woodlot). Thank you for your role in making this possible. While we are bringing our capital campaign to a close, several important unprotected parcels of land remain in town and we will continue to look for opportunities to protect them through gifts or acquisitions as they become available.

These accomplishments, however, only underscore how much more there is to do. The SLT is already looking to the future. We will soon be completing a new strategic plan to guide us over the next several years. Our goal is to remain opportunistic in looking for land preservation possibilities while we continue to strengthen and add to our stewardship activities as well as to our recreation and education programs.

We also created an endowment fund in 2010 with the Hartford Foundation for Public Giving, and



we hope this fund will provide yet another way for people to continue to support the work of the Simsbury Land Trust over the long term. It is important for the SLT to remain financially strong and enjoy widespread support from the community to carry out its ambitious mission in an energetic and professional manner.

To all of you who have been so generous to the Simsbury Land Trust over the past several years, I want to thank you. Please review this report and walk back with us to see all that we have been able to do by working together. Your support has made an important difference in our town that will become even more valuable over time.

A handwritten signature in dark ink, appearing to read "Chuck", written over a light-colored background.

Chuck Howard
President

The Year In Review



The Simsbury Land Trust does much more than acquire land and development rights — we also offer a wide range of activities, providing opportunities for members and area residents to have fun, enjoy the preserved spaces, and learn new and interesting things. Here is a recap of some of the events and activities from 2010.



Stewardship

Each year the SLT undertakes significant stewardship projects to make improvements on our properties. Most of this is done by dedicated stewardship volunteers, but for some larger projects we need to hire professionals to assist in the work. Volunteers cut fallen and threatening trees from the West Mountain Trails, but a professional arborist was needed for the largest and most dangerous ones. Removing the invasive plants from the Owen-Mortimer property was a big project, led by property steward Joe Springman, who coordinated efforts to clear a trail through the property. Additional work is being done on the trail by Connor Barnett and David Melvin for their Eagle Scout projects. Thanks to their hard work we will soon have a wonderful trail that connects East Weatogue Street to Penwood State Park on the eastern ridge.

The work combating invasive plants continued at the Case property on Ferry Lane, where volunteer efforts were supplemented by professional help funded by a Natural Resource Conservation Service stewardship grant. At the Salster property on Riverside Road Bartlett Tree Service donated professional services to

assist our volunteers. Property steward Susan Van Kleef led a work day to control invasive plants at the James Property on the eastern ridge off of Metacomet Drive. Stephen Banulaski, another Eagle Scout candidate, built a boardwalk on the Knapp property on Saddle Ridge Drive.

A significant amount of work was done on the newly donated Wagner Woods property near Great Pond State Forest. Property stewards Jim Ray and Roger Preston, along with other stewardship volunteers, cleared an area for parking and established a network of trails on the property. We now have fully marked trails throughout this wonderful parcel. Maps of Wagner Woods and other properties and trails were made possible by software and training generously donated by ESRI. Those maps were instrumental in SLT's West Mountain Trail being designated an official Connecticut Greenway in 2010.





Recreation and Education

If you didn't participate in one of the SLT's many hikes in 2010, please consider joining us for one in 2011. These activities provide wonderful opportunities for you to enjoy the natural environment that drew many of us to live in Simsbury. A wide variety of hikes were offered, including a hike along the eastern ridge from Tariffville through the James property and the Gersten property recently acquired by the Town of Simsbury; a bird hike around Great Pond; a morel and other wild edibles hike



in Great Pond State Forest; and two hikes on the West Mountain Trails, including a history of the land hike lead by Trustee Fred Feibel. In September, Tom Wessels, a professor, author and expert in reading "clues" in the landscape, gave a talk followed by a hike that started at The Master's School in West Simsbury.

A trail run series debuted this year that we plan to continue and expand. This included several group runs on SLT and other protected properties, and ended with the First Annual Run (or Walk) for the Woods, a five-mile run through the Tulmeadow Farm Woodlot and beyond. This fun run, led by volunteers Laura St. Onge and Ed Cox, was a great addition to our annual membership celebration event held in October at the Tulmeadow Woodlot.

Complementing the hiking schedule was a full program of lectures and educational talks. These well-attended programs included topics such as The Basics of Vegetable Gardening, Chemical Free Lawns, Aliens in Your Backyard and Going Native!, as well as a lecture by Canton author, David Leff, on his new book, *Deep Travel*.

The Simsbury Land Trust trails on the western ridge were nominated for designation as a Connecticut Greenway by the Simsbury Board of Selectmen. The State Department of Environmental Protection awarded the designation to the trail last spring, and included the West Mountain Trail in its statewide listing of Connecticut Greenways.

Simsbury on Canvas

One of the most exciting new activities in 2010 was the Simsbury On Canvas Art Auction held in November. The fundraising event was led by volunteers Becky Goss, Gail Korten, Patty Crawford and Katie French, and included food, wine tasting and musical entertainment in addition to the art auction. The artists, including Deborah Leonard, Catherine Elliott, John Johnson and Alexander Anisimov, painted original works featuring many of the Simsbury Land Trust properties. The event was a tremendous success and made a significant contribution to our campaign for the Tulmeadow Woodlot.

Other Activities

2010 was also an active year for the SLT Board of Trustees. In addition to regular committee work, several months were spent drafting a strategic plan that will provide direction for the organization for the next several years. This project was led by Treasurer Bob Ellis. There were several changes to the board as long-time Trustees Arch Edgar and Jim Veltrop retired. We are deeply appreciative of their many years of dedicated service. And we are pleased to report that Connie Mason joined the board. An Advisory Board was established, comprised of former trustees whose experience and guidance will provide a valuable resource for the organization. Initial members of the Advisory Board are Paul Knierim, Jim Veltrop, Bill Cox, Candace Fitzpatrick and Mike Long.

Financial Highlights – 2010

Statement of Revenues and Expenses

January 1 – December 31, 2010

	CAMPAIGN	OPERATIONS	TOTAL 2010	TOTAL 2009
Revenues				
Campaign Donations ¹	\$ 231,986		\$ 231,986	\$ 83,802
Grants		\$ 44,302	44,302	27,762
Land Donations	1,800,000		1,800,000	80,000
Annual Appeal Income		427	427	199
Membership Contributions		89,655	89,655	91,709
Art Auction	48,166		48,166	
Miscellaneous Income		16,999	16,999	20,459
Total Revenues	\$2,080,152	\$151,383	\$2,231,535	\$303,931
Expenses				
Administrative	33,920	22,022	55,942	44,531
Salaries and Benefits	23,677	23,677	47,354	41,622
Membership		26,620	26,620	33,138
Acquisition Expenses	1,500		1,500	221
Stewardship		27,452	27,452	15,782
Art Auction Expense	28,848		28,848	
Depreciation		798	798	1,499
Total Expenses	87,945	100,569	188,514	136,793
Excess of Revenues Over Expenses	\$1,992,207	\$ 50,814	\$2,043,021	\$167,138

(1) Campaign donations not included here are grants of \$1,415,000 from the US Forest Service – Forest Legacy Program, \$500,000 from the Connecticut DEP – Open Space and Watershed Land Acquisition Grant Program, and \$280,000 from the Town of Simsbury.

Balance Sheet

	DECEMBER 31, 2010	DECEMBER 31, 2009
Assets		
CURRENT ASSETS		
Cash	\$ 666,467	\$ 506,520
Pledges Receivable – net	263,604	299,193
Prepaid Expenses	11,254	5,349
Investments Held by Others	56,409	15,015
Deposits		533
TOTAL CURRENT ASSETS	997,734	826,610
FIXED ASSETS		
Land	11,412,438	9,510,441
Office Equipment – net	2,186	2,903
TOTAL FIXED ASSETS	11,414,624	9,513,344
TOTAL ASSETS	\$12,412,358	\$10,339,954
Liabilities and Fund Balance		
CURRENT LIABILITIES		
Note Payable	\$ 30,000	
Accrued Liabilities	1,545	\$ 2,162
TOTAL CURRENT LIABILITIES	31,545	2,162
FUND BALANCE		
Beginning Fund Balance	10,006,304	9,839,166
Board Designated Stewardship Fund	30,000	30,000
Restricted Stewardship Fund	2,295	2,295
Temporarily Restricted Net Assets	299,193	299,193
Excess of Revenues over Expenses	2,043,021	167,138
ENDING FUND BALANCE	12,380,813	10,337,792
Total Liabilities and Fund Balance	\$12,412,358	\$10,339,954



THE CAMPAIGN *for* SIMSBURY



Late in the spring of 2001, the Simsbury Land Trust set out on an ambitious 10-year capital campaign, the *Campaign for Simsbury*. The organization committed itself and the community to the permanent protection of some of the town's most recognizable natural features. Many of you played important roles in this effort, both as active participants and as avid supporters. You should be very proud of the results.

Some of the land we have protected during this period consists of highly visible signature sites such as the Rosedale and Tulmeadow Farms. Others are infill locations such as The Master's School and Arnold properties that, along with land already protected by the SLT, the Town and the State, are now part of a continuous natural corridor along the trap rock ridge

in West Simsbury. With the Owen-Mortimer donation on the east side of Town, we now have the possibility of a similar continuous corridor running east from the Town Center. And still other land, such as the recent 62 acres donated by the Wagner family, represent significant examples of the unique range of natural habitats found in Simsbury.

The placement of these and other sites into permanent protection represents a



tremendous accomplishment in terms of time, energy and money. The many participants in this project have done so with creativity, focus, endurance and with all their hearts. These participants have included land owners eager to preserve for others the land they have enjoyed, in some cases for a lifetime. They have included countless volunteers and an incredible number of donors, large and small, that have been there year after year for the past 10 years. These participants have included significant financial support from various private foundations including the Hartford Foundation for Public Giving, the Ensign-Bickford Foundation, the Richard P. Garmany

Fund and others. And they have included major funding from Town, State and Federal programs.

The success of the *Campaign for Simsbury* is not simply measured in terms of time, effort and money, however. Most importantly, it is measured in the natural vistas, the healthy environment, and the historic context that we succeed in passing on to future generations. It is a tangible legacy for our children and for the generations to come.

The following pages reflect these results. We thank each of you for the role you have played in this tremendous effort.



Rosedale Farms

2004 PURCHASE

109-ACRE AGRICULTURAL CONSERVATION EASEMENT

PURPOSE:

Located between East Weatogue Street and the Farmington River, at the base of Talcott Mountain, Rosedale is the second largest family operated farm that remains in Simsbury and is one of Simsbury's landmark properties. The sandy floodplain soil found at Rosedale is among the most productive in Connecticut. The farm is famous for the quality of its corn and more recently, for its vineyard and wines, but it also sells a wide range of fruits and vegetables at its farm store. Besides its extensive fields, the farm has over 1,400 feet of river frontage and associated wetlands. The SLT maintains a walking trail through the fields to the river subject to closure from time to time to accommodate the farming operations.



OWNERS:

Marshall Epstein, Sandra Bourke, and Edith Epstein

SOURCE OF FUNDS:

\$740,000 from the USDA-Natural Resources Conservation Service – Farm and Ranch Land Protection Program; \$527,500 from the CT DEP – Open Space and Watershed Land Acquisition Grant Program; \$91,750 to cover transaction costs from the Town of Simsbury; \$60,000 from the Ensign-Bickford Foundation; and \$152,500 from individual donors to the SLT, including major gifts from Tim and Sheryl Ruark, and Herman and Letty Fonteyne. In addition, the Epstein family discounted the purchase price by \$120,000.



Tulmeadow Farm

2005, 2008 AND 2011 PURCHASES

260-ACRE AGRICULTURAL
CONSERVATION EASEMENTS

PURPOSE:

The oldest and largest family-owned farm in Simsbury, this land has been farmed by the Tuller family since 1768 when Connecticut was still a British Colony. Its 260 acres of woods, fields and pastures remain today an essential part of the scenic background of West Simsbury. Tulmeadow Farm supports 85 beef cattle, hay and corn-feed production, a variety of seasonal garden vegetables, and the regular harvest of timber every seven to ten years. Two miles of walking trail connect much longer trails along the West Ridge to Ethel Walker Woods and to Stratton Brook State Forest and the Town Center. The ice cream window at the Farm Store is a popular summer gathering place for local residents, the woods provide a venue for the Halloween Hayrides and similar activities and the farm is a richly diverse wildlife habitat by itself and contributes to larger wildlife corridors.



OWNERS:

Oliver "Buzz" Tuller, Jr., Donald Tuller, their brothers and sisters, and Don's mother, Barbara Tuller

SOURCE OF FUNDS:

As with the Rosedale easement, this purchase would not have been possible without the SLT obtaining matching funds from a number of sources. These included grants of \$1,730,000 from the USDA-Natural Resource Conservation Service – Farm and Ranch Land Protection Program; a \$1,415,000 grant from the US Forest Service – Forest Legacy Program; \$1,000,000 from the CT DEP – Open Space and Watershed Land Acquisition Grant Program; contributions totaling \$480,000 from the Town of Simsbury; \$125,000 from the Ensign-Bickford Foundation; a grant of \$150,000 from the Hartford Foundation for Public Giving; \$75,000 from the Richard P. Garmany Fund; and individual donations totaling \$1,315,000 from donors and members of the SLT, including major gifts from Tim and Sheryl Ruark, Herman and Letty Fonteyne, Tom and Michelle Marra, and Louise and Ramani Ayer.



The Master's School

2007 PURCHASE

75 ACRES OF LAND

PURPOSE:

Located atop the ridge west of the Simsbury Farms Recreation Area, this land is unique in that it consists of the east slope, ridge top, west slope, a portion of a clearly defined geological fault line and 10 acres of slope on the much older Western Highlands. This purchase preserves the integrity of 500 acres of a continuous trap rock ridge from McLean Game Refuge to the Tulmeadow Triangle. The SLT had previously received four gifts of land and had made two purchases along this ridge totaling 168 acres. The Town of Simsbury had also acquired an even larger amount of land along the same ridge. SLT volunteers maintain a trail network through the SLT and Town owned parcels.

PRIOR OWNER:

The Master's School sold 75 of its 150 acres to the Simsbury Land Trust to raise a portion of the money needed to help expand its campus development. By working with the SLT, the school was able to obtain funds without destroying the woods around it or having to accommodate traffic through its campus that a housing development would have created.

SOURCE OF FUNDS:

This purchase consisted of \$181,687 from the CT DEP – Open Space and Watershed Land Acquisition Grant Program; and \$568,313 from other individual donations to the SLT, including major gifts from Tim and Sheryl Ruark, and George and Lyn Trumbull.



Owen-Mortimer Property

2008 GIFT

28 ACRES OF LAND AND
2-ACRE BUFFER EASEMENT

PURPOSE:

Located on East Weatogue Street just south of the intersection with Terry's Plain and Riverside Roads, this wooded site extends from East Weatogue Street up the hill to Talcott Mountain State Park. This is one of the only remaining undeveloped properties that provide a continuous natural corridor from the top of Talcott Ridge to the Farmington River. Pastureland only a generation or two ago, it is now fully forested with an upland pool and associated wetlands. Because this trail runs a hundred yards or so from the donors' home, a two-acre buffer easement was also gifted to ensure that trees and bushes continue to separate the trail and the residence.

DONORS:

Laird and Ann Mortimer

The Mortimers requested the shared property name in recognition of the initial idea and efforts by the former owners, Martyn and Candace Owen, regarding the donation of this land.



Wagner Woods

2010 GIFT

62 ACRES OF LAND

PURPOSE:

Tucked behind the homes that line Old Farms, Holcomb and Great Pond Roads, this former farm is now covered with woods that shade the stone walls and carpet the rolling slopes. An eight-acre hayfield remains near the old home site, one of the few remaining fields that are hidden away in the woods and not visible from any street or house. The lack of traffic, the mix of field, woods and wetlands, its location in the middle of the sand hills between the Town's two ridges and the size of the site make this a particularly good bird habitat. Its proximity to Great Pond State Forest just to the east and to McLean Game Refuge a short distance to the north, make it a link and an expansion of these two great preserves.



DONORS:

Dick Wagner saved the property by purchasing it from a residential developer ten years ago. Following his wishes, his wife Lina Wagner and son Rick Wagner and his wife, Carole, preserved the woods forever by donating this valuable property to the SLT.



PURPOSE:

Located just south of Onion Mountain in Canton, this site is a highly visible portion of the ridgeline along Simsbury's western boundary. It consists of forested trap rock habitat, mostly ridge top and eastern slope, and expands an extensive area already protected through the efforts of the Towns of Simsbury and Canton, the Canton Land Trust, the State of CT and the Nature Conservancy.



PRIOR OWNER:

Dr. Herbert Arnold

PROTECTION STRUCTURE AND SOURCE OF FUNDS:

Simsbury Land Trust was able to negotiate a purchase option before the owner began to actively market the land. Because the land is on the Canton side of the town line and because of the Canton Land Trust's existing efforts in the Onion Mountain area, the SLT approached the CLT to determine its interest in the site. As a result, the Canton Land Trust agreed to purchase the land and contributed \$35,000. The CLT then obtained an additional \$60,000 from the CT DEP – Open Space and Watershed Land Acquisition Grant Program, and the SLT contributed the option and \$25,000. The SLT retains a permanent conservation easement on the land.





Glover Property

PURPOSE:

With frontage along Route 185 just west of Penwood State Park, this land is highly visible to the many commuters who use this road to and from Hartford every day. It consists of wet meadow beginning to grow into brush thicket and trees and is one of the few meadow habitats in the valley located at this elevation near the top of a ridge. The SLT has retained the right to sell portions of this property to recoup its cost should the need exist and should further study indicate this can be done without significant damage to the conservation value of the site.



2009 GIFT AND PURCHASE

9 ACRES OF LAND

PRIOR OWNERS:

Henry "Hank" Glover and his wife, Lynzy Glover, donated their interests. Subsequently, Jeffrey Glover, Timothy Glover and their sister, Robin Dirats, sold the remaining interests to the SLT.

SOURCE OF FUNDS:

\$90,000 of discretionary funds from operating reserves.

Holcomb Property

PURPOSE:

Located on top of the hill across East Weatogue Street from Rosedale Farms, this site consists of excess land surrounding the longtime residence of the donor. Its protection reduces the density and visibility of development along the hillside, as seen from the Rosedale fields and from numerous vantage points across the Town, and it provides a wooded buffer and additional wetlands to the SLT Glover acquisition.



2008 GIFT

20-ACRE CONSERVATION EASEMENT

OWNER:

Leland Holcomb



Alice Irene Welden Property

PURPOSE:

Located just west of Simsbury High School where Stratton Brook joins Hop Brook, this former pasture and apple orchard is transitioning into a wooded hill sloping down to Hop Brook. This is good bird habitat and importantly, this property expands a similarly sized buffer area along Hop Brook already protected as Town Open Space.



2007 GIFT

15 ACRES OF LAND

DONOR:

Alice Irene Welden

Landerman Property

PURPOSE:

Located on Ferry Lane between the Simsbury Land Trust's Case Property and the Town-owned conservation easement on the Joe Hall Farm, the two-acre easement is a wet meadow similar to the Case Meadow across the street. This easement helps preserve the natural setting surrounding the Case Meadow and provides a view south from the Case trails of the Joe Hall Farm. It also extends the wet meadow habitat of the Case land and provides a wildlife corridor connecting the Case field to the Hall and State owned fields and wetlands all the way to the Farmington River. The Landermans also donated a similar seven-acre easement on excess land at their subsequent home in West Simsbury.



2005 AND 2007 GIFTS

2-ACRE CONSERVATION EASEMENT
7-ACRE CONSERVATION EASEMENT

DONORS:

Neal and Laura Landerman

Membership Donations

We want to thank the community for its generous support this past year. None of the Simsbury Land Trust's accomplishments in 2010 would have been possible without our membership and its many remarkable volunteers and donors.



Membership Donations

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The Gryphon Fund
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Mass Mutual Life Insurance Company
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Simsbury Junior Women's Club
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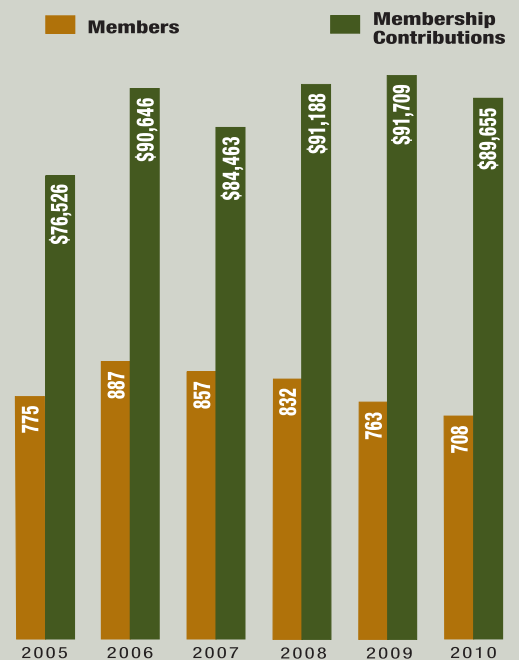
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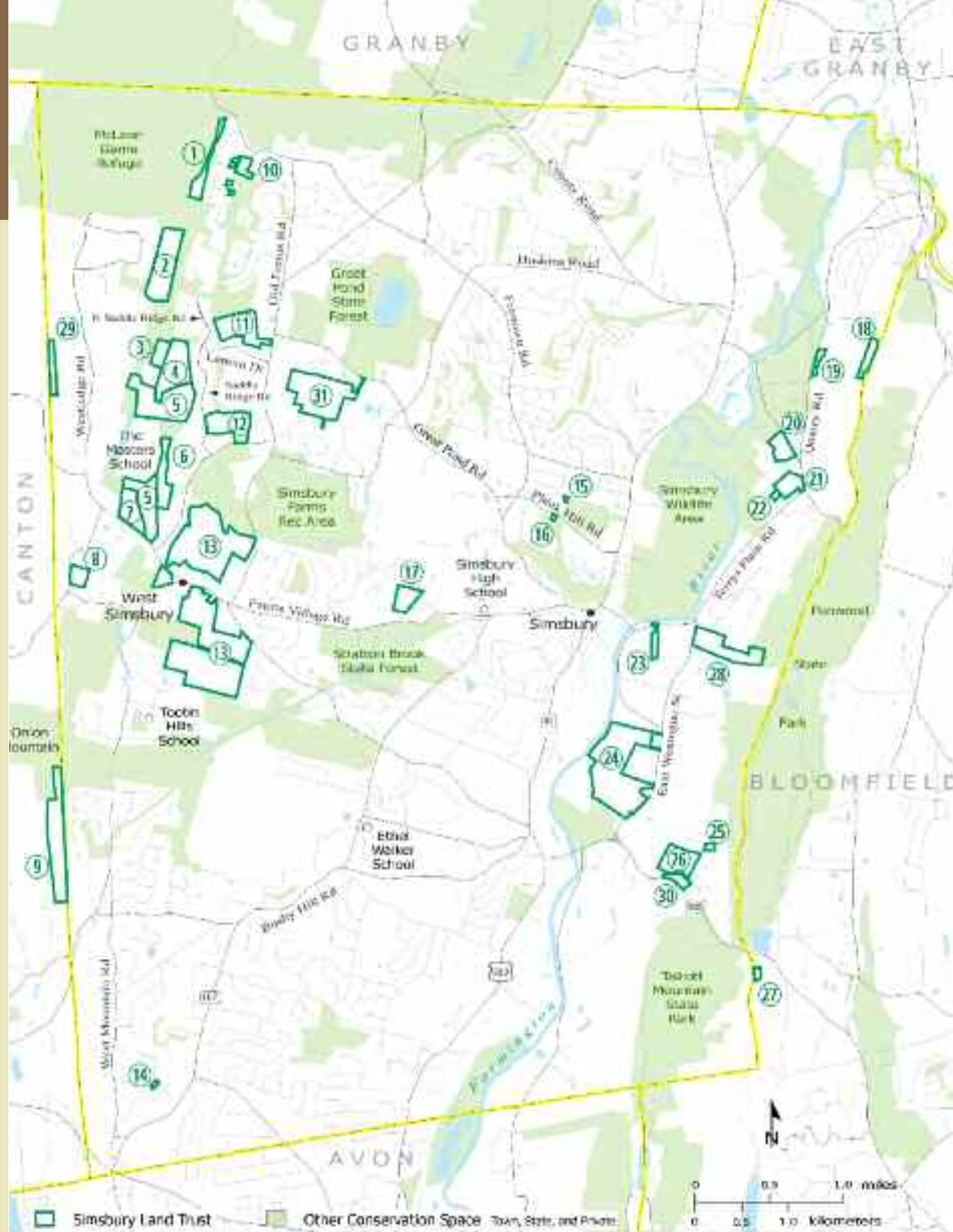
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and then you will understand everything better.*

-Albert Einstein

