

NORTHERN CONNECTICUT LAND TRUST, INC.

**ANNUAL REPORT
2003-2004**



Northern Connecticut Land Trust, Inc. is a private non-profit 501(c)(3) organization. Our mission is to preserve the natural resources of the northern Connecticut region including agricultural land and other ecologically important open space.

Our Directors are elected to staggered three year terms by the membership at an annual meeting which takes place each year in September. We are an all volunteer organization and have no paid staff; therefore our members and friends are the backbone of our Land Trust.



PRESIDENT'S MESSAGE

To our Members and Friends:

The past year has been one of consolidation and preparation for your Land Trust, after several years of vigorous growth. Membership has risen, as the public has become knowledgeable about our programs. Funding has become more difficult as foundations, and the State of Connecticut's Open Space Program, have struggled with a sluggish economy. Nonetheless, we completed the acquisition of the Arthur Kenneth Webster Preserve, of some 30 acres, in Vernon, in the early spring, made possible by the generosity of the Bafflin Foundation. We are currently working with landowners of three separate parcels in Somers, Ellington and Stafford Springs in an effort to preserve their holdings.

During the year, the Board of Directors revised our 5 Year Plan, extending it into the year 2009, targeting goals for the Trust, and the means with which to achieve them. One of the more important goals established is an effort to increase public awareness of our role in community life. The necessity to establish open space within our region is imperative, as farmland and forestlands diminish yearly. We expect to be heard on this issue.

Our "worker bees", our volunteers, some 93 strong, have labored mightily, and cheerfully, in our Cause, marking property boundaries, clearing trails, building bridges, removing invasive plants and the like. Truly, they are "doing something" to make our world a little better.

Our efforts to re-establish the Scantic River Watershed Association were successful. At a recent convocation, NCLT was cited and given the "Partnership Award" of the year by the Land Trust Service Bureau, for its helping hand.

Several attorneys have recently contacted us regarding procedures and assistance in aiding their clients in the preservation of family lands through the instrument of wills and estate planning. We are pleased to be of assistance in these matters, and wish to encourage landowners to consider this option.

Our year round program of hikes and wildflower walks has been well received. The wildflower hikes, to identify spring, summer and autumn species, have become increasingly popular. The public is invited and there is no charge, other than substantial walking shoes.

I wish to thank the Board of Directors for its diligence and enthusiasm in our Cause, as well as Attorneys Bob Peters and Amy Paterson, for their time and counsel. I am in their debt.

Culver A. Modisette
President

VOLUNTEERISM....makes our NCLT world go 'round

While the Northern Connecticut Land Trust is known as a “totally volunteer” organization, perhaps nothing exemplifies that statement better than its group of volunteer land maintenance and stewardship workers...some 93 strong. Almost one half our membership gets its hands dirty on our trails and river banks. In the past several years, they have logged a total of upwards of 1000 work hours annually, usually on weekends. Under the enthusiastic leadership of Dr. Jerry Stage, our McCann Family Farm has benefited from newly cut and marked hiking trails, log bridges, preservation of grass land areas, removal of undesirable invasive species of plants and trees, and the encouragement of native wildlife.

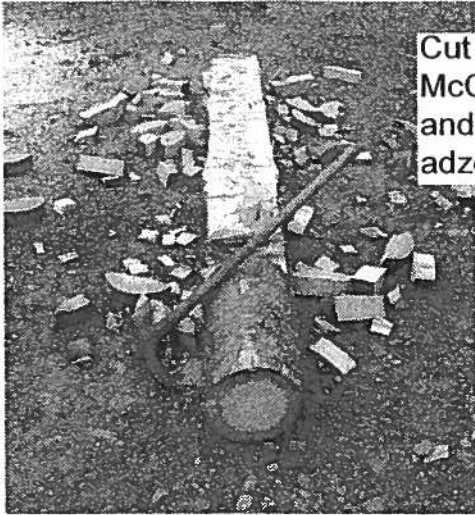
During the past year, a concerted program of good land management has been applied to our Scantic Riparian Area, some 47 acres along the Scantic River. A number of work parties have dragged trash and junk from the river, cut a mile-long loop trail for easy river access by fishermen, hikers and bird-watchers, and most heroically, have installed 11 log bridges on flood-prone land. Another 10 to 15 more bridges are planned. In an effort to accommodate volunteer workers, some of whom are unavailable on weekends, a program of “unscheduled work” encourages members to help according to their own time constraints. A computerized record is kept, recording work hours, participants, jobs completed, and necessary future projects.

As new properties are acquired by the Land Trust, our stewardship requirements increase. Thus, our volunteers become even more essential to our well-being.

Should you be smitten with the desire to join our doughty band, please contact Jerry Stage at JerryStage@aol.com (Tel: 860-684-4255). He can promise you an opportunity to “do something” for our region’s environmental well-being, as well as a hard-earned pizza at the conclusion of each work-party.



EVOLUTION OF A LOG BRIDGE



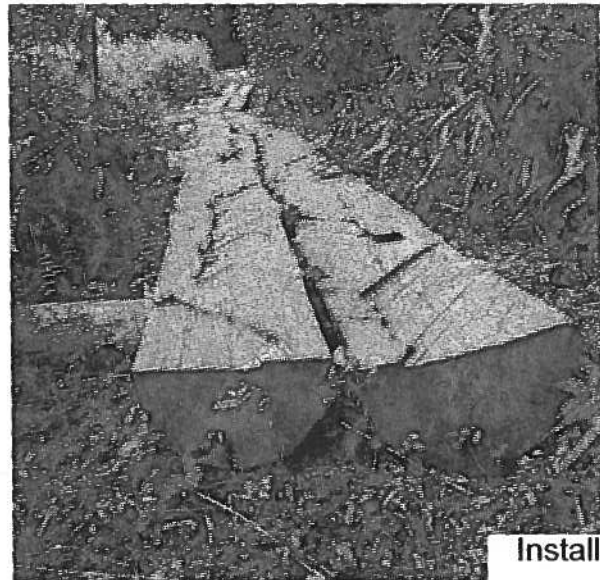
Cut selected timber at McCann Farm and prepare log with adze.



Notch foundation logs.

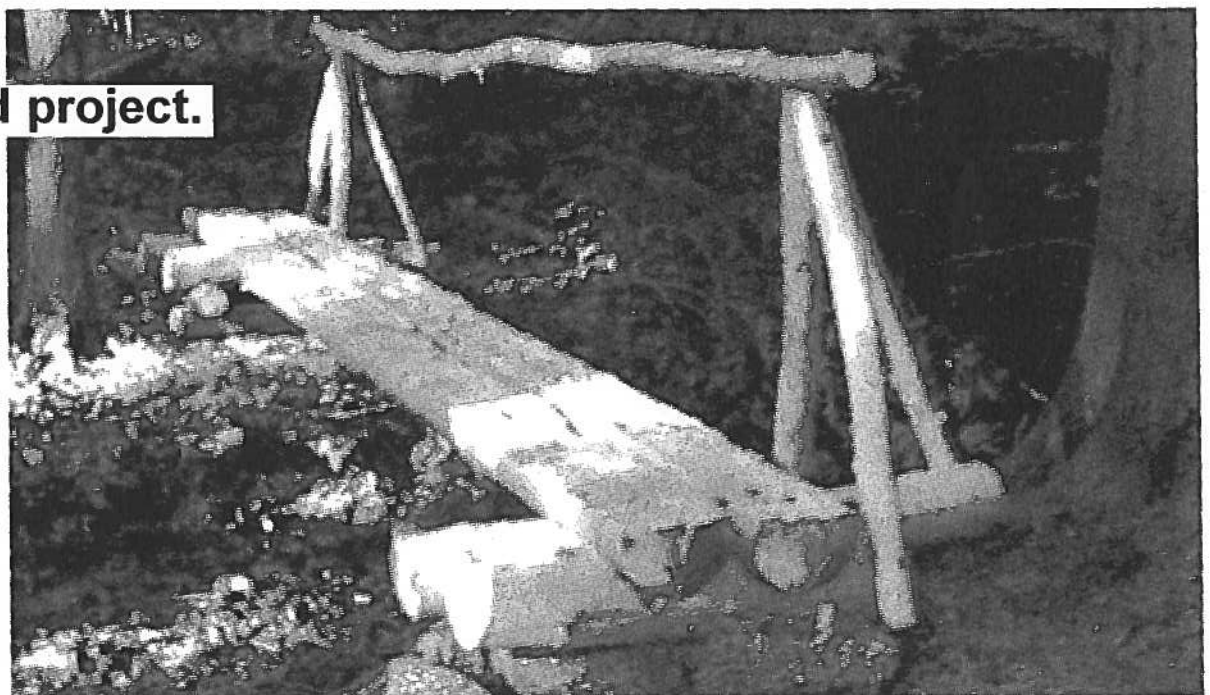


Transport to installation site.



Installation.

Completed project.



Finance Committee Report
Fiscal Year Aug. 1, 2003 to July 31, 2004

The NCLT had a very successful 2003-2004 fiscal year. We ended the year with a strong cash position and no debt. The majority of the available cash is allocated to pending property acquisitions. We continue to operate on an all volunteer basis with a very low overhead. Operating expenses for all activities other than land acquisition and land stewardship were only 3.5% of income.

Assets increased by \$85,281. The major factors in this increase were a \$37,500 grant from the Bafflin Foundation and a \$42,700 grant from the Connecticut Department of Environmental Protection. This is the second year in a row that the Bafflin Foundation has provided a grant to assist in the acquisition of key properties to be protected as open space. The DEP grant completed our funding for the Andrew K Webster (Knapp) Property in the Town of Vernon.

Financial details for the year are shown on the financial statements that follow.

The Finance Committee:

Jim Gage
Albert Grant
John Maulucci

9/1/04

**Northern Connecticut Land Trust
Statement of Activities
Fiscal Year 2004
Ending July 31, 2004**

Income

Contributions	\$8,294
Grants	80,200
Land Use Fees	4,375
Interest	770
Bond Fund Capital Growth	6
Total Income	\$93,645

Expenses

Legal Fees	\$488
Taxes	520
Supplies	35
Printing	757
Postage and Shipping	679
Programs	64
Memberships, Registrations & Subscriptions	200
Insurance	1,002
Land Stewardship	699
Land Acquisition (surveys & appraisals)	3,250
Misc.	587
Total Expenses	\$8,281

Change in Net Assets **\$85,364**

8/15/04

**Northern Connecticut Land Trust
Balance Sheet
July 31, 2004**

<u>ASSETS</u>	<u>July 31, 2004</u>	<u>July 31, 2003</u>	<u>Difference</u>
Cash	\$6,715	\$3,019	\$3,696
Money Market	82,960	94,937	(11,977)
Whit Davis Stewardship Endowment	6,189	6,044	145
White Property Deposit	3,000	3,000	0
Knapp Property Deposit	0	1,000	(1,000)
Gailbraith Property Deposit	500	0	500
Sub-total	\$99,364	\$108,000	(\$8,636)
Properties			
McCann	\$177,600	\$177,600	0
Skyline	159,070	159,070	0
Brandy Hill	134,200	134,200	0
Leaska	42,600	42,600	0
Indian Trail	172,500	172,500	0
Joy	310,300	310,300	0
Scott	800	800	0
Hatch Hill	72,100	72,100	0
Bacon	12,000	12,000	0
White	6,790	6,790	0
Grant	6,520	6,520	0
Finley	4,340	4,340	0
Echo Ridge	25,200	25,200	0
Eckers Pond	11,290	11,290	0
Swann Farm	340,000	340,000	0
Bridge-Koenigsberg	69,410	69,410	0
Wapping Bog	1,190	1,190	0
Lipton (Scantic)	5,000	5,000	0
Wright (Scantic)	10,000	10,000	0
A. K. Webster (Knapp)	94,000	0	94,000
Sub-total	\$1,654,910	\$1,560,910	\$94,000
Total Assets	\$1,754,274	\$1,668,910	\$85,364
LIABILITIES	\$0	\$0	\$0

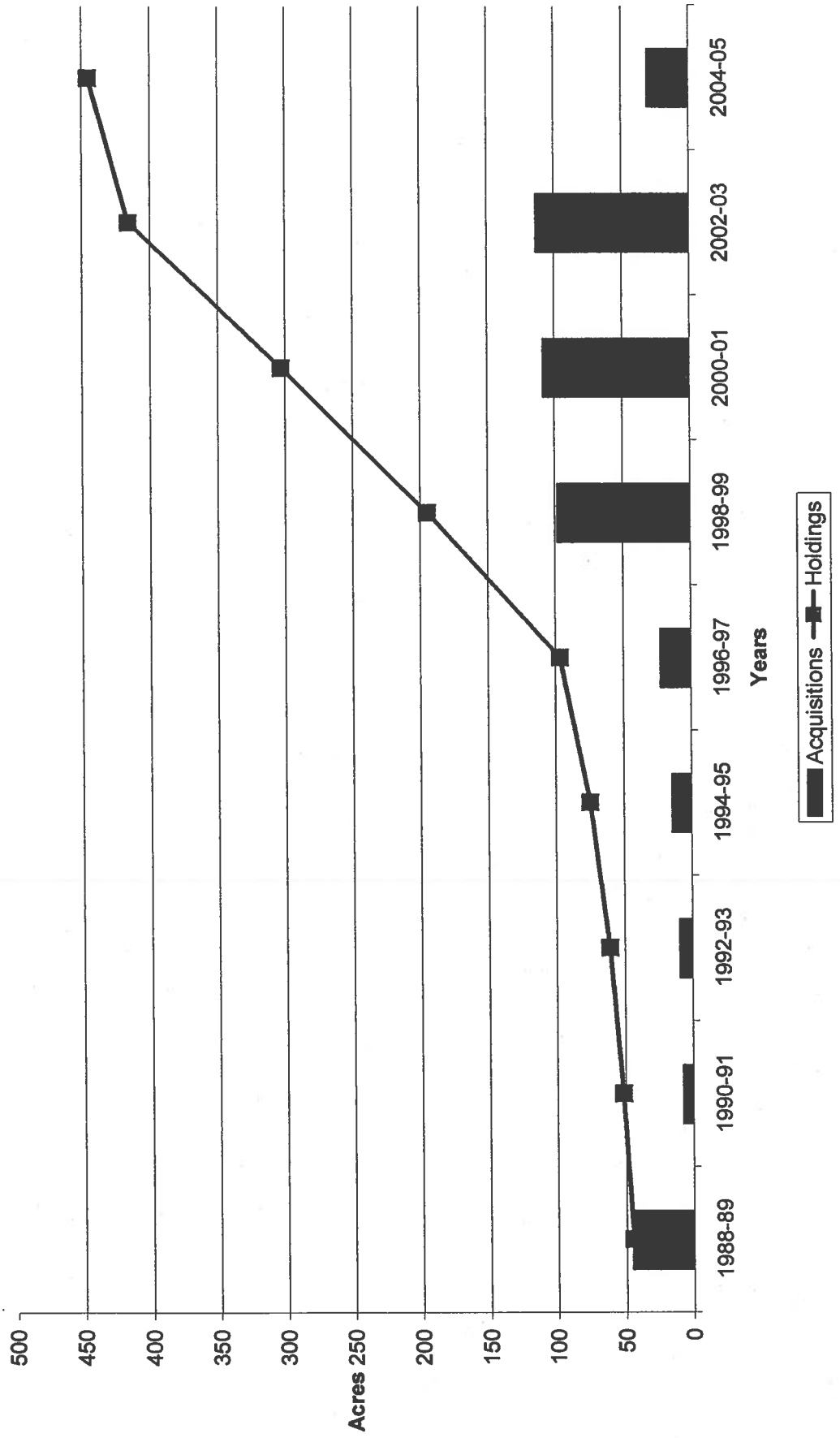
8/15/04

NCLT HOLDINGS

Date Acquired	Property Name	Location	Area	Source	Type	Purpose	Monitor
97.10.01	McCann Family Farm	Hwy 190 Somers	84 acres	McCanns	farm & mixed forest hilly, two brooks	farming, timber & nature preserve	Ernie Boothroyd
88.12.20	Skyline Scenic Area	Stafford Rd Ext Somers	65 acres	Marianne Bovarnick	mixed forest hilly	nature preserve	Was Smith
02.00.00	Bridge Property	Upper Scully Rd. Somers	64 acres	Ted Bridge Lisa Bridge-Koenigsberg	mixed forest	passive recreation	
01.05.??	Swann Farm	Reeves Road, Ellington	56 acres	Joan Swann	farm, mixed forest	farming, preserve	George Grant
03.00.00	Webster Preserve	Valley Falls Rd.	30 acres	Knapp family	mixed forest	passive recreation	
03.06.00	Wright	Durkee Rd. Somers	30 acres	Everett Wright	Scenic riverfront	nature preserve	
00.04.17	Finley- Bolton	Skinner Rd. Bolton	26 acres	William Finley, Ruth Bell	mixed forest, wet hilly, cliffs	nature preserve	John Maulucci
03.01.01	Simon Lipton	Durkee Rd. Somers	18 acres	Simon Lipton	Scenic riverfront	nature preserve	
02.00.00	Wapping Bog	Wapping Rd. East Windsor	13.6 acres	Gallagher Company	black spruce bog	open space	Arend-Jan Knuttel
99.08.15	Echo Ridge	Echo Ridge Drive Vernon	13.5 acres	anonymous	mixed forest hilly, cliffs	nature preserve hiking trails	Edward Dresner
97.07.15	Brandy Hill Property	Brandy Hill Road Vernon (adj Indian Tr. Prop)	12 acres	Roy Conyers	mixed forest	preserve with hiking trails	Karl Hasel
00.06.01	Eckers Pond Property	Meadowmark Rd. Vernon	11 acres	Eleanor Delson, Lois Keil, Miriam Schwartz	forest	open space	Edward Dresner
94.12.20	Leaska Property	Weymouth Road Enfield	8 acres	George Leaska	marsh flat	nature preserve	Albert Grant
91.01.19	Indian Trail Preserve	Indian Trail & Bolton Rd Vernon (adj Brandy Hill)	7.3 acres	George Risley	mixed forest small brook	preserve with hiking trail	Karl Hasel
91.09.24	Joy Property	Lanz & Deborah Rds Ellington	7 acres	Richard & Joyce Joy	wet forest flat	open space	Jim Gage
00.04.17	Finley- Andover	Shoddy Mill Rd., Bolton Andover	5+/- acres	William Finley, Ruth Bell	forest	nature preserve abuts town open space	John Maulucci
92.10.13	Scott Property	Grant Ave Extension Stafford	1.5 - 2 acres	Barbara Scott	forest steep riverbank	open space	George Grant
93.12.06	Hatch Hill Property	Hatch Hill Road Vernon	1.4 acres	Town of Vernon	wooded wetland	open space	Pat Settembrino
97.07.24	Bacon Property	Handel Road Stafford	1 acre	Louise Bacon-Ogden & Richard Bacon	young forest flat	open space	Jerry Stage
95.07.07	White Property	Colorado Road Somers	1 acre	Charles White	wetland	open space	Don Smith
94.09.06	Grant Property	Gulf Road Somers	1 acre	George Grant	forest creek border	open space	Jerry Stage

Total acres protected: 443

NCLT Acquisition History (and predecessor organizations)



Northern Connecticut Land Trust

Committees

Finance

Chair: Jim Gage

Creates the organization's annual budget, files taxes and other necessary documents with local, state and federal governments. Manages the Trust's financial assets.

Fund Raising

Chair: Culver Modisette

Coordinates fund raising activities which include writing grant applications and conducting solicitations.

Land Acquisition

Chair: Don Smith

Focuses on the development of leads and necessary follow up for donation and purchase of property. Determines which properties are the highest priority for the Trust to acquire, negotiates transactions, responsible for all aspects of acquiring land.

Land Stewardship

Chair: Jerry Stage

Handles all manner of property management including creates and maintains trails, monitors all properties and resolves any related problems. Also sponsors work parties on Trust properties as well as various hikes such as bird and wildflower walks for all skill levels.

Farming Subcommittee Chair: George Grant Establishes policies and guidelines for farming practices on Trust properties.

Membership

Chair: Fay Dresner

Administers the membership database, conducts mailings, collection of dues and membership drives.

Programs

Chair: Judy Snyder

Sponsors events on a regular basis throughout the NCLT region. These presentations are open to the public to encourage awareness of open space and related topics.

Public Relations

Chair: Karl Hasel

Produces the NCLT's newsletter *Landmark* and other Trust awareness materials and brochures. Issues press releases related to Trust activities and promotes the awareness and public image of the Land Trust.

To participate on a committee contact the Chairperson or any NCLT Director.

The Northern Connecticut Land Trust

Fiscal Year 2004 Membership

Board of Directors and Officers

President	Culver Modisette, Stafford
First Vice President	Karl Hasel, Vernon
Second Vice President	Jerry Stage, Stafford
Treasurer	Jim Gage, Ellington
Recording Secretary	John Maulucci, Vernon
Corresponding Secretary	Fay Dresner, Vernon

Ed Dresner, Vernon
Ernie Boothroyd, Ellington
George Grant, Somers
Michelle Hayward, Somers
Lois Osier, Enfield
Judy Snyder, Somers
Arend-Jan Knuttel, East Windsor
Albert Grant, Melrose
Don Smith, Somers

PATRONS

Mr. And Mrs. Peter Ouellet

Richard Reagan, Norcross Wildlife Foundation

LIFE MEMBERS

Scott Anthony Family
Edward Bridge-Koenigsberg
Lisa Bridge-Koenigsberg
Ann Dufraine Cauchon
Connleaff, Inc.
Walter & Kathryn Dufraine
Ginny Gingras
George Grant
Mark Hoffman
Mr. & Mrs. John Kouba
Culver Modisette
Jim Parker
Anne T. Roberts-Pierson
Rockville Bank & Wm. McGurk
Frances Shaver
Nancy E. Strong
Scott & Vicki Thomas
Charles P. White

Ruth Bell
Crandall Family
Tom Curtiss
Eleanor Delson
Edgar and Fay Dresner
Scott Fay
John G. Gitzus, M.D.
Phillip & Selma Grant
Joyce & Richard Joy
Scott & Deborah Livingston
James P. O'Donnell
Robert Peters
Scott & Mary Alice Raymond
Robert Schoff
Edward & Carole Slattery
Jerry Stage
Larry Tribble
Brian Will

Elise Bennett & Ron Blanchette
James Dufraine
Michael Dufraine & Family
Captain Patrick Dufraine
Captain Paul Dufraine
William T. Finley
Elizabeth Grant.
Marion & Robert Griswold
Lois Kei
Bruce Marvonek
Patricia Okada
Janet & Hector Pope
Allen Schindler
Sidney & Miriam Schwartz
Steven Squillace
Joan H. Swann
Frank Vartuli
Sheila Dufraine

MEMBERS

Ernestine & Stephanie Allsup
George Arthur
Penny Bacchiochi
Hans-Heinrich Bade
Sharon Bahler
Lloyd J. Barnes, III
Rosalie Bartula
Polly & Len Bayliss
Gus & Ann Bell
Mr. & Mrs. Ezra Blount
James Gage
John F. Gibbs, Jr

Leslie J. Grant
Julia Gross
Lee & Carol Hall
John R. Haserick, D.D.S.
Stephen & Teri Henderson
John & Marcia Horan
Richard Hutton
Tim & Mary Keeney
Joseph King & Virginia Murphy
Russell H. Kunz
Mr. & Mrs. Richard W. Larson
Dianne Bordeaux Lenti
Donald MacKay
Louise Mariana
Mr. & Mrs. R. Masters
Nancy Moody
Maureen Mullen
Bill Nickerson
Lynne Ohearn
Paterson Family
Robert A. Pease
Joyce Phillips
Carla Polek
June Reichle
Connie Satton
Donald M. & Carlene Smith
Judith Graves Snyder
Margaret M. Steinbugler
Stocker Family
Jim Taravella
Denise & John Touhey
David E. Vibber
Paul & Barbara Whitaker, Jr.
Russell W. Wirtalla
Paul & Arlene Young

Valerie & Jesse Amsel
Robert A. Bordeaux
Carol Burke
Malcolm K. Chadbourne
Janet Collins
John Deitelbaum
Elise Donabedian
Meg Duffly
Gail Faherty
Melinda Ferry
Arthur L. Galbraith
Garden Barn.
(Dennis & Kathy Gliha)
Stuart & Beth Grant
Edward Guzavitch
Robert T. Halpin
Simon Lipton
Marie Herbst
George Hucul
Richard H. Jackson, III
Marge Kelly
Arend-Jan Knuttel
Georgeanne & Terry Kuzman
Marilyn Lassow
Ann Letendre
Marguerite & Bill McTeague
Gwen & Tom Marrion
John Maulucci
Walter F. Moody, Jr.
Mitch Murray
John Nicodemski
Lois Osier
Don Patterson
Donald Pelham
Francis Pippin
Naomi & Bill Pomper
Jon Roe
Sandra M. Scully
Donald P. & Nancy Smith
Tom Sohre
Rochelle Stellato
Bruce & Sherrill Stott
Beth Turner
Ted Tenerowicz
William W. Wardrop
Deb Wilcox
John & Gloria Wraight

Clifford & JoAnn Aucterr
Randi & Dale Brockway
Barry & Deb Cass
Lorraine & Victor Chiarizia
Jeanne DeBell
Richard Dewey
Ann & John Drake
Enfield Conservation Com.
Peter Falk
Joan Formeister
Natalie George
Albert & Donna Grant

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Ken & Lisa Hageman
Karl Hasel
Michelle Hayward &
Angelo DeFilippo
Mark & Ellen Humphries
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Paxton E. Mallard
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Caroline Brown
Thomas & Doreen Murray
Mary A. O'Donnell
U. Orduz & Bill Moran
Virginia Patsun &
John Sheirer
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