

# NORTHERN CONNECTICUT LAND TRUST, INC.

ANNUAL REPORT  
2002-2003



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 accomplishment and high hopes for our Land Trust. Membership has risen into the 200's, our treasury has remained healthy, we have no debt, and the Fates have generally smiled upon us. The acquisition of some 47 acres of Scantic River-fronting land, early in the year, constituted a highlight and a new direction for us. We are indebted to Simon Lipton and Everett Wright for the opportunity to acquire these lands, which will enhance the Scantic River Greenway in the future. The State of Connecticut's Department of Environmental Protection awarded us a grant of \$42,700 towards the purchase of land in Vernon, to be known as the Andrew Kenneth Webster Preserve. The Bafflin Foundation kindly provided a \$35,000 grant towards this purchase, and "anonymous" friends of NCLT provided the balance of \$16,300 to complete the purchase. We expect to close this 30-acre transaction in the very near future. Our drive to obtain a conservation easement, (development rights) on the 180 acre White Farm, growers of organic beef, at the junction of Stafford, Willington and Union, was also looked upon favorably by the DEP's Open Space program, with an award of \$146,250 towards our goal. We are busy with efforts to raise the necessary \$78,750 to complete this project.



Our Stewardship Committee, under the watchful eye of Dr. Jerry Stage, has been busily engaged in the needed boundary marking, brushing, mowing and other house-keeping jobs, not the least of which is the creation of a management plan for each parcel of our land. With a tried and true bank of volunteers, much has been accomplished during the year. We trust that their mosquito bites and poison ivy rash have subsided.

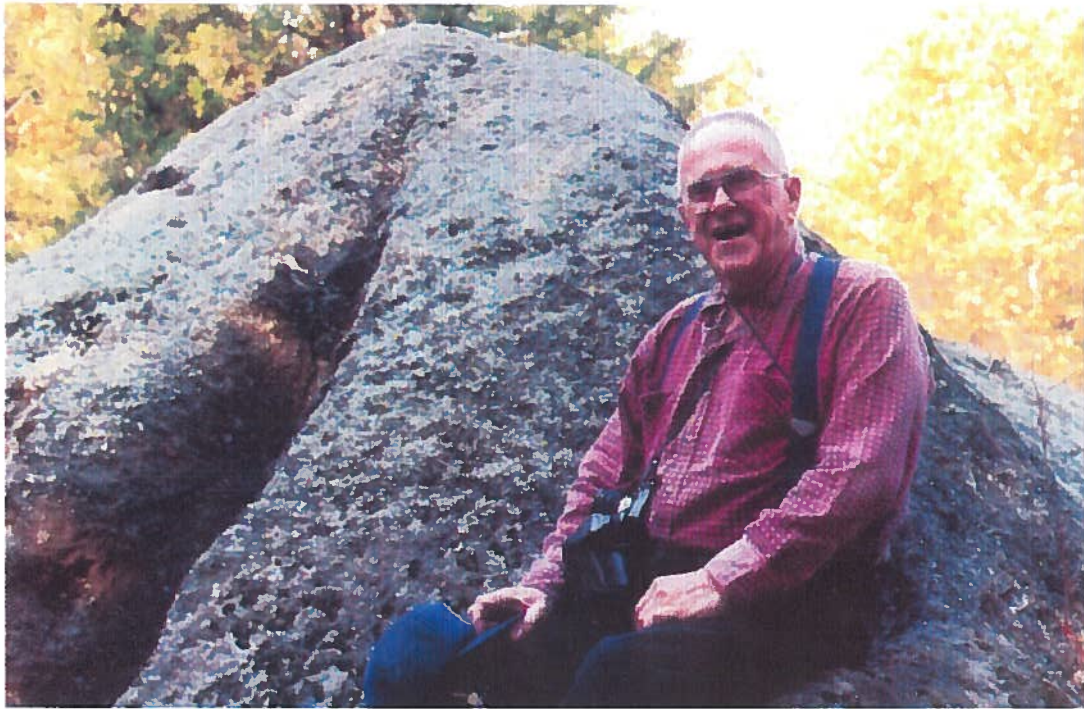
The death of Whit Davis was a profound loss to our Board, and indeed to the town of Somers, which he served as Town Historian. His wisdom, sense of history, and buoyant good nature are sorely missed. Our Stewardship Fund has been renamed the "Whit Davis Stewardship Fund" in his memory to reflect the deep love Whit felt for the land.

During the year, NCLT has taken upon itself the responsibility of the re-activation of the Scantic River Watershed Association. When it became inactive in the 1980s, SRWA left its assets to NCLT for safekeeping, with the hope of seeing the organization become active once again. NCLT's Board determined that the time was right to reactivate SRWA this year. The cooperation between a land trust and river group has long been considered by many as an ideal relationship. River organizations are not equipped to handle gifts or purchases of land. Thus a cooperative effort between the two entities makes sense, provides new opportunities for land protection, and widens public awareness. We are very optimistic. The National Park Service has joined our effort, which will kick off on September 24 with the first public informational meeting of SRWA at Piedmont Hall in Somers at 7:30. Subsequent meetings are scheduled for Hampden, MA on October 8, East Windsor on October 21, and Enfield on November 6.

Any success we have achieved this year would have been impossible without the dedication and hard work of our Directors and the many volunteers who cheerfully join with us. They make my job a pleasure...thank you.

Culver A. Modisette  
President

*In Memory...*



Walter Whitlock Davis  
1919-2003

With the passing of "Whit" Davis in January, our Land Trust was deprived of a unique, gentle man, whose connection with the Somers of long ago was unsurpassed. Whit knew everybody. Literally. An avid outdoorsman, bird watcher, fisherman, hiker, canoeist and storyteller, Whit was a keen observer of his special piece of Connecticut. He took great delight in his reunions with his comrades in arms from his World War II experiences in China, India and Burma. He took equal delight in his frequent invitations to tell Somers students about the "old days" in Somers. The Town of Somers made him its official Historian, confirming what everybody had known all along. For his dedication to our land trust, at a "special day" for Whit, a section of the McCann Farm, an NCLT property, was set aside as the "Whit Davis Bird Sanctuary", an honor which pleased him greatly. Whitlock Davis was the embodiment of the credo "leave the world a better place because you passed through"...and he surely did. He was my friend, and I miss him.

CAM

**Finance Committee Report**  
**Fiscal Year Aug. 1, 2002 to July 31, 2003**

The NCLT had a very successful 2002-2003 fiscal year. We ended the year with a strong cash position and no debt. Operating expenses were 10% less than budgeted amounts and income was higher than expected.

Assets increased by \$101,081. The major factors in this increase were a \$35,000 grant from the Bafflin Foundation, a \$16,300 gift from an anonymous donor and a \$49,182 increase in the valuation of the Ellington Swann Farm Property. The Swann Farm was re-valued to reflect the appraised value at the time of purchase. The grant and donation are toward the planned purchase of the Andrew Kenneth Webster Preserve (Knapp) Property in Vernon. We are waiting for the State DEP to release a promised grant of \$42,700 so that we can close on this property.

This year, the NCLT purchased two properties along the Scantic River in Somers for a total cost of \$15,000. \$1,000 of the cost was covered by a grant from the Keeney Foundation and the remainder was covered by NCLT funds.

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

The Finance Committee:

Jim Gage  
Albert Grant  
John Maulucci

9/1/03

**Audit Committee Report**  
**Fiscal Year Aug. 1, 2002 to July 31, 2003**

Board of Directors  
Northern Connecticut Land Trust, Inc.  
Somers, Connecticut

We have audited the financial statements and accounting records of the Northern Connecticut Land Trust, Inc. as of July 31, 2003 and for the fiscal year then ended. These statements and records are the primary responsibility of the Treasurer with the help of the Finance Committee. Our responsibility is to express an opinion on these financial statements and accounting records based on our audit.

We conducted an audit by examining evidence supporting the amounts and disclosures in the financial statements. Further, we examined evidence supporting expenditures, income and recordkeeping. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Northern Connecticut Land Trust, Inc. at July 31, 2003 and the results of its operations for the fiscal year then ended.

The Audit Committee,  
Ernie Boothroyd  
Albert Grant  
Natalie George  
John Maulucci

September 4, 2003

**Northern Connecticut Land Trust**  
**Statement of Activities**  
**Fiscal Year 2003**  
**Ending July 31, 2003**

**Income**

Membership Contributions	\$5,366
Cash Donations and Grants	56,213
Land Use Fees	4,375
Interest	787
Bond Fund Capital Growth	39
Swann Farm Reevaluation	49,182
 Total Income	 <b>\$115,962</b>

**Expenses**

Legal Fees	\$586
Accounting Fees	1,500
Supplies	64
Printing	679
Postage and Shipping	572
Programs	231
Memberships, Registrations & Subscriptions	175
Insurance	844
Land Stewardship	1,546
Land Acquisition (surveys & appraisals)	8,326
Misc.	358
 Total Expenses	 <b>\$14,881</b>

Change in Net Assets **\$101,081**

8/15/03

**Northern Connecticut Land Trust  
Balance Sheet  
July 31, 2003**

<u>ASSETS</u>	<u>July 31, 2002</u>	<u>July 31, 2003</u>	<u>Difference</u>
Cash	\$4,591	\$3,019	(\$1,572)
Money Market	61,505	94,937	33,432
Whit Davis Stewardship Endowment	5,005	6,044	1,039
White Property Deposit	0	3,000	3,000
Knapp Property Deposit	0	1,000	1,000
Sub-total	\$71,101	\$108,000	\$36,899
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	290,818	340,000	49,182
Bridge-Koenigsberg	69,410	69,410	0
Wapping Bog	1,190	1,190	0
Lipton	0	5,000	5,000
Wright	0	10,000	10,000
Sub-total	\$1,496,728	\$1,560,910	\$64,182
<b>Total Assets</b>	<b>\$1,567,829</b>	<b>\$1,668,910</b>	<b>\$101,081</b>
<b>LIABILITIES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

8/15/03



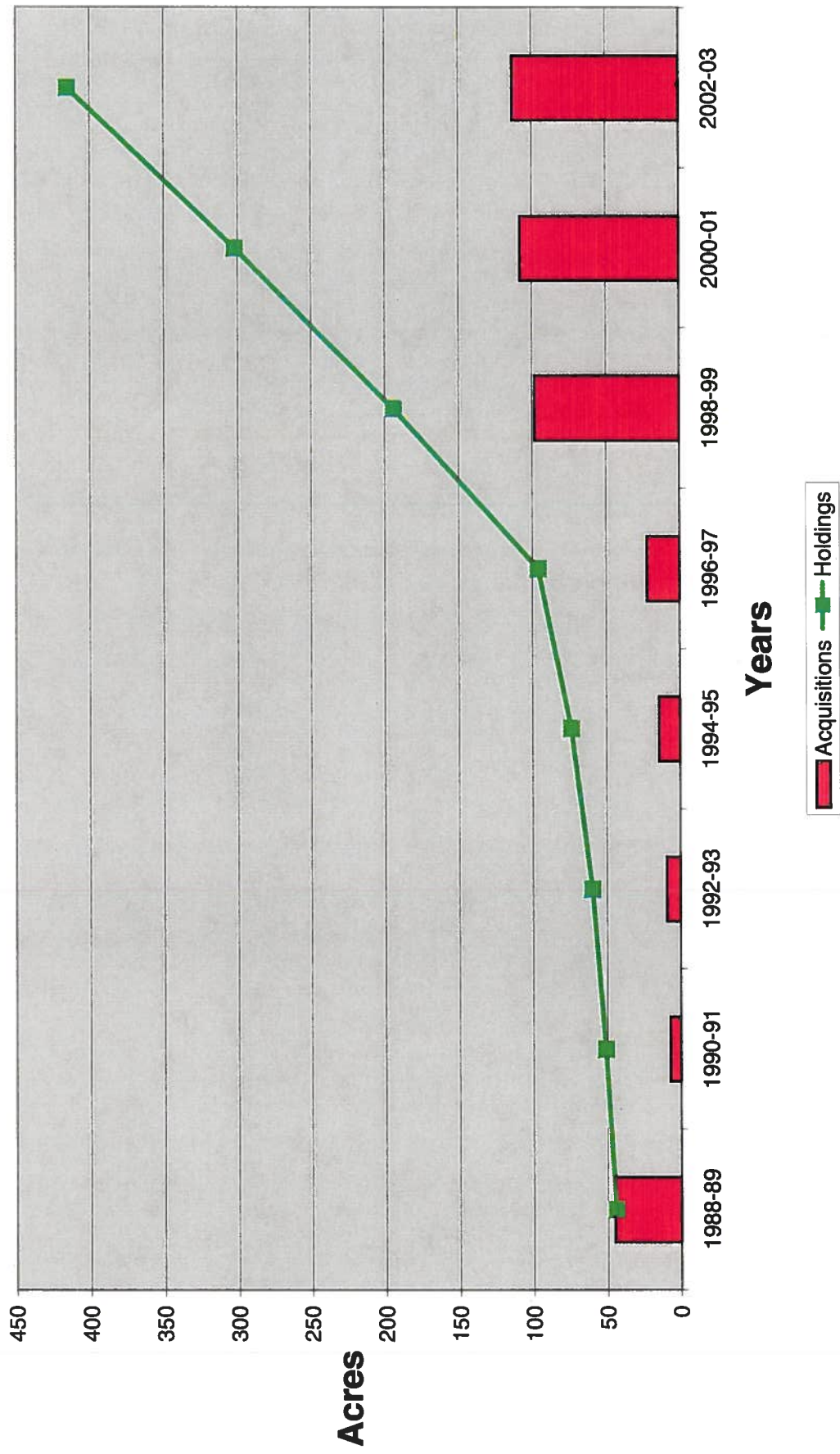
# NCLT HOLDINGS

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	Wes 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
03.06.00	Everett Wright	Durkee Rd. Somers	30 acres	Everett Wright	Scantlec 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	Scantlec riverfront	nature preserve	
02.00.00	Wapping Bog	Wapping Rd. East Windsor	13.6 acres	Gallagher Company	black spruce bog	open space	Arend-Jan Knuffel
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	Meadowlark Rd. Vernon	11 acres	Eleanor Delson, Lois Keil, forest Miriam Schwartz	marsh flat	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 Seitembrino
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: 413**

# 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.*

## MEMBERS

Ernestine and Stephanie Allsup  
George Arthur  
Penny Bacchiochi  
Hans Bade  
Sharon Bahler  
Lloyd J. Barnes, III  
Rosalie Bartula  
Polly and Len Bayliss  
Gus and Ann Bell  
Mr. and Mrs. Ezra Blount  
Robert A. Bordeaux  
Randi and Dale Brockway  
Claudette Burnham  
Edward and Liesbeth Burns  
Barry and Deb Cass  
Malcolm Chadbourne  
Rain and Victor Chiarizia  
Allison B. Collins  
Janet Collins  
David Connors  
Mark W. Davis  
Jeanne DeBell  
John Deitelbaum  
Karen S. Devassy  
Ann and John Drake  
Michael Duffy

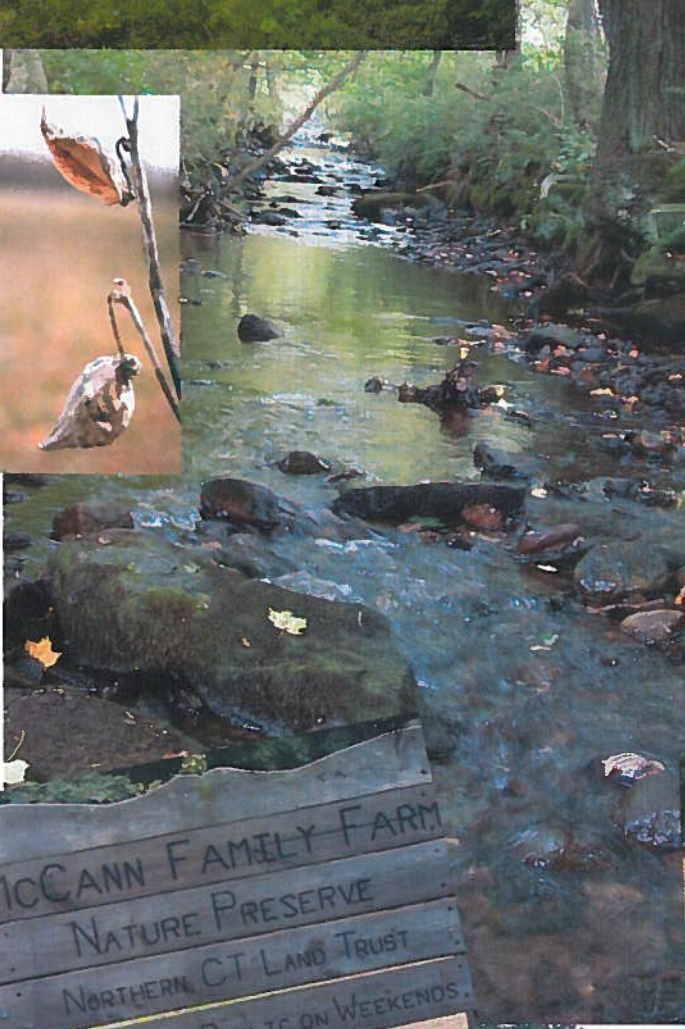
John Maulucci  
Peter Miller and Caroline Brown  
Nancy Moody  
Walter and Erin Moody  
Ashley Morell  
Brian Motola  
Maureen Mullen  
Tex Mulnite  
Mitch Murray  
Bill Nickerson  
John Nickodemski, Jr.  
Herb Noble  
James P. O'Donnell  
Mary A. O'Donnell  
Feline and Patrick O'Gorman  
Lynne O'Hearn  
Ulysses Orduz and Bill Moran  
Lois Osier  
Richard Oswald  
Virginia Patsun  
Don Patterson  
Robert and Nancy Pease

Matt Dukehart  
Enfield Conservation Commission  
Gail Faherty  
Peter Falk  
Melinda Ferry  
Joan Formeister  
Jim Gage  
Arthur L. Galbraith  
Natalie C. George  
Dennis and Kathy Gliha (Garden Barn Nursery)  
Albert and Donna Grant  
Stuart and Beth Grant  
Leslie J. Green  
Karen and Bill Griffin  
Julie S. Gross  
Edward Guzavitch  
Ken and Lisa Hageman  
Lee and Carol Hall  
Robert T. Halpin  
Karl L. Hasel  
John R. Haserick, DDS  
Michelle Hayward and Angelo DeFilippo  
Mr. and Mrs. Stephen Henderson  
Normand P. Holcomb  
John and Marcia Horan  
Richard Hutton

Joyce Phillips  
Francis Pippin  
David Pogorzelski  
Naomi and Bill Pomper  
Janet and Hector Pope  
Karl Prewo  
June Reichle  
Rockett family  
Jon Roe  
Robert Russell  
Connie Satton  
Sandra M. Scully  
Pat Settembrino  
Ray V. and Ann Marie Shelton  
Donald M. and Carlene Smith  
Donald P. and Nancy Smith  
Judith Graves Snyder  
Dennis M. Soucy  
Thomas and Joyce Soule  
SRM Roofing and Construction  
Margaret Steinbugler

Richard H. Jackson, III  
Kimberly Janak  
Jarmoc Farms LLC  
Tim and Mary Keeney  
Joseph King  
Arend-Jan Knuttel  
Amy and Wayne Kozik  
Michelle Kullas  
Richard H. Kunz  
Georgeanne and Terry Kuzman  
Jeannette Lamontagne  
Gloria and Arthur Larson  
Mr. and Mrs. Richard W. Larson  
Marilyn Lassow  
Margaret Leary  
Dianne Bordeaux Lenti  
Harold Luetjen  
Donald MacKay  
Marguerite and Bill McTeague  
Russell L. Maggio  
Peter and Barbara Mancuso  
Louise Mariana  
Gwen E. Marrion  
Mr. and Mrs. R. Masters

Michael Stenz and Eva Skibild  
Eliza B. Stevenson  
Stocker family  
Bruce and Sherrill Stott  
Mr. and Mrs. Norman Strong  
Ted Tenerowicz  
Andrew and Robin Timmons  
Denise and John Toohey  
Michael and Janet Traynor  
Louise P. Tucker  
Vernon Junior Womens Club  
David E. Vibber  
William W. Wardrop  
Paulette Whipple  
Paul and Barbara Whitaker  
Jenny White  
Charles C. Williams  
Russell W. Wirtalla  
John and Gloria Wraight  
Everett Wright  
Donna V. Wright  
Paul and Arlene Young



MCCANN FAMILY FARM  
NATURE PRESERVE  
NORTHERN CT LAND TRUST  
OPEN TO THE PUBLIC ON WEEKENDS.

