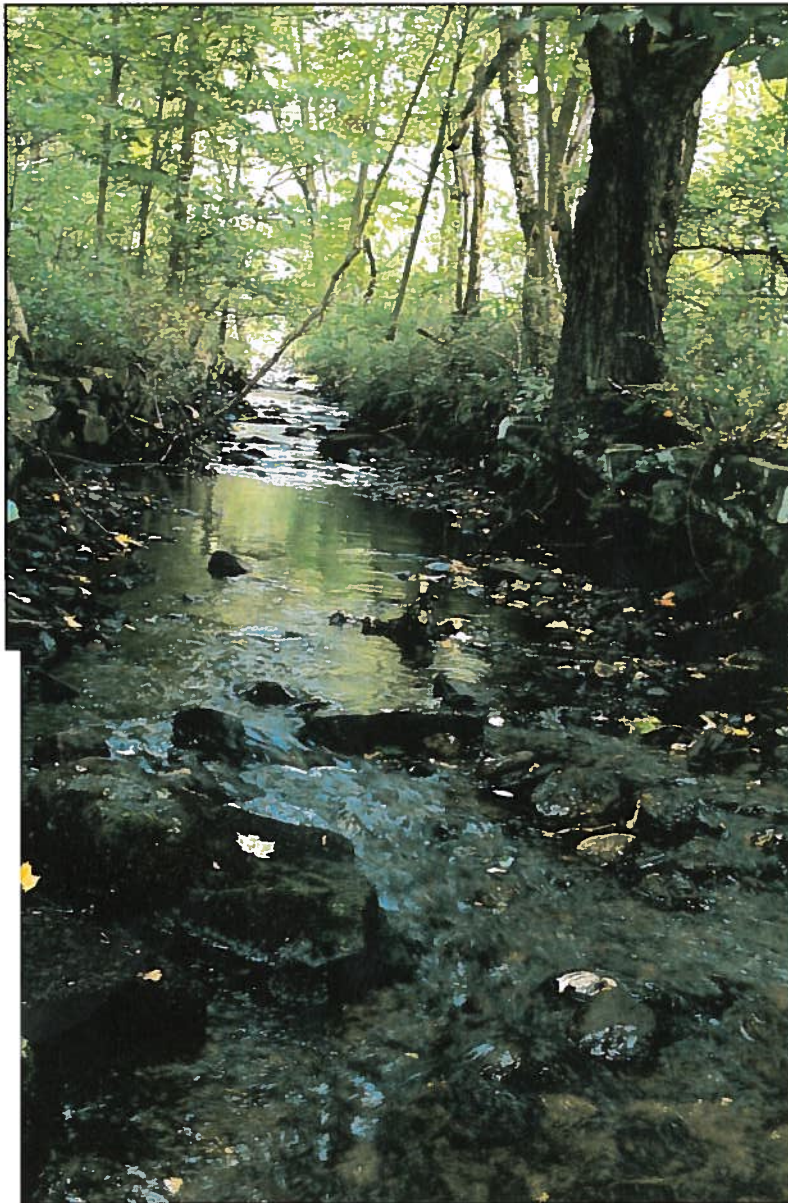


# NORTHERN CONNECTICUT LAND TRUST, INC.

ANNUAL REPORT  
2004 - 2005



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 progress for your Land Trust. Two significant land transactions were consummated. A parcel of some 22 acres at the base of Bald Mountain in Somers, was acquired from NCLT- member Arthur Galbraith. A generous grant from the Bafflin Foundation enabled this transaction. A 14 acre parcel, on a high ridge in eastern Ellington, was purchased from the Ellington Congregational Church with funds graciously donated by the Vranos Foundation.

Our series of wildflower hikes (spring, summer, fall) continue to be well attended on the McCann Family Farm. NCLT's traditional New Year's Day hike drew some 60 hearty souls, who welcomed 2005 in an invigorating fashion. Throughout the year, a variety of walks and hikes were held, attracting ever-increasing numbers of people, both members and non-members of the Trust. Everyone is welcome, and, of course, there is no charge.

The Land Trust lost a staunch friend and ally with the recent passing of Walter Dufraire. Walter, of the McCann Family Farm was a quiet gentleman who loved his land, and who will be remembered for his vision by the Land Trust and his community.

Our Stewardship program, under the able direction of Dr. Jerry Stage, forged ahead this year with laudable results. At our Scantic Riparian Area, an eradication program of invasive plants, particularly purple loosestrife, is underway with encouraging early reports. More will be known of the program's success by next spring.

Preliminary discussions are underway with the American Chestnut Foundation regarding the establishment of chestnut research "plantations" on NCLT lands. Each plantation, approximately one acre in size, would provide valuable data to the biologists who are seeking a way to re-establish the American chestnut into our New England woodlands.

I wish to thank our many volunteers for their dedication to poison ivy, mosquitoes and purple loosestrife, which they endure with high spirits as they tend our lands with loving care. I am indebted to our Board members for their time and counsel, as well as attorneys Bob Peters and Amy Paterson, who keep us out of trouble.

Culver A. Modisette  
President

## LEARNING AT THE KNEE OF MOTHER NATURE

While the preservation and protection of farmlands and woodlands is of over-riding importance to the Land Trust, one of the lesser-known benefits of its holdings are the educational opportunities provided to youth groups and field trips by students of all ages. As the realization occurs that open space and mixed forest locations make ideal hands-on learning opportunities, more and more young people can be found on our trails and streams. Two recent “learning visits” were reported by their leaders to NCLT. Each of these experiences we would like to share with our members.

Last November Cub Scout Pack 83 of Somers held a nature hike at the McCann Farm. Twenty-five boys with an adult supervisor walked a three-mile loop, and participated in what was termed a “nature scavenger hunt”. Each boy had to find and identify 20 items native to the area, ranging from moss and ferns to dead trees. The Cub Master spoke to his charges about hike etiquette, including leaving nature in its place, as well as basic compass data. A good time was had by all, and the Cub Scouts then donated \$30 of their combined allowances to NCLT. Truly, one of the past year’s most appreciated donations.

In October, Girl Scout Troop 188 from Ellington, hiked the trails of McCann on a nature observation program. Among many objects identified were a garter snake and an American chestnut tree. Brownies in the troop earned an Explorer Badge and Junior Girl Scouts added points towards their Hiking Badge. The Troop Leader took the time to write NCLT and thank us for “all of your hard work. The McCann Family Farm is a wonderful resource for our community.” Music to the ears of our hardworking volunteers, indeed.

Should our participation with the American Chestnut Foundation become a reality, we would expect our chestnut “plantations” to be of keen interest to forestry groups as well as environmental study programs in local schools. The opportunity to participate in the re-establishment of one of America’s most admired trees has great appeal. Indeed, if the species can be revived, the chestnuts could well affect our woodlands in a highly beneficial way, with ancillary benefits extending into our wildlife population as well.



Ellington’s Girl Scout Troop 188 at McCann Family Farm

**Finance Committee Report**  
**Fiscal Year Aug. 1, 2004 to July 31, 2005**

The NCLT had another successful fiscal year with assets increasing by \$216,783. This increase resulted from the generous sale to the NCLT of a 22 acre property on Bald Mountain in Somers by Arthur Galbraith at a price well below the appraised value, a very welcome grant from the Vranos Family Foundation for the purchase of Sunset Hill in Ellington, and the support of our many members and local charitable organizations.

Less than 2% of our income this year went toward operating expenses, other than for the acquisition of land. Because we are an all volunteer organization whose work is carried out by the Board of Directors and a dedicated group of more than 100 volunteers, all contributions to the Land Trust are used for our primary mission on protecting natural areas. The income from the lease of farmland on the Swann Farm more than covers our other operating income needs.

We continue to be in a strong financial position with no debt.  
Financial details for the year are shown on the financial statements that follow.

**The Finance Committee:**

**Jim Gage**  
**Albert Grant**  
**John Maulucci**

8/29/05

**Northern Connecticut Land Trust**  
**Statement of Activities**  
**Fiscal Year 2005**  
**Ending July 31, 2005**

**Income**

Contributions	\$167,041
Grants	54,500
Land Use Fees	4,375
Interest	1,025
Total Income	<b>\$226,941</b>

**Expenses**

Legal Fees	\$1,239
Taxes	134
Supplies	254
Printing	875
Postage and Shipping	385
Programs	140
Memberships, Registrations & Subscriptions	325
Insurance	1,088
Land Stewardship	252
Land Acquisition (surveys & appraisals)	5,100
Misc.	366
Total Expenses	<b>\$10,158</b>

Change in Net Assets **\$216,783**

8/15/05

**Northern Connecticut Land Trust  
Balance Sheet  
July 31, 2005**

<u>ASSETS</u>	<u>July 31, 2004</u>	<u>July 31, 2005</u>	<u>Difference</u>
Cash	\$6,715	\$5,898	(\$817)
Money Market	82,960	5,543	(77,417)
Whit Davis Stewardship Endowment	6,189	6,706	517
White Property Deposit	3,000	3,000	0
Whitaker Property Deposit	0	5,000	5,000
Galbraith Property Deposit	500	0	(500)
Sub-total	\$99,364	\$26,147	(\$73,217)
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	94,000	0
Galbraith	0	235,000	235,000
Sunset Hill	0	55,000	55,000
Sub-total	\$1,654,910	\$1,944,910	\$290,000
<b>Total Assets</b>	<b>\$1,754,274</b>	<b>\$1,971,057</b>	<b>\$216,783</b>
<b>LIABILITIES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

NORTHERN CONNECTICUT LAND TRUST PROPERTIES

Acquire Property Name	Location	Acreage	Source	Type	Purpose	Monitor
1997 McCann Family Farm	Somers	84	McCann Family	farm & mixed forest	farming, nature preserve	Boothroyd
1988 Skyline Scenic Area	Somers	65	Bovarnick	mixed forest	nature preserve	W. Smith
2002 Bridge Property	Somers	64	Bridge Family	mixed forest	passive recreation	Boothroyd
2001 Swann Farm	Ellington	56	Joan Swann	farm, mixed forest	farming, preserve	G. Grant
2003 Webster Preserve	Vernon	30	Knapp Family	mixed forest	passive recreation	E. Dresner
2003 Wright Property	Somers	30	E. Wright	Scantic riverfront	greenway	Stage
2001 Finley Property	Bolton	26	Finley & R. Bell	forest, cliffs, wet	nature preserve	Maulucci
2003 Lipton Property	Somers	18	S. Lipton	Scantic riverfront	Scantic riverfront	Stage
2002 Wapping Bog	East Windsor	13.6	Gallagher Co.	black spruce bog	open space	Knuttel
1999 Echo Ridge	Vernon	13.5	anonymous	mixed forest, cliffs	nature preserve	E. Dresner
1997 Brandy Hill Property	Vernon	12	Roy Conyers	mixed forest	nature preserve	Hasel
2000 Eckers Pond	Vernon	11	E. Delson, L. Keil, M. Schwartz	forest	open space	E. Dresner
1994 Leaska Property	Enfield	8	George Leaska	marsh	nature preserve	A. Grant
1991 Indian Trail	Vernon	7.3	George Risley	mixed forest, brook	nature preserve	Hasel

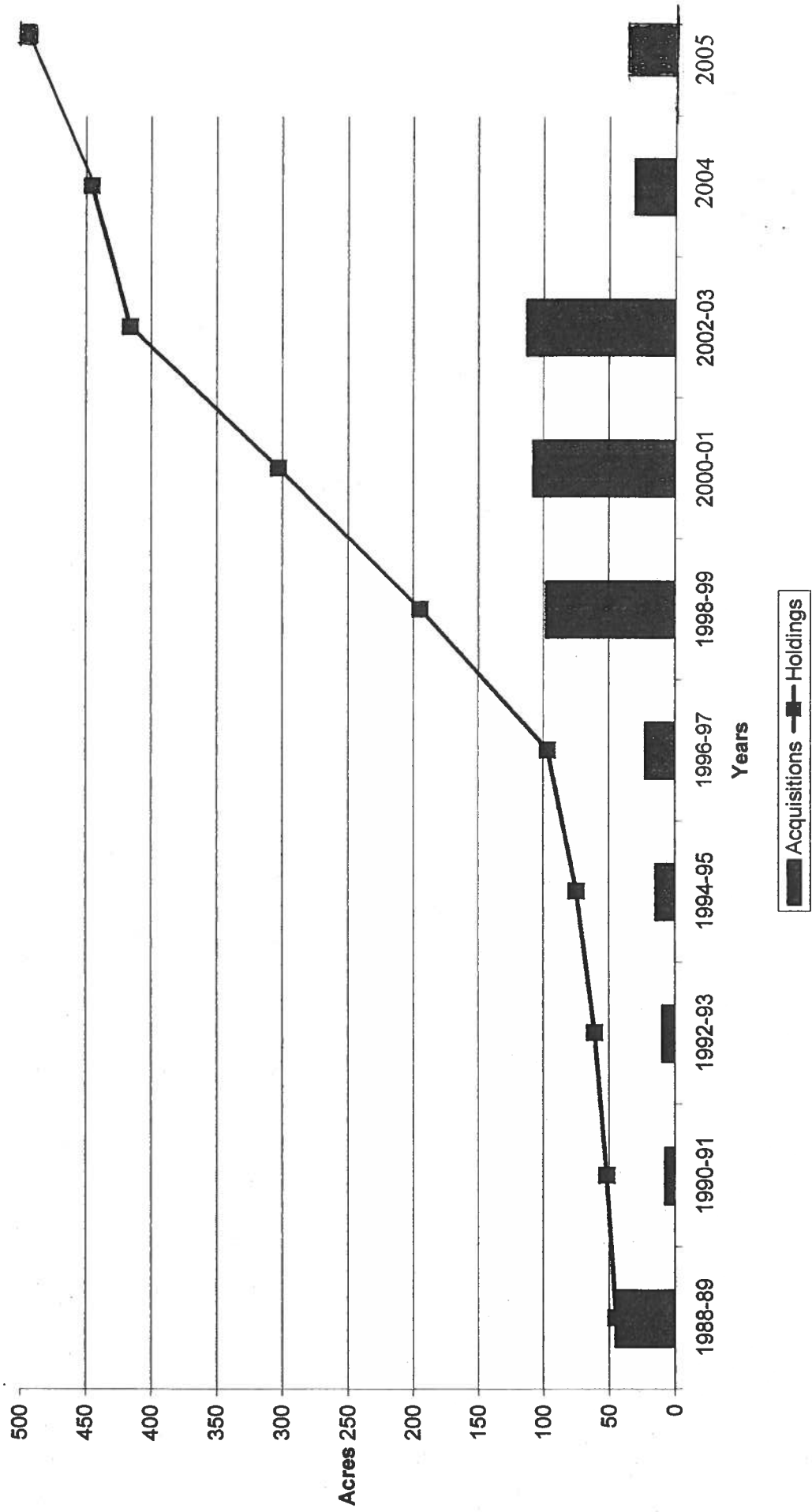


NORTHERN CONNECTICUT LAND TRUST PROPERTIES

1991	Joy Property	Ellington	7	Joy Family	wet, forest	open space	Gage
2000	Finley Property	Andover	5+	Finley, R. Bell	forest	nature preserve	Maulucci
1992	Scott Property	Stafford	2	Barbara Scott	riverbank	open space	G. Grant
1993	Hatch Hill Property	Vernon	1.4	T/Vernon	wooded	open space	P. Settembrino
1997	Bacon Property	Stafford	1	Bacon Family	forest	open space	Stage
1995	White Property	Somers	1	C. White	wetland	open space	D. Smith
1994	Grant Property	Somers	1	George Grant	stream border	open space	Stage
2005	Galbraith Property	Somers	22	A. Galbraith	mixed forest	open space	Boothroyd
2005	Sunset Hill	Ellington	14	Ellington Cong. Church	forest	open space	Gage

TOTAL ACREAGE PROTECTED • 479 ACRES

# 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: Norma McKenzie

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 2005 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  
Ernest Boothroyd, Ellington  
George Grant, Somers  
Michelle Hayward, Somers,  
Judy Snyder, Somers  
Albert Grant, Melrose  
Don Smith, Somers,  
Arend-Jan Knuttel, East Windsor  
Virginia Patsun, Somers

### PATRONS

Mr. And Mrs. Peter Ouellet

Richard Reagan, Norcross Wildlife Foundation

### LIFE MEMBERS

Anthony, Scott  
Bell, Ruth  
Bennett, Elise  
Bridge-Koenigsberg, Edward  
Bridge-Koenigsberg, Lisa  
Cauchon, Anne Dufraigne  
Connleaf, Inc.  
Curtiss, Tom  
Dresner, Edgar & Fay  
Dufraigne, James  
Dufraigne, Michael & Family  
Dufraigne, Capt. Patrick  
Dufraigne, Capt. Paul  
Dufraigne, Sheila  
Dufraigne, Walter & Kathryn  
Fay, Scott  
Finley, William  
Gailbraith, Arthur  
Gingras, Ginny  
Gitzus, John, M.D.

Grant, Elizabeth  
Grant, George & Leslie  
Grant, Philip & Selma  
Griswold, Robert & Marion  
Hoffman, Mark  
Joy, Richard & Joyce  
Keil, Lois  
Kouba, John  
Lenti, Dianne B.  
Livingston, Scott & Deborah  
Marvonek, Bruce  
Modisette, Culver & Norma McKenzie  
Okada, Patricia  
O'Donnell, James  
Ouellet, Mr. & Mrs. Peter  
Parker, Jim  
Peters, Atty. Robert  
Pope, Hector & Janet  
Raymond, Scott & Mary Alice  
Reagon, Richard, Norcross Wildlife

Risley, George  
Savings Bank of Rockville  
Schindler, Allan  
Schoff, Robert  
Schwartz, Sidney & Miriam  
Shaver, Frances  
Slattery, Edward & Carole  
Strong, Nancy  
Squillace, Steven  
Stage, Jerry  
Swann, Joan H.  
Thomas, Scott & Vicki  
Tribble, Larry  
Vartuli, Frank  
White, Charles  
Will, Brian  
Whitaker, Carl  
Wright, Evereett  
Vranos, Michael  
Roberts-Pierson, Anne T.

NORTHERN CONNECTICUT LAND TRUST  
MEMBERSHIP

NAME

Allsup, Ernest & Stephanie	Gross, Julia	Moody, Nancy
Ames, Robert	Guzavitch, Edward	Moody, Walter F., Jr. & Erin
Amsel, Valerie & Jesse	Hageman, Ken & Lisa	Mullen, Maureen
Arthur, George	Hall, Lee & Carol	Mulnite, Tex
Aucter, Clifford & JoAnn	Halpin, Robert T. & Britta	Murray, Mitch
Audinot, Lois	Hasel, Karl	Murray, Thomas & Doreen
Bacchiochi, Penny	Haserick, John R. D.D.S.	Nickerson, Bill
Bade, Hans-Heinrich	Hayward, Michelle & Angelo DeFlippo	Nicodemski, John Jr.
Bahler, Sharon	Henderson, Stephen & Terri	O'Donnell, Mary
Bayliss, Polly & Len	Herbst, Marie	O'Hearn, Lynne
Bell, Roy & Ann	Horan, John & Marcia	Ordudz, Ulysses & Bill Moran
Blount, Mr & Mrs.s Ezra A.	Hucul, George	Osier, Lois
Brodeaux, Robert A.	Humphries, Mark & Ellen	Paterson Family
Brockway, Randi & Dale	Hutton, Richard	Patterson, Don
Burke, Carol	Jackson, Richard H. III	Patson, Virginia & John Sheirer
Burns, Edward & Liezbeth	Jarmoc Farms, LLC	Pease, Robert A.
Cass, Barry	Keeney, Tim & Mary	Pelham, Donald
Cass, Deborah	Kelly, Marge	Phillips, Joyce
Chadbourne, Malcolm K & Joanne	Kibbe, Norman	Pippin, Francis
Chiarizia, Victor & Lorraine	King, Joseph & Virginia B. Murphy	Platek, Alison
Collins, Janet	Knuttel, Arend Jan	Polek, Carla
Davis, Mark & Felice	Kozik, Wayne & Amy	Pomper, Bill & Naomi
DeBell, Jeanne	Kullas, Michelle	Prewo, Karl & Karen
Deitelbaum, John & Elizabeth	Kunz, Russell H.	Reese, Maine
Dewey, Richard	Kuzman, Georgeanne & Terry	Reichle, June
Donabedian, Elise	Lagel, Paul	Roe, Jon
Drake, John & Ann	Larson, Arthur & Gloria B.	Roulier, Daniel
Duffy, Meg	Larson, Mr. & Mrs Richard W.	Rubino, Bob & Jan
Dziadzio, Mike	Lassow, Marilyn	Russell, Robert & Patricia
Ellington Conservation Commission	Lenn, Debbie	Satton, Connie
Enfield Conservation Commission	Lenti, Dianne Bordeaux	Scully, Sandra M.
Faherty, Gail	Letendre, Ann	Simons, Kevin F.
Falk, Peter	Long, Nancy & Jim	Smith, Donald M. & Carlene
Ferry, Melinda	Luetjen, Harold	Smith Donald P & Nancy
Finnie, Jennifer & Stoddard	MacKay, Donald	Smith, Wesley & Marilyn
Formeister, Joan	Mallard, Paxton E.	Snyder, Judith Graves
Gage, James	Mancuso, Peter & Barbara	Sohre, Tom
Galbraith, Arthur L.	Manning, Gayle A.	Soucy, Dennis M.
Garden Barn (Dennis & Kathy Gliha)	Mariana, Louise	Steinbugler, Margaret M.
Gelt, Gloria	Marrion, Tom & Gwen	Stellato, Rochelle
George, Natalie	Martin, Kirsten	Stenz, Michael
Gibbs, John F. Jr.	Mason, Thomas & Susan	Stevenson, Eliza B
Grant, Albert & Donna	Masters, Mr. & Mrs. R	Stocker, Sophie
Grant, George & Leslie	Maulucci, John	Stott, Bruce & Sherrill
Grant, Sttuart & Beth	McTeague, Bill & Marguerite	Strong, Mr & Mrs Norman
Griffin, Bill & Karen	Miller, Peter W. & Caroline Brown	Taravella, Jim

NORTHERN CONNECTICUT LAND TRUST  
MEMBERSHIP

NAME

Turner, Beth  
Traynor, Michael & Janet  
Toohey, Denise & John  
Tenerowicz, Ted  
Van Kuren, Margo  
Vernon Junior Women's Club  
Vibber, David E  
Wardrop, William W.  
Whipple, Paulette  
Whitaker, Paul Jr. & Barbara  
Wilcox, Deb  
Williams, Charles C.  
Wirtalla, Russell W.  
Wraight, John & Gloria  
Wright, Donna V.  
Young Paul & Arlene

