



*Opening walk on Nipmuck Woods Trail in Stafford*

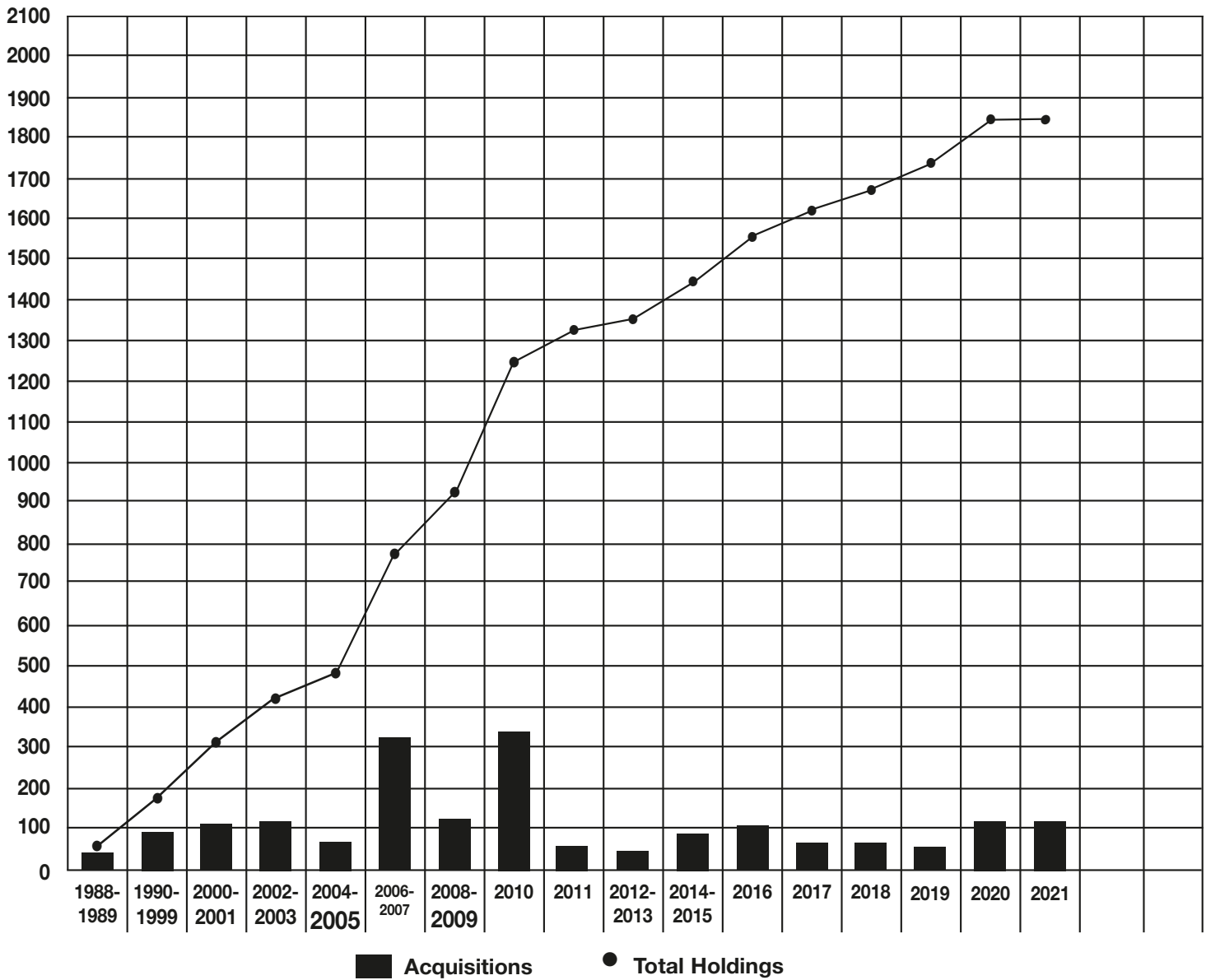
# **NORTHERN CONNECTICUT LAND TRUST, INC.**

ANNUAL REPORT  
2021-2022

# NORTHERN CONNECTICUT LAND TRUST PROPERTIES

| ACQUIRED                | PROPERTY NAME                            | TOWN       | ACRES | SOURCE                            | TYPE                 | PURPOSE                                |
|-------------------------|--|------------|-------|-----------------------------------|----------------------|--|
| 1988                    | Skyline Scenic Area                      | Somers     | 65    | Bovarnick                         | mixed forest         | nature preserve                        |
| 1991                    | Indian Trail                             | Vernon     | 7     | George Risley                     | mixed forest, brook  | nature preserve                        |
| 1991                    | Joy Property                             | Ellington  | 7     | Joy Family                        | wetland, forest      | open space                             |
| 1992                    | Scott Property                           | Stafford   | 2     | Barbara Scott                     | riverbank            | open space                             |
| 1993                    | Hatch Hill Property                      | Vernon     | 1     | Town Vernon                       | wooded               | open space                             |
| 1994                    | Grant Property                           | Somers     | 1     | George Grant                      | stream border        | open space                             |
| 1994                    | Leaska Property                          | Enfield    | 17    | George Leaska                     | marsh                | nature preserve                        |
| 1995                    | White Property                           | Somers     | 1     | C. White                          | wetland              | open space                             |
| 1997                    | McCann Family Farm                       | Somers     | 84    | McCann Family                     | farm & mixed forest  | farming, preserve                      |
| 1997                    | Bacon Property                           | Stafford   | 1     | Bacon                             | forest               | open space                             |
| 1997                    | Brandy Hill Property                     | Vernon     | 12    | Roy Conyers                       | mixed forest         | nature preserve                        |
| 1999                    | Echo Ridge                               | Vernon     | 14    | Anonymous                         | mixed forest, cliffs | nature preserve                        |
| 2000                    | Eckers Pond                              | Vernon     | 11    | E. Delson, L. Keil<br>M. Schwartz | forest               |  |
| 2001                    | Swann Farm                               | Ellington  | 56    | Joan Swann                        | farm, mixed forest   | farming preserve                       |
| 2002                    | Bridge Property                          | Somers     | 64    | Bridge Family                     | mixed forest         | passive recreation                     |
| 2002                    | Wapping Bog                              | E. Windsor | 14    | Gallagher Co.                     | black spruce bog     | open space                             |
| 2003                    | Webster Preserve                         | Vernon     | 30    | Knapp Family                      | mixed forest         | passive recreation                     |
| 2003                    | Wright Property<br>Scantic Area Riparian | Somers     | 30    | E. Wright                         | Scantic riverfront   | Scantic riverfront                     |
| 2003                    | Lipton Property<br>Scantic Area Riparian | Somers     | 18    | S. Lipton                         | Scantic riverfront   | Scantic riverfront                     |
| 2005                    | Sunset Hill                              | Ellington  | 14    | Ellington Cong.<br>Church         | Forest               | open space                             |
| 2005                    | Galbraith Property                       | Somers     | 22    | Arthur Galbraith                  | mixed forest         | open space                             |
| 2006                    | Whitaker Woods                           | Somers     | 266   | Whitaker Family                   | forest, pasture      | nature preserve                        |
| 2007                    | Schlaf Farm                              | Somers     | 38    | Mr. & Mrs Schlaf                  | farm, mixed forest   | farming preserve                       |
| 2008                    | White Farm                               | Stafford   | 181   | Robert & Carol<br>White           | farm                 | conservation<br>easement               |
| 2009                    | Kent South Preserve                      | Tolland    | 84    | Lee, Lamont<br>Realty             | streams, wooded      | open space                             |
| 2010                    | Ernie Boothroyd<br>Preserve              | Ellington  | 58    | Mr. & Mrs. Mosley                 | wooded               | open space                             |
| 2010                    | Bald Mountain Property                   | Somers     | 138   | Trappe Family                     | mixed forest         | open space                             |
| 2011                    | Shenepsit Woods                          | Ellington  | 30    | Lee, Lamont Realty                | forest               | open space                             |
| 2011                    | Talcott Ravine                           | Vernon     | 20    | Talcott Family                    | park                 | open space                             |
| 2012                    | Stevenson Woodlands                      | Somers     | 30    | Stevenson Family                  | streams, wooded      | open space                             |
| 2013                    | Myers Farm                               | Ellington  | 70    | Myers Nurseries                   | farm, forest         | farming preserve                       |
| 2013                    | Satkowski Farm                           | Stafford   | 20    | Katherine Satkowski               | pasture              | farming preserve                       |
| 2016                    | Culver Pond Nature<br>Preserve           | Stafford   | 118   | Chris Modisette                   | wooded, stream       | passive recreation                     |
| 2017                    | Hegarty Hollow                           | Stafford   | 83    | John Hegarty will                 | forest, pasture      | farming preserve<br>passive recreation |
| 2017                    | Nipmuck Woods                            | Stafford   | 79    | Stafford Fish & Game              | forest               | passive recreation                     |
| 2019                    | Bellante Preserve                        | Ellington  | 36    | Mr. & Mrs. Bellante               | forest               | passive recreation                     |
| 2019                    | Pearl Property                           | Ellington  | 11    | Dora Pearl Estate                 | forest               | passive recreation                     |
| 2021                    | Wraight Property                         | Ellington  | 114   | Wraight Family                    | forest               | passive recreation                     |
| TOTAL PROTECTED ACREAGE |  |            | 1845  |                                   |                      |  |

## NCLT Acquisition History and predecessor organizations



### **THE 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 members 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.

### **THANKS**

The NCLT is very grateful for the legal services donated by our two pro bono law firms. They assist us in the real estate transactions when we acquire properties to be protected as open space.

# THE NORTHERN CONNECTICUT LAND TRUST, INC.

## BOARD OF DIRECTORS AND OFFICERS

|                                |                               |
|--------------------------------|-------------------------------|
| <i>President</i>               | Patrice Carson, <i>Somers</i> |
| <i>First Vice President</i>    | Karl Hasel, <i>Vernon</i>     |
| <i>Second Vice President</i>   | Jim Gage, <i>Ellington</i>    |
| <i>Treasurer</i>               | Bryan Jambard, <i>Enfield</i> |
| <i>Corresponding Secretary</i> | Paul Lagel, <i>Enfield</i>    |

Gail Faherty, *Vernon*

George Grant, *Somers*

Albert Grant, *Melrose*

Don Smith, *Somers*

Arend-Jan Knuttel, *East Windsor*

Walt Moody, *Ellington*

Richard Bailey, *Somers*

Gene Julian, *Stafford*

Josh Bodian, *Somers*

Rick Dewey, *Stafford*

## COMMITTEES

**FINANCE** CHAIR: JIM GAGE

**FUND RAISING** CHAIR: JIM GAGE

**LAND ACQUISITION:** CHAIR: RICK DEWEY, PATRICE CARSON & JIM GAGE

**LAND STEWARDSHIP** CHAIR: RICHARD BAILEY

**FARMING** CHAIR: GEORGE GRANT

**MEMBERSHIP** CHAIR: WALTER MOODY

**PUBLIC RELATIONS** CHAIR: KARL HASEL **WEBSITE:** GAIL FAHERTY

To participate on a committee contact the Chairperson or any NCLT Director.  
Further information can be found on the Trust website, [www.northernctlandtrust.org](http://www.northernctlandtrust.org)



# PRESIDENT'S LETTER

Hello Land Trust Members and Friends,

This year, our Annual Report is coming out a little later than usual, our apologies, but hopefully this has built some anticipation! The Northern Connecticut Land Trust has had a good year – one of starting to get back to meeting in person with each other on work parties, trail hikes and our Annual Meeting in October.

Usable open space, trails, and Land Trusts have become invaluable over the last few years, and this does not appear to be a trend that will pass, but rather it seems to be a trend that has caught on and is permanent. This is apparent from the use we see on our properties, the grants that have become available, and the rise in donations we have seen. In order to keep up with this demand, we **need** (always) more volunteers. We are so thankful for those who volunteer their time and talents to help our Land Trust. As I've said over and over, we could not do this without you.

Have you ever thought of volunteering with the Land Trust? You could volunteer on your own, with a friend, or with your family – the more, the merrier! We can also use Board Members. I know that time in our lives is precious but serving on the Land Trust Board is rewarding and really not a lot of time. We meet about 4-6 times a year and there are all sorts of ways to help, one of those ways may be one of your interests. I hope in the coming year you might consider joining the Northern Connecticut Land Trust as a member, Board member, volunteer, or donor – we can always use help in all those areas.

If you are just learning about the Northern Connecticut Land Trust, we welcome you and hope you will join us in our efforts. If you are one of our members, I offer my sincere thank you for your support in our continued mission of preservation and awareness. All the best as we look forward to another proactive and productive year.

*Patrice L. Carson,  
NCLT President*



# TREASURER'S REPORT

**Fiscal Year Ending July 31, 2022**

The net worth of the NCLT increased by \$21,222 in the past year due primarily to contributions from our members and friends.

This year, the NCLT improved the Nipmuck Woods property by installing a parking area at the entrance to the property. This improvement provides dedicated parking to our members and friends who enjoy the property and its trails. Also, the NCLT expanded the parking area at McCann to allow for additional parking. In addition to the parking area improvements at Nipmuck Woods and McCann, NCLT added additional signage to multiple NCLT-owned properties to improve the identification of the property and trailheads.

In addition to the improvements noted above, the NCLT continues its planning to construct a robust trail with durable boardwalks, bridges and a viewing station that will provide access for hiking, fishing and wildlife observing at our Scantic River Riparian Area (SRA) property. The NCLT has owned the 48-acre Scantic River Riparian Area in Somers, CT for 19 years. The SRA is in the flood plain of the Scantic River and significant flooding over the years has washed away our original trail system. This project is made possible by a \$20,000 challenge contribution received in fiscal year ending July 31, 2021. Contributions made by the NCLT's members and friends will be matched from the Scantic River Riparian Area Trail Fund to provide the money needed to construct this trail.

With the support of our members and friends, your all-volunteer NCLT has accomplished a great deal since its beginning in 1987.



*Bryan Jambard, CPA*  
*Treasurer*



**Northern Connecticut Land Trust**  
**Balance Sheet**  
**July 31, 2022**

| <b><u>ASSETS</u></b>   | <b><u>July 31, 2021</u></b> | <b><u>July 31, 2022</u></b> | <b><u>Change</u></b> |
|--|-----------------------------|-----------------------------|----------------------|
| Cash   | \$ 18,564                   | \$ 38,145                   | \$ 19,581            |
| Money Market   | 100,292                     | 100,481                     | 189                  |
| Whit Davis Stewardship Fund  | 53,397                      | 54,914                      | 1,517                |
| Scantic River Riparian Area Trail Fund                                   | 19,967                      | 19,902                      | (65)                 |
| Sub-total  | 192,220                     | 213,442                     | 21,222               |
| Properties   |                             |                             |                      |
| McCann   | 177,600                     | 177,600                     | -                    |
| Skyline  | 159,070                     | 159,070                     | -                    |
| Brandy Hill  | 134,200                     | 134,200                     | -                    |
| Leaska   | 90,525                      | 90,525                      | -                    |
| Indian Trail   | 172,500                     | 172,500                     | -                    |
| Joy  | 310,300                     | 310,300                     | -                    |
| Scott  | 800                         | 800                         | -                    |
| Hatch Hill   | 72,100                      | 72,100                      | -                    |
| Bacon  | 12,000                      | 12,000                      | -                    |
| White  | 6,790                       | 6,790                       | -                    |
| Grant  | 6,520                       | 6,520                       | -                    |
| Echo Ridge   | 25,200                      | 25,200                      | -                    |
| Eckers Pond  | 11,290                      | 11,290                      | -                    |
| Swann Farm   | 340,000                     | 340,000                     | -                    |
| Wapping Bog  | 1,190                       | 1,190                       | -                    |
| Scantic River Riparian Area (Lipton)                                     | 5,000                       | 5,000                       | -                    |
| Scantic River Riparian Area (Wright)                                     | 10,000                      | 10,000                      | -                    |
| A. K. Webster (Knapp)  | 94,000                      | 94,000                      | -                    |
| Sunset Hill  | 55,000                      | 55,000                      | -                    |
| Whitaker Woods   | 1,176,426                   | 1,176,426                   | -                    |
| Schlaf Farm  | 478,000                     | 478,000                     | -                    |
| White Farm (development rights)  | 225,000                     | 225,000                     | -                    |
| Kent South Nature Preserve   | 600,000                     | 600,000                     | -                    |
| Ernie Boothroyd Nature Preserve  | 185,000                     | 185,000                     | -                    |
| Bald Mountain Nature Preserve<br>(Bridge-Koenigsberg, Galbraith, Trappe) | 854,410                     | 854,410                     | -                    |
| Talcott Ravine   | 87,000                      | 87,000                      | -                    |
| Shenipsit Woods (Lee/Webster Rd)   | 105,000                     | 105,000                     | -                    |
| Stevenson Woodland   | 152,000                     | 152,000                     | -                    |
| Myers Farm   | 115,000                     | 115,000                     | -                    |
| Satkowski Farm   | 110,900                     | 110,900                     | -                    |
| Culver Pond Nature Preserve  | 560,000                     | 560,000                     | -                    |
| Hegarty Hollow   | 551,600                     | 551,600                     | -                    |
| Nipmuck Woods  | 203,395                     | 203,395                     | -                    |
| Bellane preserve   | 96,000                      | 96,000                      | -                    |
| The Bird Field Conservation Area (Wraight)                               | 352,000                     | 352,000                     | -                    |
| Sub-total  | 7,535,816                   | 7,535,816                   | -                    |
| <b>Total Assets</b>  | <b>\$ 7,728,036</b>         | <b>\$ 7,749,258</b>         | <b>\$ 21,222</b>     |
| <b>Total Liabilities</b>   | <b>\$ -</b>                 | <b>\$ -</b>                 | <b>\$ -</b>          |
| <b>Net Worth</b>   | <b>\$ 7,728,036</b>         | <b>\$ 7,749,258</b>         | <b>\$ 21,222</b>     |

**Northern Connecticut Land Trust**  
**Statement of Activities**  
**Fiscal Year 2022**  
**Ending July 31, 2022**

**Net Asset Value July 31, 2021** **\$ 7,728,036**

**Income**

|                       |                      |
|-----------------------|----------------------|
| Contributions         | 20,472               |
| Farmland Lease Income | 8,350                |
| Interest              | 1,706                |
| <br>Total Income      | <br><b>\$ 30,528</b> |

**Expense**

|  |                 |
|--|-----------------|
| Printing and Postage                           | 2,106           |
| Insurance                                      | 2,159           |
| Land Stewardship & Improvements                | 4,023           |
| Memberships (LTA)                              | 725             |
| Misc. (State Filings, Website, P.O. Box, etc.) | 293             |
| Total Expense                                  | <b>\$ 9,306</b> |

**Change in Net Assets** **\$ 21,222**

**Net Asset Value July 31, 2022** **\$ 7,749,258**





# LIFE MEMBERS

Valerie & Jesse Amsel  
Scott Anthony  
Ruth Bell  
Elise Bennett  
Ron Blanchette  
Edward Bridge-Koenigsberg  
Barry Cass  
Stan Chandler  
William Crawford  
Tom Curtiss  
James Dufraine  
Michael Dufraine  
Capt. Patrick Dufraine  
Kathryn Dufraine  
Mike & Elaine Eldridge  
Gail & Matt Faherty  
William Finley  
Ginny Gingras  
John & Carol Gitzus  
Philip & Selma Grant  
George & Leslie Grant  
Anne Dufraine Griffin  
Robert & Marion Griswold  
Andrew & Pat Hoffman  
Mark Hoffman  
Lois Keil  
John Kouba  
Gaymarie Lehrer

Dianne Bordeaux Lenti  
Scott & Deborah Livingston  
Bruce Marvonek  
Walt & Erin Moody  
James O'Donnell  
Mr Mrs Peter Ouellet  
James Parker  
Atty Robert Peters  
Hector & Janet Pope  
Scott & Mary Alice Raymond  
George Risley  
Anne T Roberts-Pierson  
Dan Roulier  
Alfred & Shirley Schindler  
Mr Mrs Gordon Schlaf  
Robert Schoff  
Sidney & Miriam Schwartz  
Frances Shaver  
Edward & Carole Slattery  
Mary & Dennis Soucy  
Steven Squillace  
Nancy Strong  
Scott & Vicki Thomas  
Larry Tribble  
Frank Vartuli  
Michael Vranos  
Carl Whitaker  
Bob White



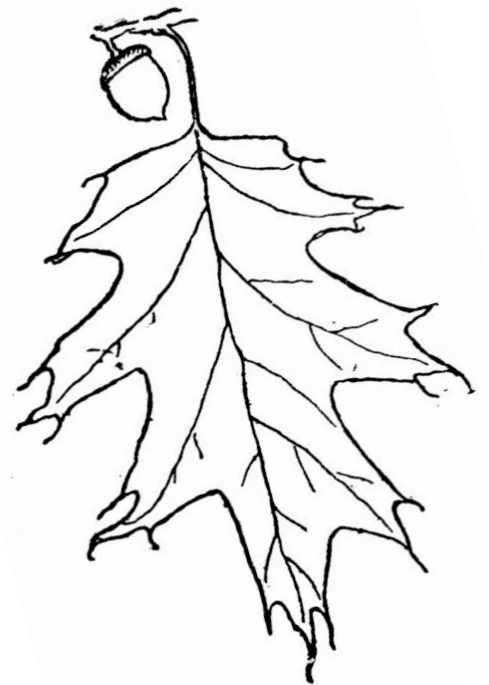
# SUPPORTING MEMBERS

Ingrid Aarrestad & Narain Scott  
Debra Jean & Harold Anderson  
George and Shirley Arthur  
Richard Bailey  
Gus & Ann Bell  
Chuck & Linda Bemis  
Paul Berriault  
Mike & Eileen Blouin  
Jean Bouche  
Pat Boudreau  
William & Susan Breslau Esq  
Dale & Randi Brockway  
Howard and Pamela Buckland  
Carol Burke  
Mr & Mrs David Butkus  
Patrice Carson  
Janet Collins  
Barbara Contois  
Robert Corona  
Patricia Cote  
Lee Currey  
Lynn Daley  
Harold and Ronalee Delisle  
Richard and Helen Dewey  
Rick Dewey  
Gerry Donnelly  
Laurie Sanders-Donnelly  
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Melissa Everett  
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Jim Fritz  
James & Ann Gage  
Suzanne Gallup

Albert & Donna Grant  
Marsha Gray  
Bill & Karen Griffin  
Sandra & Ron Hanson  
Kristen Harnedy  
Richard Hartenstein  
Karl Hasel  
Roland & Ailene Henry  
Dennis Hodgins  
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Paul Lagel  
Marilyn and Michael Lassow  
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Nancy & Jim Long  
Gwen & Tom Marrion  
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Abigail Mulhern  
Joseph and Patricia Neafsey  
John Occhialini  
Anonymous Ellington  
Jonathan & Katie Pinter  
Bill & Naomi Pomper  
John and Andrea Purcell

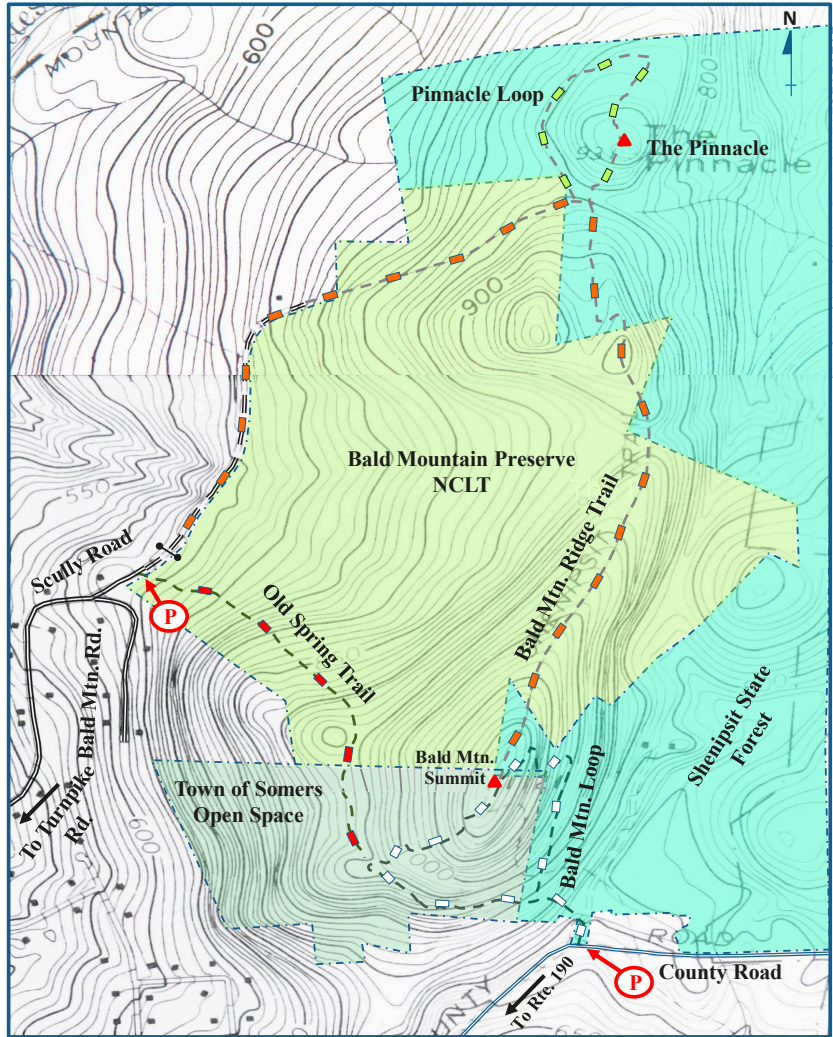
Paul Rafala  
Theresa Reed  
Jon Roe  
Mitch & Debbie Rudolf  
John Sherman  
Mae Slupecki  
Martin J and Cathleen Smith  
Donald P & Nancy Smith  
Anonumous Hampden, MA  
Michael Stenz & Eva Skibild  
Pamela Stevens  
Gregory Taft  
David E Vibber  
Sundar Varadarajan  
Vicky Wetherell  
Dominic Wilson  
Zachary Windoloski  
Boyd and Lauren Wood  
John & Gloria Wraight  
Donna Wright  
Paul & Arlene Young  
Robert & Melinda Zielfelder

Ellington Conservation Commission  
Enfield Garden Club  
Horst Engineering  
Meshomasic Hiking Club  
Thread Rolling Inc  
Shenipsit Striders



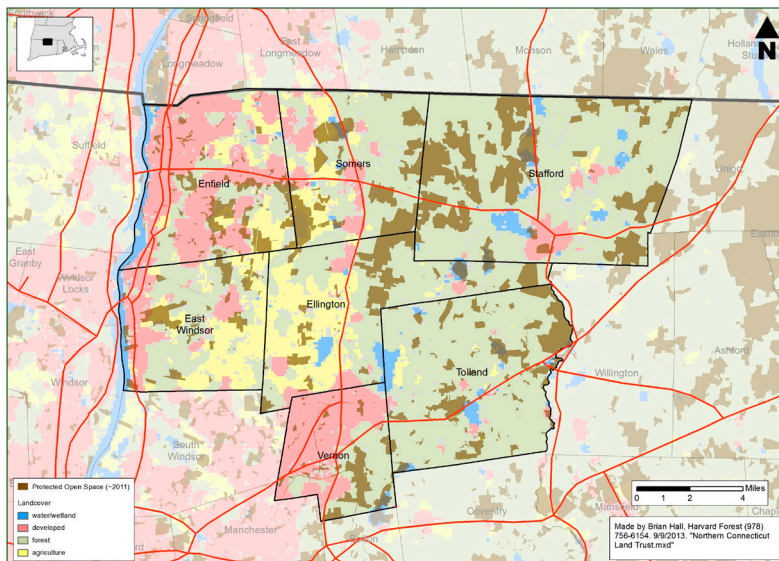
**Bald Mountain Trails  
Somers, CT**

|                       |        |
|-----------------------|--------|
| Bald Mtn. Ridge Trail | 2.0 mi |
| Old Spring Trail      | 0.7 mi |
| Bald Mtn. Loop Trail  | 1.0 mi |
| Pinnacle Loop Trail   | 0.6 mi |



**Trails Maintained By  
Northern Connecticut Land Trust  
and  
Somers Open Space and Trails Committee**

**Open Space in the Northern CT. Land Trust Region**







*Aerial view of Webster Preserve and Railroad Brook*



**NORTHERN CONNECTICUT LAND TRUST, INC.**  
**PO Box 324**  
**SOMERS, CT 06071**

A NON-PROFIT LAND CONSERVATION ORGANIZATION  
VISIT US ONLINE AT: [northernctlandtrust.org](http://northernctlandtrust.org)