



Webster Preserve Induction Ceremony into Old Growth Forest Network

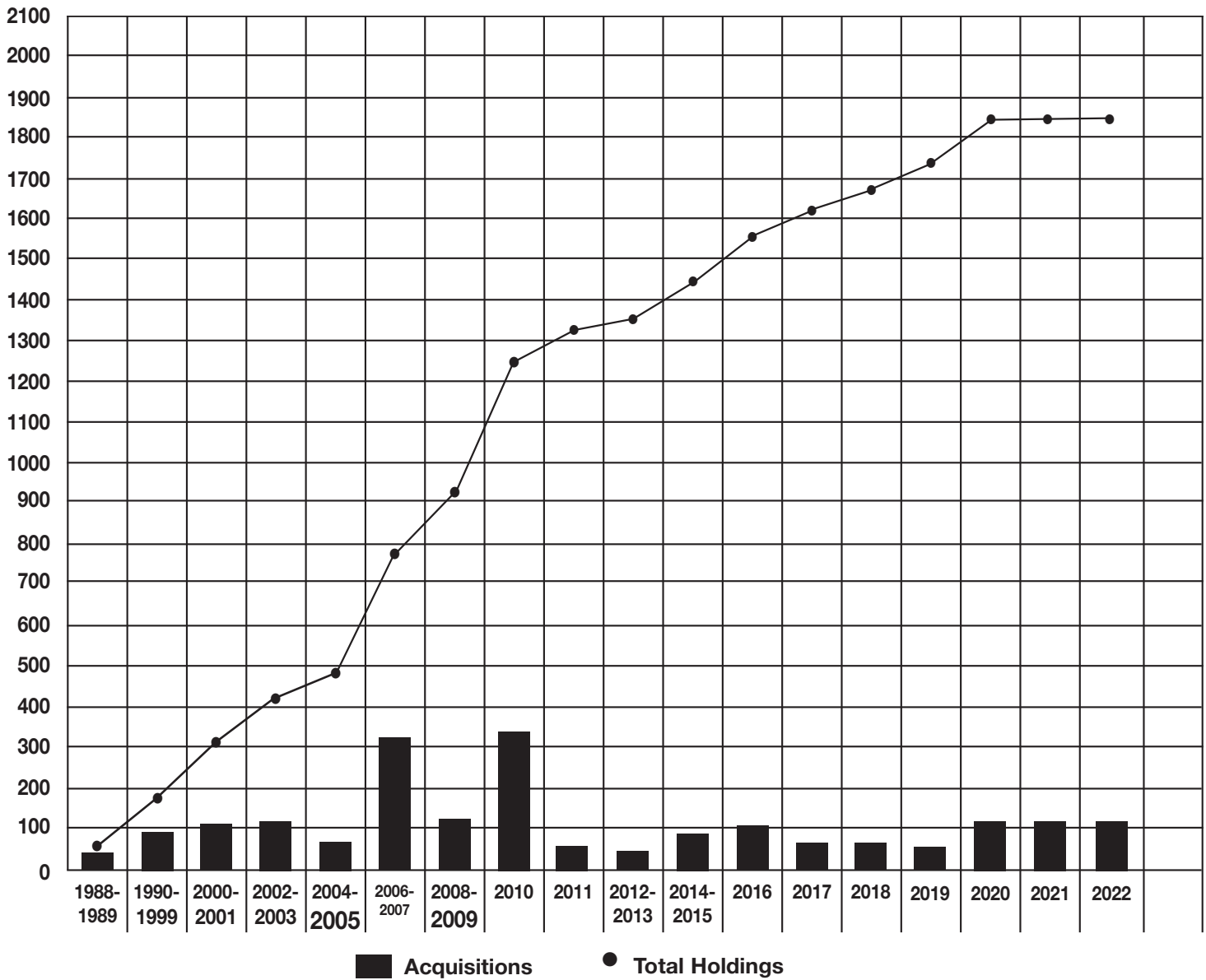
NORTHERN CONNECTICUT LAND TRUST, INC.

ANNUAL REPORT
2022-2023

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 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 Scantic Area Riparian	Somers	30	E. Wright	Scantic riverfront	Scantic riverfront
2003	Lipton Property Scantic Area Riparian	Somers	18	S. Lipton	Scantic riverfront	Scantic riverfront
2005	Sunset Hill	Ellington	14	Ellington Cong. 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 White	farm	conservation easement
2009	Kent South Preserve	Tolland	84	Lee, Lamont Realty	streams, wooded	open space
2010	Ernie Boothroyd 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 Preserve	Stafford	118	Chris Modisette	wooded, stream	passive recreation
2017	Hegarty Hollow	Stafford	83	John Hegarty will	forest, pasture	farming preserve 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>

Valerie Amsel, *Somers*

George Grant, *Somers*

Albert Grant, *Melrose*

Don Smith, *Somers*

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

PRESIDENT'S LETTER

To all our Land Trust Members and Friends,

I hope this finds you well and enjoying the outdoors more than ever before. This year felt like the good old pre-COVID days: it was awesome!

The Northern Connecticut Land Trust has had a good year seeing an increase in the use of our trails and properties, which is great! It's why we are here, to help preserve open space for people to use and enjoy, and hopefully learn the value of these spaces that will be there for generations to come. All Land Trusts play a vital role as partners in addressing environmental and societal issues. Land Trusts actively contribute to climate resilience by conserving natural habitats, protecting wetlands, and planting trees. Land Trusts work to preserve farmland which helps to provide fresh, local food. Land Trusts help to maintain a healthy biodiversity by preserving critical ecosystems. And Land Trusts provide the public with access to recreation, relaxation, and experiential learning opportunities that span generations.

To do all this we rely on our Board of Directors and volunteers. **The NCLT Board of Directors is looking for land trust members who may be interested in serving on the board.** Most of our current board members have served for many years and our average age keeps increasing. This is wonderful for new members who come on board who can learn from them. But we are looking for new members who will bring new ideas and knowledge. We are also currently looking to fill some Board positions like the position of secretary. 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. If you have any interest or know someone who does, please get in contact with me. You can send a brief summary of your experience and interests to carsonpl1@yahoo.com.

The NCLT, like all Land Trusts, also *needs* more volunteers who may want to be a steward of one of our properties or serve on a committee that might be of interest. This doesn't have to be a huge commitment, but one of what you can spare in time. We encourage people to volunteer with a friend, a family member, or even an entire family – it can be fun when we all work together. 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 – please consider joining us even if it's just for an hour or two.

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. 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. Please note that we have enclosed a membership envelope and ask for your support.

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, 2023

In the past fiscal year, the Northern Connecticut Land Trust has again experienced positive growth, with our net asset value increasing by \$42,831 to reach \$7,788,544 as of July 31, 2023. This increase is a testament to the ongoing support we receive from our community, seen in the \$34,597 in contributions from our dedicated members and friends. Along with the revenue from farmland lease income and interest and dividends, our total income for the year stood at \$50,469.

We managed our expenses prudently, focusing on essential areas that support our mission. With a total of \$7,638 spent on various needs such as insurance, land surveys, stewardship improvements, memberships, and miscellaneous administrative costs, we have continued to demonstrate fiscal responsibility in all our endeavors.

Our commitment to conserving and providing access to natural spaces remains steadfast. The plans for the Scantic River Riparian Area are progressing, promising exciting developments for hiking, fishing, and wildlife observation. This initiative highlights our focus on creating sustainable and enjoyable natural environments.

Each step we take is made possible by the unwavering commitment of our members and friends. As an all-volunteer organization, the dedication and hard work of our community are the cornerstones of our success. We move forward with the confidence that we can maintain the trust placed in us and continue to achieve significant conservation outcomes.



Bryan Jambard, CPA
Treasurer



Northern Connecticut Land Trust
Balance Sheet
July 31, 2023

<u>ASSETS</u>	<u>July 31, 2022</u>	<u>July 31, 2023</u>	<u>Change</u>
Cash	\$ 34,600	\$ 26,874	\$ (7,726)
Money Market	100,481	149,468	48,987
Whit Davis Stewardship Fund	54,914	56,500	1,586
Scantic River Riparian Area Trail Fund	19,902	19,886	(16)
Sub-total	209,897	252,728	42,831
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 (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	-
Total Assets	\$ 7,745,713	\$ 7,788,544	\$ 42,831
Total Liabilities	\$ -	\$ -	\$ -
Net Worth	\$ 7,745,713	\$ 7,788,544	\$ 42,831

Northern Connecticut Land Trust
Statement of Activities
Fiscal Year 2023
Ending July 31, 2023

Net Asset Value July 31, 2022 **\$ 7,745,713**

Income

Contributions	34,597
Farmland Lease Income	10,300
Interest and Dividends	5,572
 Total Income	 \$ 50,469

Expenses

Insurance	2,350
Land Acquisition (Survey)	2,500
Land Stewardship & Improvements	435
Memberships (LTA)	525
Mailing Expenses	978
Misc. (State Filings, Website, P.O. Box, etc.)	850
 Total Expense	 \$ 7,638

Change in Net Assets **\$ 42,831**

Net Asset Value July 31, 2023 **\$ 7,788,544**



MEMBERS

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Marsha Gray
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Bill & Karen Griffin
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Karl Hasel
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Dennis Hodgin
Mark Hoffman
Andrew & Pat Hoffman
John & Marcia Horan
Alan Hurst
Richard Hutton
Gene Julian
Lois Keil
John Kelleher
John & Vanessa Klopfer



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Mitch & Debbie Rudolf
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Sidney & Miriam Schwartz
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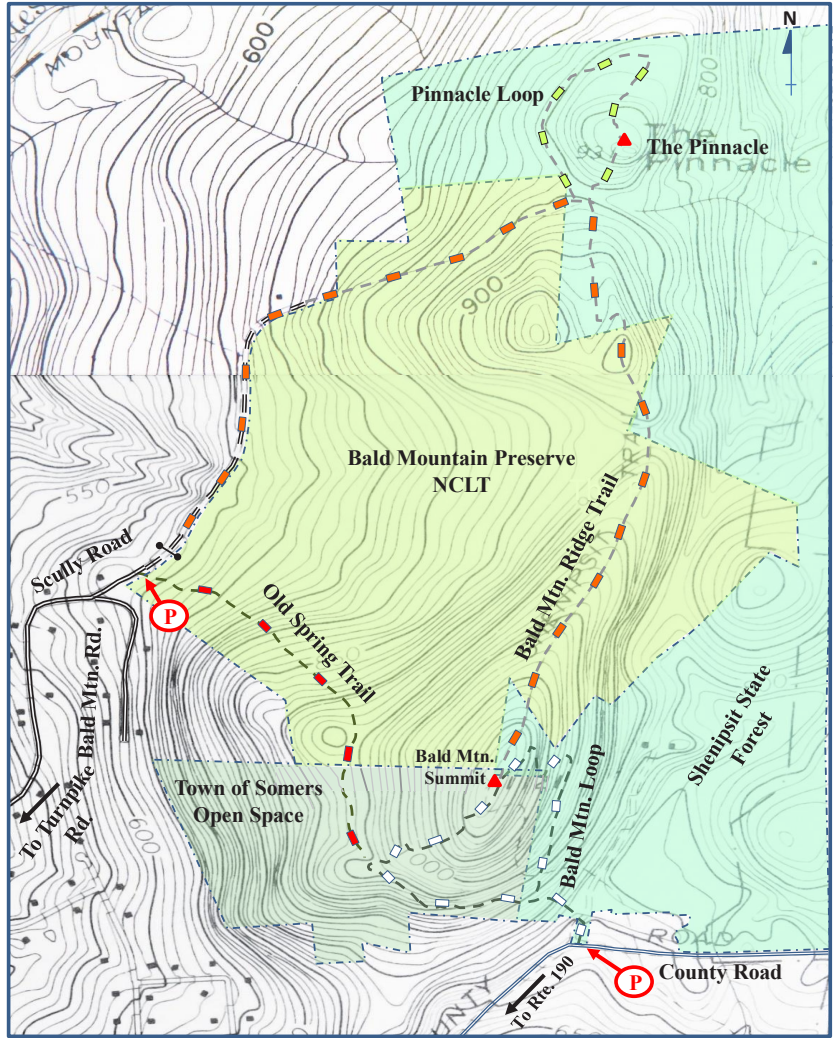
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Bob White
Dominic Wilson
Zachary Windoloski
Boyd and Lauren Wood
John & Gloria Wraight
Donna Wright
Paul & Arlene Young
Robert & Melinda Zielfelder

Ellington Conservation Commission
Enfield Garden Club
Shenepsit Striders
Mechomasic Hiking Club
Thread Rolling Inc
Horst Engineering



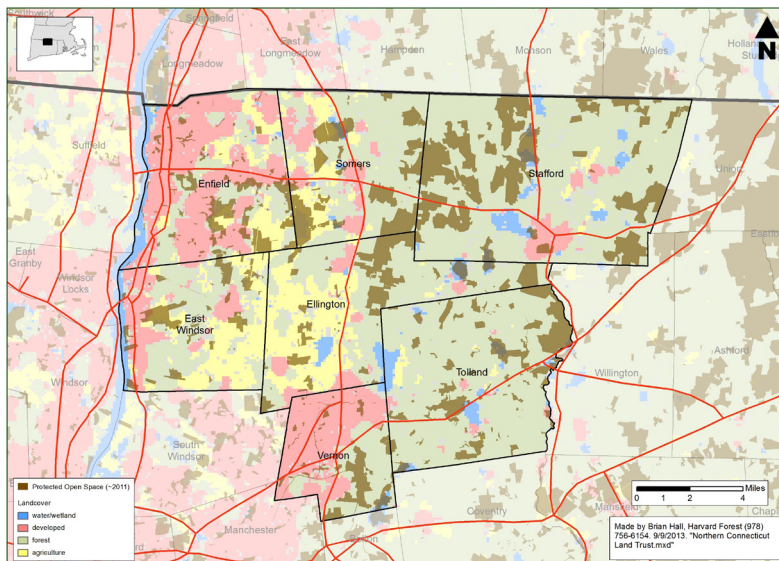
**Bald Mountain Trails
Somers, CT**

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





Boy Scouts install new birdhouses at McCann Farm



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

A NON-PROFIT LAND CONSERVATION ORGANIZATION
VISIT US ONLINE AT: northernctlandtrust.org