

Terra Firma



News from The Manchester Land Conservation Trust
Preserving Open Space in Manchester, East Hartford, Vernon, Bolton and Andover

www.manchesterlandtrust.org

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The Manchester Land Conservation Trust is a nonprofit, tax-exempt, publicly supported corporation dedicated to the acquisition, preservation, and maintenance of open space lands and water resources in Manchester and surrounding towns.

Join us on one of our many nature hikes, or explore our many trails and parks on your own.

We welcome your help in preserving and maintaining open space lands in the Greater Manchester area. Read about our efforts to save the Botti Farm on page 4.



Left: Hikers at the Middle Turnpike West crossing of the historic Cheney Rail Trail, at a guided walk in April 2015. Hikes scheduled along this rail trail throughout the year.



Above: Boulder with Plaque at Mary Jane Williams Park, East Hartford, acquired 1996,



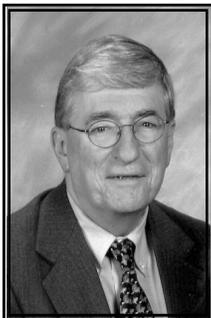
Upper Case Pond, acquired 2005.



Skating at Risley Pond, Vernon, January 2015.



View of Hockanum River from bench at Harry James Parklet, Manchester.



Malcolm Barlow
MLCT President

**The Botti Farm
will need the
public's support
even after our
closing on its
purchase.**

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2015

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Update from the President

Dear Land Trust Members and Friends:

Thanks to all the members and friends of the Land Trust, we have been doing more and more for the environment in the Manchester region every year since our founding in 1972. The Trust is a stronger protector of open spaces today. And we look to a bright future.

The founders of the Trust included: Terry Parla, Douglas Smith, and Fred Spaulding – heroes who signed the certificate of incorporation March 28, 1972. All three remain active Trust supporters, with Terry still on the Trust board as membership chair.

In the beginning the Trust held big events such as nature shows in the East Catholic High School auditorium. Hundreds attended. But we did not save any land until the Gould family donated a small plot off Lakewood Circle North in Manchester in 1974. We celebrated with a stone monument and plaque. You can walk up the trail at the Gould Park into other open space lands.

The Trust supported the Town of Manchester's first acquisition of Case Mountain lands in the mid-1970s. Voters approved the plan by a 2-1 margin. The original 227 acres has grown with more acquisitions to a park of over 600 acres. It connects to the Town's watershed lands that reach into Glastonbury and the Buckingham Reservoir, a key part of the Town's water supply. The Trust owns several parcels contiguous to the Case Mountain Park including Upper Case Pond.

Time has brought more parks to the Trust. We now own or control over 400 acres of open space lands in the towns of Andover, Bolton, East Hartford, Manchester, and Vernon.

The Trust directors have been willing to take chances when it appeared we might save some open space lands. And we have been open to new ideas. For example, in 1986 we accepted the gift of 105 acres of the Risley Reservoir and woodlands at Box Mountain in Vernon and Bolton. The gift came with a catch. The Trust had to repair the massive dam at the reservoir within five years, or give it all back to the Risley sisters Gladys Risley Hall and Dorothy Risley Miller. Trustees found ways to raise well over \$400,000, many gifts from our members and friends. We completed the dam project on time. We kept the dam and its lands for public use. And we protected the reservoir which serves as a backup water supply for the Town of Manchester's system. Thanks to land donors such as Eleanore Rhodes of Vernon, the Risley Park is now over 150 acres of meadow, reservoir, and woodlands. Thousands of people walk its trails. Many have even ventured out in kayaks, or onto its winter ice to fish and skate.

Many challenges later we are now viewed in national land trust circles as an urban-suburban trust. One of our more interesting parks is part of the old Cheney railroad, now our Land Trust rail-trail which extends from the North End former depot area to West Middle Turnpike. The Town of Manchester now owns the stretch further south to Center Street. Hikers and runners and bicyclists now use the trail. We hope the future brings more railroad sections to connect to the Hop River Trail in the North End, and the East Coast Greenway in the South End. Trustees had the courage and stubbornness to protect this rail trail, which is a valuable asset in the region for public use. Try walking on parts of it. You will be in a green and quiet space. No traffic.

The Trust's latest acquisitions are noted in this Terra Firma. And we hope to add the beautiful Botti Farm in Manchester/Glastonbury as soon as we clear all hurdles. The Farm will need the public's support even after our closing on its purchase. We hope to grow food again at the Farm. We'll need to pay off a mortgage taken to complete its purchase. We will need money for saving the Farm's barn on Bush Hill Road – the roof has a hole in it. Please do what you can so that the Botti Farm will be yet another victory of your Land Trust for the community, for the environment, for our planet.

I invite you to visit any one of your two dozen Trust parks. Take photos, leave only footprints. Watch the Trust web site www.manchesterlandtrust.org for details, particularly as changes take place, events are scheduled. Come see what you have created and what you support for future generations.

Sincerely,

Malcolm F. Barlow

The Land Trust Invites you to FREE Hikes *By Susan Barlow*

Risley Park hike

Saturday, May 30 at 1:00 p.m.

This challenging hike starts in the parking lot just east of Risley Pond on Lake Street in Vernon. Risley Park is the Trust's largest parcel of protected land, which spans 155.3 acres in Vernon and Bolton, and hosts a section of the Shenipsit Trail, part of the Blue Trail system of the Connecticut Forest and Park Association. The property includes a former orchard, farmland, pond, and meadow. No dogs, please. Depending on the weather conditions, this will be a strenuous 3.3-mile hike to a ridge with scenic views along the way, with rough and steep terrain, and some wet spots. Depending on the weather, the hike may be



shortened to avoid some wet areas, but it will still be strenuous. Hikers should wear sturdy shoes or boots, bring water and a snack, and expect to be on the trail for about two and a half hours. Park in the Lake Street lot, across from Amy Drive on the east side of Risley

East Coast Greenway hike

Saturday, June 6 at 1:00 p.m.

Meet at Charter Oak Park for a four-mile Trails Day walk along the East Coast Greenway starting at Charter Oak Park in Manchester, and heading toward the Highland Park section of town, location of the Land Trust's Case Mountain properties. Moderately paced walk along the paved Greenway. Highway views! Hilly! Optional additional mile depending on the weather and hikers' interest. From the one-way driveway at Charter Oak Park (off Charter Oak St. across from Spruce St.), bear right as you come into the park and look for the East Coast Greenway kiosk. Rain or shine, but extreme weather cancels. Connecticut Trails Day and its hundreds of hikes, biking and canoeing expeditions, is sponsored by the Connecticut Forest and Park Association. Volunteers from across the State lead activities to encourage enjoyment of the outdoors in forests, parks, and along rivers and streams



Center Springs Park hike

Sunday, June 7 at 1:00 p.m.

Meet at the Park and Recreation Headquarters, 39 Lodge Drive, Manchester, rain or shine. We'll explore Center Springs Park as part of Connecticut Trails Day. All are invited to this free ramble at the 55-acre urban park in the geographical center of Manchester. Learn some of the history of the park, and view inter-

esting rock formations and a gorge on this approximately one-mile hike. The terrain is difficult and wet in spots, and participants should wear sturdy shoes. Extreme weather cancels. Optional additional walk to the nearby Cheney Railroad, adding a half-mile round trip. There is also an art show in Center Memorial Park on this day, and there will be plenty of time to visit that as well as enjoy this hike! Connecticut Trails Day and its hundreds of hikes, biking and canoeing expeditions, is sponsored by the Connecticut Forest and Park Association. Volunteers from across the State lead activities to encourage enjoyment of the outdoors in forests, parks, and along rivers and streams.

Cheney Railroad History Walk

Saturday, June 27 at 1:00 p.m.

Hikers will have an easy, but bumpy, walk along the former railroad, built in 1869 to connect the Cheney silk mills to the main rail line in the North End. At 2.5 miles, it was the shortest private freight-and-passenger railroad in the United States. We will hike along the one-mile portion owned by the Manchester Land Conservation Trust and, depending on the weather, on to Center Springs Park, which will take about 1¾ hours round trip. Participants will hear about the history of the railroad and see maps and old pictures. Phone hike leader Susan Barlow (860-643-9776) if questions. Meet at the North End of Main Street in Manchester, on the north (right) side of Farr's Sporting Goods, 2 Main Street, Manchester, CT 06042. Park at the nearby shopping plaza or Eighth Utilities District office building (please do not park in Farr's parking lot). A special favor will be given to children who attend the hike, co-sponsored by the Connecticut Forest & Park Association's family hike program, but open to all, including singles. Extreme weather cancels. No dogs, please.

Talcottville walk

Saturday, October 24 at 1:00 p.m.

The Northern Connecticut Land Trust invites the public to a Talcottville walk featuring geology, history, and preserved open space land in the "Talcottville" section of Vernon along Route 83 and the Hockanum River. Meet in the parking lot at the Talcottville Congregational Church, 10 Elm Hill Road, Vernon, for a three-mile hike to see the Talcottville gorge, historic bridges and buildings, and the sites of former mills. Geologically, the



walk will start out on the Portland Arkose, take us over the eastern border fault into the border fault deformed zone, then into the Glastonbury Gneiss, and sand and gravel deposits. Some of the terrain is steep and bumpy, so please wear sturdy sneakers or shoes, and be prepared for some wet spots. Speakers include Jon Roe, webmaster of the Tankerhoosen and Talcottville web sites.

More events on Events page on www.manchesterlandtrust.org.

Trust To Buy A Farm

The Land Trust adventure into real farming continues. Readers of the 2014 Terra Firma issue may recall Bill Doak's article on the Botti Farm at 262 Bush Hill Road, Manchester. Part of the Farm reaches into Glastonbury. The Trust's work to acquire the Farm began in 2013 with Trust directors talking about the Farm and how to save it from development. The asking price was well over \$1 million. Once acquired, the Trust's goal of farming would add a major new chore to all of the work done by our volunteers.

We signed contracts with the Farm family led by Steve and Linda Botti in December of 2013 for a total price of \$1,200,000. Mr. and Mrs. Botti have agreed to donate \$285,000 of the price to the Trust. The Farm value represents what pension/retirement plan they may have. Farmers rarely have savings even after a



lifetime of running a farm. The Trust is grateful for their generosity.

The contracts were just the beginning. The Trustees have to raise \$915,000 (the cost after the Bottis' donation) in order to close on a purchase. We began by applying to the State of Connecticut Department of Energy and Environmental Protection (DEEP) for an open spaces grant. Deep has helped the Trust in the past with the Risley Park dam repairs, the purchase of the Risley meadow, the purchase of the Truman Cowles Park on the Cheney Rail Trail, and, lastly, the purchase of the Risley Orchard.

This time, however, the Land Trust was looking for a much larger grant.

The DEEP Grant

Grant applications take a great deal of work. And this would be no ordinary grant. We hoped for at least half of the \$915,000 cost from DEEP. All the local Town of Manchester staff and leaders voted to support the project. The Botti Farm project fit in neatly with the Town Plan of Development; Growth Management Principal 1 is entitled "Conserve, Restore, and Protect the Natural Environment, Farmland, and Assets Critical to Public Health and Safety." In the Plan's goals section (V.A.1) it reads, "Preserve and Promote Agriculture as a Desired Land Use."

All five serving members of the Town's delegation to the General Assembly wrote glowing letters of support for the Farm project: Sen. Steve Cassano, Rep. Geoff Luxenberg, Rep. Timothy Larson, Rep. Joseph Diminico, and Rep. Jason Rojas.

Rep. Rojas lives in the 9th Assembly District where the Farm is located. Hillstown Grange in his district has served the region's farmers since 1888.

Grange Master Frank Forrest wrote a supporting letter which read in part, "The Botti family and the Hillstown Grange have been synonymous with the area of our towns called Hillstown. The land is a beautiful part of Manchester's Bush Hill area. We are sure that the Farm has been a dream of developers for many years."

Also supporting the project:

The Manchester Historical Society and the Capital Region Council of Governments (CRCOG). The project fits into The Green Plan of the state DEEP. The UCONN Center for Land Use Education and Research (CLEAR) produced a map of development of Manchester showing that the town had more development of its green spaces over the last 25 years than any other town in the state.

We delivered the 3-ring binder containing all of the grant papers and supporting documents on the DEEP deadline, March 31, 2014. Months went by without word. Then someone told us of a study being done of the Farm by DEEP special staff. Our contract with the Botti family called for a closing by Septem-

ber 30, 2014.

We knew that if DEEP did not award the Trust a grant, we could not raise the \$915,000 net purchase price. In August the Bottis granted us an extension on the contract to December 31, 2014. Great! But what about our DEEP grant? The Trustees felt we could not, in good faith, ask people to give us funds for the balance of the cost if the grant was uncertain.

Good News

In the morning of September 26, 2014, David Stygar and Graham Stevens of DEEP called me to tell us we had won a grant. We are one of 26 open space grant applicants who succeeded in the grant process. Not only that, but the grant would be 65% of the cash price of \$915,000. The State of Connecticut was going to give the Trust \$594,750 with which to close the deal.

This meant the Trust would only have to raise another \$320,250 to get to a closing table.

What's next?

Mr. Stevens said Gov. Malloy wanted to announce all of the 26 grants from the Botti Farm. The Farm is the home of Steve and Linda Botti until the closing. However, they agreed to host the announcement. This could be a major media event at the Farm.

The Farm announcement never took place. However, Gov. Malloy did issue a press release in October about all of the grants. We were disappointed not to have the media event. It would have been exciting, and it could have helped us with raising the balance of the price.

Gov. Malloy sent us a letter dated October 28, 2014 confirming the grant of \$594,750. It felt good to see it in writing on the governor's stationery and signed by him.

His letter noted the work the Trust had to do to complete verification of all facts in our application. That work includes an A-2 Grade survey of the Farm and proof of title.

Conservation Fund

Land Trust director Jon Mercier began work on borrowing the needed funds, as well as laying a strategy for paying off the loan. The best course appeared to be a loan

Trust To Buy A Farm (cont'd)

from the Conservation Fund, a nonprofit bank that provides loans for the purchase of open spaces. Many of its borrowers are land trusts.

As nice as the Fund staff can be, the Fund is still a bank. They have lawyers and underwriters like any other bank. And they have demands.

Jon labored through all of the demands of the Fund as we put together our application for \$320,250 – the gap to reach a closing.

Work done:

Fuss & O'Neill engineering of Manchester did an environmental study of the Farm proving that it had indeed been a farm for 100 years. However, the Farm had been well-run from an environmental point of view. There were no dangerous chemicals in the soils or on site. The Phase I study got the Fund's OK.

We needed to prove to the Fund that our Trust had done everything correctly since 1972. Jon produced our corporate records. They are OK. He produced recent copies of our IRS Form 990s, similar to a person's annual 1040 tax return, except a nonprofit does not pay income taxes. The 990s are OK, and up-to-date.

The Fund wanted appraisals from the Trust of both the Botti Farm and the neighboring Manning-Ferris Park. The Man-

The Fund would accept the security of both the Farm and the Manning-Ferris Park for its loan.

The Trust obtained an appraisal on the Farm, but reduced by the DEEP open space easement once the grant was given. We also had the park appraised.

After extensive work by Jon Mercier, the Conservation Fund loan committee gave the Trust a loan commitment of \$210,000 towards the purchase. The announcement came March 5, 2015.

Town of Manchester Agreement

In 2004 the voters of the Town of Manchester approved a bond issue of \$3 million for the purchase and preservation of open spaces in the town. Through the years, the Town did acquire a number of parcels of keen importance to preserving open spaces. After a purchase of lands at Case Mountain Park in 2014, it had \$98,000 left of the \$3 million.

Trust members met with Town Planner Mark Pellegrini. We also met with members of the Conservation Commission including its chair, John Weedon. On December 17, 2014 we met with members of the

Land Acquisition Advisory Committee in the Town Hall to ask for help with the Botti Farm purchase. Members of the committee included key town staff and Cheri Eckbreth of the Town Board of Directors.

Mrs. Eckbreth agreed there might be other properties that the Town could buy to protect its open spaces. However, all of those available will cost much more than the bond issue's remaining \$98,000.

The Advisory Committee members asked for an interest in the Farm if it helped the Trust complete the purchase. It asked for a conservation easement along the same lines as the easement that the State of Connecticut requires for its open



Above: Peach harvest at the farm on Bush Hill Road. Photo courtesy of Botti family.

space grant.

The Advisory Committee's report reached the Town Board of Directors as its meeting January 6, 2015. The directors voted unanimously to grant its remaining \$98,000 to the Trust for the purchase of the Farm, on condition that the Trust agree to a conservation easement.

Since the Trust's mission includes preserving open spaces, granting an open spaces easement to the State, and another to the Town, seemed easy. The Trust will maintain the Farm as open spaces forever.

Both the Town's grant of \$98,000 and the State's grant of \$594,750 are payable upon the closing of the contract to buy the Farm.

Surveys and more

The lists of requirements by the State and the Conservation Fund include a Phase I environmental study, extensive land title searches, and A-2 Grade surveys of the lands. The Trust has contracted with Fuss & O'Neill engineering of Manchester for the Phase I study. The study showed the farm had been farmed since 1914 when Louis Botti bought it. He is Steve Botti's grandfather. The Botti family raised dairy cows, chickens and other animals on the farm. They grew vegetables and berries.

The most noted product of the Botti Farm was apples. There were acres of apple trees. The 1978 barn facing



ning and Ferris families donated the 13-acre woodland park to the Trust in March of 1993. It borders the Farm near the top of Bush Hill, which is a point 326 feet above sea level that gives the street its name – Bush Hill Road.

Trust To Buy A Farm (cont'd)

Bush Hill Road was meant to house the farm's cider making operation, including the storage of apples in a cold room.

Despite all the farming done, Fuss & O'Neill's study came back with minor issues. None of the study's concerns reflected hazardous chemicals, even those often used to spray fruit trees.



The Conservation Fund requires land appraisals that reflect the conservation easements. Even if the farm is worth over \$1 million today, it will be worth much less after the easements restrict development. Yet the Fund requires land worth at least what it is putting at risk in its loan to the Trust. The appraisals of both the Farm with the easements and the Manning-Ferris Park next door came in with solid security for the Fund's loan. Also, a board member has pledged security for any short fall.

The titles to all parts of the Farm, as well as to the Manning-Ferris Park, have been searched. The Fund requires title insurance policies on all of the lands, including the park, that make up its loan security.

The main task left has been the A-2 Grade surveys. Reese Roberts of Windsor has been completing this task. The State DEEP requires a few extra steps in process. Reese has been visiting the farm and park as often as weather has permitted. This winter has covered the farm and woodlands with deep snow for months. Only in the early spring did the

snow cover recede enough for him to complete his measurements and place the survey pins as required.

But the work has been done.

The closing on the purchase should have been completed by the time you read this issue of the Trust's Terra Firma.

The Future

The Farm presents the Trust, and the community that it serves, with many possibilities. At the least, the Farm will provide open spaces for passive recreation by everyone – hiking and nature studies included. A spring-fed pond attracts wild life. The top of Bush Hill offers a rewarding view for climbers. The whole site is a haven for birds, and for the people who watch them.

The DEEP grant required extensive reports on the soils of the Farm. It has varied types of soil suitable for different crops. Obviously an apple orchard will thrive on part of the Farm. Vegetables have been grown successfully for 100 years.

The Botti Farm has been a part of the farming community served since 1888 by Hillstown Grange #87. The Grange remains highly active for local farmers in Glastonbury, Manchester and East Hartford. It has a building at 617 Hills Street in East Hartford. Frank Forrest has been its master for some time. Trust directors hope to work with the Grange in any farming activities, and be a member of the Grange.

Kip Kolesinskas, farm expert and local resident, and Mary Conklin of the University of Connecticut School of Agriculture have studied the orchards at the Botti Farm this spring. The old fruit trees may need to make way for young trees. But the site shows promise, they have informed Jon Mercier of the Trust.

The Botticello Farm on Hillstown Road is already a partner with the Land Trust in the management of the meadow at our Buckland Pond Park at the corner of

Hillstown Road and Bush Hill Road. That Farm maintains the quality of the hay from the meadow, while keeping the public's view of the Buckland Pond clear for us all as we pass by. The Buckland Pond was created to grow lilies. And it still has lilies, though not for sale.

The nonprofit known as Creative Living Community of Connecticut, Inc. has been looking for a farm somewhere in this part of Connecticut. Creative's Lynn Gustafson of Manchester and Vyrjil Buss have looked at the Botti Farm. Lynn told us Creative needs a farm closer to 100 acres for its work. A Journal Inquirer article April 18 told of the work of Creative. The leaders want to have a working farm where adults with autism can be productive and healthy. Farming can be ideal for them.

Manchester Community College is at the other end of Hillstown Road from our farm. MCC has taken a greater interest in farming. Bettylou Sandy has been helping MCC maintain a community garden program. She also gives instruction on small-scale farming. We have discussed the Botti Farm with Bettylou. Her enthusiasm is inspiring.

Growing good food locally is becoming an ideal. The Botti Farm will be a part of the work of farming in our MLCT community.

Farming and open spaces, this is the Botti Farm.

Anyone and everyone can help the Trust preserve the Botti Farm. Once title has passed (watch for announcements), come visit the Farm. It will be open to the public, as are all the Trust's more than two dozen parks in the six-town region.

Also, please contribute when asked to the preservation of the Farm, and all of the Trust's parks.

Cash Gift Allows Addition to the Buckland Pond Park

An anonymous donor gave the Land Trust the cash sum of \$25,000 in 2014 for the purchase of four acres of meadow and woodlands adjoining the Trust's Buckland Pond Park in Manchester.

Buckland Pond Park was a September 26, 2006 gift of 9 acres to the Land Trust by real estate developers Jerry Saglimbeni and Al Malpa, the principals of the West Central Enterprises corporation of Farmington, Connecticut. The men had developed much of the former farm of Margaret and Leslie Buckland. The Buckland Pond, created by Leslie Buckland to grow lilies for market, was part of the subdivision and was not meant to be developed.

Also in 2006 the two men donated to the Trust the 3-acre parcel



from the subdivision known as Miller Pond.

Buckland Pond Park has a large hay meadow between the lily pond and Bush Hill Road and Hillstown Road. The Botticello Farm maintains the meadow. Travelers on the roadways have a marvelous view of the pond and the woodlands beyond

it. Hundreds of Canada geese land in the pond, and take off from it. Science students of Manchester Community College make field trips to the pond.

The Miller Pond site no longer has a dam. A brook flows through it. It provides a wonderful and rich green habitat.

One part of the Saglimbeni and Malpa subdivision that was set aside in their plans was a 4-acre portion of the meadow and some more woodlands. The Miller Pond brook flowed through it as it traveled to the Buckland Pond. Land Trust leaders have long hoped to add the parcel to the Buckland Pond Park. It seemed a natural thing to do. However, the 4-acre parcel was in private hands and the cost of its purchase beyond the Trust since 2006.

Land trusts tend to be land rich and cash poor. Whenever a land trust has a great deal of cash, its mission pushes the trust leaders to use it to protect more land. When the land is purchased, the trust resumes its land rich and cash poor status.

Ernest C. Becker, Jr. of 36 Bush Hill Road, Manchester, bought the 4-acre parcel for \$30,000

cash July 31, 2012. The parcel is known as 37 Bush Hill Road and is directly across the road from Mr. Becker's home. He said at the time he wanted to protect the meadow and woodlands from development that could ruin his view.

Mr. Becker died a few months later. His sister, June Gillon of Vernon, became his estate's executrix. She worked to liquidate the estate assets and complete

the terms of her brother's will. Part of her work was to market the 4-acre parcel.

The Trust in 2012 was struggling to raise the funds for the purchase of the Risley Orchard. The price was \$160,000. The orchard was at the base of the Risley Reservoir dam and was deemed a high priority by the Trust directors. We could not also buy the Buckland 4-acre parcel. The Trust completed the orchard purchase in 2013.

In 2013 the Trust entered into a purchase agreement for the Botti Farm in Manchester. The Trust directors deemed this project of the highest priority and could not make more than a token offer for the 4-acre parcel in the Becker estate.

In 2014 the Trust won a grants totaling nearly \$700,000 for the purchase of the Botti Farm. All we had to do was raise the balance and pay all the costs of purchase. Again, the Trust directors put the 4-acre parcel acquisition at a lower level of priority.

Yet the meadow and woodlands at 37 Bush Hill Road kept calling to us. The next time a private owner took title to it, we might be forever closed out.

An anonymous cash donor said we could have \$25,000 if we used it for the purchase of the 4-acres. The directors voted unanimously to accept the gift and complete the purchase. Mrs. Gillon agreed to the \$25,000 price despite her brother's payment of \$30,000 for it, and despite the Town of Manchester assessment of its fair market value of \$40,400.

The Trust closed on the purchase of the 4-acre parcel on December 15, 2014. The Buckland Pond Park is now a total of 13+ acres, most of it meadow, with a large lily pond, a brook running through it all, and woodlands.

The Trust thanks its anonymous donor.

What is the Manchester Land Conservation Trust?

The Trust is an all-volunteer nonprofit organization with a board of directors, officers, committees, and several hundred members. The Trust accepts donations of undeveloped land as gifts or as conservation easements from individuals or businesses. It is also glad to receive money or securities for the purchase of areas which are not likely to otherwise be preserved. We own many acres of land in the towns of Manchester, Andover, Bolton, East Hartford, and Vernon (see page 9 for a list of our properties). We maintain this land for passive recreation (no buildings or lighting) and we lead free hikes on the land (see Upcoming Events on page 3).

As a private, nonprofit corporation, the Trust can assist potential land donors and work with them on a transfer for the conservation of the land in its natural state. The Trust can assist with the services needed for transfer including assessment, surveying, and legal counsel, but we also welcome donations that include with a financial gift for these services.

A very special Thank You! to the many individuals, groups and organizations who volunteer their time, efforts and money to help us to do what we do. Without your generosity, the task of preserving and conserving open space in the Manchester area would be impossible.

The MLCT was formed in 1972 to “Engage in and otherwise promote for the benefit of the general public, the preservation and conservation of natural resources of the Town of Manchester, including water resources, swamps, woodland, and open spaces, and the plant and animal life therein, and unique scenic, natural sites and historic sites...and to use all property held or controlled...for the benefit of all the inhabitants of the Town of Manchester and exclusively for the conservational, recreational, educational, scientific and historic purposes”

We appreciate those who assist us in our mission.

Consider Giving a Gift Membership To a Friend! 2015



Renew Today

If you forgot to renew your membership last year, please do so today. Or if you received a tax refund from the IRS recently, please consider donating a portion of it to MLCT to help preserve the few open spaces we have left in the area. Remember, all donations are tax deductible as we are a 501(c)3 non-profit corporation.

If you have questions on membership and donations, please call Terry Parla, the membership chair at (860) 643-1823

MLCT Membership Categories

Membership year is Oct 1 to Sept 30	Price
<input type="checkbox"/> LIFE MEMBER	\$ 500
<input type="checkbox"/> Annual Corporate	\$ 200
<input type="checkbox"/> Annual Sustaining	\$ 100
<input type="checkbox"/> Annual Family	\$ 50
<input type="checkbox"/> Annual Individual	\$ 25
<input type="checkbox"/> Additional Donation Amount	\$ _____

Total: _____

Please make checks payable to: MLCT and mail to the address listed below.

Name

Address

E-mail

Phone



*Manchester Land Conservation Trust Inc.
20 Hartford Road
Manchester, CT 06040*

2015 MLCT Property List

The Land Trust currently owns over 373.16 acres of protected open space land in Andover, Bolton, East Hartford, Manchester and Vernon

Manchester	
Gould Parklet (Lakewood Cir.)	0.14
Marsh Pond (Porter St.)	3.00
Griswold Park (Hills Street)	2.74
Spring St., rear	1.00
Spring St., rear 637	1.00
Spring St., opp. Tam Rd.	1.00
Spring St., trailhead	1.00
Upper Case Pond	7.59
Salter's Pond	9.00
Lydall Woods	30.00
Fairway Park	4.80
Yules Park, Birch Mt. Rd.	2.00
Buckland Hills	27.30
Manning-Ferris (SW Manch.)	13.00
House Park (Greenwood Dr.)	6.00
Alpine Parklet	0.50
South Manchester Railroad	5.00
South Manchester Railroad	0.70
Miller Pond	3.00
Buckland Pond	13.02
Barlow Park (970 Hillstown Rd.)	5.00
Jarvis Parklet (897R. Center St.)	0.50
Harry James Park (Torpey Dr.EH entr.)	0.67
Olive Chambers (93 Westland St.)	0.20
Ansaldi Park (Gardner St.)	2.00
120 Bush Hill Rd.	0.70
Other Towns	
Risley Park (Lake Street ,Vernon & Bolton)	155.30
M.J. Williams Park (Long Hill Rd., East Hartford))	40.00
Riverpoint (East Hartford)	1.00
Reed Park (North Andover)	32.00
Barlow Park (Oak Street, East Hartford)	4.00
Total Acreage	373.16

Stewards Needed

Please call
 Doug MacGillvary at
 (860)649-0477
 or send an e-mail to
info@manchesterlandtrust.org
 and let us know what
 property you would like
 to help protect.

THE MANCHESTER LAND CONSERVATION TRUST BEGAN IN 1972 TO: “ENGAGE IN AND OTHERWISE PROMOTE FOR THE BENEFIT OF THE GENERAL PUBLIC, THE PRESERVATION AND CONSERVATION OF NATURAL RESOURCES...INCLUDING WATER RESOURCES, SWAMPS, WOODLAND, AND OPEN SPACES, AND THE PLANT AND ANIMAL LIFE THEREIN, AND UNIQUE SCENIC, NATURAL SITES, AND HISTORIC SITES...”

Gift Of Land From Eva Waite

The Land Trust is pleased to accept a gift of property at 120 Bush Hill Road, Manchester, from Mrs. Eva Waite of Bloomfield, CT – a building lot owned by her late husband, Crosby L. Waite.

The Trust directors voted 9-0 to accept the gift, and the deed is dated April 10, 2015. The directors have expressed their appreciation to Mrs. Waite.

The 0.7-acre wooded lot is located across the road from the Miller Pond Park and the Buckland Pond Park, acquired by the Trust in 2006. The lot is not contiguous to the Trust's Manning-Ferris Park, which is much deeper into the woods up the hill from the lot. The Town of Manchester assessor's office has placed a market value on the property of \$80,300. The Trust directors will review just what to do with the lot.

Cheney Rail Trail Improvement

The Manchester Land Conservation Trust is pleased to announce the newly improved surface on the Cheney rail trail in Manchester. Through a Manchester Road Race Committee grant and a cooperative inter-town effort, over 260 tons of stone dust were applied to the rail path between Woodland Street and West Middle Turnpike. The work to add this environmentally friendly surface was managed by Land Trust stewardship chairman Doug MacGillvary, who said, "The Land Trust is grateful to the Manchester Road Race Committee for their generous grant, which we used to purchase over 260 tons of stone dust, and to prepare the area. Runners, bicyclists, hikers, and people with wheelchairs or strollers will have an easier time travelling on the trail with this surface." The Land Trust also appreciates the major cooperation of the towns of Bolton and Columbia, who, at the invitation of Manchester Town Manager Scott Shanley, transported, spread, and compacted the stone dust, a project which required two and a half days, three dump trucks, and two types of paving equipment. Joyce Stille, Bolton's Administration Officer noted, "The effort truly marks an example of regional cooperation."



Gift Of Land To Add To Barlow Park



On December 9, 2014 Mr. and Mrs. Malcolm and Susan Barlow gifted to the Land Trust four acres of woodlands located in the southeast corner of the Town of East Hartford off Oak Street.

The Trust directors intend to add these acres to the 5-acre Barlow Park located in the southwest corner of Manchester and contiguous to the East Hartford acres. The Barlows donated the Manchester park to the Trust in 2006.

Access to the now 9-acre Barlow Park is best from a parking area at the far south end of Hillstown Road before it enters the Town of Glastonbury. Trails lead from there into the park and are open to the public for hiking.

The Trust stewards for this park are its neighbors living at 936 Hillstown Road, Manchester, Mr. and Mrs. Bruce Miller and Susan McClain.

*The Manchester Land Conservation Trust
Invites You to the*

Annual Meeting and Dinner

**** Thursday, May 21, 2015 ****



\$15.00 per person. At the historic Frank Cheney, Jr., mansion, 20 Hartford Rd., Manchester, CT 06040 **5:30 p.m.:** Cheese and crackers in the lobby, with optional tour of our office space on the second floor. • **6:00 p.m.:** Buffet dinner • **7:15 p.m.:** Business meeting • **7:30 p.m.:** Nature photo show by Jeff Feldman of West Hartford

Menu: Salad, sausage, peppers, chicken, red potatoes, vegetables, rolls, dessert.

Business meeting and speaker:

After the annual reports, we will elect board members and conduct other Land Trust business.

Then, Jeff Feldman will present a slideshow of nature photos. It's OK to come for the meeting and/or program if you can't attend the dinner.



Jeff Feldman will present "Snippets of Nature," a show of his photos.

✂-----✂

❖ Name of each guest. Please print clearly ❖ Please send to 172 East Center St.

Your telephone number _____ E-mail _____

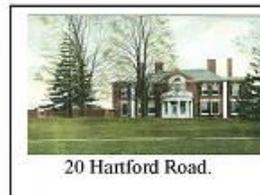
Home address _____

Total Number of People _____ @ \$15.00 each = \$ _____ enclosed

I can't attend, but please accept my donation to the Land Trust (any amount appreciated). _____
Return this portion with check payable to **Manchester Land Conservation Trust** by May 15 to:
Manchester Land Conservation Trust, c/o Barlow & Murphy, 172 East Center St., Manchester, CT 06040. Please write **DINNER** on the outside of the envelope! Thank you.

For info, e-mail Susan Barlow sbarlow627@aol.com or phone her at 860-643-9776.

The Manchester Land Conservation Trust began in 1972 to: "Engage in and otherwise promote for the benefit of the general public, the preservation and conservation of natural resources...including water resources, swamps, woodland, and open spaces, and the plant and animal life therein, and unique scenic, natural sites, and historic sites..."



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Manchester Land Conservation Trust Inc.
20 Hartford Road
Manchester, CT 06040



Phone: 860-643-1823
E-mail: info@manchesterlandtrust.org
ADDRESS SERVICE REQUESTED

Check us out on the web at

www.manchesterlandtrust.org



Scan this QR code with your
smart phone to go to our website

Visit us at www.ManchesterLandTrust.org

Your Land Trust web site has information on all our properties, as well as listings of activities, online membership renewal, and a link to a Pinterest account, where you can see additional Land Trust photos. In the "flyers" section, we have a downloadable self-guiding map of the Cheney rail trail.

The Trust works to protect water resources, habitat, and animal, bird, and plant life in the Trust's natural surroundings. On parcels of sufficient size, the Trust supports passive recreation: hiking, biking, snowshoeing, fishing, bird watching, and other healthful outdoor activities. We welcome members and supporters. Join online (see menu at left) and come hiking with us!

This web site includes information about the land we own, our activities, history, and upcoming events. If you are interested in donating land, please contact the Trust's President, Malcolm F. Barlow, at 860-646-4081, or Director Terry Parla at 860-643-1823. We welcome the opportunity to provide information to potential donors about the benefits of giving land to the Trust.

Meetings

The Board of Directors generally meets at 7:00 p.m. on the third Thursday of the month at 20 Hartford Road.

Our office is located there in the mansion at the corner of Main Street and Hartford Road (upstairs from the Manchester Chamber of Commerce).

Board meetings are usually held nine times per year, in January, February, March, April, June, September, October, November, and December.

The public is invited to attend board meetings.

Please contact Membership Chair Terry Parla at 860-643-1823 to confirm the time and location of meeting.