

The Warren Conservator

Winter/Spring-2007

Volume I, Issue 3



Deborah and Elmer Perry Donate a 100 Acre Conservation Easement to the Warren Land Trust

On November 18, 2006, the Warren Land Trust gratefully accepted the donation of Elmer and Deborah Perry's Conservation Restriction on 100 acres of their property on Old Forge Hill Road in Litchfield.

The Conservation Restriction, which prevents the development of the 100-acre parcel in perpetuity, represents the largest conservation restriction given to the Land Trust to date. It brings the total acreage under the protection of the Warren Land Trust to 346 acres.

The parcel, to be known as the "Perry Preserve," is a forested area located at the rear of the Perry's property on Old Forge Hill Road and immediately to the west of the Shepaug Reservoir property.

"Any land trust would be delighted to receive a conservation restriction on one hundred acres, and the fact that it extends the 'green belt' represented by the reservoir property makes the Perry's donation an especially wonderful gift. It really benefits the entire watershed area served by the reservoir," said Thomas Paul, president of the Land Trust.

While the Land Trust's Certificate of Incorporation

permits the Land Trust to own land and hold conservation easements in Warren and all towns abutting Warren (Cornwall, Goshen, Kent, Litchfield, New Milford and Washington), this is the first property not located in Warren to be placed under the protection of the Land Trust.

A property owner who grants a Conservation Restriction (sometimes called a conservation easement) retains ownership of the property and has all the rights of an owner of that property – except the right to develop the property is restricted.

The Warren Land Trust Conservation Restriction form is an eight-page document that is recorded with the Warren Town Clerk (or the Litchfield Town Clerk in the case of the Perry Preserve). It is an agreement between the land owner and the Warren Land Trust to preserve the property in perpetuity in the way it is presently used. For the Perry Preserve, the Conservation Restriction requires that the property be maintained as forest and permits certain recreational uses. For farms, the conservation restriction would provide for the continuation of agricultural

uses. All Conservation Restrictions are binding on future owners of the restricted property, and the Land Trust is authorized to enforce the terms of the Conservation Restriction.

There are also tax advantages to placing a Conservation Restriction on your property. Under new federal legislation signed by President Bush on August 17, 2006, a property owner donating land or a Conservation Restriction to a land trust is entitled to a tax deduction equal to the value of its gift. The value of a Conservation Restriction is determined by a real estate appraiser and is equal to the fair market value of the property with no restrictions minus the fair market value of the property with the restrictions in place.

During 2007, a donor's tax deduction can be up to 50 percent of the donor's adjusted gross income each year, and the donor may also "roll over" any un-used portion of this deduction for 15 years after the year of the gift. On January 1, 2008, the law reverts back to previous language permitting such tax deductions to be up to 30 percent of adjusted gross income, with a five-year "roll over" period.

Inside this issue

- From the President's Desk - 2
- The Opening of the Dorothy Maier - 2
Preserve is Celebrated by the Land Trust
and the Warren School
- Warren to Update its Plan of - 3
Conservation and Development
School plan Environmental Event
- The Warren Fall Festival was - 3
a Great Success for the LT for
a Variety of Reasons

OUR MISSION:

The Warren Land Trust is an advocacy group dedicated to the preservation of the rural character of Warren. Our mission is to preserve open space, to protect natural and endangered resources such as wetlands, forests and wildlife habitats, and to encourage outright gifting of land for permanent protection, the use of conservation restrictions to preserve open space, and to educate citizens on the benefits of land conservation and gifting.

New Land Trust Web-site to be up and running by the end of March, 2007

Look for our new web-site to keep you informed about Land Trust activities, news and special events, not to mention how to become a member, and perhaps order a hat or bird house.

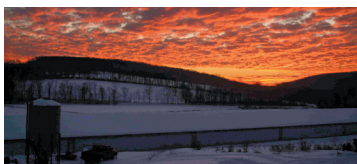
www.warrenlandtrust.org

From the President's Desk

We are very pleased to be issuing our 3rd newsletter. In this letter I would like to update our members as well as the Warren community at large regarding all the activities that the Land Trust was involved with throughout 2006 and some thoughts for 2007.

This past year was an exciting year for the Land Trust. We began the year by applying for and receiving a \$3000 grant from the Community Foundation of Northwest CT to be used to develop a natural resource inventory for the town of Warren. This grant, together with funds allocated by the town of Warren and additional monies donated from the Land Trust treasury was used to hire the Northwest Conservation District to create a complete atlas of Natural Resource Maps including such things as: A Topographic Map; Water Resources; Wetland Soils; Open Space and protected lands and a Slope Map to name just a few. Altogether 12 individual maps will be created. These maps will

Winter sunset in Warren



be used by Warren's Planning and Zoning Board and copies will be available to the public in the town library and through the Land Trust.

We created our first public trail on the Dorothy Maier Preserve off of Sackett Hill Road. We opened this trail in conjunction with a cosponsored event with The Warren School, the Land Trust and The Pratt Institute. Together, a presentation was made to the 4th, 5th and 6th graders at Warren School on the value of land preservation followed by (weeks later due to weather) a trail walk with explanations on local flora and fauna.

Around mid-year we were awarded a grant of \$50,000 from the Gould Foundation to further support the goals of the Warren Land Trust. The foundation has a special interest in the people, animals and the natural beauty of Washington, Warren and New Preston and the surrounding communities.

Throughout the year there were numerous meetings and

discussions surrounding several large parcels in town where the Land Trust offered its help to further the owner's desire to sell the parcel and to receive the benefits involved through the use of a conservation easement.

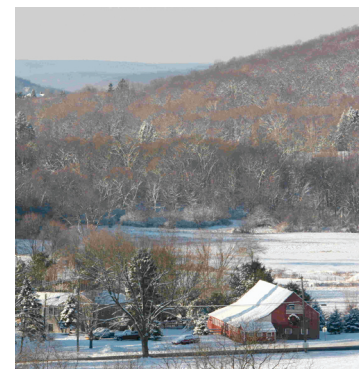
In November, we accepted the donation of a conservation easement on a 100 acre parcel in Litchfield (covering the hills just across the Warren border) as outlined in our lead article.

The Warren Fall Festival provided a unique venue for the LT to raise money through the sale of beautifully hand made bird houses, bat houses, shirts and hats. It was a terrific event, and one in which we owe a debt of gratitude to Jack Baker who not only made all the birdhouses, but built the Land Trust booth as well, which was one of the most commented on booths at the festival.

Looking forward into 2007, we intend to strengthen our presence in the community through the establishment of our own web-site, www.warrenlandtrust.org, which we

hope will be up and running by the end of the 1st quarter; contribute to the town's new Plan of Development in a positive and constructive way; and continue to work with landowners, helping them find ways to accomplish their desire to protect a specific parcel, while at the same time realizing a sale. We would love to hear from you if you have ideas you would like to pass onto us. Feel free to contact me at the email address in this newsletter or any board member listed here or on our website. Many thanks to everyone who supported us monetarily in 2006, we continue to need your support in 2007 and look forward to your continuing membership in the Warren Land Trust.

Winter in Warren



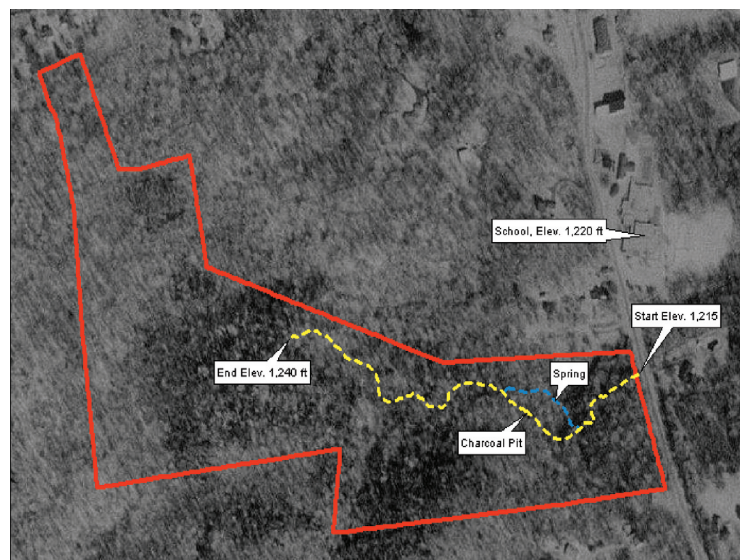
"Around mid-year we were awarded a grant of \$50,000 from the Gould Foundation to further support the goals of the Warren Land Trust"

Both Warren pictures courtesy of Scot Angevine

The Opening of the Dorothy Maier Preserve is Celebrated by the Land Trust and the Warren School

The Warren Land Trust created its first public trail on the Dorothy Maier Preserve off of Sackett Hill Road. This trail was opened in conjunction with a cosponsored event with The Warren School, the Land Trust and The Pratt Institute. A joint presentation was made to the 4th, 5th and 6th graders at Warren School on the value of land preservation and an

overview of the flora and fauna they would be likely to encounter while walking the trail. The LT is especially grateful to Jack Baker and David Scofield who did the lion's share of clearing for the trail. We hope more town residents will avail themselves of the opportunity to walk this beautiful trail. A simple map of the trail is enclosed in this newsletter.



Warren to Update its Plan of Conservation and Development

On January 10, 2007, the Warren Plan Committee held its first meeting to begin the process of updating the town's Plan of Conservation and Development. By statute, the town plan must be updated every ten years.

The public is welcome to attend all meetings of the Committee, which will be held at 7 p.m. on the second Wednesday of each month in the land use office at Warren Town Hall. The next meeting is scheduled for March 14th.

The Committee was appointed by the Warren Planning and Zoning Commission and includes the following representatives:

Charles Geyer of the Warren Volunteer Fire Department, Scott Harris representing business, Ann Martindale of the Lake Waramaug Task Force and the Warren Land Trust, Craig Nelson of the Inland Wetlands Commission and Warren's new Zoning Enforcement Officer, Drew Ohmen representing affordable housing, Thomas Paul of the Warren Land Trust, First Selectman Jack Travers, Brian Whitlow representing farming, and Wayne Wilson, Chairman of the Planning and Zoning Commission.

The Committee has requested proposals from land use consultants to assist in the preparation of the Plan of

Conservation and Development. The Committee has determined that the town plan should focus on these areas:

1. Residential Land Use and Affordable Housing
2. Agricultural Land Use
3. Commercial Land Use and Economic Development
4. Open Space and Conservation
5. Water Resources
6. Community Services and Facilities
7. Transportation

At its March 14th meeting, the Committee will hear a

presentation from NEMO (Nonpoint Education for Municipal Officials) about how to go about preparing a Plan of Conservation and Development. The Committee will also review all consultant proposals submitted prior to the meeting.

"We expect the process to take from 18 to 24 months," said Ms. Martindale, who is chairing the Committee. "We are anxious to have as much community participation as possible. Surveys, informational meetings and public hearings are all part of this process. And the result, we hope, will be a plan that truly represents the town that Warren would like to be in the years to come."

A friendly Warren neighbor.



The Warren Fall Festival was a Great Success for the LT for a Variety of Reasons

The LT has exhibited at the Fall Festival for the past 3 years. However, in 2006 we came into our own. Thanks to the hard work and dedication of Board Member, Jack Baker,

the LT had an exciting new booth (hand made), that stole the exhibition show. On top of that, Jack donated over a hundred hand made bird houses, screech owl houses and bat

houses. We also had on hand tee shirts, and hats. As a fund raiser it was a tremendous success. We virtually sold out our entire inventory. However, if you didn't get a chance to pick up one of the great creature houses, you can view them on our new web-site and actually order one! It will be built custom! We were able to raise about \$2000 as a result of the above efforts. Many thanks to all town and non-town residents who stopped at our booth and bought an original LT creature house. Wait until you see our booth in 2007! In addition, we had the opportunity to interact with many town residents about their concerns and interests as they relate to the future of Warren and some very interesting conversations surrounding specific properties. All in all, excellent interaction with all of our Warren neighbors.

Warren LT Board

President: Thomas Paul
Vice-Pres: Ann Martindale
Secretary: Carolyn Brau
Treasurer: David Scofield

Director, Timothy Angevine
Director, Jack Baker
Director, Rebecca Connor
Director, William DeSeta
Director, May Hill
Director, Dorothy Maier
Director, David Miles
Director, Barbara Page
Director, Paul Prindle
Director, Virginia Smith
Director, Jed Struckus

HONORARY BOARD
MEMBER, JACK TRAVERS



Photo by Lewis Photography

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We're on the web: www.warrenlandtrust.org
Look under Warren Land Trust

The Warren Land Trust, Inc. 151 Melius Road, Warren, CT 06754
 Please make checks payable to: The Warren Land Trust, Inc. MAIL THIS FORM AND CHECK TO:
 Family Membership \$25 Land Protector \$100
 Land Caretaker \$300 Land Conservator \$500
 Land Steward \$1,000 Land Grantor \$2,500

IF YOU AREN'T A MEMBER OF THE WARREN LAND TRUST, WE INVITE YOU TO JOIN NOW!!!

The WLT currently holds approx 350 acres under permanent protection

The Warren Land Trust

