



## Northern Rivers Land Trust Protects 88 Acres in North Wolcott

In 1952 and 1954 William G. Dexter purchased two parcels, totaling 94 acres, comprising an old farm on West Hill Road in North Wolcott. The property passed to Bill's wife on his death in 1991. On February 3rd, 2010, Mary Jane Dexter donated a conservation easement on the property to the GLT's sister organization, the Northern Rivers Land Trust, which serves our neighbor towns of Albany, Craftsbury, Hardwick, Walden, Wolcott and Woodbury.

The Dexter property abuts the Zack Woods area, straddling the Hyde Park-Wolcott border, which is in the process of being conserved by the Trust for Public Land with federal Forest Legacy funds. The Dexter easement thus extends southeastwards of the protected area beginning with the Green River Reservoir State Park in Hyde Park.

According to NRLT chair Susie Houston, "The Dexter property is our young land trust's third, and by far its largest, easement. About 80 percent of the land comprises soft- and hardwood forest, while the rest consists of upland and roadside fields. The upland field offers broad views of hills eastwards as far as Greensboro."

Ms. Dexter has allowed public access to her property via a perpetual easement granted to the Catamount Trail Association. Annually she has allowed VAST members to operate snowmobiles on a trail partially overlapping with the Catamount trail.



*In June 2009 NRLT chair Susie Houston and Mary Jane Dexter look towards Greensboro from Mary Jane's field.*

## Stewardship

The GLT takes seriously its responsibility to protect the conservation values of land on which it holds easements. We have been building up a special endowment for this purpose. In 2009 we signed up for a new program of the Land Trust Alliance that will provide insurance for conservation defence, releasing funds from the endowment for use in acquiring new easements.

## All Welcome on July 27 Hike over Rolf Muentner Trail to Long Pond's North Shore

The GLT traditionally organizes a summer expedition on which the community is cordially invited. Last year a dozen citizens joined in a paddle on Wheelock's Flagg Pond, where The Nature Conservancy had recently conserved a 100-acre parcel.

The 2010 hike, starting at 10:00 a.m. on Tuesday, July 27, will follow a nature trail, named after our late trustee Rolf Muentner, from the tail end of Tamarack Ranch Road down to the north shore of Long Pond. The area forms part of The Nature Conservancy's Long Pond Natural Area.

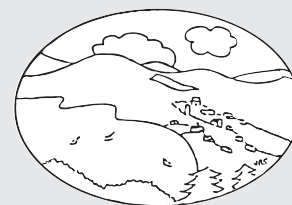
The starting point (TNC sign-in box) is accessible to 4-wheel-drive vehicles. Otherwise hikers should plan to walk 1.5 miles from Highlander Avenue.



*David Edsall views boundary of T & M Edsall conserved parcel, marked by ancient split rail fence.*



*Greensboro's Stanley Brook, near its head waters on Dave & Andy Perham conserved parcel.*



# Greensboro Land Trust Newsletter



No. 15

Visit our website at [www.greensborolandtrust.org](http://www.greensborolandtrust.org)

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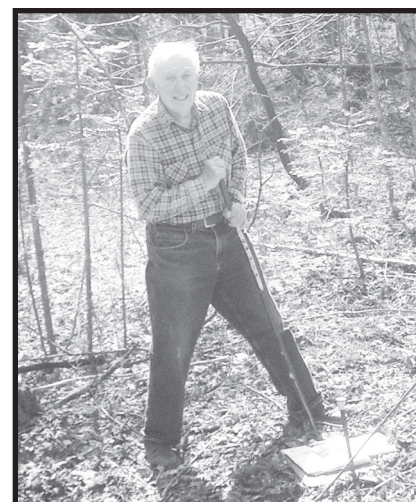
## GLT Annual Meeting, Monday, July 26

Everyone is invited to the GLT's annual meeting on **Monday, July 26, at 7:30 p.m. in Fellowship Hall.** After a brief business meeting, Sue Morse, founder and director of Keeping Track, Inc., will give a PowerPoint presentation on wild felines of North America and other wildlife in our area. Sue is a nationally known naturalist and wildlife photographer, based in Jericho, VT. She trained and monitored the Greensboro-Craftsbury Keeping Track team.

## GLT Mourns Long-Time Trustee and Stewardship Co-Chair, Rolf Muentner

Retiring to Greensboro in 1995 after a distinguished career as an architect, Rolf Muentner served the GLT as a trustee from 1999 until his death at the age of 93 on January 26, 2010. From 2003 he was co-chair of our Stewardship Committee. At the age of 90 he continued to walk Greensboro's woods marking the boundaries of properties conserved by GLT easements.

At a memorial event on March 21, members of the GLT, Greensboro Free Library, Greensboro Historical Society, Memorial Garden and Gutenberg Club reminisced about Rolf's manifold contributions to our community.



*Rolf Muentner marks boundary of the Mark and Mary McGrath easement in May 2007, after his 90th birthday.*



*Speakers at Rolf Muentner memorial pose with Rolf's long-time partner Jose Ramirez (seated, left)*

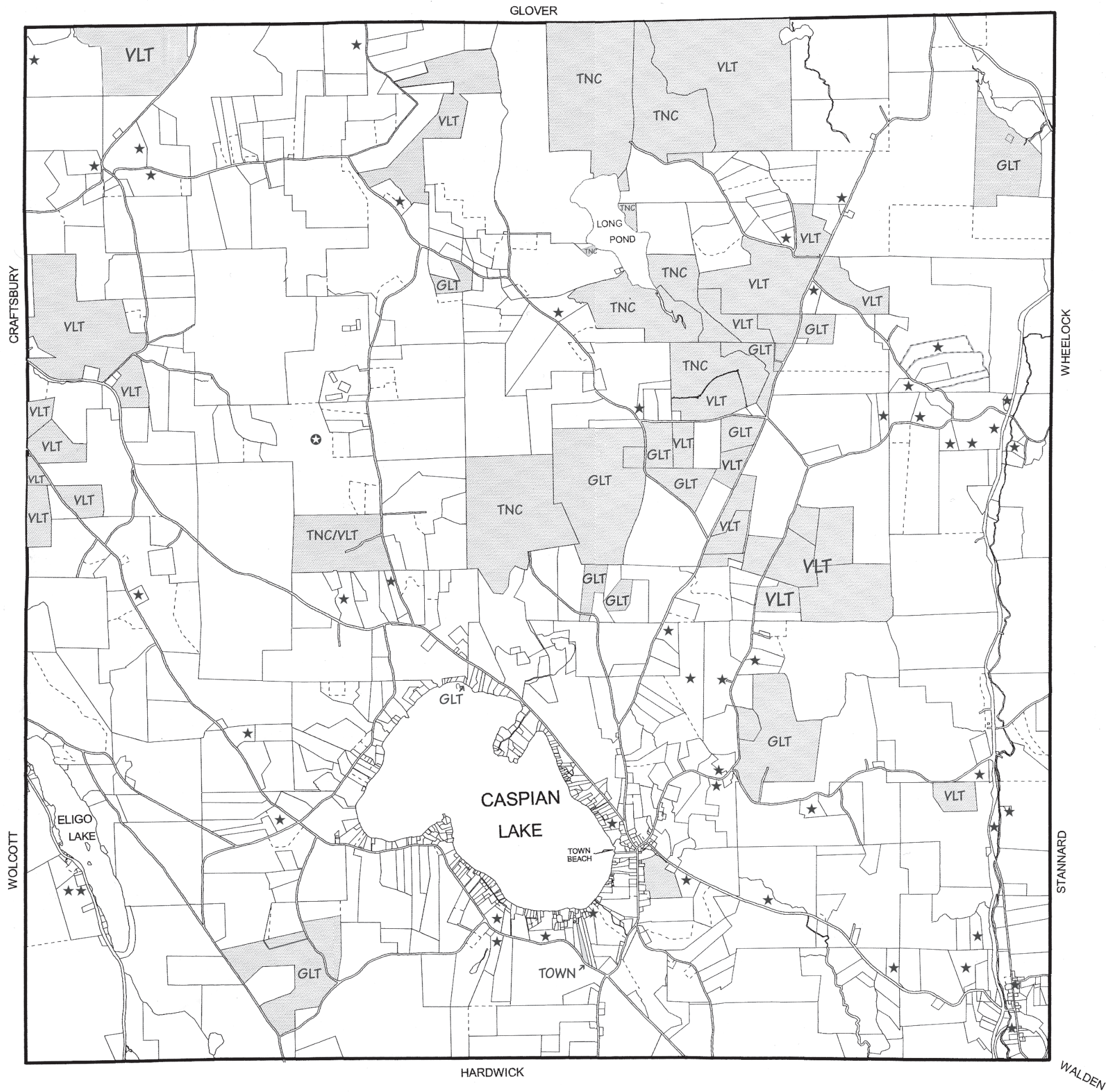
## GLT Among 43 Land Trusts Feted for Accreditation at LTA's 2009 Rally

The GLT was among 43 land trusts in 29 states feted at the Land Trust Alliance's 2009 national Rally for having won accreditation in that year. Thus far 93 land trusts in 31 states, out of approximately 1,700 nationwide, have received this award from the LTA Accreditation Commission, an independent agency of the Alliance. The 93 include three land trusts in Vermont, GLT and the Lake Champlain and Stowe Land Trusts.



*GLT chair Gray (last row) with delegates from 27 other land trusts represented in accreditation award ceremony at LTA Rally in Portland, Oregon, October 2009*





## About GLT

The GLT is a partnership of Greensboro-area people working together to ensure that, as Vermont steadily changes, important land in Greensboro is not lost to development forever. We help farm families conserve productive agricultural land for future generations, preserving not only our heritage but also our economic future. We protect forestland that supports a healthy wood products industry and sustains habitat critical for black bear, songbirds, deer, and other wildlife. We help to permanently protect irreplaceable fields, woods, and shoreline in Greensboro essential for recreation and scenic enjoyment. All this is done while recognizing the need for town planning that allocates portions of the landscape to residential and commercial uses.

## GLT Trustees

Mike Cassidy • Sara Cavin  
Betsy Getsinger-Donlon • Clive Gray, chair  
Stephanie Herrick • Hilary Hoffman  
Ken Johnston • Sally Lonegren  
Jennifer Lucas • Clark Maser  
Jon Ramsay • Lacey Smith  
Nat Smith • Lee Wright

## GLT Advisory Committee

Tim Breen • Diana Griffiths  
Niall Kirkwood • Hugh Knox  
Elizabeth Metraux • Ramsey Pualwan  
Linda Romans • Tanya Thomas  
Brian Titus • Roger Waible

## Conserving your land

Using legal tools called “conservation easements” or “grants of development rights,” we help landowners to voluntarily limit development while keeping the land open for forestry, farming, and recreation. The property remains in private ownership and the landowner has peace of mind, knowing that the land is protected now and in perpetuity. S/he decides whether to allow public access.

Easement donations qualify as charitable contributions for federal income and estate tax purposes, but do not normally reduce property taxes.

We work with landowners who love their land and want to see it conserved. The GLT buys and accepts gifts of development rights. Sometimes we share a project with the Vermont Land Trust, which receives funding from The Vermont Housing and Conservation Board, the Freeman Foundation, and private donors. But mainly we rely on funds raised from residents and friends of Greensboro.

We talk regularly with potential conservators, and incur expenses for appraisals, surveys, purchase of easements, and monitoring. You can help by sending your tax-deductible contribution to **GLT, PO Box 135, Greensboro, VT 05841**.

Feel free to call any trustee or Advisory Committee member with questions. Our website provides details and photos of conserved land, along with GLT’s annual financial report (go to [www.greensborolandtrust.org](http://www.greensborolandtrust.org)).

## Town of Greensboro, Vermont

Our map of Greensboro illustrates the lands conserved by the Greensboro Land Trust, The Nature Conservancy, the Vermont Land Trust, and the Town of Greensboro. It shows all residences constructed in the past ten years, and highlights three constructed in the past 10 years.

## Map key

Conserved areas, shaded green, comprise the following 33 parcels. Total conserved area amounts to 5.9 square miles (= 3,780 acres), or 16.1% of total town area of 36.7 mi<sup>2</sup>.

1. GLT’s 13 easements, totaling 900 acres: Barton/Folino, Buckley, Dean, Edsall (2 easements), Mann, Shaun & Darren Hill, Lewis & Nancy Hill, Kehler, McGrath, Perham, Pinkney, and St. Louis. In 2006-08 Scott Dean, Scott Mann, the Kehlers and Perhams acquired parcels conserved by previous owners with the GLT.
2. Long Pond Natural Area (767 acres) and Barr Hill Nature Preserve (254 acres), owned by The Nature Conservancy (TNC).
3. 30-acre “Greensboro Green”, 362-acre ex-Murdock property on Glover town line, and 30-acre ex-Brassknocker parcel on Craftsbury Road, owned by Vermont Land Trust (VLT).
4. Four VLT easements to which GLT contributed: York farm (260 acres); Shaun & Darren Hill farm (73 acres); Murdock homestead (150 acres), and Lowell Urie farm (145 acres in Greensboro).
5. Eight other VLT easements: Shatney farm (313 acres); Shatney hayfield in Greensboro Bend (34 acres); York homestead (85 acres); five ex-Brassknocker parcels on Craftsbury town line, totaling 323 acres, and part of Jasper Hill farm (37 acres).
6. Barton Homestead Trust on Gebbie Road (VLT and TNC—121 acres); and
7. A 3.5-acre strip owned by the Town of Greensboro on Lake Shore Road, donated by Currier & Dill.

■ ...Conserved land    ★ Residence constructed in past 10 years    ★...In 2008