

*Craftsbury Road and Caspian Lake at lower left. Map prepared by Ann Ingerson of Northern Rivers Land Trust.*



*Conserved Gray property on both sides of Reservoir Road*

### **GLT is first member of national conservation defense insurance group**

For the past three years the national umbrella group of land trusts, the Land Trust Alliance (LTA), has been organizing a so-called “captive” insurance program to enable land trusts to insure against legal challenges. So far, 461 of the nation’s approx. 1,500 land trusts, holding over 18,000 easements and properties, have signed up for the program.

To complete legal formalities, the LTA needed one of the 461 land trusts to sign a Limited Liability Operating Company Agreement. The GLT enjoyed the honor of being invited to become the first signatory.

The program will enable land trusts to insure against costs of litigation arising from future challenges to easement agreements, thus enabling them to devote more of their resources to program rather than litigation reserves.

### **GLT sponsors summer hike on McGrath property**

In 2004 Mark and Mary McGrath donated a conservation easement to the GLT on 320 acres of their property along Town Highway 8. The property, which accounts for a third of GLT’s conserved acreage and covers the entire eastern boundary of the Barr Hill Preserve, contains varied forest, rolling fields and several watercourses. Mark and Mary have offered to guide Greensboroites on a walk through the property.

We will meet at the McGraths, 649 Town Highway 8, at 10:00 a.m. on Thursday, July 28, or carpool from Town Offices at 9:45. Everyone is invited.

### **Annual Town Conservation Fund vote drops to \$500**

Each year since 2003, Town Meeting in March has appropriated \$2,000 to a Greensboro Conservation Fund (GCF). Up to March 1 of this year, a total of \$16,000 had been voted, and the Selectboard had allocated \$7,000 to two projects of the Vermont and Greensboro Land Trusts. (See page 1 for description of Black Hills project awarded \$5,000 in 2011.)

Another \$2,000 was requested in the 2011 Warning, but in the meeting’s sole paper ballot, attendees voted 71-59 as an economy measure to drop this to \$500. Uncommitted funds in the GCF now total \$9,500.

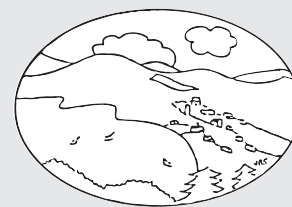
### **Gov. Shumlin seeks restored funding for state conservation agency**

The Vermont Housing and Conservation Board (VHCB) is the agency to which the legislature votes money for land conservation and affordable housing. Half of the revenue from the property transfer tax is earmarked for VHCB, but the Douglas administration budgeted zero funding for conservation in 2009-10.

In those years the Democratically controlled legislature restored part of the statutory funding. The budget of Governor Shumlin (elected in Nov. 2010 and speaker at GLT’s 2007 annual meeting) provides for funding VHCB at its statutory level of \$12.6 million. At press time it was unclear whether the legislature would go along with this, or feel compelled to make VHCB continue to share in covering the state budget deficit.

Thus far the VHCB’s sole commitment to a Greensboro project is \$18,500 allocated to the Greensboro Historical Society’s building extension.

GLT delegates to an April 2 statewide conservation conference in Rutland heard the governor reiterate his commitment to conservation



# **Greensboro Land Trust Newsletter**



No. 16

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

2011

### **GLT Annual Meeting, Monday, July 18**

All are welcome at our annual meeting on Monday, July 18, at 7:30 p.m. in Fellowship Hall. Following a short GLT business meeting, **Tom Stearns**, founder and president of **High Mowing Organic Seeds** and of the **Center for an Agricultural Economy (CAE)**, will give a PowerPoint presentation on the movement to re-imagine and revitalize our local food-sheds, highlighting the Greensboro-Hardwick-Craftsbury region. Tom will discuss how community support for the movement has resulted in new jobs, a strengthened local economy, and great local food networks.

### **Conservation of Black Hills and ex-Stegner property in North Greensboro**

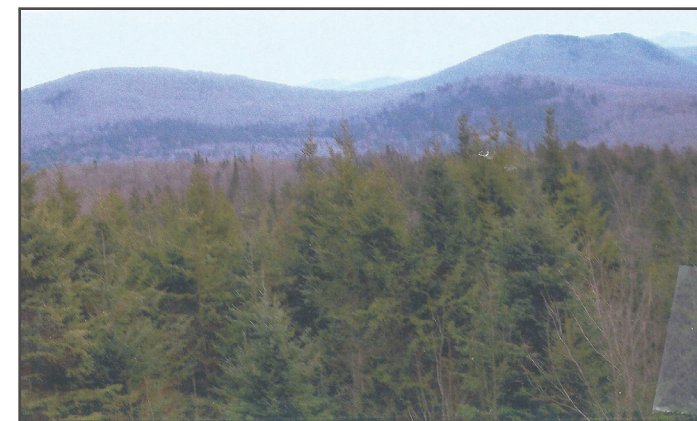
The Greensboro Land Trust is taking part in an exciting new project on the Greensboro-Glover border, The Vermont Land Trust has negotiated purchase of a conservation easement (CE) on 1,700-1,800 largely wooded acres, most of which comprises Glover’s Black Hills. However the land also includes the former 189-acre farm that author Wallace Stegner purchased in 1939 or ’40 in North Greensboro. It also includes the north slope of Paddock Hill, whose south slope forms part of the Nature Conservancy’s Long Pond Preserve in Greensboro. The property has no structures.

The property’s Canadian owner, Lou Irwin, died in 2009, bequeathing it to his forester, Rich “Carbo” Carbonetti, asking only that Carbo protect the property from development and ensure its management under sustainable forestry.

The VLT is raising most of the cost, but has asked Greensboro to come up with roughly 11 percent. The property abuts 42% of Greensboro’s border with Glover. Two miles of the property’s southern border abut 1,100 acres of conserved land in Greensboro (VLT and The Nature Conservancy). Together the conserved parcels will amount to 4½ square miles of contiguous conserved land. The Black Hills are a prominent feature in North Greensboro landscapes (see photos).

In February the Greensboro Selectboard appropriated \$5,000 for the project out of the Greensboro Conservation Fund. This is the largest single commitment so far of

Greensboro Town funds to a conservation project. The GLT has committed to contributing \$20,000, and has so far raised \$4,000.



*Black Hills as seen from Point M on Barr Hill Nature Trail; Paddock Hill (Long Pond natural Area) is seen to the left*

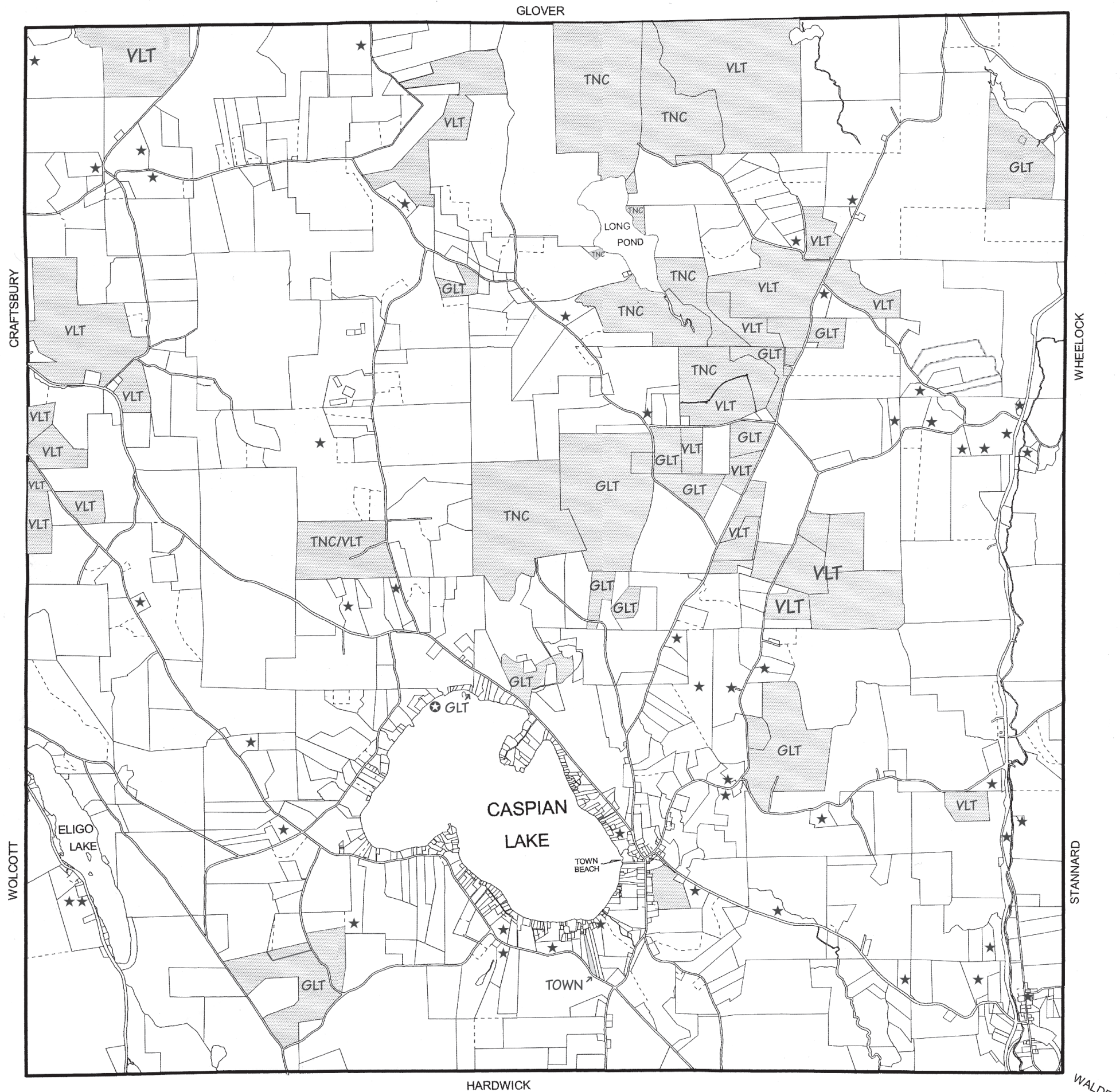


*Black Hills as seen from eastern shore of Mud Pond (former Wallace Stegner property)*

### **GLT conserves 39 acres on Baker Hill**

In December the GLT conserved a 39-acre holding on Baker Hill, comprising much of the south side of the hill looking north on Craftsbury Road (see photos on back page.) All but two acres is managed forest land. Auriel and Ethan Gray, their sister, Megan Paterson-Brown, and father Clive donated the easement, reserving a potential 2-acre house site on Grays’ Road. As late as the 1940s the land was used as pasture by the Lumsden farm on Barr Hill Road.





## 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

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## 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, while allowing owners the peace of mind that it is protected in perpetuity. The owner decides whether to allow public access.

Easement donations qualify as charitable contributions for federal income and estate tax purposes, but do not necessarily reduce property taxes. A federal incentive in force through 2011 allows a conservation deduction, based on the appraised value of development rights, up to 50% of adjusted gross income (AGI).

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, [www.greensborolandtrust.org](http://www.greensborolandtrust.org), provides details and photos of conserved land, along with GLT’s annual financial report

## 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 a single one constructed in the past year.

## Map key

Conserved areas (shaded) comprise the following 33 parcels. Total conserved area amounts to 5.7 square miles (= 3,780 acres), or 15.5% of total town area of 36.7 mi<sup>2</sup>.

1. GLT’s 14 easements, totaling 948 acres: Buckley, Dean, Downing, Edsall (2 easements), Gray, Shaun & Darren Hill, Nancy Hill, Kehler, Mann, McGrath, Perham, Pinkney, and St. Louis. In 2006-07 Dean, Scott Mann, the Kehlrs 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. Nine other VLT easements: Shatney farm (313 acres); Shatney hayfield in Greensboro Bend (34 acres); York homestead (85 acres); part of Jasper Hill farm (37 acres); and five ex-Brassknocker parcels on Craftsbury town line, totaling 323 acres.
6. Barton Homestead Trust on Gebbie Road (VLT and TNC—121 acres); and
7. Two 3.5-acre strips owned by the Town of Greensboro, one on Lake Shore Road donated by Currier & Dill, the other next to the town beach, purchased by the town.

■ ...Conserved land   ★ Residence constructed in past 10 years   ★...In 2010