



Google Earth ortho-map displays quasi-triangular shape of new McGrath easement.

Conservation easements in Hardwick and Woodbury

The GLT's 5-year-old sister organization, Northern Rivers Land Trust, serves six towns—Albany, Craftsbury, Hardwick, Walden, Wolcott and Woodbury—in addition to Greensboro. At year's end the NRLT acquired two easements by donation:

(1) Heartbeet Lifesharing, on Town Farm Road and Route 14, is one of 13 communities in America under the umbrella of the Camphill movement that nurture individuals with developmental disabilities. By conveying to NRLT a conservation easement on half its area, or 75 acres, Heartbeet will be able, under Hardwick zoning regulations, to cluster its buildings, build three new residences for "Friends" along with a structure for community activities, and protect its forest and farm land.

(2) Woodbury resident Pat Gahagan donated an easement on 92 acres of largely forest land including a 12-acre pond teeming with wildlife.



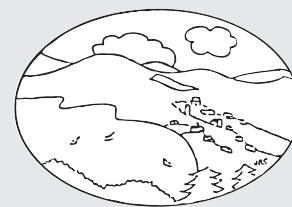
GLT site visit team tours McGrath forest roads...

GLT co-sponsors treasure hunt for Wonder & Wisdom on McGrath 2004 easement

In August 2011 the GLT and Wonder & Wisdom's Summer Journeys held a treasure hunt for 17 children on the land the McGraths conserved with the GLT in 2004. The children traipsed over a mile of forest trails maintained by Mark McGrath, uncovering clues planted by St. Johnsbury educator Bill Tulp and returning for prizes and a picnic lunch.



Behind the McGraths' house, St. Johnsbury educator Bill Tulp briefs W&W kids on the upcoming treasure hunt.



Greensboro Land Trust Newsletter



No. 17

Visit our website at www.greensborolandtrust.org

2012

Celebration of 40th anniversary of Barr Hill Preserve on Sunday, July 22

December 2011 saw the 40th anniversary of the Barr Hill Nature Preserve. The Nature Conservancy, GLT, the Greensboro Historical Society and the Northern Rivers Land Trust are cosponsoring a celebration to which everyone is invited. Festivities will start at 4:00 p.m., followed by a guided walk over the Nature Trail and then picnics at various campfire sites. To ease traffic congestion, bus transport will be provided every 15 minutes from the Barr Hill farm.

Hugh Knox conserves 28-acre parcel on Breezy Avenue

Greensboro village's rural character is enhanced by the woods on the left between the Four Corners/ ballfield and Country Club Road. In December 2011 landowner Hugh Knox gave the GLT its 15th conservation easement, comprising part of the outfield and most of the forest.

Not included in the easement is a 3-acre homestead on Caspian Lake that is not visible from the road. (See photo below.)



View down Knox driveway towards Caspian Lake

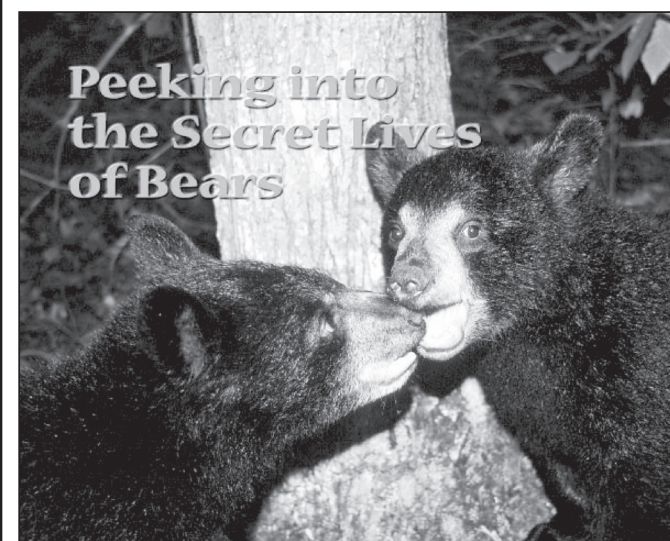


Photo from Ben Kilham's website (copyright Ben Kilham)

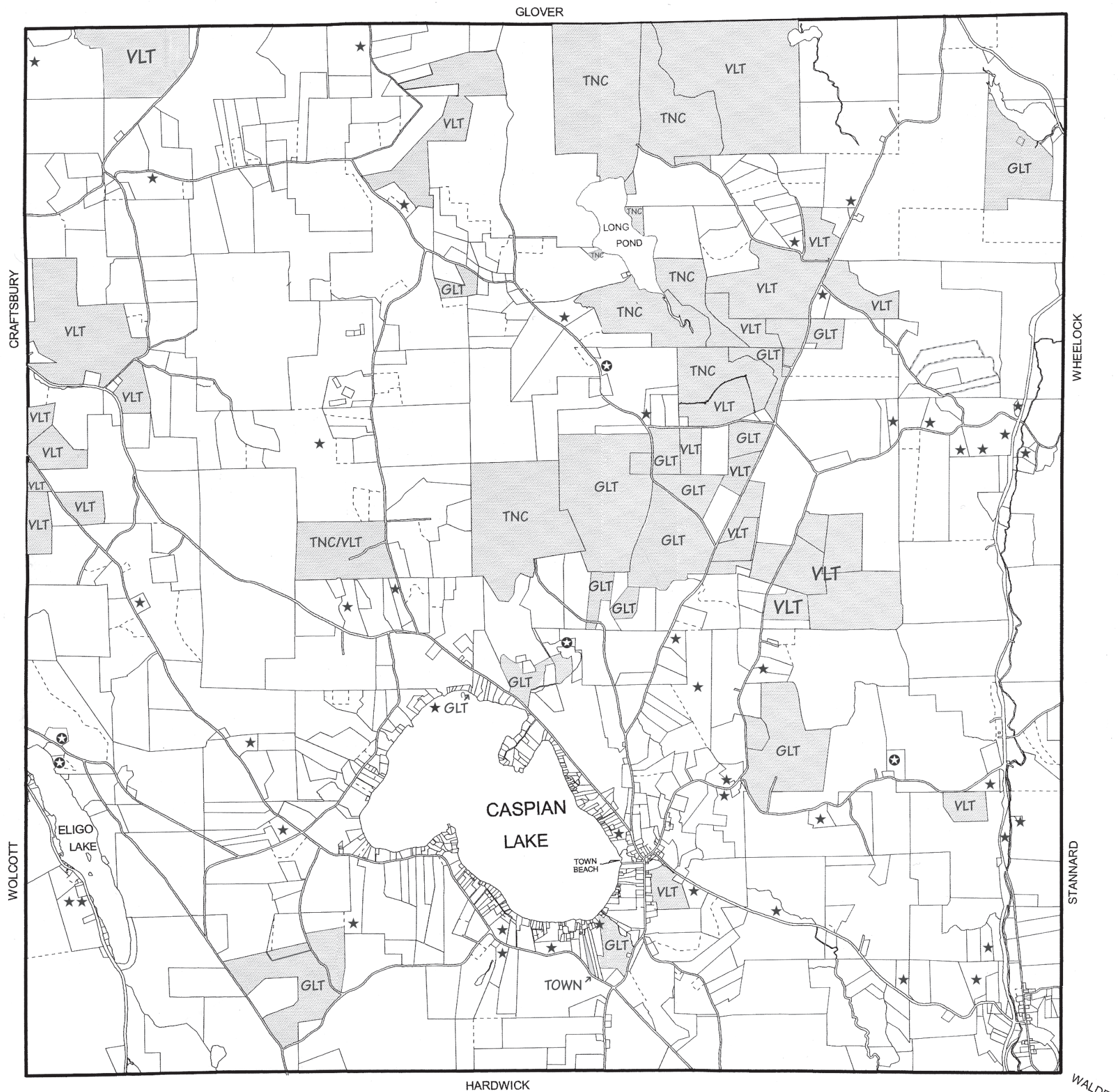
GLT Annual Meeting, Monday, July 30

All are welcome at our annual meeting, scheduled for **Monday, July 30**, at 7:30 p.m. in Fellowship Hall. Following a short GLT business meeting, **Ben Kilham** of Lyme, NH, will give an illustrated talk on **black bear** behavior. Ben's popular lecture is based on 14 years of experience raising cubs and observing black bears (see photo). Members of the **Northern Rivers Land Trust** are also invited to this presentation.

McGraths add 127 acres to half square mile already conserved with GLT

On December 28, 2011 the GLT acquired its 16th conservation easement by donation from Mark and Mary McGrath, who had given us a 320-acre easement in 2004. The McGraths now account for almost 450 acres of the 1,100 acres conserved with the GLT. (See map on page 2 and photos on page 4.)

The new parcel borders the 2004 parcel to the east, and significantly widens a band of conserved land stretching partway across the middle of Greensboro township. It has three open fields totaling 22 acres, of which the largest has been determined by the State to contain prime agricultural soils and soils of statewide significance.



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.

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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 with the peace of mind that it is protected now and in perpetuity. The landowner 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.

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, 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 five constructed in the past year.

Map key

Conserved areas, shaded green, comprise the following 37 parcels. Total conserved area amounts to 6.4 square miles (= 4,091 acres), or 17.4% of total town area of 36.7 mi².

1. GLT’s 16 easements, totaling 1,100 acres: Buckley, Dean, Downing, Edsall (2 easements), Gray, Shaun & Darren Hill, Nancy Hill, Kehler, Knox, Mann, McGrath (2 easements), Perham, Pinkney, and St. Louis. In 2006-07, Dean, Mann, Kehlrs, and Perhams acquired parcels conserved by previous owners.
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 (of which 145 acres in Greensboro).
5. Nine other VLT easements: Shatney farm (313 acres); Shatney hayfield in Greensboro Bend (34 acres); York homestead (85 acres); Kehler property on Garvin Hill Rd. (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 with federal assistance.

■ ...Conserved land ★ Residence constructed in past 10 years ⦿ ...In 2011