



## The Path of Adventure

By Mary S. Landon, Greensboro

Part of the memorable Greensboro of my childhood included the adventure of walking the path around Caspian Lake. What realistically might take 2-3 hours *now* felt like an all-day trek at age ten.

Along the way, there were many familiar faces greeting us. There were wild berries to pick, and swampy areas to jump across. Occasionally, we had to take off our shoes and socks to wade across inlets. In the shallows, we dodged the crayfish that might get a little close to our toes.

The path was mostly well worn and soft underfoot: dipping, rising, meandering across lawns, behind sheds and boathouses. Roots tried to trip us up.

Our mothers usually sent us on our adventure with some peanut-butter-honey-and-raisin sandwiches, and some carrot sticks. We didn't have plastic water bottles from the market; no cell phones followed our progress. If we were prepared, we used a thermos full of tap water to wash down our sticky sandwiches. There were no energy bars or energy drinks. It was simple fare and tasted great.

We watched for frogs and snakes, grasshoppers and curious dogs. We usually stopped at Huckleberry Rocks for some enthusiastic cannonballs into the dark depths. In those days, we could swim until our lips were blue, although we were never concerned with this ourselves. It was reported to us by our worried mothers.

This was, for my friends and myself, a True Adventure. We felt bold, free, brave; along the quiet paths lined with cedar, balsam and rich earth, we practiced our stealthy Native American steps.

When we returned home, possibly with a few bug bites, wet clothes, and muddied legs, we felt a sense of accomplishment. We had built up a hunger, and promptly devoured some of Grandma Isabelle's coveted raisin hermits.

I have heard that some newer lakefront residents are not as willing to allow walkers to follow the path across/through their properties.

My purpose in writing about this fond memory is to encourage all lakefront landowners to recognize the value and tradition of hiking Caspian's perimeter. When I sit on the Landon porch now, I don't see groups of young people walking by on the path. I hope it is still considered a "safe" pastime. It is truly a magical path that beckons to all ages. It would be unfortunate to see this activity be relegated to the past. This is an experience that is integral to "being at the lake."

The GLT is now on Facebook!  
Come visit and like us on the  
Greensboro Land Trust page.

## GLT 2016 Hikers Climb Paddock Hill at Long Pond

Guided by **Kestrel Owens** of Craftsbury, last August some 20 local residents climbed Paddock Hill, the highest point in Greensboro, overlooking Long Pond. Owens, a 2016 graduate of Craftsbury Academy, spoke about his senior research project on Long Pond, which features a 765-acre Nature Conservancy preserve, covering over half the pond's shorefront. Owens' report maps the first GPS-surveyed public trails on the pond's northeast side.



Hikers at base of Paddock Hill

## Join in Summer 2017 Hikes!

Three exciting options, everyone is welcome. Maps will be provided via email on request. Contact [info@greensborolandtrust.org](mailto:info@greensborolandtrust.org) or Clive Gray at 533- 7723.

1. Starting at 8:30 a.m. on Saturday, June 17, Greensboro's **John Schweizer** will lead a group to watch and hear bird life at **Horse Pond** on Route 16. This event responds to popular demand by Greensboroites who heard John's talk on local birds at our annual meeting in July 2016. Meet at VT Fish & Wildlife access on Horse Pond Road. Rain date June 18.
2. Starting at 10 a.m. on Saturday, August 5, **Todd Hardie** will lead a group around **Thornhill Farm**, which he has developed on two VLT-conserved farms in North Greensboro—ex-York and ex-Fontaine. Todd raises two exotic breeds of hogs, and is growing elderberries, winter rye and barley.
3. At 10:00 a.m. on Friday, August 25, the sisters of the **Green Mountain Monastery** will lead hikers down their forest path to Payne Brook. (Aimed especially at folks not taking this hike in 2015.)



# Greensboro Land Trust Newsletter



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

2017

## JOIN US FOR GLT's 25<sup>th</sup> ANNIVERSARY!! Annual Meeting, Monday, July 31

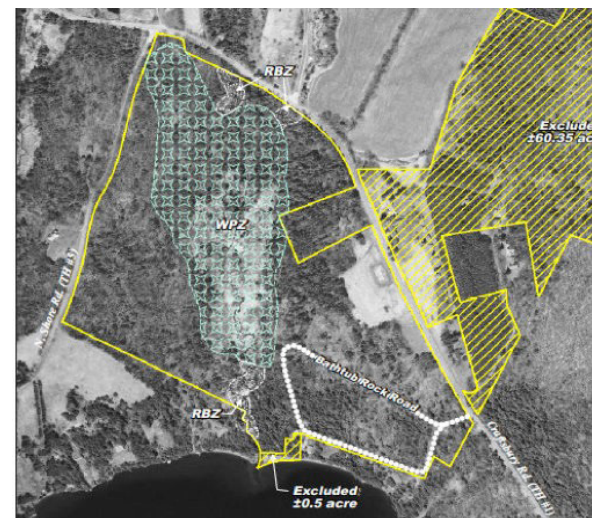
The GLT was founded in 1992 by Willie Smith (see photo and below), Nancy Hill and Mark McGrath.

All are welcome at our 25<sup>th</sup> annual meeting, scheduled for **Monday, July 31 at 7:30 p.m.** in Fellowship Hall. Following a short GLT business meeting, Vermont **Secretary of Agriculture Anson Tebbetts** will discuss aspects of VT agriculture of interest to our community.

## Smiths Conserve Highland Lodge's 76 Acres on Caspian

Before selling Highland Lodge in December to Heidi Lauren Duke and associates, but with their agreement, on Sept. 30 David and Willie Smith conserved 76 acres bordering Caspian Lake with the Vermont Land Trust. The property comprises mainly forest and wetlands.

Partial funding was provided by the Stony Brook, Freeman, and Vermont Community Foundations in addition to the GLT and the Town, which contributed through the Greensboro Conservation Fund. However the Smiths swallowed approximately 80% of the appraised value of the conservation easement. The Selectboard expressed the Town's appreciation to the Smiths for conserving this strategic area in perpetuity.



Highland Lodge conserved property. WPZ denotes wetland protection zone, RBZ denotes river bank (Porter Brook) zone



Willie and David Smith at closing with VLT's Tracy Zschau

## New Dairy Foreseen on Ex-Smith/Herrick Properties

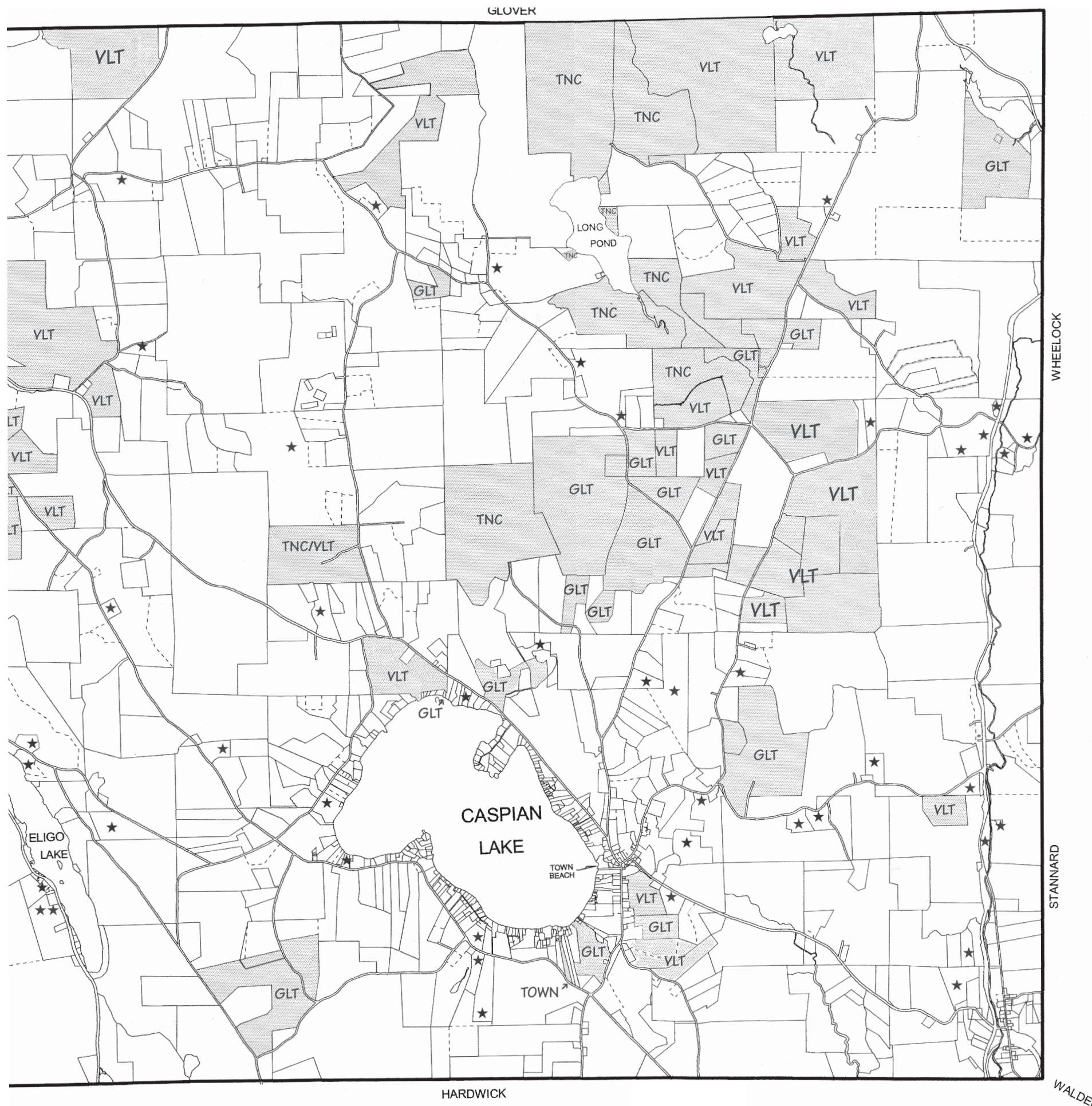
In 2015-16 Mateo and Andy Kehler, owners of the Cellars at Jasper Hill, bought two parcels totaling 51.5 acres along Country Club Road. The parcel bordering the Country Club and Circus Smirkus camp was formerly owned by Lacey Smith, the adjacent parcel by Stephanie Herrick.

On December 23 the Kehlrs conserved this land with the Vermont Land Trust. This was the last of three agricultural properties in Greensboro conserved in 2015-16 by the VLT. (Conservation easements on the Shaun & Darren Hill and Todd Hardie lots in North Greensboro closed previously.)

The bulk of the funding was provided by the Freeman Foundation, with additional contributions from the GLT, the Greensboro Conservation Fund, and the Lookout Foundation. In addition the Kehlrs absorbed part of the appraised value of the easement.

Development of a new dairy to supply milk to the Jasper Hill cheese enterprise is foreseen in two or three years.





## 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 moose, 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.

## Conserving Your Land

Using legal tools called “conservation easements” or “grants of development rights,” we help land-owners 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. In 2015 Congress made permanent a concession whereby easement donations can be deducted from adjusted gross income (AGI) at a rate up to 50% of AGI per annum, and spread over 15 years, as opposed to 30 percent and five years for other charitable contributions.

We work with landowners who love their land and want to see it conserved. The GLT buys and accepts gifts of development rights. We have shared nine projects with the Vermont Land Trust (VLT), 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. In 2016, 135 households donated \$33,055, close to \$25,000 of which was raised to help the VLT execute three agricultural easements, conserve the Highland Lodge land on Caspian Lake, and rehabilitate Barr Hill Road.

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.**

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.

### GLT Trustees

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## 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. No residences were constructed in 2016.

### Map key

Conserved areas, shaded, comprise the 44 parcels listed below. Total conserved area amounts to 7.4 square miles (= 4,710 acres), or 20% of total town area of 36.7 mi<sup>2</sup>.

1. GLT's 17 conservation easements, totaling 1,122 acres: Buckley, Circus Smirkus, Dean, Downing, Edsall (2 easements), Gray, Shaun & Darren Hill, Warren Hill, Kehler, Knox, Mann, McGrath (2 easements), Perham, Pinkney, and St. Louis. Subsequent to the original easements, Dean, Mann, Kehlrs, Warren Hill and Perhams have acquired parcels conserved by previous owners (Sullivan, Grays, Buckley, Lewis & Nancy Hill, and von Hessert.)
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-Brass-knocker parcel on Craftsbury Road, owned by Vermont Land Trust (VLT).
4. Nine VLT easements to which GLT has contributed: two Todd Hardie farms (ex-York and ex-Fontaine--260 & 157 acres); two Shaun & Darren Hill farms (73 & 207 acres); Kehler farm (51 acres); Murdock homestead (150 acres); Lowell Urie farm (of which 145 acres in Greensboro); Black Hills tract (of which 189 acres in Greensboro); and Highland Lodge (76 acres).
5. Nine other VLT easements: Shatney farm (313 acres); Shatney hayfield in Greensboro Bend (34 acres); ex-York homestead, now owned by Circostas (85 acres); Kehler lot on Garvin Hill Rd. (37 acres); & five parcels on Craftsbury town line, totaling 323 acres.
6. Former Barton Homestead Trust on Gebbie Road (now owned by John Downing--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