



Greensboro Land Trust Newsletter



No. 24

Visit our website at www.greensborolandtrust.org

2019

GLT Annual Meeting, Monday, July 29

All are welcome at our annual meeting on **Monday, July 29 at 7:30 p.m.** in Fellowship Hall. Following a short GLT business meeting, **Jesse Mohr**, ecologist, forester and owner of Native Geographic of Fairlee, VT, will present on Power-Point a *natural resource inventory of Greensboro* that he has conducted in 2018-19 on contract to the GLT.

Please join us after the meeting for light refreshments.

Lumsden Farm Conserved with VLT in September

Our 2018 newsletter noted the Vermont Land Trust's plan to conserve the farm on Barr Hill Road operated since 1969 by Larry and Sherral Lumsden. The conservation easement, funded largely by the Freeman Foundation with modest support from the GLT, was signed on September 10.

The Lumsdens subsequently sold their farm to Dan and Emily Michaud (see photo), who moved into the former Lumsden house in March 2019 and are currently milking 55 Holsteins. They will also pasture 60 Black Angus on the former Perron farm, and sell beef at a new farmstand on Barr Hill Road.

Larry and Sherral have moved into the former Braun house on Baker Hill Road and are continuing to sugar, brushhog and make Christmas wreaths.



Dan and Emily Michaud with family on former Lumsden farm

Porter Brook Nature Trail rehabilitated with GLT funding

As foreseen in our 2018 newsletter, the GLT contracted with Highland Lodge to rehabilitate Porter Brook Nature Trail, in exchange for a conservation easement ensuring public access to the trail in perpetuity. Heidi Lauren Duke, Highland Lodge's CEO and Event Curator, was enthusiastic about restoring the trail and ensuring permanent public access.

Rehabilitation was carried out in May-June 2018 by work crews from the North Woods Stewardship Center in East Charleston, VT. (See photos below.)

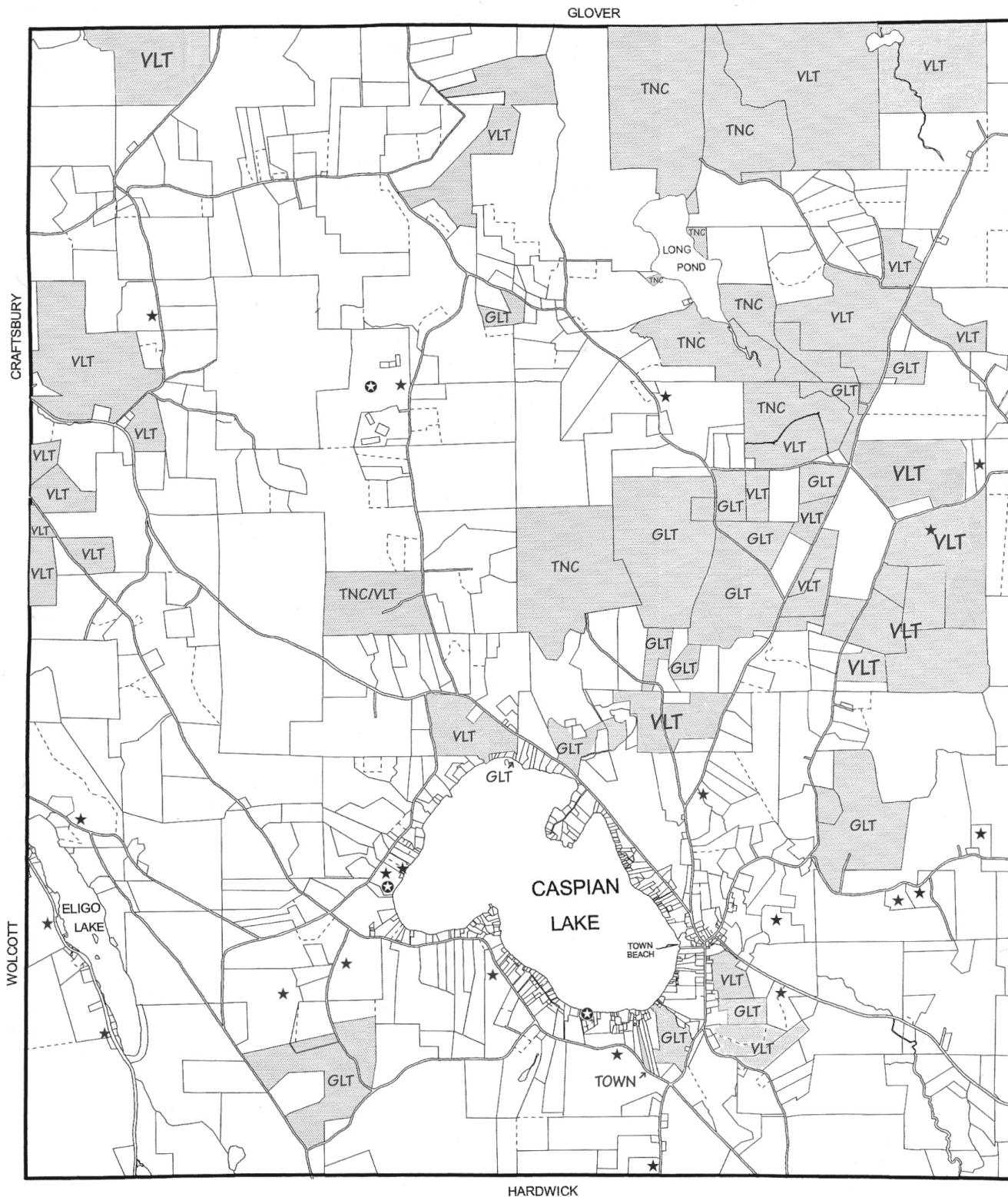
The GLT's support, amounting to \$20,775, was funded by generous contributions from the Greensboro community and a \$4,000 grant from the Vermont Community Foundation's Green Mountain Fund. A scientific illustrator from Portland, Maine, is currently preparing trailside posts and an illustrated guide that will be available this summer at the Lodge.



Bridge on Porter Brook Nature Trail before 2018 rehabilitation



Bridge built by North Woods Stewardship Center crew in 2018



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.

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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. 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 2018, households donated \$27,714.

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, provides details and photos of conserved land.

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. Three residences were constructed in 2018.

Map key

Conserved areas, shaded, comprise the 45 parcels listed below. Total conserved area amounts to 7.4 square miles (= 4,790 acres), or 20% of total town area of 36.7 mi².

1. GLT's 18 conservation easements, totaling 1,122 acres: Buckley, Circus Smirkus, Cleveland, Dean, Downing, Edsall (2 easements), Shaun & Darren Hill, Warren Hill, Kehler, Knox, Mann, McGrath (2 easements), Paterson-Brown, Perham, St. Louis, and Porter Brook Nature Trail. Subsequent to the original easements, Cleveland, Dean, Mann, Kehlers, Warren Hill, Paterson-Brown and Perhams have acquired parcels conserved by previous owners (Sullivan, Clive Gray family, Buckley, Lewis & Nancy Hill, Pinkney and von Hessert.)

2. Long Pond (767 acres) & Barr Hill (254 acres) Natural Areas, 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).

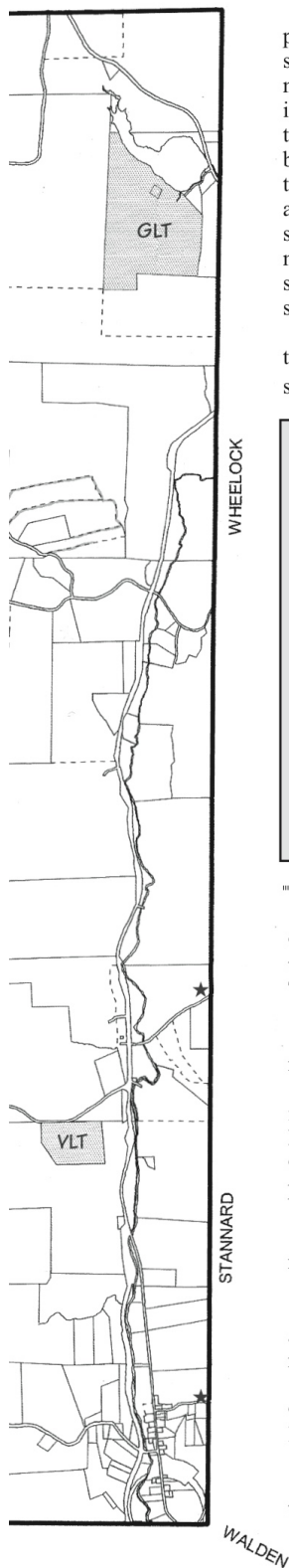
4. Ten VLT easements to which GLT has contributed: two Todd Hardie farms (ex-York & ex-Fontaine--260 & 157 acres); two Shaun & Darren Hill farms (73 & 207 acres); Kehler farm (51 acres); Murdock homestead (150 acres); Lowell Urie farm (of which 145 acres in Greensboro); Black Hills tract (of which 189 acres in Greensboro); Highland Lodge (76 acres); and Michaud (ex-Lumsden--81 acres).

5. Nine other VLT easements: Shatney farm (313 acres); Shatney hayfield in Greensboro Bend (34 acres); Circosta homestead (85 acres); Kehler lot on Garvin Hill Rd. (37 acres); and five parcels on Craftsbury town line, totaling 323 acres.

6. Former Barton Homestead Trust on Gebbie Road (now owned by John Downing--121 acres);

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 ☆ constructed in 2018

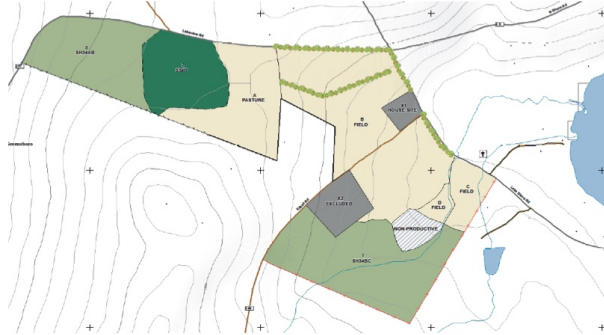




Lotspeich Siblings Conserving 129 Acres on Lakeview, Lakeshore, and Edsall Roads

Sylvie, Steve and Charles Lotspeich have offered the GLT a conservation easement on their 129-acre property at the corner of Edsall and Lakeshore Roads near the northwest corner of Caspian Lake. The former dairy farm was purchased from Wilford and Nathalie Laird in 1967 by the Lotspeichs' parents, Bill and Sylvia. An additional 10-acre field that fit into the original dairy farm was purchased from Ruth Clark in 1971. The Lotspeichs have generously offered to donate nearly all the value of the easement.

The property contains approximately 55 acres of managed forest and 70 acres of hayfields and meadow. (See map below.) It provides one of the best views of Caspian Lake and graces the view from much of the lake's eastern shore and its hinterland.



Lotspeich property Use Value Appraisal. Light-colored parcels are fields & pasture, blue, dark & light green is forest.



View towards Lotspeich property from Baker Hill

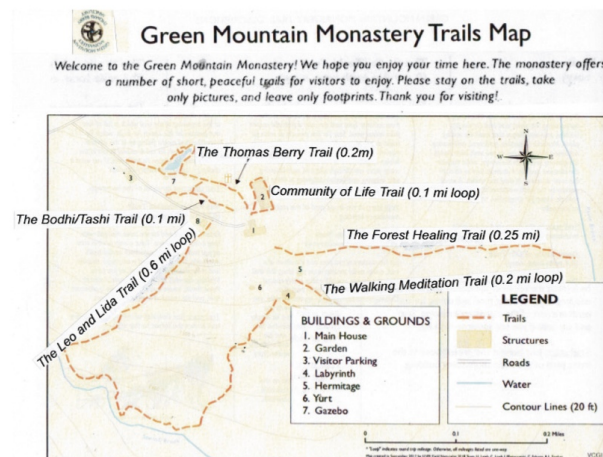
Northern Rivers Land Trust Conserves Land in Craftsbury

In December, local journalist June Pichel Cook conserved 95 acres with the GLT's sister land trust, NRLT. Mainly forest, the parcel is bisected by ½ mile of the Black River.

Work Continues on Green Mountain Monastery Easement

GLT is working with the Vermont Housing and Conservation Board (VHCB), the agency that allocates state funds to land conservation, to develop a conservation easement on 140 acres of Green Mountain Monastery (GMM) property on Hillcrest Road in North Greensboro. VHCB sought a state-wide partner agency to co-hold the easement. The Vermont chapter of The Nature Conservancy (TNC), which focuses on promoting biodiversity, found a cedar swamp on the property that they believe will warrant TNC serving as co-holder.

VHCB requires that any property it helps to conserve offer public access for recreation, particularly hiking. GMM Sisters Gail Worcelo, Bernadette Bostwick and Amie Hendani have developed a 1.3-mile network of six hiking trails open to the public (see adjacent map). It is hoped that VHCB's board will approve funding two-thirds of the easement's appraised value later in 2019. GLT's board has appropriated most of the remaining third.



GLT Undertakes 2nd Renewal of Its Accreditation

In 2007 the umbrella organization for U.S. land trusts, the Land Trust Alliance (LTA), with roughly a thousand member organizations, established an independent Accreditation Commission (AC). The AC reviews the performance of member land trusts according to LTA Standards and Policies. In 2009 the GLT was the second land trust in Vermont, after the Lake Champlain Land Trust, to become accredited.

An accredited term lasts five years, after which a land trust must apply for renewal. The GLT was accorded renewal in 2014; its second renewal comes up in July 2019. A committee of the GLT board is currently preparing responses to AC criteria.