



Greensboro Land Trust Newsletter



No. 25

Visit our website at www.greensborolandtrust.org

May, 2020

GLT annual meeting July 27

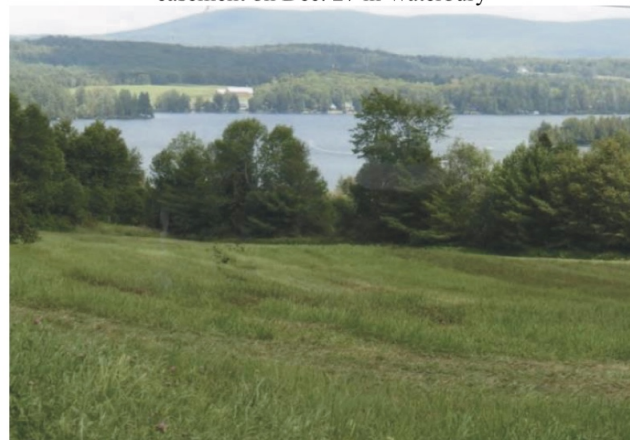
As this newsletter is prepared, we can't be sure of holding any kind of public gathering in July, but if conditions permit, the GLT's annual meeting will take place at **7:30 on Monday, July 27, in Fellowship Hall, Greensboro**. The featured speaker will be Audubon Vermont's executive director, David Mears. He will talk about Audubon's efforts to protect habitat on working lands, along rivers, wetlands and deltas and their programs for bird-friendly communities and maple-friendly forests.

Lotspeich Family Conserves 129-Acre Property on West Side of Caspian Lake

Last December, Steve, Sylvia and Charlie Lotspeich executed the conservation easement on their former farm on Edsall and Lakeshore Roads and Town Highway 47 that was described in our 2019 newsletter. Containing 55 acres of managed forest and 70 acres of hayfields and meadow, the property affords the best view of Caspian Lake from its western side (see adjacent photo).



Steve Lotspeich and GLT chair Clive Gray close on Lotspeich easement on Dec. 27 in Waterbury



Looking east over Lotspeich property towards the Wheelock and Stannard Mountain range



Back row: Steve, Sylvia and Charlie Lotspeich
Front row: spouses Phyllis and Judith

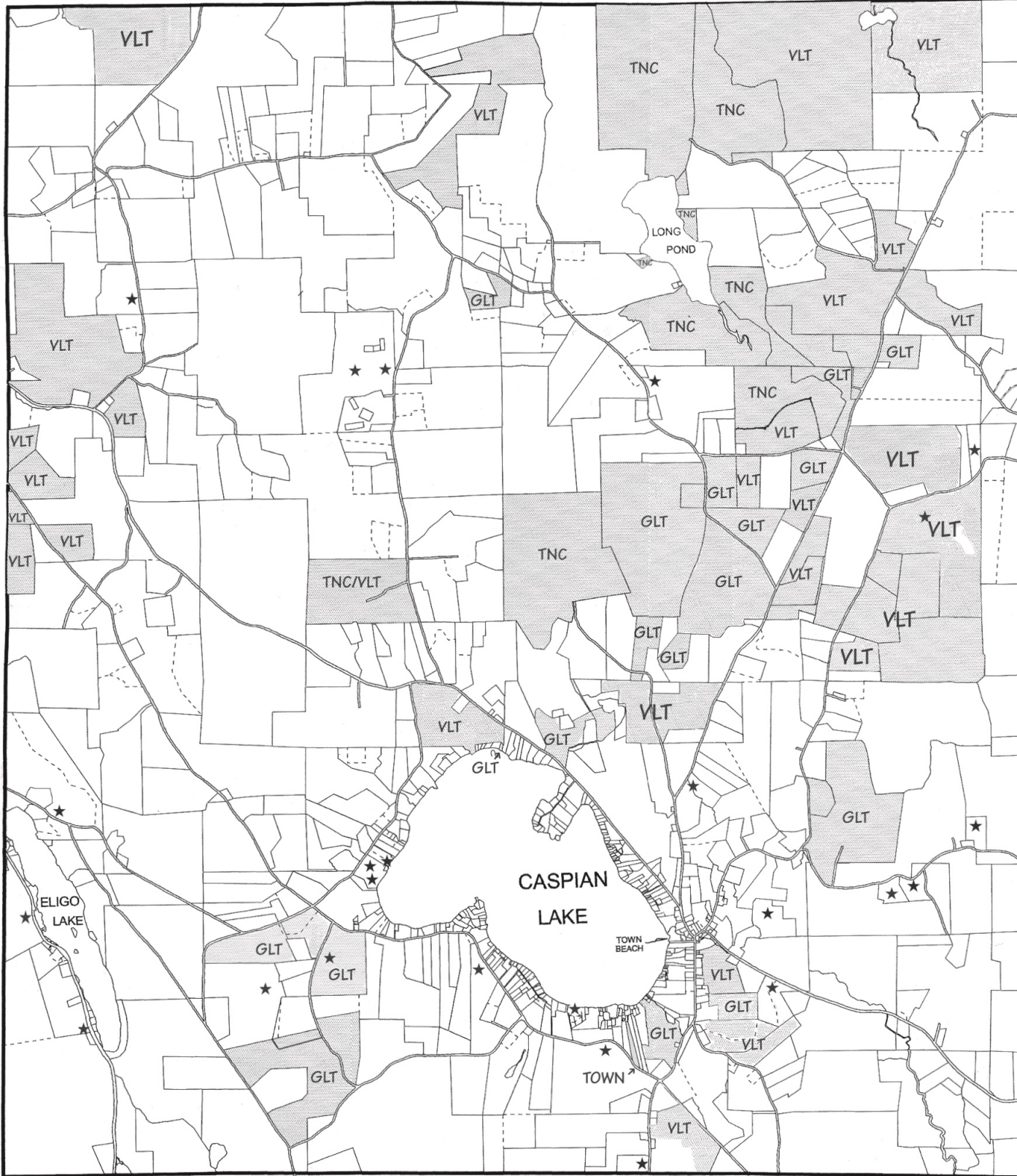
Mary Witherbee Fund Established at G.L.T.

With an initial donation from the Francie and John Downing family's Stony Point Foundation, the Downing family has established a fund at the Greensboro Land Trust in memory of their mother, Mary (Osborne) Downing Witherbee. A member of St. Johnsbury's Ide family, Mary spent most summers of her life in Greensboro, initially with her parents, Stanley and Elizabeth Osborne, and later at her farm on Craftsbury Rd. She loved Vermont and was passionate about the NE Kingdom and its wild and natural environs.

GLOVER

CRAFTSBURY

WOLCOTT



HARDWICK

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.

GLT Board

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Hugh Knox • Jennifer Lucas • Mike Metcalf
David Miltenberger, treasurer •
Nat Smith, secretary • Nancy Sullivan
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GLT Advisory Committee

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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 eleven 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 2019, 110 households donated \$27,158.

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 during 2010-2019.

Map key

Conserved areas, shaded, comprise the 46 parcels listed below. Total conserved area amounts to 5,212 acres = 8.14 square miles, or 22.2% of total town area of 36.7 mi².

1. GLT's 19 conservation easements, totaling 1,250 acres: Buckley, Circus Smirkus, Cleveland, Dean, Downing, Edsall (2 easements), Shaun & Darren Hill, Warren Hill, Kehler, Knox, Lotspeich, Mann, McGrath (2 easements), Paterson-Brown, Perham, and St. Louis. Subsequent to the original easements, Cleveland, Dean, Mann, Kehlrs, 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.) Porter Brook Nature Trail easement does not comprise acreage.

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).

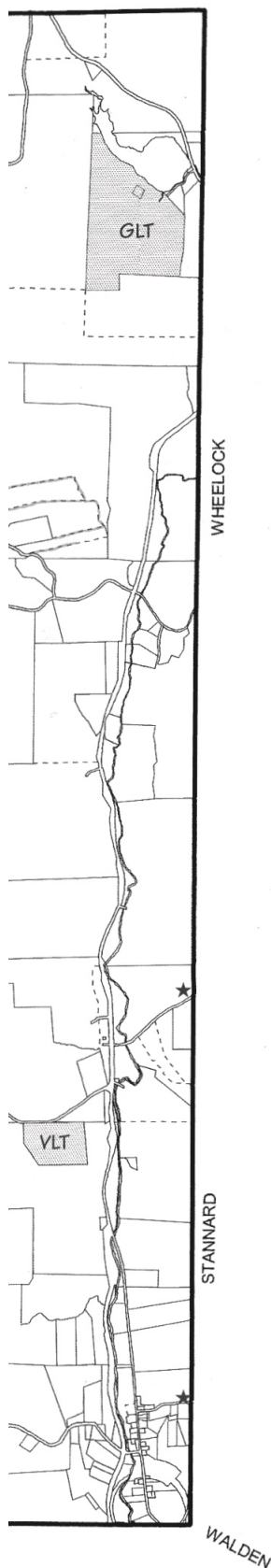
4. Eleven VLT easements to which GLT has contributed: Brenden Beer (ex-Hazendale—41 acres); two Todd Hardie farms (ex-York & ex-Fontaine—260 & 157 acres); two Shaun & Darren Hill farms (73 & 207 acres); Kehler farm (51 acres); Lumsden farm (80 acres); Murdock homestead (150 acres); Lowell Urie farm (of 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.

 [shaded] Conserved land ★ Residence constructed during 2010-19





VHCB, VLT & GLT Conserve Wilson (ex-Hazendale) Farm

Farm couple Brenden and Lindsay Beer, who reside on Town Highway 8 and founded their business in 2015, have bought 41 acres of David Allen's Hazendale Farm. Major support has been provided by the Vermont Housing and Conservation Board (VHCB) as its first agricultural project in Greensboro. The conservation easement is co-held with the Vermont Land Trust (VLT). GLT is participating as its eleventh contribution to a VLT conservation easement. Apart from its reserves, GLT is contributing from its new Mary Witherbee Fund, financed by the Downing family through their Stony Point Foundation.

Calling their enterprise the Wilson Farm, after Greensboro ancestors of Lindsay, the Beers plan to relaunch the Hazendale farmstand this spring. Their intent is to offer fresh, organic, and sustainably grown food to the summer community. Sourcing from regional farms and producers, they will also supply the market with fresh, organic culinary herbs grown by them, as well as value-added herbal products.

They will also wholesale culinary herbs to local retailers, restaurants, co-ops, and private customers. Value will be captured by drying all surplus culinary herbs in herb blends, herbal cooking oils, vinegar infusions, salts, etc. In addition, the Beers will maintain production of medicinal herb contracts



Brenden, Lilly (1 mo.) and Lindsay Beer in their greenhouse



View upon entering Wilson Farm from Hardwick Street

VHCB Facilitates Gatherings of Small VT Conservation Organizations

In partnership with the South Hero Land Trust, the Vermont Housing and Conservation Board (VHCB) has taken the initiative to bring together 'small' Vermont conservation organizations. These are defined as agencies promoting land conservation that have no more than three full-time staff. Thus, the Stowe Land Trust, with three staff, is included, but the Vermont Land Trust has only observer status. The organizers count 40 organizations in the 'small' category, mainly local land trusts.

Two meetings of the group were held in 2019. The Greensboro and Northern Rivers Land Trusts took part in the gatherings. A meeting scheduled for 2020 was postponed due to the Covid-19 crisis.

NRLT Features Conservation in Wolcott

The GLT's sister organization, the Northern Rivers Land Trust, founded in 2007, is in the process of adding four conservation easements in Wolcott to its portfolio of 12 easements. Together with a Vermont Land Trust easement covering the south shore of Wolcott Pond, the new projects will protect over 90% of the shorefront of that largely wild 73-acre pond.



Wilson Farm on Hardwick Street. WPZ represents wetland protection zone