

# Natural Surroundings

WYNDHAM LAND TRUST, INC. • SINCE 1975

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*Conserving the Natural Resources of Northeastern Connecticut*



## Reserved life estates *Eat Your Cake and Have it Too?*

**YES YOU CAN!** Just plan carefully! A reserved life estate is a legal device whereby someone retains life use of real property secure in the the knowledge that title will eventually pass to some desired recipient. Said recipient also rests secure, since unlike a will a reserved life estate cannot be changed. The specifics of a reserved life estate are legion. What are the immediate tax consequences to the donor? Who pays subsequent property taxes? Who carries any necessary insurance? What kinds of activity are or are not to be permitted on said property?

The Wyndham Land Trust recently became the recipient of a reserved life estate in well over 100 acres including the buildings thereon. The owner, a lover of the out of doors and all that therein lives and moves remains free to live on the property, enjoying the privacy thereof and pursuing all usual and customary activities in the sure and certain knowledge that the land will be forever respected and that forms of life innumerable will be free to live and flourish thereon. It takes an extraordinary person to make such a gift to future generations. An extraordinary person did make such a gift. Thank you again Ted Gellert, very, very much.

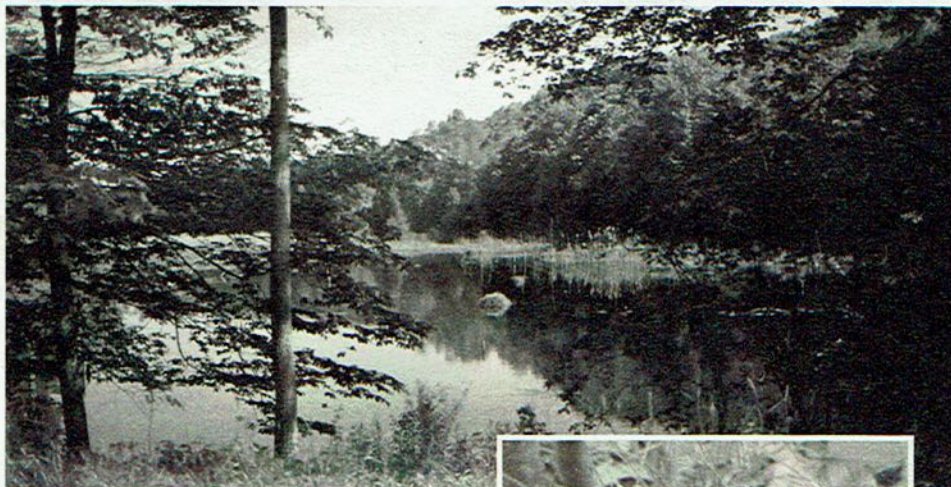
## An Important Acquisition in Woodstock

On December 29, 2008 the Wyndham Land Trust received 42.59 acres lying on the north side of Pulpit Rock Road in Woodstock.

The gift, from Pulpit Rock Realty, LLC of Woodstock, is in memory of *Linda J. Rapoport* and will be known as the Linda J. Rapoport Memorial Preserve.

A splendid wetland including extensive areas of both open water and emergent vegetation results from the interruption of south-flowing Taylor Brook by bridge construction, both ancient and modern,

flight the Linda J. Rapoport Memorial Preserve will still be here, and that suitable nesting sites will still be available and protected. Additional observations include a brood of hooded mergansers, another of wood ducks, an occasional visiting kingfisher, and of course red-winged blackbirds. *Thank you again Pulpit Rock Realty, LLC.*



and by the work of ever industrious beavers. The remainder of the site is covered by hardwood forest with striped maple, yellow birch, and hemlock adding a distinctive, even palpable northern element. The slope above much of the western margin of the wetland is boulder strewn, challenging to negotiate and has a fascination all its own.

One of our first observations was that of a veery flushed from her nest and four eggs. Veerys, members of the thrush family, typically spend the winter in South America somewhere between Venezuela and Bolivia or thereabouts. It is comforting to know that should this bird successfully complete another round trip migratory







## SAVE THE DATE November 5th 2009!

The first Thursday in November at 6 PM is reserved for WLT's annual, pot luck supper. We are again fortunate in being able to hold the event in the Barn at Tyrone Farm in Pomfret. *Thank you Bill and Martie MacLaren.*

We look forward to the unmatched hospitality of Tyrone. To fine food and refreshment, to stimulating conversation, to WLT's annual book raffle, to a speaker who will both edify and entertain and to a splendid evening all around with friends both new and old. *This is a traditional event.*



## Land Trust web site

Thanks to the efforts of board member **Mike Green** and web site designer **Janet Booth**, the land trust now has a web site [www.wyndhamlandtrust.org](http://www.wyndhamlandtrust.org). The aim of the web site is to educate the public about the work of the land trust and showcase our preserves.

Maps of the preserves are provided along with information about parking areas and hiking trails. The web site also provides information about the various programs that landowners can utilize to donate property to the land trust. There is also an email address to which one may send comments and questions: [info@wyndhamlandtrust.org](mailto:info@wyndhamlandtrust.org). Several people have already contacted us through the web site to enquire about donating land or money, and it is proving to be a powerful tool to reach out to potential donors that might otherwise slip through the cracks.

### ■ NINE ACRES DONATED IN BROOKLYN

*Dick and Nancy Booth* have donated nine acres on the east side of Wolf Den Road. The best landmark is the radio communications tower at the extreme south west corner of the property. The northerly portion contains an overgrown yew plantation (established ca. 1960) the berries of which are extremely attractive to birds during autumn. Deer browse the foliage, and there is significant protection from both wind and falling snow. The southerly portion has been mowed for many years and may be left fallow, used to produce hay, or to pasture domestic animals. This is the third land donation WLT has received on Wolf Den Road. Total acres now 20. *See Natural Surroundings for Spring 2006.*

### ■ KOGUT PRESERVE IN KILLINGLY

WLT has received 20 acres (8/6/08) off North Frontage Road from the Estate of *John N. Kogut Jr.* Close to the Rhode Island state line the property is not far from two already protected Connecticut sites. Logged some years ago, it is in an early successional stage.



The Wyndham Land Trust will have office hours on Mondays and Wednesdays from 1:00-4:00 p.m. at the Old Town House in Pomfret. Our phone number is 963-2090. [www.wyndhamlandtrust.org](http://www.wyndhamlandtrust.org) [info@wyndhamlandtrust.org](mailto:info@wyndhamlandtrust.org)



## Thank You Earth Club

WLT wishes to thank the Pomfret Community School Earth Club for the work they do in general and most particularly for removing and appropriately disposing of foreign material of various sorts and descriptions from a Trust preserve here in Pomfret. The Club and the Land Trust pursue the same goal, keeping the only planet we will ever have in livable condition! *Thank you again.*





## More Interesting Land in Pomfret

**O**n December 15 the Wyndham Land Trust acquired 53 acres from the *Buttner Family, LLC*. These 53 acres are surrounded on three sides by over 350 acres already protected by the Connecticut Audubon Society and abut WLT's 69 acre Bosworth Preserve for a distance of 695 feet. Where protection of wildlife habitat is concerned the importance of large unbroken tracts cannot be overemphasized, a fact that makes the Buttner property so extraordinarily important. The site is most easily reached from the south side of Day Road. Enter over CAS land. Park at the aluminum gate and walk up hill. In closing we would like to thank the many friends and supporters who made the acquisition possible, CT-DEP's Open Space and Watershed Land Acquisition Grant Program, the Town of Pomfret, the 1772 Foundation, the Fields Pond Foundation, the Norcross Foundation, and the many individuals who made contributions both great and small to our Acquisition Fund. *Again, we thank the entire Buttner clan for their patience and for their interest in our work.*

### ■ A NEW CONSERVATION RESTRICTION

The Wyndham Land Trust has gratefully accepted a conservation restriction from *Peter and Elaine Nelson* covering a portion of their property on the north side of Bradley Road in Pomfret. The substrate is Woodbridge fine sandy loam a prime farmland soil. There has been an apple orchard on the site for a great many years as shown by aerial photographs available in the state archives. The surviving trees produce fruit that are firm, succulent, slightly tart and pleasing to the taste.

## Hauser Preserve in Woodstock

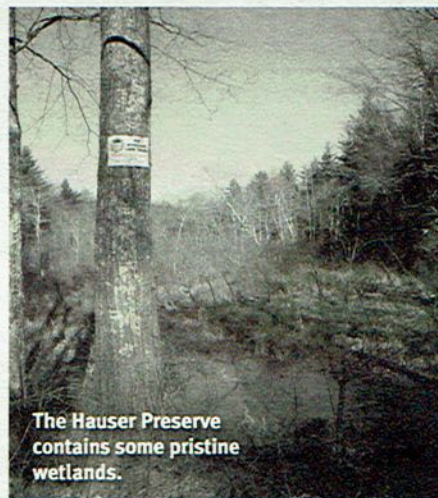
WLT's 27.7 acre Hauser Preserve on the north side of Taylor Road in Woodstock was donated by Robert G. Hauser as part of a conservation subdivision.

**F**ourteen house lots, 0.75 to 2.28 acres, occupy approximately one half of the property while WLT protects the more ecologically interesting and far less easily developable remainder. Typically, minimum lot size would be 2.5 AC! Thank you Mr. Hauser.

A small low gradient stream flanked by an alder swamp runs from north to south near the western edge of WLT's preserve. Eastern portions are characterized

by steep gradients, ledge, mixed hardwoods, hemlocks and thickets of mountain laurel. In places, bedrock is only a few inches below the surface and slippery in the extreme when wet. Caution is advised. Birds include pileated woodpecker, great crested flycatcher, black-throated green warbler and great horned owl.

To the south, WLT's preserve abuts 97 acres recently acquired by The Nature Conservancy and containing 50 acres of



state-wide significant wetlands including the head-waters of Still River which is part of the Natchaug River Greenway. Support for the TNC acquisition came from the towns of Eastford and Woodstock and from both State and Federal Governments. Where wildlife habitat is a factor large tracts of land are of prime importance. TNC and its collaborators are to be congratulated and forever thanked. (97 + 27.7 = 124.7 acres) *Thank you again, everybody and welcome neighbor!*

### ANOTHER DATE TO REMEMBER!



**August 29th, Saturday evening, award winning singer and songwriter Erica Wheeler will be at The Vanilla Bean Cafe in Pomfret.** Among her many accomplishments is a CD entitled *Good Summer Rain* in part sponsored by the Trust for Public Land! A portion of the proceeds from the Saturday show will benefit the Wyndham Land Trust.





The Wyndham Land Trust, Inc.  
P.O. Box 302  
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## The Wyndham Land Trust, Inc.

Individual annual membership \$20  
Family annual membership \$30  
Individual life membership \$300  
Family life membership \$500  
Donation to Land Aquisition Fund \$ \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Checks payable to:  
Wyndham Land Trust  
P. O. Box 302  
Pomfret Center, CT 06259

*(Gift Memberships Available by Calling: 963-2090)*