

## OUR MISSION

The purpose of the Colchester Land Trust is to protect the beauty and natural diversity of our area by preserving significant land and scenic areas for present and future generations. Some of our goals are:

- ✧ TO PRESERVE OPEN SPACE, protect critical natural and agricultural ecosystems, and provide for recreational and educational pursuits.
- ✧ TO SERVE AS A RECIPIENT of donations, including land, to purchase land, and to set up conservation easements.
- ✧ TO ORGANIZE EDUCATIONAL activities that foster appreciation and understanding of the environment and encourage conservation of natural resources.
- ✧ TO MANAGE AND MONITOR Land Trust properties, preserves and easements.
- ✧ TO CONTINUALLY IMPROVE the effectiveness and involvement of the board, staff and volunteers.
- ✧ TO SERVE COLCHESTER CITIZENS as an information resource center for landowners to learn about partnerships for open space, and by providing an open forum for any Colchester citizen to discuss their thoughts and concerns.



*We TRUST you care*

*colchesterlandtrust.org*

# WHAT IS A LAND TRUST?

A land trust is a local, non-profit organization formed by the citizens of a community to protect land for its natural, recreational, scenic, historical, or agricultural value. It depends on volunteer leadership and support, and brings together a wide range of people, who all care about the future of their community. Once established, a land trust is a perpetual organization that continues to pursue its conservation goals and oversee land under its direction for generations. A trust can purchase or accept donations of land or conservation easements, manage land owned by others, or advise landowners on how to preserve their land. It may also help negotiate conservation transactions in which it plays no other role. A land trust is not a political organization, and it is not a branch of town or state government, but often works cooperatively with these agencies to acquire or manage land, or assist in the development of open space plans. A trust may also work with other non-profit organizations and developers to ensure that important land use decisions are openly discussed and prudently implemented.

*The reason Colchester is such a desirable place to live has much to do with its rural nature, abundance of natural resources, and the amount of open space and undeveloped land that still exists. However, these are all at risk as development continues at such a rapid pace.*

## WHY COLCHESTER? WHY NOW?

Unwise development decisions can (and will if left unchecked) change the very qualities of Colchester that we all enjoy today. Under current zoning regulations, the Town of Colchester could be developed to a population of 40,000 residents. Can you imagine what our town would look like with over three times the number of residents that we have today? It is unnerving to see how few large pieces of property are left in town, and how quickly they could disappear -- forever! *We strongly urge all Colchester residents to become members and support the Colchester Land Trust.* Please read our mission statement and goals, and assist us in our effort to keep Colchester a wonderful place to live for generations to come.



# WHAT YOU CAN DO

Both *land-lovers* and *land-owners* can really make a difference

## BECOME A MEMBER!

Your membership support will be used for the preservation of open space as well as educational and recreational activities in our community. You may also attend our monthly meetings, volunteer or participate in one of our activities, or *JOIN TODAY ONLINE* at [colchesterlandtrust.org](http://colchesterlandtrust.org)!

## LAND DONATION

Some of the donation options are:

### ✧ OUTRIGHT DONATION

This can relieve you of managing the land and can provide substantial income tax deductions and estate benefits. And, most importantly, the land will be protected.

### ✧ DONATING A REMAINDER INTEREST IN LAND

You can continue to live on donated land by donating a remainder interest and retaining a reserved life estate.

### ✧ DONATING LAND BY WILL

You donate your land but still own and control it during your lifetime when you donate it by will. This assures that your land is protected after your death.

## BARGAIN SALE OF LAND

You sell your land for less than its fair market value. This makes it affordable for the land trust while it provides you with cash, a reduction in capital gains tax, and entitles you to a charitable income tax deduction.

## CONSERVATION EASEMENT

The Land Trust can help you create a legal agreement to limit the uses of your land to protect its conservation values. You can maintain ownership of your land, and even sell it or pass it on to heirs. Recent changes in legislation make the donation of a conservation easement much more attractive financially!

## INFORMATION

If you have any questions, or would like further information about any land-related issues, please contact one of the officers listed below.

Lisa Hageman - President 267-6145

Leslie Curtis - Vice-President 537-8208

Cindy Praisner - Treasurer 267-7901

## COLCHESTERLANDTRUST.ORG

Visit our website to donate, become a member, or to view our calendar of events and links to many related organizations.



## COLCHESTER LAND TRUST, INC.

P.O. Box 93 Colchester, CT 06415

Connecticut non-profit 7/21/03

Federal 501(c)(3) non-profit 6/17/04

EIN# 81-0622538

### BOARD OF DIRECTORS:

Lisa Hageman: President

Leslie Curtis: Vice-President

Cindy Praisner: Treasurer

Cathy Shea: Secretary

Chuck Toal: Community Outreach

Barry Ford: Publicity

Will Hochholzer: Landowner Outreach

Helene Hochholzer: Land Stewardship

Marty Podskoch: Outdoor Activities

Andy George: Government & Education Coordinator

Peter Dane: Funding Chair

### SPECIAL THANKS TO:

Robert Avena: Member, Legal Counsel

AM Litho *for printing our brochures.*

All our members and volunteers *for working together for a common goal.*

## WE NEED YOUR SUPPORT!

Please consider a membership contribution today, and feel good about Colchester's tomorrow.

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

**NEW: PAY BY CREDIT CARD!** *To pay by credit card, visit [colchesterlandtrust.org](http://colchesterlandtrust.org), click "Donate Now", or fill out the following:*

Name on Card \_\_\_\_\_

Credit Card # \_\_\_\_\_

Type of Card \_\_\_\_\_ Exp. Date \_\_\_\_\_

Please consider one of the following membership levels:  
*Make checks payable to "Colchester Land Trust."*

- Benefactor \$1,000       Sponsor Family \$50
- Patron \$500               Individual \$35
- Business \$100             Other \_\_\_\_\_

Does your company match charitable gifts?

Yes, I would like to be a volunteer for future Land Trust activities.

Please email me information and updates \_\_\_\_\_.

*Thank you!* Your gift is tax-deductible (EIN# 81-0622538).

Your employer may match your gift to the Colchester Land Trust. Please contact your company's human resources department to find out if your gift can be doubled through the generosity of your employer's policy of giving.