

Colchester Land Trust Meeting
Cragin Memorial Library
October 13, 2011

Present: Andy George, Helene Hochholzer (until 8PM), Chuck Toal, Cathy Shea, Pete Dane, David Morrison, Danny Albert, Michele McCormick, Leslie Curtis, Lisa Hageman (7:30 PM arrival)

- Meeting called to order by Andy at 7:02PM
- Approval of September 8 meeting minutes:

Motion: approve minutes from September 8, 2011 meeting, as amended. (The changes were on page 3, under Phone Book 2012, second motion: replace '¼ page ad' with 'quarter page advertisement' and remove the word 'for' after the word 'retroactive').

Motion: Pete Dane; Second: Danny Albert; In favor: all; opposed: none.

- Strategic Plan: Andy reminded everyone that the goal is: as we discuss topics, they should be referenced to and related to the strategic plan.

- Sub-committee Reports:
- Financial - Cathy said nothing to report at this time.

- Fundraising – Pete reported that a meeting took place and they are preparing to do the annual fundraising letter again. The consideration is to model it after the letter that went out re Ruby II Property, thus they would target the Usher Swamp area, and/or any property that the CLT has worked around. It is estimated that 600-1000 letters should be mailed. Cathy cautioned about what type of mailing to do, considering the costs. David suggested, get a list of names from town assessor re specific families that live (abutted to) near specific properties. Pete will work with Cathy re what is the best way to narrow down specific households in specific areas. Goal is to mail by Thanksgiving. Chuck suggested that all could do a mailing party, and write personal notes to those names we recognize. Pete commented that he believes in personal phone calls, as appropriate, depending on the specific need for the fundraising. Pete sent a letter to Stop & Shop, asking for \$2500 but was directed to their website, for anything over \$1000. He inquired if the CLT should proceed, or wait until there is a specific project. Board consensus was to proceed with the application. Pete said Barry will approach Cathy Pompei re support for CLT.

- Land owner contact – Lisa reported that Attorney Fritz Ghagan will meet with specific landowners on November 15, 2011.
- NRCS Grant update: drafts of management plans for Usher Swamp & Bulkeley Hill properties are currently under review by Lisa; a few CLT members have already reviewed. Andy led a discussion re clearing some areas of the properties, and mentioned that questions will arise from NRCS re erosion, etc. Thinning out trees at Gateway property is also something to consider. The ConnWood forester is moving out of state but another forester will take on the project.

- CLT Scholarship: Andy contacted Bacon Academy; information was sent out to all board members. Pete has a concern re availability of funds; he cautioned that if CLT offers a scholarship, an effort should be made to continue it, thus it would be necessary to start a fund & keep money in it. Realizing the good intentions of a scholarship--to encourage education in a related field, and promote awareness of CLT's mission, Michele inquired if such funding could potentially change the perception of the CLT in the eyes of some donors/members (who donate specifically to help preserve open space). Discussion followed re criteria of possible scholarship; Andy suggested, put a line item in 2012 budget.

Motion: form an ad hoc committee to develop criteria for a CLT Scholarship. Motion: Chuck Toal; Second: Pete Dane; In favor: all; Opposed: none. Pete will be on the committee & David offered to join; another member is needed.

- Standards & Practices- vote on approval:

- 4A Conflict of interest—Andy requested comments from those who have reviewed this policy. Danny inquired about the section where it mentions that certain forms are needed. Per Chuck, that would be an appendix, and is not done yet. Pete asked if any of these approved policies can be amended once they are submitted as part of CLT accreditation process. Cathy suggested that we should have the form on file and submitted prior to approving this policy. Chuck will create form and contact Henrietta.

- 9G Land Transaction Recordkeeping- Chuck & Cathy have the information.

Motion: Approve practice 9G Land Transaction Recordkeeping. Motion: Leslie Curtis; Second: Cathy Shea; In favor: all; Opposed: none.

- 11E Conservation Easement Enforcement—Andy asked for feedback. Chuck said Danny had a suggestion re wording, in second paragraph of introduction. Danny inquired about the wording 'assigns' vs. 'assignee', and questioned if it is important from a legal standpoint. Also, typos were corrected.

Motion: approve practice 11E Conservation Easement Enforcement, with corrections. Motion: Cathy Shea; Second: Lisa Hageman. In favor: all; Opposed: none.

- 11F Reserved and Permitted Rights—Chuck said this is replacing the existing practice.

Motion: approve revised practice 11F Reserved and Permitted Rights. Motion: Cathy Shea; Second: Danny Albert; In favor: all; Opposed: none.

- 11I Conservation Easement Amendment Policy— Danny had a question re item f on page 3. Helene—two comments. Pg. 2, minor modifications; the wording opens the door to other things. Helene will get Chuck information re minor modifications, so he can present it to Henrietta; tabled until November.

- Standards & Practices- first reading:
 - 11A Stewardship & Defense Funding- already passed, but Chuck has policies from Henrietta which he passed out for all to review by the November meeting. Hers is more streamlined; Chuck asked all to review & compare both and comment on what's important and what isn't.
 - 12 A Preserving Stewardship Funding Policy- Please review, as above, compare both & report back.
 - CLT 2012 Phone Book: Leslie reported that \$4875 in so far; she has been in contact with Barry. A few CLT members had solicited businesses for advertisements.
 - Brainard Road Property: Andy spoke with realtor, who said perhaps the family would be interested in carving out a 5 acre piece with the house, and hope that NPU would purchase the remaining 65 acres. The CT DEEP round of grants will not be available right now. NPU will most likely not purchase without grant funding. Lisa spoke with NPU, confirming that they need grant funding. She stressed that the CLT's role is to make the town of Colchester and NPU aware—to put it on their radar. David suggested considering contacting a state representative to inquire about availability of funds, for this particular preservation effort, which involves water purity.

- Old Business:

Update from Lisa- Chris Bourque met with Greg Schuster re 'soils of local importance'.

- New Business:
 - Andy led a discussion re property on McDonald Rd. (104 acres), which is only accessible through CLT's four acre property. Will, Helene, Lisa & Andy walked part of the property of which fifty acres are set aside for open space, & fifty four acres for homes. If CLT does not want the fifty acres, it goes into 'fee in lieu'. A question was asked--If CLT, nor the town wants the fifty acre property, would the builder be allowed to develop on the non-wetlands?
 - Leslie shared information from Nancy Riella, re Neighbor Assistance Act (NAA), a grant which CLT could apply for. She sent information to Greg Schuster; he would like to discuss it, and hopes to have it endorsed it by the town. Leslie started the process and Andy will assist.
 - Website history-- Lisa posted updated 2010 information on CLT website. Chuck will look into the grants that have been awarded and will send updated information to Barry.
 - Adjournment:

Motion: adjourn the regular meeting of the CLT at 8:52 PM. Motion: Leslie Curtis; Second: Chuck Toal; In favor: all; Opposed: none.

Next regular meeting is November 10, 2011 at Cragin Memorial Library at 7 PM