



Joshua's Tract

Conservation and Historic Trust, Inc.



WINTER 2011

www.joshuaslandtrust.org

Easements — As Good As Outright Gifts

“Wow – what a magnificent waterfall!”

This was one viewer’s reaction upon seeing the Codfish Falls recently. Fortunately, she will not be one of the last to see it in its pristine state as it is part of a conservation easement that Joshua’s Trust protects.

Conservation easements are very different from outright donations of property. Easements allow the owner to continue as an owner, albeit with certain negotiated covenants (or restrictions) placed on the land, one of them being that no building is permitted, nor can the land be subdivided.

Thus, the view or the space is protected forever.

Warren Church, chair of the committee that handles easements, said that farmland is generally not accepted, since restrictions would reduce the farmer’s ability to be flexible. The Connecticut Farmland Trust handles these agricultural conservation easements.

During the past 30 years, individuals have been gifting Joshua’s Trust with conservation easements in almost all the towns served by our organization.

This allows the character of the land to be preserved — whether because of its grandeur, its singular view, its historic value, its habitat value -- without giving up ownership. The land remains in private ownership; and it can



Margaret and Quentin Kessel, above, hold the record for giving to the Trust through conservation easements. At left is a view of Codfish Falls in Mansfield — part of 75 acres they have put under the Trust’s protection.

also result in an income tax reduction and reduced property taxes.

The conservation restrictions are a legal agreement between a landowner and the land trust that permanently limits specific uses of the land in order to protect its conservation values. It allows one to own and to continue to use the land and to sell it or pass it on to heirs-- but always with the agreed land restrictions in place.

As each parcel is different, so each deed of conservation covenants is different and is negotiated individually with the land owner. Once the deed is filed in the town hall, the covenants are in place for all subsequent owners, in perpetuity.

Rarely is public access part of the covenant – only if the landowner agrees to it. Thus, Joshua’s Trust does not actively manage the land. A local monitor, agreed to by the owner and usually a trust member, ensures that the covenants are respected.

Quentin and Margaret Kessel proudly hold the record for giving to the Trust the most acreage in conservation easements – 75 acres prior to this year, with another two parcels of 36 acres currently being negotiated. All are

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Your IRA Can Benefit The Trust

Those of you approaching (or having passed) that magic age of 70½ -- when you have to begin taking required distributions from your IRA -- might want to check with your financial advisor as to how to give some portion of it to Joshua’s Trust as a gift. This is a relatively easy way to increase your donations to your local land trust.

It’s Time To Renew Your Membership. See Form On Back Page.



Joshua's Tract Conservation And Historic Trust, Inc.

P.O. BOX 4
MANSFIELD CENTER, CT 06250
Email: joshuastrust@snet.net
www.joshuaslandtrust.org

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Joshua's Tract Conservation and Historic Trust was formed in 1966 to receive gifts of money and land, or to buy land of historic, aesthetic, or scientific value, for the benefit of future generations.

It is designed to supplement the open space efforts of federal, state and local governments. The Trust protects over 4,100 acres in the region, maintains trails which are open to the public, and publishes *The Joshua's Tract Walk Book*.

The office is located in the historic Eagleville Schoolhouse, South Eagleville Rd., in Mansfield.

Office hours: Thurs. 1:30-3:30 pm.
Phone: 860-429-9023



The accreditation seal recognizes land conservation organizations that meet national standards for excellence, uphold the public trust and ensure that conservation efforts are permanent.

How Much We Do!

It certainly has been busy at with the towns within our bounda- Joshua's Trust since I returned from ries, the Board of Trustees just voted Canada. We got home just in time to to partner with Coventry toward the cope with Irene and we managed to purchase of the Development Rights struggle though the freak storm in for the Reynolds Farm. They also October with no serious damage. I hope the same was true for all of you. Talk about freaky weather, I just put winter shoes on my horse and the temperature is 67 degrees!

REFLECTIONS ON THIS AND THAT

By Allison
Burchell-Robinson

Joshua's Trust President

Back to the Trust.

Our Annual Appeal is in full swing

lanach-Wolf Woodlands in Windham and the Skungamaug Meadows in Tolland.

The Development Committee, in a departure, announces a Beer Fest to be held in place of the wine tasting of years past. The Fest will take place in Hampton in May and will feature the Big Jump Band. Put that one on your calendar and keep an eye on the website for further details.

If you haven't checked out our website, I urge you to do so at www.joshuaslandtrust.org. It's full of information about the Trust, our properties and activities.

It really is amazing to me how much we do and how much you, as members, contribute. We couldn't do it without you nor would we be where we are. But, we can always use more help...in the office, serving as a Trustee, volunteering to be on one of our committees, working on the membership drive.

The opportunities are there. Call us or email us. You just have to step forward to a BIG welcome.



and many of you have discovered that it is now possible to make your contribution on line at our website (www.joshuaslandtrust.org). If you haven't already done so, it's never too late. And, it's never too early to think about a Christmas gift of membership.

In our ongoing endeavor to work

Newsletter To Offer Greener Delivery Option

Want to get "greener?"

Opt to receive the Joshua's Trust Newsletter as email instead of as a paper copy. Check the appropriate box on the membership form on the back page of this edition and clearly write in your email address.

Decision To Raise Dues Was Not Made Lightly

Have you noticed the change in the membership fee structure for 2012?

The decision to raise the dues was not made lightly.

The Membership Committee had numerous discussions last winter and spring, and the entire Board of Trustees met in small groups and as a large group at a retreat in March.

It carefully considered ways to ensure that Joshua's Trust will be able to fulfill its commitment to the more than 4,000 acres of land we already protect, as well as to land and easements we will acquire in the future.

When we accept a gift of acreage or an easement on a property, we agree to steward that land in perpetuity – forever. As our responsibilities continue to increase, we need to build up our operating funds.

JT is still among the land trusts in Connecticut with the lowest membership dues.

Please use the membership form on the back page of this newsletter to make your contribution.

Kessels Hold The Record For Granting Of Easements

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located in the area around Codfish Falls Road in Mansfield.

The Kessels are also responsible for several other property owners in the vicinity showing an interest in conservation easements. Quentin said they are grateful to Joshua's Trust for making this donation possible.

“Our land gives us a peace of mind that we could never enjoy if it were to be developed.”

In the Kessel's instance, their children Lori and Scott, as well as his sister and Trust member Eddie Ringler and her husband Ira, were also involved in making the decision to give these easements to the Trust.

If all this piques your interest as a landowner, you are encouraged to contact the Trust to begin looking into the possibilities.



Tom Archambault of Columbia is building informational kiosks for Trust properties. The first, at right, was recently installed in Friedman's Forest in Ashford. The installation crew, shown above, was, left to right, Richard Hyde, Gary Griffin, Steve Morytko and Jessica Hyde.



Snowed-Out Jazz Concert Re-Scheduled

October's "Jazz on a Sunday Afternoon" — postponed because of a freakish snow storm — has been re-scheduled!

It will now be a Sunday at the end of February at Knowlton Memorial Hall on Rt. 44 in Ashford.

Our own Hill Bullard will lead the Juniper Hill Jumpers Jazz Band beginning at 3 p.m. for two hours of lively tunes. The band, composed of professional and amateur musicians, plays Dixieland style jazz, as well as blues, gospel and some country/western.

Come for some toe-tapping fun entertainment that benefits the Trust as well. Light refreshments will be available beginning at 2:30. Please let us know by Feb. 20 if you are coming so we can plan appropriately.

Use the form below or email nancysilander@gmail.com. The donation is \$20 per person. To confirm the date, please check the Joshua's Trust web site (www.joshuaslandtrust.org) or call Isabel Atwood at 860-429-9671.

Joshua's Trust Benefit Jazz on a Sunday Afternoon.

Please return by Feb. 20, or email nancysilander@gmail.com.

Name _____

Email address _____

Please make reservations for _____ people, @ \$20 each. Total: \$ _____.

I cannot attend, but would like to contribute \$ _____.

Make check payable to Joshua's Trust.

Mail to: Joshua's Trust, P. O. Box 4, Mansfield Center, CT 06250

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Gift Memberships. List names and addresses below (or use separate sheet). We'll send a gift card.

Yes, I'd like to receive the newsletter electronically. Use this email address for the newsletter: _____
 Use the email address above

Dues (\$20 individual, \$35 family, \$100 sustaining, \$250 patron, \$500 benefactor)
Year-end contribution \$ _____ Unrestricted \$ _____ Specifically for _____

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Membership in Joshua's Trust expires at the end of the calendar year. Sending your renewal now will save us the cost of mailing a reminder later. Thank you for your support.

2011 Membership Dues Form