

---

---

# The Balance Sheet

---

Cheshire Land Trust cheshirelandtrust.org Vol. 36, No. 1 March 2008  
*Preserving Land as a Living Resource Since 1969*

---

---

## 39<sup>th</sup> Annual Meeting

The thirty-ninth Annual Meeting of the Cheshire Land Trust will be held **Thursday, March 27<sup>th</sup> at the Cheshire Senior Center**. Join us for a buffet dinner at 6:00 PM followed the business meeting and the election of 2008 governing board.

Thanks to Janice Yusza and Richard, her husband/chef extraordinaire, CLT will offer a wonderfully catered main buffet course of Italian style entrees and beverages. CLT Directors will provide desserts. Please let us know if you will be attending so we can be sure to have enough food on hand. Contact Janice Yusza 272-9491 PKD405@aol.com or Kevin Wetmore 272-3766.

This year **Mark Kasinskas** will present the management plan developed by Mosaic Consulting for the Ives-Pelz property. Mark is a longtime Land Trust member and he also served as the Cheshire's Environmental Planner until he began his graduate studies at Yale.

## Mosaic Consulting Delivers *Ives-Pelz Management Plan Completed*

By Kevin Wetmore

The 164 acre Ives Farm, our largest and most recently acquired property, has continued to be an area of intense interest. Under the direction of the Farm Committee, formerly chaired by director Tim Slocum and now chaired by director Jim Mertz, we have made significant progress in developing a long term plan for the Ives farm and the adjacent 13 acre Pelz farm preserve. The plan addresses key areas

of stewardship including soils, hydrology, woodland, riparian corridor, wildlife, public access issues and farming operations.

The management plan for the Ives-Pelz farm properties was recently unveiled to the governing board. Mark Kasinskas will be presenting an overview of this comprehensive plan at our Annual Meeting on March 27<sup>th</sup>.

Kasinskas and five other graduate students of Yale School of Forestry and Environmental Studies developed the advisory study based on months of work at the land trust farm properties.



The Mosaic Consulting Team

---

---

## Inside This Issue

---

- 1** Annual Meeting
  - 2** Ives-Pelz Property Management Plan
  - 3** The Year In Review
  - 4** 2007 Financial Statement
-

The plan was developed under the direction of and in consultation with the Farm Committee. The goals for the plan provided by the committee were:

- Maintain an ecological and economically sustainable farm
- Preserve ecological integrity and existing open spaces
- provide guidance for public use of the property

The study included a survey of land trust directors and a sampling of land trust membership that was designed to hone in on concerns of what the team described as stakeholders. Tim Casey, CLT's farm manager, factored significantly in the analysis of farm operations and future developments at the farm. CLT expects to use this as a blueprint for the management of the Ives-Pelz property going forward.

**Editor's Note:** This is the second project the trust has undertaken with graduate students with the Yale School of Forestry and Environmental Studies.

## The Year in Review

By Kevin Wetmore, President



Kevin Wetmore

2007 was a busy year for the Cheshire Land Trust as we focused on the stewardship of our properties and ensuring that the organizational requirements are in place to position us for the future. CLT Directors have been very involved in the ongoing success of the trust.

Thanks to the efforts of director Rick Marinaro and his crew of Boy Scouts from troop 92 a walking trail, parking spaces and signage were added to our 40 acre Brooke Preserve on Sperry Road. The trail was designed and built by Rick and his Scouts with

trail markings by director Bob Davis. It is a beautiful piece of land and makes for a great close by hike.

To enhance the outdoor experience, increase public awareness and enjoyment of our open spaces we have authorized that Geocaching locations be added to both the Brooke Preserve and the Fresh Meadows properties. Geocaching is like a treasure hunt where small containers are hidden ("cached") and their GPS co-ordinates are published for people to try and locate them. To find out more about Geocaching and the over 400,000 geocaches located worldwide go to [www.geocaching.com](http://www.geocaching.com).

The Ives-Pelz property has over 3,000 feet of frontage on the **Quinnipiac River**. The Ten Mile River is an important upstream tributary that is subject to the impacts of the recently approved Shoppes of Cheshire development. CLT filed written comments and testified before the Inland Wetland Commission in November 2007 on the need for adequate water quality protection measures to protect the water quality of that unique cold water resource.

In 2007, thanks to the efforts of director Jeanne' Chesnow and utilizing the services of Nina Harkrader, an Historic Building Consultant, the Bradley/Ives house was officially recognized by the Connecticut Register of Historic Places as a Place of Historic Interest. This official designation is important because it significantly increases our chances of obtaining grants for the house and farm buildings renovations and restoration efforts. Additionally, both the farmlands and house are under lease with contracts reviewed and finalized by both our Vice Chair Nell DeVane Esq. and our outside counsel.

Because of the level of interest in the Ives property a **Membership Appreciation Day** was held on October 14<sup>th</sup>. This gave members an opportunity to go on director-guided walks and tours of the farm, Quinnipiac River corridor and the east side upland forested acreage. The tours were well received by existing members and the CLT signed up some new members.

*Continued page 3*

## Year in Review *continued from page 2*

I would be remiss in not mentioning the outstanding efforts of **Tim and Dyan Casey** who, as independent operators, farm Ives, live there and are outstanding contributors to the Cheshire community. They own and have run the popular fall harvest event for many years. They are true stewards of the land and they make significant charitable and educational contributions. The CLT relies on their farming expertise and we are fortunate working with them.

In terms of Community outreach we have utilized the background of director Charlie Mitchell to increase our relationship and opportunities for educational and student support of the trust with **Cheshire Academy**. This interaction was reflected in the students' efforts in improving the Fresh Meadows environment as part of their tribute to the Petit family memorial activities. We expect to expand this relationship in the coming years through our education and liaison committees.

In terms of organizational effectiveness and to have a solid foundation for the future, a number of efforts were made in 2007 to strengthen the CLT.

The trust has experienced significant growth over the years. The addition of the Ives farm has added a new operating dimension with significant obligations. Directors Janice Yusza, Sam Waldo and Andrew Moskowitz, analyzed the future needs of the CLT and identified areas to increase our efforts. These include an increased focus on strengthening acquisition efforts, enhancing membership and membership data base development, raising funds, develop grant writing capability, enhance volunteer recruitment programs, and developing educational programs. To respond to the demands for increased resources the board has authorized the utilization of an outside contractor/consultant to address these needs. We are in the process of looking for a resource with the appropriate skills.

Director Sam Waldo, Janice Yusza, Nell DeVane and Andrew Knott are working on developing the **Cheshire Land Trust Standards and Practices**.

This is an extensive effort to document the standards and practices under which the CLT operates. This formal documentation is done in conjunction with the Land Trust Alliance as part of their Land Trust Accreditation Commission.

### **NO CHILD LEFT INSIDE**

There is a burgeoning movement across the country to get our young children outdoors. What better way to prevent poor health and encourage physical fitness while gaining an appreciation for the wonders outdoors. Rick Marinaro, a longtime leader of Troop 92 and CLT Director is seizing the initiative by asking, "Where do we go from here?"

Over the years CLT has accumulated a large number of properties with miles of hiking trails on them. We will start putting more of our efforts into the "No child left inside" initiatives and help the youth of our community get more involved with the great outdoors. Rick will discuss this in a presentation at the Annual Meeting 3/27

Stewardship and oversight of the properties entrusted to us requires a strong program of property monitoring. With new acquisitions and the need to recruit volunteer stewards it is necessary periodically to train them on what to do and provide an understanding of the requirements for annual report on each property. Director Larry Pivirotto is leading the effort to strengthen this critical area, recruiting additional stewards and ensuring they are knowledgeable about being effective stewards.

The mission of the CLT and our ongoing stewardship of its properties require we are financially sound. Membership dues alone are not adequate to fund the trust. The board believes however it is important to keep the membership dues affordable and have kept the dues at the same level for many years. We have been very fortunate to have received a number of donations and bequest from some very generous and thoughtful Cheshire residents that recognize the value the trust brings to the quality of life in Cheshire. To make more residents aware of opportunities to support the trust, a planned giving program and marketing plan is in the process of being developed for individuals,

Continued page 4

## Year in Review *continued from page 3*

foundations, estates and trusts by director Andrew Knott Esq.

It is important that any funds received by the trust be well managed and accounted for properly. We take this responsibility very seriously. The Attorney General's office of Connecticut has oversight responsibility for Connecticut not for profit organizations and we are required to file financial reports with them based on the level of financial results. Because of the amount of donations received in 2005 and 2006, state regulations required that a certified audit be conducted of CLT's financials. David Schrumm, our Treasurer of many years, worked this year with our outside auditors **Budwitz & Meyerjack** to develop the extensive amount of data and supporting documentation going back many years for the audits that were filed. The independent Auditors' Reports sent to the State stated "we express a unqualified opinion on those financial statements". Meaning they did not find any issues with our financial accounting or results. They went on further to state "In our opinion, the financial statements referred to above presents fairly, in all material respects, the financial position of the Cheshire Land Trust".

It was a very productive year for the Cheshire Land Trust and the continued support of its members and the community is very much appreciated.

Kevin J. Wetmore Sr.  
President

### MEMBERSHIP RENEWAL

**Grow with us and help us grow.** It's time to renew your membership. The membership year is from 4/1/08 to 3/31/09. Your Donations are tax deductible. The Cheshire Land Trust actively manages 25 properties and 4 conservation easements totaling 525 acres. Membership dues and contributions provide for management of these properties.

## IVES FARM REPORT



Restoration work continues at Ives. Necessary improvements have been made to upgrade and update bathroom plumbing in the farm house along with safety improvements to a stairway. Final Cost of recent Ives Farm Home Repairs and Renovation costs were \$10,240.

A suggestion by CLT member **Ralph Schupp** last spring has helped shift some of the planning on reconstructing the barns and outbuildings. Schupp indicated that Interfaith Housing volunteer assistance might be available to help with barn construction. With this in mind Tim Casey encouraged the committee to focus on the demolition of two shed barns that are used extensively but are in disrepair.

The Farm Committee reviewed storage barn plans for two structures sized 45L x 22W x 12H with asphalt roofing and has authorized construction this spring. The siding will be rough sawn pine with pressure treated lumber where appropriate. Flooring for one structure will be gravel on top of heavy perforated plastic. The second structure (west) will have a horse stall with concrete flooring, consistent with horse barns in Connecticut. These shed type structures will secure farm equipment.

Chairman Jim Mertz has had conversations with Don Narducci regarding Interfaith Housing Volunteer Assistance for building the two sheds. It is anticipated that Land Trust volunteers and IFH will be able to construct the barns. This will result in great savings on labor with most costs going to materials.

### The Ives Farm Committee

Jeanné Chesanow, Andrew Knott, Larry Piviroto, David Schrumm, Tim Slocum & Jim Mertz, Chairman

## BOARD MEMBERS - INS AND OUTS

The Land Trust says farewell and thank you to **Andrew Moskowitz** and **Charlie Mitchell**. Each has served our membership ably by enhancing community outreach, standards and practices and stewardship of CLT preserves.

**Bob Davis** is rejoining the governing board after a two year hiatus. Bob never really left. Bob serves on the Farm Committee and continues his day to day work on trails and other stewardship projects at our preserves.

The board also welcomes newcomer **Janice Bryden**. She is an Associate Director - Finance with AT&T Diversified. Janice resides in Cheshire with her husband Rob, a teacher at Chapman School, and their 3 daughters.

## Election of Officers & Directors

The slate of officers and directors will be placed in nomination at the annual meeting of the Cheshire Land Trust March 27<sup>th</sup>. Four officers and three directors are up for election. Officers serve one-year terms and Directors serve three-year terms. Nominees are listed in bold type.

### OFFICERS & DIRECTORS

President	<b>Kevin Wetmore</b>
Vice President	<b>Eleanor DeVane</b>
Treasurer	<b>David Schrumm</b>
Secretary	<b>Janice Yusza</b>
Jim Mertz	2008-2011
Rick Marinaro	2008-2011
<b>Janice Bryden</b>	2008-2011
Tim Slocum	2007-2010
Andrew Knott	2007-2010
<b>Bob Davis*</b>	2007-2010
Sam Waldo	2006-2009
<b>Jeanné Chesanow**</b>	2006-2009
Larry Piviroto	2006-2009

\*to fill unexpired term of Charlie Mitchell

\*\* to fill unexpired term of Andrew Moskowitz

## Calendar of Events & Happenings

**March 27<sup>th</sup>** - Thursday, 6:00 – 8:30 PM Annual-Membership Meeting & Program. Senior Center

**April 5<sup>th</sup>** - Saturday 8:30 AM – 4:30 PM  
**25<sup>th</sup> Annual Conference** of Connecticut Land Trusts - Northeast Utilities, Berlin, CT

**June 7<sup>th</sup> - Trails Day Hike** Saturday 8:30 AM  
Rick Marinaro and his son Evan will lead a hike through town owned DeDominicis Preserve. Hike begins at CLT's Old Farms preserve off Old Lane Rd.

Visit the Calendar section at [www.cheshirelandtrust.org](http://www.cheshirelandtrust.org)

### LAND TRUST WEBSITE

Cheshirelandtrust.org was launched March 25<sup>th</sup> 2007. Within a year the website has been visited by close to 6,000 new and returning visitors. Web manager Tim Slocum reports that most come from Connecticut but many states are represented. Ives Farm has been a major source of interest particularly around October when nearly 1000 hits were recorded during Maze Craze.

The site is replete with current and historical information, lots of photos of CLT people and properties. There are many links to other sites of interest. Past Newsletters and new information are posted and updated often.

Visitors are encouraged to view the **photo of the month** section where they can submit their photo of some of Cheshire natural interests.

### TO OUR READERS

**The Balance Sheet** is published by the Cheshire Land Trust, a non-profit organization committed to the preservation of Cheshire's open spaces, farms and wetlands. The Balance Sheet is edited by Tim Slocum. For up to date news and information about the Land Trust visit our website, [www.cheshirelandtrust.org](http://www.cheshirelandtrust.org).

**Note:** The CLT Governing Board meets monthly, usually the 3<sup>rd</sup> Thursday, 7:00 PM at Elim Park Conference Room. If you would like to attend, contact Kevin Wetmore at 272-3766.