
The Balance Sheet

Cheshire Land Trust cheshirelandtrust.org **Vol. 38, No. 1** **March 2010**
Preserving Land as a Living Resource Since 1969

Annual Meeting

The 41st Annual Meeting of the Cheshire Land Trust will be held **Tuesday, March 23rd at the Cheshire Senior Center**. Join us for coffee, tea and desserts at 7:00 PM followed the business meeting and the election of the 2010 governing board. **John Sheirer**, a Connecticut educator and writer is this year's guest speaker. For more about Mr. Sheirer and his talk see page 4. For more information on the event please contact Janice Yusza 272-9491 PKD405@aol.com.

CLT Acquires Easement

Anderson Conservation Preserve

by Jeanné Chesanow

The Cheshire Land Trust is pleased to announce the donation of a conservation easement from Eric Anderson and his mother Brenda Anderson-Killer. Under the terms of the agreement, a permanent deed restriction will protect a 4.73-acre woodland on their 6 acre property from any further development or subdivision.

Eric Anderson, a member of Cheshire's Historic District Commission, resides in the **Titus B. Ives** house at 383 West Main St. The stately Victorian home was built in 1857 for Titus Ives, a founding director of the Cheshire Manufacturing company (later the Ball & Socket Company). The Anderson family acquired the home in 1935. The property is surrounded by established residential neighborhoods on West Main St. The Andersons approached the Trust last year to develop a strategy to keep their land undeveloped for future generations. Their gift is the fruit of these discussions.



Eric Anderson and CLT's Jeanné Chesanow & Kevin Wetmore

The Land Trust will monitor the land, making once-a-year visits to inspect the property and make sure that all the conservation values are being preserved. The conservation values cited in the easement include: provision of food and shelter for birds and animals, prevention of erosion, protection of air quality, and protection of water quality in this watershed. The landowner may enjoy passive recreation – walking, bird watching, and berry-picking on this property as he and his family have for many years. The house is on land adjacent to the eased property. Anderson may build walking trails if he wishes to, but no public access is planned.

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Anderson Easement

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This acquisition is the eighth Conservation Easement accepted by the Land Trust. The total number of acres under CLT stewardship now stands at 530 acres. This acreage includes land owned outright by the Trust along with lands owned by others but protected with a conservation easement.



Anderson / Ives Homestead

The town and the donor benefit from conservation easements. The benefits to the community include the curb appeal intangibles of less development and open space that needs no public services. To the donor the tax benefits can be substantial. A landowner is entitled to a tax benefit of 50% of his gross income. This amount can be spread out over ten years. The amount of the charitable donation is calculated by appraising the highest value of the land, generally that of development, versus the value of the land with the development rights removed. The difference between the two is the amount on which the tax benefit is calculated.

What does the Land Trust get out of conservation easements? We get more land to take care of – and we are glad to do it! More open space means a better looking town, better air and water quality, and an action which follows the Town's Plan of Conservation and Development which advocates conservation easements and the preservation of land – farming lands, pasture lands, orchards, meadows, and wooded properties.

Art in Good Taste I & II

by Janice O'Neill Yusza – Executive Director

For those of you who missed it, this past August the Cheshire Land Trust



held our first open air Art & Wine Festival, staged in the fields of the Ives Farm. Artwork from over 20 local artists was on display in one the farm's greenhouses. A selection of fine wines was provided by regional distributors to accompany a variety of delicious foods and appetizers. Musical entertainment was provided by Jane Bate, creating the perfect ambiance for a memorable evening.

The festival was a celebration of the Land Trust's 40th Anniversary. This was a way for us to showcase Ives Farm, underscoring the value of sustaining Cheshire's rich farming tradition, and the need for ongoing preservation and restoration of the farm and farm buildings. It was also a great way to kick-off our Capital Fund drive for continuing our efforts in the protection and preservation of open space in Cheshire.

The festival was very well attended as more than 200 people joined us. We were thankful that the rains from the remnants of tropical storm Danny stopped by mid afternoon and allowed for a very pleasant evening for those attending. A big thanks go out to all those who supported us by attending and to all those who helped us make it happen.

Since the event was so successful, we are very excited to announce that we will be doing it again this fall, in early October. Preparations for the event will begin in April, giving us 6 months to plan. We are looking for volunteers to help with the event, so if you are interested, we would love to have your help. We need as many volunteers as possible, so please contact **Janice Yusza** at 203-272-9491 or PKD405@aol.com.

The Year in Review

By Kevin Wetmore, President



Kevin Wetmore

2009 was a year of celebration and accomplishment for the Cheshire Land Trust. We celebrated CLT's 40th Anniversary year with many activities. As I mentioned in my last report this is quite a milestone for an organization

and especially one that is non profit and has relied on the dedication of volunteers, over 4 decades, in support of its mission, vision and growth. Now we are trying to lay the foundation for the next 40 years by contributing to the quality of life in Cheshire through our obtaining, preserving and protecting our natural resources.

To celebrate this special year we organized a number of activities through the year so members and friends would have a chance to participate in our celebration. The planning for the activities was lead and directed by Janice Yusza our Executive Director.

We kicked off our Anniversary celebration by a winter walking tour titled "A Long Winters Walk", at Ives farm, on January 3rd. The tour was lead by our directors Rick Marinaro and Bob Davis. The intrepid followed a trail blazed by Bob through the 100 acres of forest on the east side of the farm. Despite the cold day a number of folks decided a good hike was just what was needed to start the New Year. The hardy folks continued their hike through the back fields and along the river on the west side of the farm.

In March we held our 40th annual meeting. Charter member Jo Kowalski was recognized for her distinguished service as past treasurer for 25 years. Kristina Blackwell, a local business owner was elected to the board. The business meeting was followed with a presentation by Peter Picone, author

of **Wildlife Is My Passion**. He covered how managing and improving habitats for wildlife and plants are inextricably linked.

An additional highlight of the meeting was a presentation, by State Representative and CLT member **Elizabeth Esty** of a proclamation from the State of Connecticut recognizing CLT's contribution to the community. This was added to a proclamation from the Cheshire Town Council and a proclamation from the United States House of Representatives by **Chris Murphy**. These proclamations have been beautifully framed by Kristina and now hang in our headquarters office.

Through our Executive Director's efforts we were awarded a grant in May from the Land Trust Alliance for \$7,500. This grant enabled us to hire the consulting firm **Holt, Wexler and Farnum** to work with us in refining our mission, vision and strategy for charting CLT's continued direction and success in the future.

We participated in Cheshire's Memorial Day parade with a float featuring a farm shed, with antique farm implements, built by director Larry Piviroto on a trailer and decorated with flowers provided by life members John and Juliet Hilzinger. Providing locomotion was Tim Casey, at the wheel of his large green John Deere tractor. Support was provided by director Jim Mertz, chairman of our farm committee.

At the end of August we held our "Art in Good Taste at Ives Farm". This was a major undertaking for us and thanks to the help from all our directors and support by other members and local retailers it was a very successful event. Art, including paintings, prints, photographs and pottery from many artists were on display. This was combined with a wine tasting event of fine wines provided by regional distributors arranged by Cheshire Package Store and was paired with food provided again by Sweet Relief Catering. The event could not be held without the significant efforts by directors Kristian Blackwell, David Schrumm, Sam Waldo, Janice Bryden and Janice Yusza along with help from many other volunteers. Flowers arrangements were provided by Marge Bykowski of **Dried Materials Unlimited**.

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Year in Review

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In September we participated in the Annual Town of Cheshire Fall Festival where at the land trust booth we introduced our updated CLT brochure, met many members and added some new members.

We ended our 40th anniversary year with very good news. Thanks to the efforts of Jeanné Chesanow we completed the Anderson Conservation Easement from Eric Anderson and his mother Brenda Anderson-Killer. To the Anderson family we say thank-you for your foresight in the preservation of this property for future generations.

In December we welcomed **Matt Hall** to our board replacing **Andrew Knott** who became the General Counsel for CLT. His law firm Knott & Knott provides pro bono legal support to CLT.

Finally I would be remiss if I did not mentioned the ongoing efforts of Tim Slocum, a past President for many years, who continues to provide ongoing support as CLT's Secretary, maintaining our web site (www.cheshirelandtrust.org) and editing our newsletter - **The Balance Sheet** that keeps members informed of our activities. Keeping us on track financially is David Schrumm, our Treasurer of many years, who makes sure we get value for every dollar entrusted to CLT.

A special thanks to our loyal members and volunteers who have continued to support the ongoing efforts of the Cheshire Land Trust.

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 4/1/10 to 3/31/11. Your Donations are tax deductible. The Cheshire Land Trust actively manages 25 properties and 8 conservation easements totaling 530 acres. Membership dues and contributions provide for management of these properties.

Guest Speaker – John Sheirer

John Sheirer will be our guest speaker at the 41st Annual meeting Tuesday March 23rd. Sheirer will discuss his passion for the outdoors and in particular one exciting loop trail. The following is excerpted from his publisher's web site.

What do you do if you're an amateur adventurer and environmentalist who dreams of hiking the Appalachian Trail or saving the rainforest, but you can't quit your day job or abandon personal commitments? John Sheirer created his own project: From May 17, 2005 to May 16, 2006, he hiked the same trail in Somers, Connecticut, once a day, every day. He chronicled the year in *Loop Year: 365 Days on the Trail*, a book composed of 365-word accounts of his hiking project. Along the way, Sheirer discovered that an obsession with hiking and caring for the same New England trail every day can be surprisingly adventurous--ranging from blistering heat, flooding rain, whiteout snowstorms, early mornings, dark nights, and everything in between.

Corporate Giving

We announced last year that we were beginning a program to raise funds to rehabilitate the hay barn and other buildings at Ives Farm. We called on the business community over the course of the year and hope we can build on this in 2010.

We would like to take this opportunity to thank our first corporate sponsors of this important program.

Richard Chevrolet, a family owned business, one of the largest dealerships in the Northeast, having a reputation for the highest level of customer satisfaction and providing a great value.

Atlantic Inertial Systems, world leader in the design and production of inertial sensors and navigation systems, and spinning-mass gyroscopes.

Dupont Systems, Inc., area's leading provider of on site or off site records management services.

New President to Lead CLT

At the Annual meeting the nominating committee will announce a slate of officers and directors. If past is prolog then we will be nominating and electing

Sam Waldo to guide the Trust as it begins its 41st year preserving Cheshire's open spaces and wetlands.



Sam has big shoes to fill as **Kevin Wetmore** steps down after leading us through some of the most momentous years in our short history. We know Sam is certainly up to the task.

Sam and his wife, Angela Rau, have lived in Cheshire since 1987, when he took a position with Amphenol Corporation which is headquartered in Wallingford, CT.

He grew up in Alabama and has a Bachelors degree from William & Mary and a Masters in Environmental Engineering from Virginia Tech. He worked for the State of Virginia for 6 years and for private industry since 1981. He has been with Amphenol for over 22 years and currently serves as Corporate Director of Environmental Health and Safety.

Sam has been a member of the CLT Board since 2006 and he is a past director of the Board of the Quinnipiac River Watershed Association, serving there as Vice President for one term.

BOB DAVIS TO STEP DOWN

Longtime director and past president Bob Davis is leaving the board. Bob will continue to serve as a CLT land steward, trailblazer and cheerleader. We are grateful for his ongoing support.

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 23rd. 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	Sam Waldo
Vice President	Larry Pivirotto
Treasurer	David Schrumm
Secretary	Tim Slocum
Jeanné Chesanow	2010-2013
Matt Hall	2010-2013
Kevin Wetmore	2010-2013
Kristina Blackwell	2009-2012
Eleanor DeVane	2009-2012
To be announced	2009-2012
Jim Mertz	2008-2011
Rick Marinaro	2008-2011
Janice Bryden	2008-2011

NEW BOARD MEMBERS

Sam Waldo & **Larry Pivirotto** have been nominated to serve in leadership positions. Nell DeVane will fill the unexpired term of Larry Pivirotto. At press time there is an open slot for Sam Waldo's unexpired term. We welcome **Matt Hall** as a new director. Matt is well known around town. He has family roots dating back to Cheshire's early founding when open space wasn't an open question. Matt served on Town Council for 10 years and Mayor and chairman for four years. He has a law practice in Cheshire. He resides on Wallingford Rd. with his wife and three children. We welcome his experience and enthusiasm to the board.

TO OUR READERS

The first edition of **The Balance Sheet** was published in the winter of 1973. The one sheet format was mailed 2 to 3 times a year. This year marks 38 for the newsletter. Today CLT news is also constantly updated on our website, cheshirelandtrust.org. The Balance Sheet has been edited by Tim Slocum since 1989.