

CANTON LAND  
CONSERVATION  
TRUST, INC.

P.O. BOX 41  
CANTON CENTER, CT 06020

# NEWSLETTER

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1989

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## Land: Our Most Enduring Gift

The Canton Land Conservation Trust is a non-profit, tax-exempt organization. Its primary purpose is to conserve significant natural resources within the Town of Canton. Such resources include watercourses, ponds, swamps, woodlands, ridgetops and open fields. The Trust is also concerned with the preservation of unique plant and animal life and with historic sites. Trust properties are open to Canton residents for passive recreation and will be preserved in their natural state forever.

## Christmas Tree Farm

The Tree Farm will be open on December 16 this year for the cutting of Christmas trees. Hours will be 9 A.M. to 4 P.M. Peter Lamb, CLCT's steward of the property, organizes a work force that plants approximately 400 trees each spring. Varieties now available for cutting include fraser, douglas and concolor fir, white and Colorado spruce and white pine. Regardless of size, all trees are priced at \$25. Please feel free to cut your own tree; there will be people available to assist you if you need help. Bundles of cut boughs are generally available free of charge. Please park at the Wright Road end of Doyle Road and walk in to the farm. For further information call Peter at 693-4891.

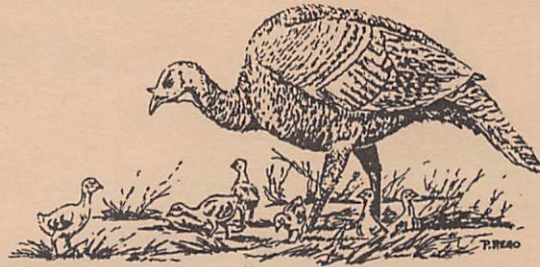
If you have an interest in assisting in the maintenance of trees, please call Peter. There is plenty of work throughout the year. We do need volunteers.

## Annual Meeting

The CLCT Annual Meeting will be held at the Capen Cabin off Breezey Hill Road on June 3rd. There will be a barbeque and a brief business meeting after a choice of hikes commencing at 3:00 from the cabin to Ski Sundown.



Wildlife Thriving  
In  
Canton



The conservation efforts of the CLCT are playing a significant role in protecting and increasing wildlife populations in our town. Large flocks of wild turkeys, sometimes as many as thirty birds, are regularly seen in open fields along the Cherry Brook valley. They appear to be thriving throughout the area.

The deer population has also increased substantially this year. Just after dark is the high point of activity for deer so particular caution is urged for commuters returning home in the evening. There have been numerous incidents of dogs running deer, a natural expectation when dogs are allowed to run free. Let's all control our pets.

An occasional predator of deer, are the coyotes which are on the increase in the Farmington Valley. The eerie howling can be heard as the packs move up or down the western ridge of the valley. Typically, coyotes are not a threat to people, but putting out food for these visitors is not encouraged.

Roaring Brook Nature Center informs us that beaver are plentiful this year and have become a nuisance in some instances. If you have a concern about beaver on your property the Nature Center will be pleased to discuss possible solutions. Beaver do create habitat for other wildlife including waterfowl, mink, muskrat and even river otter, which have been reported in several locations in the southern part of town.



This promises to be a year of great activity at our bird feeders. There will be a Christmas bird count taken on December 26. Anyone interested in participating is urged to call the Nature Center (693-0263) for details. As part of their ongoing effort to study animal patterns in our area the Nature Center would be pleased to hear of any owls roosting or nesting in the town. Jay Kaplan and his staff have also asked us to mention that hawks descending on feeding stations may be unsettling to the birds and to their observers, however, typically, hawks don't stay in one location for long, so this should not be an ongoing problem at any one feeder. Hawks generally catch weak, sick or injured songbirds and keep the populations strong. If these predators are a concern to you, simply stop feeding for several days or consider providing additional cover for birds in the form of brushpiles.





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\*Honorary Life Members have given donations of property to the Land Trust.



## Conservation Easements: What Are They and How Can They Be Used?

Conservation easements provide an alternative to outright ownership of lands for preservation purposes. A conservation easement is a legal agreement a property owner makes to restrict the type and amount of development that may take place on his or her property. Each easement's restrictions are tailored to the particular property and to the desires of the individual owner. Where appropriate, the Canton Land Trust encourages owners to donate conservation easements to preserve their property.

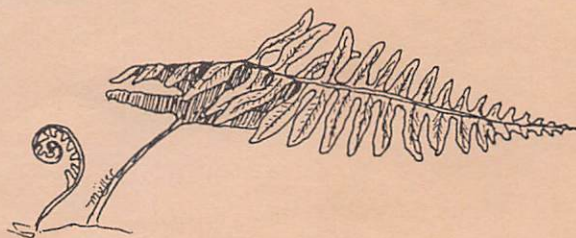
People grant conservation easements to protect their land or historic sites from inappropriate development while retaining private ownership. By granting an easement in perpetuity, the owner may be assured that the resource values of his or her property will be protected indefinitely, no matter who the future owners are. Granting an easement also can benefit the owner with significant tax advantages.

To understand the easement concept, think of owning land as holding a bundle of rights. A landowner may sell or give away the whole bundle, or just one or two of those rights. These may include, for example, the right to construct buildings, to subdivide the land, to restrict access, or to harvest timber. To give away certain rights while retaining others, a property owner grants an easement to an appropriate third party, such as the Canton Land Conservation Trust.

The specific rights a property owner forgoes when granting a conservation easement are spelled out in each easement document. The owner and the prospective easement holder identify the rights and restrictions on use for the land under the easement -- what can and cannot be done to it. For example, the owner can choose to restrict public access, or restrict certain public access rights, such as allowing fishing or hiking, but prohibiting camping and motorized vehicles. The owner then conveys the right to enforce those restrictions to the recipient. The easement is recorded at the Town Hall on the land records, so that all future owners and lenders will learn about the restriction when they obtain reports.

The donation of a perpetual conservation easement to the Canton Land Conservation Trust is a tax-deductible charitable gift, and can offer the donor significant tax benefits for income taxes, property taxes, and estate taxes. When used to reduce the value of an estate, donating a conservation easement may enable families to keep family farms and estates intact for future generations.

In summary, conservation easements enable property owners to protect their properties from development while retaining ownership of the land and reducing their taxes. The Canton Land Conservation Trust has additional information on easements to help land owners explore this flexible method of land protection. It is also recommended that owners obtain legal counsel to evaluate their personal tax and estate advantages.



COMMON POLYPODY FERN



Did You Know?

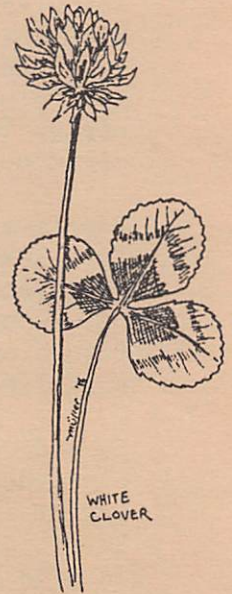
The Canton Land Conservation Trust leases land to Ski Sundown.

Many years ago Tom Perry entered a leasing agreement with the ski hill. When the Perry family donated the land to CLCT the lease was part of the offering. Presently, CLCT leases approximately fifty acres to Sundown. Standing at the lodge looking up the mountain, the trails coming down from your left are on CLCT property.

Land Trust Statistics

The Canton Land Conservation Trust now has over 300 family and individual memberships.

On a total of 28 parcels of land, the CLCT owns approximately 680 acres and has easements or holds restrictions on approximately 100 more acres.



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CANTON LAND CONSERVATION TRUST, INC.  
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