



# Stewardship Monitoring Report

## ***Property Information***

(1) Name of Property: **Wheeler Preserve and Monitor Barn**

(2) Property Ownership:

**RLT**

**Private**

If privately owned, record name and address of current owner:

Name(s): Vermont Youth Conservation Corps (VYCC)

Address: 1949 East Main Street, Richmond, Vermont 05477

Contact Name and Phone Number: Tom Hark: 802.434.3969, Fax.802.434.3985

(3) Has there been a change in ownership since last report?

**Yes**

**No**

If **Yes**, include recording information below:

Deed From: Richmond Land Trust to Vermont Youth Conservation Corps

Town: Richmond      Book: \_\_\_\_ Page: \_\_\_\_ Date: \_\_\_\_

## ***Visit Report*** .....

(4) Date and Time of Inspection: Sunday 10/23/2006

(5) If privately owned, was owner contacted prior to visit?

**Yes**

**No**

If Yes, how? (letter, phone, fax, email, etc): I met with VYCC facilities manager Keegan Tierney on 10/20/2006 to review maps and discuss activities on the property.

(6) Did owner (or representative) accompany the monitor?

**Yes**

**No**

If Yes, who accompanied? \_\_\_\_\_

(7) Describe how the land is currently being used (in restricted area only). Give specific detail about **agricultural** and **forest** uses if applicable:

The property is approximately 229 acres. Most of the property is forested (upper elevations). There is little, if any, merchantable timber on the property. Lower elevations are primarily open field, agricultural (~40 acres), the Monitor Barn and parking. Eight lean-tos have been installed along the west border where old field meets forest. Installation of a total of ten lean-tos had

been proposed but VYCC facilities manager Keegan Tierney believes that VYCC will not install the last two at this time.

- (8) Monitor's best assessment of whether the terms of the conservation restrictions are being observed:  
(if **No**, explain below or on attachment)  **Yes**  **No**

The property generally appears to be maintained in a manner consistent with common conservation restrictions (though a site specific management plan with management conditions and conservation restrictions has not been completed as 10/29/06) Trail work (repair, rerouting and potentially decommissioning) is still needed in several locations (see map) to restore and/or maintain forest and water quality and to prevent further soil erosion on the property.

Evidence of ATV use could be seen in several areas of the property. Trails may require additional signage and barriers to prevent unwanted ATV usage. An ATV usage policy for this property should be developed if one does not exist.

- (9) Did you note any possible violations of the terms of the conservation restrictions:  
(if **Yes**, explain below or on attachment)  **Yes**  **No**

Property boundary encroachment of the Wheeler Preserve by neighboring property owner (Mr. Craig Cowles) remains an issue at two locations.

A) Mr. Cowles installed and maintains a fence extending into the Wheeler Preserve (north side of Cowles property). Additionally one oil tank remains on Wheeler Preserve property (leaning against the Cowles fence). I could not ascertain whether the tank was properly decommissioned or if contains heating oil and presents the potential to cause environmental harm to the Wheeler Property.

B) Mr. Cowles continues to park and store vehicles and equipment along the border where his property meets the VYCC parking area with the vehicles and equipment crossing the property boundary.

No other conditions were noted on the Wheeler Preserve that clearly appeared to be a violation of conservation restrictions were observed.

- (10) General Remarks:

Running and standing water on a number of trails is causing excessive erosion and the development of social trails. A trail management plan should be developed for the Wheeler Preserve (e.g. which trails to maintain, which to close, which to re-route). This plan could include an updated assessment of trail condition and should precede trail work. See the baseline report by LIA Consultants for a map of trails and trail condition and trail management recommendations.

In the past neighboring property owner Mr. Craig Cowles has asserted that because of grading and landscaping changes made to the Wheeler and Monitor Barn properties, surface water runoff now drains onto his property and down his driveway in excess of what the culvert under his driveway can handle. VYCC took some actions in the past year to address this issue and it appears to be resolved. Standing water, however, can be seen on the tilled portion of the Wheeler preserve immediately north of Mr. Cowles property. It is not clear where this water drains to.

(11) Attachments (Note how many of each - leave blank if none):

\_\_\_Photos

**1** Maps

\_\_\_Drawings

\_\_\_ Other (describe \_\_\_\_\_)

(12) Name of Monitor: Jon Kart

Signature:



Date: 10/29/2006

# Trail Recommendations for Stewardship Monitoring Report 10/29/2006 for Monitor Barn Property.

Base map from 2002 Wheeler & Farm Bureau Assessment by LIA Consultants

