

An Assessment of Four Preserves: Beeken Riverside, Safford Brown Lowland, Safford Upland, and Rochford DelBianco



For the Richmond Land Trust
Created by the
UVM SCA LANDS Program
August 2007



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Program Overview

The 2007 University of Vermont & Student Conservation Association LANDS Program was a nine-week internship designed to assist land conservation organizations in their various stewardship responsibilities in a service-learning framework. Concurrently, interns gained valuable skills in land conservation, while completing tasks ranging from boundary monitoring to creating natural resource reports for properties. The first half of the LANDS program involved a variety of conservation training experiences (i.e. introduction to property law concepts, GIS, invasive species identification, etc.), with the second portion of the program dedicated to providing service projects to various land conservation organizations. During the program's eighth week, the LANDS Crew completed a project that documented natural resource features of four preserves owned by the Richmond Land Trust: Beeken Rivershore, Safford Brown Lowland and Safford Upland, and Rochford DelBianco. A rapid assessment was conducted at each site, with GIS-based maps produced for each property. These properties are unique because they serve as buffers along the Winooski River corridor, offering exceptional habitat and representing a wide variety of ecological environments and rare natural communities.

Project Overview

The purpose of the LANDS work was to support the Richmond Land Trust (RLT) in identifying concentrated areas of invasive species, documenting the trail network, and reviewing baseline documentation report (BDR) materials for several properties. The focus of reviewing the BDR's for these properties was to aid the Richmond Land Trust in their effort to seek accreditation through the Land Trust Alliance. The accreditation process dictates that a land trust adheres to specific *Standards and Practices*, guaranteeing that a land trust is running ethically. Another outcome of this project was to provide hands-on field work opportunities for the LANDS Crew.

The LANDS Crew began this project by first reviewing a service-request proposal submitted by the Richmond Land Trust. This proposal outlined the needs of six properties, composed of both preserves and easement-held lands. The interns identified which of the six requested properties could be assessed, based upon their skill-level and time-availability. The interns then visited the four selected parcels, which included the Warren and Ruth Beeken Rivershore Preserve, the Safford Upland and Safford Brown Lowland Preserves, and the Rochford DelBianco Preserve. Over the course of five days, digital GPS and field data was compiled. A considerable amount of time was spent, both in the field on the properties and working in the Rubenstein School's GIS Lab, to produce the following document. These documents and maps combine existing electronic and field-checked GPS and GIS data. The historical background information on each parcel was obtained from the Richmond Land Trust Board Files. The end products are electronic files, as well as hard copies, with the originals saved on a hard disk. This final document should not be construed as a survey. We hope this project helps to serve the Richmond Land Trust, and benefits their long-term conservation efforts. The LANDS Crew appreciates having had the opportunity to access these areas, to practice their field skills, and deliver the following products to the Richmond Land Trust.

Warren and Ruth Beeken Rivershore Preserve



Introduction

The Rivershore Preserve is a 35-acre parcel along the Winooski River that was donated to the Richmond Land Trust in 1993 by Carl S. Parker and Esther A Parker. The property consists of 3,500 feet of river frontage, and 23-acres of prime agriculture soils, floodplain forests, and upland hardwood forest. The property is bound by Cochran Road on the southern border and the Winooski River on the northern boundary. Permitted use by the public consists of non-motorized recreation such as fishing, canoeing, and hiking; these are commonly accepted uses at most of the RLT's Preserves. The Rivershore Preserve largely consists of a silver maple-ostrich fern riverine floodplain forest (Thompson, 2005). Other species found include Eastern cottonwood (*Populus deltoides*), Sensitive fern (*Onoclea sensibilis*), Chokecherry (*Prunus virginiana*), and Tall meadow rue (*Thalictrum polygamum*). Currently the Preserve is open for all types of recreation. This excludes motorized vehicles of any kind, except for crop-related maintenance. It is open for public use from dawn to dusk.

Trails

Trails within the preserve appear to be heavily used and for the most part, have a visible tread. There did not seem to be any erosion issues due to trail use. Surface water was present on some trail areas in the floodplain region, and occasionally crossed water-filled depressions.

Trail Suggestions

Areas along the trail that exhibit frequent water retention could be managed by the addition of bridge installments, adding waterbars, or simply rerouting. It appears that trails are "self-maintained" by public users.



During the haying season it may also be beneficial to place signs on the property to keep the public away from the open fields, adjacent to the parking area.

Invasive Species

There are several species which are considered invasive species present at the Rivershore Preserve, which vary in both concentration and presence. Dame's rocket (*Hesperis matronalis*) was found along the edge of the field in close proximity to Cochran Road, as well as the westerly edge of the field, and in densely clustered areas along the trail. Expansive ground "carpets" of Bishop's weed or Goutweed (*Aegopodium podagraria*) which is pictured to the right, were found alongside the trail heading northwest, especially concentrated by the Preserve's Memorial Rock. Japanese knotweed (*Polygonum cuspidatum*) was found closer to the Rivershore trail and on the river bank in large, dense clusters, especially in the western portion of the property. Japanese barberry (*Berberis thunbergii*) was found in one area, not far off the trail, in the western portion of the parcel as well.

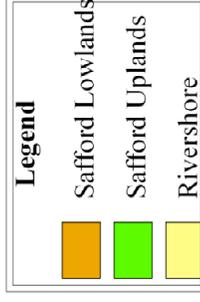
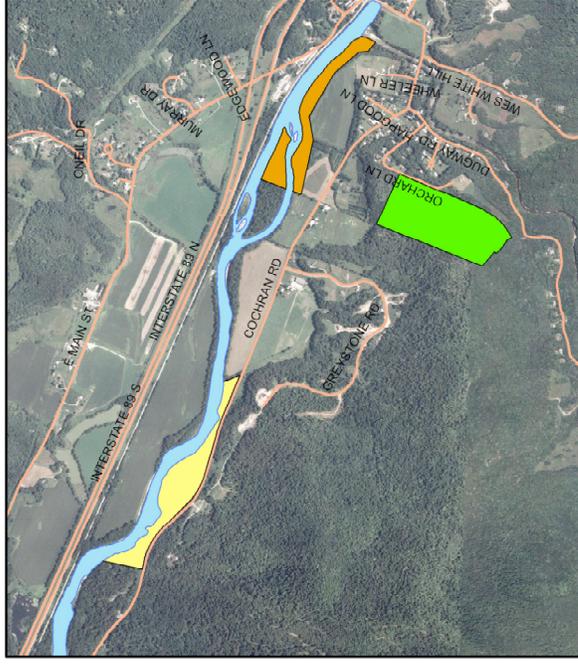
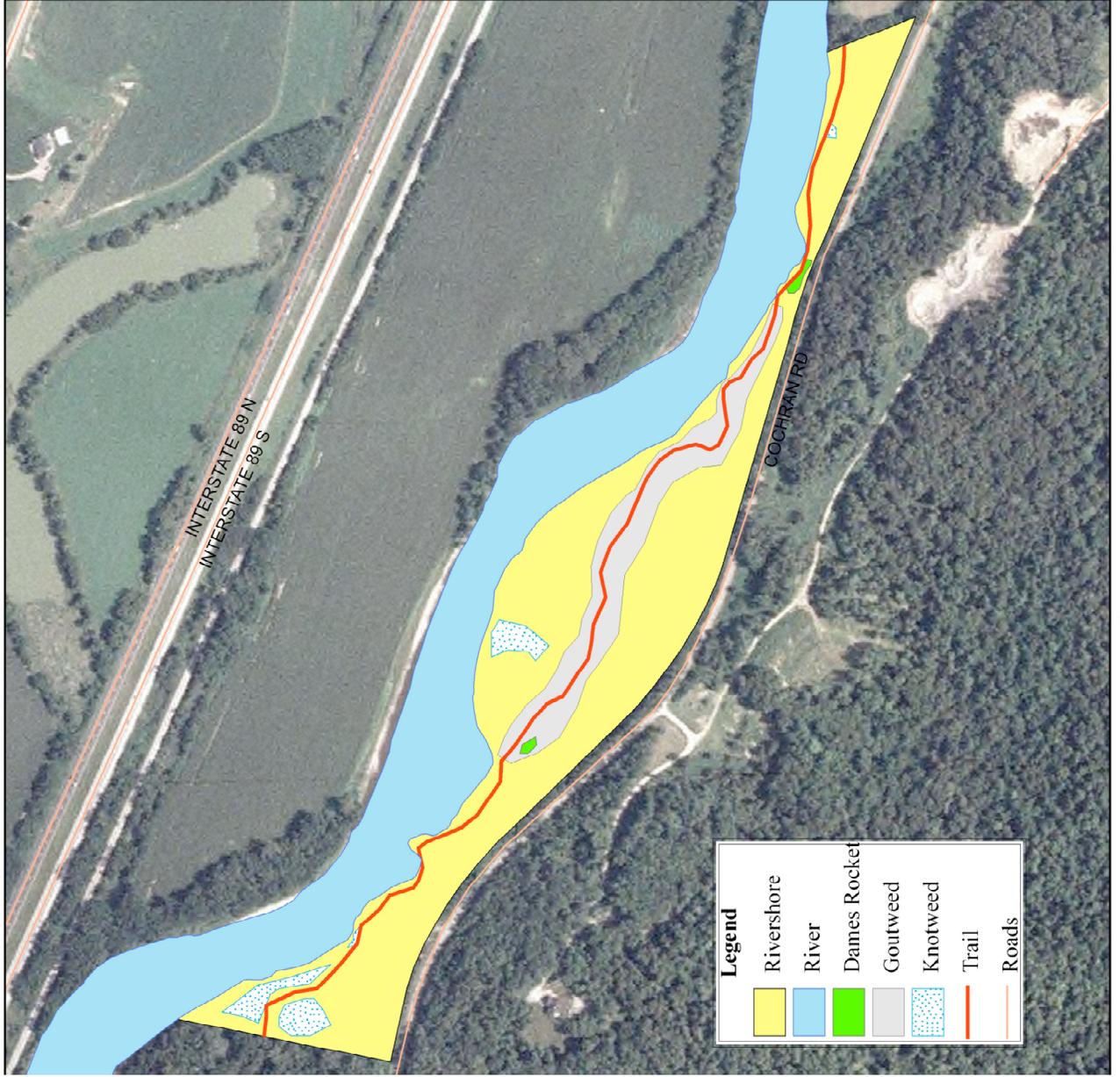


Suggestions on Invasive Species

Japanese knotweed along the Winooski could potentially overcrowd native species, altering the existing natural communities, such as the rarer floodplain forest types. Japanese knotweed is a fast growing species which propagates through rhizome fragments that can be up to 30-feet in length (DEC, 2003). There are several suggestions the Vermont Master Gardener's Programs provides for managing knotweed (see *References* for more information). Mechanical recommendations are to cut each plant four times in one summer growing season, June through September. Another option is to cut the stems around the beginning of August when the plant is about to flower. From there add 20-25 % glyphosate herbicide to the cut stem. For single plants another option would be to smother the species with a plastic sheet or other material. It is the recommendation of the LANDS Crew to consider a management plan for this particular invasive species, so as to maintain the integrity of native species at the Rivershore Preserve.

Rivershore Trail Map and Invasives

Richmond Land Trust
 Richmond, VT
 July 2007



This map is not intended for survey purposes

Map created by UVM LANDS
 Data sources: RLTI, UVM LANDS, VCGI

Safford Brown Lowland Preserve



Introduction

The Safford Brown Lowland Preserve is a 19.1 acre parcel, located on the Winooski River, to the north of Cochran Road. A unique aspect of this parcel is that it has been comprised of two separate parcels, which were connected in 1996 following the second donation. In 1990, along with the donation of the Safford Upland Preserve, the Safford portion of the Safford-Brown Preserve, which only comprises 10.7 acres, was freely donated to RLT. Then in 1996, Jeffrey and Tammy Brown conveyed another 8.4 acres to RLT, adjacent to the Safford parcel. Together they are known as the Safford Brown Preserve. The most prominent natural element is its rare floodplain forest.

Trails

A trail runs the entire length of the Safford Brown Preserve, known as the Rivershore trail (previously mentioned). This trail ends on the Safford Brown Lowland parcel where the Huntington River joins the Winooski. There is roughly 0.8 miles of trail between these two parcels according to Richmond Land Trust's Safford Brown Stewardship Plan (1998-2008). There are spur trails along the eastern and southern portions of the property, leading to Cochran Road and nearby residences. This trail runs alongside the Winooski River, exiting through the field to the south and continuing for 900 feet along Cochran Road before turning northeast toward the property along a copse of sumac. At one point, a very short spur trail leads to a sandy beach on the Winooski River, affording views of neighboring Snipe Island. Tracks in the sand indicate the presence of a wide variety of wildlife, including deer, raccoon, and bird species. Human use is also evident, as shown by human, canine, and equine prints, as well as a fire ring located toward the eastern end of the beach.





Trail Suggestions

The trail seems wide and generally well maintained, although there are a couple of downed trees which force trail-users to go around the obstacles or climb over the trees. Bank erosion does not seem to be an issue in relation to trail usage. It is the recommendation of the LANDS Crew that the trail would benefit from more signage, especially along the property boundaries, and along the road. The sign at the western property entrance is faded and illegible. The signage here could be redone in a similar manner to signage at the other parcels. Similarly, the parcel would benefit from a sign at the eastern edge of the property, warning that the trail ends, so that trail users are not exiting the trail onto private property.

Invasive Species

Bishop's weed or Goutweed (*Aegopodium podagraria*) is present in heavy concentrations along the trail. The LANDS Crew noted this on the map which was developed for this property, and took photos for reference. Also present is the riparian invasive Japanese Knotweed (*Polygonum cuspidatum*). Its locations along the river range from smaller patches to infestations that are 10-35 feet wide. Interestingly, while it is generally not regarded as a shade tolerant species, it does appear to be present in the understory at some distance from the river. A large patch of knotweed is also visible toward the southeastern side of Snipe Island, pictured below. Other invasive species found include the groundcover Moneywort (*Lysimachia nummularia*), young Japanese barberry (*Berberis thunbergii*), Dame's rocket (*Hesperis matronalis*), as well as Bittersweet nightshade (*Solanum dulcamara*).

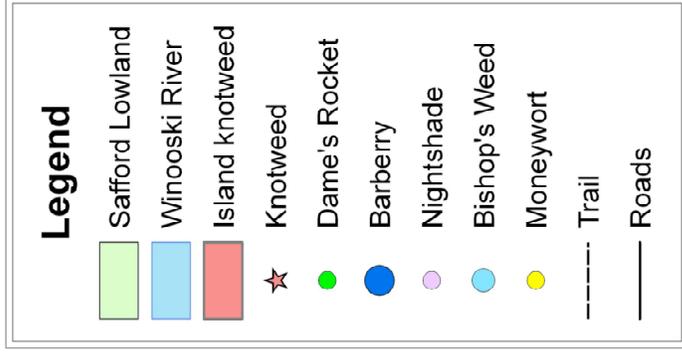


Invasive Species Suggestions

It is important to continue to monitor for the spread of invasives, particularly Japanese knotweed. The Invasive Plants Atlas of New England (IPANE, 2003) is a valuable tool for learning about invasive species, particularly their identification and range.

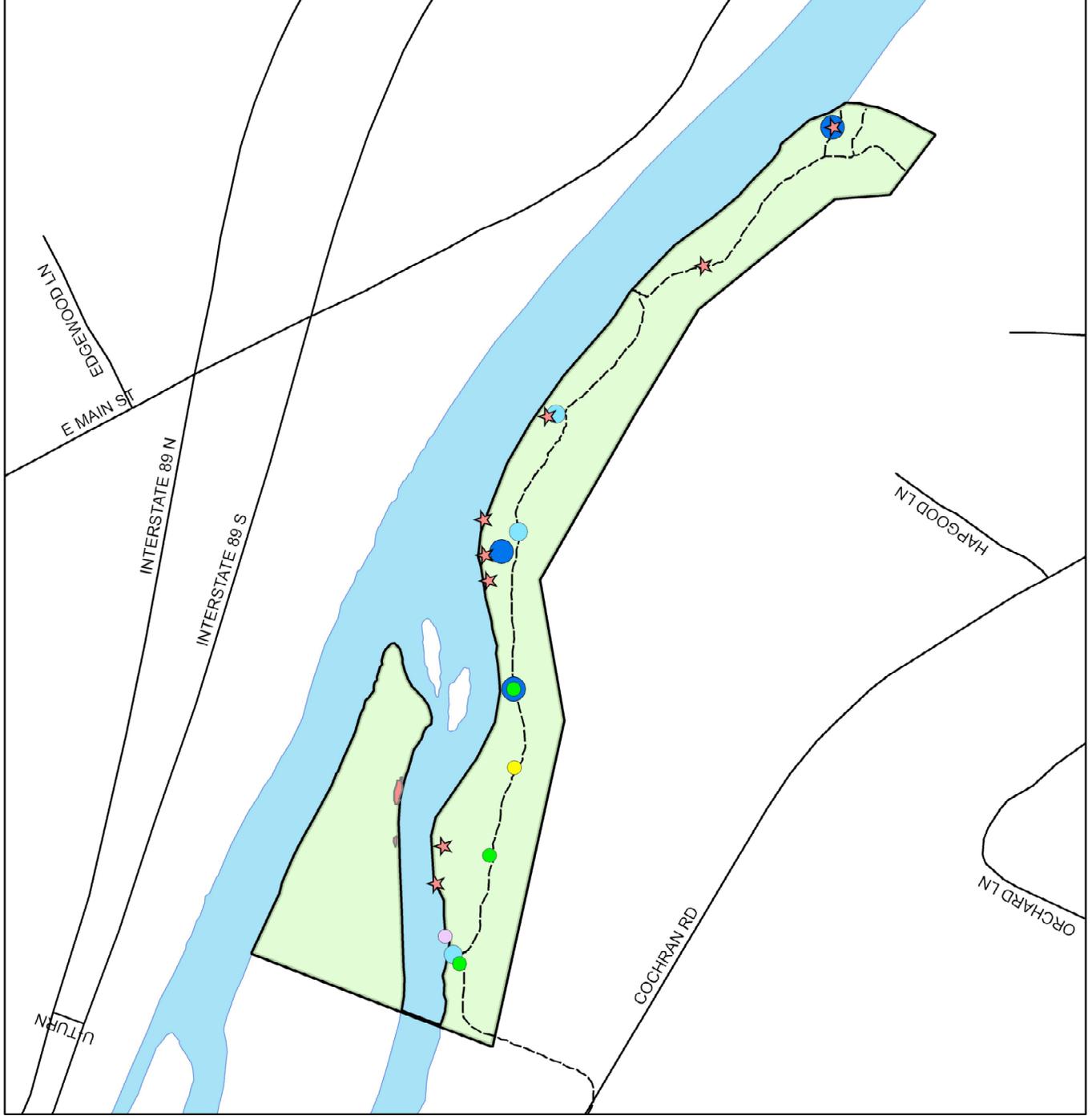
Safford Brown Lowland

Richmond Land Trust
 Richmond, VT
 July 2007



Map created by UVM LANDS
 Data Sources:
 RLT, UVM LANDS, VCGI

This map is not intended
 for survey purposes



Safford Upland Preserve



Introduction

The Safford Upland Preserve is a parcel that is 42.42 acres in size, located to the south of Cochran Road. It was given in a Warranty Deed to RLT by George Safford Jr., in 1990, which also included a lowland area parcel approximately 10.7 acres in size, now part of the Safford Brown Lowland Preserve.

This preserve is home to an upland forest consisting of hardwood and hemlock types, as well as agricultural land reverting back to forest from its past use of grazing and a possible orchard. This is outlined further in the Stewardship Plan (1998-2008) designed specifically for the parcel. The boundaries entail a unique topographical region, especially considering its relatively small size. It boasts relatively steep slopes and some ledge areas, which result in the unique vegetation present.

The attached map of the Safford Upland shows the boundaries and trails that can be found on the property. There are also a few markers on the map, noting features that we found significant. The first two are located along the northeastern boundary; they show a small stand of Apple and Hawthorne and the location of a few small Honeysuckle plants (*Lonicera sp.*). The invasives inventory is outlined further below. There was also a small, unique stand of butternut along the southwestern end of the trail, at one of the higher elevations on the property.

Boundaries

The boundaries of the Safford Upland Preserve are not blazed. However, all the corner pins on the property were found by the LANDS Crew. The southerly side of the property, which abuts neighbors J. Rosenfeld and M. Bushey was very clearly marked with flagging and fresh orange paint at the property's corners.

Trails

There is one main loop trail and a spur trail located on the Safford Upland Preserve. The loop trail begins on Orchard Lane and is parallel to the road and heads toward the northern boundary. It continues along this boundary and loops up along the western boundary of the property. There is also a spur trail breaking off of the southwestern end of the loop; this spur trail eventually leads you off the property and into the Bowen parcel. The trails seem to be fairly well used and signs of mountain bikes were observed.

Trail Suggestions

When walking the trails there were a few wet crossings and also some downed trees. Some basic trail maintenance is recommended, especially with any promotion of this site. Due to the absence of a place to park, access to the preserve is limited to residents near the area. The installation of a parking area would be useful, though it could increase the use of the property. RLT seems to have quite a few lowland river trails, but not as many upland trails, so making this area more accessible would diversify the trails that RLT can offer to the community. Since it has such a nice loop trail it would be conducive to residents who desire to take short walks there in the summer and for skiing in the winter.



Invasive Species

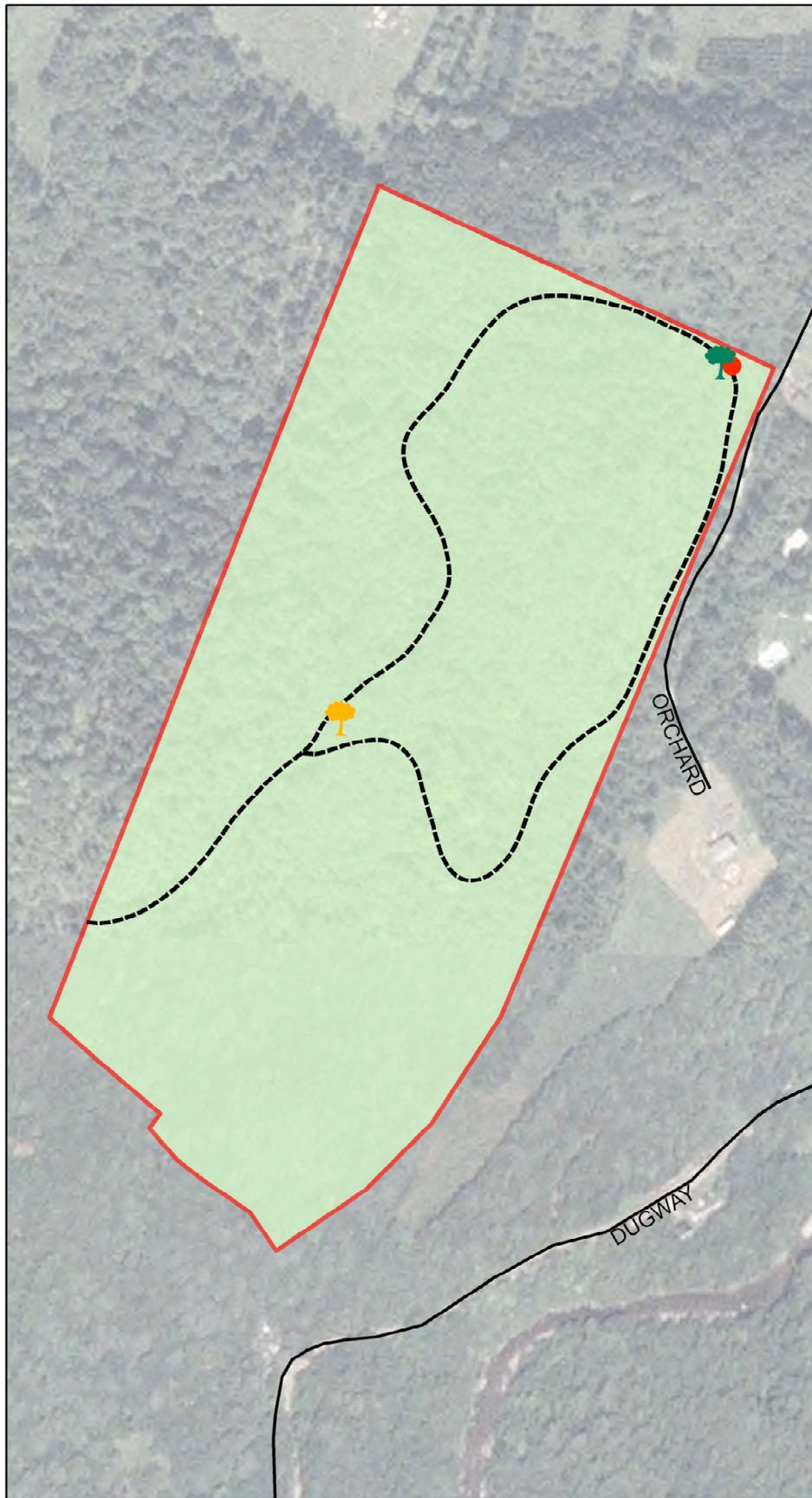
The nature of this parcel being an upland environment may contribute to the fact that there are fewer invasive species found on it. The only invasive found was Honeysuckle, which is present close to the northeast corner pin on the property. Some small bushes of this species are in the understory of the apple and hawthorne trees, with little light availability. This could be a limiting factor for their spread, at the same time the overstory species are providing food for many birds, and due to that enticement, berries from honeysuckle may also be consumed, which is one of the most productive ways for this species to spread.

Invasive Species Suggestions

Control and monitoring the Honeysuckle infestation now, while the concentration is low, may contribute to harnessing its rampant spread in the future. This is especially important in this agricultural area reverting back to forest.

Safford Upland Preserve

Richmond Land Trust
Richmond, VT
July 2007



Legend

-  Butternut stand
-  Honeysuckle
-  Apple orchard
-  Trails
-  Boundary
-  Roads



Map created by UVM LANDS.
Data sources: RLT, UVM LANDS,
VCGI.

This map is not intended
for survey purposes.



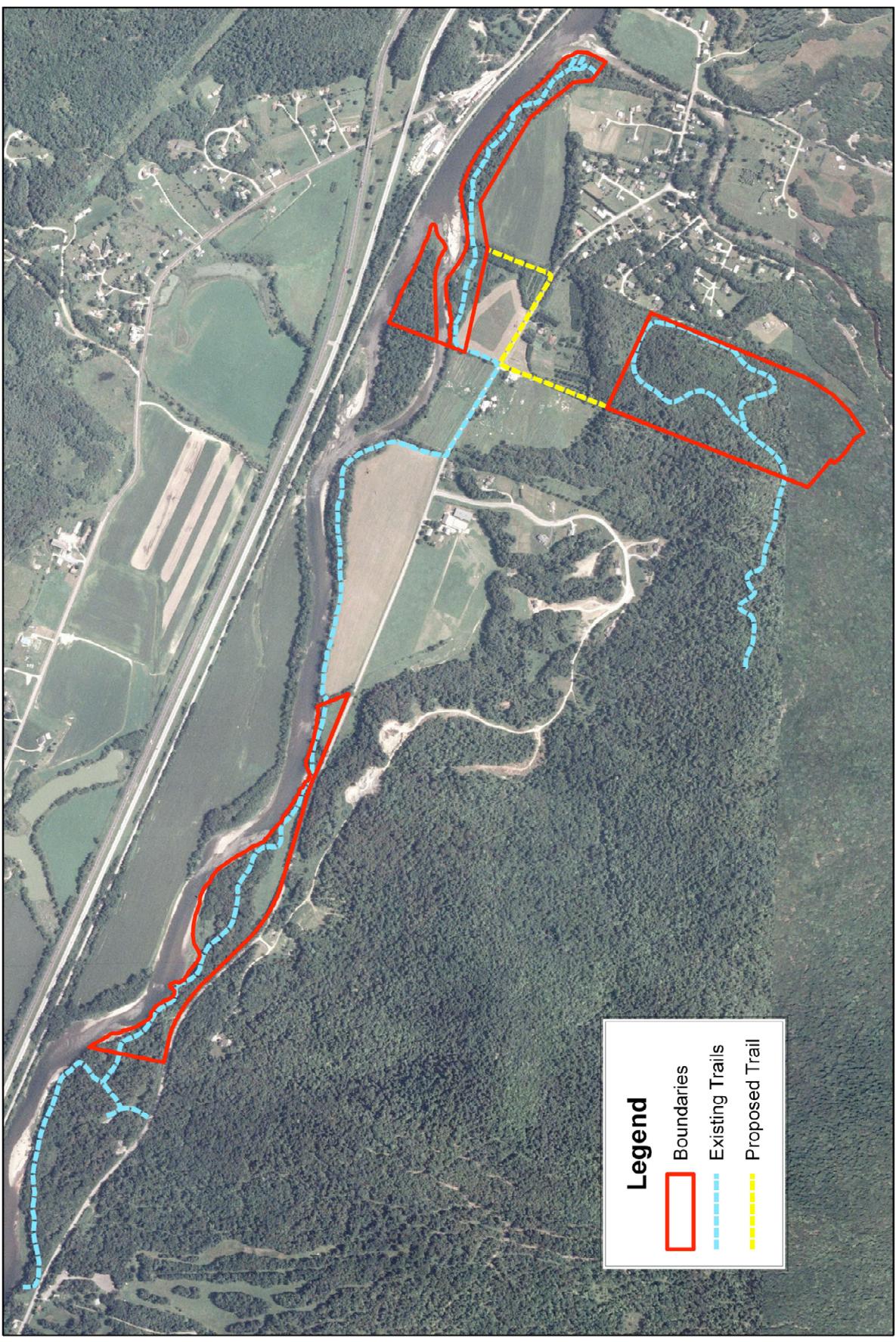
Connectivity: A Focus on the Safford and Safford Brown Preserves

The Rivershore trail, which travels through the Beeken Rivershore Preserve from the west, connects to the Safford Lowland Preserve. In between these two parcels are private lands, which appear to have general agreements with Richmond Land Trust for public recreational use, as the trail crosses their lands. This is the best knowledge by the LANDS Crew of this situation. It would be ideal if the Safford Upland parcel could also connect with the Safford Lowland in this same pattern of crossing private lands. This would allow trail users to walk all the way from the Rivershore Preserve to the Upland Preserve, and possibly even further.

After looking through the Warranty Deed for Safford Upland, it was discovered by the LANDS Crew that there are two “rights-of-way” (R.O.Ws, as indicated on the survey maps), which came with the Safford donation. There is a parcel which lies between both the upland and lowland parcels, known in George Safford’s Warranty Deed as Parcel 3. To the north of Cochran Road, connecting with the southeastern corner of the Safford portion of the lowland parcel is the first 60-foot R.O.W.. The second is located to the south of Cochran Road, and connects to the northwestern corner of the Upland property. One can refer to the Safford Upland Surveyor’s Map for a visual of these R.O.W.’s. In the deed, it directly states, “These two rights-of-way may only be used for pedestrian ingress and egress.”

We propose that RLT could use these rights-of-way to connect the lowland and upland parcels, with proper discussion and support from current landowners. The resulting trail would connect the two established trails, and two unique natural communities. It also opens the door to further trail connectivity, and extends RLT’s work to the greater Richmond community’s network of trails. One concern for taking this route would be that it requires the trail and it’s users to travel along Cochran Road for a distance. This situation could be mediated with local landowners also, as the Richmond Land Trust shows a prior expertise in developing relationships with surrounding landowners in this area of Richmond.

Connectivity of Rivershore, Safford Brown & Safford Preserves



Legend

- Boundaries
- Existing Trails
- Proposed Trail



1:15,000

Map created by UVM LANDS.
Data sources: RLT, VCGI,
UVM LANDS.

This map is not intended for survey purposes.

The Rochford DelBianco Preserve



Introduction

The Rochford DelBianco Preserve is maintained for the purpose of preserving open space and floodplain forest within the Town of Richmond. The preserve is a 10.2 acre parcel located on the Winooski River just northwest of the Richmond Village center. Almost 10 acres of the property are leased to a local farmer, as active crop land currently used for corn. The remaining portion of the property is a riparian buffer between the cornfield and the river. There is an interesting riverbed area—intermittently a floodplain area—about 50-feet from the river’s edge that has very sandy soil and is sparsely populated with ferns. About half an acre of the property is considered prime floodplain forest, an important aspect of the Winooski river valley.

Trails

A trail that connects the cornfield and the river along the eastern boundary is described on the map provided. Upon visiting the property, the LANDS Crew found it difficult to locate the access trail on the eastern boundary, and once they did locate the trail, there was little evidence of usage. Where the trail travels along the edge of the corn field is not visible and is heavily overgrown with herbaceous species including Nettles (*Urtica sp.*) and Raspberries (*Rubus sp.*). Once past the agriculture field, the trail becomes more evident, but shows little sign of use or maintenance as it travels towards the river’s edge. This trail travels off of the property to the east, and closer to the river’s edge is a split in the trail, one branch heading down to the river and the other traveling west parallel to the Winooski. All the trails on the property appear to not be maintained in any way, and only used intermittently.

Trail Suggestions

If the existing trails were maintained from the road down to the river shore, this could potentially open up the property for hikers, skiers, and boaters that wish to explore

the property or access the Winooski River. One area of concern is where the trail passes by the cornfield. To maintain the safety of recreational users and productivity of the corn field, it would be important to develop a temporary fence or defined structural line to keep people out of the field. Also there is some concern of erosion where the trail meets the river, as the bank is extremely steep. If the number of visitors to the parcel increases significantly, the end of the trail may need to be relocated to protect the bank. The trail behind the cornfield should also be redefined and the debris should be removed from across the trail to provide for easier access. The property's unique placement on the Winooski River makes it a great area to provide public access. Defined parking areas may also need to be identified, as it appears only one car could fit on the pull-over spot.



Invasive Species

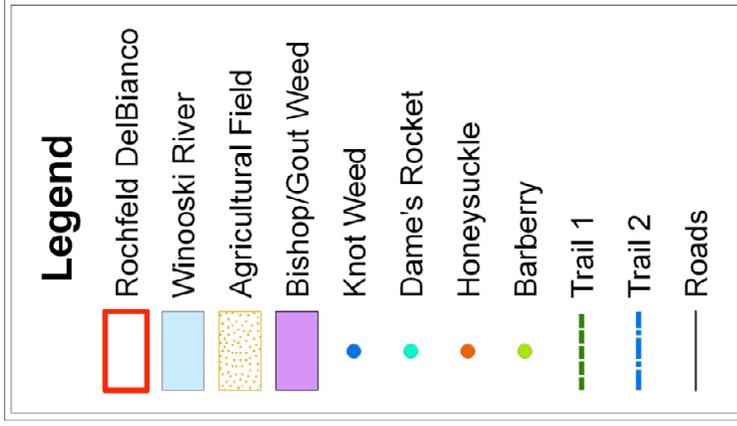
Invasive species are unfortunately very abundant at this property. The LANDS Crew found Japanese knotweed (*Polygonum cuspidatum*), Dame's rocket (*Hesperis matronalis*), Honeysuckle (*Lonicera sp.*), Japanese barberry (*Berberis thunbergii*) and Bishop's weed or Goutweed (*Aegopodium podgraria*). These invasive species are most concentrated in the riparian areas along the river, and along the northeastern portion of the cornfield. By far, the most abundant of all the invasives is Bishop's Weed. In some spots, particularly within the "Goutweed line" on the attached map, it completely blankets the forest floor, crowding out natural floodplain species.

Invasive Species Suggestions

Controlling the invasives would benefit most from consistent annual monitoring. Removal could also occur in herbicidal and manual removal methods. Invasive species removal is an excellent way to engage the community and volunteers, for the benefit of the whole community.

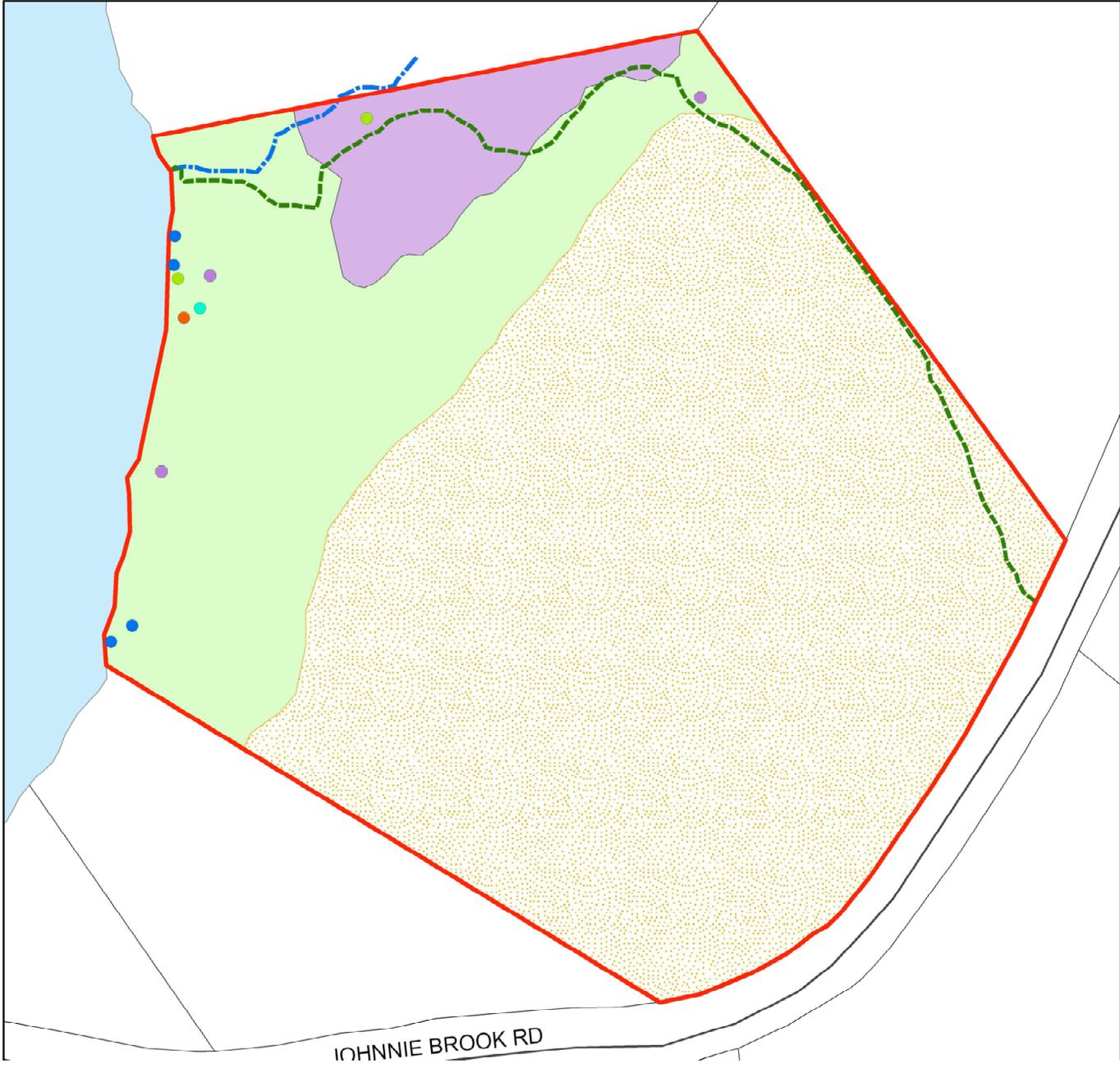
Rochford DelBianco

Richmond Land Trust
Richmond, VT
July 2007



Map created by: UVM LANDS
Data Sources: RLT,
UVM LANDS, VCGI.

This map is not intended
for survey purposes



Baseline Documentation Assessments

The Baseline Documentation Report (BDR) was reviewed for each of the parcels we worked on as well as the Stensrud Conservation Easement. This appendix outlines an assessment of the available information on the Beeken Rivershore Preserve, Safford Brown and Safford Upland Preserves, and Rochford DelBianco Preserves. All documents were accessed using the Richmond Land Trust's Board Files, available through their website.

The recommendations outlined by the LANDS Crew for the Preserve parcels are based upon a general format we have observed by reviewing a variety of Baseline Documentation Reports (eg. Vermont Land Trust, Lake Champlain Land Trust, The Nature Conservancy, etc.). We have reviewed these parcels BDRs and compared them to the *Standards and Practices* manual of the Land Trust Alliance. The Stensrud Conservation Easement was reviewed from information found on the accessed site, and compared with BDR examples from *Standards and Practices*, keeping in mind the necessary specificity that applies to conservation easements. The LANDS Crew hopes this aids the Richmond Land Trust in the process of seeking accreditation in the future.

Some general recommendations for the Richmond Land Trust are to update all general documentation, with a focus on pictures, maps, and orthophotos. These updates would be most efficient if this type of documentation was at the very least reviewed on an annual basis. Also, addressing whether the objectives identified in the 'Stewardship Plans' for each parcel have been met or are in the process of being pursued, would be most useful if updated. An example of this lies in the Safford Upland 'Stewardship Plan' under the *Conservation Management Plans* heading (specifically "**taxes**"); it states the RLT had "applications for enrollment in Current Use submitted in 1998." No additional updates on this topic were found in the documentation however.

The 'Stewardship Plans' that Richmond Land Trust has created encompass most of the items which need to be included in specific BDRs for each of the properties. Re-organizing the information, consistency between the information for each of Richmond Land Trust's holdings, and the reiteration of updating documentation will benefit the organization immensely. *Standards & Practices* outline the following items should be included in a typical BDR:

- Date the BDR was prepared
- Authorship and qualifications
- Acknowledgement statement
- Background information
- Property description
- Easement/Restrictions summary
- Legal information
- Conservation values
- Maps and plans
- Photographs

The following outlines identify BDR categories (**on the left, bolded**), with qualitative commentary following to the right, which generally outlines missing components.

Beeken Rivershore Preserve

I. Outline: Include appendix /table of content

II. Signature Pages: Items located in Warranty Deed should be compiled into a single document. No signature pages were found in the documentation. For an example of a signature page, consult “The Land Trust Standards and Practices Guidebook: An Operation Manual for Land Trusts.” Volume Two, p. 792

Also includes summary of benefiting resources and reserved rights, signed and dated by easement donor and RLT representative. Also include a logo and the date it was last revised. Here you would want to include the project partners and funding sources (VHCB)

Include:

- Landowners
- Witnesses
- Notary of the Public
- Project Funding Source

III. Introduction

- **Purpose & Objectives of the BDR:** Additions needed
- **Description & Current Uses:** Found in your Stewardship Plan and Warranty Deed
 - a) Parcel Size
 - b) Land & Scenic Resources: eg. properties, physical, topography, aesthetics, viewsheds, access points
 - c) Current Uses: eg. leasing of agricultural fields, public use of the site
- **Inventory of Existing Buildings & Structures:** N/A
- **Exclusions & Restricted Rights:** N/A
- **Public Access:** Directions to site, with a map to go along with it
- **Management Plan:** In this case, the Stewardship Plan needs to be updated; also stewardship plans from VHCB and your personal stewardship plan should be included
 - a) Purpose
 - b) Conservation Priorities
 - c) Conduct sustainable, responsible management & utilization, with public input
- **Forest Resources & Management:** Habitat management opportunities. Consider consulting with State Wildlife Agency if applicable.
- **Outstanding Habitat Resources:** Include an analysis of the rare communities such as the Silver Maple-Ostrich Fern Riverine Floodplain Forest. Updated vegetation and wildlife reports, soils map, and an environmental evaluation report can also be included. See the beginning of this document for useful information.
- **Special Use/Treatment Areas:** Riparian buffer analysis, vernal pools, and any wetland areas; Winooski River (Sub-watershed analysis)

IV. Summary of Grantors & Grantee’s Rights

This material can be pulled from the Conservation Easement and Warranty Deed. Also use the summary of Reserved Grantor Rights form to complete this section. Below are

some general permitted and restricted rights that can be included or left out depending on their inclusion in the conservation easement

- **Restricted Uses of the Property:** Summary, refer to easement for specific restricted uses

- a) General: Must be inline with conservation intent & vision
- b) Right-of-way: eg. Utility, rights of way, etc.
- c) Signs: eg. Commercial
- d) Trash
- e) Excavation: eg. Mining
- f) Water Resources: N/A
- g) Sub-division: N/A
- h) Consistency Clause

- **Permitted Uses of the Property:** Summary, refer to easement for specific permitted uses

- a) Agriculture: Cultivated fields, orchards and pastures
- b) Forest Management: Harvest timber and to conduct maple sugaring operations
- c) Farm Building: Maintain and construct barns and sugar houses
- d) Water Resources: Construct, maintain, improve and utilize existing water area
- e) Trails: Walking, horseback riding, skiing and other non-motorized recreation
- f) Farmstead Complex: N/A
- g) Farm Labor Housing: N/A
- h) Home Occupations: N/A
- i) Accessory Uses: Maintain parking area, right to construct access ramp
- j) Sub-dividable home Sites: N/A

- **Other Special Provisions:** Enforcement of Restrictions

V. References: Any resources used to support document and include personal communication

VI. Appendices: Photographs were found but they need to be updated

- **Property Map:** Maps for general location

- **Orthophotography:** Not found

- **Public Access Map, with directions to the property**

You can choose to incorporate your maps within the document or you can label and place them in the appendix (May also include topographical map, soils map, USGS survey map, conservation easement map)

VII. Description of photography points

(Photo # , direction facing, description)

Update your photos and include a reference map to where the photos were taken and a compass direction the photo was taken in. Also important to have photos in a digital and hard copy

Safford Brown Lowland Preserve

I. Outline: Include appendix/table of contents

II. Signature Pages: All included in Warranty Deed as well as Stewardship Plan (1998-2008). Need to be made a separate page

- **Landowners**
- **Witnesses**
- **Notary of the Public**
- **Project Funding Source**

III. Introduction

- **Purpose & Objectives of the BDR:** Additions needed
- **Description & Current Uses:** All items included in the Stewardship Plan, Forest Inventory, and both Warranty Deeds. Needs to be updated
 - a) Parcel Size
 - b) Land & Scenic Resources (eg. properties, physical, topography, aesthetics, viewsheds, access points)
 - c) Current Uses
- **Inventory of Existing Buildings & Structures:** N/A
- **Special Use/Treatment Areas:** Items in Forest Inventory
- **Exclusions & Restricted Rights:** Some items located in Stewardship Plan and Warranty Deed (eg. powerlines, state roads)
- **Public Access:** Updating needed
- **Outstanding Habitat Resources:** Some items located in Stewardship Plan and Warranty Deed (eg. rare natural communities, threatened & endangered species)
- **Management Plan:** In your case, 'Stewardship Plan.' Updating needed
 - a) Purpose
 - b) Conservation Priorities
 - c) Conduct sustainable, responsible management & utilization, with public input
- **Forest Resources & Management:** Include a forest inventory report

IV. Summary of Grantors & Grantee's Rights

- **Restricted Uses of the Property:** All located in your Stewardship Plan which includes the Warranty Deed. Needs updating, not everything is applicable here as it's a preserve
 - a) General: Must be inline with conservation intent & vision
 - b) Right-of-way: Update/review needed
 - c) Signs: Update needed
 - d) Trash
 - e) Excavation: N/A
 - f) Water Resources
 - g) Sub-division: N/A
 - h) Consistency Clause
- **Permitted Uses of the Property:** Summary, refer to easement for specific permitted uses). Located in your Stewardship Plan and Warranty Deed
 - a) Agriculture

- b) Forest Management: N/A
 - c) Farm Building: N/A
 - d) Water Resources
 - e) Trails
 - f) Farmstead Complex: N/A
 - g) Farm Labor Housing: N/A
 - h) Home Occupations: N/A
 - i) Accessory Uses
 - j) Subdivable home Sites: N/A
- **Other Special Provisions:** Enforcement of Restrictions – If applicable

V. References: Can include with documentation or as appendices

VI. Maps: All items need updating

- **Property Map**

- **Orthophoto**

- **Public Access Map, with directions to the property**

(May also include topographical map, soils map, USGS survey map, conservation easement map)

VII. Description of photography points

(Photo # , direction facing, description): Needs updating

Safford Upland Preserve

I. Outline/Cover page: Include table of contents or appendices of each item in order displayed here

II. Signature Pages: All included in Warranty Deed as well as Stewardship Plan (1998-2008). Need to be made a separate page

- Landowners
- Witnesses
- Notary of the Public
- Project Funding Source

III. Introduction

- **Purpose & Objectives of the BDR:** Additions needed
- **Description & Current Uses:** All items are located in Stewardship Plan (1998-2008)
 - a) Parcel Size
 - b) Land & Scenic Resources (eg. properties, physical, topography, aesthetics, viewsheds, access points)
 - c) Current Uses
- **Inventory of Existing Buildings & Structures:** Update water-well information if needed
- **Special Use/Treatment Areas:** Additions/ updates needed
- **Exclusions & Restricted Rights:** Some items located in Stewardship Plan and Warranty Deed (eg. powerlines, state roads); in this case, water-well
- **Public Access:** Review and make additions
- **Outstanding Habitat Resources:** Some items located in Stewardship Plan, possible updating needed (eg. rare natural communities, threatened & endangered species)
- **Management Plan:** In your case, Stewardship Plan; update needed
 - a) Purpose
 - b) Conservation Priorities
 - c) How conducting sustainable, responsible management & utilization, with public input
- **Forest Resources & Management:** If applicable in future

IV. Summary of Grantors & Grantee's Rights

- **Restricted Uses of the Property:** All located in your Stewardship Plan which includes the Warranty Deed. Needs updating, some not applicable
 - a) General: Must be inline with conservation intent & vision
 - b) Right-of-way
 - c) Signs
 - d) Trash
 - e) Excavation: N/A
 - f) Water Resources
 - g) Sub-division: N/A
 - h) Consistency Clause

- **Permitted Uses of the Property:** Summary, refer to easement for specific permitted uses), located in your Stewardship Plan and Warranty Deed

- a) Agriculture
- b) Forest Management: If applicable
- c) Farm Building: N/A
- d) Water Resources
- e) Trails
- f) Farmstead Complex: N/A
- g) Farm Labor Housing: N/A
- h) Home Occupations: N/A
- i) Accessory Uses
- j) Sub-dividable Home Sites: N/A

- **Other Special Provisions:** Enforcement of Restrictions, if applicable

V. References: Can include within document or as appendices

VI. Maps: All items need updating

- **Property Map**

- **Orthophoto**

- **Public Access Map, with directions to the property**

(May also include topographical map, soils map, USGS survey map, conservation easement map)

VII. Description of photography points

(**Photo # , direction facing, description**), needs updating

Rochford DelBianco Preserve

I. Outline/Cover Page: May include table of contents or appendices of each item in order displayed here.

II. Signature Pages: All included in Warranty Deed as well as Stewardship Plan (1998-2008). Need to be made a separate page

- **Landowners**
- **Witnesses**
- **Notary of the Public**
- **Project Funding Source**

III. Introduction

- **Purpose & Objectives of the BDR:** Additions needed
- **Description & Current Use:** All items are located in Stewardship Plan (1998-2008)
 - a) Parcel Size
 - b) Land & Scenic Resources (eg. properties, physical, topography, aesthetics, viewsheds, access points)
 - c) Current Uses
- **Inventory of Existing Buildings & Structures**
- **Special Use/Treatment Areas:** Updates/additions needed
- **Exclusions & Restricted Rights:** No specifics found, updates needed (eg. powerlines, state roads)
- **Public Access:** This is present in the purpose and policy for preserve but is not its own section
- **Outstanding Habitat Resources:** There is a brief mention of the property containing a floodplain forest in the purpose and policy but does not go into detail and is not its own section (e.g. rare natural communities, threatened & endangered species)
 - a) Purpose
 - b) Conservation Priorities
 - c) Conduct sustainable, responsible management & utilization, with public input from the town - There is a Conservation Management Plan in the Stewardship Plan, but it does not state a purpose or priorities of the management plan.
- **Forest Resources & Management:** This is not mentioned in any of the documentation, but it is probably not applicable to the preserve, although it could still be mentioned

IV. Summary of Grantors & Grantee's Rights

- **Restricted Uses of the Property:** Summary, refer to easement for specific restricted uses
 - a) General: Must be inline with conservation intent & vision
 - b) Right-of-way
 - c) Signs
 - d) Trash
 - e) Excavation
 - f) Water Resources
 - g) Sub-division: N/A

h) Consistency Clause
- **Permitted Uses of the Property:** Summary, refer to easement for specific permitted uses

- a) Agriculture
 - b) Forest Management
 - c) Farm Building: N/A
 - d) Water Resources
 - e) Trails
 - f) Farmstead Complex: N/A
 - g) Farm Labor Housing: N/A
 - h) Home Occupations: N/A
 - i) Accessory Uses
 - j) Sub-dividable Home Sites
- **Other Special Provisions:** Enforcement of Restrictions and general public restriction and allowed uses of the land are mentioned in the purpose and policy for the preserve but it does not necessarily have its own section or go into full detail

V. References: Can include within document or as appendices

VI. Maps

- **Property Map:** There is a surveyor's map, which fits this item

- **Orthophoto**

- **Public Access Map, with directions to the property:** There is not a detailed public access map, but it would be very useful especially if it contained directions on the map. This map could even be posted on the website (May also include topographical map, soils map, USGS survey map, conservation easement map)

VII. Description of photography points There are photopoints, though they should be updated; probably every time the property is monitored. The way the photopoints are currently presented is very thorough and understandable
(Photo # , direction facing, description)

Stensrud Conservation Easement

Offered in this overview of the Stensrud Parcel are suggestions that would help improve the BDR document. A BDR is required for conservation easements if a tax deduction is taken. A complete BDR also will help clear up any questions pertaining to the easement such as past uses of the land, any programs applied to the land such as Vermont's Current Use, and help avoid unforeseen situations. If Richmond Land Trust is interested in gaining accreditation through the Land Trust Alliance, these suggestions will help identify areas of missing information, facilitating the accreditation process in the future. The LTA's *Standards and Practices* manual was referenced in forming the subsequent suggestions.

The cover page should reflect the date when the BDR was completed, who prepared the BDR, and any subsequent revisions that might have taken place. It would be helpful to include a phone number and maybe other contact information, such as email addresses of RLT Board Members or Stewardship Committee members, for timely correspondences. A Table of Contents is also essential. A section indicating what the report contains is useful. It is important to reference how the land was acquired in the introduction, i.e. who the land was purchased/received from and where the Warranty Deed is recorded. Also, where the easement can be found is important. Page numbers and the titles of the document should be included. Documenting who did the research, when, and the last time it was revised is equally important.

The section 'Purpose for Protection of Property' is comprehensive. One note, make sure to include where to find a full description of the forest management objectives. Especially if there is an active plan to harvest timber, this information needs to be included. If there are public uses of the land, identify them, emphasize the uses' relative importance to the community, and describing the landscape would help give an accurate picture to possible land donors and any interested parties. Rights-of-way could be also be explained in this section. The BDR includes the percentage of use for agriculture which is a great feature. Also the tree species list is helpful -- maybe elaborate on any interesting special features such as particular tree stands.

In the photo section, it would be preferable to specify on a map where these structures are, at include some geographic coordinates so that the photo points can be located again. An inventory of existing buildings should be a separate section. A short description of the buildings, along with some historical data would be useful to include. If possible, an interview with someone familiar with the land would also benefit RLT. A map of man-made structures is very important. In addressing the topographic map, the map section itself could be inclusive of more map types, with the topo map on a separate page with a legend and some natural features shown. The soil map looks good, but lacks a legend. Driving directions on how to get the parcel would be helpful. In general, this map could also be updated.

Restricted uses and permitted uses section is outlined well. Are there any special rights that are held by RLT? It would be good to include any if there are. To round out the BDR, a reference section is needed. All map information and documentation used to compile the BDR needs to be referenced somewhere. Overall, the BDR needs a bit more organization such as individual section headings and a table of contents. We hope these suggestions along with the outlines provided for each of the Preserves are helpful to the Richmond Land Trust.

The UVM LANDS interns would like to thank the Richmond Land Trust for the opportunity to explore their preserves and hope the materials provided will help the continued success of the organization. For further information or extra copies of this document please contact Delia Delongchamp (ddelongc@uvm.edu) or James Barnes (jbarnes@uvm.edu).



2007 LANDS interns

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References & Resources

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