

Baseline Documentation Report

**Stensrud Parcel
Richmond, VT**

**Prepared By:
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Stensrud Parcel

Richmond, Vermont

Introduction

The purpose of the enclosed information is to describe the physical features and current land uses of the 133 acres of protected land (hereinafter "Protected Property") on the Stensrud property on which the development rights and a perpetual conservation easement and restrictions were conveyed to the Richmond Land Trust, Inc. on March 30, 2000 and recorded in the Richmond Land Records.

The report is based, in part, on a documentation visit by Walter Poleman for the Richmond Land Trust during September 2001.

Purpose for Protection of Property

- The principal objectives are to conserve productive agricultural and forest lands, wildlife habitat, non-commercial recreational opportunities and activities, and other natural resource and scenic values of the Protected Property.
- The forest management objectives of this grant are to:
 - Manage the forest stands for long rotations that maximize the opportunity for the production of maple sap and/or for harvesting, sustained over time, of high quality sawlogs while maintaining a healthy, and biologically diverse forest.
 - Conduct forest management and harvesting activities using the best available management practices in order to prevent soil erosion and to protect water quality.

Description and Current Use

The 133 acres of Protected Property is part of the 144-acre Stensrud Farm located at 1011 Hillview Road in the town of Richmond, VT. Approximately $\frac{3}{4}$ of the former dairy farm is forested and managed, in part, for maple syrup, firewood, and timber. The remaining $\frac{1}{4}$ is in agriculture, with hay and pasture (horses) being the primary uses. The current structures on the property are the farmhouse and garage, the barn complex, a sugarhouse, and a hunting camp.

The regenerating forest is dominated by white pine, sugar maple, red maple, and beech, with smaller amounts of eastern hemlock, red spruce, white birch, hop hornbeam, aspen, and butternut.



Farm House and Garage



View from Upper Pasture



Barn Complex



View of Hayfield from Hillview Rd.



Sugar House



Maturing Forest



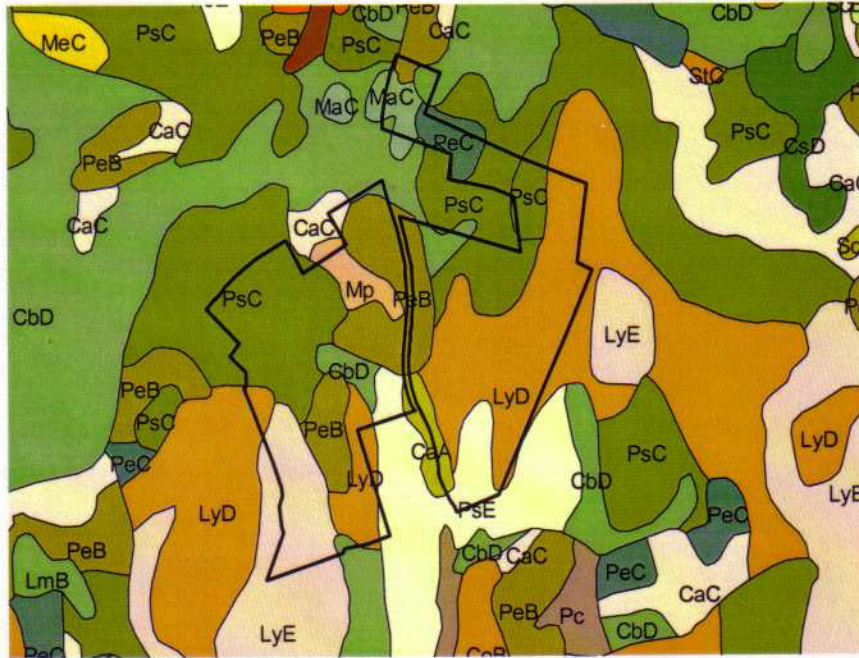
Hunting Camp



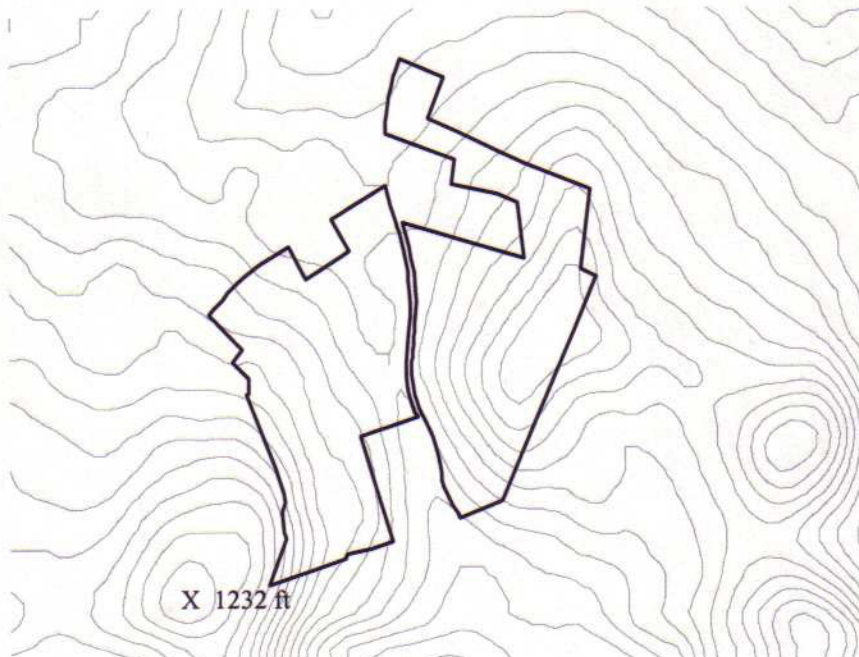
Farmyard

Land and Scenic Resources

- Approximately 25 acres of prime and statewide agricultural soils (Peru and Cabot series).
- Approximately 2800 feet of frontage on Hillview Road (Town Highway #20), affording the traveling public with pastoral views of the property.



Soils Map



Topographic Map
20-foot contours

Restricted Uses of Protected Property

The following activities are restricted on the Protected Property, except as specifically permitted in Grant of Development Rights and Conservation Restrictions. **This is only a summary; for a complete description of these restrictions, refer to the Grant of Development Rights, and Conservation Restrictions.**

- Residential, commercial, industrial, or mining activities;
- Construction, development, or maintenance of rights-of-way, easements of ingress or regress, driveways, roads, or utility lines or easements without prior written permission of the Grantee;
- Erection of signs, billboards, or outdoor advertising;
- Placement, storage, or collection of trash, human waste, or any other unsightly or offensive material;
- Disturbance of the surface, including but not limited to filling, excavation, removal of topsoil, sand, gravel, rocks or minerals, or change of the topography of the land in any manner, except as may be reasonably necessary to carry out the uses permitted on the Protected Property.

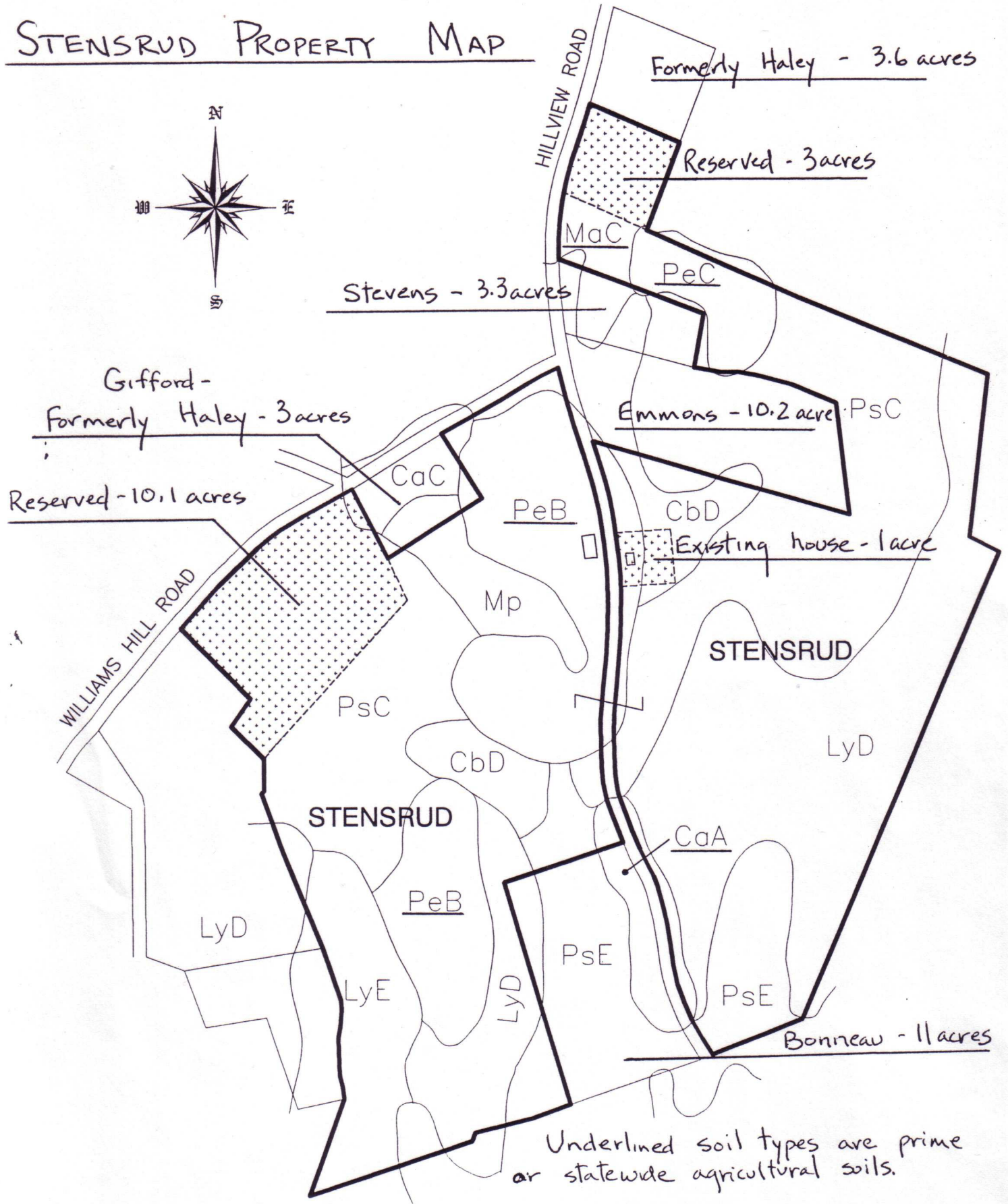
Permitted Uses of Protected Property

The following activities are permitted on the Protected Property. **This is only a summary; for a complete description of permitted uses, refer to the Grant of Development Rights, and Conservation Restrictions.**

- Establishment, reestablishment, maintenance, and use of cultivated fields, orchards, and pastures;
- Maple sugaring operations;
- Harvesting of timber and other wood products in accordance with an approved forest management plan;
- Construction, maintenance, and repair of access roads for forest management purposes;
- Construction and maintenance of barns, sugar houses, or similar facilities, together with necessary drives and utilities, provided they are used exclusively for agricultural or forestry purposes (and with advance approval);

- Utilize, maintain, establish, construct, and improve water sources, courses, and bodies of water for permitted purposes;
- Clear, construct, and maintain trails for the purpose of non-motorized recreation;
- Snowmobiling may be permitted at the discretion of the landowner;
- Maintain and improve the one existing camp, provided that the structure is not used year-round, and that electricity is not added and floor space does not exceed 800 sq. ft.;
- Construct and maintain no more than four subsurface waste disposal systems;
- Construct no more than six water supply systems.

STENSRUD PROPERTY MAP



Stensrud Parcel 1999 Orthophoto

