

## ROCHFORD-DELBIANCO PRESERVE

### STEWARDSHIP PLAN, 1998-2008

#### Purpose and Policy for the Preserve

The Richmond Land Trust (RLT) owns and maintains this property for the purpose of preserving open space and flood plain forest in the Town of Richmond. Preservation means that no alteration of existing conditions is permitted with the exception of boundary marking, trail development and maintenance, limited posting of preserve designation, regulations and interpretative signs, farming and establishment of parking areas. Natural succession will proceed unhindered, except in areas designated for agricultural purposes. Lands preserved by RLT provide outdoor laboratories for the study of natural forest succession and river and floodplain dynamics.

The Preserve is open for hiking, cross-country skiing, photography, picnicking, horseback riding, educational field trips, nature study, and scientific research. Mountain bicycles must be ridden only on designated trails. Motorized vehicles of any kind are prohibited except for farming, maintenance or emergency use.

The Preserve is open to public use daily from dawn until dusk. The following activities are not permitted: overnight camping, fires, or trapping. Deer hunting and fishing are permitted in accordance with Vermont statutes, but otherwise no killing, injuring, harassing or collecting of animals or fish is permitted. No cutting, uprooting, collecting or injuring of vegetation is permitted except for designated trail clearing and maintenance, seasonal, non-commercial harvesting of wild edibles, and agricultural purposes.

#### General Description of the Property

The Rochford-DelBianco Preserve in Richmond lies north of Johnnie Brook Road (town road 16) along the south bank of the Winooski River, 0.5 miles east of Route 2 and is parcel JB025 on Richmond Tax Maps (Appendix 1). The Grand List indicates 10.2 acres of land, Miscellaneous, Town. This holding is comprised of 9.8 acres of productive cropland (including a buffered seasonal stream) and 0.4 acres of prime flood plain forest. The Preserve was a gift from Marcia Rochford and Gail DelBianco to the Richmond Land Trust on February 17, 1997 (Book 101, pages 101-102, Town of Richmond). It is bounded by 619.05 feet of river frontage on the north, a privately owned, wooded lot to the west, 457 feet of road frontage to the south, a house lot to the south east, and a large farm field to the north east. There are no structures, and no evidence of previous buildings. There are no signs, no known specific physical or environmental hazards (Appendix 1), and no known rare or endangered species.

Grantors Reserved Rights: none specified. Encumbrances are limited to utility easements and a water line right (Appendix 2).

Boundary description: See above and attached Deed, Surveyors Map (Appendixes 3,4)

Existing Conditions:

\* Geology and Soils:

The bedrock underlying the Preserve is predominantly a silvery, green metamorphic rock known as schist. Rich in minerals such as quartz, sericite, albite, chlorite, and phyllite, the schist bedrock is part of the extensive Underhill Formation which underlies much of the Green Mountains. The rock was formed over 450 million years ago from ocean bottom sediments that were subjected to tremendous heat and pressure during the tectonic events that formed the Green Mountains. Extensive outcroppings of the schist bedrock can be seen along the river shore just downstream of the Preserve.

The soils on the Preserve have developed in alluvial sediments deposited during high water events, and are classified as Hadley very fine sandy loam, frequently flooded (Hh). These floodplain have high natural fertility, moderately high available moisture capacity, and moderate permeability. See Soils Map, Appendix 5.

\* Vegetation: See Appendix 6.

\* Wildlife: See Appendix 7.

\* Uses of the Property:

The 9.8 acres of cropland is farmed annually, and is currently planted in corn. Significant improvements have been made to enhance drainage. A buffer of natural vegetation is maintained along a seasonal stream which transects the field, dividing it into a western portion of approximately 3 acres and an eastern portion of approximately 5.5 acres. The flood plain forest is used by hunters, fishermen, cross country skiers and bird watchers. There is currently an established trail connecting the field with the river along the eastern boundary. The land is open to the public. See Photographs and Photo Location Map, Appendix 8.

## Conservation Management Plan

### Stewardship Activities

#### \* Taxes:

Richmond property taxes are paid annually by the Treasurer. Applications for enrollment of RLT lands in Current Use will be submitted in 1998 (32 V.S.A #3755).

#### \* Insurance:

RLT carries a General Liability Policy in the amount of \$1,000,000 with Ford Insurance Company, Woodstock, Vermont.

#### \* Boundary Marking:

Recent surveys have established and marked the boundaries according to the Surveyors Map (Appendix 4). Markings will be reestablished as needed during annual monitoring.

#### \* Agriculture:

The cropland will continue to be farmed for the foreseeable future.

#### \* Trails:

A trail connects the cornfield and the river along the eastern boundary. Should additional land on the South side of the Winooski River to the east become available for trails in the future, the Rochford-DelBianco preserve would logically serve as the westward terminus of the existing Rivershore Trail.

#### \* Parking:

Space for two cars is available at a pull-off at the southern end of the field on Johnnie Brook Road.

#### \* Special Restrictions:

None

#### \* Monitoring:

The preserve is monitored at least annually by a member of the Stewardship Committee according to RLT policy, and a Monitoring Form is completed and kept on file (Appendix 9).

Compiled July, 1998 by Stewardship Committee members Walter Poleman, Field Naturalist and Warren Beeken.

Conservation Management Plan  
Stewardship Activities

**APPENDED MATERIAL**

1 Environmental Assessment \* Taxes:

2 Orthophoto/Tax Map Richmond property taxes are paid annually by the Treasurer.

3 Warranty Deed Applications for enrollment of RLT lands in Current Use will be submitted in 1998 (see V.S.A. 3325A).

4 Surveyors Map \* Insurance:

5 Soils Map RLT carries a General Liability policy in the amount of \$1,000,000 with Ford Insurance Company, Woodstock, Vermont.

6 Vegetation

7 Wildlife \* Boundary Marking:

8 Photographs and Photo Location Map Recent surveys have established and marked the boundaries according to the Surveyors Map. The boundaries will be reestablished as needed during annual monitoring.

9 Monitoring Form \* Additional:

The crop land will continue to be farmed for the foreseeable future.

\* Trail:

A trail connects the cornfield and the river along the eastern boundary. Should additional land on the south side of the Wisconsin River to the east become available for trails in the future, the Rockford-Balsance preserve would logically serve as the westward terminus of the existing Riverside Trail.

\* Parking:

Space for two cars is available at a pull-off at the southern end of the field on Johnnie Brock Road.

\* Special Restrictions:

None

\* Monitoring:

The preserve is monitored at least annually by a member of the Stewardship Committee according to RLT policy, and a Monitoring Form is completed and kept on file (Appendix 3).

Compiled July, 1998 by Stewardship Committee members Walter Boiesman, Field Naturalist and Warren Becken.

PRELIMINARY ENVIRONMENTAL ASSESSMENT  
VERMONT LAND TRUST  
VERMONT CONSERVATION LANDS

Town RICHMOND Grantor ROCHFORD, MARCIA & DELBIANO, GAIL

Project Name: JOHNNY BROOK ROAD - 10.2 acre donation - Jan 1997 42 Jericho Road  
Essex Jct. Vt  
05452

Review of Public Records

Is the property or surrounding lands listed on any of the following public records?  
(describe any yes answers on back or attached sheet)

- Y  N  Vermont Hazardous Sites List - Not on list - Hazardous Materials Office 241-3888
- Y  N  Vermont Hazardous Spills List -
- Y  N  Vermont Underground Storage Tank Database -
- Y  N  Vermont Pollution Source Inventory -

Inquiry into Land Use History

Interview at least one knowledgeable person (current or prior owner, neighbor, lessee), and ask the following questions: (describe any yes answers on back or attached sheet)

Y  N  Have the uses of the property and surrounding lands included any of the following (or other similar) activities?

- |                   |             |               |
|-------------------|-------------|---------------|
| Gas station       | Auto repair | Machine shop  |
| Photo development | Sawmill     | Paint removal |
| Tannery           | Mining      | Manufacturing |

Y  N  Are there now, or have there ever been, any underground storage tanks on or near the property? (if yes, approximate date of instillation and name of installer)

Y  N  Have there ever been any chemical, fuel, or hazardous material spills on or near the property?

Y  N  Are there any stored or dumped batteries, vehicles, paints, pesticides, herbicides, fertilizers or hazardous substances on or near the property?

Person interviewed: M Rochford & G. Delbianco Relationship: Owners Date: 2-17-96

Physical Inspection

Are there any physical signs of possible contamination on or around the property?  
(check any of the following features observed, and describe on back or attached sheet)

- stained soil or concrete
- foul or unusual odors
- oily sheen on surface water
- fill port, manway cover, vent pipe, ground indentation (underground tank?)
- waste dump, junk pile, storage pit
- storage drums or other containers
- signs of illegal dumping

Preparer: GARY BRESSOR Further assessment recommended: Y  N

Signature: Gary Bressor Date 2-17-96 6/93

ROCHFORD-DELBIANCO PRESERVE  
APPENDIX 2  
ORTHO/PHOTO/TAX MAP



E459,500m  
N213,000m

Richmond Land Trust JB025  
Rochford-Delbianco Preserve  
Richmond, Vermont  
Acreage: 10.2  
Orthophoto Base: Sheet # 108212  
Series 5000, 1988  
Scale 1:5000  
Drafter: W. Beeken, 9/24/98

CAMBERLAIN

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that MARCIA L. ROCHFORD and GAIL L. DELBIANCO of ESSEX, Vermont, for themselves and their heirs, executors and administrators (hereinafter "Grantors"), in the consideration of One Dollar and other valuable consideration paid to their full satisfaction by the RICHMOND LAND TRUST, INC., a non-profit conservation organization with its principal offices in Richmond, Vermont, and its successors and assigns (hereinafter "Grantee"), do hereby give, grant, sell, convey, and confirm unto the said Grantee and its successors and assigns forever, a certain piece of land in the Town of Richmond, Chittenden County, Vermont, described as follows:

Being all and the same lands and premises conveyed to Marcia L. Rochford and Gail L. DelBianco by Warranty Deed of Arlene M. Coe, dated January 19, 1988, and recorded in Book 61, Pages 155-157 of the Richmond Land Records. Said lands and premises consist of 10.2 acres of unimproved land situated on the northerly side of Town Road No. 16 (Johnny Brook Road, so-called), and on the south side of the Winooski River. The lands herein conveyed are more particularly depicted on a survey entitled "Portion of Property, Francis Martell to Bernard B. Barney" dated July 9, 1971, prepared by Harris G. Abbott, and recorded in Map Book 1, Page 9 of the Richmond Land Records

Reference may be made to the above described deeds, survey and records, and to the deeds and records referred to therein, for a more complete and particular description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RICHMOND LAND TRUST, INC., its successors and assigns, to their own use and behoof forever; and the said Grantors, MARCIA L. ROCHFORD and GAIL L. DELBIANCO for themselves and their heirs, executors and administrators, do covenant with the said Grantee, RICHMOND LAND TRUST, INC., its successors and assigns, that until the ensembling of these presents, they are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except those set forth in Schedule A attached hereto and incorporated herein, and they hereby engage to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, we set our hands and seal this 17 day of February, 1997.

In The Presence Of:

GRANTOR

Wilma E. Godfrey  
Witness to both

Marcia L. Rochford  
Marcia L. Rochford

Ronald Rogenski  
Witness to both

Gail L. DelBianco  
Gail L. DelBianco

STATE OF VERMONT  
CHITTENDEN COUNTY, ss.

At Richmond, this 17<sup>th</sup> day of February, 1997, Marcia L. Rochford and Gail L. DelBianco personally appeared and they acknowledged this instrument, by them sealed and subscribed to be their free act and deed.

Before me,

Delma E. Godfrey  
Notary Public  
My commission expires:

SCHEDULE A

This conveyance is subject to the following encumbrances of record:

1. Utility easement conveyed to Burlington Power Company dated May 1, 1913, and recorded in Book 16, Page 598 of the Richmond Land Records.
2. Utility easement conveyed to Green Mountain Power Corporation dated March 7, 1936, and recorded in Book 20, Page 397 of said Land Records.
3. Certain spring and water line rights as set forth in deeds from Robert E. and Florence Waller to John H. and Muriel D. Wheeler dated May 14, 1951, and recorded in Book 23, Page 134, and from Gordon and Jeanne G. Quinlan to Willard L. and Gloria P. Conant dated July 13, 1949 and recorded in Book 23, Page 508 of said Land Records.

ACKNOWLEDGEMENT

Return Received (including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid.

Signed Delma E. Godfrey Clerk

Date February 17, 1997

RICHMOND, VT TOWN CLERK'S OFFICE

Received for record

February 17 A.D. 1997

At 3 o'clock 45 minutes P.M.

and recorded in Book 101 Page 101-102 of Land Records.

Attest

Delma E. Godfrey  
Town Clerk

197-10



PLAT of SURVEY  
Town of Richmond  
Chittenden County, Vermont

Pearl A. Coe  
to Route 2  
- S45°34'20" W  
407.66'

Pearl A. Coe

62.90'  
S 9°20'20" W

297.9'  
D-27222

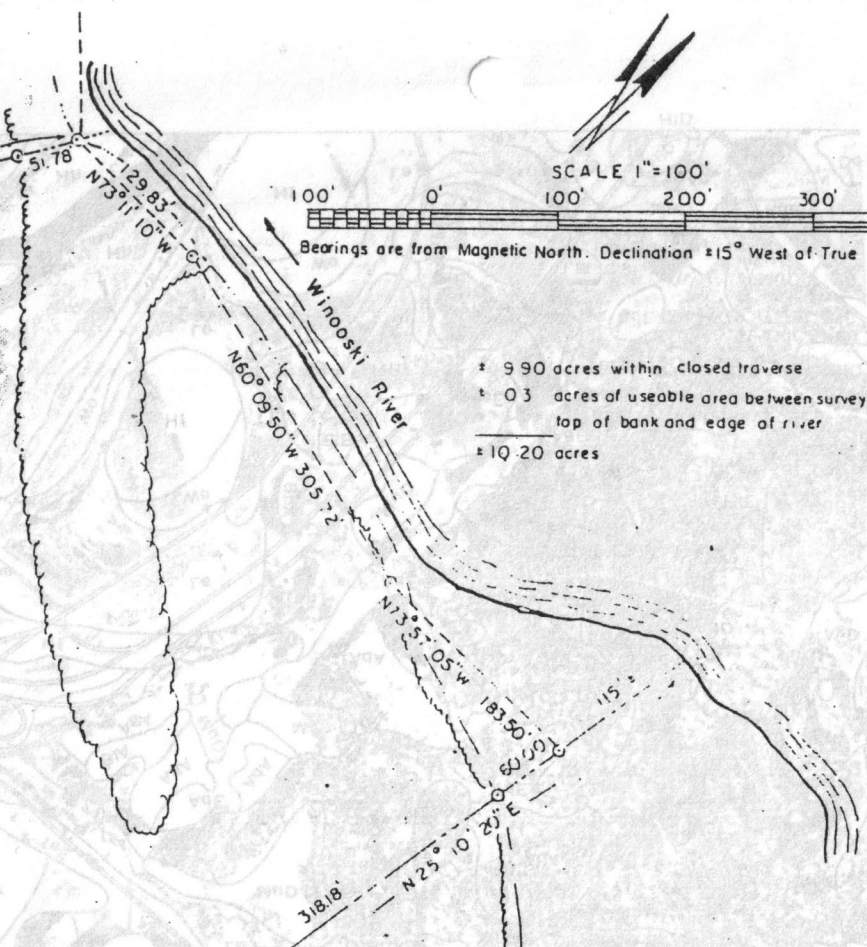
252.46'  
S 4°10'35" E  
405.17' W

507.25'  
S 84°54' E

N67°41'05" E  
505.76'

Francis Martelli

± 9.90 acres

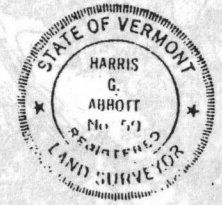


SCALE 1"=100'  
100' 0' 100' 200' 300' 400'  
Bearings are from Magnetic North. Declination ±15° West of True North

± 9.90 acres within closed traverse  
± .03 acres of useable area between survey line  
top of bank and edge of river  
± 10.20 acres

(RICHMOND, VT.) TOWN CLERK'S OFFICE  
Received for record  
9-16 A. B. 1971  
V 3 of Book 35  
and recorded in Book Page  
Attest  
*Richard L. Bennett*  
Town Clerk

- LEGEND
- (○) Iron Pipe Set
  - (●) Iron Pipe Found
  - Property Line
  - - - Edge of Woods
  - Top of Bank



PORTION of PROPERTY	
Francis Martelli to	
Bernard B. Barney	
<b>Harris G. Abbott</b>	
Land Surveyor	
15 Grandview Avenue, Essex Junction, VT	
Surv H. G. A.	Date July 1971
Draw H. G. A.	Job No 71-104
Chk H. G. A.	Sheet 1 of

APPENDIX 4  
 SURVEYOR'S MAP  
 ROCHFORD-DELBIANCO PRESERVE

ROCHFORD-DELBIANCO PRESERVE  
APPENDIX 5  
SOILS MAP



(Joins sheet 41)

360 000 FEET

VEGETATION OF THE ROCHFORD-DELBIANCO PRESERVE (Partial listing)

Silver Maple	<i>Acer saccharinum</i>
Boxelder	<i>Acer negundo</i>
Cottonwood	<i>Populus deltoides</i>
Black Willow	<i>Salix nigra</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
American Elm	<i>Ulmus americana</i>
Slippery Elm	<i>Ulmus rubra</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Black Cherry	<i>Prunus serotina</i>
White Birch	<i>Betula papyrifera</i>
Butternut	<i>Juglens cineria</i>
Wild Grape	<i>Vitis</i> spp.
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Sensitive Fern	<i>Onoclea sensibilis</i>
Goutweed	<i>Aegopodium podagraria</i>
Moneywort	<i>Lysimachia nummularia</i>
Groundnut	<i>Apios americana</i>
Jewelweed	<i>Impatiens capensis</i>
Wood Nettle	<i>Laportea canadensis</i>
Dame's Rocket	<i>Hesperis matronalis</i>
Goldenrod	<i>Solidago</i> spp.
Raspberries	<i>Rubus</i> spp.
Burdock	<i>Arctium minus</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Canada Lily	<i>Lilium canadense</i>
Wild Cucumber	<i>Echinocystis lobata</i>
Barberry	<i>Berberis</i> spp.
Red Baneberry	<i>Actaea rubra</i>
Poison-ivy	<i>Toxicodendron radicans</i>
Celendine-poppy	<i>Stylophorum diphyllum</i>
Common Milkweed	<i>Asclepias syriaca</i>
Jerusalem Artichoke	<i>Helianthus tuberosus</i>
Daisy Fleabane	<i>Erigeron annus</i>

Beaver  
 Muskrat  
 White-tailed Deer  
 Coyote  
 Mink  
 River Otter  
 Song Sparrow  
 Baltimore Oriole  
 Common Grackle  
 Yellow-throated Vireo  
 Red-eyed Vireo  
 Great Blue Heron  
 Ring-billed Gnatcatcher  
 Red-winged Blackbird  
 Waxwing Vireo  
 Chestnut-sided Warbler  
 American Redstart  
 Common Yellowthroat  
 American Crow  
 Black-capped Chickadee  
 American Robin  
 American Goldfinch

WILDLIFE OF THE ROCHFORD-DELBIANCO PRESERVE (Partial listing)

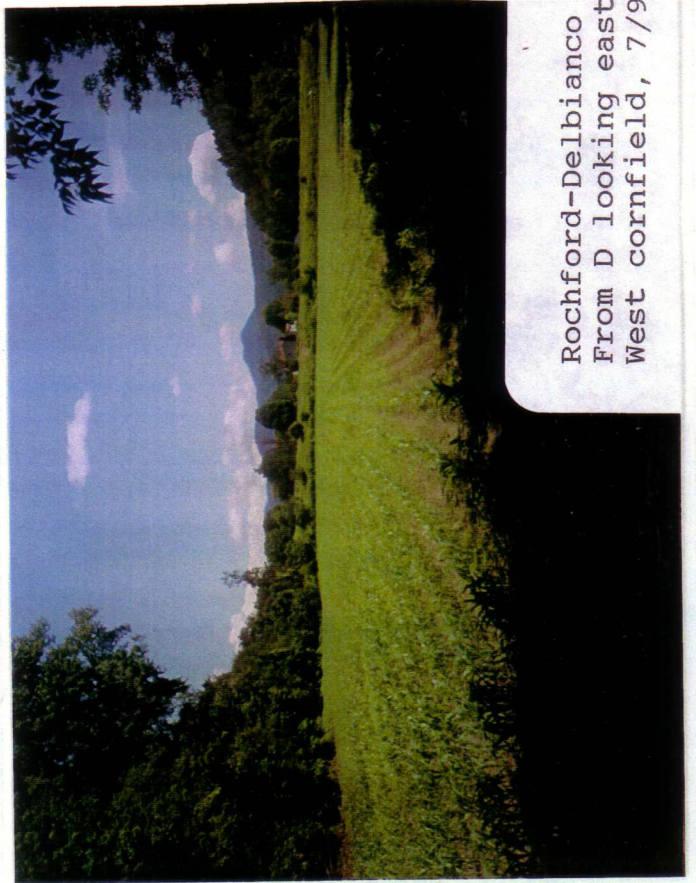
- Beaver
- Muskrat
- White-tailed Deer
- Coyote
- Mink
- River Otter
  
- Song Sparrow
- Baltimore Oriole
- Common Grackle
- Yellow-throated Vireo
- Red-eyed Vireo
- Great Blue Heron
- Blue-gray Gnatcatcher
- Red-winged Blackbird
- Warbling Vireo
- Chestnut-sided Warbler
- American Redstart
- Common Yellowthroat
- American Crow
- Black-capped Chickadee
- American Robin
- American Goldfinch

<i>Acer rubrum</i>	Silver Maple
<i>Acer negundo</i>	Boxelder
<i>Populus deltoides</i>	Cottonwood
<i>Salix nigra</i>	Black Willow
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Ulmus americana</i>	American Elm
<i>Ulmus rubra</i>	Slippery Elm
<i>Betula alleghaniensis</i>	Yellow Birch
<i>Prunus serotina</i>	Black Cherry
<i>Betula pumila</i>	White Birch
<i>Lycopersicon</i>	Butternut
<i>Vitis</i>	Wild Grape
<i>Alnus incana</i>	Catclaw Elm
<i>Ostrya virginica</i>	Sensitive Fern
<i>Asplenium platyneuron</i>	Goutweed
<i>Lysichiton cuneatus</i>	Moneywort
<i>Agrostis</i>	Groundnut
<i>Juncus tenuis</i>	Jewelweed
<i>Laportea canadensis</i>	Wood Nettle
<i>Hesperis matronalis</i>	James's Rocket
<i>Solidago</i>	Goldenrod
<i>Rubus</i>	Knapweed
<i>Arctium minus</i>	Rudbeck
<i>Parthenocissis quinquefolia</i>	Virginia Creeper
<i>Lilium canadense</i>	Canada Lily
<i>Echinocystis lobata</i>	Wild Cucumber
<i>Berberis</i>	Barberry
<i>Achillea</i>	Red Barberry
<i>Toxicodendron radicans</i>	Poison Ivy
<i>Stylophorum diphyllum</i>	Colandine-poppo
<i>Achillea</i>	Common Milkweed
<i>Helianthus tuberosus</i>	Jerusalem Artichoke
<i>Fragaria annua</i>	Strawberry

ROCHFORD-DELBIANCO PRESERVE  
APPENDIX 8  
PHOTOGRAPHS



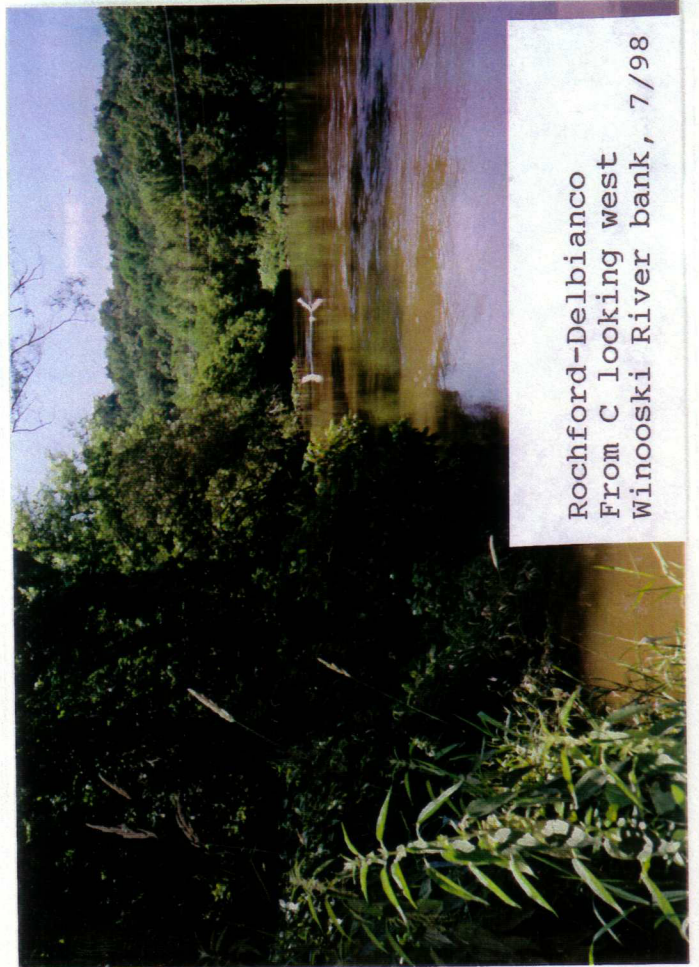
Rochford-Delbianco  
From A looking west  
East cornfield, 7/98



Rochford-Delbianco  
From D looking east  
West cornfield, 7/98

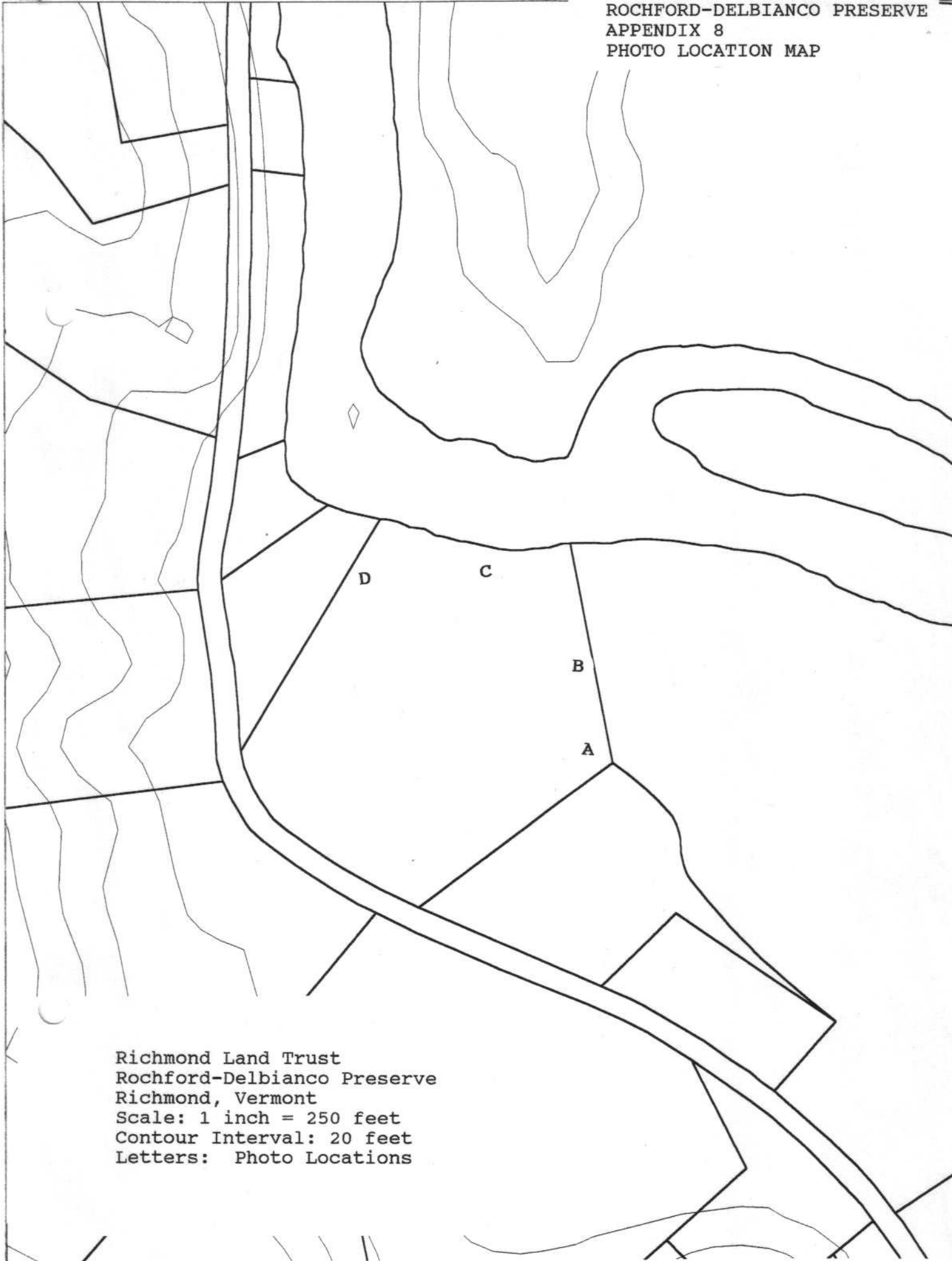


Rochford-Delbianco  
From B looking north  
Trail to river, 7/98



Rochford-Delbianco  
From C looking west  
Winooski River bank, 7/98

ROCHFORD-DELBIANCO PRESERVE  
APPENDIX 8  
PHOTO LOCATION MAP



Richmond Land Trust  
Rochford-Delbianco Preserve  
Richmond, Vermont  
Scale: 1 inch = 250 feet  
Contour Interval: 20 feet  
Letters: Photo Locations



# Stewardship Monitoring Report

## Property Information .....

(1) Name of Property: \_\_\_\_\_

(2) Property Ownership:  RLT  Private

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

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Contact Name and Phone Number: \_\_\_\_\_

(3) Has there been a change in ownership since last report?  Yes  No

If Yes, include recording information below:

Deed From: \_\_\_\_\_ to \_\_\_\_\_

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

## Visit Report .....

(4) Date and Time of Inspection: \_\_\_\_\_

(5) If privately owned, was owner contacted prior to visit?  Yes  No

If Yes, how? (letter, phone, fax, email, etc) \_\_\_\_\_

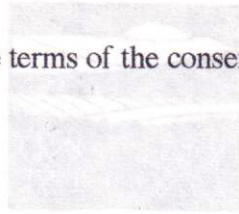
(6) Did owner (or representative) accompany the monitor?  Yes  No

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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**



## Stewardship Monitoring Report

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

(10) General Remarks:

Please describe anything that might require action on the part of RLT  
(erosion, dumping, vandalism, trail repair, etc.):

General Observations (plant life, animal life, general conditions, ideas):

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

\_\_\_ Photos  \_\_\_ Maps  \_\_\_ Drawings

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

(12) Name of Monitor: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Others present at visit: \_\_\_\_\_