



AVALONIA LAND CONSERVANCY, Inc.
P.O. Box 49,
Old Mystic, CT 06372

Cranberry Pond Preserve

Property Management Plan

25 Harvard Terrace
Ledyard, New London County, Connecticut
Map 91 Block 910 Lot 25

Ledyard Town Committee is responsible for
Stewardship of this property

Plan Prepared by:
Michael Goodwin
January 2013

Approved by Ledyard Town Committee: _____
Chairman

Date _____

Approved by Stewardship Committee: _____
Chairman

Date _____



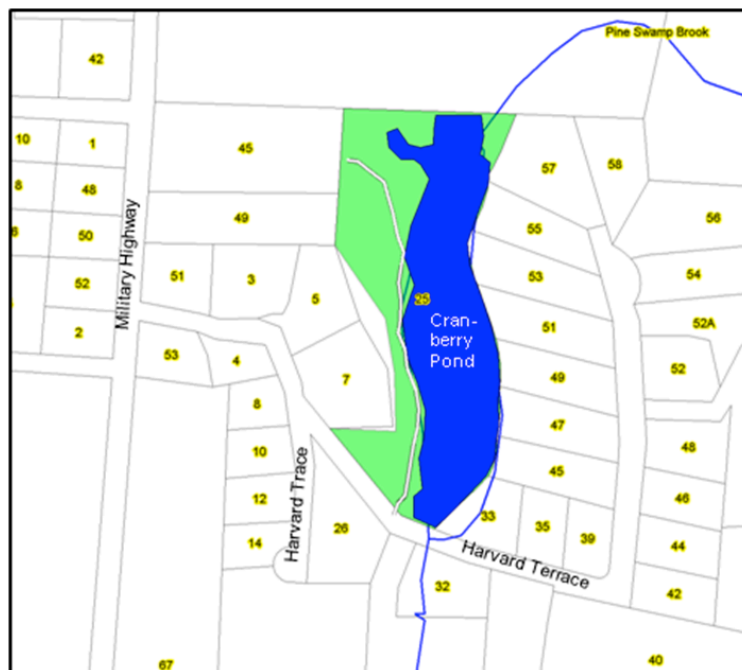
AVALONIA LAND CONSERVANCY, Inc.
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Cranberry Pond Preserve Property Management Plan Summary

The Cranberry Pond Preserve is located in southwestern Ledyard, Connecticut, and accessed off of Harvard Terrace. Harvard Terrace is a short street off of Military Highway south of Gales Ferry Village.

Cranberry Pond Preserve is owned by Avalonia Land Conservancy, Inc., P.O. Box 49, Old Mystic, CT 06372. Avalonia Land Conservancy (ALC) can be contacted by email at avalonialc@yahoo.com or by phone at 860-884-3500. Avalonia's website is <http://www.avalonialandconservancy.org>.

Cranberry Pond Preserve, 25 Harvard Terrace, is a 5.45 acre parcel located north of the street. The property consists of a 2.86 acre pond with the remaining land mostly on the west side of the pond as shown in green on the map below. Parking is available on Harvard Terrace East (misabeled Harvard Trace on the map).



Avalonia Land Conservancy, Inc., acquired the property on April 20, 2005. Restrictions include maintaining the basic pond size and shape and also limitations on building rights.

The land slopes downward from about 65 feet elevation at the westernmost corner to 25 feet at the pond. Nearly all of the property, except the triangle along Harvard Terrace, is wetlands and most lies in the 100 year flood plain of Pine Swamp Brook. The land west of the pond is dry most years.

The land is a habitat for birds, deer, and smaller mammals. Flora includes typical local woodland species including white, black, and red oak, black and gray birch, black cherry, aspen, sassafras, American hornbeam, and American beech. White ash and red maple were also found. White and pitch pine, red cedar, mountain laurel and spruce are scattered in the property. Near the pond is a tangle of multi-flora rose, green briar, blueberry bushes, sweet pepper bushes, smooth alder, black willow, and black gum. Other shrubs found include flowering dogwood, maple leaf viburnum, and spice bush. Invasive plants include the roses, oriental bittersweet, Japanese barberry, Japanese honeysuckle, and euonymous. A number of non-native species have either been planted in the past or have washed down from the surrounding properties and taken root including Japanese holly and yew.

The property is bordered by housing developments on all but the north side. On the north side is a farm, currently part of Alice Acres. This farm is not protected from development.

The property provides a narrow forested buffer along the west side of Cranberry Pond and separates the pond from the residential development to the west. The preserve protects the wetlands in this area. Along with the farm to the north the Cranberry Pond Preserve provides a wildlife corridor along the lower reaches of Pine Swamp Brook.

SITE INFORMATION

The property

The property is 25 Harvard Terrace. This lot and all surround land is zoned R-20, high density residential. See map in summary. Official town designation is Map 91 Block 910 Lot 25.

Cranberry Pond Preserve is a 5.45 acre parcel located north of Harvard Terrace. The property consists of a 2.86 acre pond with the remaining land mostly on the west side of the pond. The deed in the legal documentations section provides a legal description of the property. Note that the town parcel map prepared by the Town of Ledyard does not show the western boundary accurately. The property boundary was redrawn to conform to the legal description and to known boundary markers on site.

The lot was conveyed to the Cranberry Pond Association by a large number of co-owners in December 1981. The Cranberry Pond Association conveyed the parcel to Avalonia on April 20, 2005.

Restrictions listed below were set down when the property was conveyed to Horace and Marianne Westcott in 1957. These are referenced in the Deed and included in the legal documentation section.

The tract was conveyed subject to the following restrictions: “That no building shall be erected on said premises at a cost less than \$13,500.00; that no building shall be erected on said premises other than a building to house one family for residential purposes only; that no poultry, pigs, horses, cows or livestock shall be kept on said premises; that no business of any kind shall be conducted on said premises; and that no trailer, tent or other type of movable structures shall be maintained on said premises as a dwelling. As part of the consideration hereof, the grantees agree to maintain in substantially its present condition and area, a pond located on part of the above described premises. This conveyance is subject to any rights which the abutting owners may have acquired in and to said pond.” Note that the individual deeds of abutting property owners have not been reviewed to see what rights of use to the pond they contain. Since the pond is generally open to public use, such a review was considered unnecessary at the present time.

The property is a significant natural area that qualifies as being preserved for a “conservation purpose” under 26 US Code 170(h)(4). The property is not a key open space parcel called out in the Ledyard Plan of Conservation & Development.

The 1934 aerial photograph shows largely open land west of the pond and a narrow strip of open land east of the pond as well. It looks like there was a lot more use of the pond for recreation in 1934. The forest gradually returned until the houses were built on the east side of the pond in the 1960’s. The size and shape of the pond hasn’t changed much since 1934.

The property is open to the public but is undeveloped. There are no Avalonia maintained trails on the property but there is one trail shown on the figure on page 2 that has been created due to past usage. Hunting is prohibited and any violations should be reported to CT DEEP enforcement.

The boundary was checked on January 2, 2013. Adequate boundary signs were in place around the perimeter at that time.

Natural resources

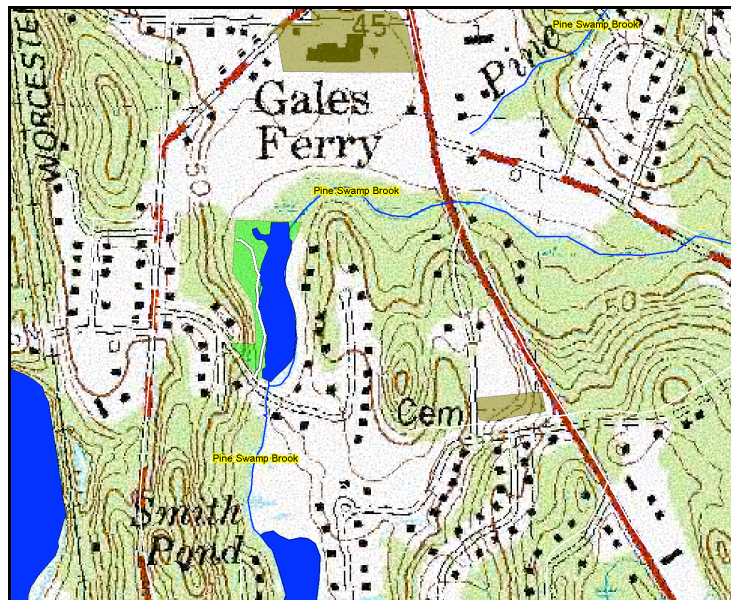
The property is generally dry west of the pond except at the northern end where the pond often floods the low lying land here. This wetland is not marshy. The tract has not been harvested since before 1934 and there are several older oaks near the western boundary as well as some older white pines. The property has quite a number of deadfalls of varying ages.

Flora includes typical local woodland species including white, black, and red oak, black and gray birch, black cherry, aspen, sassafras, American hornbeam, and American beech. White ash and red maple were also found. White and pitch pine, red cedar, mountain laurel and spruce are scattered in the property. Near the pond is a tangle of multi-flora rose, green briar, blueberry bushes, sweet pepper bushes, smooth alder, black willow, and black gum. Other shrubs found include flowering dogwood, maple leaf viburnum, and spice bush. Invasive plants include the roses, oriental bittersweet, Japanese barberry, Japanese honeysuckle, and euonymous. A number of non-native species have either been planted in the past or have washed down from the surrounding properties and taken root including Japanese holly and yew.

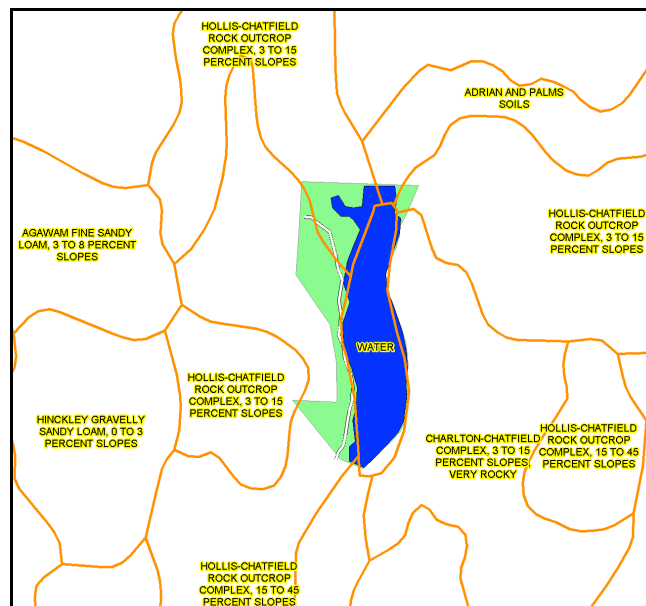
The land is a habitat for birds, deer, and smaller mammals. Elevation ranges from 65 ft above sea level at SW corner down to 25 ft at pond. See topographic map below.

The land slopes up sharply just west and east of the parcel with the eastern shore of Cranberry Pond forming the eastern property boundary. Most of the parcel is low land in the flood plain of Pine Swamp Brook. All drainage is to Pine Swamp Brook which flows south to Smith Pond and then to the Mill Cove off the Thames River.

Topographic map



Soils



As the figure shows, nearly all the soils on the property are part of the Hollis-Chatfield Rock Outcrop Complex of varying slopes. These are non-wetland soils of little agricultural importance.

Bedrock geology

The entire parcel overlays the Plainfield Formation described as interlayered thinly bedded quartzite, mica schist, and dark-gray gneiss.

Special Features

Special features include a low dam in Cranberry Pond formed by the Harvard Terrace roadway at the southern end of the property. There is a concrete box up to pond level with a grating on top just north of the road that directs overflow to a culvert under the road. The dam is also a fire hole and the fire department maintains a standpipe near the road for drawing water from the pond with a pumper truck.



Dam on Cranberry Pond



Cranberry Pond Viewed from Harvard Terrace

Cultural resources

The only cultural resources are the stone wall at the northern boundary.

MANAGEMENT OBJECTIVES

The principal management objective is protection of the property as open space. Boundaries are identified with Avalonia signs to help guard against intrusions. Entrance signs are not planned.

Surveillance of the property is limited to a required annual site visit to walk the property boundary and identify any problems. Occasional visitors should report any intrusions or property damage.

Passive public use is permitted which includes hiking, photography, bird and animal watching. Horses, bikes and motor vehicles are not permitted. Fishing is permitted and Cranberry Pond is known to hold pickerel. State fishing laws apply. The only public access is from Harvard Terrace although neighboring land owners can access the property from their own land. Visitor parking is available on Harvard Terrace East near the western corner.

There is no access for vehicles. Visitors are permitted to walk the property and engage in other passive recreation activities. The property sees very few visitors except for neighbors walking on the land. A trail does exist on the property but has not been maintained by Avalonia. See the map on page 2.

No special protection of the special natural or cultural features is planned. They are not threatened and have remained in place for many years.

Avalonia Land Conservancy Fee Land Stewardship Principles approved on December 16, 2009 (or later revision) shall be used as guidance for issues not specifically covered by this plan.

The property is not actively maintained. This property is intended to be a natural open space. However, the existing path should be cleared of blow downs sufficiently to permit people to visit more easily.

The only signs planned for the property are boundary signs. In accordance with Avalonia management principles these should be located at 50 foot intervals around the property boundary. Large signs should be used to identify corners and small signs used otherwise. An Avalonia map of the property is not planned.

The property is being left in its natural state and no efforts to enhance wildlife habitat or control erosion are planned. Invasive species will be controlled as man-power permits. Harvesting trees from the property is not planned and would be impractical. The property should be left as it is after a large natural disaster except for clearing sufficient to permit entry and inspection.

Implementing the plan

The Ledyard Town Committee is responsible for stewardship of this property. They are required to walk the property boundaries at least once each year and document their findings. The inspection should include making sure boundary signs are in place and that there have been no intrusions or other damage to the property.

Early in 2013 and periodically thereafter, the pathway should be cleared to allow easier access.

This plan should be reviewed and updated in 2018 and every five years thereafter.

LEGAL DOCUMENTATION

Deed: begins on next page.

INSTR # 2005001367 VOL 10401 PG 0266 RECD 04/25/2005 02:47:53 PM
CALVIN K. BROUNER TOWN CLERK LEDYARD CT

WARRANTY DEED - STATUTORY FORM

CRANBERRY POND ASSOCIATION, INC., a Connecticut non-stock corporation with a principal address of 49 Hartford Terrace, Gales Ferry, Town of Ledyard, County of New London and State of Connecticut,

for consideration of ONE DOLLAR (\$1.00) and other valuable consideration, grant to **AVALONIA LAND CONSERVANCY, INC.**, a not-for-profit Connecticut non-stock corporation with a mailing address of Post Office 49, Old Mystic, Connecticut,

with WARRANTY COVENANTS

Beginning at the Northwestern corner of this described tract on the Northeasterly side of Harvard Terrace and at the Southwesterly corner of Lot #3; thence running S 72° 56' E. 137.14 feet; thence running N. 13° 59' E. 122.5 feet; thence running N. 5° 03' E. 117.4 feet to the Northeasterly corner of said Lot #3, these last three described lines abutting Northerly and Westerly ON SAID Lot #3; thence running N. 19° 57' W. 193 feet to a merestone at the Northeasterly corner of Lot #2, abutting Southwesterly on said Lot #2; thence running Northeasterly about 300 feet to the wall at land now or formerly of Alice Satterlee at a point 400 feet Easterly from the Easterly side of the Military Highway, measured along the wall; thence running Easterly along the wall about 355 feet the Northwestern corner of Lot #22 of Harvard Terrace, abutting Northerly on said Satterlee; thence running in a general Southerly direction along the Easterly shore of the Pond about 950 feet to the Northeasterly line of Harvard Terrace at the Southwesterly corner of Lot #12, abutting Easterly on Lots 22, 21, 20, 19, 18, 17, 16, and 12 of Harvard Terrace; thence running N. 54° 18' W. 30.0 feet along the Northeasterly side of Harvard Terrace; thence running N. 33° 11' W. 82.4 feet; thence running N. 26° 36' W. 197.9 feet to the Southwesterly corner of Lot #3 at the point of beginning, these last two described lines being also along the Northeasterly side of Harvard Terrace.

Subject to restrictions and pond maintenance covenants set forth at Volume 30, Pages 75-77. Also subject to any right to said pond held by abutting property owners, as also noted at Volume 30, Pages 75-77.

Being the same premises conveyed to Cranberry Pond Associates, Inc. by Quit Claim Deed of Joseph J. Budziszewski, H. Andrew Bunch a/k/a Harold A. Bunch, Jr., Douglas F. Corteville, C. J. Garrett, Eric J. Gothberg, Peter M. Green, John C. Lyon, David L. Larson, Leo Maheu and Hillman C. Marshall, dated September 15, 1981.

Signed this 15th day of April, 2005.

Witnessed by:

CRANBERRY POND ASSOCIATION, INC.

David L. Larson 4-15-05

By *Dean Terry*
DEAN TERRY, Its President
duly authorized

Paul A. Magwood 4/15/05

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3/31/05

LAW OFFICES • O'BRIEN, SHAFNER, STUART, KELLY & MORRIS, P.C.
P.O. DRAWER 929 • GROTON, CONNECTICUT 06340 • 860-445-2463 • FAX: 860-445-4539 • JURIS NUMBER 43895

STATE OF CONNECTICUT)
) ss. Melinda L. Roberts
COUNTY OF NEW LONDON)

April 18, 2005

Personally appeared, **DEAN TERRY**, acting herein as President, duly authorized, of **CRANBERRY POND ASSOCIATION, INC.**, signer and sealer of the foregoing instrument and acknowledged same to be its and his free act and deed, before me.



Commissioner of the Superior Court
Notary Public

MELINDA L. ROBERTS
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT 31, 2007

Latest mailing address of Grantee:

Avalonia Land Conservancy, Inc.
P.O. Box 49
Old Mystic, CT 06372

This deed is accepted by Anne H. Nalwalk, President of Avalonia Land Conservancy, Inc. this 20th day of April, 2005.



ANNE H. NALWALK

-2-

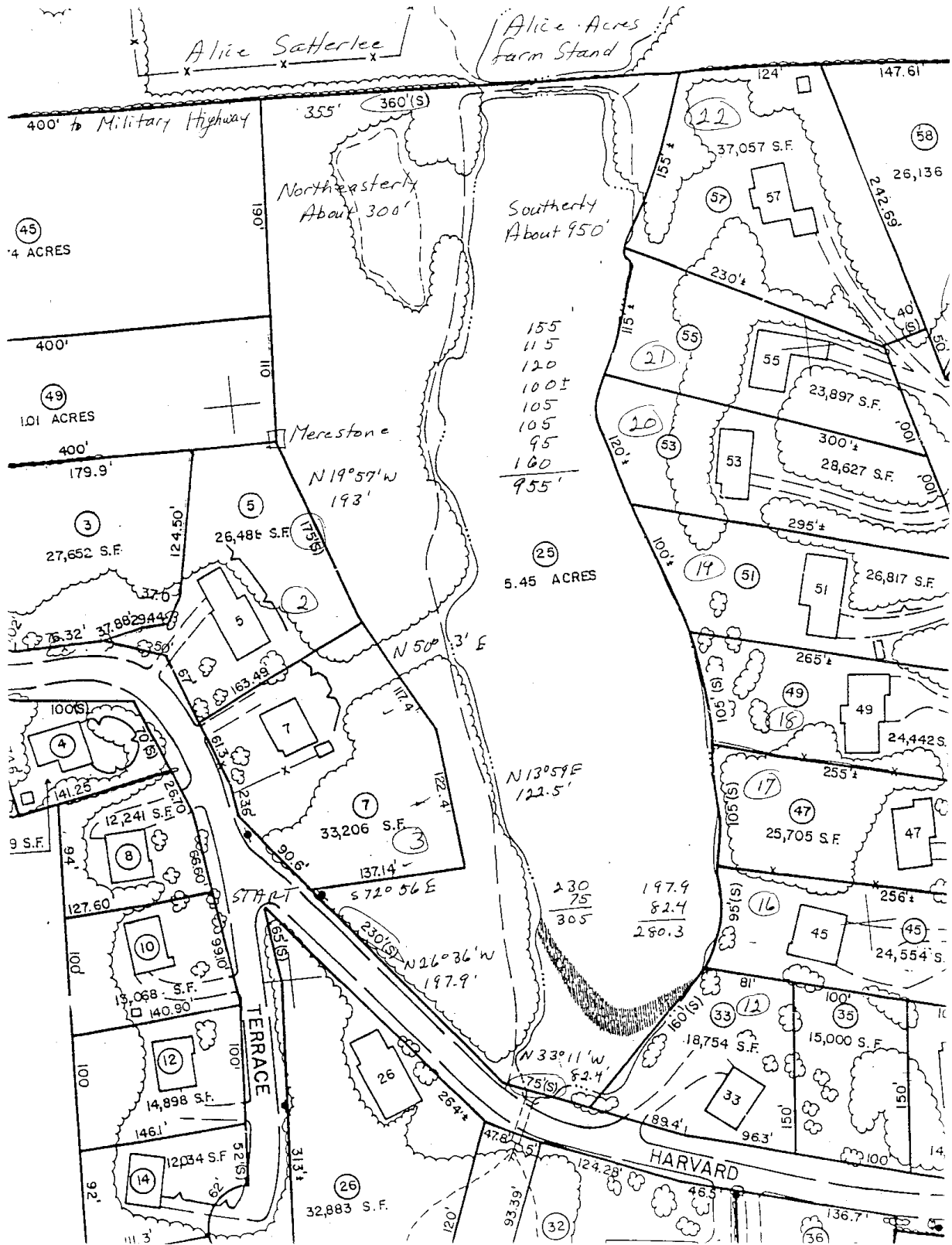
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3/31/05

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Restrictions (from Volume 30 page 76):

ly side of Harvard Terrace. The above described premises are conveyed subject to the following restrictions: That no building shall be erected on said premises at a cost less than \$13,500.00; that no building shall be erected on said premises other than a building to house one family for residential purposes only; that no poultry, pigs, horses, cows or livestock shall be kept on said premises; that no business of any kind shall be conducted on said premises; and that no trailer, tent or other type of movable structure shall be maintained on said premises as a dwelling. As part of the consideration hereof the grantee agrees to maintain in substantially its present condition and area a pond located on part of the above described premises. This conveyance is subject to any rights which the abutting owners may have acquired in and to said pond. To Have and to Hold the above granted

Survey Map:



Plan progress (annual update of work accomplished)

2013 – Boundary was walked on Jan. 2, all signs were in place and no intrusions were noted.

2014 -

2015 -

2016 -

2017 -