



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

Greenman Preserve

Property Management Plan

6 and 7 St. Paul Street
Ledyard, New London County, Connecticut
Map 41 Block 2330 Lot 6
Map 41 Block 2330 Lot 7

Ledyard Town Committee is responsible
for stewardship of this property

Plan Prepared by:
Michael Goodwin
March 2013

Approved by Ledyard Town Committee: _____
Chairman

Date _____

Approved by Stewardship Committee: _____
Chairman

Date _____



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SUMMARY

The Greenman Preserve includes two parcels of undeveloped open space located north of Ledyard center in Connecticut. The parcels may be accessed from St. Paul Street, Lynn Drive, and Seabury Avenue. St. Paul Street runs between Silas Deane Road and Lynn Drive.

Greenman 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>.

SITE INFORMATION

The property

Greenman Preserve consists of two parcels: 6 and 7 St. Paul Street in the Parsonage Hill Manor subdivision. The larger parcel at 7 St. Paul Street is 18.634 acres and is referred to here as the East Tract. This parcel is completely wooded with some wet land. The 6 St. Paul Street parcel is 5.609 acres and is referred to as the West Tract. This parcel is primarily a woody swamp. Greenman Preserve is shown in green on the map on the next page. The parcels colored blue are town owned open space.

The preserve and all surrounding land is zoned R-60, low density residential. Official town designations are Map 41 Block 2330 Lot 6 and Map 41 Block 2330 Lot 7.

Avalonia Land Conservancy, Inc., acquired the properties on January 29, 1981, as an open space set-aside from Bonnie Brook, Ltd., and were donated to the Mashantucket Land Trust by Arnold and Gloria Greenman. Avalonia was then the Mashantucket Land Trust, Inc. The deed restricts the land trust to hold the land forever in its natural state for the use and enjoyment of the general public. A right of way for purposes of ingress and egress from Seabury Avenue, 25 feet in width, across the town owned parcel at 45 Seabury Avenue was also deeded. The deed includes a reverter clause in favor of the Town of Ledyard should the land trust be dissolved.

Donation of this property to a land trust involved changing the Town of Ledyard's Planning Commission rules. This change was sought by our land trust and permitted subsequent donations of subdivision set-asides to land trusts.

The town owned parcels at 24 Silas Deane Road, 19 Lynn Drive, and 45 Seabury Avenue are possible future additions to the preserve. Bonnie Brook, Ltd., still owns the undevelopable parcel at 59 Seabury Ave and this is also a possibility for future acquisition.



The land slopes downward from about 375 feet elevation at the corner by lots 45 and 47 to 336 feet in the wetlands. A detailed topographic map is attached. Nearly all of the West Tract is wetlands and contains the headwaters of Joe Clark Brook. The western part of the East Tract also drains towards Joe Clark Brook. The eastern side of the East Tract is also wet and is part of the headwaters of Shewville Brook. Water flows northeasterly from the East Tract into Cedar Swamp and from there into Shewville Brook.

The two tracts are surrounded by single family homes except for lot 59 in the east which was designated as not a buildable lot on the subdivision plans. The property provides a forested buffer for the headwaters of Joe Clark Brook and part of Shewville Brook.

The preserve is open to the public but is undeveloped. Access to both tracts is primarily from St. Paul Street. We have an access easement across lot 45 and lot 19 is also a public right of way owned by the town. There are no Avalonia trails on the property and the wetlands make construction of a trail difficult. If lot 59 can be acquired, it would be possible to build a mostly dry trail from St. Paul Street, along the north side of the East Tract and around to lot 19. The loop could continue along Lynn Drive and St. Paul Street to the start point. The southeast portion of lot 7 is wetlands but a trail near the roads is possible.

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 lies outside of the open-space linkage areas called out in the Ledyard Plan of Conservation & Development.

History of the property is not known but it is nearly all wetland and unsuited to agriculture. There is also a partial stone wall running east to west in the East Tract near lot 19. There is also a stone wall on the north and west sides of the West Tract and along the north side of the East Tract indicating some agricultural activity in the past.

The boundary was checked on March 17, 2013, although the west and south boundaries of the West Tract were only viewed from the road due to wet conditions. Boundary signs around the perimeter were checked. Avalonia boundary signs are in place along the roads but there are none on the interior boundaries. There are a few Mashantucket Land Trust signs in place but they are widely spaced and the entire interior boundary needs new signs.

Natural resources

The land is a habitat for birds, deer, and smaller mammals. Flora includes typical of a red maple swamp with upland species on the slopes on the north and south sides of the East Tract. Hunting is prohibited and any violations should be reported to CT DEEP enforcement.

The tracts have not been harvested anytime recently and there are mature red, black, and white oaks, black birch, and yellow poplar. Several trees have fallen due to wind throw and the property has a number of deadfalls of varying ages.

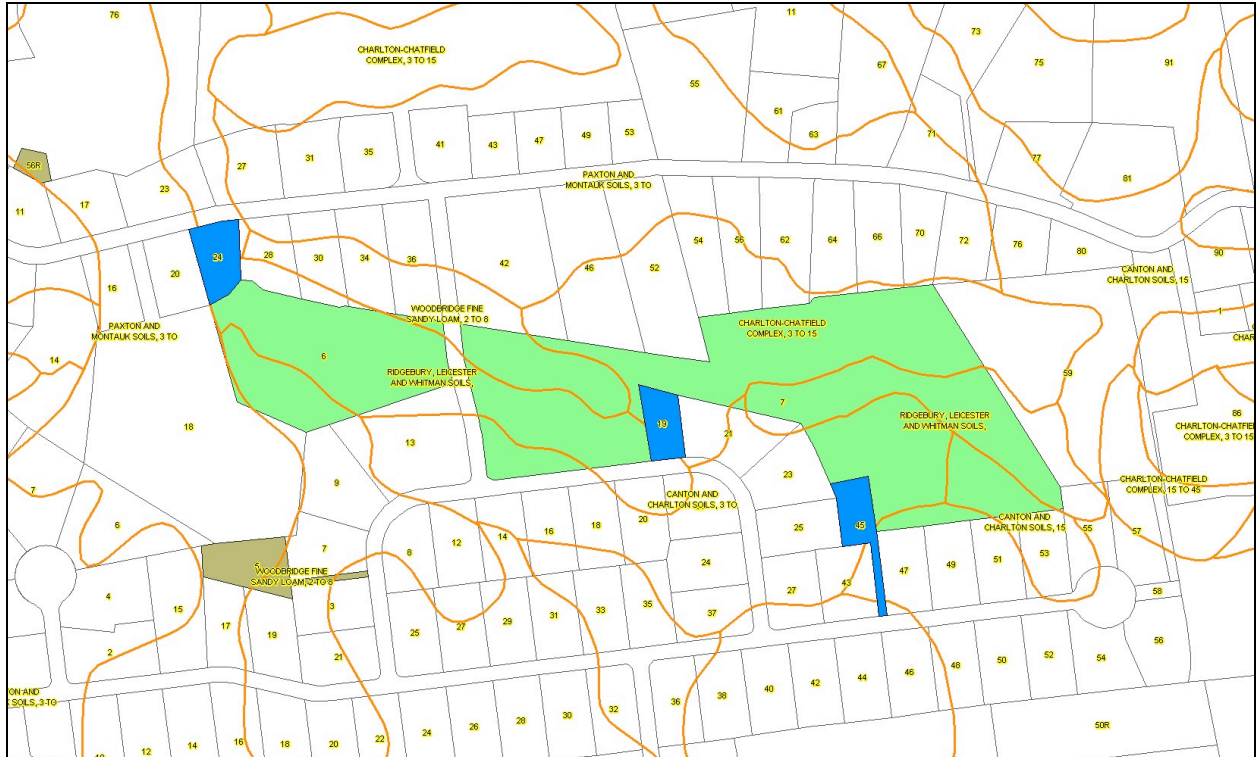
Typical local woodland and wetland species are present dominated by red maple with tulip poplar, oaks, black and yellow birch, and American beech very common. Bitternut (or possibly pignut) and mockernut hickories, green ash, American hornbeam, black gum, and sassafras were also found. Spice bush, witch hazel, and blueberries are present. Sweet pepper bush and green briar were plentiful along with some alders and possibly willows in the wetlands.

Topographic map

See map from town website attached.

Soils

The West Tract has Woodbridge fine sandy loam in the SW corner and a part of the NE corner. This is not considered a wetland soil and is very stony. The mid portion of the West Tract has extremely stony wetland soil. The soils in the East Tract are similar with wetland soils near the eastern and western center and stony, non-wetland soils on either side.



Bedrock geology

The preserve is divided by a fault line running roughly between lots 47 and 70 across the East Tract. Bedrock on either side of the fault is the same formation of the Avalonia Terrane/Avalonian Anticlinorium. The rock consists of Hope Valley Alaskite Gneiss described as a light-pink to gray, medium to coarse-grained, granitic gneiss.

Cultural resources

The only cultural resources are stone walls along the northern boundary of both tracts and along the western boundary of the West Tract. There is also a partial stone wall in the interior of the East Tract running east to west behind lot 19 and 21 Lynn Drive. A possible rough, old foundation is present on the height of land near lot 64 on the East Tract.

MANAGEMENT OBJECTIVES

The principal management objective is protection of the property as open space. Boundaries are to be 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. Properties along Lynn Drive and Seabury Avenue have structures close to our border and should be monitored for intrusion.

Passive public use is permitted which includes hiking, photography, bird and animal watching. Horses, bikes and motor vehicles are not permitted. Visitor parking is available on St. Paul Street, Lynn Drive, and Seabury Avenue. There are no trails on the property. The property sees few visitors except for neighbors.

No special protection of the special natural or cultural features is planned. They are not threatened and have remained in place for many years. The location of stone walls should be added to our GIS map.

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. Paths through blow downs near the boundary should be opened to make inspection of the property easier.

The only signs planned for the property are boundary signs. In accordance with Avalonia management principles the boundary signs 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 trail map of the property is not planned.

The property is being left in its natural state and no efforts to enhance wildlife habitat, control invasive species, or control erosion are planned. 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.

2014: Map the stone walls on the property.

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

Legal documentation

Deed (attached)

Property map (4 overlapping sheets attached)

Plan progress (annual update of work accomplished)

2013 – March 17: Walked boundary and checked boundary signs.

2014 -

2015 -

2016 -

2017 -