



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

Haleys Brook Preserve

Property Management Plan

9 and 21R Peachtree Hill Avenue
Ledyard, New London County, Connecticut
Map 112 Block 1880 Lot 9
Map 112 Block 650 Lot 21

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 Haleys Brook Preserve includes two parcels of undeveloped open space located just south of the center of Ledyard, Connecticut. The parcels may be accessed from Peachtree Hill Avenue and Route 117. Peachtree Hill Avenue is a cul-de-sac off of Route 117, Center Groton Road.

Haleys Brook 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>.

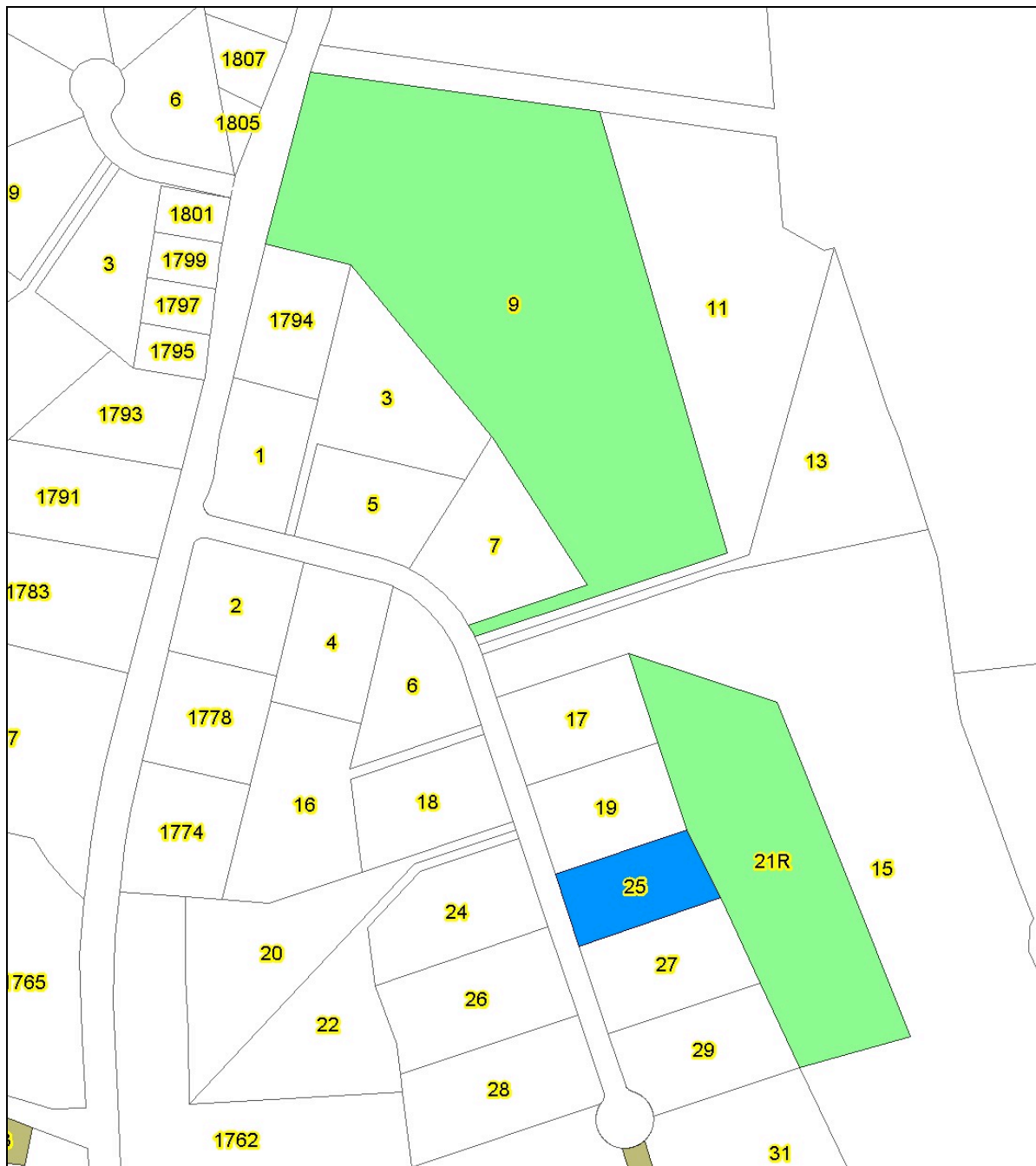
SITE INFORMATION

The property

Haleys Brook Preserve consists of two parcels: 9 and 21R Peachtree Hill Avenue in the Peachtree Hill Development Corporation subdivision. The larger parcel at 9 Peachtree Hill Avenue is 13.779 acres and is referred to here as the North Tract. The 21R Peachtree Hill Avenue parcel is 5.389 acres and is referred to as the South Tract. Haleys Brook Preserve is shown in green on the map on the next page. The parcel colored blue is town owned open space.

The preserve and all surrounding land is zoned R-60, low density residential. Official town designations are Map 112 Block 1880 Lot 9 and Map 112 Block 650 Lot 21.

Avalonia Land Conservancy, Inc., acquired the properties on July 18, 1991, as an open space set-aside for the Peachtree Hill Development Corporation subdivision from Joseph A. Lozier. The deed contains no restrictions pertaining to use. Other properties in the subdivision have use restrictions as shown in the attached Declaration of Covenants and Restrictions appendix. These are restrictions on buildings and other residential uses and don't apply directly to the open spaces given to Avalonia. However, we are granted the right to monitor and enforce these restrictions if we see them violated on surrounding properties. Avalonia is to maintain signage of customary and reasonable size and style indicating that the property was donated by Joseph A. Lozier. To date no sign has been installed and we haven't heard from Mr. Lozier.

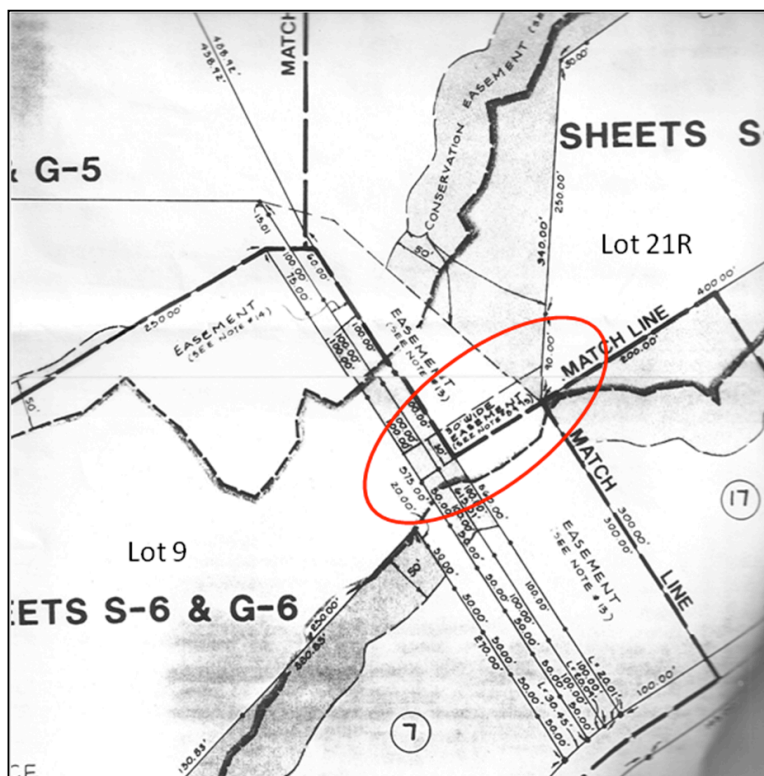


The land slopes downward from about 275 feet elevation at the northeast of Lot 9 to less than 230 feet at the south. Nearly all of the property, except the east side, is wetlands and contains the headwaters of Haleys Brook.

The property is bordered on the west and east by single family homes. The property provides a forested buffer for the headwaters of Haleys Brook and separates the brook from the residential development to the west and east. The surrounding properties also have conservation easements extending to 50 feet from the limits of the wetlands. These easements and our preserve protect the wetlands in this area.

Along with the undeveloped land to the north and south along Haleys Brook the preserve forms a valuable wildlife corridor. North of the North Tract lies an unpaved access corridor from Route 117 to 10 Pleasant View Drive and an open tract of farm land beyond that. Beyond the farm land is a parcel of town owned land. These are possibilities for future acquisition. Lot 15 in the subdivision wraps around the South Tract. Nearly the entire portion of this lot south of the South Tract is included in a conservation easement or wetlands preventing building in the area. This area is not open to the public but it does contain a 30 foot wide trail easement along the western and southern sides. The drawing note says that "This easement shall facilitate the construction of a public hiking trail to be installed by others." The easement extends from the South Tract to property owned by the Lamb family.

The preserve is open to the public but is undeveloped. There are no Avalonia trails on the property and it is quite wet. Hunting is prohibited and any violations should be reported to CT DEEP enforcement. Access to the North Tract is from Peachtree Hill Avenue along a narrow corridor left of the driveway to 11, 13 and 15 Peachtree Hill Avenue. The North Tract can also be accessed directly from Route 117 but the property is wet near this road. The South Tract can be entered across the town owned lot 25 or from the entry corridor to the North Tract across a 30 foot wide easement deeded to us as shown below.



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 a partial stone wall on the north end of the North Tract indicating some agricultural activity in the past.

The boundary was checked in March 5, 2013. Boundary signs around the perimeter were checked. The border is currently marked with widely spaced Mashantucket Land Trust signs and the border needs to be reposted with Avalonia signs.

Natural resources

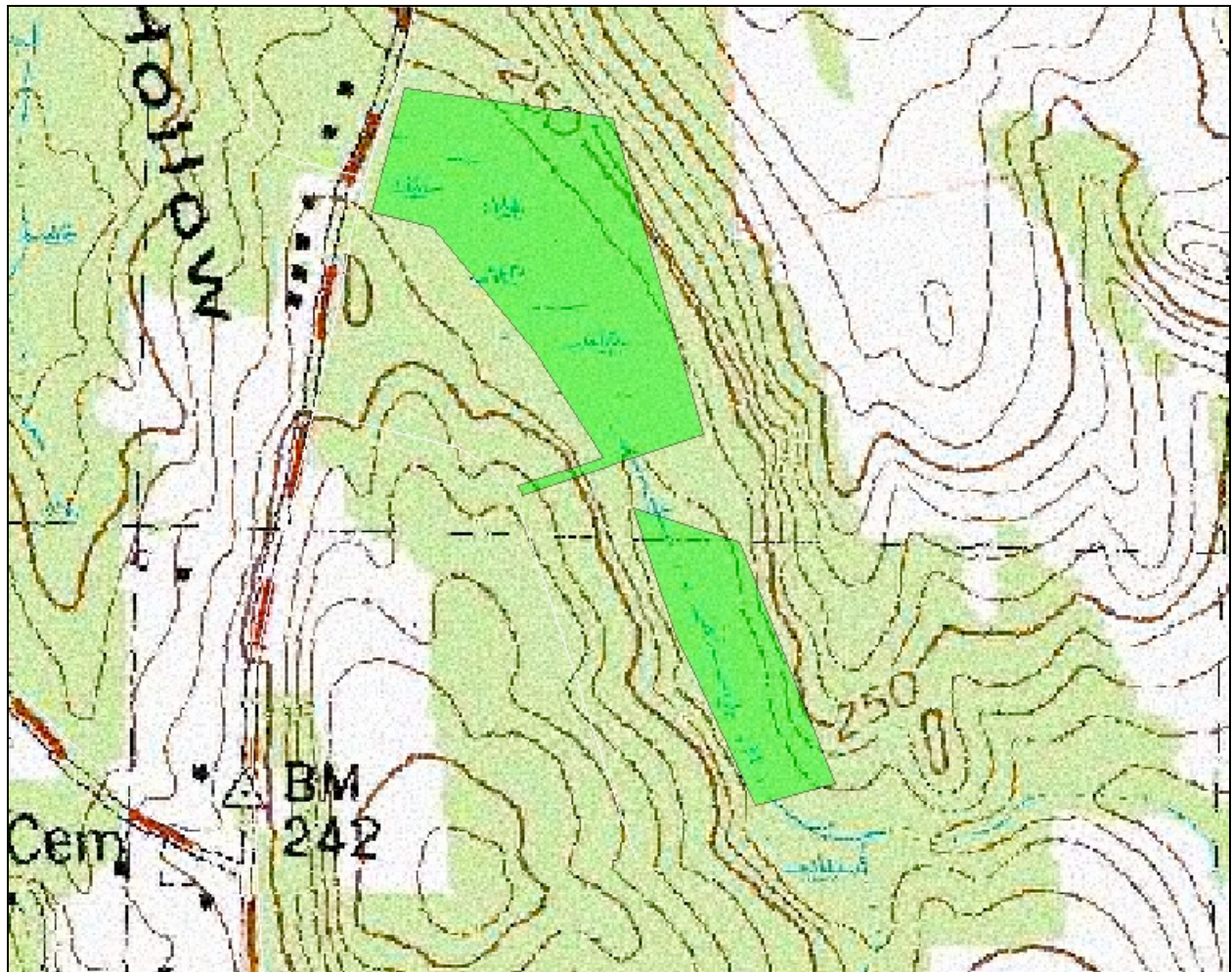
The land is a habitat for birds, deer, and smaller mammals. Flora includes typical of a red maple swamp with some upland species on the slopes on the east side.

Except for the narrow entry strip, the land is wetlands with small feeder streams crossing in several places which feed into Haleys Brook which runs through both tracts. The tract has not been harvested anytime recently and there are mature red and white oaks and yellow poplar. Several trees have fallen due to wind throw and the property has quite a number of deadfalls of varying ages.

Flora includes typical local woodland species dominated by red maple and tulip poplar with white and red oak, black and yellow birch, and American beech. Hickories, black oak, green and white ash were also found. Spice bush and sweet pepper bush were plentiful along with some alders. Early spring wildflowers likely are present in the wetland area/floodplain of Haleys Brook including lovely bold yellow marsh marigold right in the stream and a variety of other more fragile types along the banks and further into the property. Skunk cabbage was just emerging in March during our boundary walk.

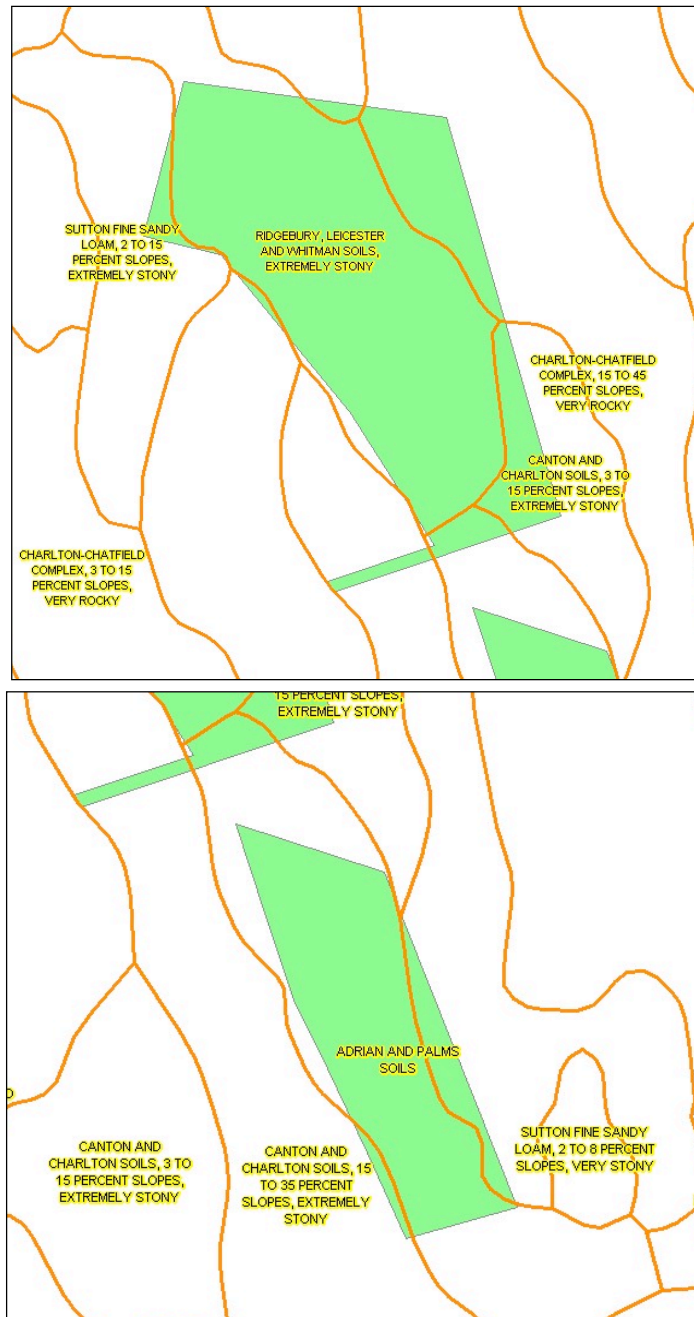
Topographic map

Elevation ranges from 230 ft to 275 ft above sea level. All drainage is to Haleys Brook which flows south to the Mystic River.



Soils

The wetland soils of the North Tract are stony while those of the South Tract are mucky.



Bedrock geology

The preserve is divided by a line running roughly down its N-S axis into two formations of the Avalonia Terrane/Avalonian Anticlinorium. To the east lies the Potter Hill Granite Gneiss Formation. This is light-pink to gray, tan-weathering, fine- to medium-grained, well-foliated granite gneiss. To the west lies the Plainfield Formation. This consists of interlayered thinly bedded quartzite, mica schist, and dark-gray gneiss.

Cultural resources

The only cultural resource is a stone wall along the northern boundary of the North Tract. The stone walls have yet to be mapped.

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.

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 Peachtree Hill Avenue. There are no trails on the property and none are planned. The property sees very few visitors except for neighbors walking on the land.

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. However, the narrow entry path should be cleared of blow downs sufficiently to permit people to enter without having to cross adjoining properties. Paths through blow downs near the boundary should also be opened to make inspection of the property easier.

The only signs planned for the property are boundary signs and the donation sign required by deed. 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)

Declaration of Covenants and Restrictions (attached)

Survey map (4 overlapping sheets attached)

Plan progress (annual update of work accomplished)

2013 – March 5: Walked boundary and checked boundary signs.

2014 -

2015 -

2016 -

2017 -