



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

Hinckley Hill Preserve

Baseline Documentation File / Property Management Plan

Off Pequot Trail & Pequot Court
Stonington, New London County, Connecticut

Stonington Town Committee is responsible
for the stewardship of this property

Plan Prepared by:
Richard Newton / Beth Sullivan
Spring - 2015

Approved by Stonington Town Committee: _____

Date _____

Approved by Stewardship Committee: _____

Date _____



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SUMMARY

This plan is two parcels off Pequot Trail and Pequot Court in Stonington, CT. Visitors are welcome, but there are no trails.

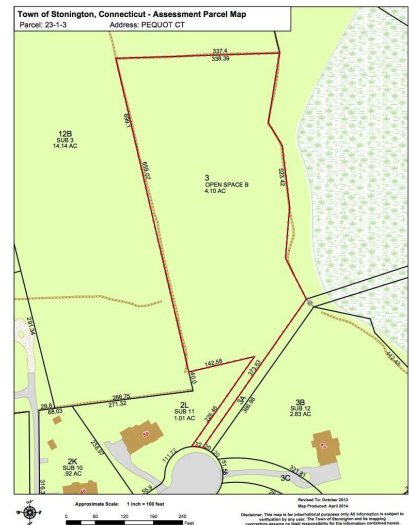
Property is owned by Avalonia Land Conservancy, Inc., P.O. Box 49, Old Mystic, CT 06372. Avalonia Land Conservancy can be reached by email at avalonialc@yahoo.com, by phone at 860-884-3500, and has a website at <http://www.avalonialandconservancy.org>.

HISTORY

The properties were open space set asides for the development on Pequot Court conceived by Hinckley Associates LLC.

SITE INFORMATION

The property: This plan covers the properties off Pequot Trail and Pequot Court in Stonington, CT. Parcel maps of the properties from the Town of Stonington GIS database are shown to the left and right. The properties are identified as Map/Book/Lot/Unit: 23/1/2C/ & 23/1/3/. The size of the combined properties is approximately 18.15 acres. There are no trails. There are wetlands and a small unnamed stream on the Pequot Trail property.



Pequot Court contains wetlands flowing easterly to privately owned wetlands. To the west and north is a vacant 14-acre property that connects to High Ridge Association open space.

Acquisition history: Donated as mandatory set aside for subdivision by Hinckley Associates LLC in December 2005.

Land use history: Parts were formerly farmland. Property is mostly undisturbed from humans due to not having trails.


Neighborhood Change in Connecticut, 1934 to Present

Want to compare 1934, 1990, 2004, 2006, 2008, and 2012 using a transparency tool? [Check out our Connecticut Aerial Photography Interactive Map Interface](#)

Attention ArcGIS and other GIS software users! The 1934 Aerial Photography layer is available via [MAGIC's WMS](#).

Use the search box below to locate an address in Connecticut.
pequot trail, stonington, ct

Toggle map layers
☐ CT Towns



Public use resources: The property is open to the public for all standard Avalonia passive recreational activities. Essentially the only activity is to provide wildlife habitat for neighborhood.

Public benefit of the protected property: The property is a significant natural area that qualifies as being preserved for a “conservation purpose” under 26 US Code 170(h)(4):

(4) Conservation purpose defined

(A) In general

For purposes of this subsection, the term "conservation purpose" means—

- (i)** the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii)** the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii)** the preservation of open space (including farmland and forest land) where such preservation is—
 - (I)** for the scenic enjoyment of the general public, or
 - (II)** pursuant to a clearly delineated Federal, State, or local governmental conservation policy, and will yield a significant public benefit, or
- (iv)** the preservation of an historically important land area or a certified historic structure.

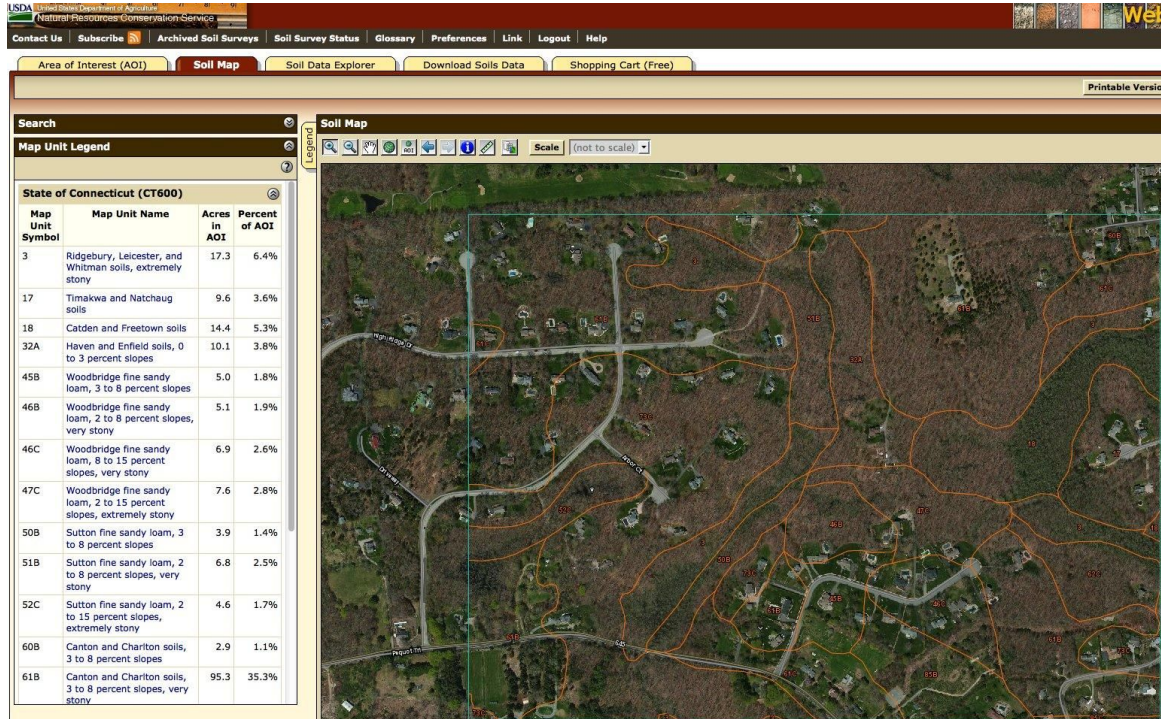
NATURAL RESOURCES

These parcels contain very typical wet woodland and Red Maple swamp habitat. Each contains portions of more upland woods away from lower and wetter areas with affiliated wildlife.

Vegetation: Wetlands comprised of Red (Swamp) Maple with some Yellow Birch, some White Oak with mid-level shrub layer comprised of Sweet-pepper Bush and Spice Bush. Native green brier also present throughout, ferns and sphagnum and other mosses dominate forest floor in wetlands with typical wetland plants including violets, skunk cabbage among others. One stand of Cardinal flower was discovered. Portions of the Pequot Trail parcel have wet areas more open to sun and there are grasses and sedges in significant areas. More upland areas contain other Oaks, Sassafras, some Hickory and Black Birch. There is good understory in some areas, others show significant deer browse, and in some areas there are patches of non-native and invasive plants: Barberry along stream areas. The Pequot Trail property has a southeast corner of formerly disturbed land that has become impenetrable with invasive vines, and shrubs. (Bittersweet, Autumn Olive, Honeysuckle)

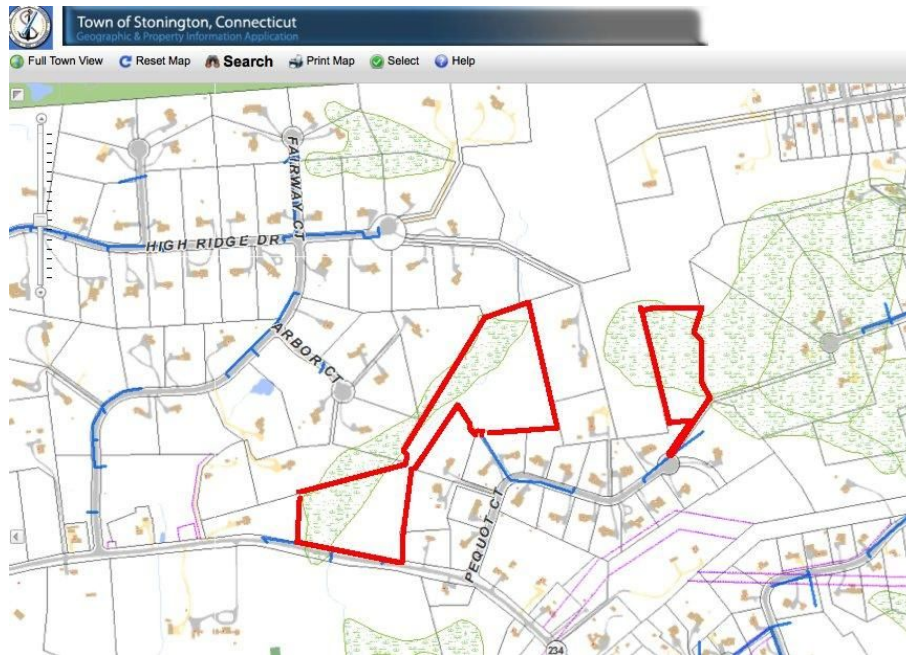
Wildlife: Typical woodland resident birds observed: Chickadees, Titmice, Downy, Hairy and Red-bellied Woodpeckers and White Breasted Nuthatch. Winter Wren noted on one trip. One would expect typical migrant nesters including several species of warblers. A Red-eyed Vireo's nest was found. There is enough contiguous woodland acreage to expect other forest nesters to be present such as: Wood Thrush, Scarlet Tanagers Wood Pewee.

WEB SOIL SURVEY: Primarily 3 / 18 / 50B (stony, poorly drained, sandy loam)



HYDROLOGIC FEATURES – Wetlands soils

The Pequot Trail parcel flows to the Anguilla Brook watershed basin. The Pequot Court parcel flows to the Pawcatuck River watershed basin.



SPECIAL FEATURES AND CULTURAL RESOURCES: None known.

MANAGEMENT OBJECTIVES

Stewardship policies: Avalonia Land Conservancy Fee Land Stewardship Principles were approved on December 16, 2009 and the document is available at the Conservancy's office. This document sets forth the general principles governing stewardship of all Avalonia properties. The document or any approved successor is hereby incorporated as part of this management plan.

Protection: As with all Avalonia properties, the exterior boundaries of these preserves shall be marked with approved Avalonia Land Conservancy boundary signs following the guidance given in Avalonia stewardship policies.

Condition of Boundaries:

- ☐ Corner monuments/pins found
- ☒ Boundary signs posted (partially complete)

An annual walk around the boundaries of the properties is required to ensure that boundary signs are in place and that there are no intrusions. Other surveillance should take place using due vigilance on occasional visits to the property.

All motorized vehicles are prohibited on the properties except for farm vehicles and maintenance.

Hunting is prohibited and any violations should be reported to CT DEEP enforcement.

Maintaining properties appearance: Not required at this time.

Public use: The preserve is open to the public for passive recreational use. Motor vehicles, bicycle riding, and horseback riding are not permitted. Hunting and the use of firearms on the property including bow hunting and target practice are not permitted. Camping is not allowed. Dogs must be kept on a leash no longer than 7 feet long. Visitors are not allowed to pick vegetation or disturb wildlife excessively.

There are no interpretive signs on the property at present and it is not anticipated that any will be erected.

Enhancing wildlife habitat(s): Resource inventory needed prior to doing any enhancement for wildlife. Properties are not in CT DEEP Natural Diversity Database area nor CT DEEP Critical Habitat area.

Controlling invasive species: Control of invasive species will be performed as resources allow.

Erosion control: The southeast corner of the Pequot Trail property is identified on the UCONN Clear map as soils susceptible to erosion. Drainage is rated moderately well drained to poorly well drained.

Productive uses: Habitat for neighborhood birds, mammals, insects and plants.

Scientific and educational activities: None known or anticipated.

Response to large natural disasters: None anticipated. May have to address trees damaged from a windstorm.

Special management considerations: There are no special management considerations at this time.

IMPLEMENTING THE PLAN

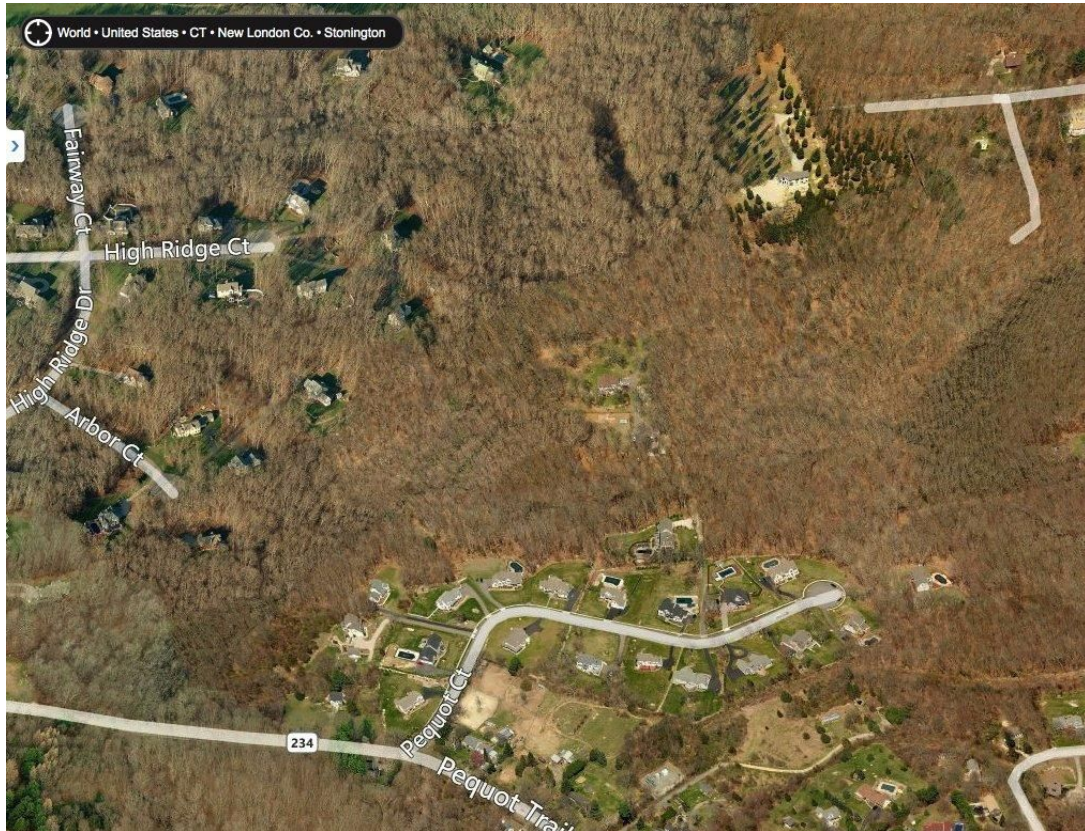
Recurring and occasional requirements: Roadside cleanup.

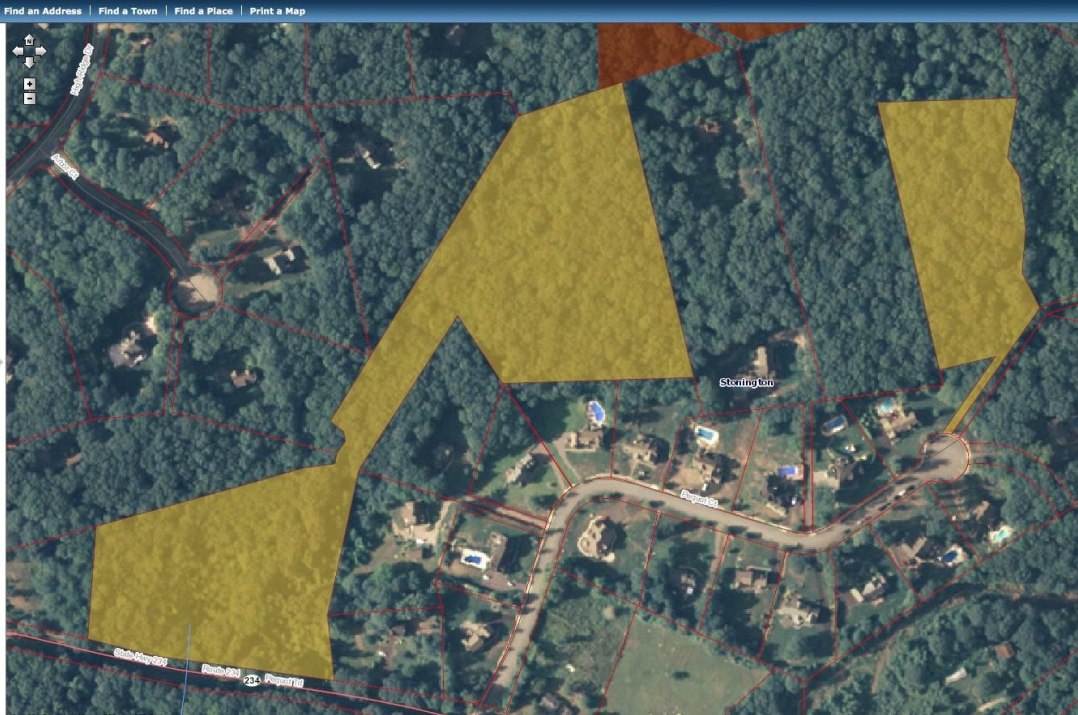
Annual obligations: A boundary walk around the outside perimeter the property is required to look for intrusions and to ensure that the boundary is marked with Avalonia Land Conservancy signs.

Short term plan (1 – 5 years): None required at this time.

Long term plan (5+ years): None required at this time.

Schedule for revising this plan: This plan shall be reviewed at least every five years and updated as necessary.





Preparer Certification: I hereby certify that I (or another member of the Stonington Town Committee) have personally inspected the property that is the subject of this baseline documentation file / management plan, and I have personally prepared and / or reviewed the maps, photographs, and other information contained in this file.

Signed: _____ **Date:** _____

Printed Name: _____