



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

# Simone and Antonetta Norcia Preserve

## Property Management Plan

Johnson Street  
Stonington, New London County, Connecticut

Stonington Town Committee is responsible  
for the stewardship of this property

Plan Prepared by:  
Richard Newton & Beth Sullivan  
Spring 2013

Approved by Stonington Town Committee: \_\_\_\_\_

Date \_\_\_\_\_

Approved by Stewardship Committee: \_\_\_\_\_

Date\_\_\_\_\_



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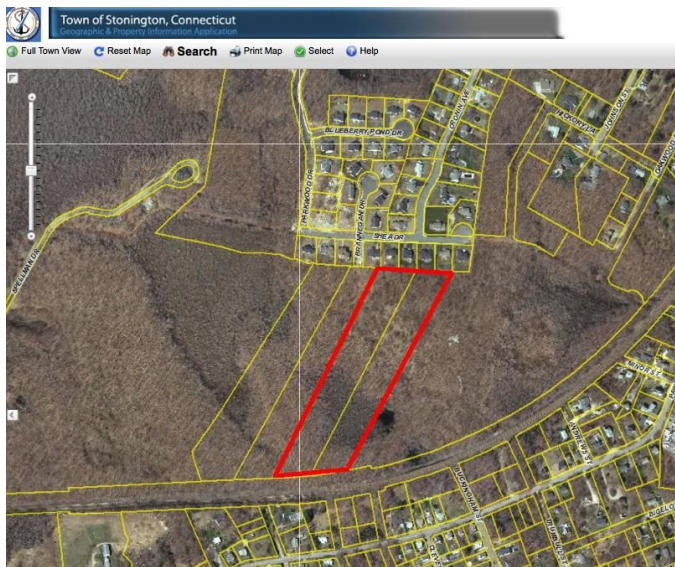
## SUMMARY

This plan is for two abutting properties off Johnson Street in Stonington, CT. This is a non-trailed property behind homes on Shea Drive and extending to AMTRAK train tracks. See the map that follows. Visitors are welcome.

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

## HISTORY

The Simone and Antonetta Norcia Preserve is located in the Town of Stonington in the southeastern area of town. It is bounded residential housing to the north, an undeveloped lot to the west, AMTRAK train tracks to the south and Dripping F Ranch to the east. Michael Norcia donated these properties in 2000.

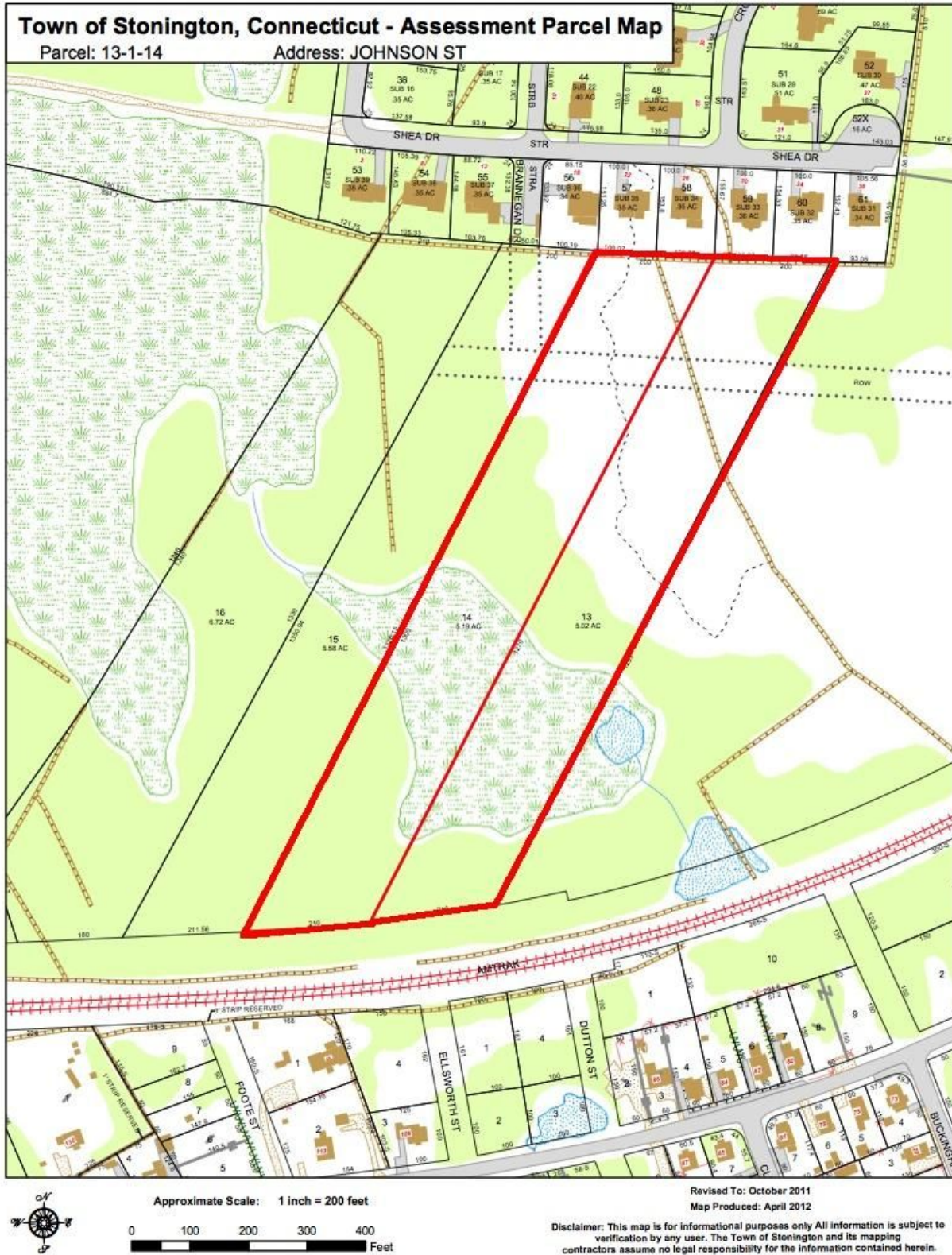


## SITE INFORMATION

### The property

A parcel map of the properties from the Town of Stonington GIS database is shown on the next page. The property is identified as Map/Book/Lot/Unit

13/1/13/ and 13/1/14. Combined GIS acreage is 11.1 acres. Zoning is RR-80.



### Acquisition history

Donation in 2000.

### Land use history

Open space... much of property is wetlands.

### Public use resources

Access is through designated right of ways. Originally the right of way came off Johnson Street, but with the development of the Blueberry Hill sub-division there is a shorter access off Brannegan Drive. There are no marked trails and the area is very wet. Passive recreation is allowed: hiking, nature study. No recreational motorized vehicles are permitted. Dogs must be on leash at all times. Standard Avalonia boundary marking signs have been posted in accordance with management principals, but there are no maps of the property nor are there any immediate plans for signage at entrance. Neighboring property owners have active deer stands, so visitors should be cautious during hunting season.

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.

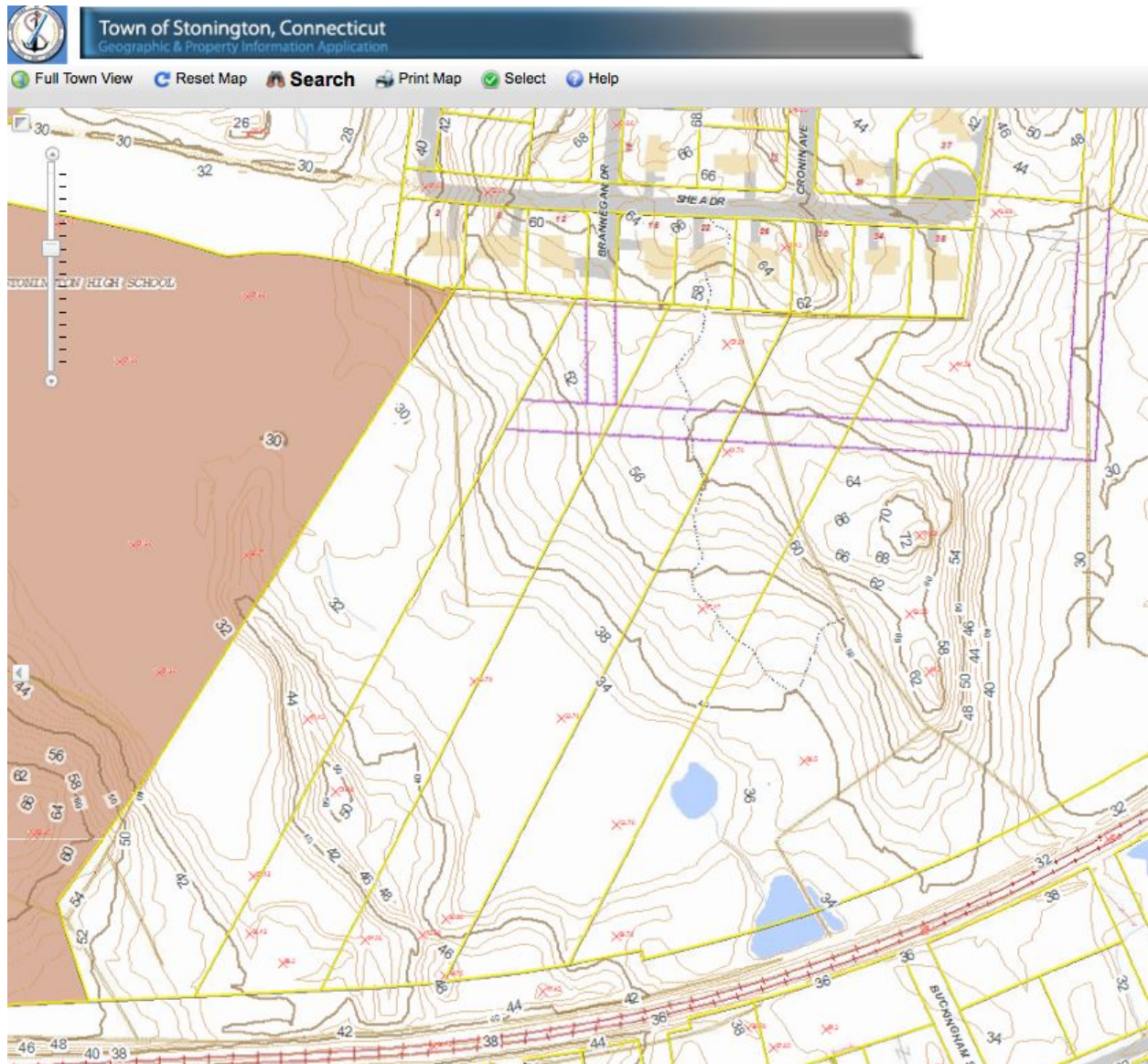
### Natural resources

This property is approximately 11 acres of mixed habitat: Shrubby woods (grape, briars, cherry, white oak) meeting nice area of open light woodlands with many mature blueberry bushes. Land gradually slopes down and has beautiful large, thick stand of princess pine leading to impassable wetlands and very dense shrub cover (sweet pepper bush, blueberry and spice bush). The wetlands spans entire preserve making complete boundary circle impossible. Outside the east border is a large dump of plastic/tarp/mattress/backpacks. There are several well-used paths

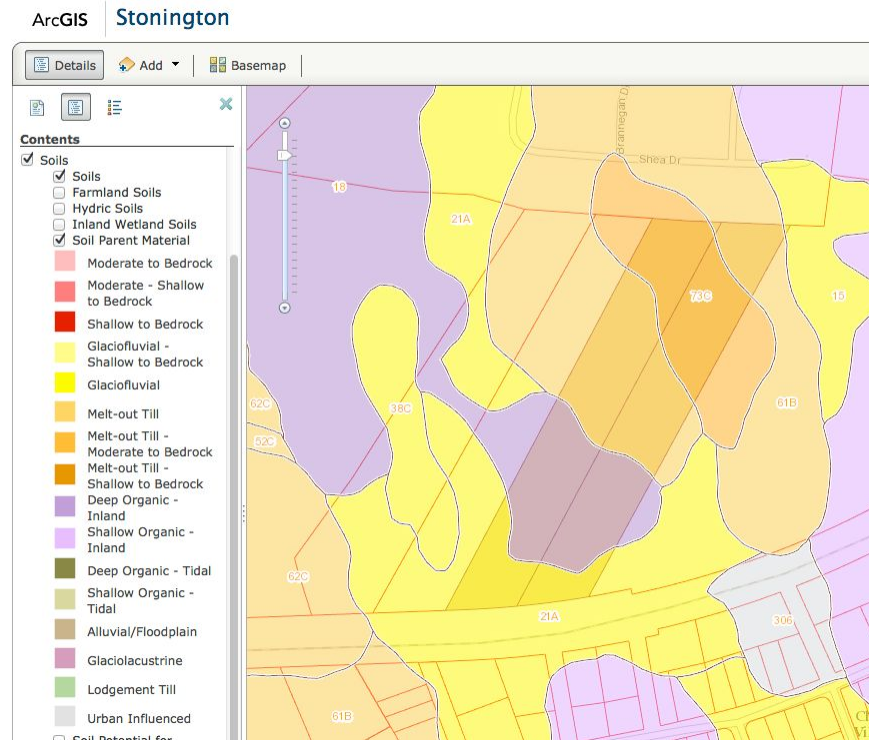


throughout the property, crisscrossing inside the preserve and skirting the wet areas. It is obviously used by local residents. Creating formal trails is not possible without going off Avalonia property due to the wetlands. Berry bushes are a plus and wetlands will be interesting to observe more closely in spring for vernal activity, salamanders, frogs etc. as well as swamp nesting birds.

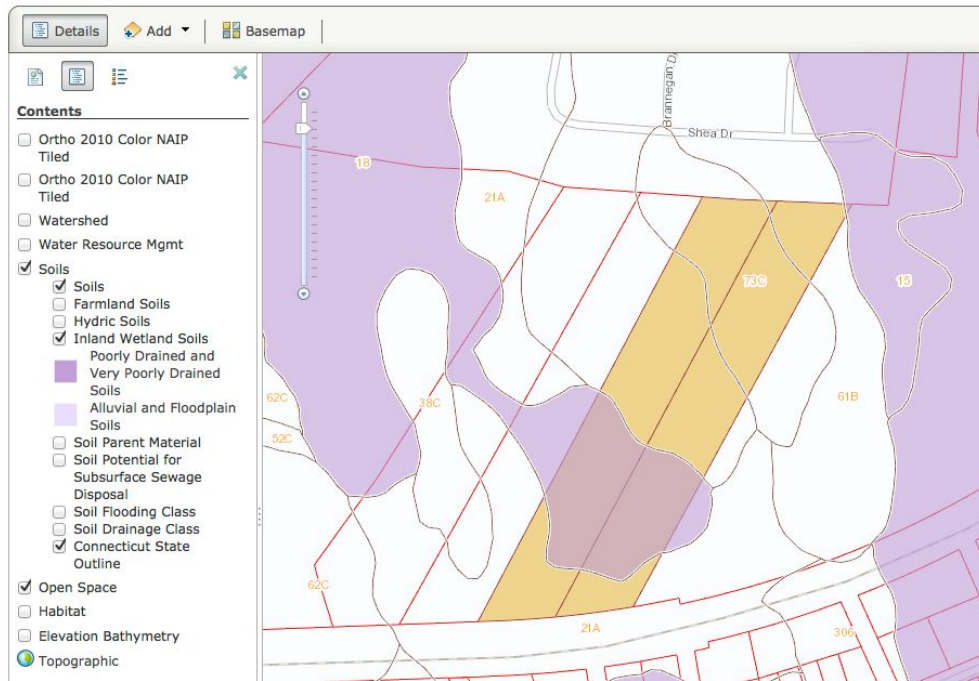
## ELEVATIONS



## SOILS

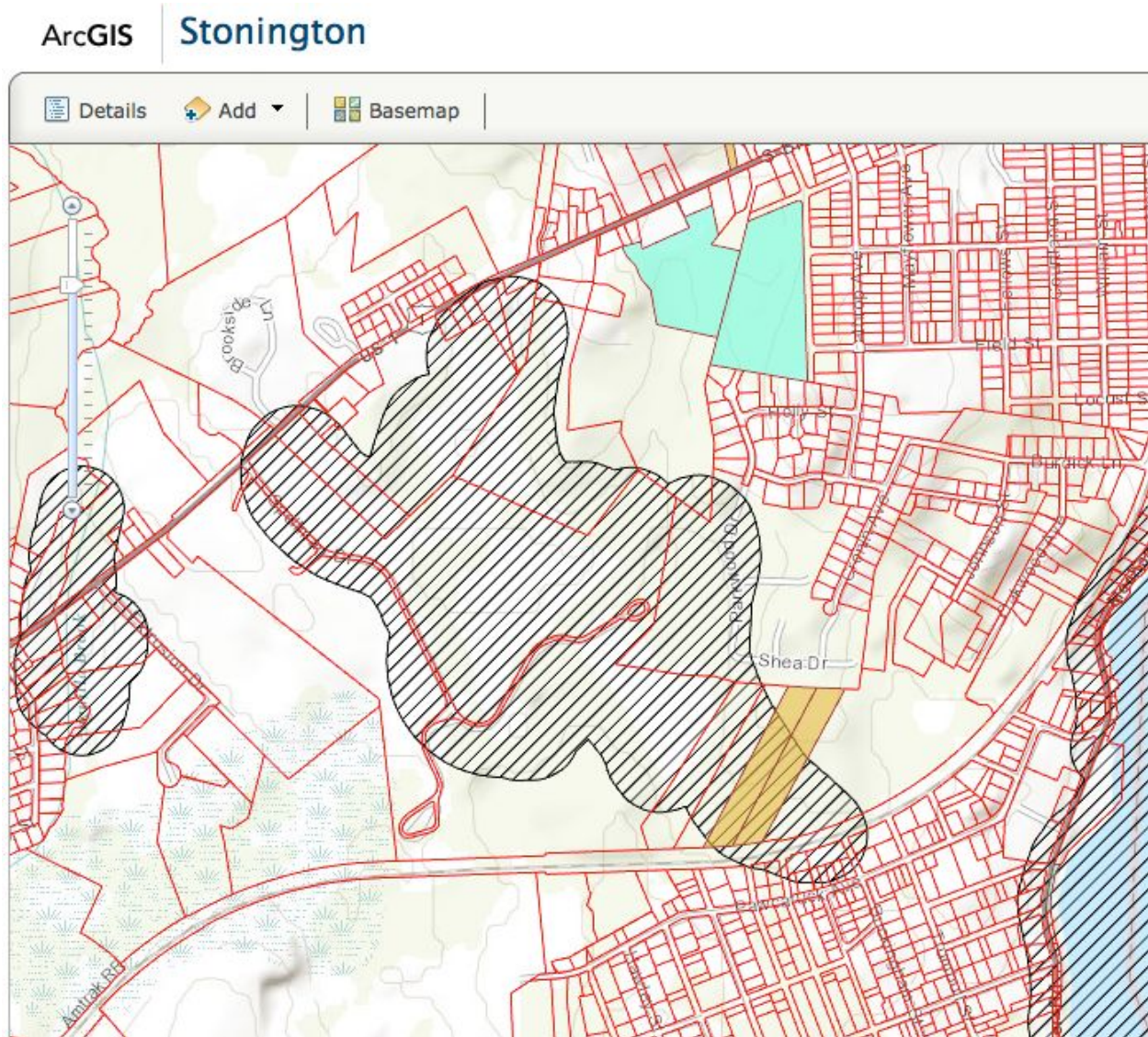


## HYDROLOGIC FEATURES





## SPECIAL FEATURES AND CULTURAL RESOURCES



The preserve falls under a Natural Diversity Database area indicating endangered or threatened species or species of concern are present.

## 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 on Hatch Street in Mystic, CT. 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

No entrance / roadside sign at present.

The management objective for this property is to leave it in its natural state as protected open space, with special attention paid to protecting the wetlands.

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. Yearly surveillance should be conducted to check for infringement or encroachment by neighbors depositing yard waste over the walls and to continually monitor the presence of the tree mounted hunting stand located near or inside the boundary. (Sites were documented and photographed in 2012 and reported to CT DEEP Enforcement). All motorized vehicles are prohibited on the properties except for maintenance.

#### Maintaining properties appearance

Litter control.

#### Public use

The preserve is open to the public for passive recreational use though there are no trails. 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.

#### Enhancing wildlife habitat(s)

File a NDDDB request with the CT DEEP. Need to identify and protect any endangered or threatened species or species of concern in their report or any others identified by volunteers.

#### Controlling invasive species

Removal of invasive species by manual means will be accomplished as resources permit.

#### Erosion control and flooding

No control planned.

#### Productive uses

None.

Scientific and educational activities

None planned.

Response to large natural disasters

Removal of any hazards will be undertaken as necessary.

Special management considerations

None.

IMPLEMENTING THE PLAN

Recurring and occasional requirements

Stonington Town Committee members visit the site on a limited basis.

Annual obligations

A boundary walk around the outside perimeter the property is required.

Short term plan (1 – 5 years)

Annual boundary walk.

File NDDB request.

Long term plan (5+ years)

Monitor site. Control invasives.

Schedule for revising this plan

This plan shall be reviewed at least every five years and updated as necessary.



## APPENDICES

I. Zoning map for property and surrounding area is available at the Stonington Town Hall or online at <http://gis.stonington-ct.gov/mapxpress/>.

Deeds are available in Avalonia files, Stonington Town Hall and online at <https://connecticut-townclerks-records.com/User/Login.aspx?ReturnUrl=%2fIndex.aspx>

II. Historical photos



### Neighborhood Change in Connecticut, 1934 to Present

Prefer to use the previous version of the 1934 Fairchild Aerial Photography map mash-up? [View Previous Version of this Interface](#)



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





