



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

Red Brook Preserve

Property Management Plan

15R Red Brook Lane
Ledyard, New London County, Connecticut
Map 143 Block 2025 Lot 15-R

Ledyard Town Committee has stewardship
responsibility for this property

Plan Prepared by:
Michael Goodwin
February 2011
Revised March 2017 by Karen Askins

Approved by Ledyard Town Committee: _____
Chairman

Date _____

Approved by Stewardship Committee: _____
Chairman

Date _____

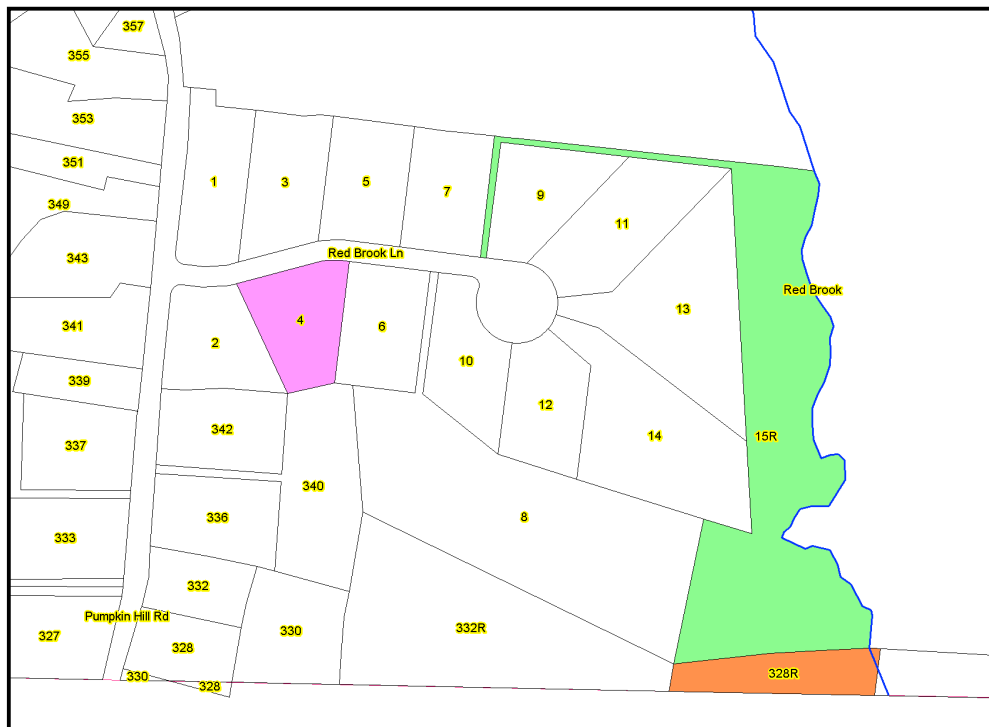


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Red Brook Preserve Property Management Plan Summary

The Red Brook Preserve is located in southeastern Ledyard, Connecticut and accessed off of Red Brook Lane. Red Brook Lane is a cul-de-sac off of Pumpkin Hill Road.

Red 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>.



Red Brook Preserve, 15R Red Brook Lane, is an 8.95 acre parcel located west of Red Brook with an approximately 15 foot wide access path from Red Brook Lane located between 7 and 9 Red Brook Lane and behind 9 and 11 Red Brook Lane as shown in green on the map below.

Avalonia Land Conservancy, Inc., acquired the property on September 25, 1995. The tract is restricted to use for land conservation and or open space and no residential development or commercial use is permitted. A right of way over the 15 foot wide strip along the westerly side of Lot 9 was granted in the deed for ingress and egress to the Rogerene Quaker Cemetery.

The land slopes downward from about 155 feet elevation at the entrance to 65 feet at the southeast corner. Nearly all of the property, except the entrance strip, is wetlands and most lies in the 100 year flood plain of Red Brook.

The land is a habitat for birds, deer, and smaller mammals. Flora includes typical local woodland species dominated by white and red oak, black birch, and American beech. Pignut hickory, black oak, yellow poplar, white ash, and red maple were also found.

The property is bordered on the west by a housing development. On the south, east, and north the land is forested. A forested corridor (greenbelt) currently exists along Red Brook from its confluence with Haley's Brook northward past Avalonia's Berwick Preserve which lies to the north of the Red Brook Preserve. Not all of this land is protected as open space but the current land owners are treating it as such.

The property provides a forested buffer along the west side of Red Brook and separates the brook from the residential development to the west. The preserve protects the wetlands in this area. Along with the forested land to the north and south along Red Brook it forms a valuable wildlife corridor.

SITE INFORMATION

The property

The property is 15R Red Brook Lane. This lot and all surround land is zoned R-60, low density residential. See map in summary. Official town designation is Map 143 Block 2025 Lot 15-R.

Red Brook Preserve is an 8.95 acre parcel located west of Red Brook with an approximately 15 foot wide access path from Red Brook Lane between 7 and 9 Red Brook Lane and behind 9 and 11 Red Brook Lane as shown on the map in the summary. A stone wall forms the northern boundary of the property. Across this stone wall directly opposite the entrance access from Red Brook Lane lies a Rogerene Quaker Cemetery. Our entrance access is the principal access to this cemetery. The eastern property boundary follows the centerline of Red Brook. There is a stone wall here also that probably was on the property boundary at one time. This wall is sometimes in the brook and sometimes veers away from the brook. On the south, a stone wall separates property owned by the town of Groton from Red Brook Preserve. The western boundary starts at the intersection of 3 stone walls approximately 480 feet from the stream centerline. The boundary runs north and a little east to a monument at the corner of 8 and 14 Red Brook Lane. It continues east to a monument at the corner of lot 14 and then north to a monument at the corner of lots 13 and 14. The boundary continues north and a little east along lot 13 to a monument at the corner of lot 11 and 13. From there a corridor about 15 feet wide just south of the stone wall that is the northern boundary continues back to the entrance access where there is a monument marking the turning. Concrete pedestals just inside the stone wall mark the limits of the entrance corridor to Red Brook Lane. About 20 feet in from the street are two granite pedestals marking the street end of the entrance corridor. At present the sides of the access to the cemetery are marked with tiles set in the ground on either side. The deed attached provides a legal description of the property.

The lot was set aside as open space when the Red Brook subdivision was created on land owned by Joanne D. Spruance. Joanne D. Spruance transferred the property to Avalonia.

Restrictions are contained in the Deed and Declaration of Restrictions and Covenants attached. The only pertinent restriction is in the deed which restricts us to use the tract for land conservation and or open space and further restricts the tract from any residential development or commercial use.

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 a key parcel called out in the Ledyard Plan of Conservation & Development as lying in the Red Brook & Haley’s Brook Greenway.

History of the property is not known but it has clearly not been harvested or otherwise used except possibly for pasture for at least a hundred years. The 1893 topographic map shows contours in the area substantially unchanged from the current map. The 1934 aerial photograph shows the land to be forested as it is today.

The property is open to the public but is undeveloped. There are no Avalonia trails on the property. Hunting is prohibited and any violations should be reported to CT DEP enforcement. Access from Red Brook Lane is via the access corridor between 7 and 9 Red Brook Lane.

Natural resources

Except for the narrow entry strip the land is wetlands with small feeder streams crossing in several places to feed Red Brook on the East. The wetland is not marshy. The tract has not been harvested anytime recently and there are several mature red and white oaks and yellow poplar. Many trees have fallen and the property has quite a number of deadfalls of varying ages.

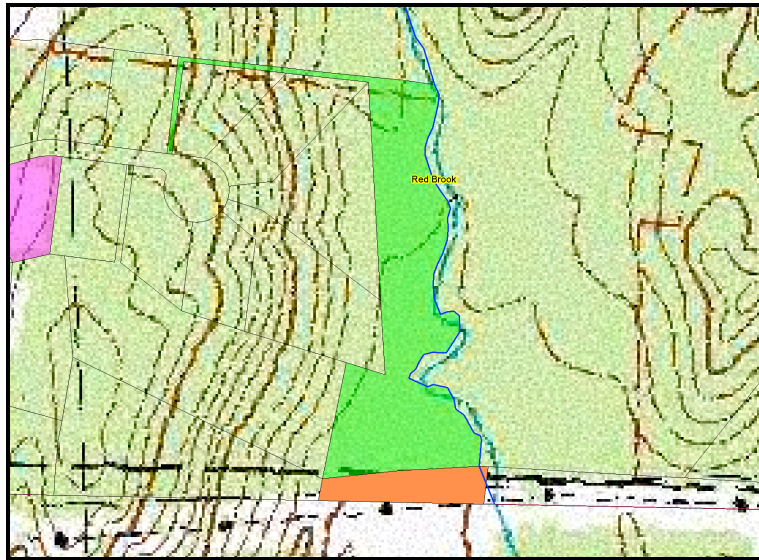
Flora includes typical local woodland species of dominated by white and red oak, black birch, and American beech. Pignut hickory, black oak, yellow poplar, white ash, and red maple were also found. An abundance of early spring wildflowers grows in the wetland area/floodplain of Red Brook; including lovely bold yellow marsh marigold right in the stream and a variety of other more fragile types along the banks and further into the property.

The land is a habitat for birds, deer, and smaller mammals.

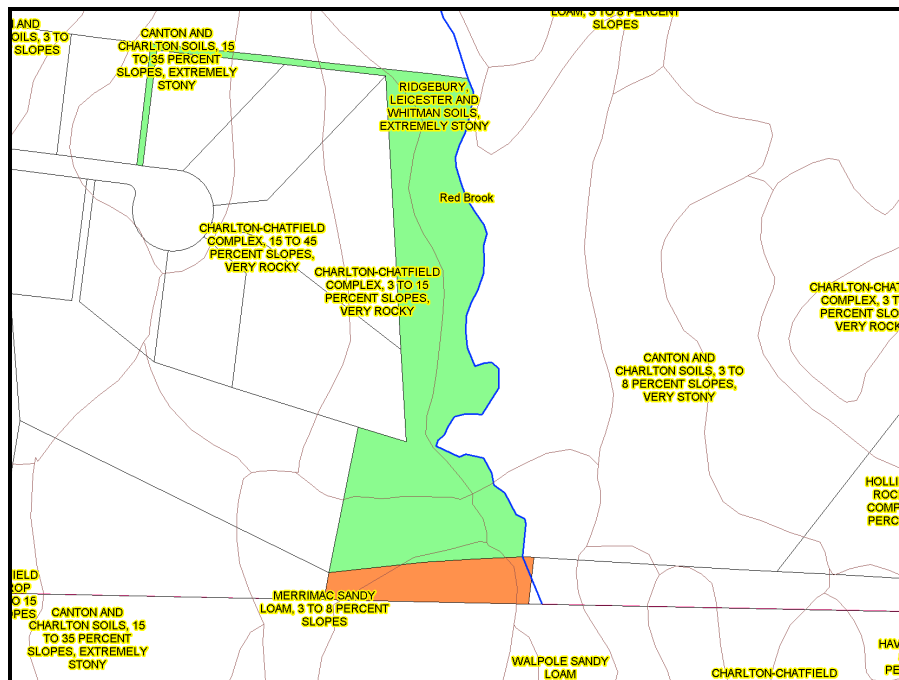
Elevation ranges from 155 ft above sea level at NW corner down to 65 ft at SW corner. See topographic map below.

The property slopes sharply down from west to east with Red Brook lying on the eastern property boundary. All drainage is to Red Brook which flows south to Haley's Brook and then to the Mystic River.

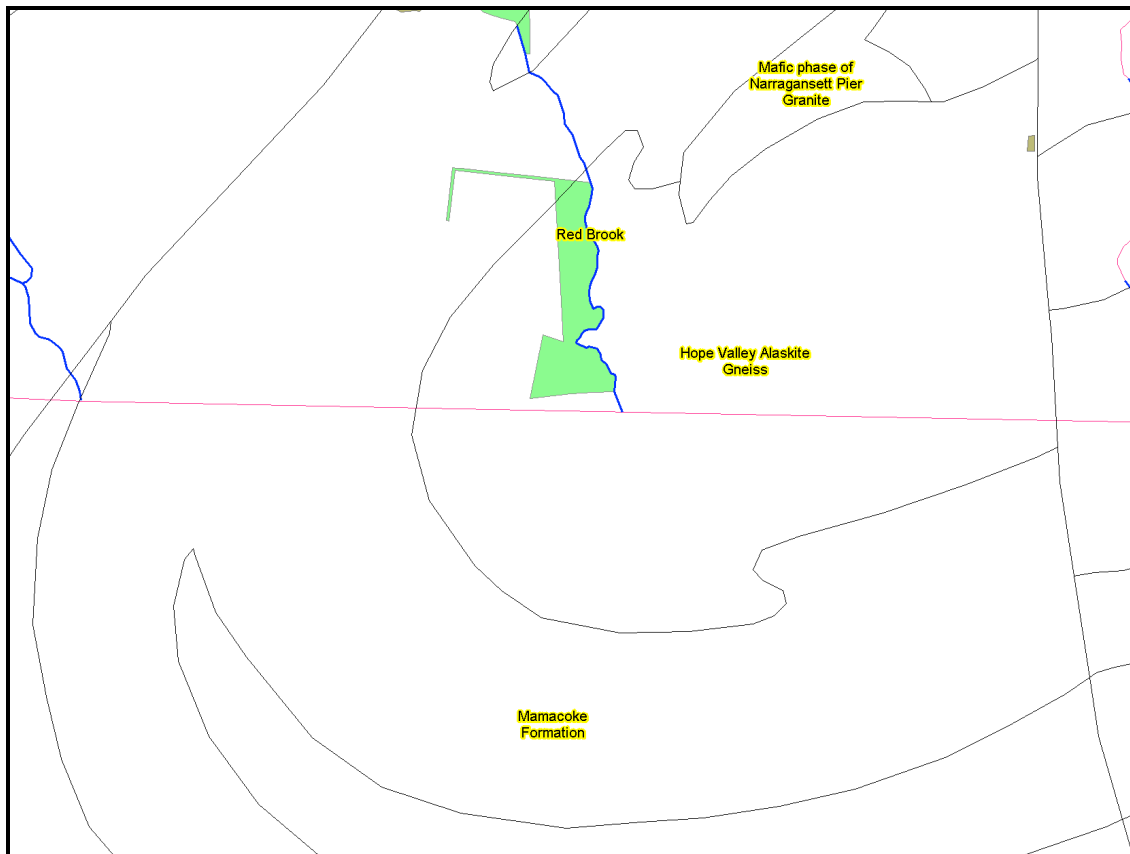
Topographic map



Soils



Bedrock geology



Special features include a low dam in Red Brook and a small waterfall near the southern end of the property. The dam is located about a third of the way upstream from the southern boundary.



Dam on Red Brook



Waterfall on Red Brook

Cultural resources

The only cultural resources are stone walls. These stone walls include the northern and southern boundary walls and a wall that roughly follows the course of Red Brook. There is also at least one other partial wall on site.

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.

Vehicles are not permitted and there is currently 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.

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 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.

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 Red Brook is known to hold wild brook trout. State fishing laws apply. The only public access is along the entrance corridor from Red Brook Lane although neighboring land owners can access the property from their own land. Visitor parking is available on Red Brook Lane. There are no trails on the property and none are planned.

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.

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.

This plan should be reviewed and updated in 2022 and every five years thereafter.

Legal documentation

Deed (attached)

Restrictions (attached)

Survey map (stored in map files at Avalonia's office)