



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

# South Broad Street Preserve

## Property Management Plan

South Broad Street (Route 1)  
Pawcatuck, New London County, Connecticut

Stonington Town Committee is responsible  
for the stewardship of this property

Plan Prepared by:  
Richard Newton & Beth Sullivan  
Fall 2015

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_



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## SUMMARY

This plan is for a property on South Broad Street in Pawcatuck, CT. This is a non-trailed property with woodlands and seasonal minor stream. See the photos and 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 South Broad Street Preserve is located in the Town of Stonington eastern area of town. Residential housing, other open space and commercial development bound it.

## SITE INFORMATION

### The property

A parcel map of the property from the Town of Stonington GIS database is shown at left. The property is identified as Map/Book/Lot/Unit 14-1-1. Combined GIS acreage is 0.8 acres.

The property to the west is vacant undeveloped land.

## Acquisition history

Donation from Thomas and Leon Whewell, who inherited it from Alexander E. Whewell.

## Land use history

Aerial photos from 1934 show mostly undeveloped farmland in the area, though it appears this small parcel was always forested.

## 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.  
south broad street, pawcatuck, ct

Toggle map layers  
 CT Towns

1934

Satellite

200 m

200 m

## Public use resources

At this point there is no formal access or trails, nor are there plans to create any. The greatest value is as a buffer to the commercial property to the east and to provide a small amount of neighborhood green space.

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

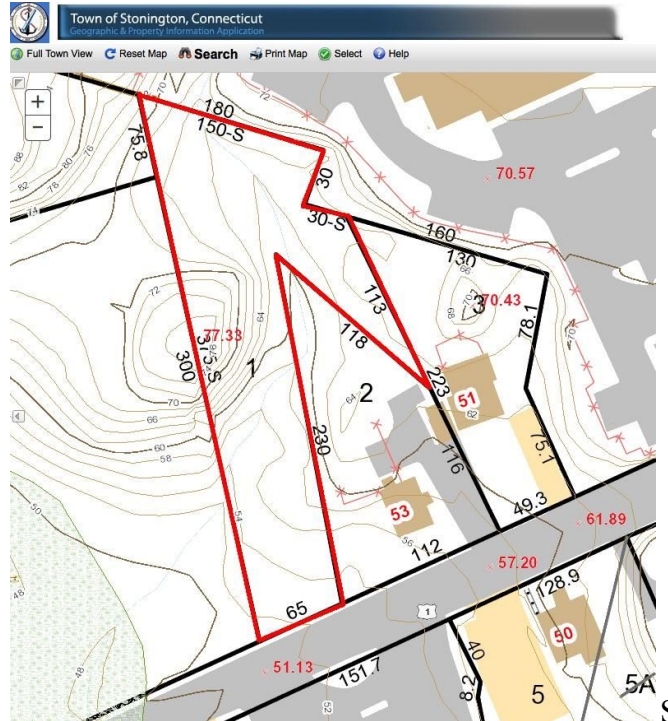
**(iv)** the preservation of an historically important land area or a certified historic structure.

Natural resources

The parcel at this time is not managed for access or trails and as such is a generally undisturbed open woodland. The property is open to the public, as are all Avalonia properties and there is evidence of local usage. A small stream created by uphill drainage and run off from behind the shopping center, flows along part of boundary and through south part of property into a small wetland. The rest of property is upland woods, and rocky hills with outcrops and possible denning areas for wildlife. Oaks are the main tree species, some of which on or near the property are quite large. Some invasives are noted along boundaries and thickets of Greenbrier provide some wildlife protective coverage. The objective is to maintain the property as it was donated, as a typical deciduous, forested, and seasonally wet parcel. At present (2015), its value is as an extension of the adjoining undeveloped land.

Potential threats to conservation values: Over growth of invasive plants, mainly Phragmites in wetland, could further degrade the habitat, so monitoring for significant changes will be necessary during annual surveys. Further development in the area to the west would diminish the significance of this small area as any habitat for wildlife. Encroachment or misuse by neighbors for dumping or restricted activities would be detrimental to conservation values. Run off contamination from parking area or uphill development would impact the small stream.

## ELEVATIONS / WETLAND



## SPECIAL FEATURES AND CULTURAL RESOURCES

Provides buffer beside commercial shopping center.

## 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

### Condition of Boundaries:

- Corner monuments/pins found
- Boundary signs posted

No entrance / roadside sign at present. Boundaries are not currently posted.

The management objective for this property is to leave it in its natural state as protected open space. The transfer was unrestricted so the property could be sold. However, given the odd shape, and the fact that Avalonia has registered the property with the town as tax-exempt conservation land, future sale is unlikely.

An annual walk around the boundaries of the properties is required. Yearly surveillance should be conducted to check for infringement or encroachment by neighbors depositing yard waste. All motorized vehicles are prohibited on the properties except for maintenance.

### Maintaining property's 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. At this point public use is likely limited to immediate neighbors and as a connection to adjoining undeveloped land.

### Enhancing wildlife habitat(s)

No activity planned.

### Controlling invasive species

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

### Erosion control and flooding

No known issues. Small stream could overtop banks during significant rain events. Little threat to homes if under road culvert is maintained.

### Productive uses

Provides habitat for local wildlife as an extension of the undeveloped land to west.

#### 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 very limited basis. Roadside drive-by observations are more frequent and roadside clean up done as needed.

#### Annual obligations

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

#### Short-term plan (1 – 5 years)

Annual boundary walk. Post boundaries. Contacting adjoining property owner will be necessary as property line is very irregular and it is not known if there are any identifying marks, iron pipes or drill holes.

#### Long term plan (5+ years)

Monitor site. Control invasive plants as time and resources allow.

#### 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>.

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