



**Avalonia Land Conservancy, Inc.**  
**Property Listing - November 2014**

**GRISWOLD**

**Billings Brook / Burleson Preserve**

• **Billings Brook Preserve**

**Year:** 1995 **Acres:** 26.8

**Lat.:**41°31'26.9" **Long.:**71°53'02.6"

Two Tracts: 19.8 acres & 7 acres at 2388 & 2444 Glasgo Road.

Broad, wooded flood plain of Billings Brook with high gravel knoll and lightly wooded area and wetlands.

• **Burleson Woodlands**

**Year:** 2009 **Acres:** 20.6

**Lat.:**41°31'19.3" **Long.:**71°53'14.4"

2444 Glasgo Road.

Diversified woodlands including stretch of Rixtown Brook and related watershed.

**Dutka Family Preserve**

**Year:** 2012 **Acres:** 17.16

**Lat.:**41°33'29.4" **Long.:**71°54'57.3"

553 Bethel Road, Griswold. Corner of Bethel Rd. & Cedar Lane.

Diversified wooded uplands. Abuts CT DEEP land.

**Honnen Preserve**

**Year:** 1994 **Acres:** 6.81

**Lat.:**41°35'48.3" **Long.:**71°57'50.1"

South side of Taylor Hill Road, just east of Route 395 overpass.

Red maple and white cedar swamp.

**Quinebaug Valley Preserve**

**Year:** 1975 **Acres:** 3.4

**Lat.:**41°37'07.2" **Long.:**71°55'08.3"

Arrowhead Acres. 11 Uncas Drive.

Red maple swamp.

**Richardson / Peltiers' Preserves**

• **Linnea Richardson Nature Preserve**

**Year:** 2010 **Acres:** 29.66

**Lat.:**41°31'49.6" **Long.:**71°53'42.4"

299 Richardson Hill Road.

Rugged scenic uplands of Rixtown Mountain with intermittent stream below, and old rock quarry.

• **Peltiers' Lost Pond Preserve**

**Year:** 2010 **Acres:** 45.5

**Lat.:**41°31'33.2" **Long.:**71°53'58.7"

Access *via* Linnea Richardson Nature Preserve at 299 Richardson Hill Road.

Rugged undulating uplands and scenic wetlands.

**Rothstein Preserve**

**Year:** 2012 **Acres:** 3.91

**Lat.:**41°31'39.0" **Long.:**71°53'18.4"

Northeasterly side of Rixtown Road.

Watershed. Abuts Billings Brook Preserve.

**Scola Preserve**

**Year:** 2011 **Acres:** 74.06

**Lat.:**41°33'29.8" **Long.:**71°53'50.0"

Access by water from boat launch on Route 138.

Includes most of Burton's Island (25 acres) plus 50 subaquatic acres. Includes small shoreline parcel for stewardship activity access.

Outstanding native wildflower habitat.

**Southwire Preserve**

**Year:** 1998 **Acres:** 22.1

**Lat.:**41°36'52.9" **Long.:**71°57'56.9"

00 Rear East Main Street. Behind Indian Ridge Apartments on East Main Street, Jewett City, opposite Lake Road.

White cedar swamp that includes Browning Swamp and Johnson Cedar Swamp near tadpole Pond

## **GRISWOLD (CON'T.)**

### **Walton / Rarogiewicz Preserve**

**Year:** 1996 **Acres:** 29.66

**Lat.:**41°34'13.6" **Long.:**71°57'25.2"

- Mary & John Walton Meadow Preserve, 23.7 acres, (1996) 285 Browning Road . Wildflower meadow bordered by wooded wetlands to the north and a hidden pond backed by deciduous, forested knoll to the south.
- Rick & Kathleen Rarogiewicz Tract, 1.83 acres (2004) 293 Browning Road. Wooded lot with mixed growth of brush, young hardwoods, a small locust grove, and part of an old apple orchard.
- Mary Walton Bequest, 4.13 acres (2008) East side of Browning Road just north of homestead. Wooded with cedars and pond

## **GROTON**

### **Anderson Marsh and Woodlands**

**Year:** 1987 **Acres:** 9.99

**Lat.:**41°19'51.6" **Long.:**71°59'41.3"

- Anderson Marsh, 3.5 acres, (1990). West side of Elm Street (Route 215) across from Beebe Cove and just north of Brook Street intersection in Noank. A tidal marsh connecting to Beebe Cove and Mystic River.
- Anderson Woodlands, 6.49 acres (2001) Entrance is on Brook Street between house numbers 44 and 60. Mixed hardwood forest with rocky uplands west of Anderson Marsh.

### **Antonino Property**

**Year:** 2007 **Acres:** 3.19

**Lat.:**41°22'14.2" **Long.:**72°03'34.8"

Two parcels located at 290 Gold Star Highway in Groton. One former house lot is 0.52 acres. The second lot is 2.668 acres and extends to Toll Gate Road protecting both Beaverdam Brook and extensive wetlands.

### **Bindloss and Riverside Preserves**

**Year:** 1985 **Acres:** 1.9

**Lat.:**41°22'11.7" **Long.:**71°58'17.2"

- Bindloss Preserve, 1.85 acres (1985) is wooded with multiple streamlets running through the property. It contains a reverting fresh water pond as well as a segment of the tide water pond near River Road. It is the site of a former grist mill dating from the mid 1700's and later, a saw mill.
- Riverside Preserve, 0.05 acres (1990) is a small riverside parcel on the Mystic River at the junction of River Road and Bindloss Road.

### **Buckley Woods**

**Year:** 2002 **Acres:** 0.374

**Lat.:**41°19'35.9" **Long.:**72°03'32.9"

West side of Shennecossett Road in Groton and south of Plant Street intersection. Two Small wooded lots with views of Baker Cove.

### **Downes Marsh**

**Year:**1971 **Acres:** 2.08

**Lat.:**41°22'58.7" **Long.:**71°58'00.4"

A tidal marsh bordering the Mystic River approximately 0.8 mile north of I-95 overpass and behind mailbox for 965 on River Road.

## GROTON (CON'T.)

### **William**

#### **& Janet Gibbs Preserve**

**Year:** 2003 **Acres:** 7.73

**Lat.:**41°23'40.2" **Long.:**71°59'53.2"

Mixed hardwood and laurel stands bisected by a CL&P right of way open area. Access only by invitation of Avalonia at this time across a right of way at 140 Dogwood Land in Groton.

### **Leuba Preserve**

**Year:**1997 **Acres:** 2.06

**Lat.:**41°21'59.4" **Long.:**71°58'26.8"

East side of High Street about .1 mile south of Sandy Hollow Road in Mystic. Both high ground and wooded wetlands including oak, ash and maple trees.

### **Moore Woodlands**

**Year:**1981 **Acres:** 24.69

**Lat.:**41°20'44.2" **Long.:**71°59'05.6"

Access and parking is at south end of Capstan Avenue in Mystic. Approximately .8 mile of trails connects Rte. 215 and Moore Woodlands to Beebe Pond Park trails. The preserve contains both hard and soft wood with extensive wetlands draining into the Mystic River. A 10 year CT DEEP Wildlife grant to recreate an early successional habitat began late winter 2006.

### **Blanche & George Rocheleau Azalea Preserve**

**Year:** 1994 **Acres:** 32.37

**Lat.:**41°22'26.3" **Long.:**71°59'29.6"

Entrance at end of Dartmouth Drive cul-de-sac in Mystic. This preserve is comprised of two parcels: One parcel acquired in 1994 is 29.34 acres and features a red maple swamp rising to rocky ledges with a view of Long Island Sound. There is also a rugged area abundant with laurel, azalea and hardwood. A second parcel acquired in 1995 is 3.03 acres. It consists of a two hundred foot wide addition of wooded upland to protect the west slope of Bindloss Brook that flows through the property.

### **Town's End**

**Year:** 1993 **Acres:** 6.39

**Lat.:**41°20'20.7" **Long.:**71°59'19.1"

On the east side of Noank Road (Rte. 215) across from Beebe Pond Park. Approximately 0.3 mile of trails beginning behind the grey gate. Mature, mixed hardwood forest, with a narrow tidal marsh extending 900 feet along the edge of Beebe Cove.

## LEDYARD

### **Avery Preserve**

**Year:** Various **Acres:**100.09

**Lat.:**41°27'15.0" **Long.:**72°02'48.0"

Both sides of Avery Hill Road, 0.75 miles north of Route 214. Parking lot on East tract.

Approximately 1 mile of hiking trails.

- West Tract, 76.59 acres (1970). Open upland woods, Billings-Avery Brook and glacial boulder deposits.
- East Tract, 22.48 acres (1977). Maple swamp and upland woodlands, giant rhododendron, atlantic white cedar, orchid species.
- Sheep Wash Tract, 0.49 acres (1995). Historic dry-wall sheep wash, south of Billings-Avery Brook.
- Town of Ledyard Transfer, 0.53 acres (2014). Addition to the west tract.

### **Barrett Preserve**

**Year:** 1994 **Acres:** 71.72

**Lat.:**41°25'09.0" **Long.:**72°03'54.0"

904 Long Cove Road opposite Mount Vernon Drive. Approximately 0.5 miles of trails. Open field, mature upland forest with laurel stands, towering tulip trees, rock ledges and intermittent streams. Portion was burned in a forest fire in 1989. Forest management plan to encourage early successional underway.

## LEDYARD (CON'T.)

### **Berwick Preserve**

**Year:** 2002 **Acres:** 14.46

**Lat.:**41°24'34.9" **Long.:** 71°58'14.8"

Two separated tracts

- Berwick Tract #1, 6.27 acres. Accessed from Avery Berwick loop road, includes a four-acre pond visible from Gallup Hill Road and encircled by the Berwick subdivision entry road.
- Berwick Tract #2, 8.19 acres. Accessed between 10 and 14 Brentford Berwick. A wooded area that includes the upper reaches of Red Brook.

### **Cranberry Pond Preserve**

**Year:** 2005 **Acres:** 5.41

**Lat.:**41°25'22.0" **Long.:**72°05'07.0"

25 Harvard Terrace east of Military Highway in Gales Ferry.

Trails present, but no map available at this time.

Short trail enters from road near the pond. Pond is secluded with mostly wooded area on west side of pond.

### **Great Cedar Swamp**

**Year:**Various **Acres:** 27.31

**Lat.:**41°28'25.6" **Long.:**71°57'50.4"

Inaccessible. Nearest point of access is on Route 2 from back of casino parking lot.

Comprises 5 contiguous tracts:

- Pekarski Tract, 0.47 acres (1979)
- Gallup Tract, 1.42 acres (1979)
- Holdridge Tract, 14.98 acres (1982)
- Norman Tracts, 0.83 & 9.61 acres (1992)

All tracts are within a cedar swamp with a base of dense Giant Rhododendrons.

### **Greenman Preserve**

**Year:** Various **Acres:** 25.88

**Lat.:**41°27'36.0" **Long.:**72°00'14.0"W

Both sides of St. Paul Street between Silas Dean Road & Lynn Drive.

- East Tract, 18.4 acres. Deciduous woodland with seasonal wetlands. (1981)
- West Tract, 5.67 acres. Mostly wetlands. (1981)
- Town of Ledyard transfer, 3 tracts, 1.99 acres (2014).

### **Haleys Brook Preserve**

**Year:**Various **Acres:** 20.23.

**Lat.:**41°24'58.4" **Long.:**72°00'57.5"

Access via 9 or 25 Peachtree Hill Avenue east of Groton Center Road (Rt. 117).

Three Tracts connected by a 30-foot wide easement.

- North Tract, 13.64 acres. (1991)
- South Tract, 5.41 acres. (1991)
- Town of Ledyard transfer. 1.18 acres (2014).

Red maple swamp with grove of tulip poplars.

### **Red Brook Preserve**

**Year:**1995 **Acres:** 8.95

**Lat.:**41°24'03.5" **Long.:**71°58'37.2"W

15R Red Brook Lane. Entry at north side of cul-de-sac at end of Red Brook Lane.

Red maple wetland and flood plain along Red Brook.

Provides the only viewing and partial access of the abutting Rogerene Quaker Cemetery.

## **Pine Swamp Wildlife Corridor**

**Year:**Various **Acres:** 321.76

**Lat.:**41°26'32.5" **Long.:**72°03'10.8"

Protects one of southeastern Connecticut's major Aquifers and comprises three major tracts with multiple sub-tracts, as follows:

- North Tract, 162.81 acres, comprising:
  - Dow Centennial Preserve, 9717 acres (1997)
  - Slosberg-Anderson Woodlands, 55.98 acres (2003)
  - Town of Ledyard transfers, 4 parcels totaling 7.46 acres (2005)
  - Town of Ledyard transfers, 2 parcels totaling 2.2 acres (2014)

North Tract trails include a two-mile loop trail and a large power line right-of-way. Ponds, extensive swamps and upland woods. Habitats support all types of plants. Flowers are abundant and birdwatching is excellent. Gravel roads and a low shrub habitat are excellent for rabbits. This tract includes the headwaters of Tom Allyn brook and a glacial moraine.

- South Tract, 102.11 acres, comprising
  - Slosberg-Anderson Woodlands, 94.24 acres (2003)
  - Town of Ledyard transfers, 1.31 acres (2005)
  - Town of Ledyard transfer, 6.56 acres (2014)

Swampier than the North Tract, the South Tract has a long trail along the west side and protects the water supply for western Ledyard.

- Harry Leiser Tract, 56 acres , (2003).
  - A separate loop trail is maintained on this tract.

Within the Pine Swamp Wildlife Corridor, trails can be accessed *via* eight trailheads:

- North Tract
  - 113 Whalehead Road - parking between Stone Court and Avery Hill Road Ext
  - 201 Whalehead Road - Trailhead at end of Merry Lane
  - 21 Friar Tuck Drive & 17 Queen Eleanor Drive - Park under power lines
  - 40/41 Robin Hood Drive - Park by open lot
  - Narrow strip between 13 and 15 Melanie Lane off cul-de-sac.
- South Tract:
  - 40/41 Robin Hood Drive
  - 19 East Drive- Trailhead at end of Hillside Drive.
- Harry Leiser Tract: 114 Vinegar Hill Road.

## Babcock Ridge / Erisman Woodlands

### Preserves

- **Babcock Ridge Preserve**

Lat.:41°26'24.1" Long.:71°51'54.3"

Year : 2014 Acres: 73.69

Babcock Road - connects to Erisman Woodlands and across street from Henne.

- **Erisman Woodlands**

Year: 2011 Acres 62

Lat.:41°26'53.4" Long.:71°51'35.6"

South of Reutemann Road east of #118.

Rugged, sloping wooded uplands.

### Bell Cedar Swamp

Year: 2011 Acres: 58.46

Lat.:41°26'08.9" Long.: 71°49'54.3" Access from

Stillman Road or *via* The Nature Conservancy's

Appleton Property on Boombridge Road.

The Bell Cedar Swamp Preserve comprises three contiguous tracts:

- Gurnee Tract, 1 acre (2011)
- Frank Hero Tract, 55.46 acres (2013)
- Bindloss Tract, 2 acres, (2013)

A type of habitat considered globally endangered, Bell Cedar Swamp features massive Atlantic White cedars and Giant Rhodedendron; the rare and endangered green adders's mouth orchid blooms there in late spring.

### Deer Run Sanctuary

Year: 1989 Acres: 29.66

Lat.:41°30'06.9" Long.:71°55'39.2"

- Tract I: 178 Northwest Corner Road, 1.5 miles west of Cossaduck Hill Road, and on Button Road.
  - 12.2 acres (1989). Swamp east of Prentice Brook.
- Tract II: Across from Tract I.
  - 10.35 acres (1996) Red maple swamp and wooded higher ground east of Prentice Brook.
- TRACT III: 31 Button Road.
  - 7.11 acres (2007) Woodcock courting and breeding habitat in partially open field and woods leading to Prentice Brook.

### Providence New London Turnpike Properties

Year: 2005 Acres: 7.43

Lat.:41°26'23.5" Long.:71°48'14.0"

Two abutting road frontage properties on Route 184.

### Shunock River Preserve

Year: 1994 Acres: 113.12 acres

Lat. :41°26'25.4" Long.:71°52'02.1"

**Donald R. Henne Memorial Preserve:** 100.2 acres, (2008) 100 Babcock Road, east of Wyassup Road.

- Stillman Tract : 1.6 acres (1994) Access between 48 and 60 Babcock Road.
- Milltown Meadows Tract: 8.02 acres, (1995) Access from Don Henne Memorial Tract or from between 11 & 14 Surrey Lane
- **Parke Memorial Preserve:** 3.3 acres (2009) 16 Babcock Road, approximately 0.6 miles east of Wyassup Road. Historical mill site and pond with dam.

Main trail extends approximately 1.5 miles from Babcock Road at the north end of the property to the south end at Surrey Lane. Small unmarked side trails.

### Tefftweald at Bircheturn

Year: 1994 Acres: 76.8

Lat.:41°28'26.2" Long.:71°50'52.7"

280 Grindstone Hill Road. Access through driveway at 282 Grindstone Hill Road on crest of hill approximately 0.8 miles west of Route 49. Park in designated area along lane. No dogs, even on leashes.

Several short loop trails of 1.5 mile main trail. Upland forest with numerous stone walls and rock ledges. Also a meadow (Lilly's Lea) and open woodlands.

### Waldo Preserve

Year: 1981 Acres: 3.8

Lat.:41°26'25.7" Long.: 71°53'03.9"

North Stonington village, 100 Main Street opposite east driveway of Wheeler Library.

Red maple swamp bordering Shunock River for 390 feet.

### Wyassup Brook Preserve

Year: 2005 Acres:4.77

Lat.:41°27'00.7" Long.:71°50'51.8"

Access from a small parking area approximately 450 feet in on the right side of the shared driveway for 201 and 203 Reutemann Road.

Wooded and open area bordering Holmes cemetery and open marsh along 667 feet of Wyassup Brook.

## **NORTH STONINGTON (CONT.)**

### **Wyassup Lake Preserve**

**Year:** 1993 **Acres:** 1.81

**Lat.:** 41°29'33.1" **Long.:** 71°52'24.7"

West side of Wyassup Lake Road, near the end.

- Carocari Tracts, 1.01 acres (1993) Upland woodlands and park-like parcel with 150 feet on Wyassup Lake.
- Walter/Weeman Tract, 0.8 acres (1993) Upland woodlands.

### **Yannatos Preserve**

**Year:** 1974 **Acres:** 14

**Lat.:** 41°27'22.3" **Long.:** 71°49'01.9"

Clarks Falls Road on Green Falls River, 600 feet west of intersection with Denison Hill Road.

- Yannatos Tract, 13.5 acres (1974) Large parcel north side of road and smaller parcel south of road. Deciduous woodland, river with site of old mill dam and sluiceway with approximately 0.3 miles of hiking trail.
- Jones Tract, 0.5 acres (1995) Small tract on south side of the road partially wooded area bordering on Green Falls river and Wyassup Brook.

## **NORTH STONINGTON / STONINGTON**

### **Anguilla Brook Preserve - Northern Headwaters**

(North Stonington / Stonington)

**Year:** 2004 **Acres:** 63.57

**Lat.:** 41°25'16.5" **Long.:** 71°52'13.5"

North Anguilla Road, immediately north of North Stonington-Stonington Town Line, end of Farm Pond Road, Miner Pentway, and southwest corner of intersection of North Anguilla Road and Route 184.

Five tracts in North Stonington:

- Farm Pond Tract 1, 14.87 acres (2004) - east side of North Anguilla Road. Forested wetlands.
- Farm Pond Tract 2, 12.56 acres (2004) - end of Farm Pond Road via right of way. Mostly wetlands.
- Farm Pond Tract 3, 3.6 acres (2004) - west side of North Anguilla Road.
- Farm Pond Tract 4, 0.94 acres (2004) - triangle at Miner Pentway.
- Peter & Virginia Coope Tract, 9.6 acres (2005). Corner of Rt. 184 and North Anguilla Road. Wooded lot with mature hardwoods and two small ponds, one with cattails. Headwaters of Anguilla Brook.

One tract in Stonington:

- Anguilla Estates Tract 1, 22 acres (2004) Miner Pentway. Deciduous forest, wetlands and gravel ridge on Anguilla Brook

### **Anguilla Brook Preserve - Birdland Tract**

(Stonington)

**Year:** 2011 **Acres:** 15.2

**Lat.:** 41°21'35.1" **Long.:** 71°52'01.7"

Access via narrow corridor on north side of Greenhaven Road immediately prior to RR bridge, parallel to Amtrak right-of-way. Wetlands with informal trails.

## NORTH STONINGTON / PRESTON

### **Mitchell Preserve & Reed Woodlands**

**Year:** 1989 **Acres:** 244.68

**Lat.:**41°30'44.8" **Long.:**71°57'19.7"

Six contiguous properties extending between Preston and North Stonington. Approximately 2.5 miles of hiking trails.

- **Eleanor & Flood Reed Memorial Woodlands**, 111.08 acres (1989) Hardwood forest with rugged topography; cedar- topped rock outcrops and promontories; old pond and meandering stream (Main Brook).
- **Gibson / McKain Songbird Preserve**, 9.22 acres (2008) Wetland songbird habitat.
- **Jean & Hobart Mitchell Preserve**, 74.97 acres (2000) Second growth hardwood forest with rocky knolls, intermittent streams, and portion of Main Brook
- Green Falls Five Tract , 24.22 acres (2009) Wetland songbird habitat.
- Greenwood Tract, 4.98 acres (2001) wooded upland.
- Main Brook Preserve 20.21 acres (2005) Wetland and steep slopes on some lots east of preserve.

Two trailheads / access points:

- Near 371 Northwest Corner Road (right side) in North Stonington
- Lake of Isles Road

## PRESTON / NORTH STONINGTON

### **Hollowell Brook Preserve**

**Year :** 1995 **Acres:** 8.28

**Lat.:**41°31'51.5" **Long.:**71°57'56.2"

422 and 426 Route 165 just east of intersection with Route 164. Park on Rte 165.

Partially wooded wetland and upland with hayfield on Preston / North Stonington border.

## PRESTON

### **Blueberry Hill Preserve**

**Year:** 1995 **Acres:** 5.5

**Lat.:**41°32'35.6" **Long.:**72°02'28.7"

101 Roosevelt Avenue Extension near corner with Roosevelt Avenue.

Mature, deciduous woodlands and swamp; some pines on higher ground.

### **Choate Brook Preserve**

**Year:** 2005 **Acres:** 0.8

**Lat.:**41°32'53.0" **Long.:**72°00'38.9"

145 Old Jewett City Road between River Road and Stanton Lane.

Wooded parcel on east side of Choate Brook. Salvatore DiFrancesca Tract.

### **Poquetanuck Sedge Beds**

**Lat.:**41°29'11.6" **Long.:**72°02'49.5"

**Year:**1980 **Acres:** 1.5

Access by water only, 163 Route 2A, 0.75 miles west of Route 117.

Tidal estuarine marsh.

### **Preston Nature Preserve**

**Year:**1989 **Acres:** 55.7

**Lat.:**41°32'07.6" **Long.:** 71°58'37.4"

**Year:**1989 **Acres:** 55.7

South side of Krug Road 0.6 miles west of Jewett City Road.

Two trails featuring varied land features and vegetation, including two hills , a valley, hardwood and cedar forest, brushland, meadows, pastures, swamps and ponds. Well-established 0.5 mile trail system with bridges.



## **STONINGTON**

### **Deane Avery Preserve**

**Year:**2013 **Acres:** 1.53

**Lat.:**41°25'07.6" **Long.:**71°56'27.5"

Northeasterly side of Wolf Neck Road, between 106 and 128.

Sloping wooded hillside with cedars.

### **Broad Street Property**

**Year:**2005 **Acres:** .08

**Lat.:**41°22'27.7" **Long.:**71°50'54.5"

Wooded wetland parcel near shopping center on Route 1.

### **Marjorie Stanton Middleton Collier Preserve**

**Year:**1999 **Acres:**33.82

**Lat.:**41°23'13.2" **Long.:**71°57'10.4"

South side of west end of Pequot Trail in Old Mystic; approximately 0.5 mile from intersection with Route 27.

Two Tracts:

- Collier Preserve - 30 acres - 1999: Deciduous woodlands, dense thickets, and rugged wetlands.
- Robert B. Acker Tract - 3.82 acres - 2001: Wooded parcel east of Collier Preserve.

### **Continental Marsh**

**Year:** 1978 **Acres:** 9.86

**Lat.:**41°20'04.8" **Long.:**71°51.295'

East side of Barn Island Wildlife Management Area.

Access end of paved section of Brucker Pentway.

Foot trail to marsh overview

Trails are present, but no map is available at this time. Limited access onto marsh to protect fragile shoreline habitat. "Last of the natural tidal estuaries."

### **Cottrell Marsh**

**Year:**1993 **Acres:** 46.7

**Lat.:**41°20'24.6" **Long.:**71°57'11.2"

Both sides of Latimer Point Road, south of railroad tracks.

Access onto marsh restricted to protect fragile habitat.

Salt marsh and some higher wooded areas.

### **Deans Mills Wildlife Corridor**

#### • **Deans Mill Farm Preserve**

**Year:**1993 **Acres:** 14

**Lat.:**41°22'14.1" **Long.:**71°56'01.6"

Signed access and trail from White Cedar Swamp entrance on Jerry Browne Road

Mature, mixed hardwood forest with some intermittent wetlands.

#### • **Perkins Wildlife Corridor**

**Year:** 1988 **Acres:** 3.98

**Lat.:**41°21'56.8" **Long.:**71°56'18.3"

South side of Jerry Browne Road, 0.5 mile east of Pequotsepos Road.

Open hardwood forest; some wetlands. Trail connects orange trail in DPNC complex to Jerry Browne Road leading to White Cedar Swamp / Deans Mills Farm Preserve.

#### • **Pequotsepos Preserve**

**Year:** 1982 **Acres:** 19

**Lat.:**41°21'59.7" **Long.:**71°56'34.0"

Accessible from Perkins Wildlife Corridor and Denison Pequotsepos Nature Center.

Red maple swamp and uplands, approximately 0.5 mile trail.

#### • **White Cedar Swamp**

**Year:** 1992 **Acres:** 4.71

**Lat.:**41°21'53.6" **Long.:**71°56'13.0"

Trail head parking north side of Jerry Browne Road across from Perkins Wildlife Corridor. Western boundary of Aquarion Water Company property and reservoir. Trail continues into adjoining Deans Mill Farm Preserve.

Small White Cedar Swamp, endangered habitat. Long corridor along ledges, above reservoir and into upland woods.

## **STONINGTON (CONT.)**

### **Dodge Paddock / Beal Preserve**

**Year:** 1980 **Acres:** 3.68

**Lat.:**41°19'58.9" **Long.:**71°54'13.9"

Dodge Paddock - 2.6 acres (1980); Beal Preserve 1.08 acres (1981)

Stonington Borough, parking at eastern terminus of Wall Street (CT DEEP Coastal Access site).

Open meadow with sea wall and walking trail (approximately 0.1 mile) on Little Narragansett Bay; rocky shoreline; site of former States Pottery.

### **John and Caroline Enright Preserve**

**Year:** 2002 **Acres:** 0.24

**Lat.:**41°20'10.3" **Long.:**71°50'33.9"

South of Greenhaven Road, west of Riverside Drive. Small wooded lot with vernal wetlands.

### **Fennerswood**

**Year:**1984 **Acres:** 93.14

**Lat.:**41°22'16.8" **Long.:**71°54'14.7"

Five Tracts located both sides of North Main Street just south of junction with Pequot Trail. Also access from end of Heritage Drive cul-de-sac.

- West Tract - 26 acres - 1984: Woodlands and four small fields maintained as open meadow. Trailhead on the west side of North Main Street. Runs along Stony Brook.
- East Tract - 17 acres - 1986: Young maple forest, some wet areas, and portion of mowed hayfield.
- Daukas Tract - 8.33 acres - 1995: Red maple swamp and wetlands.
- Southeast Open Space - 36.51 acres - 1996: Red maple swamp and deciduous woodlands
- O'Neil Tract - 5.3 acres - 1999: Marsh with some lightly wooded area and marsh.

### **Hewitt Road Preserve**

**Year:** 2011 **Acres:** 2.3

**Lat.:**41°20'58.9" **Long.:**71°57'13.1"

Two lots east side of Hewitt Road, Mystic. Coastal shrubland habitat.

### **Hinckley Hill Preserve**

**Year:** 2005 **Acres:** 18.15

**Lat.:**41°23'02.4" **Long.:**71°51'33.9"

North side of Pequot Trail, ~0.6 mile east of North Anguilla Road on north side of Stonington Meadows Subdivision.

Two Tracts:

- Pequot Trail, 14.05 acres.
- Pequot Court, 4.1 acres.

Both tracts are wooded wetlands with wetlands.

### **Hoffman Evergreen Preserve**

**Year:** 1976 **Acres:** 198.62

**Lat.:**41°25'22.7" **Long.:**71°55'55.2"

Route 201, approximately 2 miles north of CT Rte 184 just before North Stonington line. Roadside parking at signed trailhead. Mixed evergreen and hardwood forest. Some wetlands. Extensive trail network.

- Hoffman Tract - 142.12 acres - 1976: Hemlock, pine, tamarack, and spruce plantation among deciduous woodland species.
- Stimpson Settlement - 3.12 acres - 1997: Seventy-five foot wide strip along northern side of Hoffman Tract.
- Allied Tract - 53.5 acres - 2013.

### **Knox Family Farm Preserve**

**Year:** 2007 **Acres:** 26.78

**Lat.:**41°20'41.8" **Long.:** 71°55'41.6"

Parking on north shoulder of Route #1 at entrance to Darling Hill Farm (337-339 Stonington Road). Access to preserve is *via* a right of way on private property. Approximately 0.5 miles of trails. Wooded area with kettle hole pond, boulder moraine and frontage on east side of upper Quiambaug Cove. Kayak access.

### **Knox Preserve**

**Year:**1985 **Acres:**16.7

**Lat.:**41°20'26.1" **Long.:**71°56'24.4"

South side of Wilcox Road ~200 feet south of Route #1. Abutting Quiambaug Cove.

Short trails, approximately 0.5 miles total. Former farmland with old orchards and stone walls with small brackish pond. Purple martin nesting site. Kayak access.

### **Lambs Way Preserve**

**Year:** 2005 **Acres:** 16.04

**Lat.:**41°20'35.0" **Long.:**71°56'39.6"

Access from right side of curve at lower end of Lamb's Way near Quiambaug Fire Station. Open area with view of Fishers Island Sound, wooded areas with some steep slopes. Wooded wetland in northeast corner. No trails.

## **STONINGTON (CONT.)**

### **McKinley Preserve**

**Year:** 1994 **Acres:** 5.78

**Lat.:**41°22'05.0" **Long.:**71°53'12.2"

Entrance corridor east side of Farmholme Road directly opposite Barnes Road.

Narrow wooded entry corridor from roadside, along stone walls and impressive rocky ledge into red maple swamp. No formal trails.

### **Mistuxet Hill Preserve**

**Year:** 2013 **Acres:** 18.05

**Lat.:**41°21'38.6" **Long.:**71°57'16.9"

Mistuxet Avenue. Access from Denison Pequotsepos Nature Center trail system. Rocky upland and some wetlands. No formal trails.

### **Simone and Antonetta Norcia Preserve**

**Year:** 2000 **Acres:** 10.2

**Lat.:**41°21'50.6" **Long.:**71°50'48.2"

Unsigned access on right-of-way from Hickory Lane, off of Johnson Street and unsigned access off Brannegan Drive southward extension.

Old farmland in transition to brush with some treed areas. No formal trails.

### **Paffard Marsh Preserve**

**Year:** 1969 **Acres:** 9.2

**Lat.:**41°21'06.1" **Long.:**71°53'31.9"

North of Stonington-Westerly Road (Route 1) opposite Route 1A intersection.

No access onto marsh to protect fragile habitat. Tidal marsh and small upland area bounded by tidal brook. Osprey nesting site.

### **Paffard Woods Preserve**

**Year:** 2003 **Acres:** 62.16

**Lat.:**41°21'28.6" **Long.:**71°54'13.3"

West side of North Main Street. Gravel parking area 0.5 mile north of Route 1.

Diverse terrain ranging from heavily wooded glacial valley in north to coastal marsh on salt pond at southern extremity. Many glacial erratics, large trees, wetlands crossed by bridges, and hayfield.

Approximately 1 mile of posted trails.

### **Parker Brothers Preserve**

**Year:** 2012 **Acres:** 7.56

**Lat.:**41°20'14.1" **Long.:**71°50'16.4"

Northwesterly side of River Road in Pawcatuck.

Open areas, formerly gardens, orchards and arbors. Some are still present. Wetlands and dense thickets to the west. Short trail to evergreen grove.

### **Peck / Callahan Preserve**

#### **• Callahan Preserve**

**Year:** 1981 **Acres** 8

**Lat.:**41°23'54.4" **Long.:**71°56'05.1"

Northeast of terminus of Prentice Williams Road; north of Pequot Trail between Routes 27 and I-95. Wooded upland, fairly rugged and rocky.

#### **• Einna Peck Preserve**

**Year:** 1970 **Acres** 25.78

**Lat.:**41°23'45.8" **Long.:**71°56'10.4"

Northeast of terminus of Prentice Williams Road; north of Pequot Trail between Routes 27 and I-95. Rugged rocky uplands with vernal pool, red maple swamp and marsh and rocky stream crossing.

Peck / Callahan Preserve is the site of the 2013 federally-funded New England Cottontail Habitat Restoration Project. It will be managed as a young forest. No public access.

### **Pequotsepos Brook Preserve**

**Year:** 1988 **Acres:** 44

**Lat.:**41°22'03.4" **Long.:**71°57'04.2"

East of Maritime Drive, Mystic. Access from Maritime Drive across from Monsanto (DeKalb) parking area and from end of Pequotsepos Center Rd. Access to entire system trail head from Aquarium overflow parking area on Maritime Drive (6 reserved parking spaces on NE corner of lot).

Upland hardwood forest, small fields with succession cedars, small wetland pockets, vernal pools; stone walls and stone bridges crossing brook. Denison-Pequotsepos Nature Center's Stone Bridges Trail connects the Aquarium auxiliary parking lot with Denison Homestead through this preserve.

### **Perry Natural Area**

**Year:** 1982 **Acres:** 68.2

**Lat.:**41°24'47.8" **Long.:**71°52'03.9"

East side of North Anguilla Road. Northern boundary is Stonington-North Stonington town line.

Several interconnected loop trails totaling approximately 1.8 miles. Former farmland and homestead with old walls, stone cairns, foundations and an old cemetery. Mostly upland deciduous woods with evergreen grove.

## **STONINGTON (CON'T.)**

### **Ram Point**

**Year:** 1969 **Acres:** 4.6

**Lat.:**41°19'44.4" **Long.:**71°58'35.0"

Southwesterly peninsular tip of Mason's Island along Mystic River. Rocky and sandy shore. Water access only.

### **Simmons Preserve**

**Year:** 1985 **Acres:** 0.5

**Lat.:**41°20'34.5" **Long.:**71°54'17.3"

Northwest corner of the intersection of North Main and Palmer Streets.

Open meadow area on salt marsh edge of Quana duck Cove. Water access allowed.

### **Stony Brook Preserve**

**Year:** 1996 **Acres:** 9.12

**Lat.:**41°23'27.2" **Long.:**71°54'14.3"

South side of Sommers Lane just west of Taugwonk Road. No formal trails.

Red maple swamp and wooded uplands.

### **Wamphassuc Neck Marshes**

- **Lords View Marsh**

**Year:**1987 **Acres:** 6.59

**Lat.:**41°20'20.2" **Long.:**71°55'52.8"

East side of Noyes Avenue, just north of Amtrak right-of-way.

Marsh and some hardwood forest.

- **Platt Marsh**

**Year:** 1986 **Acres:** 5.79

**Lat.:**41°20'31.4" **Long.:**71°55'22.0"

West side of Wamphassuc Road, south of Route 1, north of Amtrak right-of-way.

Tidal saltwater marsh in one branch and freshwater swamp in the other.

- **Marcia Woolworth Porter Preserve**

**Year:** 2000 **Acres:** 40.32

**Lat.:**41°20'07.9" **Long.:**71°55'14.9"

West side of Wamphassuc Road. Enter just south of railroad tracks or overview area farther south on same road (CT DEEP Coastal Access site).

No access onto marsh to protect fragile habitat.

Saltwater marsh and inland wetlands and two wooded "islands" running nearly the length of the marsh.

- **Stillman Marsh**

**Year:** 1992 **Acres:**14.06

**Lat.:**41°20'28.9" **Long.:** 71°55'38.1"

Connects Lords View Marsh and Platt Marsh.

Cattail marsh and uplands.

### **Wequetequock Cove Preserve**

**Year:** 2011 **Acres:** 16.8

**Lat.:**41°21'07.3" **Long.:**71°52'45.1"

Off Palmer Neck Road west side, several wall openings/bar-ways.

No access during bird nesting/breeding except along road frontage for bird observation. Mowed trail around edges. Open grassland habitat with 1,000 feet of frontage on Wequetequock Cove. Managed as grassland habitat by CT Department of Energy & Environmental Protection (DEEP).

## OTHER TOWNS

### SOUTHOLD, NY

#### **South Dumpling Island**

**Year:** 1981 **Acres:** 2.87

**Lat.:**41°16'57.0" **Long.:**72°00'58.0"

Access by water only. Island located at western end of Fishers Island Sound, 1.5 nautical miles south-southeast of Groton Long Point.

Bluff with rock shore and beach on southeasterly corner; basswood and sassafras grove, seashore shrubbery, some open areas; abundant shore birds. Heron, egret, and cormorant rookery; few trees.

### WESTERLY, RI / STONINGTON, CT

#### **Sandy Point Nature Preserve**

**Year:** 1982 **Acres:** 35

**Lat.:**41°19'46.2" **Long.:**71°53'31.4"

Access by water only. Barrier island in Little Narragansett Bay, east of Stonington Point and north of Napatree Point. A 1.5 mile long barrier island comprising 4 acres in CT and 31 acres in RI and surrounded by shifting sand bars.

Managed as a wildlife sanctuary. Portions or areas closed to public during the nesting season. Significant migratory bird habitat and horseshoe crab breeding site. No dogs allowed.

## **CONSERVATION EASEMENTS**

A conservation easement (CE) or conservation restriction (CR) refers to land which is legally protected from development. It remains the property of the original owner; for this reason, many such properties are not open to the public. Avalonia holds CEs or CRs on the following properties, and is responsible for their annual compliance review.

### **GRISWOLD**

#### **Pfizer Conservation Restriction**

**Year:**2003 **Acres:** 73.58

**Lat.:**41°34'41.7" **Long.:** 71°53'24.0"

South side of Voluntown Road southeast of intersection with Route 201.

Non-development restriction. No public access permitted. Woods and old corn fields.

#### **Robe Conservation Restriction**

**Year:** 2012 **Acres:** 47.43

**Lat.:**41°31'10.9" **Long.:**71°53'10.3"

2480 Glasgo Road (Route 201) - east side.

Woodlands on Ashwillet Brook, a tributary of Billings Brook, abutting Burleson Woodlands and Pachaug State Forest. No public access.

### **GROTON**

#### **Betty J. Chapman Conservation Restriction**

**Year:**1999 **Acres:** 16.59

**Lat.:**41°20'34.8" **Long.:**71°59'47.2"

Conservation restriction on Fishtown Road. No public access permitted.

Wooded area draining into Beebe Pond. Protected wetlands.

#### **Leuba Conservation Easement**

**Year:**1999 **Acres:** 5.01

**Lat.:**41°22'00.9" **Long.:**71°58'26.9"

Traditional landscape view from High Street toward Mystic River. No public access permitted.

### **NORWICH / SPRAGUE**

#### **Norwich/Sprague Conservation Restriction**

**Year :** 2007 **Acres:** 451.29

**Lat.:**41°35'27.5" **Long.:**72°04'35.1"

Conservation restriction. Access is restricted to Avalonia led outings. Fields, woodlands and wetlands on Sprague/ Norwich border.

### **PRESTON**

#### **Broad Brook Conservation Easement**

**Year:**1986 **Acres:**1.5

**Lat.:**41°33'14.1" **Long.:**71°58'13.6"

Along stream beside 459, 463, 465, and 499 Rte 164, approximately 1.7 miles north of Shetucket Turnpike.

Conservation easement along 870 feet of south bank of Broad Brook to protect the brook and allow continued public fishing access.

#### **Main Brook Conservation Easement**

**Year:**2005 **Acres:** 3.59

**Lat.:**41°30'04.8" **Long.:**71°57'58.9"

Wetlands and steep slopes on some lots west of Preserve. No public access permitted.

### **PRESTON / NORTH STONINGTON**

#### **Hollowell Brook Conservation Easement**

**Year:**1995 **Acres:**1.62

**Lat.:**41°31'42.5" **Long.:**71°58'01.0"

Conservation easement on east side of properties at 7 and 11 Tyler Road. Abuts Hollowell Preserve. No public access permitted.

### **STONINGTON**

#### **Alice Chase Streeter Conservation Easement**

**Year:** 2001 **Acres:** 13.4

**Lat.:**41° 21.682 **Long.:**71° 54.595'

Conservation easement on private property. No public access permitted.

Southwest corner of Woodlands west of south end of Silvia's Pond.

#### **Anguilla Brook Conservation Easement**

**Year:** 2004 **Acres:** 2.75 acres

**Lat.:**41°24'50.5" **Long.:**71°52'16.2"

Protective agreement on western portion of Lot 6, the area west of gravel Miner Pentway from curve to paved Miner Pentway. Public access to gravel ridge only.

## **CONSERVATION EASEMENTS (CON'T.)**

### **STONINGTON (CON'T.)**

#### **Dodges Island "Dumpling" Conservation Easement**

**Year:**1990 **Acres:** 1.5

**Lat.:**41°19'51.8" **Long.:**71°57'13.0"

Conservation easement on "Dumpling" north of Dodges Island. Access for Avalonia members is permitted.

Fisher's Island Sound, south of Latimer Point, north of Dodges Island.

#### **Pequotsepos Brook Conservation Easement**

**Year:**1988 **Acres:** 2

**Lat.:**41°22'10.3" **Long.:**71°56'59.4"

Non-Disturbance Easement. Protective agreement along eastern side of Lot 3 on Maritime Drive, protects 625 feet on both sides of Pequotsepos Brook. Public access permitted.