



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

# Hewitt Road Preserve

## Property Management Plan

Hewitt Road  
Mystic, 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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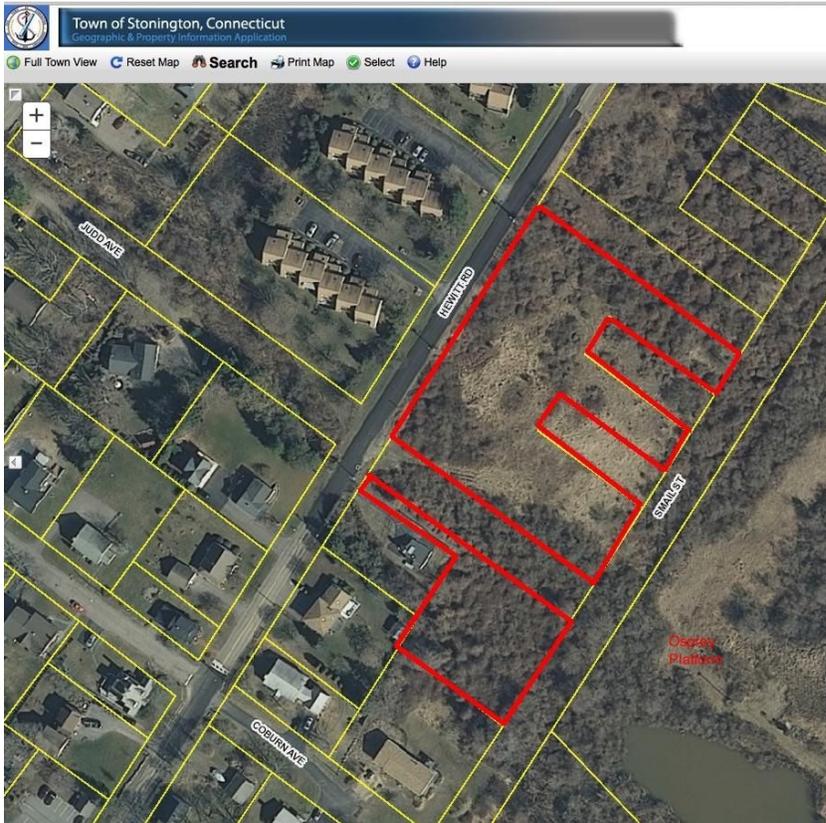
## SUMMARY

This plan is for two properties on Hewitt Road in Mystic, CT. This is a non-trailed property with minor wetlands and an osprey platform nearby. 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 Hewitt Road Preserve is located in the Town of Stonington southwest area of town.



Residential housing, other open space, paper streets and undeveloped lots, bound it. Mystic Seaport transferred the property to Avalonia in September 2011 when they were disposing of excess properties.

## SITE INFORMATION

### The property

A parcel map of the property from the Town of Stonington GIS database is shown on the previous page. The properties are identified as Map/Book/Lot/Unit 164/24/1 & 161/25/6. Combined GIS acreage is 1.3 acres.

The property to the north was developed into a single-family residence. The vacant 0.17 acre properties on paper street Smail Street are labeled in the town GIS as vacant-unbuildable. Even if they were buildable, town regulations require the paper street be brought up to road standards if the properties were to be developed which may be economically prohibitive.

### Acquisition history

Donation from Mystic Seaport in 2011.

### Land use history

It is unclear as to purpose of the original layout of the neighborhood (many small lots) – possibly it could have been developed into a mobile home park. Aerial photos from 1934 show a brook from Pequotsepos Cove leading to marshland.

## 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](#).



### 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 part of a larger block of undisturbed open space. There could be future opportunities to enhance the open areas to create an enhanced pollinator habitat. Sea level rise prediction maps show the area eventually reverting to marsh. The property is within the boundaries of the Coastal Management Area and FEMA flood zones.

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

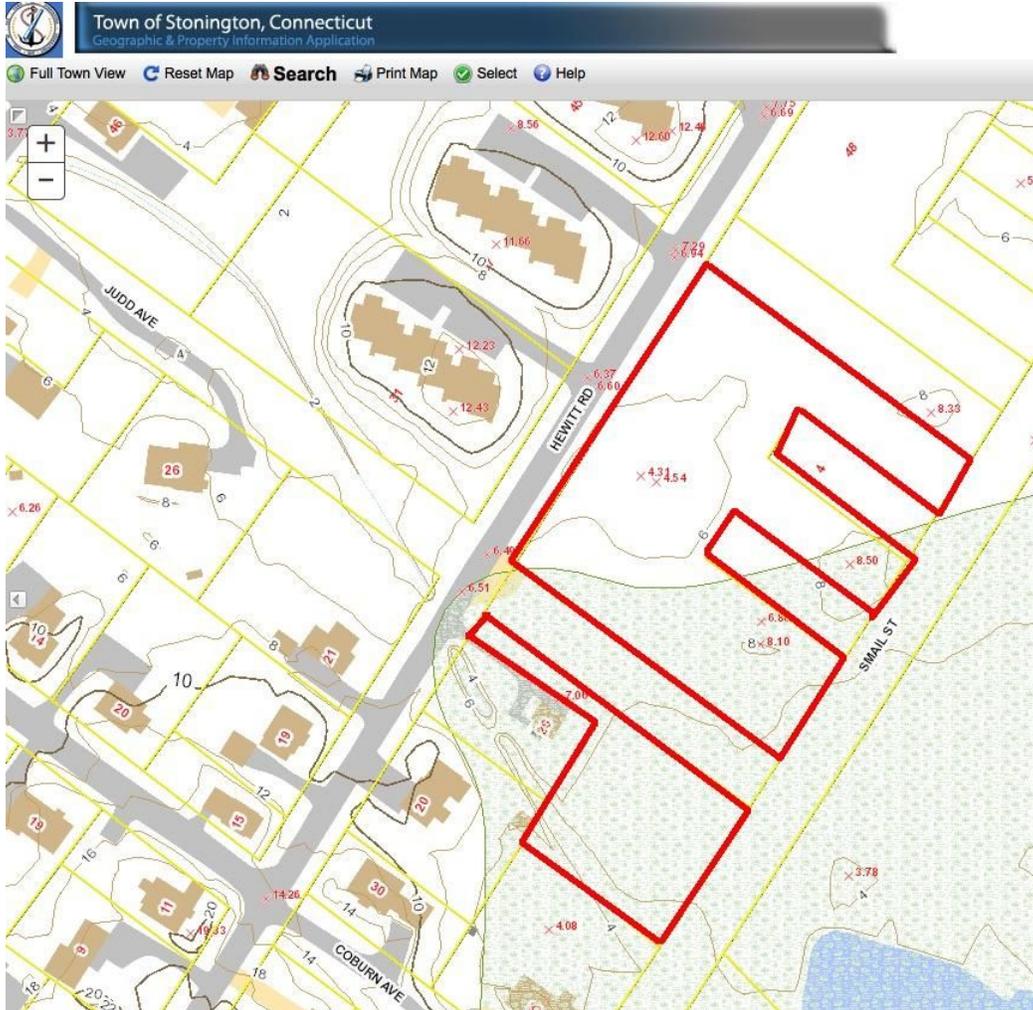
**(iv)** the preservation of an historically important land area or a certified historic structure.

## Natural resources

The parcel at this time is not managed for access or trails and as such is a generally undisturbed shrub and open field area. It is however, open to the public, as are all Avalonia properties. Much of the shrub growth are invasive plants and the resulting vegetative cover creates a relatively unique coastal shrub and grass land and is large enough to possibly host nesting shrub land dependent species, though these have not been documented. It is also adjacent to a large open space parcel of the Bishops Cove community that includes wetlands, a pond and a nesting osprey site. Full species surveys have not been done.

Potential threats to conservation values: Over growth of invasive plants could further degrade the habitat, so monitoring for significant changes will be necessary during annual surveys. The objective is to maintain the property as shrub habitat and open meadow until overcome by sea level rise.

## ELEVATIONS / WETLANDS



## SPECIAL FEATURES AND CULTURAL RESOURCES

Provides buffer for osprey platform on Bishops Cove open space.

## 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 as there are no trees to post signs on and property is overgrown with shrubs.

The management objective for this property is to leave it in its natural state as protected open space. The transfer from the Seaport was unrestricted so the property could be sold. However, given the odd shape and presence of wetlands, plus 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 properties appearance

Litter control. Possibly mow every few years.

#### 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)

Need to identify if any endangered or threatened species or species of concern are present. (Note: Natural Diversity Database species are shown to be present on the property to the north and on Bishops Cove open space).

#### Controlling invasive species

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

### Erosion control and flooding

The property will flood with sea level rise and will most likely revert to marsh.

### Productive uses

Provides habitat for neighborhood wildlife (birds and rabbits observed). In 2015 there was an investigation to see if the site was feasible for a community garden plot. Lack of an easily accessible water source made such a venture unlikely.

### 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. Post boundaries.

### Long term plan (5+ years)

Monitor site. Control invasive plants.

### 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>