



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

Lambs Way Preserve

Property Management Plan

Lambs Way
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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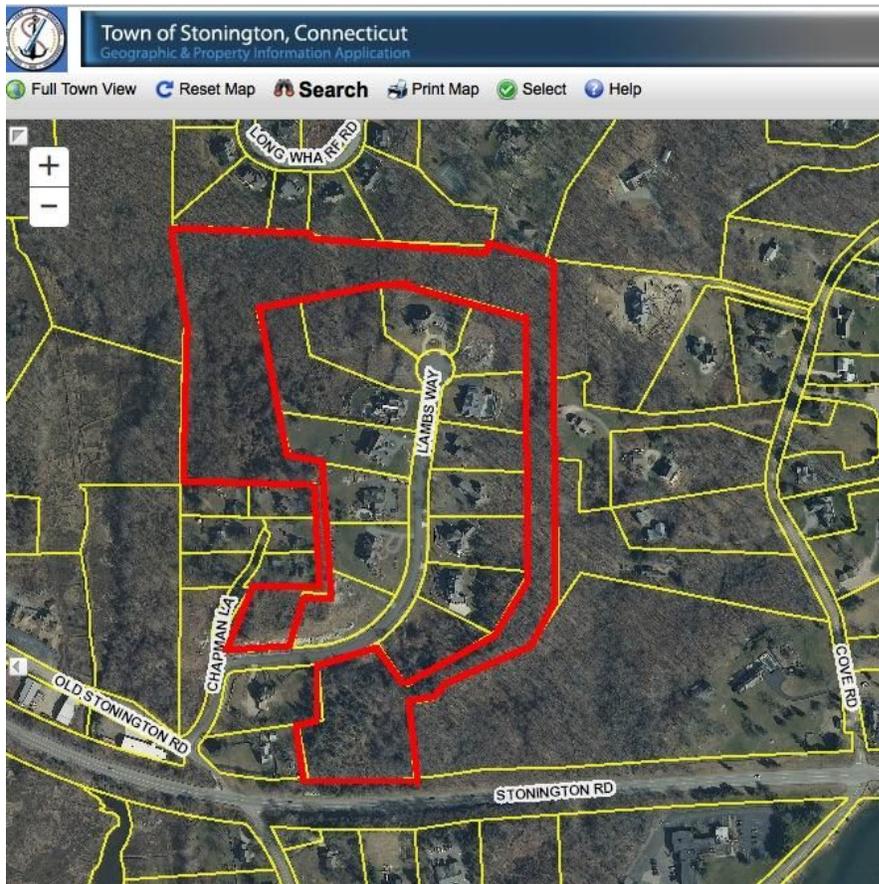
SUMMARY

This plan is for a property on Lambs Way in Mystic, CT. This is a non-trailed property of coastal woodlands. 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, by phone at 860-884-3500, and has a website at <http://www.avalonialandconservancy.org>.

HISTORY

The Lambs Way Preserve is located in the Town of Stonington southwest area of town. Residential housing and marsh surround the property. Access is from the right side of curve at lower end of Lamb's Way near the Quiambaug Fire Station and east side of Chapman Lane.



SITE INFORMATION

The property

A parcel map of the property from the Town of Stonington GIS database is shown to the left. The property is identified as Map/Book/Lot/Unit 156-1-1. GIS acreage is 16.04 acres.

Acquisition history

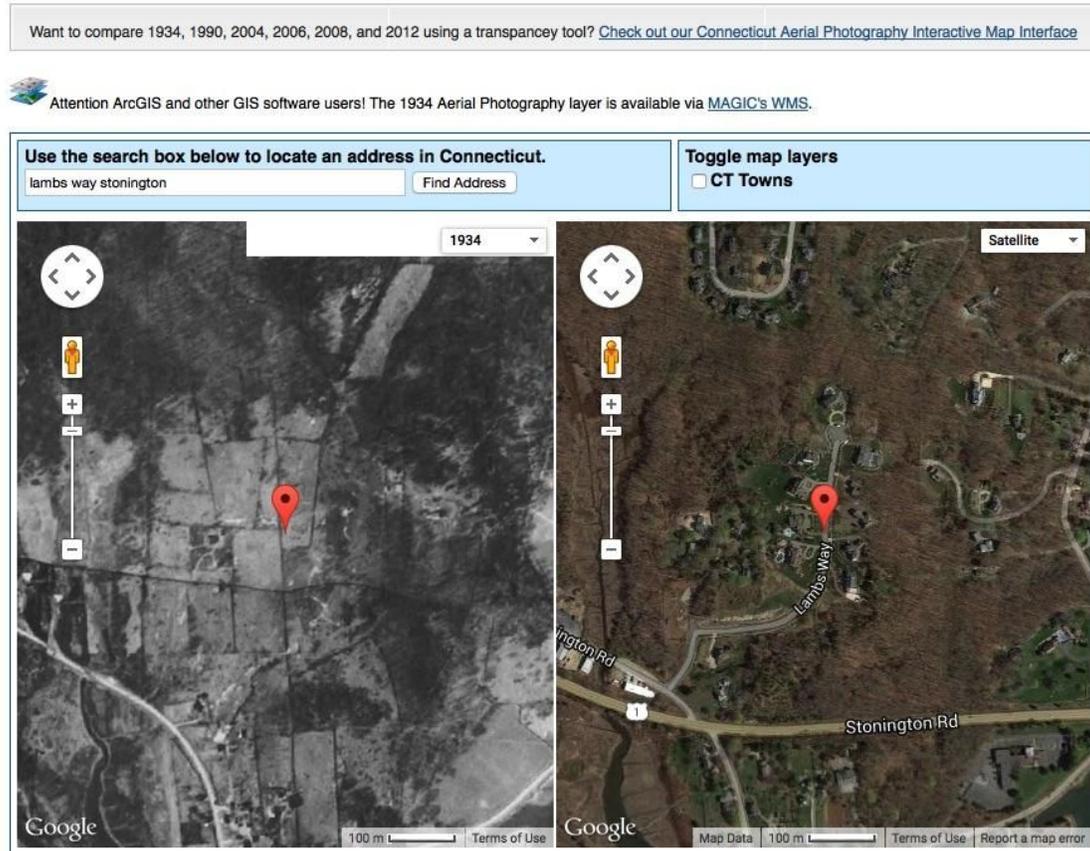
Acquired from RSK-Kellco LLC in March 2005. Was mandatory set aside for

2003 subdivision. Previous to that Samuel Lamb and family owned it.

Land use history

This sloped parcel was farmland that grew into mostly forested land.

Neighborhood Change in Connecticut, 1934 to Present



Public use resources

At this point there is no formal access or trails, nor are there plans to create any.

There are two deeded right of way access points between homes on Lambs Way (though the town GIS system only shows the one on the east). Additional access is from Chapman Road. Neighborhood usage is evident.

Public benefit of the protected property:

Primarily serves as neighborhood wildlife habitat and buffer to other housing developments.

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.

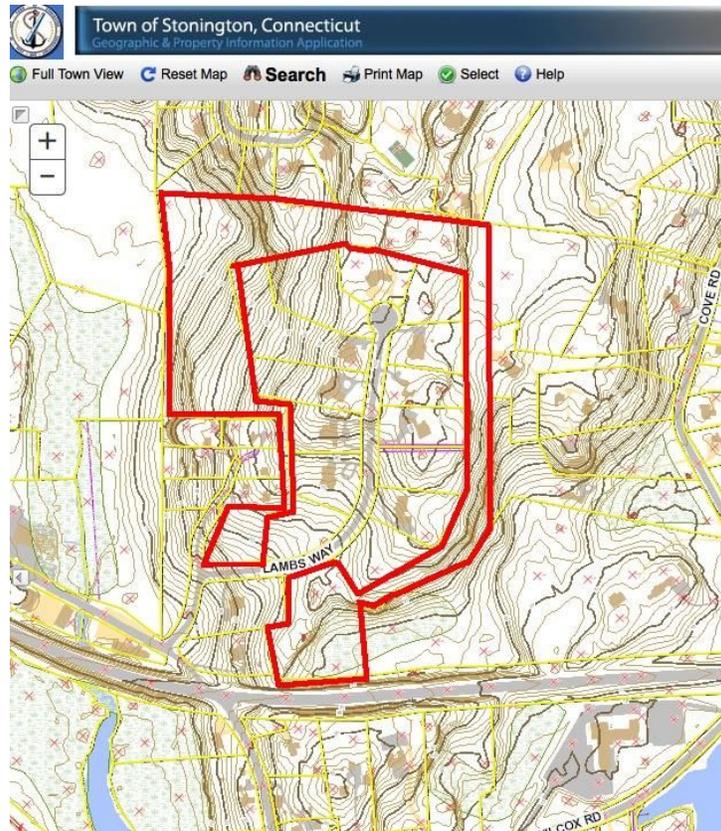
Natural resources

The parcel at this time is not managed for access or trails. It is, however, open to the public, as are all Avalonia properties.

The property is on the fringe of a Natural Diversity Database area in the southeast.

This property was mandated open space surrounding the Lamb’s Way subdivision. As such it is a buffer and somewhat of a greenway band behind the development. There are vernal pools in the southeast corner. The northwest portion has significant wetlands to be protected, that have typical wetland plant communities and amphibian breeding areas. The west side drains to a salt marsh. As a woodland and wetland abutting the salt marsh there may be value as sea level rises as possible areas for marsh migration. A full inventory of plants has not been done but general surveys indicate usual and relatively unremarkable plant communities.

ELEVATIONS / WETLANDS



SPECIAL FEATURES AND CULTURAL RESOURCES

Northern uplands have rocky ledges and a small cave that is suitable denning habitat.

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

There is no roadside sign. The majority of the boundaries are posted.

All motorized vehicles are prohibited on the properties except for maintenance.

Maintaining properties appearance

With so many abutting homes, the biggest issue is encroachment and misuse by landowners. Occasional dumping of yard and garden debris is the most common. The property itself has no formal trails but locals have, in areas, created their own network of trails through the property. Most are acceptable but usage and maintenance of walls and vegetation needs to be monitored.

Invasive species in several areas pose another threat. The SE corner has been maintained since before our acquisition, by a neighbor who has kept open trails and mowed out invasive plants. The western edge behind Chapman Lane is significantly degraded by many species of invasive plants, yet it offers habitat for bird and mammal species.

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)

There is no plan to do active management. Downed trees and brush can be left on site to provide brush piles and coarse and fine woody debris for cover and re-nourishment of soils.

Controlling invasive species

Removal of invasive species by manual means will be accomplished as resources permit. Communicate with neighbors to help control invasive plants near their boundaries.

Erosion control and flooding

No issues.

Productive uses

Provides habitat for neighborhood wildlife.

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.

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.

History of Issues:

- NE corner a small trail was made to abutting property by removal of Avalonia boundary wall. Letter written... wall rebuilt.
- 2015 – northern property owner requested tree be removed that could damage his pool. Tree removed.
- 2015 – Chapman Lane property owner appeared to infringe on boundary. Negotiated settlement.

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>