



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

# Pequotsepos 1 & 2 Preserves

## Perkins Wildlife Corridor

Property Management Plan

Jerry Browne Road & Pequotsepos 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 \_\_\_\_\_



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

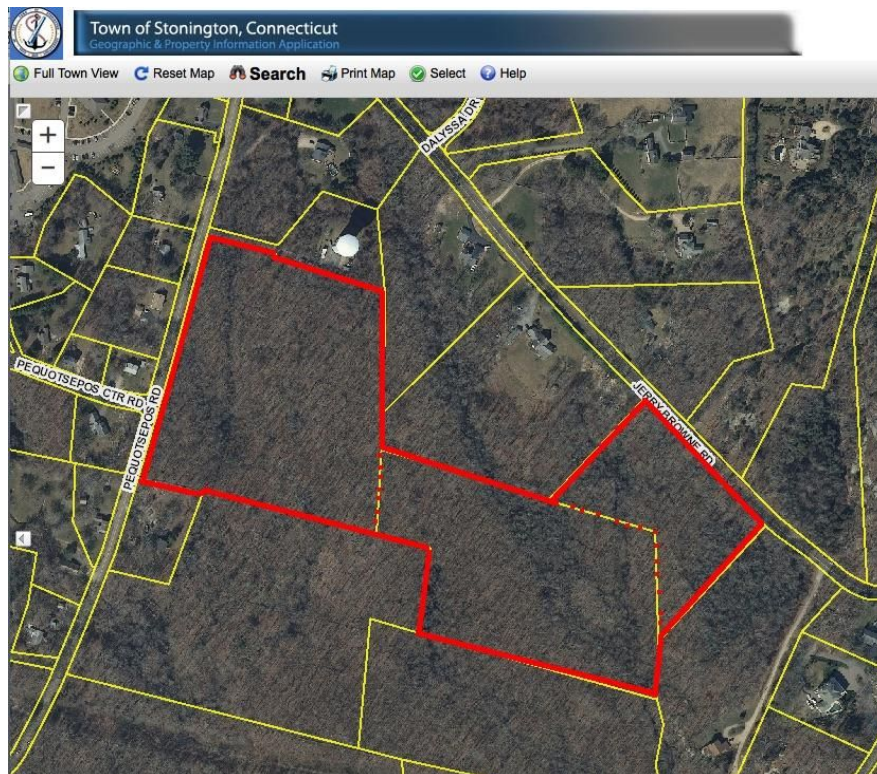
## SUMMARY

This plan is for three abutting properties on Jerry Browne Road and Pequotsepos Road in Mystic, CT. This is a trailed property of woodlands and wetlands. 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 Pequotsepos 1 & 2 Preserves and Perkins Wildlife Corridor are located in the Town of Stonington western area of town. Residential properties, a water tower and undeveloped parcels surround the property. It abuts the Denison Homestead properties and property owned by the Denison Pequotsepos Nature Center forming an extensive open space complex of over 600 acres.



## SITE INFORMATION

### The property

A parcel map of the properties from the Town of Stonington GIS database is shown to the left. The properties are identified as Map/Book/Lot/Unit 150/3/1, 133/6/5F & 133/6/6. Combined GIS acreage is 22.93 acres.

### Acquisition history

Pequotsepos 1 & 2 were quitclaimed from the Pequotsepos Nature Center in March 1982 and Perkins Wildlife Corridor was a mandatory set-aside from developer Clift Associates in July 1987.

### Land use history

Historical photos show the property is fairly unchanged, except with older trees, due mainly to the large amount of wetlands. Farmland to the east and west has been developed in to residential property and senior housing. Property to the south is part of the Denison Homestead (though owned by a neighbor). Perkins Farm across Jerry Browne Road has been approved for 35 lot subdivision, though construction has not begun.

# 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.**

**Toggle map layers**

CT Towns

## Public use resources

The property was donated to Avalonia to protect wetlands and an un-named brook. These properties are open to the public as are all Avalonia properties. The trail system includes a spur in from Jerry Browne Road, a loop trail and connection to Nature Center lands. There are simple bridges and walkways to protect wetlands crossings.

Public benefit of the protected property:

The property is not currently within a Natural Diversity Database area, but the property has not been formally reviewed. The property provides habitat for neighborhood wildlife and provides a

buffer to the larger nature center/Denison complex and helps create a larger greenway of open space in this part of town, including Aquarion /Deans Mill Reservoir protected open space.

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 is open to the public, as are all Avalonia properties. These combined properties are part of a larger greenway connecting Denison Lands, Denison Pequotsepos Nature Center Lands, other Avalonia properties and Aquarion Water Company reservoir protected land. The entire complex is only intersected by a few side roads. As such it is part of a greater woodland area for breeding and migrating birds, and larger land areas for mammals to move within.

The parcels contain significant wetlands as the headwaters of an unnamed brook that ultimately flows into Copps Brook and Quiambaug Cove. These wetlands contain typical vegetation, sphagnum mosses, ferns, under-story of Spicebush, Winterberry and Sweetpepper bush and canopy of Red Maple, Oak species, Yellow Birch as usually found in wet woods. Several vernal pools support breeding amphibians and some of these remain relatively moist throughout the summer season. This is important for birds, mammals, invertebrates as well as amphibians.

Deer have overgrazed much of the area. Neighbors have deer hunting stands on their properties and this may help control the population to some degree. Despite the deer grazing, there is good understory in much of the area. There is also a good amount of fine and coarse woody material on the forest floor to provide shelter and nesting sites as well as long term decomposition.

Storms in recent years have downed trees, created areas of openings in the canopy, left snags, and provided sites for insects to thrive in dead wood. No efforts are made to remove dead wood other than to keep trails open and safe.

There are also significant upland areas and rocky outcrops and ledges which provide interest as well as denning sites for mammals and possibly reptiles. Upland plant species of Low Bush and

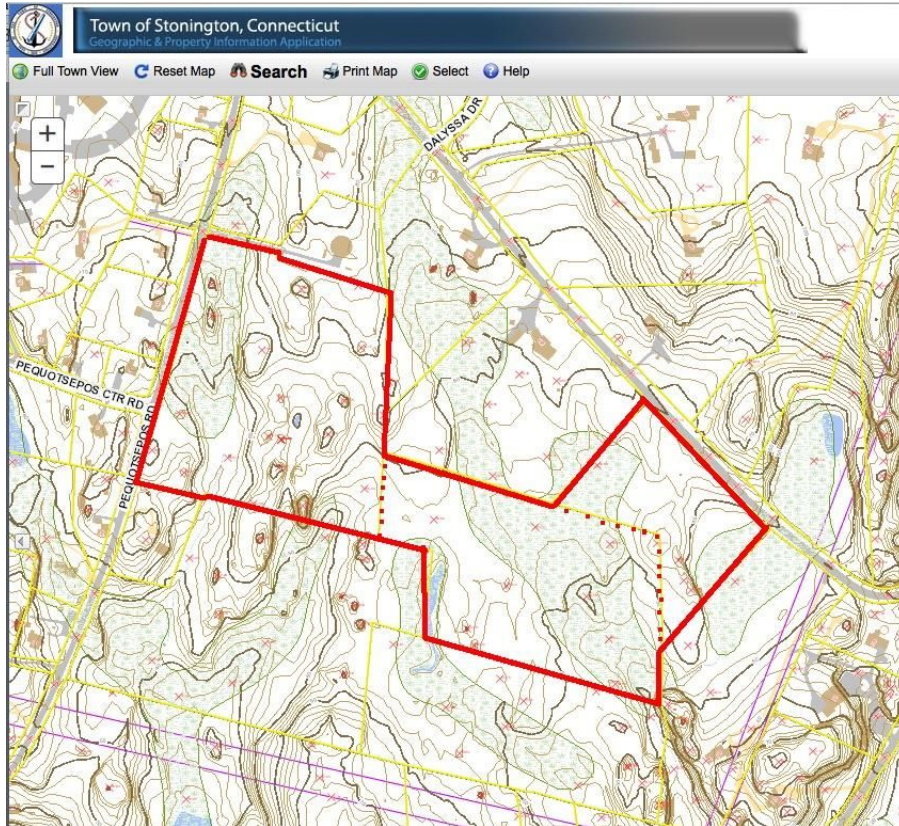
Highbush Blueberry and Huckleberry provide fruits and soft mast for birds and mammals. Oak trees and some Hickories provide significant hard mast.

There is a known, large population of turkeys using the area.

Fishers, Coyotes, Foxes and Bobcats are species of larger predator animals that have been reported in the area.

Potential threats to conservation values: Over growth of invasive plants could degrade the habitat, so monitoring for significant changes will be necessary during annual surveys. The majority of invasive species are concentrated along the wetland and stream flow with Japanese Barberry as the most significant issue. Bittersweet and others are found more along the roadside. The objective is to maintain the property as it was donated to Avalonia – mainly protecting wetlands and the un-named brook. There is not much room for any further development along the boundaries so the area should remain relatively intact unless Denison lands are slated for change in status.

## ELEVATIONS / WETLANDS



## SPECIAL FEATURES AND CULTURAL RESOURCES

Wetlands, ledges and hiking trails. Vernal pools.

## 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

Boundaries are posted.

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

### Maintaining properties' appearance

Litter control. Help maintain trails along with the nature center efforts.

### Public use

The preserve is open to the public for passive recreational use. 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 (though no-one will complain if the apples or grapes are picked) or disturb wildlife excessively.

### Enhancing wildlife habitat(s)

Complete natural resources assessment. Deer over-grazing is an issue in the entire area. Avalonia generally prohibits hunting but Board of Directors may want to consider allowing culling of deer herd in the future. This will be pending notification of neighbors, who already hunt on their properties) and Nature Center and Denison Boards. Leaving coarse and fine woody material on the ground after storms, enhances the understory and provides nesting sites and can inhibit deer movement. Leaving dead trees and snags standing, unless they create a danger to visitors, also provides habitat.

### Controlling invasive species

Removal of invasive species by manual means will be accomplished as resources permit. Property has extensive invasive plants throughout. Japanese Barberry along wetlands poses the greatest threat and most difficult challenge to eradicate.

### Erosion control and flooding

No current issues. Property flooded extensively during past rainstorms of many inches of rain. Such flooding has been naturally well managed within the wetlands and has posed no threat to

habitats or neighbors.

#### Productive uses

Provides habitat for neighborhood wildlife and protects headwater of an un-named brook.

#### Scientific and educational activities

The Denison Pequotsepos Nature Center and Mystic Aquarium use the property for educational purposes.

#### 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. Neighbor and volunteer stewards have on occasion been willing to oversee trail maintenance. Work parties have built bridges and wetland spans and will monitor as needed.

#### Annual obligations

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

#### Short term plan (1 – 5 years)

Annual boundary walk. Trail maintenance and assessment of wetlands crossings.

#### 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>