



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

Deane Avery Preserve

Property Management Plan

Wolfneck Road
Stonington, 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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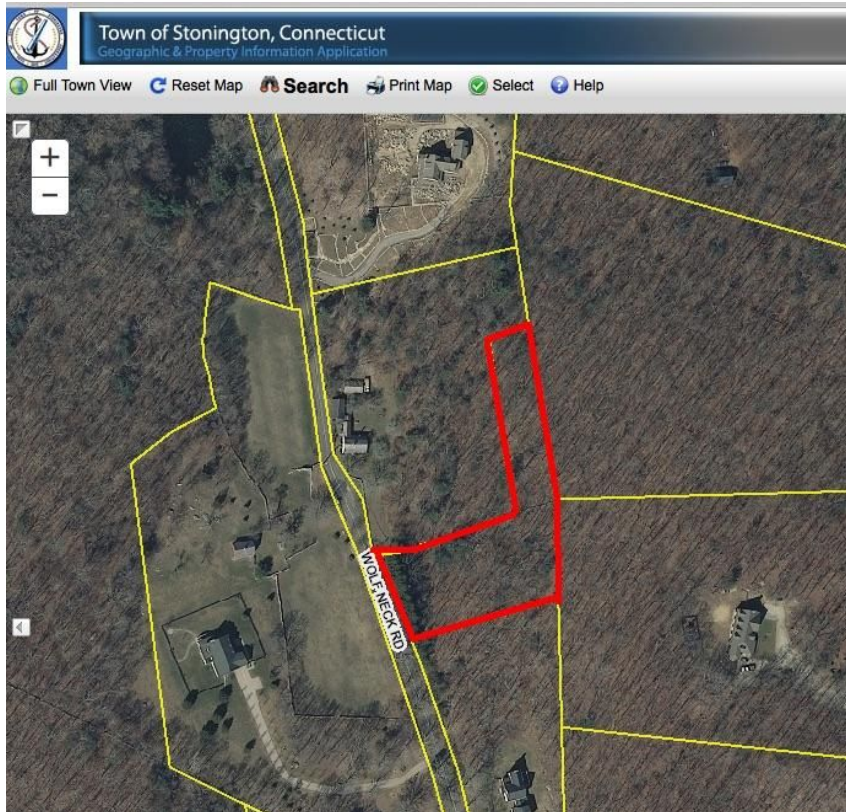
SUMMARY

This plan is for a property on Wolfneck Road in Stonington, 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 Deane Avery Preserve is located in the Town of Stonington northwest area of town. Residential, rural housing and one undeveloped parcel surround the property.



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 140-2-1C. GIS acreage is 1.53 acres.

Property was an old set-aside from a subdivision of properties formerly owned by Avalonia Land Conservancy founder and

support Deane Avery. It was accepted and named in his honor. The historic Avery homestead

abuts to the northwest.

Acquisition history

Acquired from New England Homes of Stonington LLC in September 2013. Was mandatory set aside for 2006 subdivision.

Land use history

This sloped parcel appears to have been partially open space and partially a woodlot in 1934 aerial photos.

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.
wolfneck road, stonington

Toggle map layers
 CT Towns

1934

Satellite

Google

100 m

Terms of Use

Google

Map Data

100 m

Terms of Use

Report a map error

Public use resources

At this point there is no formal access or trails, nor are there plans to create any. The understory is open enough to allow for relatively easy walking.

Public benefit of the protected property:

Primarily serves as neighborhood wildlife habitat. It is in close proximity to the Hoffman Evergreen Preserve and other undeveloped forest tracts.

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

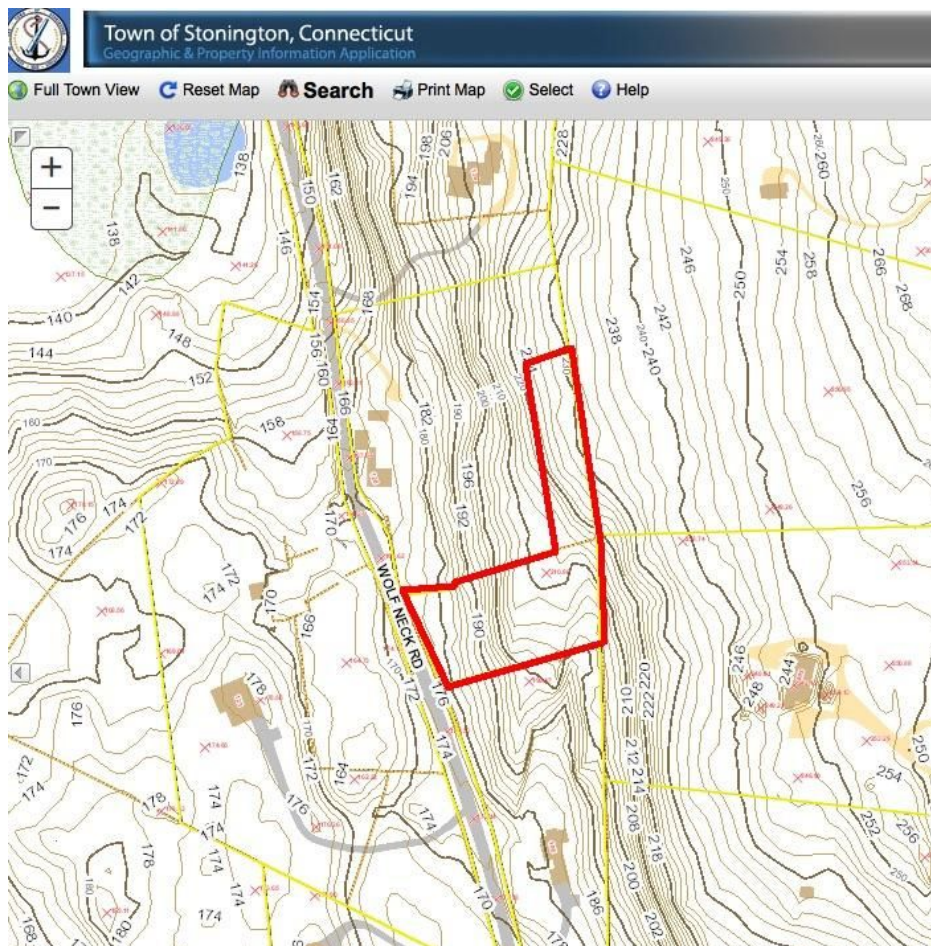
The parcel at this time is not managed for access or trails. It is however, open to the public, as are all Avalonia properties.

This small parcel holds value only as part of a larger area of contiguous woodlands held by private owners with larger lots. There is one buildable lot abutting to the north. The benefit as a natural resource is to remain part of upland woods habitat for breeding birds and part of greenway for mammals. There are a few invasive plants along roadside and edges.

Along the roadside is a narrow row of evergreens with open understory that provide attractive shelter during winter and wind/storm events. The rest of the property is dry upland woods with Oak/Hickory canopy and some understory with patches of Green Brier and low berry shrubs. There are no wetlands associated with this property.

Potential threats to Conservation values: As the roadside evergreens age, they can be wind thrown or damaged. Removal will be only as needed to keep away from roadside and utility wires. Their loss would be a detriment to the parcel as they provide the diversity. Invasive plants would pose a problem so monitoring for changes and control before an infestation occurs, will be important.

ELEVATIONS / WETLANDS



SPECIAL FEATURES AND CULTURAL RESOURCES

None.

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

Roadside sign is present. Boundaries are posted.

The main objective is to keep the property in a naturally wooded condition as donated. It is too small to consider any significant forest management. Monitoring to inspect for any encroachment from neighbors should be easy as annual boundary surveys are relatively quick and straightforward.

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

Maintaining properties appearance

Litter along roadside is an issue. Keeping stonewalls maintained and cleared of brush may be a periodic work effort.

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.

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. Post boundaries between corners.

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>