



Charlotte Land Trust

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Conservation changes lives.

Each year the Charlotte Land Trust (CLT) works on new easement projects, hosts environmental education events, partners on community projects like our farm study and manages stewardship work.

We do this to ensure that future generations can enjoy the benefits of conservation: beautiful places to walk, habitat for wildlife, agricultural space for farmers and natural areas that help keep our air and water clean.

In 2025 we collaborated with landowners Claudia and Nigel Mucklow to conserve a 12-acre forested property in close proximity to the Charlotte Park and Wildlife Refuge. (Reach out to us if you want to discuss conserving your land.) This conservation easement aligns with our efforts to establish connected wildlife habitats, which creates a positive multiplier effect.

We are grateful for our many donors this year who recognize that protecting land ensures cleaner water, healthier fields and forests and a resilient working landscape that benefits the whole community. Donations make this all possible. Thank you!

A big thank you is also in order for two long time members who retired from our all-volunteer board in 2025. Jane Lawlis and Mary Volk served CLT for a collective 40 years during which they worked on countless financial reports, communications pieces and donor-related projects. Cheers to Jane and Mary!

As we build on the generosity of our volunteers and donors, we hope you'll continue to reach out and connect. Join us on a hike or at an environmental talk, stop by and say hi at the town party or make a donation to help propel us through 2026 and beyond. We're stronger and healthier together!

With Gratitude,

—Kate Lampton, President, Charlotte Land Trust



Board Members (left to right): Steven Schubart, Robin Turnau, Frances Foster, Lindsay Longe, Jessica Sanford, Kate Lampton, Dana Hanley, Elisa Fante, Miles Colaprete, Jessie Price.
(Not pictured: Lynne Hale, David Pill, Jay Strausser.)

The mission of the Charlotte Land Trust is to conserve the natural and working lands of Charlotte for the benefit of present and future generations.



To learn more about CLT and review our 2025 financial report, visit charlottelandtrust.org.

Cover: Conserved fields on Lake Road. (Photo: Jessie Price)



2025 Annual Report

Thank You to the 2025 Charlotte Land Trust Donors

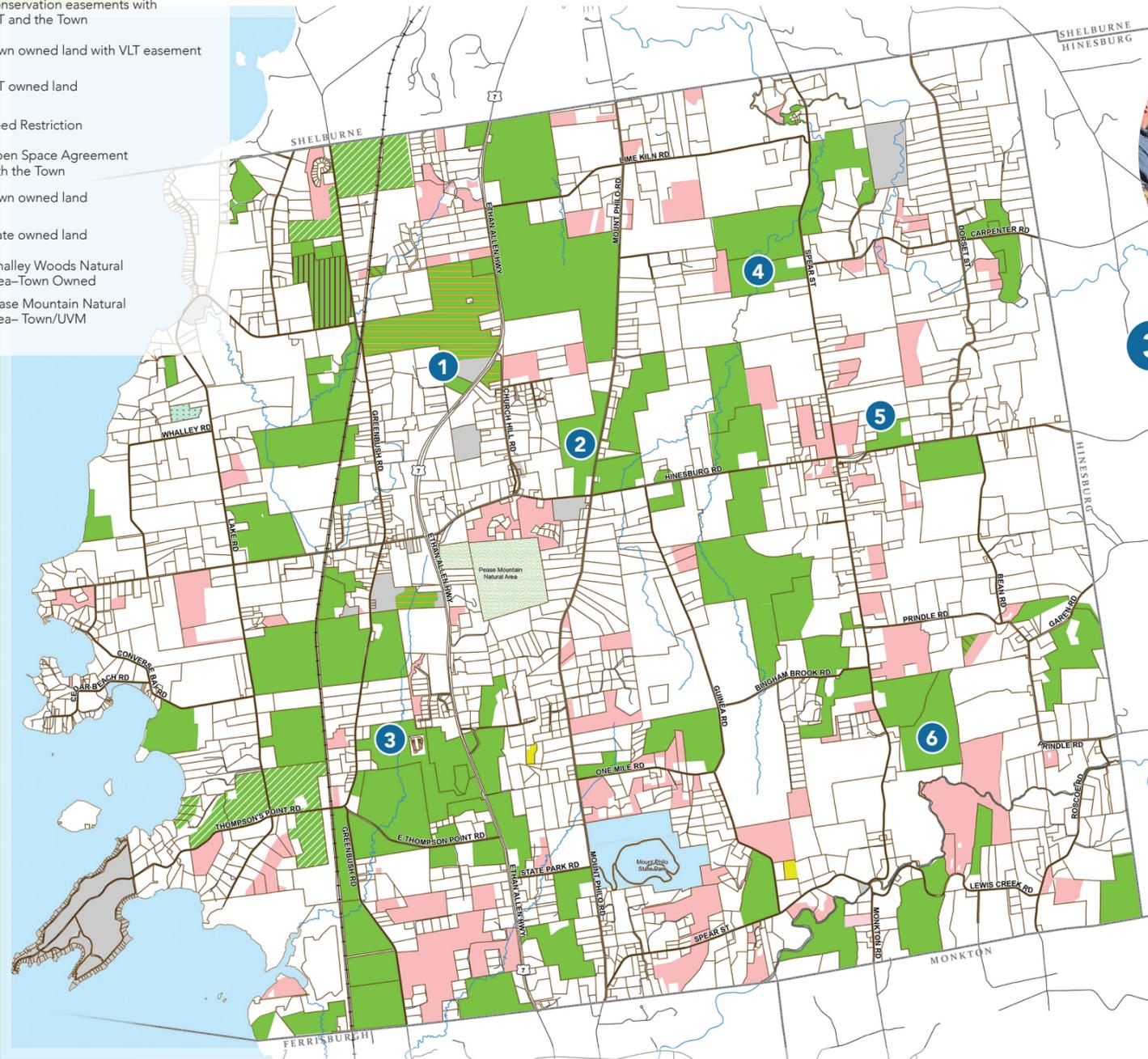
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| Robert Downing & Lisa Crispin | Kathryn Huggett | Robert Nickelsberg & | JoAnne Dennee | |
| John & Heather Dwight | Beth Humstone | Crary Pullen | Staige Hill Yoga | |
| Sara Epstein | James & Susan Hyde | Hans & Susan Ohanian | Dr. John & Roberta Stetson | |

LEGEND

-  2025 Parcel Boundary
-  Easement with Vermont Land Trust, Charlotte Land Trust, Lake Champlain Land Trust, VRC, or VHCB
-  Town Conservation Agreement
-  Conservation easements with VLT and the Town
-  Town owned land with VLT easement
-  VLT owned land
-  Deed Restriction
-  Open Space Agreement with the Town
-  Town owned land
-  State owned land
-  Whalley Woods Natural Area-Town Owned
-  Pease Mountain Natural Area-Town/UVM

Charlotte's Conserved Land

This map shows the impact Charlotte Land Trust (CLT) and your donations have made on our local landscape. Here are a few examples of what's happening on conserved land and how it benefits our community.



1 HELPING OWNERS CONSERVE LAND

In 2025 Nigel and Claudia Mucklow conserved 12 acres of forest. Although far smaller than a typical conserved parcel, this land is important for wildlife connectivity and because of its proximity to the 275-acre Charlotte Park & Wildlife Refuge, another conserved property with significant habitat. The Mucklows donated the conservation easement for the land to CLT. As part of the conservation project, forester Ethan Tapper wrote a forest management plan to improve the habitat and manage invasives.



2 GROWING LOCAL FOOD

After a pause, Philo Ridge Farm was again open to the public in 2025, offering breakfast, organic vegetables, regeneratively raised meats and more in their market and dinners and brunch from chef Marc St Jacques in the dining room. The farm includes 304 conserved acres of rotationally grazed pasture, forests and gardens. The Foote Family, who had owned this property for six generations, worked with Vermont Land Trust, along with CLT, to conserve the farm in 1990. Today, Philo Ridge farmers focus on improving soil health, supporting pollinators, minimizing runoff and eliminating pesticides, all while keeping the land productive and yields high.

3 PROVIDING SPACE FOR RECREATION

The town link trail from the Route 7 underpass to the parking lot just off Greenbush road runs through a 122-acre conserved property owned by Champlain Valley Cohousing. This wide gravel trail passes through former farmland that is converting to forest. Thorpe Brook trickles through meadows of wildflowers and young forests with an occasional large oak, a remnant of the clayplain forest which once covered this part of the Champlain valley. When the land was first conserved in 2005 by Vermont Land Trust, with financial support from CLT, 6 acres were set aside to build homes, which today house around 50 residents.



4 KEEPING FOREST BLOCKS INTACT

This Spear Street property was conserved in 1996 when the Dickermans donated an easement on 66 acres to CLT. Featuring open fields, woodlands, ponds and views of the Adirondacks, the property was an early cornerstone of conservation in East Charlotte. Together with several adjacent properties, this effort created nearly 300 contiguous acres of conserved habitat, agricultural soils and forest connectivity. Mud Hollow Brook snakes through this property before emptying into the La Platte and eventually Lake Champlain.



5 CREATING AGRICULTURAL JOBS

Farmer Dave Quickel's longest serving employee has worked with him for 15 years. Most summers 7 employees, a mix of full and part-time, help run Stony Loam Farm which has 80 CSA members and 60 more CSA shares that go to senior housing facilities. They grow tomatoes, a big wholesale crop, in 4 greenhouses. After initially farming at the former Pizza on Earth, Quickel moved his farm east on Hinesburg road in 2007 when he purchased 28 recently conserved acres. That conservation project was led by Vermont Land Trust with help from CLT.

6 COLLABORATING WITH LAND TRUSTS

When the Burleigh family originally conserved this land with The Nature Conservancy (TNC) in 2009, both CLT and the Vermont Housing Conservation Board helped fund the project. Ownership of this 123-acre property was transferred in 2025 from TNC to Lake Champlain Land Trust (LCLT). Last year's transfer was another example of how land trusts and other organizations partner to benefit land for the long term. This forest is adjacent to several other large properties protected by conservation easements or open space agreements, making for a significant block of wildlife habitat.

"It's important that we conserve the wildlife habitat that we have. Seeing wildlife in our town makes us richer. It adds a dimension that city people miss out on. If we lose that, we lose a huge part of what Charlotte is."

— Claudia Mucklow

Conserved Landowner & Chair, Charlotte Conservation Commission