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**Special Thanks**

Logo: Family of Rockwell Kent  
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Charlotte Resident

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**REPORT TO OUR NEIGHBORS**

**JANUARY 2011 TO MARCH 2012**

**Helping to Protect and Preserve the  
 Rural, Agricultural Landscape  
 of Charlotte**



*A new crop of sunflowers, on conserved land, brightens the drive along Route 7 just north of State Park Rd.*



Join us on Facebook



**INTRODUCTION FROM THE BOARD PRESIDENT**

There are people out there who love strategic planning. Perhaps some of you fall into that group. While it isn't my strong suit, I value the outcome and realize the importance of charting a course and attempting to stick to it—not rigidly, but with purpose.

CLT is currently in the middle of a comprehensive strategic planning process aimed at giving us direction for the next five years. This process has been instructive to the Board and inspired some great discussions in our meetings. We have met frequently over the last five months to work on the plan. It has been a real pleasure to work with our committed and hardworking board for the many hours they have put into crafting this plan. Once it's complete, we will share highlights with the community and our members.

I can't think of more important work than conservation for the long-term health of our community. For over 25 years the Charlotte Land Trust has worked to protect the lands of Charlotte for future generations. Conservation helps ensure that we will have good farmland to produce our food locally, open vistas with stunning views, and that our special natural areas will be preserved and our town's essential character will be retained.

None of our successes would be possible without your sponsorship. We want to thank you, Charlotte residents and friends, for your support of the Charlotte Land Trust and our work! We hope you will enjoy reading our Annual Report.

**Frances Foster  
CLT President**



CLT Board of Directors (left to right): Frances Foster, Mary Yolk, Edd Merritt, Laura Crandall, Marty Illick, Kate Lampton, Robert Bloch, Jane Lavis, Tim King, Phyllis Kroll, Dave Pill

**2011 PROGRAM HIGHLIGHTS: CONSERVATION AND OUTREACH**

The Charlotte Land Trust was very active last year in helping the Vermont Land Trust conserve the former Bean farm on the Charlotte-Hinesburg Road, now owned by the Hinsdale family. The project was completed in the spring of 2011. The farm is an important link in the agricultural landscape of central Charlotte; in addition to fine soils, it has an outstanding natural area of clayplain forest and wildlife habitat. A public trail easement, assignable to the Town of Charlotte, is also part of the conservation project. We are thankful to the Hinsdale family for making a very generous bargain sale of the conservation easement and to the Town of Charlotte for a grant from the Town's Conservation Fund.

CLT worked with several landowners in 2011 on possible conservation projects on a wide variety of lands. These discussions ranged from exploratory meetings about the options available for a piece of land to lengthy and in-depth processes that will likely result in completed projects. We have contributed to the appraisal costs for two of these projects as a key step in moving toward a conservation deal. In addition, we conducted a detailed site resource assessment of another property in a section of town where there has been limited conservation.

Since the properties mentioned here are still works in progress, we do not publish names because confidentiality is usually very important. However, it's worth noting these discussions as examples of our ongoing work with landowners. Even though many discussions may not result in conservation, we welcome the opportunity to talk with landowners about the various options for protecting the best features of their land.

Outreach and education continue to be key objectives for CLT. We believe that our work should coordinate well with Town goals for the future of Charlotte. To that end we have participated in projects where our work and the Town's intersect, such as the recent sewer service area discussion in the village and planning for a Town trail system. We also began discussions with the Conservation Commission on a long-term conservation effort for an area of highly important wildlife habitat.



Recently conserved Nordic Holstein (former Bean) Farm as seen from the air.

Our educational efforts this past year included a well-attended and interesting panel discussion on conservation appraisals—a complex and central issue for any conservation project. We continued a series of articles in *The Charlotte News* on conservation-related topics and expect to continue these in the coming year. Some of these are available on our website ([www.charlottelandtrust.org](http://www.charlottelandtrust.org)). We welcome suggestions for articles or workshops on topics of interest to you.

The opportunity to get outside and show off Charlotte's conserved land is always welcome. This year we sponsored a naturalist-led hike to the Raven Ridge preserve and plan to organize more of these outings during the coming year.

As always, CLT participated in the annual Town Party. We thoroughly enjoy this chance to meet with many of you and to talk about what we're up to. Be sure to stop by our table at this year's party and check out our displays.

**ORGANIZATION**

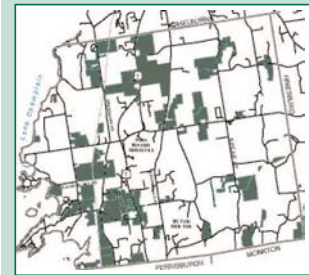
As a small, unstaffed land trust, we believe it is of utmost importance to maintain a well-managed organization. In 2011 CLT began work on a new strategic plan for the organization. A professional land trust consultant is helping us craft a sound set of updated goals and strategies with a work plan for accomplishing them. We conducted an organizational assessment a few years ago and have implemented several features to ensure continued strong governance and management. As part of this assessment, we interviewed our conservation partners for their honest input about CLT and were particularly pleased when one person with statewide land trust experience described CLT as "one of the most effective small land trusts in the state."

In 2011 two new board members joined CLT—David Pill, a local architect, takes over the role of stewardship management, and attorney Tim King brings valuable legal and practical land trust experience. We are delighted to have both of them join us. At the same time, we bid goodbye and thanks to two valued Board members, Dave Quickel and Phyllis Kroll. They brought valuable experience to the Board and worked hard to further our mission.

**2011 INCOME AND EXPENSES**

INCOME	
Contributions	\$33,759
Interest and Dividend	1,408
Annual town Contribution	6,292
<b>Total Income</b>	<b>\$41,459</b>
EXPENSES	
Nordic Holstein Farm (Bean Farm)	\$20,850
Other Conservation Projects	3,625
Outreach	3,858
<b>Program subtotal</b>	<b>89%</b> <b>\$28,333</b>
Fundraising	3%
Administration	8%
<b>Total expenses</b>	<b>100%</b> <b>\$31,995</b>
Total Assets 1/1/2011	\$226,661
Total Assets 12/31/2011	*\$236,165
*Includes Stewardship Fund	\$50,450

Town of Charlotte Conserved Land, March 2012



Easements with the Vermont Land Trust, Charlotte Land Trust, Lake Champlain Land Trust and the Nature Conservancy

Source: Chittenden County Regional Planning Commission

**YES!** I will help preserve the natural and rural beauty of Charlotte by making a tax-deductible contribution to the *Charlotte Land Trust* at the following level:

- Benefactor \$2,500
- Friend \$100
- Supporter \$1,000
- Contributor \$50
- Sustaining \$500
- Other \$ \_\_\_\_\_

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Please contact me to discuss: conservation of my land, donating development rights, or other planned giving opportunities.

I would like my gift to remain anonymous.