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WHPA WINDMILL RIDGE NATURE RESERVE & TRAIL CONSERVATION MANAGEMENT PLAN

Seventh Edition (February 22, 2023)

Executive summary

The present Conservation Management Plan of the Windmill Hill Pinnacle Association (WHPA) (a tax-exempt organization under both Vermont and federal law) is for its WHPA **Windmill Ridge Nature Reserve & Trail**. This Plan is meant to assist in fulfilling the primary mission of the Association, namely to acquire, conserve and/or make accessible a portion of the scenic rural lands of the Windmill Ridge and neighboring areas. It is further meant to satisfy the parcel deed restrictions, the liens (perpetual conservation easements) held by the Vermont Land Trust, the Vermont Housing & Conservation Board and/or the Vermont Department of Fish and Wildlife, all special contractual parcel restrictions, the stipulations of the Land Use Permit of the Vermont Environmental Commission (Act 250), and the Use Value Appraisal (Current Use) requirements of the Vermont Department of Taxes.

The **WHPA Reserve** is situated within the six Towns of Athens, Brookline, Grafton, Rockingham, Townshend and Westminster, much of it located on the 25,800-acre, 16-mile-long Windmill Ridge (here taken to extend from Hitchcock Hill south to Black Mountain). At present the **WHPA Reserve** is \pm 2725 acres in size in five parcels (\pm 55, \pm 180, \pm 360, \pm 615 and \pm 1523 acres), a main ridgeline parcel, a second group of parcels centered around the Martin Nature Reserve at the Westminster/Rockingham boundary, a third stand alone parcel in the northeast section of Westminster (the Bald Hill Reserve), a fourth group of parcels at the Grafton/Athens boundary (Lake and Goodridge) and the Lily Pond parcel. The ridgeline parcel is contiguous at its southern boundary with similarly conserved lands of the Putney Mountain Association.

The plant cover of the **WHPA Reserve** is for the most part mixed upland (northern) hardwood forest (the overstory consisting primarily of species of maple, oak, beech, birch, and ash), which include hemlock stands, hophornbeam savannas, small wetlands and vernal pools. Wildlife includes especially deer, black bear, fisher, squirrels, grouse, moose, bobcat, coyotes and a variety of raptors and songbirds; among numerous other animals. The **WHPA Reserve** additionally supports plant and animal species that are considered 'very rare' or 'rare' by the State.

The **WHPA Reserve** is divided into four conservation management units: (a) 'Mixed upland forest' (\pm 2600 acres), the fundamental management practice for this unit being to protect and enhance its natural habitat, native biodiversity, and ecosystem functioning (including winter deeryards), with special protection being devoted to scarce or fragile habitats and those areas supporting native species of plants or animals in jeopardy and creating old growth forest characteristics through passive management; (b) 'Wildlife sanctuary' (\pm 110 acres), the fundamental management practice for this unit being to protect it from all disruptive human influences and minimizing the spread of invasive plants; (c) 'Trail system' (\pm 10 acres; at present approximately 25.7 miles in length plus six vehicular pulloffs, the fundamental management practice for this unit being to maintain for low-impact (non-motorized) use a generally north-south ridgeline trail system with small parking areas, informational kiosks (bulletin boards), access trails, and a number of scenic overlooks and picnic tables; (d) 'Vista area' (\pm 10 acres), the fundamental management practice for this unit being to maintain scenic overlooks for educational, inspirational, and low-impact recreational purposes. An outhouse, a lean-to and a picnic table are maintained at the Pinnacle vista area;

*The Association encourages low-impact educational usage of the **WHPA Reserve** by local schools (both public and private) and civic organizations. The Association also cooperates with other organizations that control conserved land on the Windmill Ridge, among them especially the Putney Mountain Association, the Town of Putney, the Silvio O. Conte National Fish & Wildlife Refuge, the Vermont Nature Conservancy, the Green Mountain Conservancy, the Vermont Department of Fish and Wildlife, the Town of Dummerston and the Dummerston Nature Reserve and Trails Committee.*

*The Association supports the establishment of perpetual conservation easements and wildlife-sensitive forest management on the entire Windmill Ridge and neighboring areas. It looks forward to acquiring additional parcels or rights-of-way in the ridgeline area that would connect the two present parcels and that would enable an extension to the north or west for the purpose of enlarging and extending the protected habitat corridor and trail system. It similarly looks forward to the establishment by others of such perpetual conservation easements and wildlife-sensitive forest management on lands contiguous with the **WHPA Reserve**, to serve as further connectors and as a surrounding buffer.*

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The WINDMILL HILL PINNACLE ASSOCIATION

Background: The **Windmill Hill Pinnacle Association** (WHPA) (hereinafter the Association) is a private, nonprofit, volunteer organization dedicated to contributing to the protection of forest lands, wildlife habitat and scenic lands along the 25,800-acre, 16-mile long Windmill Ridge running through six Towns in southeastern Vermont (Athens, Brookline, Dummerston, Grafton, Putney, Rockingham, and Westminster), here taken to extend from the Athens Dome south to the geologically distinct Black Mountain. In addition, WHPA supports projects with compatible conservation goals within the towns where the Windmill Hill Ridgeline is currently located (Westminster, Putney, Rockingham, Athens, Brookline, Grafton). The Association was formed in 1992 in response to a growing recognition that increasing development in southern Vermont was seriously jeopardizing the region's most important ridgeline forests and wildlife habitat. In addition, access to scenic overlooks, trails, and a ridge that had long been available to the general public was rapidly vanishing as development encroached upon lands previously considered too remote for residential construction or other development. The Association thus became committed to protecting forests, scarce and fragile habitats and associated biodiversity on the Windmill Ridge while simultaneously preserving access to a ridge long used for low-impact recreational, educational, and inspirational purposes.

Mission: In order to foster habitat conservation, watershed integrity, education and the enduring connection of people to the natural world, we acquire and provide access to lands along the Windmill Hill Ridgeline and nearby areas. The goals of the Association are: (a) To extend and maintain the Windmill Ridge Nature Reserve & Trail, a conservation corridor that connects the Pinnacle lands to other sites along the 16-mile Windmill Ridge and neighboring areas in Rockingham, Athens, Westminster, Brookline, Putney, Grafton, Townshend and Dummerston. (b) To encourage a deeper understanding of the natural history of our landscape and the wild plants and animals it supports, and to preserve its ecological and historical integrity. (c) To protect the recreational, educational, aesthetic and inspirational values of our lands for present and future generations. (d) To raise the funds necessary for a Stewardship Endowment to pay for property taxes, insurance and management costs of our lands. (e) To build and maintain cooperative relationships with the Putney Mountain Association, other conservation groups, educational organizations, town governments and abutting landowners.

In carrying out its mission, the Association is used exclusively for charitable purposes, including educational, scientific, recreational, conservation, and memorial purposes. The Association is also formally organized for the further purpose of acquiring property, or rights and interests in property, in order to preserve historic, agricultural, forestry, or open-space resources.

State & federal status: The Association has formally qualified as: (a) a Vermont non-profit corporation, in accordance with T.11B VSA §1.25 (as of 13 August 1993); (b) a Vermont tax-exempt corporation, in accordance with T.32 VSA §9743(3), Vermont #107380 (as of 5 December 1995); and (c) a federally tax-exempt organization, in accordance with IRC §501(c)(3), US #03-0334367 (as of 14 April 1994).

Table 4. ASSOCIATION parcels, giving Town data

Town	Town number	Land records	Informal name	Size (acres)	2021 Town assessment
Westminster	9011*	—*	'Westminster'	881.5	\$ 464,500
Westminster	2003	++ see Westminster 2003 below		83.28	\$ 130,400
Westminster	5006	+++ see Westminster parcel 5006 below		56.5	\$ 30,200
Westminster	5001	Bk 135, Pg 161	'Jewett/Westminster'	102.2	\$ 84,500
Westminster	4142	Bk 162, Pg 540	'Bald Hill'	55.1	\$ 103,900
Brookline	1001	Bk41, Pg 444	'Lily Pond' (Massey)	187.3	\$ 102,700
Brookline***	2024	see Brookline below		92.31	\$ 33,400
Athens**	5090	see Athens parcels below		400.19	\$ 209,700
Athens**^	2003	BK 32, Pg 251	'Goodridge'	45.29	\$ 27,100
Athens	7001	Bk 34, Pg 66	'Lily Pond' (Massey)	378.44	\$ 212,300
Grafton	12001	Bk 52, Pg 358	'Lake'	182.47	\$ 257,800
Grafton^		See Grafton 11005 below		128.96	\$ 125,400
Rockingham****	140620200	see Rockingham parcels below		82.15	\$ 26,800
Townshend	6059	Bk 119, Pg 48	'Lily Pond' (Massey)	49.3	\$ 34,700
Total	—	—	'WHPA Reserve'	2724.99	\$1,843,400

Westminster *Parcel 9001 consolidates nine Westminster parcels acquired by the Association:

- 9011, Bk 105, Pg 16 ('Farnsworth'), 46.6 acres
- 9010, Bk 101, Pg 207 ('Bissell'), 47.6 acres
- 9003.2, Bk 105, Pg 10 ('Littman'), 140.1 acres
- 9001, Bk 105, Pg 7 ('Latham/Westminster'), 84.0 acres
- 9023, Bk 110, Pg 226 ('Mills'), 23.4 acres
- 13001.1, Bk 110, Pg 220 ('Holden/North/Westminster'), 287.1 acres
- 13001.2, Bk 117, Pg 410 ('Holden/South/1'), 9.5 acres
- 13001.3, Bk 117, Pg 410 ('Holden/South/2'), 140.5 acres 138.5 by GIS
- 9012 Bk 158, Pg 383 ('Cowan/Westminster') 102.7 acres

**Land \$448,400 + cabin \$25,069 = \$473,469

++Westminster parcel 2003 consolidates 3 parcels

- 2003 Bk 134, Pg 318 'Martin/Westminster' 69.1 acres
- 2003.1 Bk 177 Pg 543 'Geist' 1.38 acres
- 1002 Bk 196, Pg 198 Brelsford 12.78 acres

+++Westminster parcel 5006 consolidates 2 parcels

- 5009 Bk 119, Pg 371 'Hescock/Westminster' 37.0 acres 38.5 by GPS
- 5006 Bk 160, Pg 132 'Avery/Westminster' 19.5

**Athens parcels consolidated as one contiguous parcel under # 5090: 398.82 grand list acres

- 5090 Bk 18 Pg 211 (Latham/Athens) 90.52 acres 97.5 by GIS
- 5077 Bk 19 Pg 10 (Peavey) 25.63 acres
- 5074.1 Bk 23 Pg 79 (Latham/Mills) 1 acre
- 5074/5075 Bk 22 Pg 79 (Hescock/Athens) 35.1 acres
- 5073 Bk 19 Pg 435 (Ryan/Athens) 174 acres 180 acres by GIS
- 5013 Bk 22 Pg 30 (Jewett/Athens) 29.3 acres
- 5076.1 Bk 25, Pg 136 (Avery/Athens) 26.5 acres
- 7004 Bk 29, Pg 483 (Gaddes/Athens) 3.27 acres
- 3222, 3223 Bk 32, Pg 59 (Brelsford/Athens) 14.87 acres

**^ Athens parcels consolidate as one under 2003 45.29 acres

- BK 32, Pg 251 'Goodridge' 39.44 acres
- Bk 27, Pg 50 'Lake Quarry Athens' 5.85 acres

***Brookline consolidated parcels all under #2024 97.01 grand list acres 92.31 acres by GIS

- 2024 Bk 23, Pg 523 'Holden/North/Brookline' 9.4 acres
- 2007.07 Bk 32, Pg 232 'Cowan/ Brookline' 8.3 acres
- 2003.07 Bk 36, Pp 697 'Gaddes' 3.58 acres
- 2021 Bk 38, Pg 712 'Radford' 50.1 acres
- 2021 Bk 41, Pg251 'Radford' 20.93 acres

****Rockingham consolidated parcels all under #140620200 grand list acres 82.30
140620099 Bk 278, Pg 14 'Martin/Rockingham' 39.7 acres
181210450 Bk 345, Pg 365 'Bemis' 37.40 acres
140620099 Bk 373, Pg 251 'Brelsford' 5.05 acres

^^Grafton consolidated parcels under 11005 grand list acres 128.86
Lake Quarry (no town number) 13.10 acres Bk 52, Pg 358
Goodridge 11005 Bk 58, Pg 327 115.75 acres

**** Martin parcel in Rockingham boundary dispute with Brelsford resolved with WHPA
Signing over rights by quit claim to 3.9 acres, reducing acreage from 43.6 acres to
39.7 acres. Recorded in Rockingham land records April 9, 2012 Bk. 333, Pg. 652-654 and
Westminster April 11, 2012 Bk 176 Pg 381-383.

A 2001 survey (to be recorded in Westminster) suggests that of the order of 4 acres of the
'Ryan/Athens' parcel is actually in Westminster.

Right of Way

Purchase of Right of Way from Roy and Kathleen Lamintini, Grassy Brook Road in Brookline to
main Ridgeline Trail through the 'Cowan' parcels. 1 October 2007, Recorded 24 October 2007
Brookline Bk 32, Pg 252.. Also McAllister see Table 5(b).

Donation of Right of Way from Edmund and Veronica Brelsford, Bemis Hill area, part of main
ridgeline trail. Recorded 20 December 2013 Westminster, Recorded 23 December 2013 Athens
Bk 29 Pp 471, Recorded 8 January 2014 Rockingham Bk 344, Pp 29

Donation of Right of Way from Steve McCallister main ridgeline trail from Route 35 in Athens to
Grafton town line. Recorded 12 March 2010. Athens, Bk 26, Pg 360

Trail Corridor reserved in deed to Hassan-Amanna along north boundary of parcel west of
Route 35 (see above). Recorded 12 April 2011. Athens Bk 27 Pg 270

WHPA gives up right to use right of way on Littman, Bissell and Farnsworth parcels
Westminster Bk 105 Pg 18-20 (Quitclaim).

Boundary Agreement

Boundary agreement with abutter, Bald Hill parcel. October 10, 2008 recorded in Westminster
Book 162, Page 542. Agreement settles boundary issue between land owner to the west side
of Bald Hill, Bob Ross and WHPA (survey Dibernardo Associates [Recorded 10/14/2008] is
accepted by both parties).

Boundary adjustment for Radford parcel in Brookline Bk 41, Pg 249 12/31/2020

License to use trails

License with Cersosimo to allow a footpath on their property in Rockingham. Recorded in
Rockingham Land Records Bk 310, Pg 366-367 January 31, 2008

License with the Grafton Improvement Association to create, maintain and allow public use on a
trail located in Grafton. Recorded in Grafton Land Records Bk. 52, Pg. 901-904 April 22, 2011.

License with Peter and Fraser Cooper-Ellis to create, maintain and allow public use on a trail located in Westminster. Recorded in Westminster Land Records November 23, 2011 Book 175 Pages 540-542.

License with Crescent Dragonwagon to create, maintain and allow public use on a trail located in Westminster. Recorded in April 11, 2012 Westminster Land Records BK 176 pg 384.

License with John O'Brien to create, maintain and allow public use on a trail located in Westminster at Bald Hill. Recorded in December 13, 2012 Westminster Land Records BK 179 pg 587.

License with Joe Mascia to create, maintain and allow public use on a trail located in Westminster at Bemis Hill. Recorded in November 30, 2012 Westminster Land Records BK 179 pg 477.

Trail agreement with The Windham Foundation in Grafton for a section of the "Journey's End" trail leading to the trail located on Turner Hill Wildlife Management Area land. Recorded April 7, 2022 Grafton land records BK 62 pg 3-4

Road maintenance agreements

There are eleven road maintenance agreements recorded for shared costs with neighbors of the Windmill Road North which connects to the Holden Trail parking area. Recorded in Westminster Book 177 on the following pages – pp 111, 112, 113, 114, 116, 488, 489, 490, 491, 492, 493. WHPA is paying 50% of costs on first section of road.

WHPA Reserve liens

Deed and other contractual restrictions: All management requirements and restrictions embodied in the various parcel deeds and other special contractual parcel agreements — including the District 2 Vermont Environmental Commission (Act 250) Land Use Case No. 2W1152 (Revised) Permit of 23 October 2002 and Land Use Case No. 2W1152-1 Permit of 6 August 2004 and Land Use Case #2W1152-2 Permit of 27 June 2008 and Land Use Case No. 2W1152-3 Permit of 15 Sept 2011 and Land Use Case No. 2W1152-4 Permit of 9 May 2014 and Land Use Case No. 2W1152-5 Permit of November 14, 2017 — are referred to where applicable in this Plan. Any requirements and restrictions embodied in the Association Charter and Bylaws are similarly included.

Perpetual conservation easements: Grants of development rights, conservation restrictions, and public access easements to all of the parcels making up the **WHPA Reserve** are conveyed in perpetuity to the Vermont Land Trust (Montpelier, VT), the Vermont Housing & Conservation Board (Montpelier, VT) and/or the Vermont Department of Fish and Wildlife. As presented in the several easements — and also in the District 2 Vermont Environmental Commission (Act 250) Land Use Permit — their primary purpose is to balance the following dual objectives: (a) to conserve forests, wildlife habitat, scenic resources, non-commercial recreational opportunities, educational opportunities, and plant habitat associated with the protected property, and the ecological and biological health of the protected property for present and future generations; and (b) to provide the public with recreational and educational opportunities in a scenic and healthy natural setting through low-impact, low-density, non-motorized, dispersed activities.

The Vermont Land Trust (through its Conservation Stewardship Office) is the lead stewardship contact for conservation easements held jointly with the Vermont Housing & Conservation Board. As is required in conjunction with such conveyance of development rights, the Association provides the Vermont Land Trust with funds sufficient to establish an endowment to cover the future costs of monitoring compliance. The staff of the Conservation Stewardship Office of the Vermont Land Trust in turn visits the property every year to ensure that the purposes of the conservation easement are being observed and to answer any questions that the Association might have. If the Vermont Land Trust representative finds any matter of concern, then this is discussed with the Association and together they find a solution to correct the situation and make appropriate arrangements for its implementation. The Vermont Department of Fish and Wildlife (VTF&W) works with the Association to ensure that the easement (s) held by VTF&W is/are in compliance.

Table 5. ASSOCIATION parcels, giving acquisition and lien (perpetual easement) data

Parcel	Date of acquisition	Date of recording of conservation easement	Land records	VLT &/or VHCB project name	VHCB grant number
'Bissell'1	18 January 1996	28 August 1997	Westminster, Bk 105, Pg 22	Pinnacle I	1996-001
'Latham/Westminster'	26 August 1997	9 August 1997	Westminster, Bk 105, Pg 22	Pinnacle I	1996-001
'Latham/Athens'	26 August 1997	28 August 1997	Athens, Bk 18, Pg 214	Pinnacle I	1996-001
'Farnsworth'	28 August 1997	28 August 1997	Westminster, Bk 105, Pg 22	Pinnacle I	
'Littman'	28 August 1997	28 August 1997	Westminster, Bk 105, Pg 22	Pinnacle I	1996-001
'Peavey'	22 December 1998	16 August 2000	Athens, Bk 19, Pg 440	Pinnacle III	
'Holden/North/Westminster'	9 April 1999	12 April 1999	Westminster, Bk 110, Pg 229	Pinnacle II	1998-079
'Holden/North/Brookline'	9 April 1999	12 April 1999	Brookline, Bk 23, Pg 528	Pinnacle II	1998-079
'Mills'	9 April 1999	9 April 1999	Westminster, Bk 110, Pg 229	Pinnacle II	1998-079
'Ryan/Athens'	15 August 2000	16 August 2000	Athens, Bk 19, Pg 440	Pinnacle III	2000-063
'Holden/South/1'	20 April 2001	21 December 2001	Westminster, Bk 121, Pg 158	Pinnacle IIIB	2001-065
'Holden/South/2'	20 April 2001	21 December 2001	Westminster, Bk 121, Pg 158	Pinnacle IIIB	2001-065
'Hescock/Westminster'	28 August 2001	21 August 2001	Westminster, Bk 119, Pg 376	Pinnacle V	2001-106
'Hescock/Athens'	2 December 2003	19 July 2004	Athens Bk 22 Pg 327	Pinnacle VII	2004-061
'Martin/Rockingham'	12 August 2003	9 September 2003*	Rockingham, Bk 278, Pg 7	Pinnacle IIIB	
'Martin/Westminster'	12 August 2003	9 September 2003*	Westminster, Bk 134, Pg 311	Pinnacle IIIB	
'Jewett/Westminster'	31 August 2003	5 November 2003	Westminster, Bk 136, Pg 9	Pinnacle VI	2003-083
'Jewett/Athens'	31 August 2003	8 November 2003	Athens, Bk 22, Pg 62	Pinnacle VI	2003-083
Latham/Mills	8 February 2005				
'Cowan Westminster'	1 October 2007	3 October 2007	Westminster, Bk 158, Pg 387	Pinnacle VIII	2006-096
'Cowan Brookline'	1 October 2007	3 October 2007	Brookline, Bk 32, Pg 239	Pinnacle VIII	2006-096
'Avery Athens'	14 March 2008	18 March 2008	Athens, Bk 25, Pg 145	Pinnacle IX	2008-029
Avery Westminster'	14 March 2008	18 March 2008	Westminster, Bk 160, Pg 238	Pinnacle IX	2008-029
'Bald Hill'	14 October 2008	14 October 2008	Westminster, Bk 162, Pg 540	Bald Hill	2008-081
'Lake'	29 September 2010	30 September 2010	Grafton, Bk 52, Pg 363	Pinnacle X	2010-065
'Lake'	29 September 2010	1 October 2010	Athens, Bk 27, Pg 55	Pinnacle X	2010-065
'Bemis'	23 April 2014	6 July 2017	Rockingham Bk 373 Pg 263	Pinnacle XI	2016-078
'Gaddes Athens'	12 December 2013				
'Gaddes Brookline'	12 December 2013				
'Radford'	27 December 2016				
'Brelsford Westminster'	21 June 2017	3 July 2017	Westminster Bk 196, Pg 202	Pinnacle XI	2016-078
'Brelsford Athens'	21 June 2017	3 July 2017	Athens, Bk 32, Pg 63	Pinnacle XI	2016-078
'Brelsford Rockingham'	21 June 2017	6 July 2017	Rockingham Bk 373, Pg 263	Pinnacle XI	2016-078
'Goodridge Athens'	30 May 2018	23 December 2019	Athens, Bk 33, Pg 235	VT Fish & Wildlife	
'Goodridge Grafton'	30 May 2018	1 January 2020	Grafton, Bk 59, Pg 495	VT Fish & Wildlife	
'Radford'	31 December 2020				
'Lily Pond' (Massey) Athens	26 April 2021	16 May 2022	Athens, Bk 34, Pg 465	Pinnacle XII	2021-116-001
Lily Pond' (Massey) Brookline	26 April 2021	10 May 2022	Brookline, Bk 42, Pg 402	Pinnacle XII	2021-116-001
Lily Pond' (Massey) Townshend	26 April 2021	9 May 2022	Townshend, Bk 120, Pg 676	Pinnacle XII	2021-116-001

Table 5(b). Trail Easements (perpetual easement) data (Trail corridors on non-WHPA owned properties)

Trail Corridor	Date Easement Granted	Date conveyance recorded	Land Records	VLT &/or VHCB project name
Lamantini	2007	1 October, 2007	Brookline Bk 32, Pg 252	
McAllister**	11 March 2010	12 March 2010	Athens, Bk 26, Pg 360	McAllister S
Hassan/Amanna	10 March 2010	12 April 2011	Athens Bk 27, Pg 274	
Hassan/Amanna	29 March 2011	Held for WHPA by VLT, VHCB, VAAF	Athens Bk 27, Pg 249	Will assign to WHPA if needed
Brelsford***	20 December 2013	23 December 2013	Athens Bk 29 Pp 471	
Brelsford***	20 December 2013	20 December 2013	Westminster Bk 184, Pp 124	
Brelsford***	20 December 2013	8 January 2014	Rockingham Bk 344, Pp 29	

** Note, the McAllister easement is on two parcels. From Route 35 west to the Steven Fine parcel, it follows the western boundary of land owned by McAllister and then crosses land owned by Hassan-Amanna in Athens. VLT holds a second trail easement on the eastern boundary of Hassan.

*** Note, the Brelsford parcel that has this trail easement was purchased by WHPA in 2017, the trail easement is redundant.

The Association's District 2 Vermont Environmental Commission (Act 250) Land Use Case No. 2W1152 October 23, 2002 (Revised) Permit is recorded in the following Land Records: (a) Athens December 6, 2002, Bk 21, Pg 77; (b) Brookline, Bk 26, Pg 559; and (c) Westminster, Bk 126, Pg 426. Case No. 2W1152-1 of 6 August 2004 is recorded in Athens August 12, 2004 Book 22, page 341, Rockingham Book. 285, Page 559, Westminster Bk 140, Pg 394. Case No. 2W1152-2 of June 27, 2008 is recorded in Westminster June 30, 2008 Book 161 page 370-373, in Athens June 29, 2008 Book 25 page 364, in Rockingham September 1, 2008 Book 315 page 18-21, in Brookline August 11, 2008 Book 32 page 563. Case No. 2W1152-3 permit is recorded in the following Land Records (a) Athens Bk 27, Pg 563 September 22, 2011; (b) Grafton Bk 53, Pg 432-435 September 22, 2011, (c) Westminster Bk 175 Pg 102-105 September 22, 2011. Case No, 2W1152-4 is recorded in the following land records (a) Westminster Bk 185, Pg 185 May 13, 2014; Athens Bk 30 Pg 76 May 10, 2014; Grafton Bk 55 Pg 390 May 19, 2014; Rockingham Bk 373 Pg 247. Case No 2W1152-5 is recorded in land records of Brookline Bk 40 Pg 99 November 14, 2017.

Current use: All of the parcels in the **WHPA Reserve** are, upon acquisition, enrolled as 'conservation land' in the Vermont Use Value Appraisal (Current Use) program of the Vermont Department of Taxes (Montpelier, VT). The relevant data are compiled below (see Table 6).

Table 6. Land records	UVA approval	SPAN	Parcel
'Bissell'	15 April 2000	726-231-11595	Westminster, Bk 114, Pg 64
'Latham/Westminster'	15 April 2000	726-231-11595	Westminster, Bk 114, Pg 64
'Latham/Athens'	15 April 2000	018-006-10080	Athens, Bk 19, Pg 363
'Farnsworth'	15 April 2000	726-231-11595	Westminster, Bk 114, Pg 64
'Littman'	15 April 2000	726-231-11595	Westminster, Bk 114, Pg 64
'Peavey'	15 April 2000	018-006-10080	Athens, Bk 19, Pg 363
'Holden/North/Westminster'	15 April 2000	726-231-11595	Westminster, Bk 114, Pg 64
'Holden/North/ Brookline'	15 April 2000	099-031-10339	Brookline, Bk 24, Pg 409
'Mills'	15 April 2000	726-231-11595	Westminster, Bk 114, Pg 64
'Ryan/Athens'	15 April 2002	018-006-10080	Athens, Bk 20, Pg 481
'Holden/South/1'	6 December 2001*	726-231-11595	Westminster, Bk 123, Pg 261
'Holden/South/2'	6 December 2001*	726-231-11595	Westminster, Bk 123, Pg 261
'Hescock/Westminster'	6 December 2001	726-231-10058	Westminster, Bk 123, Pg 262
'Hescock/Athens'	16 August 2004	018-006-10080	Athens Bk 26 Pg 99
'Latham/Mills'	16 April 2007	018-006-10080	Athens Bk 24 Pg 308
'Martin/Rockingham'	15 April 2005	528-166-12943	Rockingham, Bk 292 Pg 489
'Martin/Westminster'	15 April 2005	726-231-10937	Westminster, Bk 144, Pg 340
'Jewett/Westminster'	15 April 2005	726-231-10704	Westminster, Bk 144, Pg 341
'Jewett/Athens'	15 April 2005	018-006-10080	Athens, Bk 24, Pg 308
Athens consolidated parcels	16 April 2007	018-006-10080	Athens, Bk 24, Pg 308
'Cowan Westminster'	15 April 2008	726-231-11595	Westminster, Bk 164, Pg 303
'Cowan Brookline'	16 January 2009	099-031-10389	Brookline, Bk 33, Pg 419
'Avery Athens'	15 March 2009	018-006-10080	Athens, Bk 26, Pg 99
'Avery Westminster'	16 January 2009	726-231-10058	Westminster, Bk 164, Pg 303
'Bald Hill'	15 March 2010	726-231-10148	Westminster, Bk 169, Pg 214
'Lake'	21 March 2011	249-079-10309	Grafton Bk 52, Pg 875
'Lake'	16 April 2012	249-079-10712	Grafton Bk 53, Pg 671
'Geist'	3 March 2013	726-231-10937	Westminster Bk 181, Pg 124
'Bemis'	30 December 2015	528-166-12943	Rockingham Bk 339, Pg 222
'Martin' acreage adjustment	30 December 2015	528-166-12943	Rockingham Bk 339, Pg 221
'Gaddes/Athens'	13 May 2015	018-006-10169	Athens Bk 30, Pg 337
Brookline combined parcels	13 May 2015	099-031-10339	Brookline Bk 37, Pg 585
'Radford'	3 March 2017	099-031-10135	Brookline Bk 38, Pg 712
'Brelsford Westminster'	19 September 2017	726-231-10937	Westminster Bk 200 Pg 302
'Brelsford Athens'	11 August 2018	018-00610039	Athens Bk 32, Pg 431
'Brelsford Rockingham'	11 August 2018	528-166-12943	Rockingham Bk 385, Pg 228
'Goodridge Grafton'	19 July 2019	249-079-10189	Grafton Bk 59, Pg 143
'Goodridge Athens'	19 July 2019	018-006-10074	Athens Bk 33, Pg 125
'Radford' addition	4 December 2021	099-031-10135	Brookline Bk 42, Pg 191
Lily Pond' (Massey) Athens	19 July 2022	018-006-10138	Athens Bk 35, Pg 5
Lily Pond' (Massey) Brookline	6 July 2022	099-031-10186	Brookline Bk 42, Pg 487
Lily Pond' (Massey) Townshend	19 July 2022	651-205-10631	Townshend Bk 120, Pg 910

*These two parcels had been enrolled as Use Value Appraisal (UVA) 'forest land' at the time of acquisition on 20 April 2001 (cf. Westminster Land Records, Bk 117, Pg 357), and application was made on 17 May 2001 to take this over pending approval of UVA 'conservation land' status. Approved on 11 March 2002.

Attributes of the WHPA Reserve

Physical & ecological attributes: The main **WHPA Reserve** varies in elevation by approximately 900 feet: between ± 780 and $\pm 1,680$ feet above sea level. The separate Bald Hill unit ranges from 325 feet at the Saxtons River to 750 feet at the summit of Bald Hill. The Lake/Goodridge parcels in Grafton ranges between ± 850 and ± 1620 feet above sea level. The Windmill Ridge represents a significant fraction of one of the first westerly ridges amongst a series of high hills and escarpments rising from the Connecticut River valley to the heights of the Green Mountains. East of the Windmill Ridge divide, it includes the headwaters of both the East Putney and Sacketts Brooks, each a Connecticut River tributary; west of the Windmill Ridge divide, it represents a significant component of the Bull Creek and Grassy Brook watersheds. The Windmill Ridge includes the 'Pinnacle', perhaps the highest ($1,683 \pm 10$ feet) and most scenic peak on Windmill Mountain, where one can overlook Hedgehog Gulf in the western foreground to see Bromley Mountain, Stratton Mountain, Mount Equinox, and Mount Snow well over 20 miles away. The Bald Hill management unit adds views to Mount Ascutney, Fall Mountain and the local Connecticut and Saxtons River valleys. There are several additional scenic vista areas, including the Paul's Ledges with a great panorama to the west and the Monadnock overlook site. Wildlife habitat is varied and sometimes scarce or fragile, including open wetlands, forested wetlands and vernal pools, beech-maple and oak stands, dense hemlock groves along steep slopes, stream corridors and rocky outcrops. The Windmill Ridge is an important landscape corridor for numerous animals, assumed to include black bear, deer, and moose, in addition to migratory support for raptors such as hawks and eagles and migratory songbirds. Much of the Windmill Ridge in Rockingham, Athens, Westminster, Brookline, Grafton and beyond is recognized by the State (in its Nongame & Natural Heritage Inventory) as an important natural area for deer wintering. The Associations parcels (excepting Bald Hill) are located within State identified high priority interior forest blocks and connectivity blocks. The Bald Hill management unit adds 1000 feet of river frontage along an important stretch of the Saxtons River. The Lake, Goodridge and 75% of the Lily Pond properties rest on a geologic formation called the Athens Dome and include over two miles of native eastern brook trout habitat and an ultramafic rock outcrop at the soapstone quarries. The Goodridge parcel has 99 acres of State identified critical black bear mast production areas. The Lily Pond parcel includes exemplary aquatic features including one half of Lily Pond, a second undeveloped pond, vernal pools and wetlands which contain several rare. Threatened or endangered species. As global warming continues, the Ridge can be expected in time to serve as a corridor for the forced slow northward migration of flora and fauna that such climatic change will induce. Finally, the **WHPA Reserve** will continue to provide such further crucial ecosystem services as carbon sequestration and water filtration; and over the years will be able to serve as a baseline with which to compare less intact ecosystems.

Social attributes: The human history of the **WHPA Reserve** is as diverse as its natural history. The Reserve is located within the homelands of the Sokoki Abenaki people The Elnu Band are presently living in the area, and recently recognized by the State of Vermont. Since the "colonial" era, virtually all of the area has been logged several times, and — as the many stone walls and colonial-era cellar holes and stone-lined wells confirm — much of it was devoted to agriculture, especially as pasture for sheep grazing as recently as the early 1900s, some of it even into the 1930s and 1940s. The **WHPA Reserve** protects a traditional access to the Pinnacle, a presumed pre-Civil War southern fugitive slave's grave (on the 'Littman' parcel), and a small log cabin at the top of the Pinnacle built about 1960 (on the 'Farnsworth' parcel) which has been used by community members as a gathering spot since the 1970s, and was in 2000 converted by the Association into a three-sided lean-to open to the public. The Lily Pond parcel was the site of a large homestead that had extensive sheep farming and timber harvesting from 1790 to 2015.

The 'Farnsworth' and 'Bissell' parcels have been used for recreational purposes since the 1900s. The 'Farnsworth', 'Bissell', and 'Littman' parcels have been allowed to re-vegetate (after sheep grazing largely ended around 1900). The 'Littman' parcel is dominated by a maple overstory, with hemlocks

found on the steep westerly slopes. The 'Latham/Athens' and 'Latham/Westminster' parcels were logged in 1993, with the principal area of severe (and initially somewhat unsightly) disturbance focusing around the 4-acre staging area towards the north, now returning as naturally re-vegetated. The 'Ryan/Athens' and 'Hescock' parcels were logged in about 1985; the 'Jewett/Westminster' and 'Jewett/Athens' parcels in the 1990s; and the 'Holden/North/Westminster' and 'Holden/North/Brookline' parcels during 1994-1997. The 'Martin/Westminster' and 'Martin/Rockingham' parcels have not been logged since at least the 1940s, but the remains of a lime kiln on the 'Martin/Westminster' parcel points to local cutting during the nineteenth century to supply the necessary fuel for slaking. The 'Holden/South/1' and 'Holden/South/2' parcels were logged in the 1990s and the sugar maples tapped until the late 1990s. The Bemis parcel has not been logged in some time while the Brelsford parcel was logged carefully in 2016. The Cowan and Radford parcels were likely logged in the early 1980's. The Bald Hill property has been logged up until the early 2000's and some road work was done for a potential housing development. A power company has an easement for a high voltage power line on Bald Hill. Bald Hill has been used for recreation for many years, in particular by students at the local Bellows Falls Regional High School. The Lake property has been carefully managed with limited logging over the past 50 years, there are mature forests on this property. The previous owner, Norman Lake, was designated a Vermont Tree Farmer of the year. The remarkable "Creature Rock" glacial erratic formation has been a popular sight to visit by townspeople over the years, and the historic soapstone quarries, once among the largest in the country, are an important landmark in the towns of Athens and Grafton. The Goodridge property has had limited logging within the past 50 years and there are mature forests on this parcel, mining of soapstone ended around 100 years ago. The Lily Pond parcel has been logged extensively since the 1790's, was a likely site for a portable sawmill in the early 1900's and within the last 50 years was logged under ownership by Cersosimo Lumber Company.

WHPA Reserve conservation management units

The **WHPA Reserve** has for management purposes been divided into four conservation management units:

1. **'Mixed upland forest' unit:** ±2,600 acres (consisting of all of the **WHPA Reserve** exclusive of the four management units described below, i.e., consisting of the 'Jewett/Westminster', 'Jewett/Athens', 'Ryan/Athens', 'Hescock/Westminster', 'Peavey', 'Latham/Westminster', 'Latham/Athens', 'Littman', 'Bissell', 'Farnsworth', 'Holden/North/Westminster', 'Holden/North/Brookline', 'Mills', 'Holden/South/1, and Holden/South/2', 'Avery/Athens', 'Avery/Westminster', 'Cowan/Westminster', 'Cowan/Brookline', 'Lake/Grafton' and 'Lake/Athens', 'Gaddes/Athens', 'Gaddes/Brookline', Bemis/Rockingham parcels, Radford/Brookline, Brelsford/Westminster, Brelsford/Athens, Brelsford/Rockingham, 'Radford/Brookline', 'Goodridge/Athens', 'Goodridge/Westminster', 'Bald Hill/Westminster', 'Lily Pond in Athens/Brookline/Townshend', exclusive of any trails. This unit consists primarily of wildlife habitat and other native biodiversity, and includes a number of small fragile wetland sites. There are some additional management conditions for the Avery, Lake, Goodridge, Lily Pond and Bald Hill parcels.

2. **'Wildlife sanctuary' unit:** ±110 acres (consisting of the 'Martin/Westminster' 'Martin/Rockingham' and 'Geist/Westminster' parcels, exclusive of any trails). The 'Martin/Rockingham' and 'Martin/Westminster' parcels are collectively named the **'Stephen Martin Memorial Wildlife Sanctuary'**. This unit is ecologically similar to the 'Mixed upland forest' unit, although with richer (more calcareous) soils, and it has been left relatively undisturbed for a longer period.

3. **'Trail system' unit:** ±10 acres. This unit consists of a number of small parking areas with associated welcoming and informational kiosks (bulletin boards), gates to block motorized access, access trails, the main generally north-south Ridgeline Trail, and minor spur trails. Additions and other changes to the trail system are planned (for the procedure, see below under 'Conservation management practices/Additions or other changes to the trail system'). Assuming an average width of 2 feet, the trails occupy approximately 1/4 acre per mile.

The trail system consists of: (a) seven small vehicular pulloffs of under 1/6 acre each, to be

described (see below under 'WHPA Reserve administration/Parking areas'); and (b) ±25.7 miles of trail as outlined below (see Table 8).

Table 7. WHPA Reserve trail system

Trail designation*	Trail marker	Length (miles)	Net gain (loss) in elevation (feet)
The main Ridgeline Trail	White	±10 (combined total)	
Hemlock Trail	White	(±3.3)	± (250)
Jamie Latham Trail	White	(±2)	± 150
Pinnacle Trail	White	(±2.1)	± 280
Sugar Grove Trail	White	(±0.6)	± 280
Bemis Hill Trail	White	(±2.0)	± 560
Eleven ridgeline access and other trails:		±8.7	—
Athens Access Trail	Red	(±0.8)	± 550
Holden Access Trail	Red	(±1.4)	± 460
Headwaters Access Trail	Blue	(±0.7)	± 0
Moosewood Trail	Yellow	(±0.2)	± 0
Undercliff Trail	Blue	(±0.4)	± 0
Flame Trail	Orange	(±0.2)	± 130
Dunn Nature Trail	Blue	(±0.6)	± 0
Cascade Trail	Yellow	(±1.3)	± 700
Radford-Smith Trail	Orange	(±1.2)	± 540
Loop Trail		(±0.4)	± 100
Town Line Trail	Blue	(±1.5)	± 700
Bald Hill trails (non-ridgeline)		1.75 miles	
Athens Dome trails (Grafton)		5.23 miles	
Total all trails	—	± 25.7 miles	

*The ± 25.7 miles of ASSOCIATION trails presented here were approved by the Vermont Land Trust on 6 August 2002, 30 October 2003, 3 October 2007 and 30 September 2010, and by District 2 of the Vermont Environmental Commission (Act 250) on 23 October 2002, 6 August 2004, 27 June 2008, 15 September 2011, 9 May 2014 and 14 November 2017.

Thus, the current ± 25.7 miles of Association trails, together with their seven associated <1/6 acre vehicular pulloffs, take up about 8 acres.

4. 'Vista area' unit: ±10 acres. These are partially cleared units. The Pinnacle Scenic Overlook includes a view clearing, a three-sided lean-to, a memorial picnic table and an outhouse. The Paul's Ledges Scenic Overlook currently has a picnic table and vegetation clearing to maintain the view. Another view clearing is the Monadnock/Sunapee clearing with no other improvements and a small clearing at the summit on the Lake parcel that includes a small three-sided log shelter. New vista areas are possible with approval from the WHPA Board of Trustees.

Unit-specific WHPA Reserve conservation management practices

'Mixed upland forest' unit: The fundamental management objective for this unit is to protect and enhance its natural habitat, native biota, and ecosystem functioning. This requires: (a) Carrying out a long-term regimen of minimum-disturbance management, which permits only selective tree and other plant cutting, clearing of forest openings and/or planting certain native plant/tree species for habitat improvement. Revision of this plan to allow for timber harvests (a forest management plan for the area to be cut) and not related to protecting and enhancing natural habitat, native biota, and ecosystem functioning must take the form of an amendment to this Plan, which must then be submitted to; 1. For land held under Vermont Land Trust conservation easements, the Vermont Land Trust for its approval in accordance with the various conservation easements held by the Vermont Land Trust and/or Vermont Housing & Conservation Board (for parcels funded in part by VHCB funds); similarly, District 2 of the Vermont Environmental Commission (Act 250) must also receive the amended Plan when appropriate as a basis for considering its approval. 2. For land held under a Vermont Department of Fish and Wildlife conservation easement, the Vermont Department of Fish and Wildlife for its approval in accordance with the various conservation easements held by the Vermont Department of Fish and Wildlife. (b) Discouraging off-trail use via trailhead informational signs, informational flyers, and other educational efforts. (c) Management practices may not degrade areas supporting native species of plants or animals in jeopardy (i.e., federally or State designated 'endangered', 'threatened', 'very rare', or 'rare' species) as well as to any scarce or fragile habitats (see below under 'General **WHPA Reserve** conservation management practices/Special concerns'). (d) Monitoring, and controlling as feasible, non-native (alien) plant and animal pest species (exotic invasives), in accordance with current guidelines of the Vermont Agency of Natural Resources (see below under 'General **WHPA Reserve** conservation management practices/Special concerns').

The following **special conditions** apply to the 'Mixed upland forest' unit: (a) As an agreement of its acquisition, the 'Littman' parcel within this unit shall in perpetuity have snowmobiles excluded from it (cf. Westminster Land Records, Bk 105, Pg 10). As noted elsewhere, all motorized vehicles are, with certain exceptions, excluded from the entire **WHPA Reserve**. (b) The one-time road connecting Miller Road in Athens with Old Athens Road in Westminster shall for the present remain open to its traditional use by snowmobiles (note, this right has technically expired as there has been no ongoing use of snowmobiles on the old road). (c) A gate has been erected on the 'Littman' parcel and is maintained across a relinquished right-of-way (cf. Westminster Land Records, Bk 105, Pg 18) about 1600 feet north of the lean-to in order to discourage its use by the public (in accordance with a verbal agreement of 1997 with Jonas & Elizabeth Littman [Greenwich, CT]). (d) An existing woods road on the 'Holden/North/Westminster' parcel which takes off from the Headwaters Access Trail about 1000 feet southwest of its origin at the Holden Access Trail, and leading to the Holden Family Forest, is kept closed off with plantings, brush, and logs in order to discourage its use (in accordance with Condition 13 of the District 2 Vermont Environmental Commission [Act 250] Land Use Permit). (e) For a watercourse exemption on the 'Ryan' parcel, see below under 'General **WHPA Reserve** conservation management practices/Watercourses & wetlands'. (f) An existing woods road on the east boundary of the Avery parcel with deeded rights of use to the current and future owners of the property to the east side of the Avery boundary (Westminster Land Records, Bk 160, Pg 238). (g) On the Bemis parcel in Rockingham there is a VAST snowmobile trail and an allowed use for snowmobiles on this one section of trail along with ATV on only this trail section, vehicles must stay on the permitted trail section only. (h) A Class 4 highway runs through the Brelsford property, Ober Hill Road in Athens changing to Bemis Hill Road in Westminster and this road is a town highway subject to the various town jurisdictions.

Additional conditions on the Bald Hill parcel include allowing educational groups of up to 24 persons to do programs on the parcel (rather than the normal limit of 12). Larger groups need to request permission from the Association. The power line right of way (3.9 acres) is maintained by the easement holder, currently National Grid. Concerns about broadcast spraying of herbicide (not occurring at the present time) can be addressed by discussions with the easement holder. The Saxtons River has regional significance, a 50-foot no disturbance zone extends from the high-water line for this river (with

the exception of allowed removal of invasive plants). The red and white oak forest community at the summit of Bald Hill, a special natural forest community, and this area is a no disturbance zone (with the exception of allowed removal of invasive plants). There is no hunting allowed on the Bald Hill parcel.

Additional conditions on the Lake parcel include allowed use of snowmobiles on existing VAST trails, and a lean-to at the summit with fires allowed in the fire pit as long as local firewood is brought to the site for burning (no use of wood from the property for this purpose). The Lake quarry area shall be a no disturbance area. No rocks or stones may be removed from the quarry area and the quarry area will be left in an undisturbed state. The Class 4 road (Ledge Road) is open for motorized vehicle use. Educational groups of up to 24 persons may do programs on the Lake parcel (rather than the normal limit of 12). Larger groups need to request permission from the Association.

Additional conditions on the Goodridge parcel include the allowed traditional use on the old town road network of motorized vehicles. The Association can seek to limit access to these roads by motorized vehicles if significant damage occurs, this limiting of access will likely necessitate working with the towns of Athens and Grafton as these are historic town highways. The Goodridge parcel has significant black bear mast production forest stands (beech, red oak, black cherry) and is under a conservation easement with Vermont Fish and Wildlife. These mast production areas will be maintained or enhanced as required by the easement. Trees may need to be cut to manage the productive bear habitat, but removal of the cut trees is not a requirement (tree cutting does not need to be a commercial timber harvest). Similar to the Lake parcel, the Goodridge parcel has several soapstone quarries and associated foundations and overburden piles. The quarry areas will be left in an undisturbed condition as they have historic significance, excepting the ability to repair or maintain stone foundations that may be unstable or falling down.

Additional conditions for the Avery parcel include the deeded rights for use of a forest road on the east boundary of the property by the abutting landowners, primary use would be for logging neighboring properties. Doug Avery, his parents and/or Doug Avery's children have the right to cut trees marked by an approved WHPA forester to maintain or enhance the views from Avery home, this right expires if the above-mentioned persons no longer resides on the retained premises of after the last remaining child dies. A deeded right of way to the retained premises allows Doug Avery, his heirs and/or assigns to use this 50 foot easement for ingress and egress to the retained premises.

Additional conditions for the Lily Pond Highland parcel include maintaining or improving ecosystem resilience to climate change. This condition will be met by allowing forests to naturally progress to old forest conditions, eventually to a condition that might be similar to "old growth" forests that existed previous to colonial settlement. To further this goal, invasives plant species will be monitored and plants removed to allow native vegetation to thrive. It is the intent through this transitioning of the forest on the Lily Pond Highland parcel to old forest conditions that there will be a high carbon storage benefit, increasing over time. As best practices develop for management to improve resilience and carbon storage, some of these new approaches might be implemented on the parcel if compatible with other upland forest management goals within this plan. The six State significant vernal pools on this parcel are already well protected in the conservation easement by buffers, and further protection through this management plan, special consideration should be made to keep hiking trails away from the pools. As co-owners of Lily Pond an ongoing conversation with the neighbor on strategies to maintain or improve the high ecological value of this feature should take place.

'Wildlife sanctuary' unit: The fundamental management objective for this unit, the **'Stephen Martin Memorial Wildlife Sanctuary'**, is similar to the 'Mixed upland forest' unit except that as **special conditions** of its acquisition it additionally respects Sarah Ann Martin's last will and testament (of 12 September 1996, Article III) "for its continued use as a forest preserve and wildlife refuge and/or for other environmentally protective, non-developmental uses", as well as conforming to its special lien (perpetual conservation easement), as noted in the next paragraph. Thus, so as to maintain this unit in perpetuity as a wildlife refuge, natural area, and site for contemplation and inspiration, the specific additional restrictions for this unit are that: (a) Access is restricted to human pedestrian traffic; (b) No dogs (except

for seeing-eye dogs) or other pets are permitted; (c) No horses, pack animals, or other livestock are permitted; (d) No bicycles or other mechanized vehicles are permitted; (e) No campfires or camping are permitted; (f) No motorized vehicles (including all-terrain vehicles [ATVs] and snowmobiles) are permitted, except in the event of life-threatening or fire emergency; (g) Hunting, fishing, and trapping are prohibited; (h) The taking or otherwise removing of any game or other wildlife or of any plant is prohibited, whether these be dead or alive, except for the control or elimination of those plants or animals determined by the Vermont Agency of Natural Resources to be non-native (alien) plant or animal pest species (exotic invasives), carrying this out in accordance with that Agency's guidelines, insofar as they threaten significantly the existing native plant or animal life; (i) Any activity that alters the natural environment is prohibited, except for the establishment of a foot trail; (j) A permanent memorial to Stephen Martin (20 October 1924 – 4 March 1945) that the Executors of the Estate of Sarah Ann Martin may wish to erect at a place of their choosing would be most welcome; (k) The foot trail planned for this unit is to be located so as to maintain the largest feasible continuously undisturbed area, and with its associated trailhead vehicular pull-off and kiosk situated along Bemis Hill Road (Westminster); and (l) Distinctive boundary signs and entry-point kiosk notices are being used to publicize the special restrictions; and a distinctive section in the Association Trail Guide is to serve the same purpose.

The following further **special condition** applies to the 'Wildlife sanctuary' unit: Rescinding either the ban on snowmobiles or the ban on plant, animal, or other habitat manipulations (except for control of non-native [alien] plant or animal pest species [exotic invasives]) would require prior approval of the Vermont Land Trust (in accordance with the conservation easement it holds).

'Trail system' unit: (a) *Existing trails:* The fundamental management objective for this unit is to restrict it to non-motorized, low-impact uses (including walking, bird watching, jogging, horseback riding, mountain biking, snowshoeing, and cross-country skiing — with any accompanying dogs required to be on a leash). Trails are constructed and maintained with careful regard to habitat protection and according to standards outlined in the US Forest Service Trail Construction and Maintenance Guide (01/14/2020). All parcels that have conservation easements (see Table 5) also include a "Public Access Easement" to ensure appropriate public use is allowed on these parcels. Association members and other volunteers monitor and carry out routine trail maintenance, including, as needed, erosion, incursions of invasive plant species, encroachment by motorized vehicles, the removal of windthrows, the trimming of branches, the cutting back of brambles, the picking up of litter, and other threats (including, as necessary, the use for of motorized vehicles specifically authorized by the Association for trail related activities). This activity occurs on an *ad hoc* basis, with major scheduled clean-up days occurring at least twice a year. In some cases, trails may be seasonally or temporarily closed (or relocated) when conflicts with habitat needs of wildlife occur, and for safety hazards related to dead trees. Erosion-control structures (e.g., water bars) are installed following recognized standards and periodically cleaned, maintained, or replaced as necessary (in accordance with Condition 7 of the District 2 Vermont Environmental Commission [Act 250] Land Use Permit). In the event of trail deterioration (see below under 'Natural-resource monitoring'), restorative and other ameliorative action is taken, including such measures as seasonal trail closure, bicycle or horse restrictions, and even permanent trail relocation (regarding the last, see below under 'Additions or other changes to the trail system'). For example, a number of permanent boardwalks or puncheons were built during 2000 and 2001 to traverse seasonally wet trail areas. The following **special condition** applies to this unit: No trail work involving earth disturbance is permitted between 15 October and 15 April without prior approval of District 2 of the Vermont Environmental Commission (Act 250) (in accordance with Condition 8 of the Land Use Permit). Note that there is a 750-foot section of the Bemis Hill Trail on the Bemis parcel open for snowmobiles, logging equipment and trail maintenance vehicles. There is an 0.8-mile section of the Bemis Hill Trail on property currently owned by Cersosimo Industries that is a logging road that provides access for logging equipment and is a VAST Trail (snowmobile). Awareness and removal of hazard trees along trails, in particular white ash, will become more important as the emerald ash borer moves into WHPA lands and causes ash tree mortality. Emergency responders, including medial evacuations and fire suppression, may enter Association lands and use emergency vehicles necessary to respond to the situation.

(b) *Additions or other changes to the trail system:* In approving any addition to the existing trail system — whether for recreational, educational, or other purpose — the Board in each case

weighs in the balance two of the central aims of the Association, to protect the wildlife habitat and biodiversity of the **WHPA Reserve** while at the same time providing low-impact public access. However, special further constraints apply to any future trail through the 'Wildlife sanctuary' unit, the '**Stephen Martin Memorial Wildlife Sanctuary**' (see above under 'Wildlife sanctuary' unit). Any proposed addition or other significant change to the trail system, including any new parking areas and kiosks, must take the form of an amendment to this Plan, which must then be submitted to the Vermont Land Trust for its approval (in accordance with the various perpetual conservation easements held by the Vermont Land Trust and/or Vermont Housing & Conservation Board); similarly, District 2 of the Vermont Environmental Commission (Act 250) must also receive the amended Plan as a basis for considering its approval via the issuance of an amendment to its current Permit. Finally, as noted *passim*, **trail closures**, whether temporary or permanent, are imposed by the Association for various reasons, both ecological (e.g., to prevent disturbance in spring of ground-nesting birds, or in winter of deer yards) and social (e.g., to ensure public safety).

'Vista area' unit: The fundamental management objective for these units is to welcome low-impact recreational, educational, and inspirational activities. This requires: (a) Keeping vegetation trimmed to maintain the traditional open area and scenic lookouts; (b) Maintaining the Pinnacle lean-to in good (safe) repair; (c) Keeping the Pinnacle outhouse in good repair and otherwise properly maintained; (d) Allowing outdoor cooking or camp fires only upon request, to be considered following authorization by an appropriate Town Fire Warden (and for cooking, encouraging the use of camp stoves as being a safer alternative); people must carry in their own firewood; (e) Maintaining the existing overnight-use reservation system, now limited to two nights at the Pinnacle; (f) Keeping the memorial picnic tables in good condition; and (g) Publicizing a low-impact carry-in-carry-out, leave-no-trace policy.

General WHPA Reserve conservation management practices

Watercourses & wetlands: (a) A 50-foot undisturbed, naturally vegetated buffer strip from the top of the bank of all watercourses shall be maintained with exception of approved stream crossings (in accordance with Condition 10 of the District 2 Vermont Environmental Commission [Act 250] Land Use Permit). A ±50-foot stretch on the 'Ryan' parcel along the existing Athens Access Trail where it follows a seasonal stream near the trailhead is exempted from this restriction, although with no additional disturbance permitted; and (b) A similar 50-foot buffer strip is required along all wetland boundaries as per Vermont Wetland Rules adopted February 7, 1990 and amendments adopted January 6, 2020, effective January 21, 2020. Where wetland crossings are unavoidable, they shall be in the narrowest location, constructed with the least amount of disturbance to vegetation and soil, and allow the natural flow of water through the wetland.

Education: The Association encourages educational usage of the **WHPA Reserve** by area schools, both public and private, as well as by local 4-H, Scout, and other area civic organizations. Groups larger than 12 participants (24 participants on the Lake and the Bald Hill parcels) need approval from the WHPA and in no case should the group size exceed one school bus plus chaperone vehicles. A responsible adult must accompany groups of children. Those groups wishing to use the Pinnacle peak area itself are expected to pre-register in order to avoid congestion. Special educational policies exist for Bald Hill where local access to several schools means potentially greater educational use than currently allowed on other WHPA properties.

Accessibility: Being aware of the great need to make at least some of the diverse benefits of the **WHPA Reserve** accessible to as wide a local population as possible, the Association organizes special opportunities, generally an annual 'Accessibility Day', for the disabled to reach the ridgeline via the use of an Association-arranged motorized vehicle.

Natural-resource monitoring: A professional natural-resource inventory and assessment of the **WHPA Reserve** together with the similarly protected 'PMA Reserve' further south along the Windmill Ridge in the Towns of Putney and Brookline belonging to the Putney Mountain Association were carried out during 1998-1999 by the Antioch New England Graduate School (Keene, NH). Special attention in this inventory and assessment was accorded to any scarce and fragile ecosystems and any native species of plants and animals in jeopardy. This base line data is available if future inventories and assessments are desired.

Starting in 2013 Association members and volunteers have been walking sections of the property and recording forest type and conditions and other feature data. This ongoing project creates location specific data tables with corresponding photographs for future use, historic baseline information and landscape change over time.

Special concerns: As already suggested *passim*, among the concerns that must be addressed in managing the **WHPA Reserve** are: (a) the protection of any scarce or fragile habitats; (b) the protection of any species of native plants and animals which are in jeopardy; and (c) the control of any detrimental species of plants and animals.

As to **scarce or fragile habitats**, the **WHPA Reserve** contains two prominent hophornbeam (ironwood; *Ostrya virginiana*)–mixed hardwood–sedge stands (so-called savannas), one each at the higher elevations of the 'Farnsworth' and 'Martin/Rockingham' parcels. The **WHPA Reserve** also supports well over fifty vernal pools. On the Lake property both the Ledge Road Brook and the soapstone quarry are fragile habitats. The Bald Hill property has the important Saxtons River aquatic habitat and also the unusual oak forest at the summit. The Goodridge property has a large component of critical black bear habitat along with fragile soapstone quarry areas and several wetlands. The Lily Pond property had an ecological inventory done in 2021 and several significant features and plants were identified, including: exemplary forests stands – dry hemlock-oak forest (S3) 58 acres, red oak-northern hardwood forest (S4) 25 acres, red oak-northern hardwood glade forest (S4) 7 acres and rich northern hardwood forest (S4) 4 acres. Scarce or fragile habitats are defined in the publication, *Wetland, Woodland, Wildlands – A guide to the Natural Communities of Vermont*, previously unrecognized scarce or fragile habitats may exist on WHPA lands and new areas may be discovered and appropriately managed.

As to **native species in jeopardy**, the barbed-bristle bulrush, *Scirpus ancistrochaetus* (Vermont rank S2/S3) is currently federally listed as 'endangered' or 'threatened' and is found in three sites on the main WHPA parcel and three more sites on the Lily Pond parcel. In addition a number of species listed by the State as being 'very rare' or 'rare' can be found on the **WHPA Reserve**: the 'rare' or 'rare to uncommon' species are woodland bluegrass (*Poa nemoralis*), on the 'Mills' parcel; ginseng (*Panax quinquefolius*) (S3), on the 'Holden/North/Westminster' parcel; small-flower bitter-cress (*Cardamine parviflora*) (S2), on the 'Mills' parcel; and summer sedge (*Carex aestivalis*) (S3), on the 'Holden/North/Westminster' parcel. Finally, although not a species in jeopardy, the locally uncommon Goldie's fern (*Dryopteris goldiana*) is growing on the 'Martin/Rockingham' parcel. Six plants of note exist in the power line ROW on the Bald Hill parcel, *Carex muehlenbergii* (Nerveless Muehlenberg sedge) which is state threatened (S1), *Muhlenbergia sobolifera* (Sprout Muhly) which is rare in the state (S2), *Corylus americana* (American Hazelnut), *Crocianthemum canadense* (Canada frostweed), *Lespedeza violacea* (Violet Bush-clover) which are rare to uncommon in the state (S2/S3), and *Carex argyrantha* (Hay Sedge), *Elymus trachycaulus* (Slender Wheatgrass) *Woodsia obtusa* (Blunt-leaved Woodsia) and *Dichanthelium dichotomum* (Cypress Witchgrass) which are uncommon (S3) in the state. The uncommon spotted wintergreen (*Chimaphila maculata*) is found on the Goodridge parcel. The Lily Pond Highland property plants include: lanced-leave violet (*Viola lanceolata* ssp. *Lanceolata*) (S1), olive spikerush (*Eleocharis flavescens* var. *olivacea*) (S1) Torrey's bulrush (*Schoenoplectus torreyi*) (S1/S2), barbed-bristle bulrush, *Scirpus ancistrochaetus* (Vermont rank S2/S3, federal endangered), hay sedge (*Carex argyrantha*) (S2/S3), drooping bluegrass (*Poa saltuensis* ssp. *Saltuensis*) (S3), summer sedge (*Carex aestivalis*) (S3), water bulrush (*Schoenoplectus subterminalis*) (S3) and long sedge (*Carex folliculate*) (S3/S4). Wood turtles (*Glyptemys insculpta*) (S3) are found in Grassy Brook on the Lily Pond Highlands parcel and Jefferson salamanders (*Ambystoma jeffersonianum*) (S2) are found in several of the vernal pools throughout the **WHPA Reserve**.

There are five significant mapped forest natural communities on the **WHPA Reserve**. The northeast corner of the Bald Hill parcel has around 1-acre (out of a much larger forest unit across the boundary on high school land) of Dry Pine-Oak-Heath Sandplain Forest which is very rare in the state (S1). The Lily Pond Highlands parcel has a 58-acre forest unit of Dry Hemlock-Oak Forest ranked S3, or uncommon in the state and three locally uncommon forest units (S4) including; a 4-acre rich northern hardwood forest area, a 25.5 acre Red Oak-Northern Hardwood Forest and a 7.4-acre Red Oak-Northern Hardwood Glade Forest (see Brett Engstrom “Ecological Inventory of Lily Pond Highlands” Dec. 2021). In addition to the two forest units there are several uncommon wetland areas including; a 0.34-acre Hemlock-Sphagnum-Basin Swamp and a Basin Shrub Swamp which are rare in the state (S2), a 3.5-acre Shallow Emergent Swamp and a 0.25-acre woodland are ranked as S4 or locally uncommon.

As to **detrimental species**, a troublesome non-native (alien) example is the oriental bittersweet (*Celastrus orbiculatus*), an exotic invasive liana introduced from Asia that has now become established on the 'Martin/Westminster' parcel; it should be managed to minimize spreading since it deforms and even strangles forest saplings and mature trees. A further pest are two buckthorns, glossy buckthorn (*Rhamnus frangula*) and common buckthorn (*Rhamnus cathartica*), invasive shrubs introduced from Europe that has now become established, usually sporadically on several parcels; it should be destroyed because it interferes with natural forest regeneration. Japanese barberry (*Berberis thunbergii*), multiflora rose (*Rosa multiflora*), non-native honeysuckles and wall lettuce (*Lactuca muralis*) all exist sporadically across the properties and should be removed and/or eliminated when possible and monitored. Japanese knotweed (*Polygonum cuspidatum*) is well established along the Saxtons River on the Bald Hill property and efforts are being made to reduce its impact (there are a few isolated locations of knotweed on the Lake parcel which are being controlled).

Hunting is welcome on the **WHPA Reserve** (except for the **Stephen Martin Memorial Wildlife Sanctuary and Bald Hill parcel**) and may have the added benefit of encouraging forest understories over browsed by deer to regenerate faster. As deer are likely to avoid invasive plants as browse material there is a possible resulting impact that increases the vigor and quantity of the detrimental plant species.

WHPA Reserve administration

Signs: Either boundary signs or trees marked with blue boundary paint have been placed around the entire perimeter of the **WHPA Reserve** at intervals that depend upon terrain and other local factors. Various informational, directional, admonitory, and trail-marking signs are in use. Special boundary signs have been put up around the 'Wildlife sanctuary' unit, the '**Stephen Martin Memorial Wildlife Sanctuary**' (see above under 'Unit-specific **WHPA Reserve** conservation management practices/'Wildlife sanctuary' unit'). Boundary signs may be replaced by paint marked trees on boundary sections that are remote and less likely to be crossed by people hiking the woods. As it is difficult to maintain the metal boundary signs effectively, they are only necessary on the sections of boundary likely to be visited by hikers. Both paint marked trees and metal signs will be maintained periodically to ensure they are easily visible.

Rules & regulations: The Association enacts various rules and regulations applicable to the **WHPA Reserve** which are publicized through posting and handouts, all of them deriving from the Association Articles of Incorporation or Bylaws and/or the various liens (perpetual conservation easements) held by the Vermont Land Trust and/or Vermont Housing & Conservation Board, or else from the District 2 Vermont Environmental Commission [Act 250] Land Use Permit. For example: 'Motorized vehicles are not permitted in the **WHPA Reserve**'; 'Dogs are permitted on the trails, but please keep them on a leash'; 'Mountain bikes and horses are permitted on the trails, but please do not use them during the Spring wet season or other wet periods'; and 'The use of metal detectors and removal of artifacts are prohibited' (see following appended 'Rules & Regulations'). Special additional rules & regulations apply to the 'Wildlife sanctuary' unit, the '**Stephen Martin Memorial Wildlife Sanctuary**' (see above under 'Unit-specific **WHPA Reserve** conservation management practices/'Wildlife sanctuary' unit'). The Association's 'Rules & Regulations' summarize for the public certain constraints embodied in this Plan.

Kiosks: Small welcoming and informational kiosks have been erected to date, each consisting of a wooden bulletin board (about 5 feet wide, about 7 feet high, set about 2 feet above the ground, and with a small attached box): (a) at the **Holden Access Trailhead** (1026 Windmill Hill Road North,

Westminster; elevation, ±1225 feet); (b) at the **Latham Access Trailhead** (132 Old County Road, Athens; elevation, ±1455 feet; accessed via Old Athens Road, Westminster); (c) at the **Athens Access Trailhead** (37 Valley Cemetery Road, Athens; elevation, ±835 feet); (d) **Martin Sanctuary Trailhead** (1522 Bemis Hill Rd, Westminster); (e) **Route 35 Trailhead** (28 Route 35, Athens, VT); (f) **Ledge Road Trailhead** (758 Ledge Road, Grafton, VT) (g). **Radford-Smith Trailhead** (1200 Grassy Brook Road, Brookline), (h) **The Pinnacle** summit (use 1026 Windmill Hill Road North, Westminster), (i) **Paul's Ledges** (30 Old County Road, Athens), (j) **Bald Hill Trailhead** (232 Covered Bridge Road), (k) **Lily Pond Access** (466 Brookline Road). The posted materials are reviewed at least annually and replaced as necessary. The kiosk boxes are for flyers. A further bulletin board that offers similar information is maintained inside the lean-to on the Pinnacle. Future kiosks, to match the design of the existing ones, are to be limited to no more than one per trailhead. Any proposed kiosk (or significant change to an existing one) must take the form of an amendment to this Plan, which must then be submitted to the Vermont Land Trust for its approval (in accordance with the various liens [perpetual conservation easements] held by the Vermont Land Trust and/or Vermont Housing & Conservation Board); similarly, District 2 of the Vermont Environmental Commission (Act 250) must also receive the amended Plan as a basis for considering its approval via the issuance of an amendment to its current Permit.

Vehicular Pulloff areas: Several small vehicular pulloff areas have been created to date: At the **Holden Access Trailhead** (1026 Windmill Hill Road North, Westminster); at the **Latham Access Trailhead** (28 Old County Road, Athens; accessed via Old Athens Road, Westminster); at the **Athens Access Trailhead** (37 Valley Cemetery Road, Athens); at the **Martin Sanctuary Trailhead** (1522 Bemis Hill Rd, Westminster); at the **Bald Hill Access** (at 232 Covered Bridge Road, Westminster); at the **Radford-Smith Trailhead** (appx. 1200 Grassy Brook Road, Brookline). There are two pulloffs for the **Athens Dome Trails**, one at Route 35 (28 Route 35, Athens) and another on the Ledge Road (758 Ledge Road, Grafton). Pending is the **Lily Pond Access**, to be developed (466 Brookline Road). Each of these consists of an unpaved automobile access and pull-off of less than one-sixth acre in size (each thus suitable for six or so vehicles), to blend with its surroundings. Several of the vehicular pulloffs have an associated steel gate to block motorized access to the trail system.

Use of a vehicular pulloff may be closed during hours of darkness, or else be entirely suspended or even terminated, as required to end anti-social and illegal behaviors, including the consumption there of alcohol or illegal drugs (in accordance with Condition 12 of the District 2 Vermont Environmental Commission [Act 250] Land Use Permit).

Where access to trailheads utilizes a Class 4 road, periodic maintenance of the road may be provided by the WHPA in coordination with abutters and neighbors.

Future vehicular pulloff areas are to be of a similar nature to the existing ones and limited to servicing trailheads (and each enhanced by a kiosk and gate as necessary). Any proposed parking area on WHPA lands must take the form of an amendment to this Plan, which must then be submitted to the Vermont Land Trust for its approval (in accordance with the various liens [perpetual conservation easements] held by the Vermont Land Trust and/or Vermont Housing & Conservation Board); similarly, District 2 of the Vermont Environmental Commission (Act 250) must also receive the amended Plan as a basis for considering its approval via the issuance of an amendment to its current Permit.

External relations

Publicity: In keeping with the fundamental intent to minimize the impact of recreational and other uses on the **WHPA Reserve**, publicity is **not** actively sought through such means as placement of flyers at tourist welcome centers.

Towns: (a) **Athens** has a Town Clerk with whom the Association keeps in contact (Athens has no Conservation Commission, no zoning and no Town Plan).

(b) **Brookline** has a Town Clerk with whom the Association keeps in contact (Brookline

has no Conservation Commission, no zoning and a town plan adopted in 2018).

(c) **Grafton** has a town clerk with whom the Association will keep in contact. (Grafton has no zoning, no Conservation Commission and a town plan adopted in 2013).

(d) **Rockingham** has a Town Clerk with whom the Association keeps in contact (Rockingham has zoning, a Conservation Commission and a town plan adopted in 2016).

(e) **Westminster** has a Town Manager with whom the Association keeps in contact (Westminster has zoning, a Conservation Commission and a town plan adopted in 2015).

(f) **Townshend** has a town clerk with whom the Association will keep in contact. (Townshend has no zoning, no Conservation Commission, town plan adopted in 2017).

Private conservation organizations: **The Putney Mountain Association** (Putney, VT) owns land in the Towns of Putney, Brookline, Westminster and Dummerston (the 'PMA Windmill Ridge Nature Reserve & Trail'), with the northern boundary of the 'PMA Reserve' being contiguous with the southern boundary of the **WHPA Reserve**. The two associations cooperate closely with each other, for example, having made a number of joint grant applications, and also in recreational trail design and maintenance.

In Grafton, the Lake and Goodridge parcels adjoin an 800-acre woodland parcel managed for timber and restricted by deed, owned by the Grafton Improvement Association and to be kept always as woodland. The Association's trail system in the Athens Dome area includes trails across the land owned by the Grafton Improvement Association. The Turner Hill Wildlife Management Area also adjoins the Lake and Goodridge parcels and contains 1,100 acres of wildlife managed habitat. Another large land owner with property in the Athens Dome area of Grafton is the Windham Foundation; they have expressed solid support for the Associations land conservation efforts and trail development in the area.

WHPA networks and cooperates with a variety of local and state organizations. Local organizations include the Nature Museum at Grafton, the Bonnyvale Environmental Education Center in Brattleboro Friends of the West River Trail in Londonderry and the Green Mountain Conservancy in Dummerston. Statewide organizations include Vermont Land Trust in Brattleboro, Grafton Historical Society, The Bellows Falls Union High School, Bellows Falls Historical Society, Vermont Department of Fish and Wildlife and the Vermont Department of Forest, Parks and Recreation and the Saxtons River Trail Initiative in Bellows Falls.

Bald Hill Conservation Committee & Windmill Hill Pinnacle Association

The Bald Hill Conservation Committee (BHCC) was created in 2007 as a "working group" to pursue conservation of Bald Hill in coordination with the Windmill Hill Pinnacle Association (WHPA). This Committee is made up primarily of residents of the Bellows Falls area where Bald Hill is located. BHCC has successfully accomplished the purchase for the Association of the Bald Hill property and the BHCC is responsible for managing the property and developing a network of recreational trails. For any questions or concerns regarding Bald Hill, please contact:

Vanessa Stern
255 Bald Hill Road
Westminster, VT 05158
802-463-4948

Athens Dome in Grafton Conservation Committee

The Athens Dome in Grafton Conservation Committee (ADGCC) was formed in 2010 as a "working group" to pursue conservation and recreational trail development in the Athens Dome area of Grafton and Athens. This committee is made up primarily of residents of Rockingham, Grafton and Athens. The

ADGCC has successfully accomplished the purchase of the Lake and the Goodridge properties and negotiated permanent trail corridor easements on two properties that connect the Lake property to a trailhead on Route 35 in Athens, across the road from Sleepy Valley Road. The ADGCC will be responsible for managing the properties and trails and developing additional recreational and educational opportunities, while conserving significant woodlands, in the Athens Dome area of Grafton and Athens. For questions regarding Athens Dome contact:

Camil Roberts
35 Sleepy Valley Road
Athens, VT 05143

Further contacts: Advice is sought from time to time of State foresters and wildlife biologists and of professional consulting ecologists and conservation biologists, in order to be able to develop means of improving the property for wildlife habitat, native biodiversity, protection of scarce or fragile habitats and of native species or plants, native brook trout and animals in jeopardy, control of non-native (alien) invasives and other unbalancing species, and ecosystem functioning. The Association from time to time also receives valuable assistance from the Rivers, Trails, & Conservation Assistance Program of the **National Park Service** (Woodstock, VT). The Association has also benefitted from the assistance of the **Vermont Youth Conservation Corps** (Waterbury, VT) in trail construction and maintenance, and looks forward to continuing this relationship.

WHPA Reserve connectors & buffer: The Association recognizes the enormous importance to the wildlife habitat protection function of the **WHPA Reserve** to have its parcels connected by conserved lands as well as to have it surrounded by (buffered by) such conserved lands. To that end the Association has to date made it financially feasible for one adjacent landowner (Holden Family Forest, on 21 December 2001) to place a permanent conservation easement, held by the Vermont Land Trust, on ±125 acres contiguous with the **WHPA Reserve**. — a lien which permits agricultural and forestry operations (e.g., cordwood and timber harvesting and sugaring). The hope is to continue a process for creating an ecologically significant protected corridor for the long term (see above under 'The entire Windmill Ridge'; and below under 'Future Association plans/WHPA Reserve connectors & buffer').

Future Association plans

Protecting the Windmill Ridge: The Association looks forward to cooperating in the protection in perpetuity of a portion of the entire 25,800 acre, 16-mile-long Windmill Ridge suitable for wildlife habitat and biodiversity — a fraction that is also consistent with the needs of the area's human population for access to a wilderness experience. To that end it looks forward to even closer cooperation with the Putney Mountain Association, as well as with other agencies and individuals controlling protected areas south along the Ridge, including the Towns of Putney and Dummerston, the Vermont Chapter of the Nature Conservancy (Montpelier, VT), which protects the State 'endangered' scrub oak (*Quercus ilicifolia*) on the extended Windmill Ridge (on Black Mountain), and the Silvio O. Conte Fish & Wildlife Refuge of the US Fish & Wildlife Service (Turners Falls, MA), which in April 1999 acquired a parcel on the Windmill Ridge in Putney and Brookline in order to help protect the federally and State 'endangered' northeastern bulrush (*Stirpes ancistrochaetus*), and the Green Mountain Conservancy which is conserving land along the West River and southern portions of the Windmill Hill Ridgeline.

Northerly Ridgeline Trail extension: The plan is, as soon as possible, to place under conservation easement the entire trail as one uninterrupted continuous system to a trailhead at Sleepy Valley Road where it crosses Bull Creek at the Athens and Rockingham town line.

Southerly Ridgeline Trail extension: A long-term goal of the WHPA is for the Ridgeline Trail to continue southward from Putney Mountain into Dummerston to connect with protected parcels on Prospect Hill and Black Mountain, here considered as the southern terminus of the Windmill Ridge. The possibility also exists that a connector could eventually be created between the Windmill Ridge main Ridgeline Trail and the West River Trail. The Putney Mountain Association has taken the lead in extending ridgeline trails to the south and WHPA supports them in this effort.

Conservation of Non-contiguous Parcels in Surrounding Towns: The WHPA mission supports consideration of land conservation projects on lands not considered part of the Windmill Hill Ridge but within the towns the Ridge runs through and across new town boundaries when appropriate parcels fall outside the original five town area. These projects would consist of protecting lands not contiguous with the WHPA Reserve. Specific guidelines have been developed by the WHPA to determine if projects of this type meet criteria for support.

Adoption and revisions

The **first edition** of this Conservation Management Plan was adopted by the Association Board on 24 April 1999, approved by the Vermont Department of Forests, Parks, & Recreation on 19 May 1999, and then by the Property Valuation & Review Division of the Vermont Department of Taxes in part on 27 July 1999 and the remainder on 20 April 2000).

The **second edition** of this Plan was adopted by the Association Board on 7 August 2001, approved by the Vermont Department of Forests, Parks, & Recreation on 20 October 2001, and then by the Property Valuation & Review Division of the Vermont Department of Taxes on 6 December 2001.

The **third edition** of the Plan was adopted by the Association Board on 2 April 2002, and then sent — as variously required by law or easement — to the following seven agencies, the first two only for consultation and the next five for their approval: (a) the Vermont Department of Fish & Wildlife; (b) the Vermont Nongame & Natural Heritage Program, lauded on 19 July 2002; (c) the Vermont Housing & Conservation Board; (d) District 2 of the Vermont Environmental Commission (Act 250), approved on 23 October 2002; (e) the Vermont Land Trust, approved on 6 August 2002; (f) the Vermont Department of Forests, Parks, & Recreation, approved on 31 October 2003; and (g) the Property Valuation & Review Division of the Vermont Department of Taxes. Copies were also sent as a courtesy to the Putney Mountain Association and the Vermont Nature Conservancy. The third edition, re-adopted by the Association Board on 23 September 2003, reflects the comments received from those agencies to which it had been sent, and also updated factual information as necessary.

The **fourth edition**, adopted on 20 September 2007, incorporates the previous updates and will be sent to the appropriate agencies for comments or review.

The addition of the Bald Hill Unit was added to the **fourth edition** of the management plan after approval and adoption by the WHPA Board on October 16, 2008.

The addition of the Lake Property unit was added to the **fourth edition** of the management plan after approval and adoption by the WHPA Board on March 17, 2011.

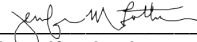
The **fifth edition**, adopted on 18 February 2016 by the WHPA board includes some trail updates, addition of Bemis and Gaddes parcels, the Brelsford trail easement and several trail licenses. This edition to be sent to (a) the Vermont Housing and Conservation Board; (b) District 2 of the Vermont Environmental Commission (Act 250); (c) the Vermont Land Trust; (d) and the Vermont Department of Forests, Parks and Recreation.

The **sixth edition**, adopted March 19, 2020 by the WHPA board includes the addition of the Radford, Brelsford and Goodridge parcels. This edition to be sent to (a) the Vermont Housing and Conservation Board; (b) District 2 of the Vermont Environmental Commission (Act 250); (c) the Vermont Land Trust; (d) the Vermont Department of Forests, Parks and Recreation; (e) and the Vermont Department of Fish and Wildlife.

This **seventh edition** adopted on May 25, 2023 by the WHPA board includes the addition of the Lily Pond parcel. This edition to be sent to (a) the Vermont Housing and Conservation Board; (b) District 2 of the Vermont Environmental Commission (Act 250); (c) the Vermont Land Trust; (d) the Vermont Department of Forests, Parks and Recreation; (e) and the Vermont Department of Fish and Wildlife.

This Plan is to undergo periodic review, and revision as necessary, by the Association Board, the intervals between such reviews/revisions not to exceed five years.

No present or future component of this Plan shall contravene any management procedure or restriction embodied in the parcel deeds or liens or other special contractual parcel agreements, as recorded in the respective Town land records, or in the Association Charter or Bylaws — all of which shall in any case prevail.



Jennifer Latham Chairperson

6/9/2023

Date

- Encl. (1) **WHPA Reserve** parcel outline map
(2) Parcel acquisition dates map
(3) Trailhead address list
(4) List of recorded parcel surveys
(5) Trail Rules & Regulations
(6) Forest management yearly activity list

- cc: (1) WHPA Archivist (fireproof box)
(2) Vermont Housing & Conservation Board (Montpelier, VT)
(3) Vermont Land Trust (Montpelier, VT)
(4) Windham County Forester (Brattleboro, VT)
(5) Vermont Department of Forests, Parks, & Recreation
(6) Vermont Environmental Commission

PARCEL OUTLINE MAP

- 1 = 'Martin/Rockingham', 39.7 acres
- 2 = 'Martin/Geist Westminster', 70.48 acres
- 3 = 'Jewett/Westminster', 102.2 acres
- 4 = 'Jewett/Athens', 29.3 acres
- 5 = 'Ryan' (Athens), 174.0 acres
- 6 = 'Hescock/Westminster', 37.0 acres
- 7 = 'Peavey' (Athens), 25.63 acres
- 8 = 'Latham/Athens', 90.52 acres
- 9 = 'Latham/Westminster', 84.0 acres
- 10 = 'Littman' (Westminster), 140.1 acres
- 11 = 'Bissell' (Westminster), 47.6 acres
- 12 = 'Farnsworth' (Westminster), 46.6 acres
(of which 2.0 acres UVA excluded)
- 13 = 'Holden/North/Westminster', 287.1 acres
- 14 = 'Holden/North/Brookline', 9.4 acres
- 15 = 'Mills' (Westminster), 23.4 acres
- 16 = 'Holden/South/1' (Westminster), 9.5 acres
- 17 = 'Holden/South/2' (Westminster), 140.5 acres
- 18 = 'Hescock/Athens' (Athens), 35.1 acres
- 19 = 'Latham/Mills (Athens), 1 acre
- 20 = 'Avery/Athens' (Athens) 26. acres
- 21 = 'Avery/Westminster' (Westminster) 19.5 acres
- 22 = 'Cowan' (Westminster) 102.7 acres
- 23 = 'Cowan' (Brookline) 8.3 acres
- 24 = 'Bald Hill' (Westminster) 55.1 acres
of which 3.9 acres UVA excluded
- 25 = 'Lake' (Grafton) 182.47 acres
- 26 = 'Lake Quarry' (Grafton and Athens 18.88 acres)
- 27 = 'Geist/Westminster 1.38 acres
- 28 = 'Gaddes'/Athens/Brookline 6.85 acres
- 29 = 'Bemis' (Rockingham) 37.4 acres
- 30 = 'Radford' (Brookline) 50.1 acres
- 31 = 'Brelsford' (Westminster 12.78 ac, Athens 14.87 ac, Rockingham 5.05 ac (total 32.7 acres)
- 32 = Goodridge (Grafton) 115.86 acres
- 33 = Goodridge (Athens) 39.44 acres
- 34 = Lily Pond (Athens) 378.44 acres
- 35 = Lily Pond (Brookline) 187.3 acres
- 36 = Lily Pond (Townshend) 49.3 acres

Total = WHPA Reserve, 2,725 acres

(of which 5.9 acres UVA excluded)

A = Trailhead at 200 Sleepy Valley Rd (Athens)

B = Trailhead at 1522 Bemis Hill Rd (Westminster)

C = Trailhead at 37 Valley Cemetery Rd (Athens)

D = Trailhead at 28 Old County Rd (Athens)

E = Pinnacle lean-to (Westminster)

F = Trailhead at 1026 Windmill Hill Rd (Westminster)

G = Trailhead at apx.1200 Grassy Brook Rd (Brookline)

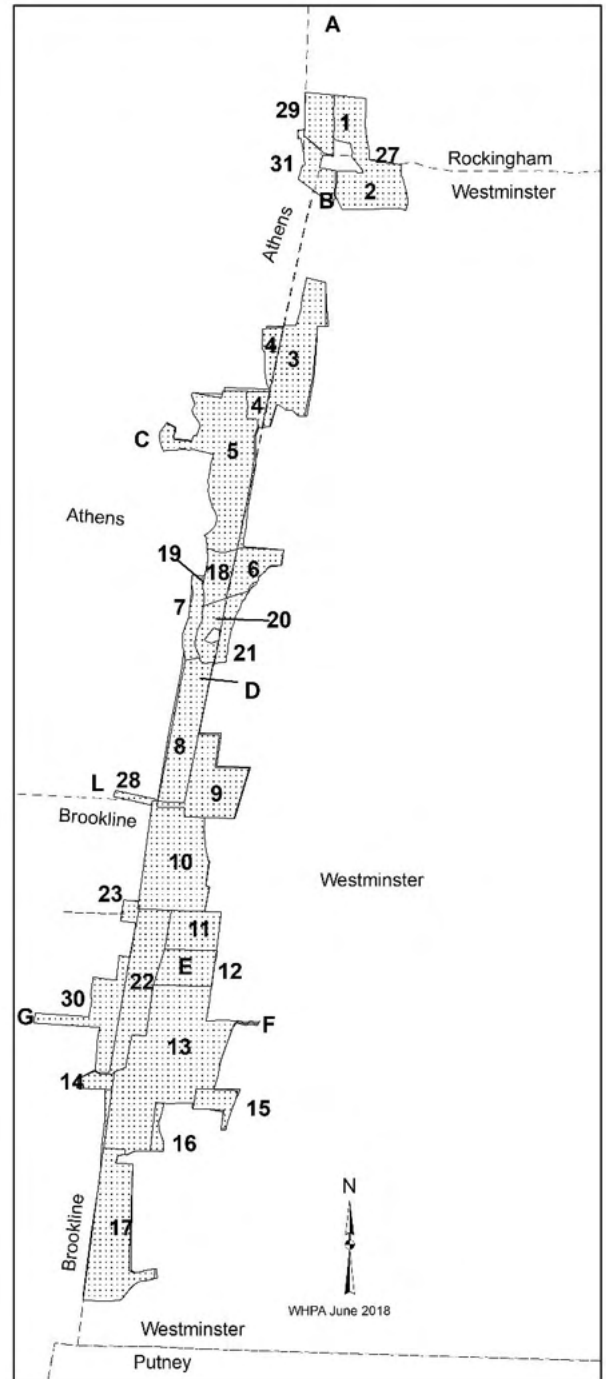
H = Trailhead at 28 Route 35 (Athens) J = Trailhead at 758 Ledge Road (Grafton)

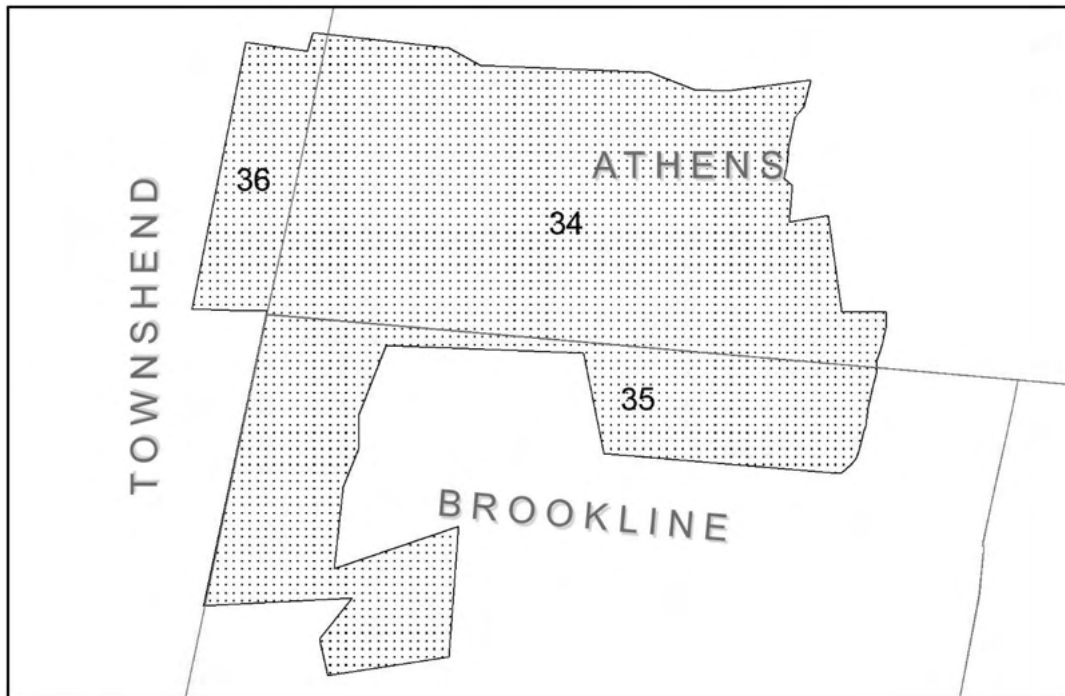
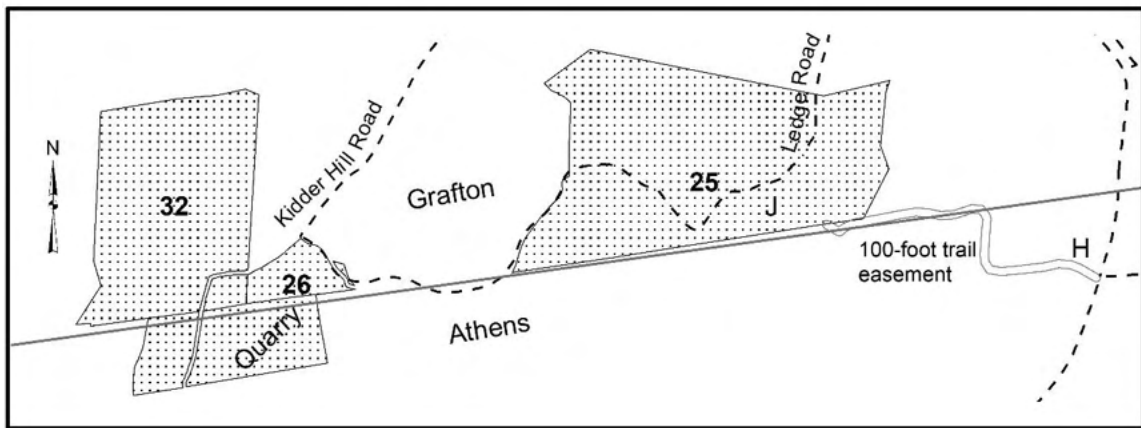
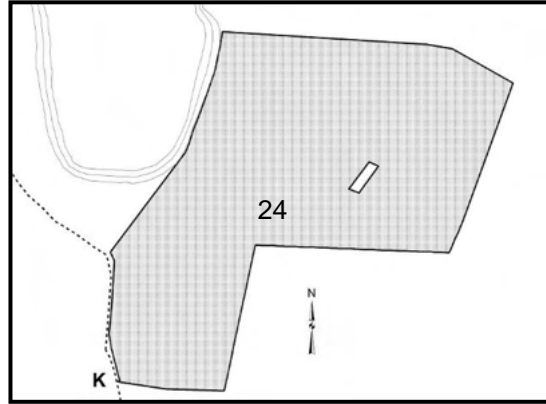
K = Trailhead 232 Covered Bridge Road (Westminster) L = Trailhead 463 Brookline Road (Athens)

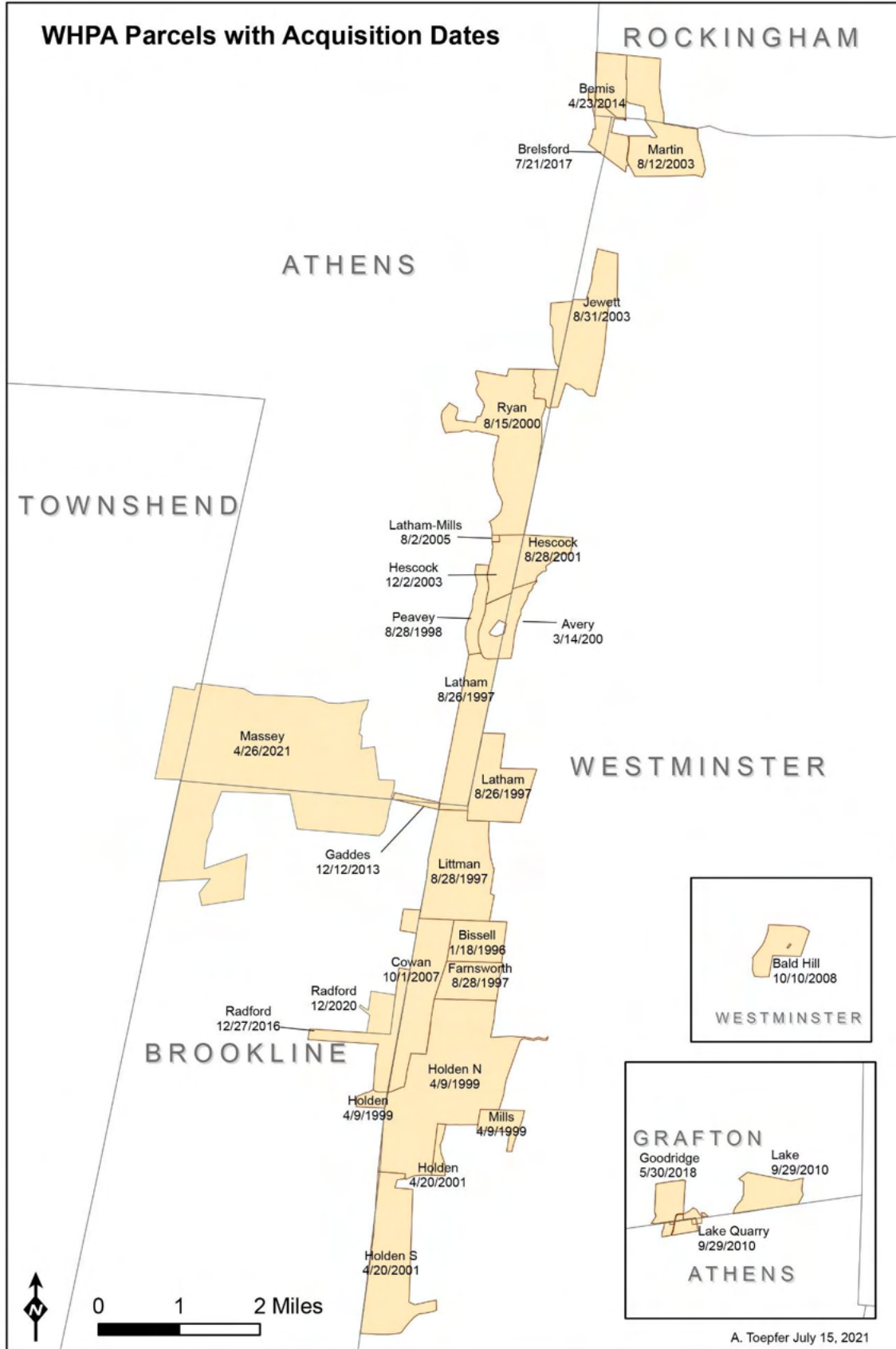
L = Trailhead at 463 Brookline Road (Athens)

Notes: (a) All presented acreages are as in the

respective Town land records. (b) UVA = Vermont Use Value Appraisal







WHPA TRAILHEAD ADDRESSES

1. **Cersosimo Access Trailhead – not WHPA, private!**
200 Sleepy Valley Rd, Athens (vehicular pulloff not owned by WHPA)
2. **Martin Sanctuary Trailhead**
1522 Bemis Hill Rd, Westminster
The trailhead is 8,039 feet from Westminster West Rd. It is 3,889 feet beyond Coolidge/Rona, which has been assigned the number "788" by Westminster. The number must be assigned by the Town (Babs Lynde or Ruth Grandy).
3. **Athens Access (Cemetery Road) Trailhead**
37 Valley Cemetery Rd, Athens
The number "37" was assigned by the Town.
4. **Latham Access Trailhead**
132 Old County Rd, Athens
The trailhead is 7,001 feet from Valley Cemetery Rd. The number "132" was assigned by the Town (Sandi Capponcelli) in December 2005.
5. **Holden Access Trailhead**
1026 Windmill Hill Rd North, Westminster
The number "1026" was assigned by the Town.
6. **Radford-Smith Trailhead**
Appx. 1200 Grassy Brook Rd., Brookline
7. **Bald Hill Reserve (Covered Bridge Road) Trailhead**
232 Covered Bridge Road, Westminster
8. **Route 35 Trailhead**
28 Route 35, Athens; across Route 35 from Sleepy Valley Road
9. **Ledge Road Trailhead**
758 Ledge Road, Grafton; ¼ mile up Ledge Road after the town-maintained section ends.
10. **Lily Pond Access** to be determined

Table of Association parcel surveys (Incomplete)

Avery (Athens 5-076.1 and Westminster)
[No survey]

Bald Hill (Westminster) (4-142) Windmill Hill Pinnacle Association
Dibernardo Associates [Recorded 10/14/2008]

Bemis (Rockingham) (140620100)
William Fitzgerald 18 August 2011 Recorded Rockingham 20 May 2014
CAB 3 #135A

Bissell (Westminster) (9-010)
By Cadiz Consultants, Bennington– [Recorded 26 dec 74] #27D

Brelsford “Kennedy” (Westminster) (1002) Dibernardo Associates
(Westminster) (1002) William Fitzgerald
(Athens) (3223) Dibernardo Associates [Received 7/3/2017]
(Athens) (3223) William Fitzgerald [Received 7/3/2017]
(Rockingham)(140620099) Dibernardo Assoc. [Cab. 3, Plat 153B]
(Rockingham) (140620099) William Fitzgerald [Cab. 3, Plat 154A]

Cowan (Brookline) (2-11)
Together with 'Cowan (Westminster)' below [Recorded 19 Sep 77]

Cowan (Westminster) (9-12)
Dauchy Associates, 27 June 1975, w/6 revisions (21 Aug 75, 28 Aug 75, 31 Mar
76, 25 Jun 76, 24 Jan 77, 7 Mar 83) ("Robert A. & Helen M. Mercer") [Recorded
2 Sep 76]

Farnsworth (Westminster) (9-011)

Geist (Westminster)
By Kathleen Martin 31 May 2012 [Recorded 19 June 2012 #110D]

Gaddes (Athens 7004 and Brookline 2.24)
By William J. Fitzgerald, 4 March 2011, rev 12 November, 2012
Recorded Athens 13 January 2014
Recorded Brookline January 20, 2014

Goodridge (Grafton) (11005) (Athens) (2003)
By Dibernardo Associates, 13 June 2019
Recorded Grafton 4 November 2019 #160A
Recorded Athens 4 November 2019

Hescock/Athens (5075)
[No survey]

Hescock/Westminster (2-003)
By William J. Fitzgerald, 30 May 2001, recorded 6 July 2001 (#75B)

Holden/North/Brookline (2-24)
Together with 'Holden/North/Westminster' below , recorded 10 July 1997

Holden/North/Westminster (13-001.1)

James C. Ferguson, 22 October 1996, recorded 3 July 1997 (#59D)

Holden/South/1 (Westminster) (13-001.2)

By William J. Fitzgerald, 24 August 2001, recorded 7 November, 2001 (#75)D

Holden/South/2 (Westminster) (13-001.3)

Together with 'Holden/South/1 above'

Jewett/Athens (5013)

By Southern VT Surveys, 16 September 1981 ("Florence Dean") recorded 22 Oct 2003

Jewett/Westminster (5-001)

Together with 'Jewett/Athens' above, recorded 3 October 2003 (#82C)

Lake (12-1 and 12-2) Recorded Grafton 30 September 2010 #85B

By DiBernardo Associates, LLC May 20th, 2010

Latham/Athens (5090)

By William J. Fitzgerald, 23 March 1997, recorded 30 August 1997

Latham/Westminster (9-001)

By William J. Fitzgerald, 23 March 1997, recorded 2 September 1997 (#60B)

Latham/Mills (Athens) (5074.1)

[No survey]

Littman (Westminster) (9-003.2)

By DiBernardo 1 May 1995, recorded 2 September 1997 (#60D)

Edwin James Massey - Lily Pond lot (Athens)

By Dauchy (DWG 90-1668) 24 February 1990, recorded 18 February 2000

Edwin James Massey Brookline Road lot

By DBS Surveys, Inc.(05-559) 25 May 2005, recorded 19 December 2005

Edwin James Massey - Lily Pond (Brookline) survey not available at town office

Edwin James Massey - Lily Pond (Townshend) survey not available at town office

(Dauchy DWG 73-492, 27 July 1973)

Martin/Rockingham (14-062-0099)

By William J. Fitzgerald, 20 May 1997, recorded 19 February 2003 (#89A)

Martin/Westminster (2-003)

Together with 'Martin/Rockingham' above, recorded 19 February 2003 (#80C)

Mills (Westminster) (9-023)

[No survey]

Peavey (Athens) (5077)

By Southern Vermont Surveys, 14 May 1973 (Recorded 29 October 2001)

Radford (Brookline) (2021) William Fitzgerald 20 January 2017

Recorded 13 February 2018

Ryan (Athens) (5073)

By DiBernardo & Assoc., 10 July 1975 ("Doris Camp") recorded 25 October 1999

Related Surveys

Cersosimo (Rockingham) (14-073-0200) by Northeast Surveys, May 1981 ("Stanley Bills") [Not recorded]. Of relevance owing to our trail running through this parcel.

Mahoney (Athens) (5089) by DiBernardo & Associates, 27 June 2000

[Recorded 11 Aug 00] Of relevance to our Peavey parcel.

Westminster/Athens Town Line by DiBernardo & Associates, 17 September 1978

[Recorded in Westminster 4 October 1978 #34B, received in Athens ca 4 October

1978 Of relevance to several of our parcels.
McAllister (Athens) (3106, 3112, 3113) January 5, 2010. Of relevance as the north boundary of this parcel defines the location of a trail easement to WHPA dated March 12, 2010 Athens, Bk 26, Pg 360
Cersosimo by Southern Vermont Engineering 21 June 1988 project 235-238 – this is the Edwin James Massey Lily Pond parcel and this survey is the basis for the recorded Dauchy survey of the same parcel (DWG 90-1668 24 February 1990 recorded Athens 18 February 2000)

WHPA WINDMILL RIDGE NATURE RESERVE & TRAIL RULES & REGULATIONS

- **DOGS** are allowed on most Pinnacle lands and trails and are required to be leashed at all times. See Dunn Nature Trail restrictions below.
- **TRAILS ARE DESIGNED AS FOOTPATHS.** Horses, wheelchairs, bikes, and skiers may encounter unsuitable terrain in some sections. Mountain bikes and horses are permitted on the trails, but *please* do not use them during wet periods.
- **MOTORIZED VEHICLES** are *not* permitted in the reserves (except for emergencies and authorized maintenance activities). **SNOWMOBILES** are permitted on the Association-owned section of Miller Road in Athens connecting with Old Athens Road in Westminster, and the VAST trails in Grafton and Rockingham.
- **WHEELCHAIRS** are allowed, but beware of the rocky, steep terrain. Caution is advised. Disabled individuals may use motorized vehicles only on the Paul's Ledges access road. For a key to that gate, call **802-869-1388**.
- **PLEASE STAY ON THE TRAILS** so as to minimize disturbance of the plants, animals, and cultural artifacts. The use of metal detectors and removal of artifacts are *prohibited*.
- **IMPACT.** Please observe a strict low-impact, carry-in/carry-out, leave-no-trace policy.
- **GROUPS.** A responsible adult *must* accompany **groups of children**. Groups of 12 or more require prior authorization from the Association: **802-387-6650**.
- **OUTDOOR FIRE** is permitted upon request only at the Pinnacle (the peak) and at the Lake Summit, with *prior* authorization from the appropriate Town Fire Warden. People *must* carry in their own firewood. Call **802-387-5778** or **802-722-3178** or **802-463-9355**.
- **HUNTING** is permitted throughout the reserves except in the Stephen Martin Memorial Wildlife Sanctuary and the Bald Hill Reserve.

PLEASE RESPECT THE NEIGHBORS.

Dunn Nature Trail

Stephen Martin Memorial Wildlife Sanctuary

Note: These special Wildlife Sanctuary regulations are of necessity considerably more stringent than those applicable to the remainder of the Windmill Hill Ridge Nature Reserve and other Pinnacle reserve trail systems.

- Human pedestrian traffic only.
- Please stay on the trails to minimize disturbance of the plants and animals.
- No bicycles or mechanized vehicles of any kind.
- No dogs (except service dogs), horses, pack animals, other livestock, or pets.
- No hunting, fishing, or trapping.
- No removal of any game, wildlife, or plant, dead or alive.
- No use of metal detectors or removal of artifacts.
- No fires.
- No camping.
- Please observe a strict low-impact, carry-in/carry-out, leave-no-trace policy to help us keep the Sanctuary pristine.

Forest Management Activities

Summer and fall of 2010 – invasive plants removal in Westminster - 10 acres

Summer and fall of 2011 – mast tree release marking and cutting in Westminster and Athens

Summer and fall of 2011 - invasive plants removal in Westminster - 10 acres

Summer and fall of 2011 - invasive plants removal second treatment in Westminster - 10 acres

Summer and fall of 2011 – forest roads water bars in Westminster 1,043 linear feet

Summer and fall of 2012 - invasive plants removal in Westminster - 20 acres

Summer and fall of 2012 - invasive plants removal second treatment in Westminster - 10 acres

Summer and fall of 2012 – Wildlife clearing – 2 acres in Athens

Summer and fall of 2012 – forest roads water bars in Athens and Westminster 1,050 linear feet

Summer and fall of 2011 - invasive plants removal second treatment in Westminster - 20 acres

- Summer and fall of 2013 - invasive plants removal new areas and follow up treatment in Westminster 5 to 10 acres
- Summer and fall of 2014 - invasive plants removal new areas and follow up treatments in Westminster and Athens 5 – 10 acres
- Summer and fall of 2015 - invasive plants removal new areas and follow up treatments in Westminster 5 – 10 acres
- Summer and fall of 2015 – marking and cutting of wildlife clearings with 4.5 acres cut
- Summer and Fall of 2016 - invasive plants removal new areas and follow up treatments in Westminster 5 – 10 acres
- Fall of 2016 - Cutting of wildlife clearing 2 +/- acres
- Fall of 2016 - Marking of vista areas as to which trees can be cut and which to save
- Fall of 2017 - invasive plant removal follow up treatments Westminster
- Fall of 2017 - Girdling of 5 trees as snags for wildlife
- Fall of 2018 - invasive plants removal new areas and follow up treatments in Westminster/Rockingham/Brookline 10-15 acres
- Summer and Fall of 2019 - invasive plants removal new areas and follow up treatments in Westminster 50 +/- acres
- Fall of 2019 (ongoing) in order to “enhance its natural habitat, native biota, and ecosystem functioning” (WHPA management plan page 14) select areas are identified with the assistance of personal from VT Fish and Wildlife and/or VT Forests and Parks and USDA NRCS staff. These areas are typically 2 to 5 acres within a large blocks of even aged homogenous young to middle aged forest that have grown up after extreme harvesting events. The goal is to introduce age class diversity and to promote the growth of mast production trees for wildlife. Stream buffers, wetlands, deer wintering areas and robust mast production areas are excluded from these cuts.

For 2019 a five-acre cut has been approved in the far south of the main ridgeline parcel, not far from the south boundary, in a stand of multi-stem white pine and multi-stem red maple. Half of this area has been cut as of December 2019.

2020 and Ongoing

Summer and Fall of 2020 - 125 Pinnacle monitoring plots in Athens and Westminster were visited by a volunteer.

Summer and Fall of 2020 - 4 days of 3-5 volunteers maintained Pinnacle Rockingham, Westminster, Grafton and Athens property boundaries.

Summer and Fall of 2020 - 3 days of 3-5 volunteers pulled invasive plants from Pinnacle Westminster land.

Summer and Fall of 2020 - 40 volunteer hours documenting the presence of White Ash that are adjacent to the 26 miles of Pinnacle trails in Athens, Brookline, Rockingham, Grafton and Westminster

Summer and Fall of 2020 - Completed the creation of an additional 2.5 acres of NRCS wildlife opening with 4 days of volunteer work.

Summer and Fall of 2020 - On a central heavy use Pinnacle Westminster trail water-bars were

maintained by 2-3 volunteers over 3 days of work.

Ongoing 2013 through current – doing resource and landscape observations with photographs.

This is not a timber stocking level inventory but rather recorded observations of the forest types, ground cover, landscape forms, etc. with special features such as vernal pools recorded. As of the end of 2020 there are 870 data collection points. There have been 1,430 photos taken. 2,094 acres have been included.

Yearly – Conservation easement monitoring walk done by the Regional Stewardship Manager for the Vermont Land Trust. The monitoring walk by the Manager was performed without the presence of Pinnacle volunteers due to Covid-19 concerns.

2021

Athens = 1 day of invasive plant control, erosion control Pauls ledges. a portion of the 198 inventory points visited

Brookline = 1 day of invasive plant control, a portion of the 198 inventory points visited

Westminster = 1 day of invasive plant control, a portion of the 198 inventory points visited

2022

Athens = (Ridge) 1-day invasive plant control, portion of 186 inventory points visited, (LPH) painted property boundary, 3 days invasive plant control

Brookline = 1-day invasive plant control, installed water-bars on Radford, portion of 186 inventory points visited

Grafton = Installed water-bars short cut road, 4 days invasive plant control, released 20 mast trees

Townsend = painted property boundary

Westminster = (Ridge) = 3 days invasive plant control, portion of 186 inventory points visited, posted Martin Sanctuary, re-painted property boundary south, (Bald Hill) = re-painted property boundary

2023

Design and location work done for a second hiking trail to complement the existing one on the Lily Pond parcel.

Design and engineering work for parking area at the Lily Pond parcel

Ongoing: Resource and landscape observations with photographs

starting at the north on the Martin parcel and continuing to the south. This is not a timber stocking level inventory but rather recorded observations of the forest types, ground cover, landscape forms, etc. with special features such as vernal pools recorded. As of the end of 2018 there are 871 data collection points. There have been 1,180 photos taken. 2,000 acres have been included as of 2022. This activity may be paused for several years with the intention of replicating the data collection at the same forest points at a future date.

Ongoing: Invasive plants monitored and eradication work done. Forests pest observations noted and locations to be reported to VT Dept. of Forest and Parks Forest Resources Protection Div.

Yearly – Conservation easement monitoring walk done by the Regional Stewardship Manager for the Vermont Land Trust.