

## AVALONIA LAND CONSERVANCY, INC.

### Land Acquisition Policy Statement

This Land Acquisition Policy statement was originally adopted by resolution of the Board of Directors of the Mashantucket Land Trust on January 19, 1983. It was adopted by the Board of Directors of the Avalonia Land Conservancy, Inc. on April 16, 2003. The purposes of the Avalonia Land Conservancy, Inc. are stated in its Articles of Incorporation. In facilitating the carrying out of these purposes, the Conservancy's Board of Directors approved the statement below on April 16, 2003. This policy shall remain in effect until changed by vote of the Board of Directors.

### Land Acquisition

The land trust will work actively to acquire by gift, purchase or otherwise such land as will make it possible to carry out the purposes of the Conservancy. Emphasis will be placed on open space and natural areas suggested to be such by authorities of the various towns in which the Conservancy operates, or by State agencies, or by recognized conservation and preservation organizations or by individual citizens. The Conservancy itself will actively engage in identification of land areas for possible acquisition. In the process of determining which lands may be acquired in whatever fashion, the Directors of the Conservancy will insure that proper and complete answers to the accompanying questionnaire check-off list have been obtained and that the answers have been made available to all Directors before a decision on the property in question is reached. The check-off list may be amended at any time by the Directors and shall be reviewed annually by the Directors.

### Management and Stewardship of Land

Land will be managed by the Conservancy in accord with the purposes for which it was acquired. The Conservancy will keep the public apprised of its acquisitions and will make land available for educational and passive recreational purposes where these uses are consistent with the protection of natural areas and other special features of the property. In general, on all land held by the Conservancy the following activities will be forbidden: camping, fires, hunting, trapping and the use of motorized vehicles. Other special prohibitions or active uses may be established in consideration of the particular property involved. Decisions as to mowing, cutting of timber and possible alteration of the above provisions will be made by the Board of Directors concerning specific parcels of land held by the Conservancy.

MLT original: 1-19-83

MLT amended: 4-18-84

ALC adopted: 4-16-03

**AVALONIA LAND CONSERVANCY**  
**Property Acquisition Check List**

**Prior to Acquisition:**

Property Name and Location: \_\_\_\_\_

Agent/Owner: \_\_\_\_\_ Tel: \_\_\_\_\_

Address: \_\_\_\_\_

**Town Offices Research:**

Town Assessor's Office: **Map#** \_\_\_\_\_ **Block#** \_\_\_\_\_ **Lot#** \_\_\_\_\_ of property

Survey available **Y / N** Other maps: **Y / N** Vol # \_\_\_\_\_ Page # \_\_\_\_\_ of current deed

Aerial photo available **Y / N** Land Photo **Y / N** Copy obtained **Y / N**

Clear title **Y / N** Encumbrances **Y / N** Deed restrictions **Y / N** Taxes paid **Y / N** \_\_\_\_\_

Clarifications of above: \_\_\_\_\_

Any easements **Y / N** If **YES**, explain \_\_\_\_\_

Any sewer assessments **Y / N** If **YES**, explain \_\_\_\_\_

**Site Inspection:**

Date property walked: \_\_\_\_\_ By whom? \_\_\_\_\_

Any problems noted **Y / N** If **YES**, explain \_\_\_\_\_

Trash **Y / N** Brush overgrown **Y / N** Dead trees **Y / N** Adequate & permanent access **Y / N**

Potential hazards, liability issues or other concerns: \_\_\_\_\_

Possible resolutions to any problems seen: \_\_\_\_\_

Property boundaries clearly marked **Y / N** (iron pins, drill holes, etc.): \_\_\_\_\_

Special features & other: \_\_\_\_\_

Existing posted signs **Y / N** Paths **Y / N** Fields **Y / N** Wet lands **Y / N**

Flora & fauna of note: \_\_\_\_\_ Conservation resources: \_\_\_\_\_

Stewardship needs: \_\_\_\_\_

Interviews conducted **Y / N** With whom: **Property owner / Neighbors / other**

Results: \_\_\_\_\_

Does the donor have specific stewardship expectations **Y / N** Describe \_\_\_\_\_

Is ALC capable of effective stewardship of this property **Y / N**

Condition of the abutting properties, **Favorable, Unsightly, or other** \_\_\_\_\_

Property history, background and uses: \_\_\_\_\_

**Questions to Consider:**

Is the property being offered **Fee Simple** or as a **Conservation Easement / Restriction**

Will acquisition be the key to acquiring or conserving other land in the same area **Y / N**

Will acquisition contribute to the diversity of the ALC's holdings **Y / N**

Will acquisition preserve an important wildlife, botanical, geological area or feature **Y / N**

What is the public benefit: \_\_\_\_\_

Does the parcel have an important relation to the hydrology of its area **Y / N**

Is property subject to pollution or adverse influences from surrounding sources **Y / N**

Does ALC have sufficient resources to acquire the property **Y / N**

Does the property adjoin or have a relationship to other ALC properties **Y / N**

Does the property have historical or archeological value **Y / N**

Is the land of sufficient size as to warrant acquisition **Y / N**

Is the property worth protecting anyway **Y / N** If **YES**, why? \_\_\_\_\_

What, if any, are the proposed deed restrictions: \_\_\_\_\_

Is there a reverter clause **Y / N** If **YES**, to whom \_\_\_\_\_

What are the benefits or risks of acquisition: \_\_\_\_\_

Recommendation: **Accept / Refuse** Pending review of final deed

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

AVALONIA LAND CONSERVANCY, INC.

**SUMMARY OF PROPERTY ACQUISITION CHECK LISTS  
AND SPECIFIC AREAS WHICH REQUIRE FURTHER CLARIFICATION**

Property Name \_\_\_\_\_ Date walked: \_\_\_\_\_

# of BOD walking property \_\_\_\_\_ # accepting property \_\_\_\_\_ # rejecting property \_\_\_\_\_

Who wishes a second walk through \_\_\_\_\_

Summary of the major reasons why people accepted the property: \_\_\_\_\_

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Summary of the major reasons why people refused the property: \_\_\_\_\_

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Areas of the property review process that need further clarification: \_\_\_\_\_

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