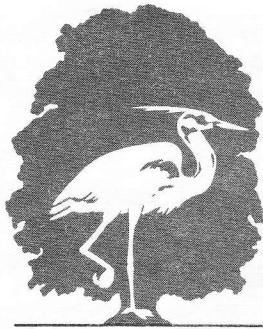


Wed. 6/24

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LYME LAND TRUST BULLETIN

June 1987

Vol I No. 3

The Lyme Land Conservation Trust

PRESIDENT'S LETTER

Dear Neighbor,

This year we are making use of this medium to announce the Annual Meeting instead of the traditional letter you have all received in the past. The meeting will be held on Wednesday, June 10 at 8:00 PM at the Lyme Consolidated School. Our speaker will be Dwight Merriam, Esq. who will speak on the preservation of open space through land use regulation. More information about our speaker appears elsewhere in this issue.

Our central purpose continues to be the acquisition of open space. With land in Lyme changing hands at an ever increasing pace at ever increasing prices, this task is challenging to say the least. Our treasury, even augmented by an extremely generous anonymous gift from one of our members, puts us in no position to compete in the open market for Lyme real estate.

Various solutions are offered, ranging from public funding (see former president William Moore's letter in this issue) to private donation. Whatever the method, there should be a feeling of urgency on this subject. The large land holdings that we collectively have enjoyed over the years are under seige and will not hold out forever, nor in fairness to their owners, should they.

(continued on page 4)

PRITCHARDS GIVE PROPERTY TO LAND TRUST



Seen above is a corner of the attractive two acre parcel donated by John L. Pritchard and Lee Z. Pritchard to the Lyme Land Trust. The heavily wooded parcel adjoins their property on Ely's Ferry Road and is a welcome addition to the Land Trust's holdings.



DWIGHT MERRIAM NOTED LAND USE EXPERT TO SPEAK HERE JUNE 10

The featured speaker at the Annual Meeting of the Lyme Land Trust will be one of the nation's leading experts on land use, a subject of great current interest in Lyme. Mr. Dwight Merriam, a partner of Robinson & Cole, a leading Hartford law firm will address the meeting on current problems in land use and their practical solutions.

The meeting is at 8 PM on Wednesday, June 10, at the Lyme Consolidated School, and all Lyme residents are urged to attend.

Mr. Merriam heads Robinson & Cole's innovative Land Use Group of twelve attorneys, all experts in planning and related fields. He is a graduate of Yale Law School and holds a Masters Degree in regional planning from the University of North Carolina. He currently represents numerous environmental organizations, neighborhood groups, State and local governments, and developers. He brings a unique, pragmatic perspective to land use problems.

HERE'S WHAT WE SAID
20 YEARS AGO.
HAVE TIMES REALLY
CHANGED?

In 1967, the year after its founding, the Lyme Conservation Trust sent out the following letter to all citizens. It was signed by Frank Stephenson, a founder of the Trust and then its President. We reprint it in the belief that it has a message for all of us today. Times really haven't changed.

May 1967

Dear Lyme resident:

What makes Lyme the place you want to live?

It is because you and your father and your grandfather grew up here and Lyme means "home" to you?

Or were you trying to escape from the city noise and dirt and suburban crowdedness to real country - with open skies, clean snow, and space to breathe in?

Or do you feel - like most of us - that Nature and man have worked together to make our town one of the loveliest spots in New England?

Beautiful, natural country like ours is not stripped, bull-dozed, and gobbled up overnight. It is nibbled at. One day you see a wooded hillside scraped bare. Then a rich, teeming marsh is buried under debris and covered with tar. Suddenly a peaceful pre - Revolutionary pasture sprouts rows of split-levels. A useless upland bog that has been feeding your well for years disappears under fill.

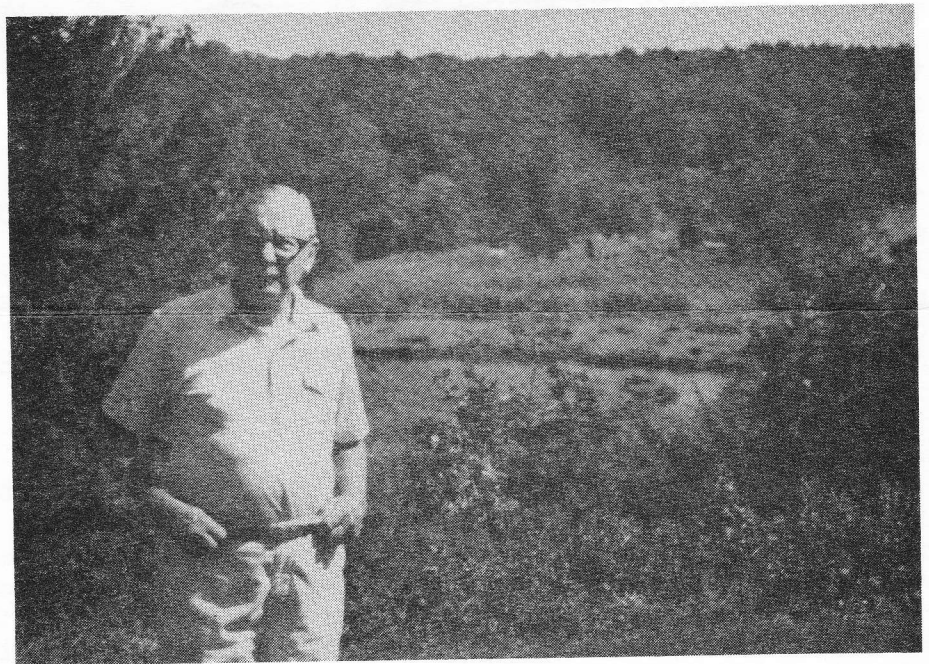
We all know that our town, inevitably, must face change. But change need not be ugly, and it must not be allowed to devour our irreplaceable wet-lands and the gifts of beauty that Nature has lavished on Lyme.

So this letter is to give you a chance to share in keeping Lyme beautiful. We are asking you to become charter members of the Lyme Land Conservation Trust. The purposes of the Trust are as follows:

1. To preserve the natural resources of the land, marshes, woodlands and open spaces of the Town of Lyme and the plant and animal life therein and the preservation of unique historic and scenic sites.
2. To acquire by gift or purchase real or personal property of all kinds.
3. To maintain all property held or controlled by the Trust for the benefit of the inhabitants of the Town of Lyme, exclusively for education, scientific, charitable, and conservation purposes.

Only through a non-profit organization like the Land Trust, set up for charitable purposes of conservation and education, can we make the gifts we want to make to our town, and obtain the tax benefits that the gifts justify. All gifts to the Land Trust are tax-deductible for income tax purposes.

Looking at it cold-bloodedly, won't the Land Trust help protect our property values by protecting both our water resources and the rural and residential character of Lyme?



Frank Stephenson, first President of the Lyme Land Trust. In background is Ramshorn Creek Preserve, the first acquisition of the Land Trust and a gift of the Stephenson's and the William Moore's.

MARK YOUR CALENDAR NOW!
BE SURE TO JOIN US JUNE 10

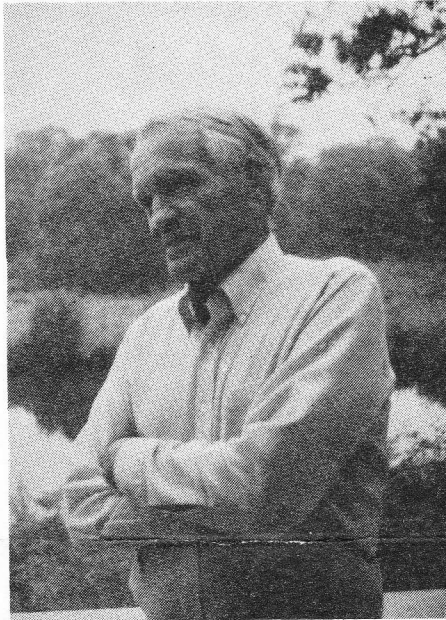
A LETTER FROM BILL MOORE

The following letter from William Moore of Hamburg Road, expresses his views on matters relating to land use and town planning. Moore is one of the founding members of the Land Trust and has been a long time supporter of intelligent planning practices. He was the first president of the Connecticut Gateway Commission.

If the Town of Lyme is going to face up to its future honestly, and take steps to safeguard its present attractions, all of us who are residents must be ready to engage in the emotional turmoil of a political process. We can neither leave it to the Planning and Zoning Board to devine our collective wishes and projections about how our town should be developed and protected nor expect our personal wishes and projections to be readily accepted by our neighbors. The easy way would be to sit back and wait for the other fellow to stick his neck out and then vote for or against him; in fact, the ruination of many beautiful Connecticut towns started just that way, with a majority voting to accept no compromise.

Sitting in one corner were the activists who believe that a person's rights include squeezing the last penny out of his property; sitting in the opposite corner were the preservation purists, whose arguments sometimes sound elitist. In between were a majority of people who felt uninformed and powerless because they refused to engage in the emotional turmoil of a political process until someone suggested a plan which insulted their esthetic sense or, in their minds, affected the potential value of their property, in

Bill Moore on the deck
of his home on Hamburg Road



which case they joined the group in one of the two corners. There are exceptions to this oversimplified scenario, but not many.

We need a town plan that specifies what we, collectively, will accept as a compromise between two extremes which are not always incompatible. Residential land values have skyrocketed to levels which few of us would have dreamed of twenty-five years ago. Yet these unprecedented values are as much a part of our current dilemma as they are a windfall to those who own property in Lyme.

The first thing we need to do is to accept, collectively, some financial responsibility for the future of our town. The Town itself will soon require additional land and will also need funds in the future to protect key parcels of land for the common good. This will mean higher property taxes, but in the long run, the cost will be less than the cost of paying for poorly planned growth. Our property taxes were the lowest among all 169 towns in Connecticut until 1982; today we are still among the top five towns when it comes to low taxes.

The second thing we need to do is decide where in town there can be some limited commercial development; at the present time there is no available undeveloped commercial property in Lyme. If a person were to buy a piece of property anywhere in town, apply to the Zoning Board for a change from residential to commercial use (and be turned down), and finally end up in court, current odds are that the court would rule in his favor (and overrule the Zoning Board). A single property owner would thus be designating where in town additional commercial development could take place. While designating a new commercial zone through democratic political process may become a thorny issue, since most commercial development requires parking facilities and traffic controls and there is little room for more traffic (to say nothing of undeveloped land) along Rte. 156 in Hamburg, we must face up to it or it will happen by default.

Thirdly, we need enough moderately priced residential units in town to allow our younger people to settle here. A small, one bedroom cabin on Rte. 156 with three acres of land recently sold for \$250,000. By these standards, there is not a building in Lyme, chicken houses included, worth less than \$150,000 (the latest reported average price for a single family dwelling in the U. S. was \$101,000).

Most of all, we need a willingness to engage in the political process, for only through such a willingness can our collective will become known, to our neighbors as well as to those who will live here when we are gone.

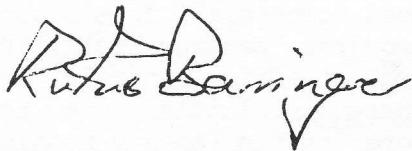


President' Letter

(continued)

To bring to this subject the sense of urgency that it deserves one must think in terms of the future, of what our children or our children's children will know and enjoy in Lyme. I am using the term children in its broadest sense since few of us, whether we were born here or moved here within the past ten years, can say with any certainty that our children, let alone our grandchildren will live in Lyme. What is needed, therefore, is a sense that in land planning, public or private, provision must be made to preserve open space for the common good.

Our "children" will thank us.



Rufus Barringer



LYME LAND TRUST HELPS BUY
COUDERT LAND

The Lyme Land Trust has made a leadership gift of \$5,000 to the Nature Conservancy to aid in the purchase of a 55 acre tract of land adjoining Selden Creek. The land will become part of the extensive Nature Conservancy preserves along the Connecticut River.

MAIL IN YOUR TRUST DUES

TODAY

ENVELOPE ENCLOSED

Mark your calendar now!
Join us on June 10.

LYME LAND CONSERVATION TRUST, INC.
FINANCIAL STATEMENT - YEAR ENDING December 31, 1986

Opening Balance: Jan. 1, 1986

Checking Account	349.02	
Investment Account	14,495.05	
Acquisition Fund	22,795.00	37,639.07

Receipts

Dues and Contributions	25,027.50	
Payment: Lyme Hydro Electric	975.00	
Checking Account Interest	26.49	
Investment Account Interest	1,234.30	
Acquisition Fund Interest	1,666.29	28,929.58

Expenditures

Nature Conservancy, CT chapter	5,000.00	
Insurance	253.00	
Thames Science Center	195.00	
Lyme Public Library	125.45	
Speakers and Honorarium	150.00	
Printing and Postage	1,226.62	
Safe Deposit Rental	25.00	
CT Land Trust Service Bureau	250.00	
Land Trust Exchange	30.00	
Meetings	89.71	7,344.78

Closing Balance: Dec. 31, 1986

Checking Account	1,148.28	
Investment Account	33,611.35	
Acquisition Fund	24,461.29	59,221.92

Land (at cost or appraised value 12/31/86) 104,089.00



LYME CLEANUP A BIG SUCCESS

The 11th Annual Cleanup of Lyme roads by its citizens got excellent results, according to its chairman, Judith Duran of Mount Archer Road. The cleanup is sponsored by the Land Trust.

"Scores of people turned out in spite of the weather," Mrs. Duran said. "After two days (April 25-26) we had delivered over two dozen pick-up loads of junk to the Town Dump, which was kept open for us."

She thanked all the volunteers for their efforts, particularly Gray Reynolds and Joan Meyers, who coordinated the neighborhood captains.

"What we were able to get done shows how strongly people in Lyme feel about our town's appearance," Mrs. Duran said.