

Town of Montville  
Conservation Commission

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Special Meeting Minutes  
November 17, 2024, 9:00 AM

**Avalonia Land Conservancy Bond Preserve, Chesterfield Road Entrance  
(GPS: 800 Chesterfield Road; Google Maps: near Bogue Brook Crossing)**

- 1) Call to Order -The attendees convened at 9:03 a.m.
- 2) Roll Call -Present were Commissioners John Guetens, Adam Heckle, Jessica LeClair, Elaine Hess, and Bonnie Bacon. Also present were some Montville Town Council members, Mayor Leonard Bunnell, Sr., State Representative-elect Nick Gauthier (38<sup>th</sup> district) , and Dennis Main and Richard Conant of Avalonia Land Conservancy.
- 3) Site Walk of Avalonia Land Conservancy Bond Preserve -Avalonia Land Conservancy, Inc., President Dennis Main provided a brief overview and tour of the Bond Property. The property, comprised of 669 acres of forest, rivers, ponds, and a former gravel pit, is located less than one mile from a local elementary school. Approximately \$3.8 million of the \$5.6 million purchase price has been raised, including a \$2.4 million State Grant and Federal funding for an easement on the forested section of the property. They are requesting support and assistance in helping fund at least part of the remaining \$1.8 million. Chairperson May implored the members of the Town Council and Conservation Commission to help bring awareness to and promote the property and its features to encourage the residents to support its funding. The Conservancy is also open to help promote the town's efforts, including sending mailings. Approximately 50% of the property abuts the New London Water Company and is in watershed protection. Centrally located, the existing residence will be used as an Educational/Conservation Center and offices. A Management Plan will be drafted within the first year outlining the use, maintenance, and enforcement of the property. The assistance of volunteers and community members will be engaged to help steward the land. The property is an investment in the future with the potential of offering hiking, trail running, bird watching, fishing, horseback riding, mountain biking, snowshoeing, cross-country skiing, kayaking, and paddling.
- 4) Adjournment  
The meeting was adjourned at 11:53 a.m.