

# MOBBS FARM MANAGEMENT PLAN



November 2014

Final Draft for Selectboard Review

By

The Mobbs Farm Committee, Andy Dumas, Chair, with extensive input from Heather Furman and Derek Burkins, former MFC chairs, and from Jericho residents and the public. For more information on the management of Mobbs Farm, contact the Mobbs Farm Committee, Town of Jericho P.O. Box 39, Jericho, VT 05465, or email [mobbscommittee@hotmail.com](mailto:mobbscommittee@hotmail.com)

Thank you!

# Mobbs Farm Management Plan

<b>I.</b>	<b>INTRODUCTION</b>	<b>1</b>
A.	LOCATION AND DESCRIPTION OF PROPERTY	1
B.	CURRENT TOWN PLAN AND ZONING	2
C.	HISTORY OF PROPERTY	2
D.	PURPOSE OF MANAGEMENT PLAN	3
E.	MOBBS FARM COMMITTEE (MFC) ROLE	4
<b>II.</b>	<b>CURRENT USES AND INVENTORY</b>	<b>5</b>
A.	NATURAL AREAS, HABITATS, RESOURCES	5
	<i>Forested Areas</i>	5
	<i>Water Resources - Wetlands and Streams</i>	6
	<i>Open Fields</i>	6
	<i>Soils</i>	6
	<i>Wildlife Habitat</i>	6
B.	CURRENT RECREATIONAL USES	7
	<i>The Trail Network &amp; Pedestrian Use</i>	7
	<i>Dog Walking</i>	8
	<i>Mountain Biking</i>	8
	<i>Horseback Riding</i>	8
	<i>Winter Use (skiing, snowshoeing, sledding)</i>	9
	<i>Dispersed Recreation</i>	9
	<i>Hunting and Fishing</i>	9
	<i>Swimming &amp; Water Travel</i>	10
	<i>Motorized Vehicle Use</i>	10
C.	STRUCTURES AND INFORMATION	10
	<i>Bridges</i>	10
	<i>Information/ Kiosks</i>	10
	<i>Trail Marking and Signage</i>	10
D.	ACCESS AND PARKING	11
	<i>Parking</i>	11
	<i>Access from Trail Network</i>	11
<b>III.</b>	<b>MANAGEMENT GOALS AND RECOMMENDATIONS</b>	<b>12</b>
A.	GUIDING PRINCIPLES	12
B.	NATURAL AREAS, HABITATS, AND RESOURCE RECOMMENDATIONS	12
	<i>Wildlife Habitat</i>	12
	<i>Forest Management Plan</i>	13
C.	RECREATIONAL USE RECOMMENDATIONS	13

<i>The Trail Network: Use, Maintenance and Improvements</i> .....	13
General Safety Guidelines.....	14
General Maintenance and Improvements .....	14
<b>Recommended Maintenance Tasks</b> .....	14
Trail Maps & Signage.....	15
Trail Closures .....	15
Pedestrian Use & Dog Walking.....	16
Group Use.....	16
Mountain Biking.....	16
Equestrian Use .....	17
Winter Activities.....	17
<i>Dispersed Recreation</i> .....	18
Hunting.....	18
Nature Observation, Geo-Caching, and Other .....	18
<i>Motorized Vehicle Use</i> .....	18
D. STRUCTURES AND SAFETY RECOMMENDATIONS .....	18
<i>Kiosk</i> .....	18
<i>Bridges</i> .....	19
<i>Culverts</i> .....	19
<i>Signage</i> .....	19
<i>Other Structures</i> .....	19
E. PARKING RECOMMENDATIONS .....	19
<i>Parking Areas and Access to Trail Network</i> .....	19
F. HOURS OF OPERATION .....	20
G. PROHIBITED USES.....	20
H. USER COURTESY .....	21
<b>IV. FUNDING</b> .....	<b>22</b>
A. ANNUAL BUDGET .....	22
B. REVENUE SOURCES .....	22
<b>V. MONITORING AND RESPONSIBILITIES</b> .....	<b>23</b>
A. MOBBS FARM COMMITTEE.....	23
B. JERICHO SELECTBOARD.....	23
C. VOLUNTEERS AND VOLUNTEER OPPORTUNITIES .....	24
<b>VI. PLAN UPDATES, REVISIONS AND APPROVAL</b> .....	<b>25</b>
A. PLAN REVISIONS AND UPDATES.....	25
B. ADOPTION AND SIGNATURES.....	25
<b>VII. APPENDICES</b> .....	<b>26</b>

A. DEFINITIONS: TOWN OF JERICO, LAND USE AND DEVELOPMENT REGULATIONS..... 26

B. WETLANDS MAP..... 27

C. BRUSH HOGGING SCHEDULE..... 28

D. LIST OF ABUTTERS..... 30

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## **I. INTRODUCTION**

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The parcel of land that has become known as the Mobbs Farm property has been owned by the Town of Jericho since 1968. The property has become a popular recreation area for residents throughout Chittenden County and is even a destination for out-of-state visitors. The 278-acre property is a complex of field and forest with rolling hills and scenic vistas. A classic example of a once-common Vermont hillside farm, the property still retains its open pastures, hay fields, apple orchards, and utilitarian woodlots. Remnants of its agricultural heritage are revealed as visitors wander the well-used trail network: old cars, barbed wire fences, cellar holes and stone walls. Mobbs Farm is also host to myriad wildlife and contains important natural resources including portions of Mill Brook and state-designated Class II wetlands.

### **A. LOCATION AND DESCRIPTION OF PROPERTY**

The Mobbs Farm property is in the center of a wedge of land roughly bounded by Browns Trace, Tarbox Road, and Barber Farm Road. Located approximately one mile to the south of the Jericho Center village, it extends westward from Browns Trace and straddles two sides of Fitzsimonds Road. Fitzsimonds Road nearly bisects the property, with the “Valley” section to its west and the “Hill” section to its east. Public access points are found at the five-car pull-off on Fitzsimonds Road and from a twelve-car parking lot located on the Town Garage access road on Browns Trace.

A 40-acre section of the property, at Mobbs Farm’s southeastern corner, is used by the town for storage of road maintenance supplies and equipment, and is the location of the Town Garage. There is a small area leased to a cable provider for a TV satellite station. This area was also used as a sanitary landfill from the late 1960s to early 1990s, and it is now closed and capped.

The remaining bulk of the Mobbs Farm property comprises meadowland, forests, and wetlands. The gentlest terrain is found in the former agricultural land to the immediate west of Fitzsimonds Road and to the west of Browns Trace near the capped landfill. Forest areas range from gentle rolling slopes to steep slopes of 45% grade or more. A narrow, steep riparian zone exists along the Mill Brook. A more detailed description of forest, soil, and topographical characteristics can be found in the Forest Management Plan: Mobbs Farm (Jericho, Vermont, October, 2006).

The Mobbs Farm property abuts 37 privately-owned parcels, including parcels owned by the Town of Jericho and the University of Vermont (Jericho Research Forest). See Appendix D for a complete list of abutters.

## **B. CURRENT TOWN PLAN AND ZONING**

Most of the Mobbs Farm property is zoned Open Space District as defined in Section 3.2.1 of the Town of Jericho Land Use and Development Regulations (February 7, 2013), with the exception of one 20-acre parcel that is zoned Rural Residential. The Mobbs Farm property has been well-used for various recreational pursuits since its acquisition by the town.

In recognition of Jericho's vision statement, which references public recreation facilities of high quality as an integral part of our community, this document endeavors to align with and support Jericho's Comprehensive Town Plan (February 17, 2011), most specifically the first two of its seven goals:

- 1: To protect the natural environment, and
- 2: Preserve the rural and historic character of Jericho and endeavor to improve livability throughout Jericho.

## **C. HISTORY OF PROPERTY**

The Mobbs Farm property was originally two farms: the Bashaw Farm and the Brooks Farm, which were purchased in the mid-1930s by the Fitzsimonds family. John and Sarah Fitzsimonds, and later their son Andrew, farmed the land from 1934 to 1948. In 1948, Andrew Fitzsimonds sold the farm to Benjamin and Gladys Mobbs, who continued farming until 1968. On June 19, 1968 the Mobbs family sold the farm to Arthur Pratt. Nine days later Mr. Pratt sold the approximately 300-acre farm to the Town of Jericho.

The town established a landfill on the eastern portion of the former farm from 1968 to 1993. The landfill was closed and capped in 1994. The town garage is currently located near the landfill and houses the town's plow trucks and other machinery. Additionally the town's supply of sand and salt are located near the former landfill site.

In the early 1970s, a plan was drafted to site a town community center on the property, complete with an in-ground pool, tennis courts, and clubhouse. Fortunately, the property's ledgey soil, marshy fields and many naturally occurring springs, make it ill-suited for development and its use as a low-impact passive recreational wonderland has become its predominate asset to the town.

Even while in private ownership, the property was used by residents for hunting, equestrian use, walking, and skiing. These activities continue today along with other newer uses such as mountain biking and geocaching. A series of trails has been developed on the property for visitors to enjoy. Recreational trail use and trail building activities are among the most visible changes to occur in some of the wooded as well as open areas. Within the past 15+/- years the trail system at Mobbs Farm has evolved from 4 miles of primarily old logging roads used by occasional hikers, bikers and equestrians to nearly 9 miles of purpose-built trails (approximately 5.5 on the Valley side and 3.5 on the Hill side) used

almost daily by Jericho residents. The current system, a cooperative effort between the Jericho Conservation Commission, The Fellowship of the Wheel, The Vermont Youth Conservation Corps (VYCC), and the Mobbs Farm Committee (MFC) was planned, built and updated over the years. The MFC currently manages improvements, updates, and additions to the system. Improved trail access and design have significantly increased the number of pedestrians, cyclists, skiers, and snowshoers seeking recreation at Mobbs Farm.

In 2009, a 20- acre parcel was donated to the Town and incorporated into Mobbs Farm. The property is currently listed at 278 acres.

#### **D. PURPOSE OF MANAGEMENT PLAN**

During the summer, fall, and winter of 2008-2009 the MFC, at the request of the Jericho Selectboard, undertook an extensive public process to develop the first comprehensive Management Plan for Mobbs Farm<sup>1</sup>. The process included a survey of uses and users, a “public listening session” hosted by the committee, and a public hearing held by the Selectboard. The committee carefully considered public input and developed a set of Guiding Principles (see Section III) intended to reflect the community’s desires for the long-term care, management, and maintenance of the property. The plan was completed and endorsed by the Selectboard on June 1, 2009.

This document is the first planned update of the 2009 plan. While the basic guiding principles and management objectives have remained essentially the same, the purpose of this update is to clarify ambiguity, reflect current conditions and practices, and take into account emerging issues and challenges.

This plan builds upon prior work. The citizens of Jericho, at the request of the Jericho Selectboard, have produced several reports on the Mobbs Farm property. The first known comprehensive document, *A Report to the Jericho Selectboard on Utilization of Mobbs Farm Property* was written in 1993. The Report described conditions as they existed at the time, outlined a number of concerns and made several recommendations. Noteworthy recommendations included “an active effort...to preserve the potential value of [Mobbs Farm] for the town and its residents into the future.” As such, the report called for the drafting of a management plan, which would address maintenance of open space, maintenance and enhancement of wildlife habitat, protection of wetlands, management of timber, and enhancement of possible productive uses of the property such as haying and

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<sup>1</sup> While this plan was developed to address current uses and recommendations for recreation and habitat management, it did not include specific forest management prescriptions. A discussion of the Forest Management Plan commissioned by the Jericho Conservation Commission can be found in Section II.A.

education. This report also recommended that a committee be formed “for the purpose of managing the Mobbs Farm property.”

In 2000, a similar *Report to the Jericho Selectboard on Appropriate Public Uses and Property Management* was drafted by the Mobbs Farm Task Force. This report stated that the “stewardship of the property would best be served by the creation of a standing ‘Mobbs Farm Committee’ which would have broad community representation.” This report also made a number of recommendations including prohibiting motorized vehicles, posting limited signage, and managing the property to balance the natural environment with recreational activities.

#### **E. MOBBS FARM COMMITTEE (MFC) ROLE**

The MFC was convened by the Jericho Selectboard on May 21, 2007. The committee includes up to nine seats; members are approved by the Selectboard for staggered three-year terms. The challenge to the committee is to develop and maintain a plan that integrates management of all the area resources, balances resource protection with responsible recreational use, and considers the public investment in and vision for this property. In order to achieve this, the committee makes an effort to communicate with the public on a regular basis, makes on-going evaluations of uses and needs, coordinates with volunteers and various user groups, and develops standards and guidelines to govern recreational management activities and property maintenance. The Committee is under the direct purview of the Jericho Selectboard, which has the final option of accepting or rejecting the committee’s plan and other recommendations.

## **II. Current Uses and Inventory**

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This section outlines the existing conditions found on the property. No attempt is made to judge the activity or make recommendations for how the activity should be carried out in the future. Recommendations are found in Section III.

### **A. NATURAL AREAS, HABITATS, RESOURCES**

#### ***Forested Areas***

A Forest Management Plan (FMP) for Mobbs Farm, was commissioned by the Jericho Conservation Commission, and was completed by Greenleaf Forestry and the Chittenden County Forester, Michael Snyder, in November, 1994. The FMP was last updated (but not finalized or adopted) in October 2006 and describes the physical features and timber resources and uses found on the property. The plan makes several recommendations for timber and wildlife habitat management, and includes a harvest schedule. Stand thinnings, as called for in the FMP, were carried out in three white pine stands in 1997. The affected areas include Stand 3 (2 areas) and Stand 8 as shown on the Forest Plan map. These stands occur in the eastern end of the of the parcel, primarily on upland and south-facing slopes in the Mill Brook drainage (Stand 3), and near the northwest corner of the parcel between Browns Trace and the Parcel high point to the east (Stand 8). Treatments in these stands were conducted primarily to enhance saw-timber value.

Since the time of the last FMP update however, several economic, social, and environmental changes have occurred that have influenced the objectives for forest management at Mobbs Farm. Dramatic changes in the forest products industry and the corresponding drop in timber sales in Vermont have made active harvest of timber resources at Mobbs Farm uneconomical. In addition, and particularly since 2007, the property has seen a sharp increase in recreational use that has resulted in considerable investments in trail construction and maintenance that could be damaged by heavy timber harvest equipment. Finally, a severe windstorm in December 2010 and other minor weather events caused considerable damage to large stands of pine and hemlock, reducing the value of harvestable timber, particularly on the Valley side of the property. These factors point to the need for a revised and updated FMP that takes these changes into consideration. The MFC has ceased all timber harvest activities, with the exception of routine trail clearing and tree removal to ensure safety.

The reader is referred to the FMP document for detailed information regarding:

- Timber stand composition, inventory and management recommendations;
- Wildlife habitat; and
- General soils & slope characteristics.

### *Water Resources - Wetlands and Streams*

The Mobbs Farm property hosts several wetland complexes, including state-protected Class II Wetlands, and is bounded by Mill Brook at its western-most edge (Valley side). In addition, there are several smaller streams that drain the Valley portion of the property. A current GIS map of Vermont wetlands and water resources, including Mobbs Farm detail, is maintained by the Vermont Agency of Natural Resources and can be found at <http://anrmaps.vermont.gov/websites/anra/>.

### *Open Fields*

There are a number of open fields on the property which not only provide aesthetic enhancement to the area, but provide unique habitat for grassland and edge-dwelling species. Historically, there has been a strong desire to manage these fields for hay production; however, as of this writing, the fields would require considerable investment to bring them back into regular production. Based on public input to the 2009 version of this plan, the MFC has managed the fields for recreation (mowed trails) and has brush-hogged the various section on a rotating basis to improve habitat for field nesting birds as well as other species.

### *Soils*

The Mobbs Farm property is primarily located upon Lyman and Marlow series soils, which are moderately to highly-drained, loamy glacial till. There are also small inclusions of other glacially-derived soils that are more sandy in nature, but still well-drained. In general, these soil types are resistant to erosion except where slopes are excessive. The height of land to the west of the Town Garage has slopes approaching 45% and, because of this, some of the soils in this location are considered highly erodible.

### *Wildlife Habitat*

There is abundant wildlife on the Mobbs Farm property due to the diverse age and species composition the site provides. There are open fields, wetlands, dense hemlock stands, and early successional forests that create edge habitat that deer and other species require. The Mill Brook separates Mobbs Farm property from the 478-acre University of Vermont (UVM) Research Forest. Tarbox Road runs through the eastern section of the UVM Research Forest, but other manmade barriers are not common at this time. Accordingly, deer species may travel through a wide contiguous forested corridor that extends from Route 117 at the Winooski River, to Browns Trace Road and beyond to the Bolton section of the Green Mountains. The corridor includes a mix of open land and forest, providing shelter and food sources for a wide variety of wildlife species. In addition to deer, smaller common species include, but are not limited to: fox, coyote, fisher, weasel, rabbit, a variety of rodents, and abundant birdlife (particularly owls). Less common, but still evident are moose, black bear, bobcat, raccoon, and beaver.

A Bird Habitat Assessment completed by Audubon Vermont in February 2013 identified seven habitat units at Mobbs Farm that provide different desired conditions for many avian species including warblers, scarlet tanagers, bobolink, grouse, and kestrel. The report's Summary of Habitat Units calculated that hardwood, mixed wood, and softwood forest compose 60% of the property, fields compose 22%, and wetlands 11%. Remaining land includes shrubland and the town gravel pit. The report notes that Mobbs Farm "helps to provide a diversity of connected native habitats in a landscape that is increasingly fragmented by human development."

## **B. CURRENT RECREATIONAL USES**

### ***The Trail Network & Pedestrian Use***

In the decades following the town's acquisition, pedestrian use of the property was dispersed, and consisted primarily of hunting, fishing, picnicking, and swimming in the Mill Brook swimming hole, along with some equestrian use that took advantage of the old logging road network. Access was through private property or along a few trails that had been formed through repeated use, but not necessarily in an organized manner. Until the early 1990s a VAST trail crossed the hay fields in the eastern portion of the property (Mobbs Hill) and ran down to a bridge that crossed Mill Brook. The fields on the western portion of the property (Mobbs Valley) were accessed by a trail leading from Fitzsimonds Road up to the top of the hill near the woods, providing access for haying and brush hogging of those fields. There is much anecdotal evidence that there has always been a trail leading down to the waterfalls on Mill Brook. There is also strong evidence that there was an informal farm road that led into the southern section of Mobbs Hill, where a number of abandoned vehicles can be found today. The small meadow on the Hill side was also frequently used for picnicking. Anecdotal evidence supports tales of a small parking area near this former picnic meadow. Finally, trails also exist on both the eastern and western parcels that are the result of ATV and motorbike use.

In the early 1990s, the town of Jericho developed a forest management plan for the property and a number of forest stands were cut and/or thinned during this time as a result of a new forest management plan. The resulting skid trails were seen as an asset to developing organized recreational trails on the site. From 1996 to 1998, a number of projects organized by a local Boy Scout troop resulted in a series of trails on the Mobbs Valley side. These trails were designed around the skid trails and were intended to trace a series of nested loops that could provide a trail user with a number of options depending on how much time they wanted to spend on the trails. From this time to the present, pedestrian use has increased significantly as more area residents have discovered these enjoyable walks. The primary pedestrian uses remain walking/hiking, dog walking, hunting, snowshoeing, and XC skiing.

The current Mobbs Farm trail network was constructed by the Jericho Conservation Commission, the Vermont Student Conservation Association (SCA), VYCC, and the local mountain bike club, the Fellowship of the Wheel. Trails have been designed and constructed to standards provided by the SCA (*Lightly on the Land: The SCA Trail-Building and Maintenance Manual*, by Robert C. Birkby, 1996), the Vermont Trails and Greenways Council, and the International Mountain Bike Association (IMBA) for sustainable trail construction. A trail map was developed by the MFC and is available on the kiosks as well as on the town website. The MFC updates the trail maps periodically. The network has seen change in the past five years resulting from trail maintenance and significant work, including trail relocation, completed in the aftermath of wind storms.

### **Dog Walking**

According to a July-August 2007 user survey conducted by the MFC, dog-walking is one of the most popular uses of the Mobbs Farm property. Informal observation confirms that this is still true in 2014. Early morning and late afternoon see frequent use of the property by dog-walkers. Many users (and their dogs) enjoy the freedom of walking or jogging without the constraints of a leash.

### **Mountain Biking**

Since the advent of mountain biking in the mid-1980s, people have been riding the existing logging roads and trails on the Mobbs Farm property. With increased popularity in the late 1990s, usage grew. This culminated with the non-profit organization Fellowship of the Wheel (FOTW) approaching the Jericho Conservation Commission and requesting permission to build trails to support mountain biking. Permission was granted and in 2000 FOTW cleared many of the existing logging roads and developed a five-mile loop of singletrack on the Mobbs Valley (west) side of the property (marked with yellow arrows). In 2001, another four miles was developed on the Mobbs Hill (east) side of the property. When asked, FOTW has provided tools, materials, and people-power to help the Jericho Conservation Commission (and now, the MFC) maintain and monitor the condition of the trail system. FOTW has also listed Mobbs Valley and Hill on their website, which has contributed to mountain bikers being one the more visible user groups.

### **Horseback Riding**

Horseback riding has been a popular activity at Mobbs Farm for many years. Some nearby and neighboring property owners keep horses. Riders enter Mobbs Farm at the Fitzsimonds Road and Browns Trace access points, having ridden along town roads. There is also a trail that emerges on Browns Trace conveniently close to Nashville Road and equine properties. It is possible, but uncommon, to drive a horse trailer to one of the parking areas. Use of Mobbs for riding groups of more than two or three people is rare, but

in the past there have been larger gatherings. While there are many trails at Mobbs Farm that are ideal for horseback riding, there are some that are unsuitable for horses, primarily the trails that have bridges that would not safely support the weight of horse and rider. Many riders like to cross Mill Brook to connect to trails in the UVM Research Forest, and recent trail improvements along that path have been made explicitly with the equine user in mind. Horses are not incompatible with dogs, bikers, and hikers but each must stay aware of the other and as always treat one another with mutual respect. Riders should exercise normal caution during Vermont's hunting seasons, and Mobbs is closed to riding during the rifle season.

### **Winter Use (skiing, snowshoeing, sledding)**

During the winter months, Mobbs Farm is used frequently by walkers, skiers, and snowshoers. While not groomed, the trails receive enough use to be packed out most of the season and provide ample opportunity for practicing back-country skills.

### **Dispersed Recreation**

#### **Hunting and Fishing**

Hunting and fishing have taken place on the Mobbs Farm property long before the town acquired the parcel of open and forested property. Area residents have enjoyed hunting on this land and fishing on the adjacent Mill Brook for generations. The Mobbs Farm property hosts hunters who primarily pursue large game, small game and wild game birds. The most common large game species of interest for hunters is whitetail deer. In the fall, there are three deer hunting seasons that take place: bow hunting, which typically begins in early October, followed by rifle and muzzleloader in November and December. Each season requires the use of specific equipment, although both bow and muzzleloader may be used during the two-week rifle season.

During the hunting seasons (see [Vermont Department of Fish & Wildlife](#) for dates), all users are encouraged to wear blaze orange. In accordance with a practice that has been in place since the 2009 version of this plan, the MFC closes the property to mountain biking and horseback riding to help facilitate a better user experience for those choosing to hunt during the rifle season. Hunters are most likely to be on the property well before dawn in order to be in the best position prior to legal shooting hours, and at dusk in the evening - usually one half hour before sunset. It is not uncommon to see hunters exiting the property well after sunset during hunting season. Legal hunting hours typically end one half hour after sunset for bow, rifle and muzzleloader seasons.

Most of the properties surrounding the town-owned Mobbs Farm, including the UVM Research Forest, are not posted. Hunters tracking game from the Mobbs Farm property onto adjacent, privately-owned land can be a frequent occurrence. Much of the privately-

owned land adjacent to Mobbs Farm is forested with frequent edge, a situation favored by deer. Print identification, especially in muddy sections, reveals that deer use the trail network on a regular basis.

### **Swimming & Water Travel**

After winding its way through a wide and sandy floodplain at the southern end of the Mobbs Farm property, Mill Brook forms a cobble-bottomed channel within the steep sloped banks of the surrounding forest. As it flows northwest along the boundary of the property, it travels through series of waterfalls, which culminate in a popular swimming hole located just beyond the Mobbs Farm property boundary. These waterfalls and the popular swimming hole are often accessed by individuals who travel through the Mobbs Farm property and park at the Fitzsimonds Road parking area.

### **Motorized Vehicle Use**

Prior to 1995, snowmobile users traversed the Mobbs Farm property to connect with other trail networks. Remnants of an old Vermont Association of Snow Travelers (VAST) trail can still be seen on the property, which was used until the early 1990s. In accordance with the recommendations and Selectboard endorsement of the 2009 version of this plan, motorized vehicle use on the Mobbs Farm property is prohibited except as provided for construction and maintenance.

## **C. STRUCTURES AND INFORMATION**

### **Bridges**

The trail network on the Valley side of the Mobbs Farm property contains five bridge spans that vary in length from 12 to over 35 feet and one 45 ft boardwalk that was built over a wetland area in 2012. In 2009, the condition of the five bridges that had originally been built by the VYCC in 2003 began to deteriorate rapidly, and the MFC began a process of systematic replacement. The MFC, with support from the town and the Vermont Recreation Trails Grant program, the VYCC, and Timber & Stone, LLC, replaced all five bridges over a period of three years, with the last 12-foot bridge replaced in October 2013. The bridges will now be monitored and repaired or replaced as needed.

### **Information/ Kiosks**

Informational kiosks exist at the parking areas on Fitzsimonds Road and Browns Trace. Trail maps are posted on each kiosk board.

### **Trail Marking and Signage**

Trails on the property are marked with white circles with the name of the trail in green lettering. There are also yellow arrow signs from FOTW indicating mountain biking

directions, and laminated maps at selected trail junctions. Improvements to the trail marking may be implemented as appropriate.

#### **D. ACCESS AND PARKING**

##### ***Parking***

There are two parking areas that have been provided for access to Mobbs Farm. The first is located on Fitzsimonds Road. This parking area was designed to hold up to five cars and is often used up to, and well beyond, its capacity. This parking area is marked by a small fence.

A second parking area exists with enough room for a school bus at Browns Trace, just off the town garage access road. This parking area was approved by the Jericho Development Review Board (DRB) in July 2007. The lot officially opened in the summer of 2013.

##### ***Access from Trail Network***

There are several informal access trails from abutting property owners. Some of these access points exist at Mill Brook, which connects Mobbs Farm with the UVM Research Forest, and at the swimming hole, which is accessed off Tarbox Road. There are two other public access points without parking. One is from Browns Trace in the wooded section about halfway between the town garage access road and Nashville Rd. The other is from Tarbox Road via a connecting trail through UVM Research Forest lands. There are also several informal access trails from abutting property owners; users are expected to respect these landowners' rights and privacy.

### III. Management Goals and Recommendations

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#### A. GUIDING PRINCIPLES

Collective public input and interest has shaped the development of three “Guiding Principles” for the management of the property. The Guiding Principles contained in this section provide a framework for the approach to property use, maintenance, and management recommendations. The management recommendations should, to the greatest extent possible, adhere to these Guiding Principles.

1. We value the rural character of the property, its history as a former working farm, and the diversity of natural areas and wildlife.
2. We strive to sustainably balance the recreational uses and quiet enjoyment of the property, with healthy forests and fields, and a diversity of habitats for both flora and fauna.
3. We encourage responsible human interaction with the property, and endeavor to provide visitors with a pleasant, safe and informed experience.

The following sections address specific recommendations for property use and management based on these Guiding Principles.

#### B. NATURAL AREAS, HABITATS, AND RESOURCE RECOMMENDATIONS

##### Wildlife Habitat

Successful management balances ecological processes and recreation. Encountering wildlife and observing a healthy productive ecosystem enhances the recreational experience and is in keeping with rural character of Jericho. The management goal for natural communities and wildlife habitat remains the same as in prior reports to the Selectboard on utilization of the Mobbs Farm Property: to maintain and enhance landscape heterogeneity and wildlife habitat while mitigating impact to sensitive areas including wetlands.

Wildlife habitat for many species can be adversely impacted by human activities particularly during the spring. The following recommendations aim to minimize impact on wildlife.

*Open fields:* The management goal for the open field portions of the Mobbs Farm Property is to maintain low-stature vegetation (not forest), create landscape heterogeneity, and provide habitat for grassland species. That is achieved by brush hogging (mowing). MFC bears responsibility for brush hogging fields west of Fitzsimonds Road, as well as one small meadow east of Fitzsimonds Road. Town staff have responsibility for mowing the former landfill and other areas near their facility off Browns Trace. Most grassland nesting birds have finished laying eggs and raising chicks by mid-summer. For that reason, brush

hogging should be done in August or September on a three-year rotation (see Appendix C for schedule and map). Trails may be mowed earlier in the summer.

***Forest/Field Edge:*** Many species of birds and small mammals use edge habitat for nesting, roosting, and/or foraging. Edge habitats occur where mowing is used to maintain low-stature vegetation adjacent to forest as well as along the edges of streams and wetlands. Softening these edges is recommended by leaving an unmowed strip between the forest and field in which shrubs and small trees can grow up or by cutting trees at the forest edge to push the edge inward. Similarly, the brush hog operator should avoid mowing through wet swales or close to stream banks.

***Wetlands and streams:*** Wetlands and streams provide valuable ecosystem services in terms of flood amelioration and nutrient retention and they provide habitat for amphibians, reptiles, mammals, and birds. To protect wetlands, no trails should be developed in or along the perimeter of wetlands. Trails near streams should be designed to minimize streambank erosion while giving users the opportunity to enjoy hearing and seeing the running water. Brush hogging should not include swales.

***Winter Deeryards:*** Mast crops of apples, beech, and oaks have been noted on the property and should be managed to maintain deer winter habitat. The FMP recommends avoiding cutting and fostering the growth of mature hemlock, red maple, ash, and red oak for the purpose of providing more browse. In addition, it is recommended that the apple trees present in great numbers on the Mobbs Farm Property be released to further provide suitable mast, as prescribed in Section VI of the FMP for several stands of trees.

### **Forest Management Plan**

As detailed in Section II.A., changes in the timber market, an increase in recreational use of Mobbs Farm, and the effects of several windstorms since 2009 on large forest stands indicate the need for an updated FMP with a revised focus. The MFC will administer, along with the Jericho Conservation Commission, any FMP that may be developed.

## **C. RECREATIONAL USE RECOMMENDATIONS**

### **The Trail Network: Use, Maintenance and Improvements**

The trail network at Mobbs Farm is a tremendous community asset. The trails accommodate a variety of users. The trail network is open to all forms of non-motorized recreation including, but not limited to: hiking, bicycling, horseback riding, skiing, snowshoeing, hunting, and fishing. The following recommendations are aimed at managing the trail network in a way that affords the best possible experience for a variety of users.

To date, the trail system shows no appreciable deterioration other than wet areas, due in equal parts to the skilled trail layout and the continued stewardship provided by neighbors, volunteers, the FOTW and the MFC. The demand for this recreational resource continues to prove it is one of Mobbs Farm's most valuable assets.

### **General Safety Guidelines**

- Always stay on established trails; don't create new ones.
- Be cautious when using the area during dusk and dawn as animals are often present on the trails. Never harass wildlife.
- Keep pets under control at all time and pick up their waste (if on trail corridor or near waterways).
- Avoid wet conditions. Wet and muddy trails are vulnerable to damage.
- Respect trail closures and habitat restoration areas.
- Before heading out on the trails, be aware of annual hunting season dates, and be sure to wear hunter orange in the fall.
- Bring a headlamp if you think you might be out after dark.
- Bring plenty of water and don't head out alone unless someone knows where you are.
- Always be respectful of private property; do not trespass on private land.
- Please pack out whatever you pack in.

### **General Maintenance and Improvements**

There is widely accepted agreement that the number of trails at Mobbs Farm has reached the carrying capacity for the property. As such, new trail building is prohibited without the express consent of the MFC.

Any future trail building or rerouting of current trails will adhere to commonly accepted standards for sustainable trail building and will take into account potential effects on wildlife habitats. Not all trails on the property were sited correctly and re-routes will be explored in order to make the trails more sustainable, including decommissioning seldom-used trails.

All maintenance and improvement activities will be done to preserve the trails, reduce erosion and improve trail durability and sustainability. Trails that are consistently wet and have poor drainage should be improved by adding drainage channels, armoring trails with stone, adding puncheons (elevated "boardwalk" sections) or re-routing problem sections.

### ***Recommended Maintenance Tasks***

- Semi-annual work-days should be organized to involve the community in the Mobbs Farm property and to take care of routine maintenance.

- A fall workday, typically held in mid-September, is a good time to clean out drainage ditches, pipes, culverts and address wet spots to shorten drying come springtime. It is also a good time to add puncheons, address locations that are typically wet, or re-route trails due to unstable soil.
- A spring work day should focus on clearing leaves, blow downs, and debris from wintertime. Drainage ditches should also be inspected and cleaned as needed.
- During the summer the meadow trails on both the Valley and Hill side become overgrown making passage difficult. This makes it necessary to mow the trails typically twice a summer in late June and mid-August. The MFC will determine the mowing schedule and exact trail needs on a yearly basis. Mowing will generally be contracted out; alternatively, MFC members or volunteers can mow the trails.
- Any other maintenance needs will be established by the MFC. Any trail maintenance issues discovered by trail users should be reported to the MFC.

### **Trail Maps & Signage**

Trail signage and maps should be improved from time to time so that trails will be clearly marked to provide a safe and comfortable atmosphere for all users. The intent is that signage will be compatible with the natural setting of the property and will be kept to the minimum level necessary. Trail signs may include direction of travel.

### **Trail Closures**

The MFC will periodically close trails due to environmental concerns, hunting seasons, re-vegetation efforts or for other reasons as posted. Any trail closures will be clearly signed and should be respected. Awareness of the importance of respecting the seasonal trail closure appears to be increasing due to coordination with the FOTW and Local Motion. Periodic notices are sent to the Mountain Gazette, Front Porch Forum, the Mobbs Farm Facebook page and the town website.

The MFC will make every effort to close and re-open trails in a timely manner. Impetus for trail closures may include:

- *Persistently wet sections of the trail network in the spring.* Spring trail closures to mitigate environmental impacts will begin around April 15<sup>th</sup>, and will continue through Memorial Day or until conditions permit re-opening. During this time equestrian and mountain bike use is expressly prohibited, and walkers are urged avoid muddy trails.
- *Mitigation of negative environmental impact at any time of year.* As part of the comprehensive evaluation, trails may be permanently closed or re-routed in order reduce environmental impacts (e.g., trails through persistently wet areas or sensitive habitats).

- *Hunting season safety.* The trail network will be closed to mountain bike use during the two-week deer rifle season in mid-November. This closure is for the safety of the bike riders and will allow hunters an opportunity to enjoy Mobbs Farm for a brief period undisturbed by fast-moving mountain bikes that can easily spook and disturb deer. The MFC will be responsible for posting signage on the property for the hunting season.

### **Pedestrian Use & Dog Walking**

Pedestrian uses, including but not limited to walking (with or without pets), hiking, trail-running, and nature observation are permitted uses of the Mobbs Farm property. Recent and past user surveys at Mobbs Farm indicate that a high percentage enjoy the property with their dog(s). Relatively few locations in Jericho can accommodate dogs off-leash – Mobbs Farm being a notable and highly-valued exception. Users are encouraged to enjoy Mobbs Farm free of leashing their canine companions, however, town ordinances should be complied with and the following conventions should be strictly observed:

- Keep your dog under voice control at all times or keep your dog on a leash (please also see Section III.H).
- Please don't allow your dog to chase or harass wildlife.
- If your dog defecates in the trail corridor or near waterways, please bury it off-trail or take it with you.
- Please give consideration to other users who may not be comfortable with encountering unleashed pets.
- Please respect neighbors of Mobbs Farm and keep your dog on lead near their residences.
- A minimum of one guardian for every four dogs is required.
- Commercial dog walking operations should contact the MFC for property use approval.

### **Group Use**

The Mobbs Farm property is conducive to small group use. Larger groups (12 or more) with planned activities that may impact other users or neighbors should contact the MFC for permission prior to scheduling the event. Large-scale events are prohibited. For more information on permitted and prohibited group use, please see Section III.G.

### **Mountain Biking**

Mountain biking is a permitted use of the Mobbs Farm property. However, all trails are considered multi-use and open to all users unless signed otherwise. Cyclists must yield to foot, ski, and equestrian traffic at all times.

Mountain biking can present unique safety challenges. Accordingly, recommendations for an enhanced user experience include posting signage, and using other sources of media to communicate the following:

- Ride responsibly. Your actions will influence trail management decisions and policies.
- Riders are specifically urged to respect trail closures.
- Practice low-impact cycling. Wet and muddy trails are more vulnerable to damage. When the trail bed is soft, consider other riding options. Do not ride around wet areas.
- Stay in control of your bike at all times. This means knowing your equipment, your ability, the area in which you are riding, and planning for your trail experience accordingly.
  - Trail maps are posted at the kiosk and at key intersections to aid in ride planning.
- Always wear a helmet and appropriate safety gear.
- Always yield trail: Let your fellow trail users know you are coming. Anticipate other trail users around corners or in blind spots. Show your respect when passing others by slowing to a walking pace or even stopping. Yielding means slowing down, establishing communication, and being prepared to stop if necessary in order to pass safely.
- Never scare animals. All animals are startled by an unannounced approach, a sudden movement, or a loud noise. This can be dangerous. Give animals extra room and time to adjust to your presence. When encountering horses always be prepared to dismount, yield the trail and allow the horse and rider to pass.

### **Equestrian Use**

Horseback riding is an activity that has a long history at Mobbs Farm and remains a permitted use of the property. The present trail system has many trails that are ideal for horses, however several trails are not suitable due slope, erodable soils, and weight limitations of bridges. In order to enhance the user experience the following actions are recommended:

- Where suitable, new trail construction shall be compatible with horses;
- Horse trailers should park at the Browns Trace lot and not at the Fitzsimonds Road lot;
- Riders are required to respect all trail closures.

### **Winter Activities**

Winter activities such as snowshoeing, XC skiing and sledding are permitted uses of the Mobbs Farm property, and remain very popular.

- The MFC may want to consider periodically grooming some of the trails at Mobbs Farm with a snowmobile groomer.

- Trails should be well marked for winter users.
- MFC should coordinate with the town on plowing the parking lot at Fitzsimonds Road and Browns Trace.

### Dispersed Recreation

#### **Hunting**

- Hunting and fishing are permitted uses of the Mobbs Farm property. Hunters and fisherpersons are required to observe all State of Vermont, Department of Fish and Wildlife rules and regulations at all times.
- All Mobbs Farm users should be cognizant of the Vermont hunting seasons. (See [Vermont Department of Fish & Wildlife](#) for dates.) Signage should be posted alerting other users of the hunting seasons and general safety during the hunting seasons.
- Mountain biking and equestrian usage are prohibited during the deer rifle hunting season. Hunters shall observe firearm safety at all times.

#### **Nature Observation, Geo-Caching, and Other**

- Off-trail users engaged in wildlife tracking, geo-caching and other similar activities are welcome at Mobbs Farm. Off-trail users should be mindful not to create new trails that others are likely to follow, thus increasing impact on the property.
- Geo-cache groups should make every attempt to retrieve cached items when not in use.

### Motorized Vehicle Use

All Motorized vehicles, including ATVs and snowmobiles, are prohibited on the property. See Section III.G for exceptions as well as other prohibited uses.

## **D. STRUCTURES AND SAFETY RECOMMENDATIONS**

The following recommendations will assist in providing a safe, user-friendly recreation environment. For more information on trail maps and signage, please see Section III.C.

### Kiosk

There are kiosks at the Fitzsimonds Rd. and Browns Trace parking lots that provide a location to post maps, notices and lost-and-found items. It is recommended that kiosk signage be as up-to-date as possible and include other information such as:

- Rules and regulations including trail closings;
- Contact information for emergencies and general concerns;
- Trail etiquette;
- Contact information for those wishing to volunteer to help with maintenance or donate funds to assist with property maintenance.

### Bridges

- The five bridges and boardwalk on the Valley side should be inspected at least once a year for deterioration. Any deterioration will be documented and addressed accordingly. Keeping the bridges free of forest litter (pine needles, soil, and leaves) will help keep deterioration in check.
- Bridges are not designed for equestrian use.

### Culverts

- There are many culverts on the property of varying sizes and most need periodic maintenance to keep them clear of clogging debris that blocks water flows. Seasonal inspection will identify needed maintenance. While smaller culverts can be repaired by volunteers, the MFC should coordinate with the town garage or contract out to repair large culverts.

### Signage

The committee recommends minimizing signage to the kiosks and major trail intersections.

### Other Structures

Mobbs Farm is a unique natural area that provides a welcome respite from the enhancements of modern life. While picnic tables and latrines are appropriate at many parks and day-use areas, they not permitted at Mobbs Farm. As a Passive Recreation zoning designated area, no other structures should be built.

## **E. PARKING RECOMMENDATIONS**

### Parking Areas and Access to Trail Network

There are two parking areas available for motorists to access Mobbs. Both are defined by fencing and an informational kiosk.

The Fitzsimonds Road parking area was designed for not more than 5 spaces.

Recommendations for this parking area include:

- The Fitzsimonds Road must be kept clear at all times, and there will be no parking on the east side of the road.
- Request road crew to plow the area in winter.
- Encourage motorists to carpool, and to seek other parking or return at a different time when the lot is full. Discourage motorists from parking on the roadside.
- Maintain the fence that borders the parking lot.

The Browns Trace parking area was designed to accommodate up to 12 cars, and may accommodate larger vehicles such as buses and trailers. Recommendations for this parking area include:

- Request road crew to plow the area in winter;
- Maintain the fence that borders the parking lot;
- Maintain the trail that accesses Mobbs Farm from this point;
- Lot accessibility at all hours (limited hours are currently posted).

## **F. HOURS OF OPERATION**

As the Mobbs Farm property may be accessed from a several private and public locations, the public is permitted to use the property during non-daylight hours. Individuals who use the property after dark should take extra precautions to ensure their safety (see section III.C above for safety recommendations). Hunters shall observe all State of Vermont rules and regulations relative to hunting and to observe firearm safety at all times.

## **G. PROHIBITED USES**

Previous reports to the Selectboard regarding the utilization of the Mobbs Farm property, as well as extensive public input through surveys and public meetings support the prohibition of the following uses of the Mobbs Farm Property:

1. No motorized vehicles will be permitted on the Mobbs Farm property, except for the purposes of routine maintenance, forest management and emergency access.
2. No fires or camping is permitted, except by permission of the MFC in conjunction with the Selectboard.
3. No large-scale group events<sup>2</sup> are permitted at any time, except by permission of the MFC in conjunction with the Selectboard.
4. In according with town zoning designation, no building or permanent structure shall be built, or moved onto the Mobbs Farm property.
5. Displaying and/or discharging of fireworks is prohibited at all times.
6. Users should be mindful of the close proximity of parking lots and trails to residential properties. The volume of any music and conversation should be limited and appropriate. Appropriate discretion should be exercised when changing clothing in parking lots. The parking lots shall not be used as restroom facilities.

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<sup>2</sup> A large-scale event is defined as any group use of 30 or more people, or groups that that require temporary infrastructure or materials such as tents, bleachers, amplified sound, and other such devices, or group use that requires parking beyond the capacity of designated parking area. Groups of 12 or more should contact the MFC for property use permission.

## **H. USER COURTESY**

Mobbs Farm is shared by many different users and “trail etiquette” can help reduce potential conflicts. Trail courtesy includes understanding that other individuals on the trail may be there for different reasons than you are. One trail user may want to increase her skills by negotiating a challenging bit of trail, another to watch the birds or to hear the silence, another to gather and talk with friends, and yet another to enjoy a trail run with his dog.

Each trail user's desired experience is honorable as long as it respects the natural environment as well as other visitors. But even more, each trail user gains something as he or she adds understanding and appreciation of another trail user's circumstances and desired experience.

Mobbs Farm is a beautiful natural area intended to be enjoyed in a safe and courteous manner by all. Users are encouraged to value all aspects of the property and to be considerate of the diversity of uses and users found there. Special respect for natural features (plant life, wildlife, forests, open spaces, streams, etc.), trail networks, trail signage and kiosks, access points, and neighbors is strongly encouraged.

Please feel free to allow your animals to accompany you to the property when you come. If you bring an animal with you please be sure to keep him/her under your control at all times. And please, dispose of animal waste on trail corridors or near waterways by burying it off trail, or taking it with you when you leave. Thanks.

## IV. Funding

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### A. ANNUAL BUDGET

An annual budget will be determined by fixed cost projects including trail mowing. Whenever possible, the MFC will apply for grants to cover costs. It is recommended that the town budget annually for brush-hogging. Other costs may include bridge and trail improvements and maintenance, signage and construction of informational kiosks.

### B. REVENUE SOURCES

MFC is responsible for submitting an annual budget request to the Town Administrator. The request will appear as a separate line item in the Town's budget. Citizens will have the opportunity to discuss the request and approve or disapprove the request for funds at Town Meeting.

In addition, there is an account held by the Town of Jericho specifically for the purpose of managing Mobbs Farm. Donations can be made to this fund and are tax-deductible.

MFC will seek grant funding for projects whenever possible. Three possible Vermont State sources of funding include:

- a. Vermont Recreation Trails Grant Program,
- b. the Bicycle and Pedestrian Program, and
- c. the Transportation Enhancements Program.

Additionally, The USA Cycling and the International Mountain Bike Association (IMBA) grant ten \$500 "Trail Tune-Up" awards each year that can be applied for competitively. IMBA keeps a list of grant resources on its webpage for trail maintenance at:

<http://www.imba.com/resources/grants/index.html>. The New England Mountain Bike Association (NEMBA) grants \$100 - \$500 grants semi-annually for trail work pertaining to multi-use trails.

Information should be posted at trail access points detailing where donations can be sent to help with trail and property maintenance projects.

## **V. Monitoring and Responsibilities**

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### **A. MOBBS FARM COMMITTEE**

The primary role of the MFC is advisory to the Town of Jericho Selectboard regarding the management of the Mobbs Farm property. The MFC will be responsible for the administration of this management approved management plan. Any change to the management plan will require Selectboard approval.

In addition, the MFC will:

- Create and maintain informational signage at the information kiosk, as well as updated maps and trail signage.
- Monitor the condition of property resources, especially trails, and responsibly close any trail or portions thereof due to weather or seasonal conditions in order to protect user safety, maintain trail integrity, and prevent soil erosion and siltation in area waterways for appropriate amounts of time. Signage will clearly indicate these closures along with contact information for any questions.
- Report annually to the Jericho Selectboard as well as write a summary for the annual Town Report.
- Keep lines of communication open and active between the Jericho Selectboard, Town Administrator, Jericho Conservation Commission, property users, local recreation groups, and the general public by providing and dispensing property information in a number of different formats, including: trail signage, appropriate postings in Town Hall and around the Jericho area, postings on the Jericho Town website, utilizing local news sources, social media, and, when necessary, holding public informational meetings. In addition, contacts will be provided for ongoing public feedback.
- Recruit and manage volunteers, or when necessary hire outside professionals, for property and trail maintenance. This includes, but is not limited to: trail work, mowing, brush hogging, bridge repair, or culvert digging/drainage repair.
- Identify and secure outside funding/grants to further identified projects and maintenance.

### **B. JERICHO SELECTBOARD**

The Town Selectboard will be responsible for final approval of the Mobbs Farm Management Plan and its updates and for approval of any changes to the management plan. The Selectboard will also provide preliminary approval for a Mobbs Farm property budget before being presented for town-wide approval each year as part of the overall Town budget.

### **C. VOLUNTEERS AND VOLUNTEER OPPORTUNITIES**

Volunteers are an integral part of the Mobbs Farm. By involving the community in the care and maintenance of the property, users will gain enhanced understanding of the land, and will take ownership of and responsibility for Mobbs Farm.

Without volunteers, the upkeep and running of Mobbs Farm would be too much for the MFC to handle. Currently the main opportunity for volunteers is trail maintenance. Other opportunities for volunteering include creating maps, brochures, fundraising, grant writing, and organizing and leading community events at the property.

## **VI. Plan Updates, Revisions and Approval**

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### **A. PLAN REVISIONS AND UPDATES**

MFC will, at a minimum, revisit this plan on a 5-year cycle for updates and revisions based on changing needs of the community. Public notice should be given prior to all plan updates and revisions.

### **B. ADOPTION AND SIGNATURES**

This plan has been reviewed and accepted by the Town of Jericho Selectboard.

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Catherine McMains

Date

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Kim Mercer

Date

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Tim Nulty

Date

## VII. Appendices

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### A. DEFINITIONS: TOWN OF JERICHO, LAND USE AND DEVELOPMENT REGULATIONS

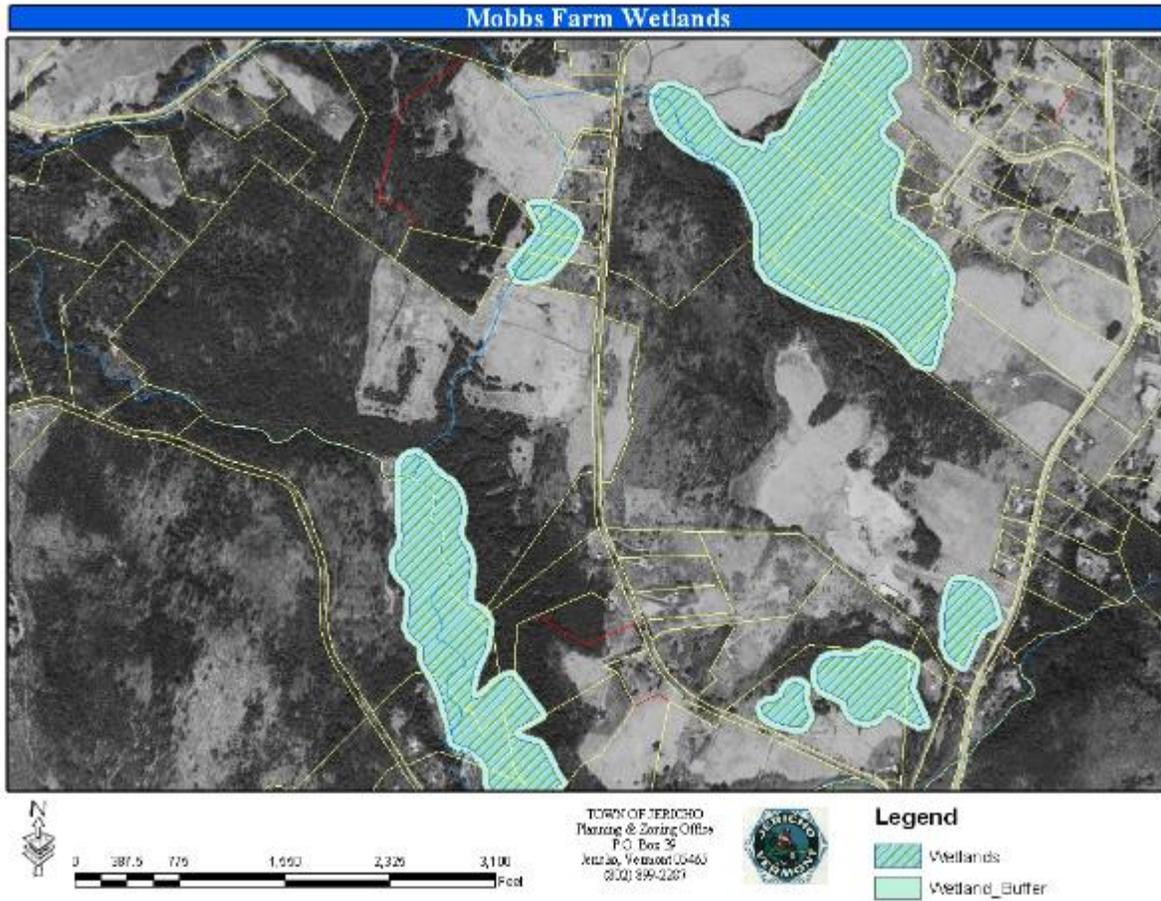
#### *Open Space District:*

The purpose of the Open Space District is to retain these lands for public use, nature resource management, and conservation.

#### *Rural Residential District:*

The purpose of the Rural Residential District is to provide for land uses that are compatible with rural areas. This district creates a transition between the denser Village, Commercial and Village Center Districts and the lower-density Open Space, Forestry and Agricultural Districts.

B. WETLANDS MAP



## C. BRUSH HOGGING SCHEDULE

### Appendix D. Brush hogging Schedule

Section	Description	Years to Brush hog
A	<p>Southern portion of the Lower Meadow on the Valley Side. Bounded to the <i>east</i> by Fitzsimonds Rd;  <i>south</i> by forest (being mindful to create/ maintain a soft edge);  <i>west</i> by draws and swales (being mindful to protect wet soils and the riparian buffer);  <i>north</i> by the main trail bisecting the meadow.</p> <p>Note that in earlier periods the “hidden meadow” south of the Lower Meadow was brush hogged but with the construction of the boardwalk a tractor can no longer easily reach that patch.</p>	2014, 2017, ...
B	<p>Upper Meadow on the Valley Side. Bounded to the <i>east</i> by the swale separating the Upper Meadow from the Lower Meadow (being mindful to protect wet soils and the riparian buffer) and otherwise by forest (being mindful to create/ maintain soft edges). Particularly in the southern portion of that meadow, which is already a mix of grasses, forbs, shrubs, and small trees, the operator is encouraged to be creative in their mowing pattern (e.g., by leaving berry patches or by leaving islands of shrubs around some of the small trees).</p>	2015, 2018, ...
C	<p>Northern portion of the Lower Meadow on the Valley Side. Bounded to the <i>east</i> by Fitzsimonds Rd;  <i>south</i> by the main trail bisecting the meadow;  <i>west</i> by the swale separating the Lower Meadow from the Upper Meadow (being mindful to protect wet soils and the riparian buffer);  <i>north</i> by the windrow separating Mobbs Farm from the adjacent parcel (mowing may be taken right to the windrow).</p> <p>Also the sumac meadow to the east of Fitzsimonds Rd accessible via trail from Fitzsimonds Rd.</p>	2016, 2019, ...



#### D. LIST OF ABUTTERS

Abutters specifically should be notified of any substantive changes to this plan or management activities.

O'BRIEN, BURKE K TRUSTEE  
O'BRIEN, SARAH F TRUSTEE  
47 FITZSIMONDS RD  
JERICHO, VT 05465

BRESEE, WILLIAM  
BRESEE, SUSAN  
PO BOX 1101  
JERICHO, VT 05465

GRAY, PETER B  
GRAY, PHYLLIS N  
14 BIRCH LANE  
JERICHO, VT 05465

VILLENEUVE, DALTON L  
VILLENEUVE, SALLI  
92 MAPLEWOOD AVE  
MILTON, VT 05468

IRICK, RICHARD  
147 BARBER FARM RD  
JERICHO, VT 05465

RICHARDS, MARY ELLEN  
149 BARBER FARM RD  
JERICHO, VT 05465

MATTES, KEITH  
MATTES, MARGARET  
39 HIRAMS CROSSING  
JERICHO, VT 05465

JERICHO, TOWN OF  
PO BOX 67  
JERICHO, VT 05465

GROSS, HENRY J

EGIDIO, ELAINE A  
12 HOMESTEAD FARM RD  
JERICHO, VT 05465

MANOR, CLARA T  
481 BROWNS TRACE  
JERICHO, VT 05465

SULLIVAN, CLAUDIA A  
PO BOX 1093  
JERICHO, VT 05465

HYNEK, PAUL F  
HYNEK, PATRICIA M  
13 HOMESTEAD FARM RD  
JERICHO, VT 05465

LEFF, ERIC L  
PEARL, AMY E  
11 HOMESTEAD FARM RD  
JERICHO, VT 05465

PAQUETTE, THERESA  
70 FITZSIMONDS RD  
JERICHO, VT 05465

MANOR, BERNARD C  
MANOR, KATHRYN L  
1 STABLE RD  
HUDSON, NH 03051

COHEN, JEFFREY T  
80 HIRAMS CROSSING  
JERICHO, VT 05465

MILLER, WILLIAM R JR  
MILLER, THERESA M

474 BROWNS TRACE  
JERICHO, VT 05465

JERICHO, VT 05465

CHIVERS, CHRISTOPHER  
CHIVERS, LAURIE  
87 FITZSIMONDS RD  
JERICHO, VT 05465

HASSELER, CAROL  
109 FITZSIMONDS RD  
JERICHO, VT 05465

WINSLOW, DAVID  
SMEJKAL, PETRA  
PO BOX 65206  
BURLINGTON, VT 05406-5206

HEBERT, OLGA J  
500 BROWNS TRACE  
JERICHO, VT 05465

UNIVERSITY OF VERMONT  
CAMPUS PLANNING SERVICES  
109 SOUTH PROSPECT ST  
BURLINGTON, VT 05405

WILLIS, NANCY G  
121 FITZSIMONDS RD  
JERICHO, VT 05465

MOBBS, DANIEL  
485 BROWNS TRACE  
JERICHO, VT 05465

DALE, BRET R  
DALE, AMY SCOTT  
501 BROWNS TRACE  
JERICHO, VT 05465

FURMAN, HEATHER M  
FURMAN III, DAVID C  
100 FITZSIMONDS RD  
JERICHO, VT 05465

BOLIN, ROBERT H  
502 BROWNS TRACE  
JERICHO, VT 05465

MOBBS, RAYMOND  
MOBBS, GRACE  
492 BROWNS TRACE  
JERICHO, VT 05465

CELANI, DAVID P  
CELANI, VERONICA H  
123 FITZSIMONDS RD  
JERICHO, VT 05465

BURNELL, DENNIS W  
BURNELL, NANCY G  
495 BROWNS TRACE  
JERICHO, VT 05465

OMLAND, KRISTIAN S  
OMLAND, LAUREL E  
507 BROWNS TRACE  
JERICHO, VT 05465

HILL, JAMES  
HILL, JUDITH A  
499 BROWNS TRACE  
JERICHO, VT 05465

WHEELER, DAVID  
WHEELER, JULIA  
518 BROWNS TRACE  
JERICHO, VT 05465

DAVIS, PETER M REVOCABLE TRUST  
DAVIS, CARYN REVOCABLE TRUST  
110 FITZSIMONDS RD

TODRIFF, CARY A  
TODRIFF, THERESA H  
521 BROWNS TRACE  
JERICHO, VT 05465

BERRINGS, THOMAS III AND  
BERRINGS, TAMMY L M JOINT  
REVOCABLE TRUST  
520 BROWNS TRACE  
JERICHO, VT 05465

ANDERSON, ALAN J  
ANDERSON, PATRICIA J  
PO BOX 1107  
JERICHO, VT 05465