

MOBBS FARM MANAGEMENT PLAN



November 2019

Final Draft for Selectboard Review

By

The Mobbs Farm Committee, Pete Davis, Chair, with extensive input from the 2019 Mobbs committee, 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 mobbsfarm@jerichovt.org.

Thank you!

Mobbs Farm Management Plan

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VISION STATEMENT:

"Maintain a Vermont farm land environment while allowing enjoyment of outdoor activities by current and future generations."

I. INTRODUCTION

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. A 2.3MW solar project for the landfill site is currently in development, with installation to be completed in early 2020.

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 (May 9, 2019), with the exception of one 20-acre parcel that is zoned Rural/Agricultural 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 (January 7, 2016), most specifically the first of its eight goals: (To protect the natural environment, and preserve the rural character).

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 and visitors from neighboring communities. 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 the 1990's, small scale logging operations took place at Mobbs Farm. The revenue generated from these operations went into a fund that was initiated by the Planning Commission and became known as the Open Space Fund.

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

A project initiated by the Mobbs Farm Committee in 2016, was the establishment of a fruit tree orchard on the Hillside section of Mobbs Farm in an old, abandoned stand of mature apple trees. The area where the new fruit trees have been planted is a little over one acre in size, located on the south side of the Hillside parcel, adjacent to Fitzsimonds Road. It is easily accessed from the road and features plum, pear and four varieties of apple trees. The committee hopes to add additional trees and fruit bearing bushes, such as blueberry, for public and wildlife consumption. All trees purchased so far, were sourced from a local Jericho business, Creative Landscaping. Creative Landscaping was contracted to plant, fertilize and install fencing around each of the juvenile trees to prevent damage from wildlife, until the trees mature and are firmly established. In addition to the plum and pear trees, varieties of apple trees include Macoun, Northern Spy, Macintosh and Honey Crisp.

In June, 2020, approximately 6,000 solar panels will be installed by the Burlington-based company, ENCORE RENEWABLE ENERGY. The location for the new Solar Farm will be on the site of the former Jericho landfill, which is no longer in operation as a disposal area. When the landfill ceased operations, a clay cap was built on top of the landfill along with a topsoil layer that was seeded. Over time, the land was reclaimed and evolved into an open meadow where one may still see PVC pipes that function as vents for built up gasses that are released into the atmosphere. Although construction of the Solar Farm has been delayed due to the Covid-19 Pandemic, that closed down businesses across the state in March, 2020, plans to commence construction are scheduled to begin at the end of June, or soon after in early July, 2020. When the Solar Farm goes on line and is generating electricity, the town will be paid annual lease payments of approximately \$20,000. The construction and installation of this project is in synch with the town's environmental goals to reduce reliance on fossil fuels while developing alternative, carbon-neutral energy sources.

Once construction begins, the trail that currently bisects the dump cap will have to be re-routed as a high, metal fence will enclose the majority of the acreage currently covered in grass. The meadow on the landfill cap has been mowed as part of the landfill maintenance program and will continue to be mowed, between the rows of solar panels, after installation is complete. The solar panels will be mounted to pre-cast, concrete piers that will rest on top of the ground. Utilizing this kind of construction, the clay cap will not be compromised and the panels will rest on solid foundations throughout the site.

The current plan for Mobbs Farm trail access is to design and build one or more trails outside of the fence surrounding the Solar Farm, so that all trails currently accessible from the Brown's Trace parking lot and the Fitzsimonds Road parking lot may still be used. ENCORE has paid \$2,000 to the town of Jericho for the design and construction of the re-routed trails. During the actual construction of the Solar Farm, all efforts will be made to keep as many trails accessible as possible, while maintaining trail use safety protocols.

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 Farm¹. 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 second 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 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

¹ 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.

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 ongoing 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

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, 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, severe windstorms in 2010, 2013, and 2017 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 current forestry management plan is that of allowing for the natural succession from softwoods to hardwoods, while making a concerted effort to eradicate invasive species. Chittenden County Forester, Ethan Tapper has walked the property with Mobbs Committee members and heartily endorses this forest succession methodology.

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 brush-hogs the various section on a rotating basis to improve habitat for field nesting birds as well as other species. Brush hogging is timed to avoid damaging native, nesting birds, wildlife, flora and fauna.

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 the 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 synthetic 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. 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 a 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, and fatbiking)

During the winter months, Mobbs Farm is used frequently by walkers, skiers, and snowshoers. The trails receive enough use to be packed out most of the season and provide ample opportunity for practicing back-country skills. The MFC began grooming select trails in the winter of 2019 to enhance enjoyment of snow-covered trails.

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 a 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

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 the 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 and summer nesting seasons. The following recommendations aim to minimize impact on wildlife, and enhance opportunities for pollinators

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 and the orchard east of Fitzsimonds Road. Town staff have responsibility for 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 September or October 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 the 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

In past Management Plans, there has been a forest management Plan, but due to economic factors and under the advice of the Chittenden County Forester, Ethan Tapper, the MFC plans to leave the forest in its natural state, leaving blow-downs and downed timber in place to decompose, vastly improving the carbon footprint and forest health at Mobbs.

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 - (To be posted at Kiosks)

- 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 times,
- Pick up pet waste if on trail corridor or near waterways
- Carry pet waste bags out.
- 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.
- If grooming (in winter) or mowing (in summer) is in progress, please step off the trail and avoid the area.

General Maintenance and Improvements

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.

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 October, 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, typically held in May, 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 sides become overgrown, making passage difficult. This makes it necessary to mow the trails twice monthly during the growing season. 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.
- In winter time, select trails will be groomed for winter sports (fat biking, nordic skiing, snowshoeing etc.). The MFC has purchased a "Snowdog" groomer for this purpose which will be operated by MFC members and qualified volunteers. If on the trails during grooming, please yield to the groomer and avoid recently groomed trails until firm (usually 2-3 hours).
- 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 updated 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 seasonal trail closures has been improved due to coordination with the FOTW and general public. Periodic notices are sent to , 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 15th, 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 to 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 and equestrian 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 , 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, move it off trail, bury it off-trail or take it with you. If waste is bagged, dispose of it off property.

- 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. Groups of 12 or more with planned activities that may impact other users or neighbors should contact the MFC for permission prior to scheduling the event. 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. Given the diverse trail usage, cyclists should expect to encounter other trail users and 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.
- Mountain biking is prohibited during the deer rifle hunting season.

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 closed to equestrian use due to 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 and posted signage.
- Equestrian usage is prohibited during the deer rifle hunting season.
- Ride to the level of your ability and maintain control.

Winter Activities

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

- The MFC began grooming some of the Mobbs Farm trails with a Snowdog groomer that was generously made available to us in the winter of 2018-2019. Community reception to the grooming effort was positive and led to the MFC's purchase of a Snowdog groomer in June 2019. The MFC hopes that snow grooming will provide walkers, skiers, and fatbikers greater winter enjoyment of the Mobbs Farm trail network.
- The town plows the parking lots at Fitzsimonds Road and Browns Trace.
- If on the trails during grooming, please yield to the groomer and avoid recently groomed trails until firm (usually 2-3 hours).

Dispersed Recreation

Hunting

- Hunting and fishing are permitted uses of the Mobbs Farm property. Hunters and anglers 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.) Signs are posted alerting other users of the rifle hunting season and general safety during that period.
- 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 Road 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 bridges and boardwalks 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) and boardwalks free of tall grass 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 have an informational kiosk.

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

Recommendations for this parking area include:

- 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 when the lot is full, seek other parking or return at a different time. The Browns Trace parking lot is the recommended alternative. Discourage motorists from parking on the roadside.

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 trail that accesses Mobbs Farm from this point;

F. HOURS OF OPERATION

Mobbs Farm property may be accessed from a number of different locations, both public and private. In addition to daytime use, the property may also be used 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. This includes drones.
2. No fires or camping are permitted, except by permission of the MFC.
3. No large-scale group events² are permitted at any time, except by permission of the MFC.
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

² A large-scale event is defined as any group use of 30 or more people, or groups 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.

changing clothing in parking lots. The parking lots shall not be used as restroom facilities.

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 their 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 their 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. If your animal defecates on trail corridors or near waterways, dispose of it by burying it off trail, away from waterways, or taking it with you when you leave.

IV. Funding

A. ANNUAL BUDGET

An annual budget will be determined by fixed cost projects including trail mowing and brush-hogging. At minimum, 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, and approve or disapprove the request for funds at Town Meeting.

MFC will seek grant funding for projects whenever possible.

V. Monitoring and Responsibilities

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 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. JERICO 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 feel 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.

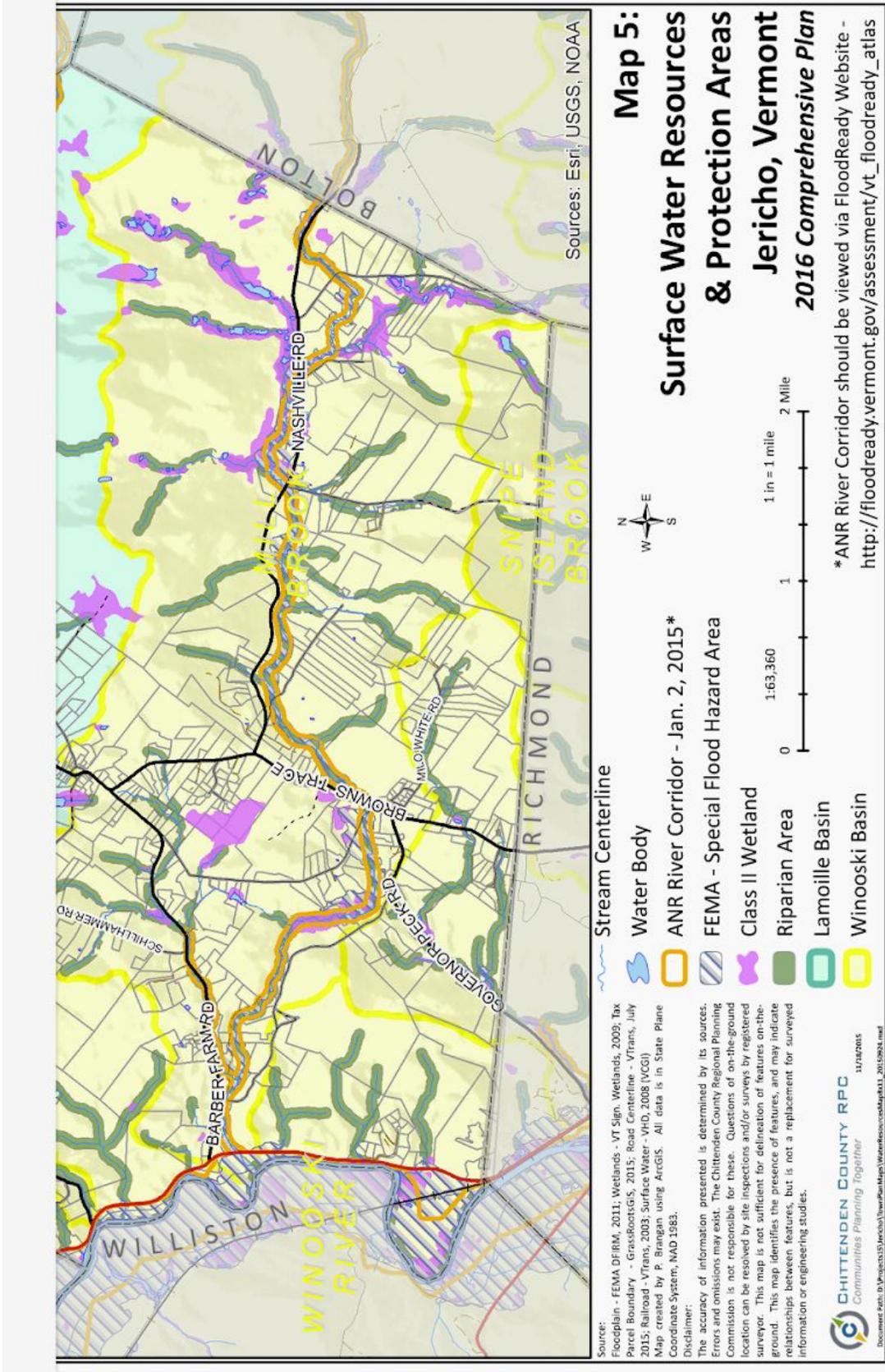
VII. Appendices

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

Open Space District:

The Open Space District encompasses land in Jericho currently held by public or quasi-public organizations, which is designated for public recreational use, natural resource management or conservation. The Open Space District currently includes the University of Vermont Research Forest, Mobbs Farm, Mills Riverside Park, Old Mill Park, Wolfrun Natural Area and the privately owned Barber Farm. Open Space designation for future large public or quasi-public land acquisitions should be considered. The Ethan Allen Firing Range is currently owned by the Federal Government and is also included in the Open Space District; however there is no public access to this property. Portions of the Range are heavily developed with numerous structures and significant infrastructure, while other areas remain largely undeveloped. The activities occurring on the site are currently outside the Town's jurisdiction. Should the Federal Government terminate its ownership of the Range in the future, the Range shall be considered part of the Open Space District, unless specific action to the contrary is taken, only after a significant public dialogue on the designation and future of this area has occurred.

B. WETLANDS MAP



C. 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>	2020, 2023, 2026...
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>	2021, 2024, 2027...
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 orchard meadow to the east of Fitzsimonds Rd accessible via trail from Fitzsimonds Rd.</p>	2022, 2025, 2028...



D. LIST OF ABUTTERS

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

Please contact the town for the latest list of abutters.