

History of the Boulder Knoll Property

The Boulder Knoll property consists of three farm properties, purchased separately by the Town of Cheshire from 1994 to 2002.

In March 1994 the Town of Cheshire purchased the 35.23-acre Jackman Farm, which includes one house and some storage facilities, from Ralph and Shirley Jackman, with assistance from the Trust for Public Land. As part of the sale, Mrs. Jackman was allowed to retain 4.7 acres around the house at #800 Boulder Road; the Town has a right-of-first-refusal on this house and associated property.

The Jackman property, prior to its ownership by the Jackmans, was known as the Weber Farm and has also been known as Cross Rocks Farm. The Jackmans used the property to raise miniature horses and maintained an evergreen tree farm that is still intact, though overgrown, along with a small shed from which trees were once sold, and an associated maintenance shed. There are old stone walls along a small traprock ridge that runs north-south along the property's east boundary. Residential properties off Wyndemere Court border the Jackman Farm to the north. Though there is some mixed potential use (agricultural and passive recreational), an existing lack of water for crop irrigation restricts potential agricultural uses.

From the early part of the 20th Century, the Lassen Farm was home to a working dairy operation, the town's last remaining dairy farm. In March 2000 the Town purchased the 93-acre farm, its buildings and two houses (#866 Boulder Road, currently being rented out by the Town, and #810 Boulder Road), from Gilbert and Lorraine Lassen for \$1,603,888.42. The State Department of Environmental Protection assisted with this purchase, in return for an open space conservation easement. As part of this easement, limited agricultural use is allowed on the property. The Lassen family was given lifetime use of the house at #810 Boulder Road.

The Lassen Farm was a dairy farm for nearly all of the 20th century. This remaining portion was the core component of the operation, where cows were housed and milked. Silage for the cows was grown on this property, as well as on the Jackman Farm, the Casertano property (Jarvis Street and

Marion Road), the Blauvelt property, and on several other private properties in the area. The lower portion of the farm, toward the west, has a stream-fed pond that was maintained for the use of the cows. An overflow pipe allows water to spill into an adjoining field that was used to grow silage corn for feed.

In 2002, the 19.5-acre Blauvelt Property was purchased for \$175,000. This property was formerly used/leased by the Lassen family to grow silage for cattle.

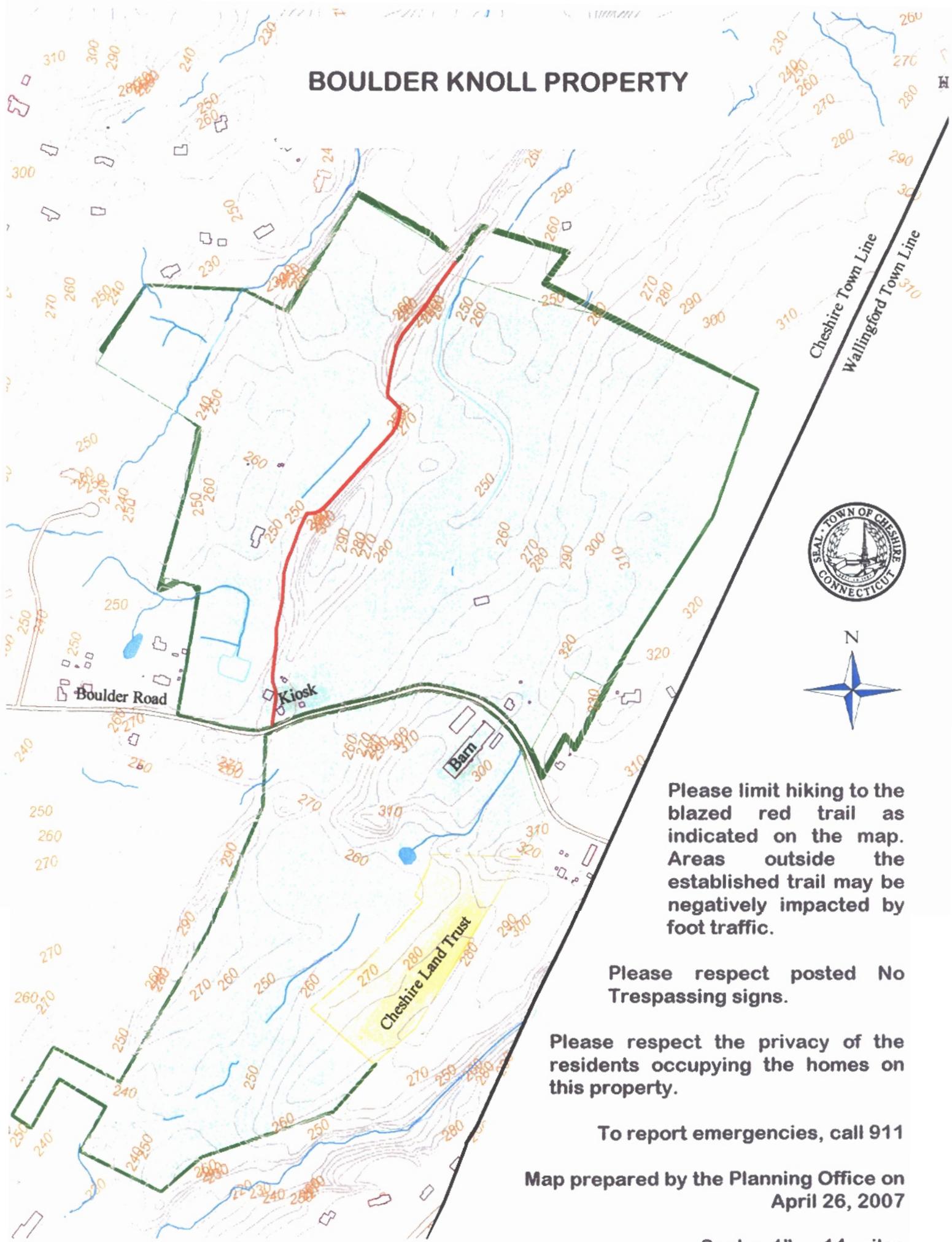
Because the three properties form a contiguous expanse of 150.53 acres, they are collectively referred to as Boulder Knoll. Together, the subject properties are a major link in the town's long-range plan to create a "greenbelt" along eastern Cheshire, essentially parallel to the Cheshire – Wallingford border. (The DeDominicis Property is the next existing portion of the greenbelt to the south, Meriden Water Company reservoir land the next existing portion to the north.

The property is relatively open, with terrain comprised of flat to rolling fields and hills that climb to a minor basalt/traprock ridge running generally along the north-south axis of the combined properties. Wooded portions of the property generally include the field edges and the slopes of the slight ridge, which runs along much of Cheshire's eastside. Portions of the open fields are wet meadow, which is the fastest declining type of wetland in New England.

Trail Information

A hiking trail has been available to Cheshire residents for hiking since the Jackman Farm's purchase in 1994, as described in the 1994 book TRAILS. The red trail is marked and can be easily accessed by walking along the driveway to the immediate west of the kiosk. Follow the trail along the driveway/dirt road, keeping the ridge to your right. This trail meanders up to the top of the ridge. The trail marking information is conveniently displayed on the free maps available at the kiosk.

BOULDER KNOLL PROPERTY



Please limit hiking to the blazed red trail as indicated on the map. Areas outside the established trail may be negatively impacted by foot traffic.

Please respect posted No Trespassing signs.

Please respect the privacy of the residents occupying the homes on this property.

To report emergencies, call 911

Map prepared by the Planning Office on April 26, 2007

Scale: 1" = .14 miles