

Mountain Views

FALL 2026

STOWE
LAND TRUST

Dear friends,

What comes to mind when you think of Mayo Farm?

Kids playing soccer? Dog walkers greeting each other on the Quiet Path? Elementary students learning about riparian buffers along the Little River? The Percy cows quietly grazing against the Mansfield ridgeline?

Mayo Farm is all these things and more. It's the "Central Park" of Stowe—the very heart of our town.

We have this 235-acre gem thanks to a group of locals who recognized its value to the community back in the 1980s and made the decision to conserve the land. In doing so, residents embraced the idea that some pieces of land are so vital to our community, their future should be guided by long-term public benefit, rather than the pressures or priorities of a moment.

The fact that Stowe Land Trust was established that same year is no coincidence. Mayo Farm was our very first project, and the beginning of a community-led movement that has defined our landscape. As Stowe dairy farmer and longtime resident, Paul Percy, recently said:

"If we hadn't protected Mayo Farm, I just don't think Stowe would be the community it is today."

Since that first project, your support has helped Stowe Land Trust conserve more than 7,000 acres—the equivalent of 30 Mayo Farms.

For those of you who helped conserve Mayo Farm nearly four decades ago, our deepest gratitude. And to all of you who continue to value recreation, community, public land, agriculture, and a healthy environment—thank you.



See you out there,

A handwritten signature in black ink that reads "Tom Rogers". The script is fluid and cursive.

Tom Rogers
Executive Director

Thank you to the talented photographers who contributed their work to this newsletter:

Mayo Farm (cover): Mark Vandenberg, stowebeautiful.com

Pumpkins (right) and Quiet Path Foliage (page 4): Jamie Edwards, iamlostandfound.com

Soccer players (page 4) and Mayo Farm Balloons (page 5): Alan Ouellette, alanouellette.photography

Chipmunk (page 6) and Barred owl (page 7): Emanuel Soza-Foias, esozafaiasphotography.com

A large, vibrant photograph of a pumpkin patch under a clear blue sky. In the foreground, several large, ripe orange pumpkins with dark green stems are in sharp focus. The background shows more pumpkins and trees, slightly blurred. Overlaid on the right side of the image is a large, white, stylized graphic of a bracket. Inside the bracket, the words "connect" and "more" are written in a large, white, sans-serif font, with "to something" in a smaller font between them.

connect
to something
more

STOWE LAND TRUST

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PO Box 284
Stowe, VT 05672
(802) 253-7221
stowelandtrust.org
info@stowelandtrust.org



@stowelandtrust

Mayo Farm: The Heart of Stowe



On a warm afternoon in early September, a group of middle school students tumble off the school bus at Mayo Farm for soccer practice. Before lacing up their cleats, they drop their backpacks and dash into the Little River for a quick dip before practice.

Just across the bridge, Lyn Goldsmith's Australian Shepherd, Willoughby, has the same idea. He bounds in and out of the water, greeting his dog friends and their owners with happy enthusiasm.

In the distance, a combine harvester makes its way through the corn field, gathering cow feed for the winter ahead. The early colors of fall on the Mansfield ridgeline set the backdrop for a classic Vermont view.

"I just love the property so much," says Lyn. "I don't think a day goes by that I don't at some point just shake my head and think, 'I can't believe this is my life. I'm so lucky, the dogs are so lucky, we're all so lucky to live here.'"



Through decades of change, Mayo remains.

What feels like luck to Lyn was the foresight of Stowe residents nearly 40 years ago who voted to conserve Mayo Farm. When the Mayo family halted dairy operations in 1986, the prime real estate in the center of town quickly gained the interest of developers.

Locals who valued the property's scenic vistas and working landscape organized to protect Mayo Farm. In 2003, residents affirmed that decision by voting to add a conservation easement to the property for added protection.

In the nearly 40 years since Mayo Farm was first purchased by the town, a lot has changed in Stowe. The town has grown and prospered beyond what many could have anticipated at the time. Through it all, however, Mayo Farm has remained—a mix of working farmland and public fields in the heart of Stowe.

That's the promise and beauty of conservation. Community spaces that stand the test of time from generation to generation.

Mayo Farm Ecological Assessment

The conservation easement on Mayo Farm is up for renewal in 2028. As the community once again decides its future, Stowe Land Trust is conducting an ecological assessment of the property with Bowman Consulting, the results of which will be shared this fall.

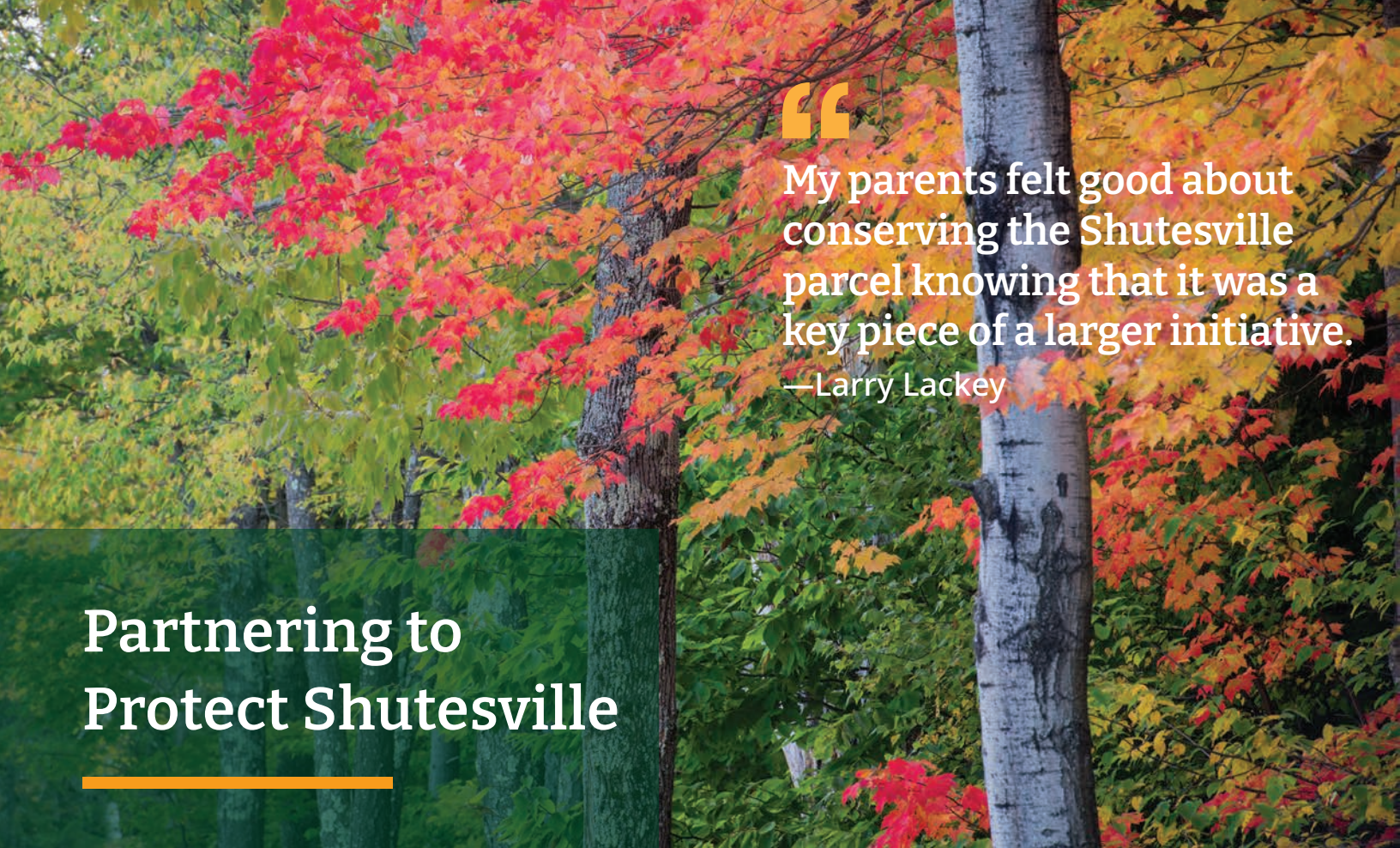
"Beneath the fields, vistas, and farmlands at Mayo lie wetlands, prime agricultural soils, and a river floodplain that helps absorb excess water during heavy rain events," says Carolyn Loeb, Stowe Land Trust's Stewardship Director.

"As our climate changes, it's increasingly important for us to understand how these systems are working and how they can be enhanced to make Stowe more resilient in the future."

Bowman will evaluate the ecological, agricultural and community values of Mayo Farm using soil and geologic mapping, aerial imagery, hydrologic data, wetland inventories, and field investigations to offer the public a clear understanding of the natural resources present on Mayo Farm.

The results of the study will be shared on stowelandtrust.org and at a public community forum.





Partnering to Protect Shutesville

On its own, the nine acres of red maple forest along Route 100 owned by Frank and Ann Lackey would not have been a high conservation priority. But as a critical link in the Shutesville Hill Wildlife Corridor, the small parcel was already on the radar of local and statewide conservation organizations when the Lackeys decided to sell in 2018.



“My parents felt good about conserving the Shutesville parcel knowing that it was a key piece of a larger initiative.”
—Larry Lackey

The Nature Conservancy moved quickly to acquire the property, but with a plan in mind: protect it now, then hand it off to a local conservation partner who would care for it long-term. This July, that plan came to fruition. The Nature Conservancy transferred ownership to Stowe Land Trust—along with funding to cover the property’s ongoing needs, from clearing invasive species to monitoring the health of the forest.

It’s a small part of a large conservation story in Vermont. Local and statewide conservation partners including The Nature Conservancy, Stowe Land Trust, Vermont Land Trust, and the State of Vermont have now protected roughly 1,200 acres in Shutesville—a quarter of the priority habitat conservationists have mapped between Stowe and Waterbury.

Connecting the Green Mountains and the Worcester Range, this corridor provides critical habitat for a wide variety of wildlife and plants, from moose, black bears, and songbirds to maples and ferns. The heavily forested property provides a safe corridor where wildlife can travel, forage, and seek shelter.

Additionally, the variety of forest habitats found throughout Shutesville are considered key to climate resilience—storing carbon, absorbing floodwaters, and enhancing water quality. As climate change

continues to reshape our landscapes, protecting natural areas like Shutesville has become increasingly important.

The momentum is building. In December 2025, Stowe Land Trust conserved North Hill Forest, protecting 74 acres of forest within the corridor in Stowe. Just six months later, Vermont Land Trust announced the protection of 227 acres in Waterbury, adding another important piece to the Shutesville Hill Wildlife Corridor.

This work continues because people like you choose to support conservation in Vermont. Every acre—from the Lackey’s nine to the hundreds beyond it—adds to a growing and connected corridor where wildlife can thrive.



Will you help protect Shutesville?
To donate: stowelandtrust.org/donate

BOARD UPDATE



A Warm Welcome to Walt

Walter Frame returns to Stowe Land Trust’s board of directors this fall. A former board member, Walt has remained connected to our mission for over a decade while actively engaging in the community through numerous board and volunteer positions.

“Stowe Land Trust has become a more strategic and community-facing organization, but our fundamental purpose has never changed: to protect the lands that define this place. As we engage in conversations about recreation, housing, agriculture, and land stewardship, conservation remains at the heart of that work. I believe our role is to help our community make thoughtful choices about the land we have, what we protect, and what we hope to conserve.”

A Fond Farewell to Amy



Please join us in thanking Amy Stewart for her smart, steady leadership as president of the board over the past three years. Amy saw Stowe Land Trust through the transition to a new executive director, a strategic board restructuring, and a regional expansion. Thanks to her thoughtful leadership, Stowe Land Trust is poised to serve the community with a deep bench of skill and expertise.



A Heartfelt “Thank You” to Beth

During her tenure, Beth Bradford inspired generations of young people to connect with the land. Stowe Elementary’s beloved teacher and a member of Stowe Land Trust’s board of directors, Beth lived her values everyday—planting seeds in the school garden, harvesting vegetables for the school cafeteria, and bringing her valuable insights to our organization.

Muddy Moose Conserved!

Thanks to your enthusiastic support, a stunning series of gorges, established trails, and 150-acres of forest in Morristown are now conserved. The \$3.9 million Muddy Moose project was a bold and exciting endeavor, combining conservation with year-round housing through a partnership with Downstreet Housing & Community Development.

We are currently navigating the permitting process to construct a trailhead and parking area, so we can welcome the whole community onto this property. Stay tuned!

**You are shaping the future of this land,
thank you.**

Learn more:

stowelandtrust.org/work/projects/muddy-moose

