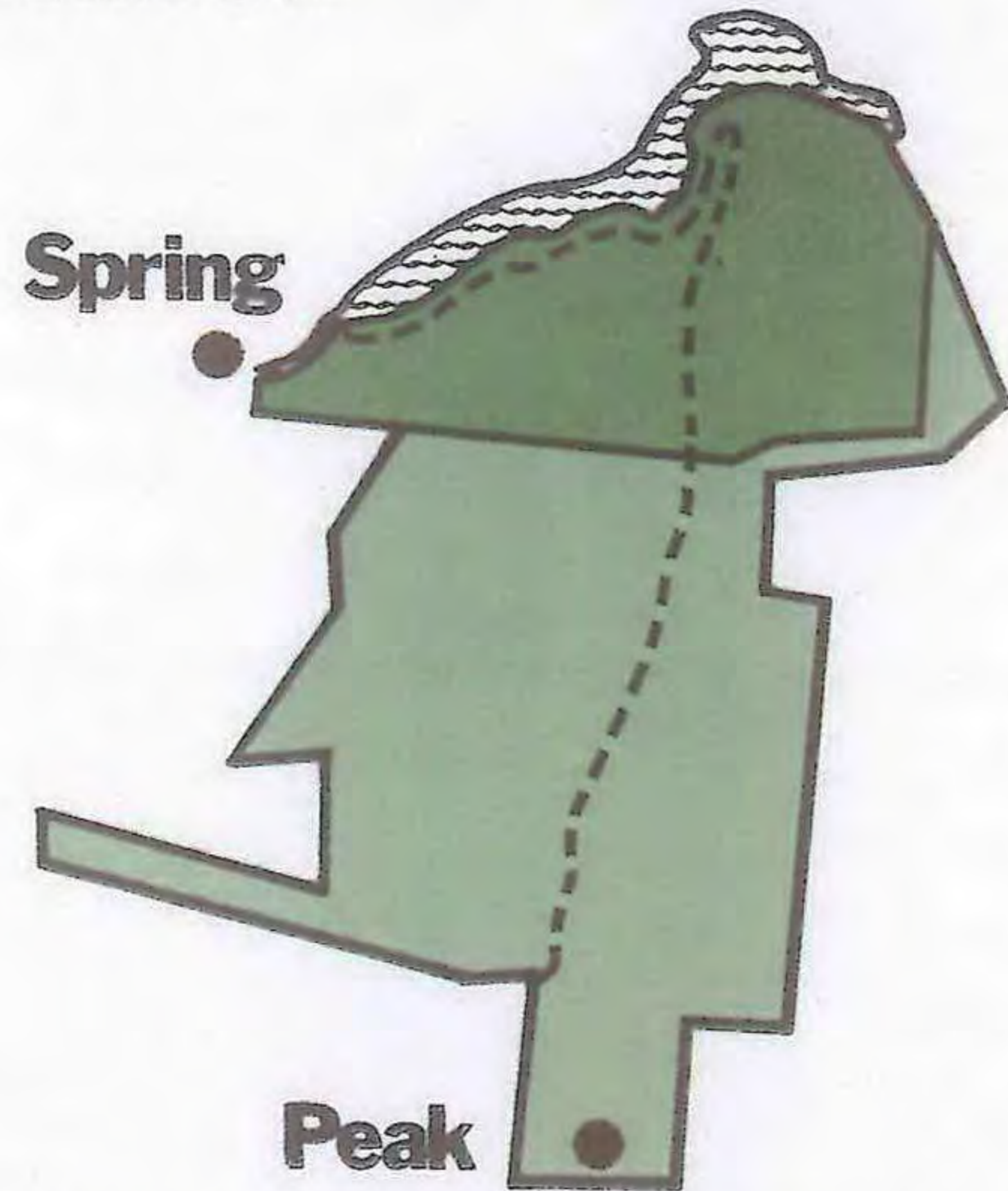


lie within the boundaries of the property to be retained by the owners. A second property owner has given the town a two year option to purchase a narrow strip of land to serve as a connecting link to the park from Birch Mountain Road.



Present taxes for the property are less than \$700 a year. Authorities estimate that if the land were to be developed it would produce approximately \$378,000 in taxes. This assumes 85% of the tract being used for homesites and the remainder in roads. Against that figure should be weighed the cost of services to the 1,360 people that this tract might accommodate on half acre lots. Based on a 1971 per capita budget of \$375 it would require \$510,000 to cover the additional cost of town services . . . hardly a profitable venture for the taxpayers of Manchester.



That's the present situation on Case Mountain. Manchester residents should seriously consider the possibility that this

preservable tract may be lost to them forever. This would be tragic indeed . . . not only for today's citizens but for those generations to come. Case Mountain is a community asset in every sense of the word.

Right now, Manchester's 25% investment or \$712 per acre constitutes a bargain by any standards. Join all those people in the community who want to preserve this beautiful tract in its natural state.

Join with us in trying to SAVE CASE MOUNTAIN.

## Case Mountain Trees and Shrubs

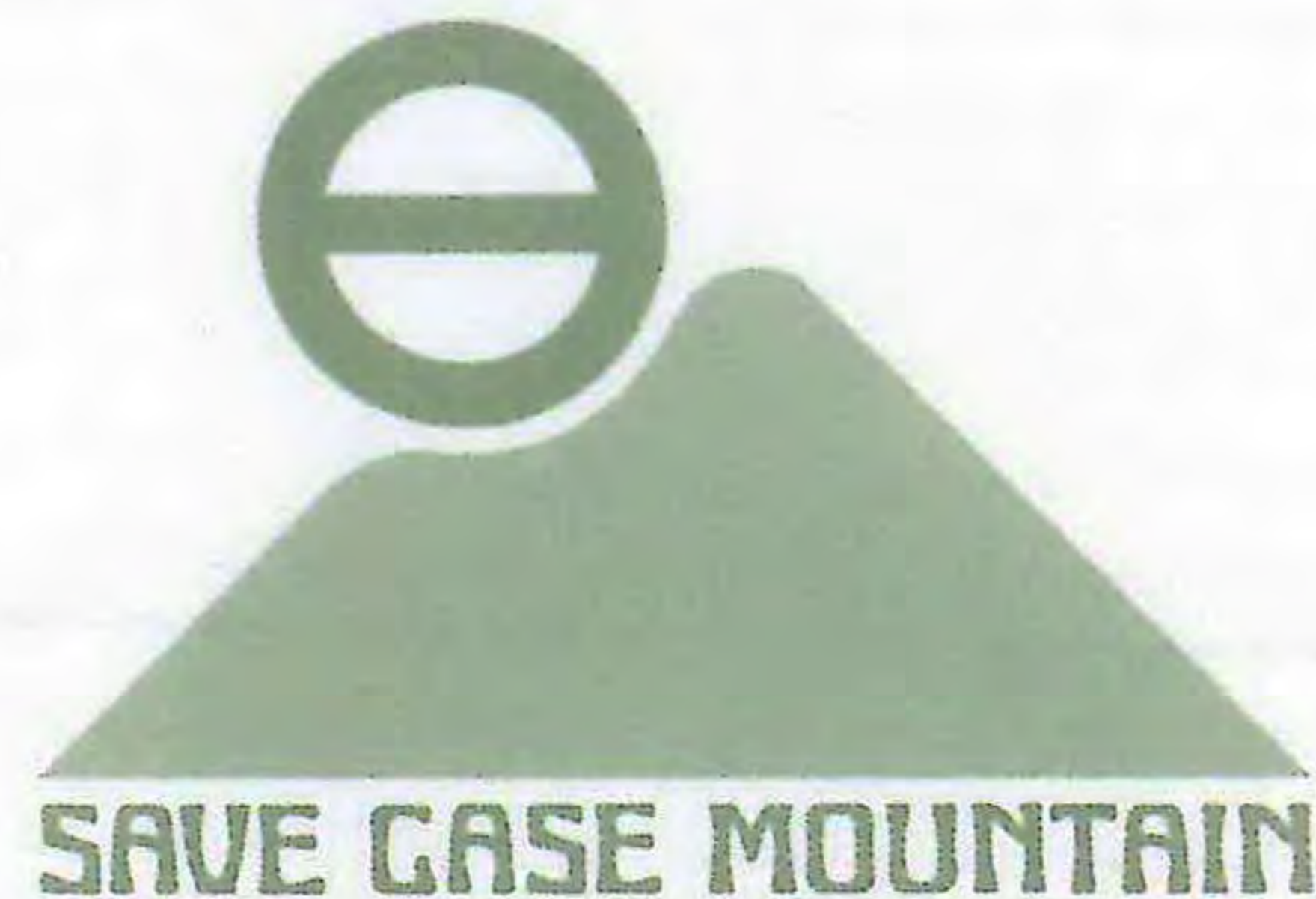
(Partial Species List)

### Trees:

White chestnut, black and red oak  
Hemlock  
White Pine  
Black and white birch (rare)  
Pignut, butternut and shagbark hickory  
Pitch pine  
White ash  
Red maple  
Sassafras  
American chestnut (sprouts)

### Shrubs:

Mountain laurel  
Sweet pepperbush  
Black alder  
Maple-leaved viburnum  
Hazelnut  
Witch-hazel  
Flowering dogwood  
Grape  
Blackberry  
Blueberry  
Huckleberry  
Shadbush



# The case for Case Mountain



Case Mountain has been a source of enjoyment and education for Manchester's citizens since the year 1903. It was then that A. Wells Case developed the mountain as a scenic park, generously making it available to the public.

Generations of young people have learned about the wonders of nature and the beauty of things in their natural state on this magnificent, forested mountain.

The spectacular view, the winding trails, the myriad birds and small game have been a source of great pleasure to Manchester people for a long time.



The owners will dispose of a large portion of the property. What for generations of Manchester families has been a veritable nature's classroom may now have to make way for civilization and all it implies.

This mountain wilderness can be tamed overnight by the bulldozer and the chain saw. You've seen it happen. Manchester is in danger of losing this natural asset . . . and once lost, it will be lost forever.

Anyone who has enjoyed the splendor of this mountain in all seasons will understand the urgency of the plea — SAVE CASE MOUNTAIN.

It is an unusual Manchester asset. The protection this woodland has enjoyed for nearly 70 years has created biological conditions that make it unique for a mountain so close to urban activity and development. The entire area is a natural nursery for a great variety of trees, plants, wildflowers and small game.

How can we as citizens of Manchester with a serious obligation to our town and the generations to come, assure that this asset will not be dissipated?

Let's look at the facts.

The owners of Case Mountain have offered

## A Forester's View of Case Mountain

The Case Mountain tract is a unique forested area resulting from a variety of happenings. The northerly facing slope of Birch Mountain was worked and re-worked by ice and water during the Glacial Period into land forms including minor gullies and ravines, tiny swamps, areas of deep soil accumulations and exposed bedrock, rockfalls and cliffs. A multiplicity of sites for tree, shrub and herb growth resulted. There is little evidence that any substantial portion of the tract was ever cleared for agriculture or pasturage during the colonial days or that severe forest fires played a major role in the development of the present woodland. It is probable that the area has been permanently forested, and that timber and fuelwood were harvested for a period of two hundred and fifty years. Old woods roads that crisscross the area have become today's walking paths and trails.

The presence of many American Chestnut stumps indicate that by 1910 the forest was composed of this species with admixtures of oaks, maples, pine and hemlock. The Asiatic chestnut blight killed the chestnut and they were subsequently harvested. The openings created filled with hemlock, black birch, occasional white pine, and red, black, white and chestnut oak.

Loss of the chestnut favored increased growth of the residual trees. The larger tree specimens present today represent these residuals, well into their second century of growth.

For the past sixty years, wind storms and drought, and disease and insects have created small openings in the forest canopy. New generations of trees and shrubs are arising in these openings.

Here is a rich forest environment, close-in to the metropolitan area where man can enjoy the forces of nature; and if he chooses he may climb up through the forest to the westerly overlook and there observe three centuries of development in the lower Connecticut River Valley.

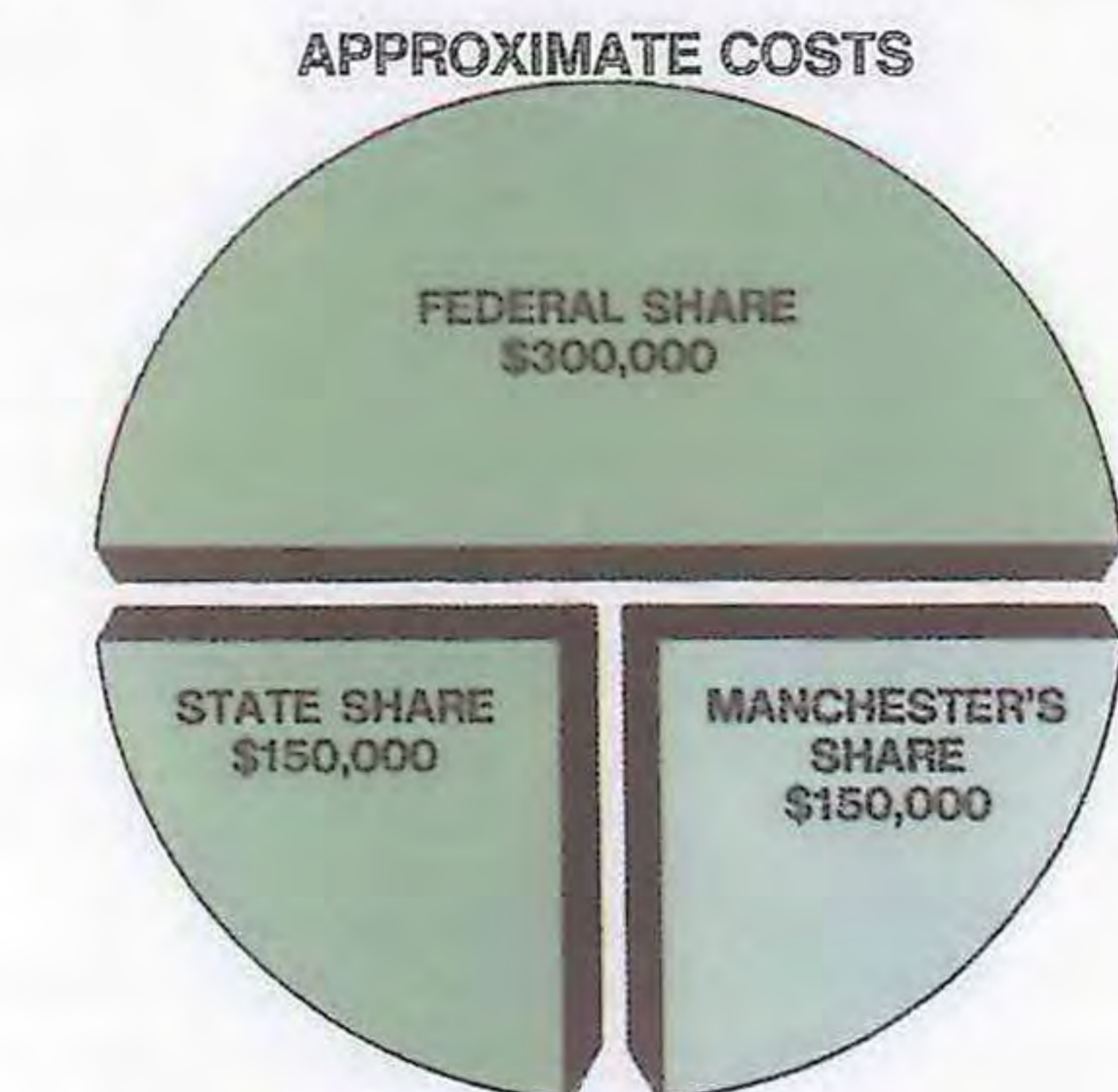
Harry A. McKusick  
*Retired Connecticut State Forester*



the town 212 of their 498 acres. Approximately \$600,000 will be needed to acquire this property — or \$2830 an acre. The town has until December 31, 1972 to accept or reject this offer.

A grant of \$300,000 toward the purchase price has been successfully negotiated with the federal government providing for more than half of the funds required to purchase the property.

An application has been filed with the Connecticut Department of Environmental Protection for a grant amounting to approximately 25% of the price. This is presently being given favorable consideration.



The town's share, at 25% of the asking price, is approximately \$150,000 or \$712 per acre. Quite a bargain when you consider that building lots in that section of town are valued at \$12,000 to \$15,000.

(See map of the area involved). The light green section is the tract being offered for sale. The dark green section will be retained by the present owner.

Neither the spring nor the approach road to the mountain is included in the offer. Both