

# Lake Waramaug Association

August 2019



## End-of-Summer Membership Meeting Sunday, September 8, 2019, 2:00 PM at the Lake Waramaug Country Club.

We look forward to seeing you at our end-of-summer meeting, where we will review our summer season on the Lake, discuss our goals for the off-season and update you on our current achievements and objectives. Catherine Rawson of the Weantinog Land Trust will also be on hand to speak about Land Preservation. We look forward to welcoming her!

Please join us and take advantage of this opportunity to learn about important matters affecting the protection and preservation of Lake Waramaug.

### PHOTO CONTEST: Be Our Winner!!

Photos of Lake Waramaug are circulating daily on Facebook and Instagram. Many of them are stunningly appealing and creative. We would like to publish some of these in our Spring Newsletter for all our appreciation and to recognize those of you who are recording the beauty of our lake. Then on our website we will give our readers the chance to vote on the most appealing photo.

We'll tally the votes, and the winner will receive a very special case of wine and placement as the cover photo in our Fall Newsletter! Please submit your photos to: lakewaramaugassociation@gmail.com. Include your name and contact information and description of the scene, if you choose.

Start now, and the photos may be submitted through March, 2020. Keep them coming!



### Keep your eyes peeled!

For those who still visit the Lake during the off season, or for those that are interested in wildlife, did you know that Lake Waramaug is considered the common merganser duck capital of Connecticut? A migrating breed of duck, the common merganser flocks to Lake Waramaug in the late fall and into the winter, sometimes in rafts of thousands.

*Photo Credit: A pair of Common Mergansers in Harford Co., Maryland (2/18/2007). Photo by Bill Hubick*

### “Waramaugers”

Do you have a special talent, passion, expertise that you would enjoy expressing as part of your love of Lake Waramaug and its environs? We are eager to meet you and get you involved in protecting and preserving our beautiful lake. It is an opportunity to socialize, meet some fellow “Waramaugers” and have fun while making a difference. Areas include: communications, publicity, events, organizational development, land use and preservation, low impact development, and any others of interest to you. If so, please contact: Mary Jo Keating (Keating.maryjo@gmail.com)

### Dues Reminder

If you have not yet paid your dues or wish to make a contribution to the Lake Waramaug Association, please do so via the enclosed envelope or online at [www.waramaugassoc.org](http://www.waramaugassoc.org). We thank you for your continued support!



[www.waramaugassoc.org](http://www.waramaugassoc.org)

P.O. Box 2272  
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## Arrow Point: Then and Now

*“Buy land. They’re not making it anymore.”*

*by Christine Adams*

Mark Twain’s famous financial advice, more than a hundred years old, pertained to an unapologetic 19th Century initiative for Westward expansion in America, conceived by President Andrew Jackson and championed by his successor James K. Polk. Today the concept offers, perhaps, a political paradox: the removal of native people who utilized the land in the gentlest of possible ways made room for economic development via its hard use. The story has transpired full circle for land preservation advocates; Twain’s words hold significance to any conservationist along our shores and within our watershed, where prices for lakefront property have risen exponentially in a short period of time. Twain was giving simple investment advice, in that these resources are finite. As they are depleted, their value increases even more, regardless of intended use.

Arrow Point, the peninsula jutting from Waramaug’s north shore that enjoyed a long bucolic existence, may be Waramaug’s own version of Manifest Destiny. In 1728, the Connecticut Colony divided what was then the Southern part of Kent. The first private owner of what was formerly known as Long Point, and its associated hillside, was John Smith of Windham. Later owners, the Goodhues, coined the peninsula Arrow Point in the 1880s, although it is unclear whether the nomenclature was given for the shape of the land itself or for the numerous indigenous spear points found in the soil while farming.

The collective “they” to which Twain refers certainly aren’t making any more land, and limited supply will never reach high demand. A snapshot of historic transactions illustrates the Point’s destiny: in 1811, Elijah Boardman of New Milford bought it for \$2,264. On June 20, 1920, the Goodhue Family sold it to John and Sarah Holzworth for \$40,000. On January 20, 1965, Joseph Kavanewsky acquired Arrow Point with the intention of developing it for \$260,000. After a long legal battle regarding lot size with the Town of Warren Zoning Commission, Kavanewsky in turn sold to Alwin Construction Company on November 10, 1971 for \$1.2 Million. Most remarkably, in August of 2013, a single property on the Point sold for a record-breaking \$5.6 Million after only two weeks on the market.



*Mrs. John Holzworth with daughters  
Jean and Elizabeth circa 1920.  
Photo Courtesy of Gunn Museum*

An economic history of Arrow Point reveals a sharp upward curve in its land value. A significant factor was the difficulty in obtaining farm labor after the Second World War, on which a behemoth of a mansion was built in 1873 by Brooklyn builder Silas Driggs, at the time, the Point’s only dwelling place. It was refined and made spectacular by Charles C. Goodhue and his family made Arrow Point a 19th Century showcase for gentlemen farmers. Yet, by the 20th Century, it became too large and expensive to maintain in the changing economic times, as the grande dame of Waramaug homes eventually became a tempting attraction for vandals and scavengers and left vacant and defaced. Teenagers in the 1970s and 1980s used it as a place to entertain themselves, and at the same time, demand for lakefront homes grew far greater than the value of a singular Queen Anne-style 30-room mansion. In the 1980s, therefore, the house was demolished via a controlled burn, an opportunity for the Warren Fire Department to employ and fine-tune their skills, clearing the way for Alwin’s wildly successful development.

At this point in time, Arrow Point and the surrounding hillside, as well as the present State Park were “on the top of the State’s list for acquisition, [although] the State was at the time operating ‘in the red’ and did not have the funds. The property was also offered to a group of neighbors but they too passed up the opportunity.” (From Arrow Point and Associated Property by Jeanne Holzworth, The Gunn Historical Museum Archives).

A head-slapping truth it is, that leaves one wondering what the Lake would have been like with the entirety of the Kent Basin enveloped by State lands. Instead, the community is grateful for the arrival of many philanthropic neighbors, many of whom volunteer their time and resources to both the Association and the Task Force. .... *continued on page 4*



*Then*

*Photos courtesy of Gunn Museum*



*Now*

*Photo courtesy of Klemm Real Estate*

## A Picnic of Intrepid New Englanders

It was Mark Twain, in a speech given to the New England Society's seventy-first annual dinner in December of 1876, who said, "I reverently believe that the Maker who made us all makes everything in New England but the weather... There is a sumptuous variety about the New England weather that compels the stranger's admiration — and regret. The weather is always doing something there; always attending strictly to business; always getting up new designs and trying them on the people to see how they will go."

Alas, it didn't go so well for the Association on the third of August. After a morning of conference calls between the Association and "Eight to the Bar" band members, the decision was made to go forward with the Annual Picnic as planned, despite a 45% chance of storms. It was a gamble that we lost, as a last minute shift in the wind, coined a "slight zephyr" from the East by one of the more clever-witted teenagers amongst us, brought the storm just far enough South to wreak havoc on the Beach. The system soaked the landscape, putting the band's electrical equipment in jeopardy. The affair was an intimate one, therefore, and rather damp as some die-hard Waramaugers held on to dine alfresco with their families in between storms. But all was not lost: a rainbow appeared from the prism of lingering raindrops, the Tallmadges' hard cider was sweet, and there was no line at the ice cream truck.

We'll look forward to a do-over in July of 2020 at a date (and a rain date!) to be announced in the Spring.



Photo Credits: Top Right - Carrie Ullrich Poulos - Above Left & Right - Chris Adams



Allin Tallmadge and Hannah Beckett wait out the storms.



Members of the Band, Eight to the Bar, throw in the towel...

## The Case for Zoning

By MaryJo Keating

How would we all feel if a gas station were suddenly to appear on Route 45 next to the lake? Or a fast food joint were to pop up at the State Park? Would we feel that we had been violated and our bucolic life at Waramaug totally compromised? What protects us from that happening? The answer is zoning. The purpose of zoning, which was instituted in Washington and Warren in the 1930's, is to protect the cultural, environmental and recreational heritage of our community — to preserve our privacy and to protect our scenic enjoyment of this treasured lake. It is not to prevent people from using their properties fully and appropriately, but rather to ensure that we all will not lose the unique beauty and peace of this environment.

In the Spring newsletter, we will explore the role of regulations and the relationship between zoning and wetlands. The Lake Waramaug Association wants to promote public awareness of the thoughtful land use regulations that our communities have adopted to preserve our lake and its environs for our common enjoyment.

For your information, please see page 15 of the Washington Zoning Regulations pertaining to the Lake Waramaug Residential District at: [http://m.washingtonct.org/sites/washingtonct/files/file/file/zoning\\_regulations\\_-\\_revised\\_december\\_172017.pdf](http://m.washingtonct.org/sites/washingtonct/files/file/file/zoning_regulations_-_revised_december_172017.pdf)

For Warren residents, please see: [https://www.warrenct.org/sites/warrenct/files/uploads/zoning\\_regulations\\_effective\\_112418\\_0.pdf](https://www.warrenct.org/sites/warrenct/files/uploads/zoning_regulations_effective_112418_0.pdf)

For Kent: [https://www.townofkentct.org/sites/kentct/files/uploads/kent\\_zoning\\_regulations\\_-\\_effective\\_070118\\_1\\_1.pdf](https://www.townofkentct.org/sites/kentct/files/uploads/kent_zoning_regulations_-_effective_070118_1_1.pdf)

## Air Quality Monitoring Stations Now Operational

By Linda Frank, Washington & Wendy Murphy, Kent - WCCAA Co-Chairs

The Western Connecticut Clean Air Action group (WCCAA), was formed in July 2018 as a multi-town alliance of concerned members of Conservation Commissions, environmental organizations, schools and land trusts. It was formed in response to the development of the Cricket Valley gas fired power plant located in Dover Plains, NY, five miles to the west of Kent and 12 miles from Lake Waramaug. The plant is scheduled to go on line at the end of the year and its three 282 ft high smoke stacks will emit over three and a half metric tons of air pollutants each year.

The mission of WCCAA is to gather baseline air quality data for our region before the Cricket Valley site goes on-line and to continue air quality monitoring thereafter to scientifically assess Cricket Valley's impact on air quality in our region. To that end the towns of Sharon, Cornwall, Kent, Warren, Washington, New Milford and Sherman have Aeroqual AQY1 monitors collecting air quality data. These towns form a north to south arc to the east of Dover Plains. This will enable us to measure the pollutants that prevailing winds will be bringing to our communities. The Connecticut Department of Energy and Environmental Protection has been very supportive and will be of assistance in reading the data. We will keep you informed when Cricket Valley is up and running.

We are so grateful to the participating town governments in Washington, Sharon, Cornwall, Warren, Kent, Sherman and New Milford. And special thanks to the Kent School, Canterbury School, High Watch Recovery Center, Lake Waramaug Task Force, Lake Waramaug Association and the Warren Land Trust for sharing in the cost of the monitors, and to The Marvelwood School, the Housatonic River Commission, the Housatonic Valley Association, The Kent Land Trust and The Weantinoge Heritage Land Trust and individual donors for additional financial support.

We are fortunate to live in such a proactive and supportive community.

## Arrow Point: Then and Now... continued from page 2

Presently Arrow Point holds seventeen homes, many of them situated on lots larger than one acre. The associated hillside, totaling more than 200 acres, was purchased by two conservation-minded citizens and is in part still used in the 19th Century tradition: as a gentleman's farm. Two and a half acres and twenty feet of road access at the terminus of the Point is now held by the Lake Waramaug Task Force, from where two of their aeration systems are run, as well as a state-of-the-art zooplankton farm, part of an ecosystem-balancing project to combat the growth of harmful blue-green algae. Conservation principles have immortalized the historic Holzworth Farm.

During our Centennial Year, the Association implemented a plan to conserve one hundred acres of land; this initiative remains active and high on our priority list. With the Association's recent generous gifts from individuals and foundations, ear-marked for land use and preservation work, we hope very much to heed Twain's advice, obtaining - or securing easements - on open land, valuable assets which aren't being made anymore. We are teaming up with area land trusts. Many of our private citizens have made their own quiet contributions to preserving our landscape. We hope to emulate progress made in this spirit, so that the fabric of our landscape remains intact, enjoyed for generations to come, in a way that all can appreciate: with an unspoiled view-scape of our watershed and the added benefit of cleaner waters.

*Special thanks to Les Ernhout, a former resident of Arrow Point and a true friend to Lake Waramaug, for agreeing to be interviewed for this article. The mansion-exploring teenagers referenced above have chosen to remain anonymous.*

Best wishes for a wonderful Fall and Winter, both on and off the Lake!



Photo/Video Still Credit: Amy Wu  
Poughkeepsie Journal Wochit



**The Lake  
Waramaug Association  
is social media savvy!**

Please "like" us on Facebook or follow us on Instagram for up-to-date Association news.