

CT Yankee Council, Boy Scout Property Partial History

Update December 8, 2021

Parcel E03-0019 currently identified as the Boy Scout Property

- 52.21 acres as follows:
 - 42.556 acres from Tuccio/Leffert section.
 - Former Demrick parcels C and B - E04-0034 (5.986 acres) and F04-0001(3.667 acres).

1973 – Tuccio/Leffert Section

- 40 acres, more or less (actually 42.556 from survey); Map 1815.
- Original part of what is now the Boy Scout property of 52.21 acres on the Grand List.
- “In the event that (name change)..... or that the BSA, Inc fail to use the property for scouting purposes, then in that event the parcel shall be conveyed by the Grantee to the Town of Ridgefield, County of Fairfield, State of CT for park or recreational purposes.”

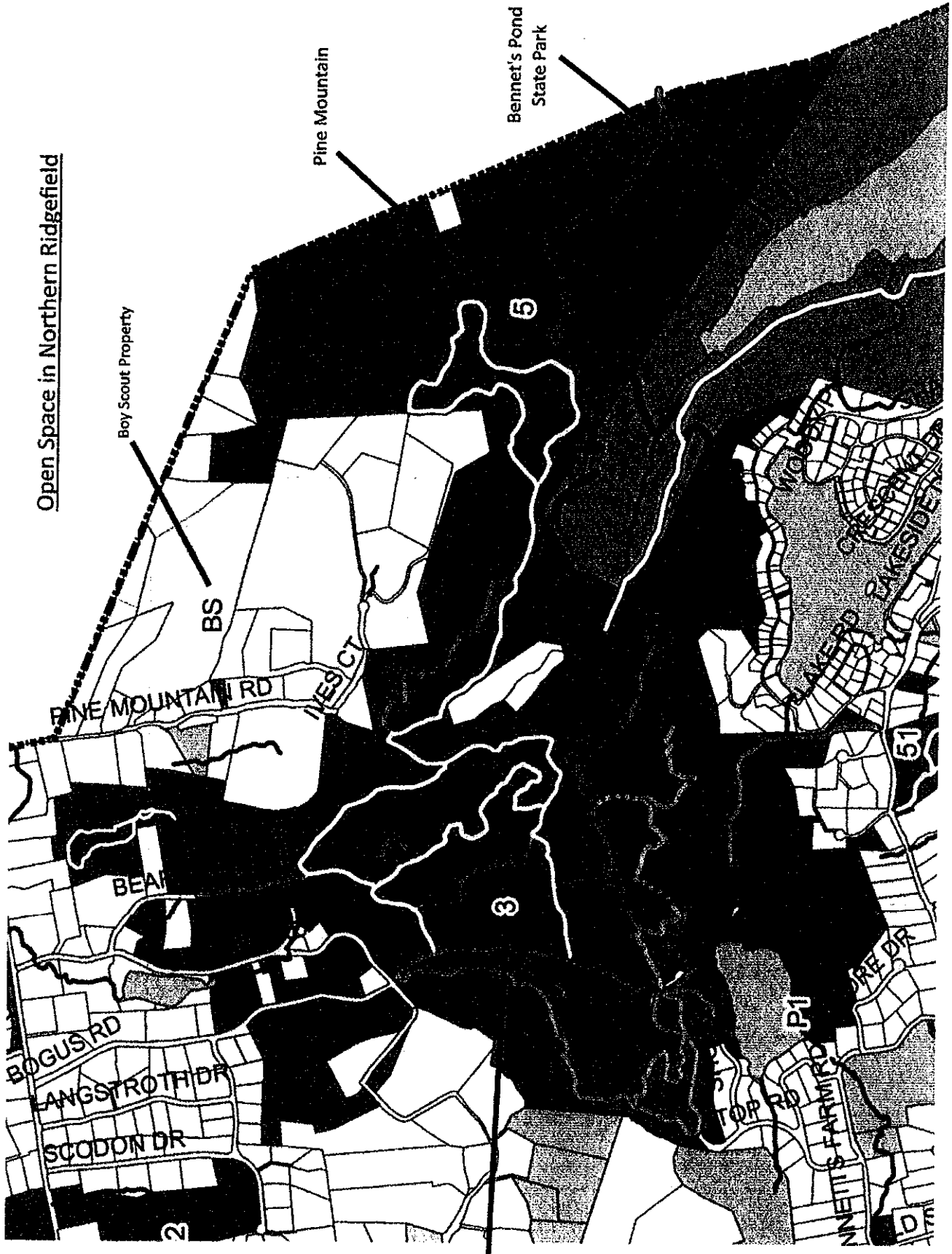
2005 – Demrick Section

- 15.384 acres, more or less (Map 8951).
- This corresponds to Town Parcels E04-0034, F04-0001, and F04-0009.
- Former parcels E04-0034 and F04-001 do not appear on the Grand List as those two parcels were combined into E03-0019 while F04-0009 shows up as TOR property.
- Based on title search, F04-0009 is not TOR property (there was just a conservation easement with no actual property transfer).
- “Nothing in this grant shall be deemed to constitute a conveyance of the land to the Grantee.”

Conclusion

- The Scouts are finally relinquishing the title to the original 42.556 acres at no cost to the Town.
- The Conservation Commission is purchasing 17.384 acres that were the Demrick Deed.

Open Space in Northern Ridgefield



Boy Scout Property

Pine Mountain

Bennet's Pond State Park

BS

PINE MOUNTAIN RD

WES CT

BEAR

3

BOGUS RD

LANGSTROTH DR

SCODON DR

2

5

51

P1

TOP RD

WELLS FARM RD

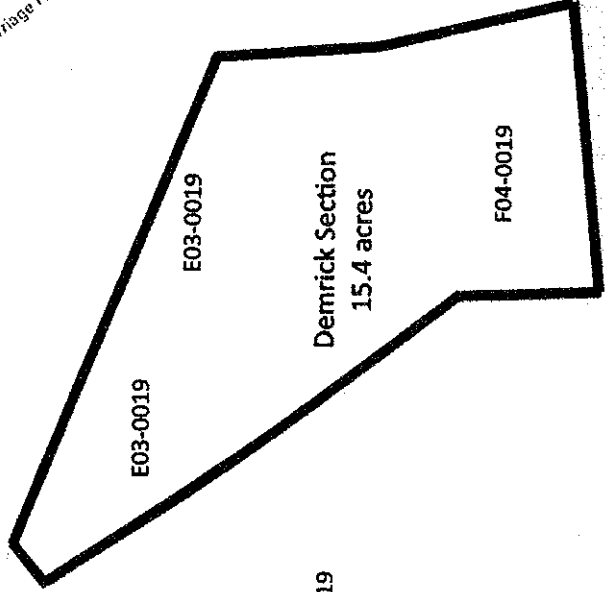
WIRE DR

DE

Hemlock Hills

Jonathan Ct

Carriage House Dr



Pine Mountain

Tuccio/Leffert Section
Deed Restricted

42.6 acres

E03-0019

Boy Scout Property

Pine Mountain Rd

Pine Mountain Rd