



### Webinar Chat Log: Tips from Terrafirma. November 20, 2025

00:17:35 Abi Locatis Prochaska, Land Trust Alliance: We recommend the Native Governance Center's Guide to Indigenous Land Acknowledgement for anyone who wants to learn more about building a full land acknowledgement practice. <https://nativegov.org/news/a-guide-to-indigenous-land-acknowledgment/>

00:24:43 Abi Locatis Prochaska, Land Trust Alliance: Please put questions in the chat at any time!

00:28:53 Abi Locatis Prochaska, Land Trust Alliance: Trends handout for download:

00:29:27 cynthia rohrbach: What does Adverse Possession mean?

00:38:18 Rob Beach: There is a statute in CT saying that adverse possession cannot run against land protected by a land trust

00:39:41 David Sperry (Chelmsford Land Conservation Trust): Can you please send me the case info for the Massachusetts Adverse possession Thx

00:42:53 Emma Erickson: Do you have any tips/resources/case studies for monitoring properties with fencelines that do not follow property boundaries?

00:42:54 Tom Kester, ARMS Operations Manager: Replying to "Can you please send ..."

Hi David. I'll follow-up with you.

00:43:03 David Sperry (Chelmsford Land Conservation Trust): Replying to "Can you please send ..."

Thanks!

00:44:08 Carolyn Loeb, Stowe Land Trust: What do you suggest when a landowner does not want to remark their conserved land property boundaries (and is pushing back on our request to do remark) and we're seeing minor issues in the vicinity of the line, but we can't tell if the issues are "over" the line or not? We rely primarily on conserved landowners to keep their boundaries marked but there are a few who have refused to do it due to high cost. For example, minor brush dumping near the line but we are not sure if it is over the line or not and it is a big financial lift for the land trust to pay for the survey work when landowners normally bear all or at least 50% of the cost.

00:46:34 Carolyn Loeb, Stowe Land Trust: Yes, that's correct

00:48:16 Carolyn Loeb, Stowe Land Trust: Yes, thanks!

00:50:57 Jeff Baker: Can you give an example of a water right challenge?

00:51:06 Mariannelarossi: Reacted to "Can you give an exam..." with 👍

00:51:13 Lily Bose - Coastal Prairie Conservancy: Reacted to "Can you give an exam..." with 👍

00:52:38 Khris Miller, The Prairie Enthusiasts, Wisconsin: Can you comment on regulations/laws regarding cutting/clearing vegetation/trees that are on adjacent property but either hanging over limbs on Land Trust property interfering with our activities and/or brush encroaching from those trees, etc.

00:52:50 Steven Gosch: Reacted to "Can you give an exam..." with 👍

00:53:13 David Sperry (Chelmsford Land Conservation Trust): Reacted to "Can you comment on r..." with 👍

00:56:21 Emma Erickson: What estimated cost do you recommend land trusts use for the average cost to address major violations (staff time and other costs not paid by Terraforma) in a Stewardship Calculator?

00:57:25 Jeff Baker: Reacted to "What estimated cost ..." with 👍

00:59:51 Emma Erickson: Thanks!

01:04:18 Khris Miller, The Prairie Enthusiasts, Wisconsin: Did you say "volunteer" insurance? Are there specific policies covering volunteers?

01:04:41 Rob Beach: If Terraforma defends a claim, what control over settlement and course of strategy is retained by the land trust? To what extent does the land trust participate?

01:09:42 Don Owen: Please address the difference between a placeholder claim and a covered claim?

01:14:01 Don Owen: yes

01:14:09 Don Owen: Thank you!

01:16:01 libby reed | Washington Farmland Trust: Many thanks for this great information. So helpful!

01:16:06 Khris Miller, The Prairie Enthusiasts, Wisconsin: Thank you!

01:16:12 Carolyn Loeb, Stowe Land Trust: Thank you so much!

01:16:20 cynthia rohrbach: So helpful! Thank you!!

01:16:49 Carrie Ehrfurth (DCLT Land Team): Thank you!

01:17:01 Alex Schrader: Thank you!

01:17:04 Julia Landstreet SK Land Trust: Thank you - always learn new things to worry about!

01:17:11 Julia Rogers: Thank you!

01:17:15 Julia Whitten: Thank you!

01:17:20 Andrew Moe (he/him): Thanks as always!