

THE AUSBON SARGENT LAND PRESERVATION TRUST

*Helping to Preserve the Rural Landscape of the Mt. Kearsarge/Lake Sunapee Region
Andover, Bradford, Danbury, Goshen, Grantham, New London, Newbury, Springfield, Sunapee, Sutton, Warner, & Wilmot*



CHATTER

Summer 2010



View across the open fields to McAlvin Pond on the 1,559 acre Star Lake Farm conservation easement in Springfield. This is a photo of an original oil painting by local artist Ron Brown whose work is available through the Banks Gallery, Main Street, New London (www.thebanksgallery.com).

Star Lake Farm:

A dream come true

Many good stories start with "Once upon a time..." This is one.

In 1769 the King of England granted to John Fisher and other proprietors the Town of Protectoworth (now Springfield). The proprietors offered farms of 100 acres or so to encourage settlement and the next 30 years saw unprecedented changes in the landscape. Land clearing, mills, barns, homes, roads, schools and village centers sprang up. What we now refer to as Star Lake Farm was assembled

from 14 of these original farms (homes to such families as Smith, Chase, Robie, Putney, Wiggins and Eastman), given up in the 19th and early 20th century due to the economic forces of easier farming in the Mid-West. Dreams are made and some are lost.

It is sometimes said that we are a product of our times. Dan Thorne grew up in the instability of the 60s and 70s with a dream of finding land that had an old barn, a farmhouse and a pond. Land that

he could mold into a working farm and not be surprised by a McDonald's across the road. In 1982 a mention of this dream to a colleague in Chicago sent him off to visit with Frank Easton at Star Lake Farm, then for sale. It was December, snowing hard and the beauty was hidden. Visiting the following summer Dan was greeted by Frank Easton with a fishing pole, caught 3 trout in 15 minutes, and fell to sleep in the moonlight, hearing the coyotes, the frogs and the breeze. He was convinced that Star

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by John Trachy

From the Executive Director:

It's been an exciting year for Ausbon Sargent. A year filled with optimism, energy and successes. Springfield land owner, Dan Thorne, donated Ausbon Sargent's single largest conservation easement. Along Main Street, New London, a magnificent and breathtaking panorama of Mt. Kearsarge has been preserved forever. Sutton's King Hill Reservation and Webster's Knights Meadow Marsh gained significant wildlife habitat acreage as a result of the Kezar Conservation Group and the Youngs easements. Otter Pond and Lake Sunapee benefited from the Stockwells' small, but strategic easement. Andover neighbors banded together for land conservation.

Also, strategic planning for 2011 – 2015 is underway. Our 2010-2015 Strategic Plan acknowledges Ausbon Sargent's promise to care for the lands it owns and those on which it holds easements – in perpetuity. We recognize that conservation - now - and stewardship of those lands - forever - will underpin the work of board, staff and volunteers as we strive to create and balance the human, social and financial capital necessary to grow and sustain the organization over time.

Ausbon Sargent is at a critical juncture where it must consider carefully how to support expansion in the number of its conserved lands and meet current and future stewardship obligations. This intersection – where land growth and easement stewardship meet – requires that the board make a number of significant decisions in order to move forward.

In 2012, we will celebrate our 25th anniversary. We have already held several gatherings with easement donors and the Outreach Committee to discuss how we might celebrate this landmark occasion. We welcome your thoughts throughout the planning process.

This small, regional land trust named after Ausbon Sargent was founded to preserve the rural quality of life in the Mt. Kearsarge/Lake Sunapee region. So I challenge you to think about all the ways that Ausbon Sargent has made a difference to you and your family. Land conservation is good for your health. Conserved farms means fresh food, wetlands filter your water and forests keep the air clean. Ausbon Sargent easements provide you a place to exercise and explore the great outdoors with your family and pets. And each of us has our own special view that we cherish - a view that calms and soothes us.

Ausbon Sargent is enormously appreciative for the generosity of the Virginia Cretella Mars Foundation and the Leatherwood Foundation. As always, I am impressed by our thoughtful and knowledgeable trustees; our competent and hard working staff; our dedicated volunteers; our generous members; and our supportive partner organizations. We are forever grateful to all the landowners who have conserved their properties and bestowed on us a lasting and extraordinary gift!

Thank you all,



Ausbon Sargent Executive
Director Debbie Stanley



photo: Nancy Lyon

Landowner Dan Thorne (center left) points out the boundaries of the Star Lake Farm conservation easement to John Garfield at the delightful easement signing party Dan hosted at the main farm residence. In 2008, John Garfield's family Trust granted a 6.52 acre conservation easement protecting 1,800' of Baptist Pond shoreline. The Star Lake Farm easement protects 1,200' of Baptist Pond shoreline.

(continued from page 1) Lake Farm was his dream and returned as the owner with his dogs and ambitions in 1983.

Dan isn't a romantic about working farms. He knows that they are not necessarily pretty all the time but can be attractive and neat. He also feels that a farm that is not worked will cease to be a farm, that if it can break even financially it can go on forever,

**We do not inherit the earth from our ancestors;
we borrow it from our children.**

- Native American Proverb

and if it isn't worth keeping fields open they will soon revert to forest. (New Hampshire so wants to be a forest!) Farm tourism, cattle shows and other low impact uses must be explored to allow a farm to thrive and flourish.

Dreams evolve as life unfolds. Working with the National Trust for Historic Preservation, the Global Heritage Fund and the Coastal Conservation League increased Dan's appreciation for conservation and preservation. The arrival of children also made consideration of the long-term viability of Star Lake Farm more urgent. Discussions with farm manager Todd Richardson and others convinced Dan that a conservation easement was the best way to continue his dream -- in perpetuity -- and the Ausbon Sargent Land Preservation Trust was the best partner. With the overwhelming endorsement of the 2010 Springfield Town Meeting, Dan donated a conservation easement on 1,559 acres of forest and fields, a lake, a pond and much history. His children and ours, for generations to come, will benefit from and

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(continued from page 2) enjoy this most generous gift.

Springfield is a small town and not known for embracing change. Dan's plan for a conservation easement was unsettling for some in the community who saw (erroneously) the loss of developable land as a loss of taxes. Others were concerned that the discontinuance of class VI roads within the farm would prohibit access. After much discussion and negotiation over several years and countless meetings, the Selectboard and the Planning Board endorsed the plan and encouraged its support. The willingness on the part of the members of these boards to take this risk is inspiring. The Conservation Commission also endorsed the plan and many in the community stepped forward to express their support and encourage others to do so. A sampling of comments reveals much about what the Town values:

"We need these open spaces for our peace of mind." Cynthia Bruss, Conservation Commission. "It is a beautiful and historical place. Many more should be conserved."

"Conserving this jewel helps to maintain the rural and agricultural heritage that is our Town history." Pixie Hill, neighbor and farmer.

"I live and work here at the farm and appreciate it every day." Todd Richardson, Star Lake Farm manager. "That it will remain a farm forever is a fitting tribute to Dan's foresight and generosity. It was worth all the hard work!"

"It's great for the Town and future of our area." John Chiarella, Selectman.

"Preservation of this property provides open space for future generations. It was an opportunity to conserve and preserve an historic and large tract of land -- more than 5% of the total Town acreage." Ken Jacques, Planning Board.



photo: Beth McCutann

Star Lake Farm raises premium beef cattle sold at local markets such as Spring Ledge Farm - another regional farm protected with a conservation easement. Over 100 acres of the easement at Star Lake Farm protects fields that provide pasturage and hay for their livestock.

"One more step toward preserving our future." Cynthia Anderson, Town Clerk.

"It is my belief that this conservation easement is a great benefit to the Town in many ways." B Manning, Budget Committee. "Often overlooked is how it buffers the Town from what could be large tax increases related to substantial growth."

"The 1,700 acre Star Lake property is a perfect example of Springfield's early history - a small group of farmhouses with fields and forests combined with plentiful, undeveloped land." Don Hill, Selectman. "Throughout the process it was obvious that Mr. Thorne's foresight would preserve this rare jewel for his family in a way that shares it in perpetuity with the Town of Springfield."

"We will be known forever by the tracks we leave" is a Native American proverb which resonates as well today as it did centuries ago. The tracks made at Star Lake Farm by Dan, Todd, the Selectmen, the Planning Board and the Town Meeting are clear. We know where they came from and where they go.

Thank you!

John Trachy is an Ausbon Sargent volunteer and a member of the Springfield Conservation Commission. He and his wife Cynthia Hayes are easement donors, mostly retired, and enjoy the seasons, their animals and wildlife at Deer Hill Farm.

The Facts about Star Lake Farm

Acreage: 1,559 acres (largest conservation easement within the Ausbon Sargent region)

Owner: Star Lake Properties, Inc (Dan Thorne).

Easement held by: The Ausbon Sargent Land Preservation Trust

Location: Georges Mills Road, Springfield

- Created from a collection of 14 former farms, covering 1,700 acres - 1,559 of which is now protected by the conservation easement.
- Shoreline protection for all of the 65 acre Star Lake, most of 10 acre McAlvin Pond, and, 1,200 feet of frontage on Baptist Pond.
 - The easement includes over 100 acres of fields producing hay & pasturage for 50-100 head of cattle which provide meat to local markets.
 - Managed forestland provides wood products to local mills.
- Sugar maples produce sap processed on site at the farm's sugar house.
 - The 2005 NH Wildlife Action Plan identifies significant portions of the property as "Highest Ranked Habitat" in the State.
 - Four peaks over 1,500' make the property visible from many locations in the region.
 - Public access for pedestrian recreation on private roads, the SRK Greenway and a new trail to be built up Pitcher Mt. by 2012.

The Big Field

Center of a Child's Universe

by Cotton Cleveland

Scenic Memories: Peter Messer haying the Big Field with his huge handsome workhorses; the little lighted Christmas tree that David and Robert set up each winter; Susan's wedding pictures with Big Field and Kearsarge behind; Linc and Dad driving the red jeep across the field searching for deer and bear; last summer's Sir Isaac Gnu-ton hanging from a tree with the Big Field, Mt. Kearsarge and a full moon in view behind...

Great Story: One day Mom was working in her kitchen when a neighbor called asking why there were so many people in the Big Field. Surprised, she hung up and went to the field side of the house. There were scores of people all over the field, some in fire department uniforms, some police and others just walking around. What was going on in the Big Field? She walked over, slightly indignant that so many people were using her field without permission and discovered that a plane was overturned just over the hill crest out of view. It seems that Jim Wheeler had run out of gas while flying and had glided across the whole town of New London headed for the Big Field where he could safely force land his plane!



photo: Nancy Lynn

No visitor or local resident can travel up the ridgeline "spine" of New London's Main Street without appreciating the open hillside field rising to the height of land on the east. This gateway property has been protected by the Cleveland Family Trust with a "scenic view" easement. Whether snowcovered with the single fir tree lit with small white lights during the holiday season or being hayed by horse drawn mower in the summer - this view will remain the same forever. Open scenic views like this in heavily forested NH are precious for their rarity. To protect the private landowners privacy and the land itself, this easement restricts public access.

"Nature is painting for us, day after day, pictures of infinite beauty" - John Ruskin

Growing Up: We used the Big Field for so many fun ventures: a gallop across on our ponies, riding on Dad's first skidoo, walking out at dusk to see wild birds and animals, going out on a bright sunny winter's day for a snowshoe or cross country skiing, as a pathway to visit our school friends, the Foleys, who lived in the Red House across the Big Field...just standing in the middle of the field presented an amazing 360 degree view of all the mountains surrounding New London... Kearsarge, Ragged, Cardigan, King Ridge, Sunapee...Jim Abbott once thanked Dad and Mom for letting him snowshoe on their fields by presenting them with 4 quadrants of detailed drawings including names of every single mountain peak that can be viewed from the Big Field.

The Facts about the Cleveland Family Trust Easement

Acreage: 19.9 acres

Owner: Cleveland Family Trust
Easement held by: The Ausbon Sargent Land
Preservation Trust

Location: 711 Main Street, New London

- Gateway open space property on the south end of New London's Main Street.
- Picturesque view from road of working hayfield provides panoramic views of Mt. Kearsarge for visitors and townspeople alike.
- Lined with stonewalls and maple trees this property exemplifies the unique qualities of this region.

The protection of this scenic view conservation easement by the Cleveland Family Trust is a remarkably generous gift – to be both thankful for and protective of.

Secret Memory: In late June the grass on the Big Field is so high that I can hide in it. I lie down on my back in the exact center of the field looking up at the clear blue sky. I hear the wind through the grass, see the insects moving around and the birds flying above, smell the tall grass that will soon be cut and dried into hay....This spot, I believe, is the center of the universe!

Cotton Cleveland lives in New London with her husband John Garvey who is a trustee of Ausbon Sargent. Her parents Jim & Hilary Cleveland instilled in her a lifelong appreciation of the natural environment through their deep love of nature, their exuberance in being outdoors and their outstanding leadership in conserving and protecting lands and waterways in New Hampshire.

Calendar:

July:

Ausbon Sargent Progressive Dinners

Thursday, July 8, 5:30 pm

Thursday, July 22, 5:30 pm

Highlights Tour of Star Lake Farm (Springfield)

Join Beth McGuinn for a guided property tour of selected highlights of the 1,559 acre Star Lake Farm easement.

Thursday, July 29, 3-6 pm

August:

Hike on the Gross Family Farm (Andover)

Join Andy Deegan for a property tour hike on the 100.5 acre Gross Family Farm easement. Hike focuses on working forests and agriculture.

Thursday, August 19, 3 - 5 pm

September:

Landscapes for Landsake (New London)

Exhibition at Ausbon Sargent office of original oil paintings by local artists Ron Brown, Grace Cooper & Lisa Jelleme of selected Ausbon Sargent protected properties.

Thurs. Sept. 2, 5-7 pm Exhibit opening

Exhibit open Mon.-Fri. 9 am - 4:30 pm

at Ausbon Sargent office, 71 Pleasant St.

September 3 - October 12

October:

Ausbon Sargent Annual Meeting

(New London Historical Society)

Sunday, October 24, 4 - 6 pm

Courser Farm 13th Annual Pumpkin Festival

Sunday, October 24, Carving starts at noon

October 29th, 30 & 31 Lighting of all the carved pumpkins occurs at dusk on each night.

December:

8th Annual Holiday Cocktail Party

Thursday, December 2, 5:30 pm – 7:30 pm

(location to be determined - check web site)

Complete details regarding time, driving directions and cost are on our web site

www.ausbonsargent.org

in the NEWS/Calendar menu.

Wish List:

Can you help us purchase any of these items?

Call Debbie Stanley at 526-6555

AED (emergency defibrillator)

\$800

FRS radios (to communicate at events)

\$300

Youngs Easement

235 acres, Webster

by Susan Youngs

When we first saw the Little house on Little Hill Road in Webster, we knew this was where we wanted to live. With its five fireplaces, huge living room with views of Mount Kearsarge, and “end of the road” location, it was perfect. With Steve’s completion of his change of profession from geologist to doctor, we finally had two incomes again and could afford to move out into the country. The house came with six acres of land, and we felt like landed gentry. Then we discovered that there was additional land adjoining our property that was also for sale, approximately another 375 acres. The land had been almost completely clear-cut by the previous owners, who had bought the house and land for the sake of all the timber. We have heard that there were also some thoughts of putting in a large housing development once the land had been cleared. It was a “perfect” development target—there were great views of Mount Kearsarge from much of the property.

We began exploring options for purchasing the land. The price was definitely beyond our means. However, we discovered that The Nature Conservancy had had its eye on the land since it adjoins so much current conservation land (Knight’s Meadow Marsh on the south, the Blackwater Dam floodplain on the north, and a state wildlife management area on the west). The Conservancy was particularly interested in protecting habitat for wildlife species of conservation concern. We were able to put together a plan to purchase the land, immediately sell 128 acres on the south to The Nature Conservancy, and then put a conservation easement on most of the rest of the land. That easement would be held by the Ausbon Sargent Trust, a group we had heard of from a newspaper article on the Courser property. After more than a year of negotiations with the previous owner, we finally were able to purchase the property in April and sell the south parcel to The Nature Conservancy. On 5 May, we completed the sale of the easement on 235 acres of the rest of the land.

As someone who grew up in Iowa, a state that has been almost completely transformed from its original prairie to vast fields of corn and soybeans, I have long wished to be able to just let land “be,” to let it revert as much as possible to its natural state. For the most part, that is our plan for this land. We love the thought that there is a large swath of land that will never be developed—that will be available for people to enjoy.

Susan Youngs grew up in Iowa and currently teaches English at Southern New Hampshire University. Her husband, Steve, practices family medicine in Franklin after a recent career change from environmental geology.

The Facts about the Youngs Easement

Acreage: 235 acres

Owner: Steve & Susan Youngs

Easement held by: The Ausbon Sargent Land Preservation Trust

Location: Dublin Lane, Webster

- Joint project with The Nature Conservancy.
- Protects a portion of the Schoodac Brook headwaters.
- Provides a critical link between large blocks of conserved land: the Schoodac watershed with 2,000 acres and the Blackwater River watershed with over 11,000 acres.
- 90% of the easement ranked among the highest wildlife habitat in the state by the 2005 NH Wildlife Action Plan.
 - Existing snowmobile trail will be retained & pedestrian access is allowed.

The Ausbon Sargent Land Preservation Trust

Membership, Gifts & Thank You's

*Membership, APF and Gifts are from June 1, 2009 – June 1, 2010. Some names are followed by these symbols: * denotes donors who have given to both Membership and the Annual Preservation Fund. + denotes donors who have provided us with their company's matching gift information. If you have any questions concerning your membership status, please call Operations Manager, Sue Andrews at 526-6555 or email Sue at aslpsea@tds.net.*

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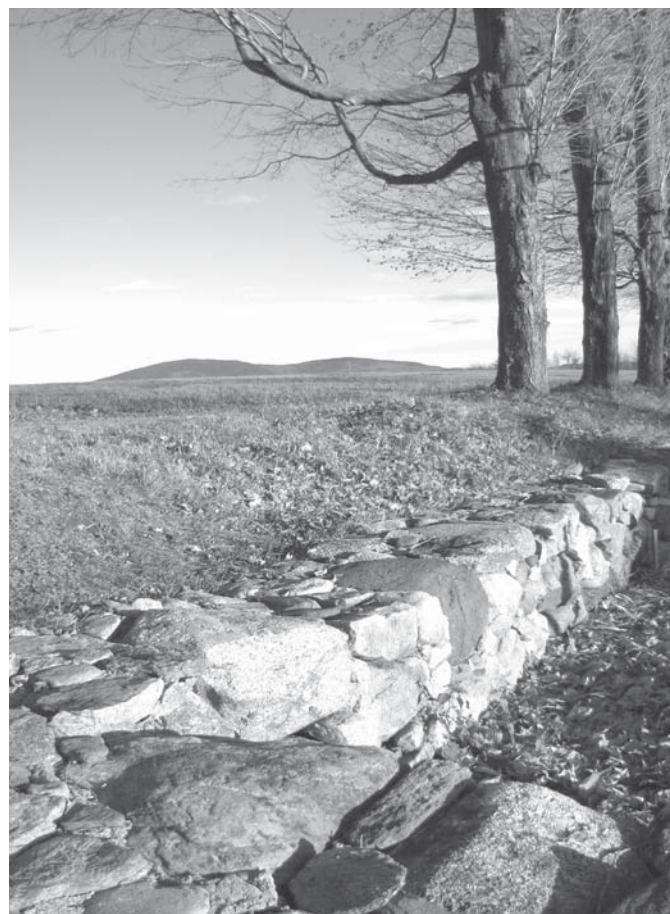
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2009 PROGRESSIVE DINNER HOSTS

John and Kittie Wilson who were
inadvertently omitted from the
Winter Chatter.

The Ausbon Sargent Community:

By Maggie Ford

Since 1987, Ausbon Sargent has been on a mission to protect the landscapes, the natural areas, the farms, forests and watersheds of the Mt. Kearsarge/Lake Sunapee region.

Nearly a quarter of a century later, landowners have voluntarily placed nearly 9,000 acres into conservation. They have entrusted their land to Ausbon Sargent to preserve and protect in perpetuity. By teaming up with owners to place their lands into voluntary conservation, Ausbon Sargent has added 3,000 acres to its portfolio this past fiscal year alone!

Those landowners have made a significant gift to their communities – something each of us can appreciate every day whether hiking the trails or just driving by; something that will endure forever.

“Community” has many definitions, but they all speak to common interests and shared ownership. In a very real sense, we all have a shared ownership in the lands that have been protected. We are all part of a community that enjoys and benefits from the thoughtful actions of the 109 landowners who have conserved their land. We, too, have an obligation – to help in the preservation of the lands we all cherish.

There’s much more on the horizon, but there’s only one way that Ausbon Sargent can continue the work of land preservation....and that’s with your continued support. Your generosity as members and donors to the Annual Preservation Fund means that you have recognized your obligation, that you are exercising your responsibilities as part of the community to assure that our unique landscapes – the healthy wildlife habitat, clean air, pure water, food-producing soils – will be with us for generations to come.

Let’s keep on protecting the land beneath our feet!

*Maggie Ford is a member of the Board of Trustees and Chair of the
Ausbon Sargent Development Committee.*

What our donors say about Ausbon Sargent

Colin and Firth Waldon
split their time
between Colorado and
New London. In both
homes, they are
committed as volunteers
and as donors to
conservation
and environmental issues.
When we asked why they
contribute both as members
and as Annual Preservation
Fund donors Colin replied,

**“your work is worthy
and makes a
difference.”**

We can’t preserve this
rural landscape without
your financial support.

A Tale of Two Natives - Jean and Dick Dulude

by Janet Miller Haines

A profile of a couple that purchased two properties protected by Ausbon Sargent conservation easements

It all started in high school in Concord, New Hampshire. Yes, we're talking about two natives here. He was a senior and she was a sophomore. Their first date was on a hayride. Soon after that she broke her leg in a basketball accident and was in a cast from hip to toe. And while that cut down on their dating activities, that didn't discourage their relationship.

Dick grew up on a 6.5-acre farm. And with a mother who was something of a naturalist, it stands to reason that he became a member of the local 4H chapter. He learned early on that planting all those pine trees provided good shade for the cattle. As the next to last child in a big family, he got a lot of practice in listening – something that would ultimately prepare him for his job as an executive in the corporate world.

Jean and her brother grew up in Concord. Having a good friend whose parents had a cottage on Lake Winnisquam gave her an opportunity to spend summers swimming on the lake, riding horses and sleeping out on the porch at night. She developed a love of nature and a desire to live near a lake one day. After graduation from college and marrying Dick, who got a job with Corning, she ran the household with 3 children and all that goes with that.

They've lived all over the U.S., and even in Paris for 5 years as Dick was transferred there, but New Hampshire has always been home to the entire family.

In 1973, they purchased a home on Lake Avenue in Georges Mills. Their children and their grandchildren visited often during the summers and after winterizing it, it worked as a winter-weekend spot as well. But eventually they all outgrew that house. Fate stepped in and the property just below that first house came on the market. And here began their relationship with Ausbon Sargent...

While Jean and Dick appreciated the land and the open spaces of New Hampshire, they weren't familiar with what conservation easements were all about. After meeting with Debbie Stanley and learning what their continued commitment would be, they went right to their financial advisor and sealed the deal. And it's

been a mutually advantageous relationship ever since. They previously purchased the Bohanon property on Burpee Hill Road with the expectation that perhaps one of their children would take up residence there. In the meantime, it's a wonderful property that lucky renters get to enjoy.

That property that the Duludes bought when they needed a larger place was the vintage 1930s cottage that Lincoln Gordon owned. In 2007, they built onto that cottage and it was my treat to speak with them in their beautiful arts-and-crafts-inspired home.

What makes the Duludes 'model' of support different is that they've taken on the responsibility for maintaining the property that is the result of a decision that others made. They were not in on the original negotiations nor was the original idea theirs. But as families grow and needs change, it's comforting to know that there are others who want to step in and see that the goals of the first donors to the Ausbon Sargent Land Preservation Trust are upheld and respected.

Thank you, Jean and Dick Dulude for showing us a different way to help Ausbon Sargent continue its work.

Janet Miller Haines minored in Journalism in college and likes to keep her hand in the writing game. She serves on Ausbon Sargent's Development Committee.



Dick and Jean Dulude at their Lake Sunapee home. They have purchased two properties protected by Ausbon Sargent held conservation easements. One is on Lake Sunapee and the other is on Burpee Hill -both are in New London.

**"One touch of nature
makes the whole earth kin."**

-Shakespeare



This is the view from the western shore of Lake Sunapee standing on an easement donated by Frank and Dot Gordon. Far left of the island is the easement originally donated by Lincoln Gordon purchased in 2003 by Dick and Jean Dulude. The boat house and the land to the right is part of the "Chetwood" easement also donated by Dot and Frank Gordon. This photo is from an original oil painting by Catherine Payne who is represented by The Banks Gallery at www.thebanksgallery.com.

The Responsibility of Land Stewardship:

The obligation to oversee easement agreements “now & forever”

By Andy Deegan

The celebration that occurs when a conservation easement deed is signed is the culmination of many months, and at times, years of negotiation between Ausbon Sargent and a landowner. It also marks a significant change in our responsibility to the land. Before the easement is signed, either the landowner or Ausbon Sargent could potentially walk away without any consequences. Once the easement is signed, Ausbon Sargent has made a legal commitment to the community that we will protect the scenic and ecological resources of the property forever.

Our easements are perpetual. When we sign an easement document, we are assuring the landowner that Ausbon Sargent will make sure that the original terms of the easement are enforced - forever. To help us with this weighty stewardship responsibility we have a talented and dedicated group of volunteers that visit our easement properties annually. Volunteer easement monitors walk their assigned properties once a year to see if there have been any changes to the property. They also discuss the property's current management with the landowner, and inquire about plans for the future. The information gathered is submitted to Ausbon Sargent in the form of a monitoring report, which is reviewed by staff to identify items of concern. The work done by volunteer easement monitors allows Ausbon Sargent to efficiently monitor all of our easement properties with a small staff and limited resources.

Most of the land we protect remains in private ownership. Since people don't live forever or live in the same place forever, we can guarantee that we won't work with the same landowners forever. It is part of our responsibility to make sure that this ownership transition, from the perspective of the easement, is seamless. First, we ask landowners to notify us when they are planning to sell their property. This allows us the opportunity to meet with potential buyers to make sure they fully understand the easement document and what it means to own a conservation property before they buy one. Unlike the original landowner, who had the experience of helping to draft the easement document and understands its purpose and implications, persons purchasing the property subsequently usually need to be brought up to speed. It is very important that we meet with new landowners to explain the easement, especially so that they do not mistakenly violate the easement's terms. Of course we'd rather our first contact with the new landowner not be a notice of violation!

Conservation easements are an evolving tool for land protection. We are constantly updating and improving language that allows us to better protect the natural resources of our conservation properties. One example is language concerning forestry activities. Our easements require that all forestry be performed under the guidance of a licensed forester using a forestry management plan written specifically to preserve the

natural resources of the property. Before any harvesting can take place, we review the forestry plan to make sure it meets the terms of the easement and to confirm that the proposed cut is supported by the forestry management plan. We then schedule a field visit with the landowner and forester to look at the trees marked for harvesting, as well as locations proposed for the log

landing and skid roads. This contact with the landowner is important to ensure the forestry activities conducted on the property are done in compliance with the easement.

Some of our easements have multiple partners or co-holders. These partners are often other conservation organizations or local, state or federal governments. In these situations, Ausbon Sargent must contact these parties whenever a landowner decides to undertake a significant management activity, such as a timber harvest or the placement of an authorized structure on the easement property. We provide the easement co-holder with a report and our analysis as to whether the activity is consistent with the conservation easement. We then ask for their input. If a partner has an issue with the landowners proposed action(s), we often need to negotiate with the landowner further.

What happens when the terms of a conservation easement are violated? Because we strive to maintain good communication with all landowners, easement violations are actually quite rare. When they do occur, it is often due to a misunderstanding on the part of the landowner rather than any deliberate infringement. If the violation can be reversed, such as by the removal of an unauthorized structure, we ask the landowner to rectify the situation. If the violation cannot easily be corrected, we will work with the landowner to identify and carry out appropriate remediation measures. Thankfully, easement violations are uncommon due to the proactive nature of our easement stewardship activities.

The signing of an easement is the beginning of a long journey where only two things will remain (*continued on page 13*)



This aerial photo taken by Steve Root of the three lakes and Mt. Kearsarge in the background illustrates the difficulty of our stewardship done only by boots on the ground. If we are to expand the number of acres we protect and continue to meet the legal obligations specified in each conservation easement we hold, our biggest challenge will be how to effectively, efficiently and frugally monitor the lands we protect.

Neighbors Pool Resources for Conservation

By Lorraine Cline

Barclin Easement - 17.75 acres, Andover

Mornings on Shaw Hill are punctuated with the roosters' song, an octet of Embden geese and the occasional whinny of horses. The "hill" as residents here refer to it, is a small community of five homes--all farms--that share hundreds of acres of prime soils, wetlands and outstanding natural habitat. Bobcat, moose, deer, bear, red fox and turkeys all call this home and pass through regularly, without hesitation. Locals walk "the dingle"-- the mostly-dirt road circumnavigating the hill--for fitness, fresh air, or a chance to enjoy the beautiful views of Ragged Mountain, Cardigan and Kearsarge.

So, when a 17.75-acre piece of land with 2,247 feet of frontage on the hill was purchased by a developer, there was cause for concern. The smallest lot in the neighborhood was 31 acres. In contrast creating six, new 2+ acre parcels would dramatically alter the density of the area, resulting in increased traffic on the single-track dirt road, creating noise and pollution and disrupting the wildlife corridor.

Neighbors on and off the hill banded together to share their concerns with the planning board about the impact this development would have on the area. Would the developer scale back the project? How could six homes be sited on such steep slopes? How could the wetlands remain intact and how would that be enforced? How could the existing homes below this proposed



photo: Nancy Lyon

This is the southeast road edge just where Shaw Hill Road and Raccoon Hill Road meet. Neighbors on this hill with nearly 250 acres of conserved farm and forest land enjoy walking the dirt road loop they call "the dingle". The Barclin easement is the wooded land to the left of these road edge ferns.

The Facts About the Barclin Conservation Easement Acreage: 17.75 acres

Owner: Barclin Land Company, LLC.
(Larry Barnes, Don and Lorraine Cline)
Easement held by: The Ausbon Sargent
Land Preservation Trust

Location: Shaw Hill and Raccoon Hill Roads, Andover

- Over 2200 feet of frontage on Shaw Hill & Raccoon Hill Roads in Andover.
- Adds to 250 acres of conserved land in the immediate area.
 - Part of watershed for the Blackwater River & associated wetlands.
- Soils on the property highly rated for forest products.
 - Protects important wildlife habitat.
- Public access is allowed for pedestrian activities.
 - This property was under consideration for a 6 lot subdivision.

development avoid negative impact from run-off—already a problem, since this land serves an important role as a watershed for Raccoon Hill?

After a year-long campaign, neighbors Larry Barnes of Stone Meadow Farm, and Lorraine and Don Cline of Wychwood Farm, pooled their resources and made the developer an offer. Known as checkbook conservation, it was the only way to save this prime real estate from development. And, thus, Barclin Land Trust, LLC was born with the sole mission of protecting that land in perpetuity.

Protecting the hill is not a new idea. Years ago, neighbor Mary Anne Broshek placed 55 acres of land in conservation with Ausbon Sargent and the Higgs, a 102 acre easement with the Society for the Protection of NH Forests. Additionally, the Barnes' added a 5-acre parcel adjacent to those easements. With the new Barclin easement, and an additional 33-acre easement the Clines are currently working on, the hill—with its fields, forests and working farms--will be comprised of 212+ acres of contiguous protected land for everyone to enjoy.

Lorraine Cline lives with her husband, Don, and two daughters on Shaw Hill Road in Andover. A past member of the Andover Conservation Commission, Lorraine is a publisher and graphic designer who enjoys daily walks around the "dingle."

(continued from page 12) constant: the land trust and the property. Landowners, volunteer monitors, and even Ausbon Sargent staff will come and go as decades and centuries pass. By being diligent in planning for stewardship of our easement properties, we will ensure that the land is managed in an appropriate manner in perpetuity, and our responsibilities to the easement

donor and the community are fulfilled – now and forever.

Andy Deegan graduated from the University of Rhode Island in 1998 and Vermont Law School in 2004. Before joining Ausbon Sargent in 2008 as a Land Protection Specialist, he was an attorney in Essex, Vermont. He, his wife and his son enjoy the outdoors, especially birds. Andy also serves on the New London Conservation Commission.

Conserving Small, but Strategic Acreage between Springfield Road and Otter Pond

The Stockwell family has vacationed on Otter Pond since 1955. My grandparents, Nan and Elbridge Stockwell, purchased four lots and built two seasonal cottages in the late 1950s. Since then our family has witnessed the construction of Interstate 89 in the 1960s, the installation of a wood burning power plant in the 1980s and the increased traffic in the area between I-89 and Rte.11. With the replacement of many seasonal cottages with year around residences - at times our family had concerns about whether Otter Pond would remain special and be worth the 7 hour drive from our suburban Philadelphia residences.

However, we also noticed the good work of the Otter Pond Protective Association, the Society for Protection of New Hampshire Forests and Ausbon Sargent. We also noted the care being taken to preserve the water quality of the Lake Sunapee Watershed - of which Otter Pond is a significant part. Due to these conservancy organizations we realized there was still hope - and began to consider how we could help.

In 2006 Bill and Betty Stockwell decided to rebuild their cottage 'Cove Point' on Otter Pond, and during the planning and construction phase they realized the 5 acre property across the cove on Springfield Road was for sale. A developer had already surveyed the property, evidently planning to subdivide into 4 lots as evidenced by the markings and blazes. Thankfully, that particular deal fell through. Realizing this might be a temporary opportunity - and that our 'Cove Point' project was completed within budget - we contacted the realtor for a walk-through of the property with its 880 feet of lakefront, un-mowed field and five structures in various states of disrepair. Within weeks we made an offer which resulted in negotiations and our eventual purchase in September 2007. Like a scene from the movie Field of Dreams - now what?

We felt very fortunate to have been able to intervene in these events and avoid the risk of development along that portion of Otter Pond shoreline. A seasonal brook bisects the property and one side of the tract abuts a narrow Ausbon Sargent tract of



photo: Andy Deegan

This is the view south across Otter Pond from the 444' of shoreline of the Stockwell easement.

conserved land along Oak Ridge Road. We decided to conserve a 1.69 acre wooded portion of the property - including the seasonal brook - and contacted Ausbon Sargent to donate an easement. Despite the small size of the tract, it met the criteria as it is densely wooded shoreline. We hope this small parcel encourages others to donate easements - especially in critical niches of land along shorelines and streams. Thankfully, Ausbon Sargent concurs!

Meanwhile, the Stockwells have been busy planting 100 conifer and hardwood seedlings purchased from the N.H.

Department of Forests along Springfield Road and other portions of the property in hopes that future generations and neighbors will appreciate the need to take action to preserve the special place that Otter Pond has been for so many decades.

Bill runs a manufacturing business in Philadelphia - Stockwell Elastomerics, Inc. Bill and Betty Stockwell reside in Mount Laurel, New Jersey. They look forward to their trips to Otter Pond where they are often joined by daughters Susan, Sarah and son-in-law Brian McAllister to hike the local trails, swim, fish and most importantly - spend time together.

The Facts About the Stockwell Conservation Easement Acreage: 1.69 acres

Owner: William & Betty Stockwell
Easement held by: The Ausbon Sargent
Land Preservation Trust

Location: Otter Pond, Georges Mills

- The 444' of shoreline protection on Otter Pond & 240' of frontage on Springfield Road offer scenic enjoyment from water and driving.
- The property abuts land owned by the Otter Pond Protective Association with the conservation easement held by Ausbon Sargent.
 - Provides wildlife habitat.
- Watershed protection and buffer area for Otter Pond.

Maple Leaf Natural Area

65 Acres, Sutton

By Tom Paul with Roger Wells

In 2007, the sub-development known as Phase II Meadow View Farms of Sutton came on the market. This 90+ acre major sub-division consisted of eleven approved building lots. The sub-division abutted two very important conservation features. One was the King Hill Reservation which is owned by the Town of Sutton and has an Ausbon Sargent easement. The other is Lyon Brook which feeds into Kezar Lake, a fragile water body.

In 2008 the asking price was reduced twice and Roger Wells and Tom Paul, who both live on Kezar Lake, saw an opportunity to protect the environment. They formed the Kezar Conservation Group, LLC and purchased the property in January, 2009.



photo: Nancy Lyon

The stonewall in the foreground forms the boundary at the northwest corner of the Maple Leaf Natural Area and the abutting 441 acres of King Hill Reservation.

They worked with the Sutton Planning board to change the major, eleven lot sub-division to a minor, three lot sub-division. One of the 3 lots created was a 65+ acre plot that abutted the King Hill Reservation and contained a wildlife corridor. Working with Ausbon Sargent, they placed a conservation easement on the 65+ acre plot in January 2010 and turned the land over to the Town of Sutton/Conservation Commission for protection. The land will be known as the Maple Leaf Natural Area.

By reducing the number of building lots from eleven to now two, the chances of environmental damage to Lyon Brook and Kezar Lake are also significantly reduced. The area contains

The Facts About the Maple Leaf Natural Area

Acreage: 65.36 acres

Owner: Town of Sutton

Easement held by: The Ausbon Sargent Land Preservation Trust

Location: Kings Hill Road, Sutton

- 227' of frontage on Kings Hill Road.
- Adds to the 786 acres of already conserved land in the immediate area.
- Part of watershed for Lyon Brook and Kezar Lake.
- Part of scenic views from Hominy Pot Road of the southern ridgeline of King Hill.
- Promotes protection to significant wildlife habitat.
- Public access is allowed for pedestrian activities.
- This property was originally part of an approved 11 lot subdivision.

evidence of deer, moose, bear, turkey and many other woodland birds whose habitat will now be protected.

The addition of this conservation land adds to the already existing conserved land adjacent to or near the property including King Hill Reservation, Enroth and Putnam easements – all protected by Ausbon Sargent held easements and the Society for the Protection of New Hampshire Forest's Bristol easements.

Tom Paul and his wife Janet have lived in North Sutton since 1997 when he retired from General Electric after 31 years of service. Tom and Janet enjoy the rural environment of Sutton and are both active volunteers in many of the town's non-profit organizations.

Roger Wells is an architect, planner, and landscape architect. He spent most of his career in Philadelphia where he and his wife Sandy raised their three children in Haddonfield, New Jersey. After vacationing in Andover and New London for many years, they moved to North Sutton permanently about 20 years ago. Since then they have both been active locally at the Fells. Roger is on the Sutton Planning Board and is involved in getting work force housing built in the area. He is semi-retired now and designs houses and gardens.

Our web site:

www.ausbonsargent.org

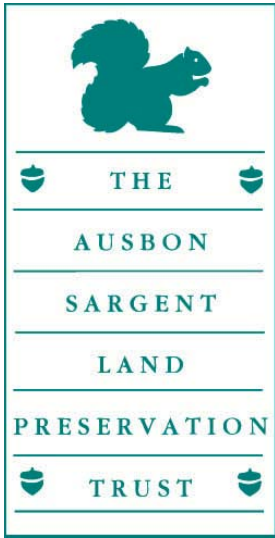
From videos to photos to trail maps to wildlife or donor profiles - whatever you want to know about Ausbon Sargent is at our web site.

And, of course, we are always delighted to have you visit us at: 71 Pleasant St.. New London
Or call 603-526-6555
email to: info@ausbonsargent.org



In May of this year a hearty crew joined Ausbon Sargent staff and Sutton Conservation Commission members hiking the Maple Leaf Natural Area described in the above article.

(Photo: Brian Faughnan)



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Nancy Lyon who lives in New London sent this photo to our web site of Canadian Geese sleeping on the rocks at Elkins Beach

Encounter more "Wildlife Sightings" at our web site.
www.ausbonsargent.org



photo: Nancy Lyon

Thanks to Newsletter Editor Nancy Lyon for coordination, layout and editing. And special thanks to all our guest authors!



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