



*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 2012



From the Executive Director:



1987... that was the year it all began for the Ausbon Sargent Land Preservation Trust. Now in 2012, we invite all of you to join us in celebrating Ausbon Sargent's 25 years of land conservation in the Mt. Kearsarge-Lake Sunapee region. We thank those landowners who have chosen to conserve their properties. Because of

those generous landowners, Ausbon Sargent is now stewarding 120 properties encompassing nearly 10,000 acres.

Land has a powerful pull on people. It can comfort you and lift your spirit. We live where other people come to vacation. This summer and fall, we invite you to experience those special places that have been conserved. This issue of Chatter highlights many of the activities we are offering. We hope you will join us or venture out on your own. Please be sure to check out our website and local publications for activities that are being added to our anniversary calendar.

Although we are celebrating, we always need to be mindful of our mission. The Ausbon Sargent vision is that we be recognized as central to one's quality of life because of land conservation. 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. Conservation – now; and stewardship of those lands – forever; these 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.

Land gives us all great pleasure and enjoyment. Conserving the rural landscape defines our region and enriches our lives. For that reason, Ausbon Sargent has to blend conservation, stewardship, community outreach, leadership development, marketing and fund development in order to achieve its goals. Our Lands Committee was charged with preparing a Conservation Plan to help guide Ausbon Sargent in proactive land conservation. In May 2012, the Board adopted this Plan which will help us conserve more land, improve stewardship, enhance outreach and increase membership support.



The Sargent Common Historic Marker, 1985.

The Leadership Committee has an ongoing responsibility for identifying and soliciting a qualified pool of volunteers for Board and Committee responsibilities. The Development, Membership and Finance Committees, as well as the Board, are responsible for our financial well-being. During the months ahead, you will hear more about Saving Land for Tomorrow. Our Saving Land for Tomorrow campaign is essential in our effort to diversify our funding base. Sustaining the land trust is important to each of us.

Our landscape is beautiful and because of your support, thousands of acres have been conserved in this special place we call home. Many people have acted on their conviction to conserve land and leave their piece of ground a better place through careful stewardship. We have all benefited from those actions. As we work together, Ausbon Sargent will do even more in the next 25 years. A heartfelt thank you to allyour support does make a difference!

Debbie Stanley

Honor

By Debra Lamson Perkins

Honor— During our 25th anniversary year, 2012, we honor Ausbon Waterman Sargent, whose amazingly inspiring act launched this land trust which bears his name. Like so many others who have quietly directed change for the good, he did not intend to become a legend or set out to lead a multitude of like-minded men and women. As the years stretched ahead and fell behind, his life followed along with the seasons. Ever since his wonderful gift, those whom he enthused have eagerly strived to keep up with his heartfelt gift of “The Green”.

The year was 1985 and land prices had soared amid a building boom. The financially struggling college, where Sargent had worked in Maintenance for 25 years, had offered the 3 acre Town Green parcel for sale. Fearing this center of community life would go the way of the mini-mall, 94 year old Sargent, whose life was a testament of Yankee thrift, paid \$150,000 to guarantee its preservation.

Ausbon Sargent was born in New London on June 11, 1891. His forefathers were among the town's first settlers; all reared, raised and roamed in these New London hills and forests. He grew into manhood immensely humble and grateful for family, home, community, land, and landscape, all things green, all things feathered, finned and furred. The patterns of his life followed the hours of the day, the seasons and years. There was comfort and, still is, by living one's life in harmony with the land; fitting in rather than sticking out. Ausbon's was a “quiet” strength; most likely he would be embarrassed by “all-the-fuss” surrounding celebrating the 25th anniversary of his “living legacy”. To him it was merely a step which needed to be taken and he was up to the task. He could not stand by as part of his heritage, his work, his landscape, which functioned perfectly, was in real peril of being changed forever. In his mind it was the right thing, the only thing, to do.

Sumner Woodward, neighbor from youth to manhood, observed Ausbon's various routines; “Ausbon was always working, as soon as his Colby Jr. College work-day hours were completed he began right in on home projects. His windows were regularly washed, painting was attended to. Early spring would find Ausbon aggressively digging dandelions from his lawn, perhaps to enhance the lawn's appearance but surely to consume as Mother Nature's first green vegetable. Ausbon even invented an elaborate washing machine to clean the greens which he also canned for winter use. Next he prepared a good sized garden, rows, straight as an arrow; weeds never stood a chance, and abundant produce to feed his family with enough leftover to share with neighbors. Bushels were canned and added to the bounty lining the cellar shelves. In the fall he dug the root vegetables to deliver to the cellar. Ausbon also nurtured an extensive orchard of apples, peaches and pears.”

Ausbon had a remarkable lawn mower, something discarded by the college as it was much larger and more powerful than the usual household mower of the day. The machine's handles were so high Ausbon almost had to walk on his toes. Many report that to see Ausbon mowing, (and many people

had the opportunity as his home was front and center on Main Street), it was as if the mower were working the man, not the other way around.

Sumner mused that it was possible to follow the Sargent family's evening activities by the lights shining through windows; kitchen light indicated meal preparation, dining room light denoted meal time, living room light showed the family had moved on to evening pursuits. As each task was completed that room would go dark. There was, however, a constant light in Ausbon's and his wife, Katherine's lives; their daughter Lois, who shared her father's passion for fishing. Ausbon had a “summer-fishing camp” on the eastern shore of Pleasant Lake. When Lois grew to adulthood and served in the WSMC during WWII, the family added a second, smaller cottage just for her.

John and Sue Clough delight in sharing the following stories written by John in 2004: “I knew Ausbon late in his life. In 1976, when Sue and I started trying to grow things on our Spring Ledge Farm, he was 84. He was interested in this young couple's odd activities. He couldn't stay away—walking across the street from his home to see and to help. He would mark rows for me with his personal row marker, made from recycled lumber scraps. Helping people was Ausbon's specialty, but his interest and skills as a recycler were not far behind. Descending into his cellar, one was given a tour of the stuff he fashioned and refashioned for his diligent maintenance of orchard, garden, lawn and home. My favorite was an old wheelbarrow wheel mounted overhead which acted as a pulley for a rope that helped an old man to start his chain saw and lawn mower. Ausbon's favorite expletives were — “good gracious!” and “my stars!”

Nancy Dutton, New Hampshire historian, remembers “Ausbon celebrated his 90th birthday by climbing Mt. Kearsarge, the hard way, from the Wilmot side!”

Debra Perkins recalls Ausbon's greeting; “delight would show in his face, his eyes twinkled as his head bowed slightly in such an amazing gesture, you immediately felt at ease and very special.”

So this humble man has become one with so many in this area; a person who leads by example, those who follow their souls, have a certain genius to recognize an opportunity to do the right thing and spirit to choose to do it. Now others, countless others, motivated by Ausbon Sargent's “gift of place” carefully follow his lead. Yearly, with measured steps, they have accomplished goals not even imagined 25 years ago. The ASLPT commitment to preserving the rural character of the Mt. Kearsarge/Lake Sunapee region is the right thing to do with great respect and honor.

Debra Lamson Perkins is a New London native. She attended grammar school at the Elkins one-room, one-teacher, eight-grade school. Her family moved to Main Street, New London when her father, Seth Lamson, purchased the New London Agency. Everything was within walking distance from her family's home. Debra turned right to attend the New London Central School and New London High School. She turned left when she headed off to Colby Junior College. Ausbon Sargent was a family friend and neighbor.

Giving Back

By Andy Deegan

A walk through the woods of New Hampshire is a walk through history. You may see stone walls that were constructed to keep livestock in or out of a field, old barbed wire embedded in boundary trees, or stone abutments marking the bank of a brook where a bridge once stood. On the newly protected Barraspur property in Springfield, an elaborate network of stone walls is all that remains of a barn complex that once bore witness to the daily lives of farm animals. These ruins date back to when the land was farmed in the 1800s. There is also the stone foundation of a home named “Wayonda” built by Sylvan Bier around the turn of the century. Although the structures themselves are no longer present, their signs are still evident on the landscape and provide clues to the land’s rich cultural and pastoral history.

The Spurling Family, donor of the Barraspur easement, has its own history in this region. Due to the lack of skiing near their home in Bermuda, they have been visiting New Hampshire every winter since the early 1970s, and honed their alpine skills at King Ridge Ski Area. During this time they have been significant supporters of Ausbon Sargent and other local organizations. It was his involvement with Ausbon Sargent that first gave Rick Spurling the idea to protect their family’s land on Philbrick Hill Road. The Spurlings having enjoyed New Hampshire for over 40 years and felt it was appropriate to protect their land as a way to give back to the people of New Hampshire.

Although the Barraspur property is no longer used for farming or as a residence, this does not mean the land is not being used. The property ranks highly for wildlife habitat in New Hampshire’s Wildlife Action Plan, and during a spring morning walk down the class VI road on the property, Biers Road, you can hear many species of woodland bird calling to establish territories. These thrushes, warblers and wrens require high-quality forest habitats to nest and raise successive generations of offspring. It is also common to see deer or moose tracks in these woods, and the calls of breeding amphibians can be heard emanating from the property’s numerous vernal pools and wetlands.

The Barraspur property also protects over 4,100 feet of frontage along Bog Brook. This brook and its associated wetlands flow south from McDaniels Marsh through Springfield and into Grantham. As such, land along this brook is a target for conservation for both the Town of Springfield and the Town of Grantham. Across the brook from the Barraspur property is the Village District of Eastman land, where the water supply for the Eastman residential community is located. The protection of the Barraspur land gives an added level of protection to this water source. Ausbon Sargent partnered with the Eastman Charitable Foundation and the Village District of Eastman in helping the Spurling Family cover the cost of conserving this important parcel of land, and we would like to thank these groups for their considerable contributions.



Facts about the Barraspur Conservation Easement

Town: Springfield

Location: Philbrick Hill Road

Acreage: 161 acres

- Over 4,100 feet of frontage along Bog Brook; an important area for conservation for the Towns of Springfield and Grantham
- A portion of the property is listed as highest ranked habitat in the biological region by the NH Wildlife Action Plan
- Protects several acres of prime agricultural soils
- Protects valuable forest soils and forest products
- Adjacent to land protected by the Village District of Eastman
- Open to the public for low impact recreation
- Project funding came from the Village District of Eastman, the Eastman Charitable Foundation and the Spurling Family

The Barraspur easement protects important wildlife habitat, safeguards a critical water source, and preserves remarkable cultural resources in the Town of Springfield. It is also a testament to the foresight and generosity of the Spurling Family and their affection for our beautiful State of New Hampshire.

After graduating from the Vermont Law School in 2004, Andy Deegan practiced law in Essex, Vermont. In 2008, he joined the Ausbon Sargent staff as a Land Protection Specialist and Stewardship Manager. He and his wife Carrie and their two children enjoy the outdoors, especially bird watching. Andy also serves on the New London Conservation Commission.



*Facts about the
Town of New London's*
Phillips Preserve
Conservation Easement

Town: **New London**

Location: **Goose Hole Road**

Acreage: **71 acres**

- Over 1,600 feet of frontage on Otter Pond
- Over 700 feet of frontage on Otter Brook
- Open to the public for low impact recreation
- Valuable forestry soils and managed for timber production
- May 2012, Town voted unanimously to donate a conservation easement at town meeting

Stephen Phillips Memorial Preserve

In 1980, as a memorial to her husband Stephen, summer resident Bessie Wright Phillips of Salem, Massachusetts gifted 71 acres on Otter Pond to the Town of New London. In keeping with Mrs. Phillips' wishes, the New London voters unanimously approved at the May 2012 Town Meeting to grant a conservation easement to Ausbon Sargent. In the fall of 1993, Mrs. Phillips was recognized nationally for her 7,000-acre donation in the Rangeley Lakes region of Maine. Prior to her death in 1996, Mrs. Phillips granted easements on her five New London properties located on Burpee Hill Road, Little Lake Sunapee and Route 103A. Mrs. Phillips was a remarkable woman and her generosity has benefited Ausbon Sargent and beyond.

This is why we support Ausbon Sargent

Barbara & Ivor Freeman, Newbury

We have been living in NH for almost 20 years. I have been coming to NH since I was a child. Although we have traveled all over the world and have seen many beautiful places, when we make that corner on route 89 at Hopkinton where the mountains spread out before us in a huge panorama, we know we are home. We breathe a great sigh of that clean mountain air and we think how lucky we are that we are able to leave the crowds and chaos behind. That is what open space grants us.

However, unless we work to preserve and protect that open space, this state and this region will develop the same as every other place. That is why we invest our money supporting Ausbon Sargent. We consider it an investment in the future, the future of rural life, nature and wildlife for our future and the future of generations to come.

Ausbon Sargent is an amazing organization with 25 years experience in land stewardship. They can be trusted to watch and preserve our heritage of mountains, streams, woodlands and fields to be farmed, hiked, swam and viewed by all. They deserve our support and yours.

Ann & Marc Davis – Woods Without Gile, Springfield

We're sure everyone has a list of things they dream about doing. Buying a piece of land and placing a conservation easement on it was on our list. In 2002, the dream took on reality. We bought a beautiful piece of land that abuts the John F. Gile Memorial State Forest in Springfield. Five years later, we closed the easement on that property, which we named the Woods Without Gile, with the Ausbon Sargent Land Preservation Trust. Because the property is protected, we know that many, many people will be able to use and enjoy it forever. And that's thrilling!

Cynthia Hayes & John Trachy – Deer Hill Farm, Springfield

Love of your land is not usually immediate. Working it, walking it and observing the wildlife that inhabit it over the seasons and years help to mature your perspective and contemplate your mortality. Deer Hill Farm has been part of my being since the 1950s and the thought of subdivision and development when I am gone was wrenching. The solution for me was a conservation easement that would preserve the streams, woods and field as well as the creatures that live here – forever. That neighbors have also embraced this solution with conservation easements on their own land is reason for hope that our community and the future generations that will live here will value and enjoy the land as we have. Thank you Ausbon Sargent!

The Ausbon Sargent Land Preservation Trust

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*Membership, APF and Gifts are from June 2, 2011 – June 1, 2012. Some names are followed by these symbols: (*denotes donors who have given to both Membership and The Annual Preservation Fund). (•denotes donors who increased their membership by 25% in honor of our 25th anniversary). (+denotes donors who have provided us with their company's matching gift information). (^denotes deceased). If you have any questions concerning your membership status, please call Operations Manager, Sue Andrews at 526-6555 or email Sue at sandrews@ausbonsargent.org.*

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Greg Berger, owner of Spring Ledge Farm and Ausbon Sargent Chairman, shares the history of the farm and the conservation easement granted by John and Sue Clough (previous owners of the farm).

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Bjarne Holmes (Faughnan son-in-law) enjoys the view at the lookout on the Cook trail with his dogs, Loki and Freja. (Photo by)

Dog Friendly Trails

By Barbara Faughnan

The Faughnan family has always been a cat family, so I was really surprised when my daughter informed us that she and her husband, Bjarne, were going to acquire two Tamaskan puppies. All this occurred while they were living in Scotland. Since we always take an annual vacation with them, we were curious about where we could go with the dogs. Kelly found out that we could take them on a ferry to Ireland. She also found some very nice lodgings that were dog-friendly. Last June the whole family moved back to the states, and they are now living in Vermont allowing for many visits to Wilmot, and consequently, we have enjoyed many of the dog-friendly trails on Ausbon Sargent conserved properties.

While hiking these trails, remember to be a good wildlife neighbor. Keep your dogs under control at all times. Also, make sure to clean up after them.

King Hill Reservation (*Sutton*) A map for these trails can be found on Ausbon Sargent's website. Click on Protected Properties, slide down to "trails" then click on Sutton, then King Hill Reservation Map. There are two entrances to the trails with parking for several cars. The parking off Hominy Pot Road has a few more spaces. Each entrance has a box for maps but it would be prudent to print one before you go. Because this property was once a ski area, there are some nice open places, hills and a view or two. With the large choice of trails, it is possible to make a loop or even park a car at one entrance and hike to the other entrance where you have left a second car. (Remember to bring the keys.)

Clark Lookout (*New London*) Although short and sweet (not to worry about getting lost) this trail ends with a spectacular view of Lake Sunapee. Park in the "Park and Ride" at Exit 12 and cross the street to Davis Hill Road. Look for the entrance on the left.

Cook Easement (*New London*) These trails are so much fun. But make sure you make your way to the "look out" for a great view including all of our local peaks. David Cook has marked the trails with different colored circles and triangles. Before you go, print out the Cook Interpretive Loop brochure and further down on the list is a printable trail map at Cook #49. Your four-footed friends might get impatient if you try to read about all the items that are numbered, but they will love the end (or beginning) where the trail follows a beautiful brook.

Harrison-Webb Easement (*Sunapee*) This short loop trail also encompasses some cross-country ski trails from abutting Dexter's Inn. You can find the map (which also shows where to park) from the trail section of the website. Most of these trails are very wide and can be used as snow shoe trails in the winter.

Barbara Faughnan lives in Wilmot with her husband Brian. She serves on the Membership Committee and Brian is an easement monitor.

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Remembering Yah

By Helen P. Tucker



On January 16, Mary Alice "Yah" Maguire died peacefully and joyfully at the age of 85 in her beloved home, surrounded by her loving family. Like so many, the Ausbon Sargent Community felt the great loss of a wonderful, giving lady.

I first met and worked with Yah in the 70s, when both she and I were members of the Elkins Ladies Benevolent Society. It was during that time that Yah quickly displayed her "I'll do it" attitude. She and I first got very involved with the society's famous annual Lobster Luncheon, a delicious local event that brought in people from near and far. Yah proved a wonderful person to work with as she took charge of all supplies and orders, while also lending a hand if anyone needed help—she was always there when you needed her.

Later, as president of the New London Service Organization, I had the honor of presenting her with our prestigious Third of a Century Award which is bestowed annually to recognize a person or couple who have made notable and valuable contributions to our town for at least 33 years. Yah was an easy choice. Afterward, Yah sent me a note to thank me for the ceremony. "I was stunned, flabbergasted and humbled," she wrote. "You have given me and my kids a memory to treasure." It pleased me greatly to know that we had given Yah the opportunity to see, hear and feel how appreciated and valued she was by so many.

Mary Alice was nicknamed Yah by her younger sister—word is her sister couldn't pronounce her name as a youngster so she just went with "Yah," and that is how we all knew her. Her caring, doing, helping, giving and loving seemed just the normal way of doing things for her, not anything special or out of the ordinary.

What made Yah's volunteer work so remarkable is that even though she was a retired nurse, she never kicked back and put her feet up. Widowed at a young age, Yah was left to raise four children on her own by working as a nurse. Drs. Norris, Ohler, Clough, Brown, Marsh and Powell all benefited from her aptitude and diligence.

Yah continually served the organizations and the people who strive to serve the physical, environmental, medical and spiritual needs of New London. Yah was a loyal member beginning in 1988 and volunteer for the Ausbon Sargent Land Preservation Trust (Ausbon Sargent) from 1995 until her death. Aside from our Executive Director Debbie Stanley, Yah was actively involved with Ausbon Sargent longer than anyone else.

As a volunteer, she did many things for Ausbon Sargent. She dedicated several hours each week, preparing and sending out mail, entering data into the computer and printing out documents, delivering the Chatter newsletter and, generally, maintaining Ausbon Sargent's connection with its members and the public. Now, without Yah, the staff says, "We wish she was here and we miss her." We all do.

I can picture Yah radiating happiness with a sunny disposition as she gave of herself in all that she did for us and many other community organizations as well. Let's see, these were the Council on Aging, Meals on Wheels, Good Day Respite program, the First Baptist Church, the New London Historical Society, the Elkins L.B.S and the VNA.

Yah made a huge impact on the community she loved so much. This impact was not made with financial resources or political power, but with simple acts of kindness, compassion, generosity and love with an ever present smile and sense of humor.

Thinking of Yah,

I came across a quote by *Seth Harmon* that fits her to a T:

"We must think of life as a journey—let us think of ways in which we can make the journey more pleasant for others as well as ourselves. Let us remember that life's journey is good, it is thrilling, and it can be made beautiful if we do our part."

Yah did her part.

Helen P. Tucker has lived in Elkins for 48 years. She taught elementary school for more than 25 years and greatly loved the classroom. Retired, she now enjoys her days with her husband Bill on the balcony shores of Pleasant Lake reading, writing, welcoming family and friends, and rooting for New England sports teams, especially the Patriots and Red Sox.



THE AUSBON SARGENT LAND PRESERVATION TRUST

Summer Afternoon

"Summer afternoon...summer afternoon—the two most beautiful words in the English language."

—Henry James

Whether you are a school child excited about summer vacation, a farmer watching his crops mature in the height of the season, or you are fortunate enough to be on vacation whiling away some hours doing exactly what you choose to do at this precise moment, there is nothing more special than a "summer afternoon."

With this in mind, our Land Protection Specialists, Beth McGuinn and Andy Deegan have planned five events in the months of July, August and September. Each is guaranteed to get you up and moving and help you enjoy your lazy summer afternoons. Take a look at the following list and join us for one or all of these events. Come by yourself and meet some new friends or come as a group to share these beautiful properties with friends and visiting houseguests. More information is available on the Ausbon Sargent website: www.ausbonsargent.org (News/Calendar).

Friday, July 27, 2012

Dragonfly Walk—Low Plain Natural Area,
Route 11, New London, 3-5 PM
(rain date, 8/1)

Thursday, August 2, 2012

Battles Farm Hike—Celebrate this
property, hiking the new Bradford
Conservation Commission trail, 4-6 PM

Thursday, August 16, 2012

Star Lake Farm's new Pitcher Hill Trail
Hike, Springfield, 2:30-5:30 PM

Wednesday, August 22, 2012

Canoe/Kayak on Otter Pond, Georges Mills,
2:30-5:30 PM (rain date, 8/29)

Thursday, September 13, 2012

Hike the Bradford Bog—Visit the historic
site of the Bradford Springs Hotel and the
associated spring, 3-5 PM





1987

THE AUSBON SARGENT LAND PRESERVATION TRUST

FOUNDED

Fall of '87 to preserve the rural character of the New London area.

The original founders saw the land trust as a temporary response to the real estate boom of the late 80s.



Harry "Woody" Blunt, the first Chairman of the Board for Ausbon Sargent.

1988

Eunice Bohanon donates first easement – 6.75 acres. Spectacular views of Lake Sunapee and the mountains.

Board hires full-time **Executive Director Debbie Stanley** to bring on needed expertise to compete with development concerns that a volunteer board couldn't provide.

1989

Board set goal to raise \$50,000 above membership monies to help insure long term financial stability.



Debbie Stanley accepting first easement from **Eunice Bohanon**.

1990

Board created policy criteria to evaluate land deserving of protection and established easement monitoring policy.

Ausbon Sargent begins negotiations with **Spring Ledge Farm** to protect 53 acres.

1991

Acres added this year: 424.64 / 11 parcels including 1,625' of Little Lake Sunapee shoreline.

Ausbon Sargent leads big partnership project among town and 2 conservation groups to receive \$150,000 to protect **Spring Ledge Farm** and two other properties.



Spring Ledge Farm (Calerin LLC), 53 acres, Main Street, New London.

1992

Board enlarges service area from New London to the Kearsarge/Sunapee region of 11 towns.

2000

Office moved from 2nd floor to 1st floor of Kidder Building.

2001

Completed record number of easements including first conservation easement in Warner.

Total: 2,964 acres.

Creation of Ausbon Sargent's website: www.ausbonsargent.org



In 2001, **Katharine Brown**, 96, Warner's oldest citizen, donates first Ausbon Sargent conservation easement in her town.

2002

15th anniversary of Ausbon Sargent.

Six properties conserved including first in **Danbury (Stiles).**



Stiles (Fore) Property, 82 acres, Wiggin Road, Danbury

2003

Ausbon Sargent partners with LSPA, SRK Greenway and Sunapee CC to protect the 140-acre **Red Water Creek wetland in Sunapee.**



Frank H. Simpson Reserve, 114.8 acres, Hell's Corner Road, Sunapee

Marcia Wright Property, 27.13 acres, Route 103B, Sunapee (Red Water Creek Wetland)

2004

Membership reached 1,000.

"Their Field of Dreams" in **North Sutton** conserved by the **Putnam Family**.

2005

Hired our 1st Land Protection Specialist.

Marjorie Young bequeaths **Evergreen Point**.

Courser Phase 1 Easements in Warner and Webster completed



Putnam Property, 45.5 acres, 123 Hominy Pot Road, North Sutton



THE AUSBON SARGENT LAND PRESERVATION TRUST

1993-1994

Ausbon Sargent is the management leader in major partnership with local, state, and federal agencies raising \$310,000 for the **Low Plain** Project. Ausbon Sargent did the fundraising, secured the bank loans, applied for the grant monies and oversaw all legal transactions.



Esther Currier Wildlife Area at Low Plain
200 acres, Route 11, New London

1995

Initiated concept of buffer zone protection project for lands between Route 103A and Lake Sunapee. This project begins long-term goal to help towns join together to protect vital open space.

1996

Total Acreage: 1,114
Conserved 3 parcels including 1,556' of Lake Sunapee shoreline.



*In 1996, **Dot and Frank Gordon** donate a conservation easement on their 43-acre New London property which includes 1,556 feet of Lake Sunapee shore frontage and 913 feet of shoreline on Otter Pond.*

1997

Ausbon Sargent celebrates 10 Years of Creating a Living Legacy.

Received the Walter J. Dunfey Award for Excellence in Management.

Passage of Taxpayer Relief Act of 1997 (enabling heirs to grant post-mortem easements).

1998

Partnership with New London Conservation Commission to add 12.75 acres to the Low Plain; Cost \$138,000 – town contributed \$75,000 and Ausbon Sargent raised the remaining \$63,000 in just 2 months.

Expanded our service area to 12 towns to include Goshen (60 acres protected).

1999

King Ridge (King Hill Reservation), 441 acres conserved (largest tract to date).

Kidder Tract, Sunset Hill, partnered with the Forest Society.

First post-mortem easement granted by the Carroll heirs, 22 acres, 850 feet along Route 103A.



King Hill Reservation, 441 acres, Hominy Pot & Kings Hill Roads, Sutton

2006

Clark Lookout gifted by Syd Crook.

Courser Farm (Phase 2) conserved.



Clark Lookout (Crook), 4.47 acres, Davis Hill Road, New London

2007

20th Anniversary of Ausbon Sargent

Hersey Family Farm in Andover conserved.

89 properties, 4,890 acres.

2008

Office moved to its present location at 71 Pleasant Street.

Sarah Thorne Conservation Award presented to Debbie Stanley.

Hired 2nd Land Protection Specialist to handle backlog of conservation projects.



2009

Achieved Accreditation in August 2009 (2nd land trust in NH).

Received "Partner of the Year Award" from The Nature Conservancy.



2010

Star Lake Farm, 1,612 acres – Largest conservation easement donated by **Dan Thorne**, March 2010.

Courser Phase 4 completed; 4 phases total 1,203 acres in **Warner & Webster**.

111 conserved properties; 8,628 acres.



Star Lake Farm, 1,612 acres, Georges Mills Road, Springfield

2011

3 Bradford properties conserved including **Battles Farm**.

Colby-Sawyer College students work with Ausbon Sargent on year long research project.

2012

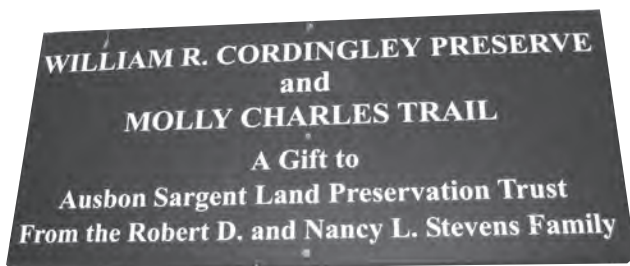
25th Anniversary Year of Ausbon Sargent.

120 properties totaling 9,742 acres.

Conservation through Full Land Ownership

By Beth McGuinn

Ausbon Sargent has used conservation easements (CEs) as our primary tool to conserve land over the past 25 years. However, in the mid-2000s the land trust accepted full ownership of Evergreen Point and Cordingley Preserve, both in New London. Our strategic plans, beginning in 2005 and again in 2010 set out that ownership of land is also among the tools we will use to conserve land, yet many folks don't realize that fact.



Land Ownership vs. Conservation Easement

When Ausbon Sargent accepts a conservation easement, the landowner continues to own and manage the property, with restrictions on their ability to develop the property and to change the shape of the land and condition of the water. Under an easement, forestry and agriculture conducted using best management practices (BMPs) are allowed and landowners can designate their land to remain open to pedestrian public access. The landowner can convey the land by sale, gift or bequest and the easement restrictions will stay in effect even when the property changes hands. Ausbon Sargent's role is to ensure that all landowners, present and future, abide by the restrictions set out in the conservation easement. We do that by staying in touch with the current owner of the land, monitoring the property annually, and helping the new landowners understand the easement restrictions.

When Ausbon Sargent accepts full ownership of a property, the land trust owns and manages the property. This is a method used when landowners no longer want to own their land or pay taxes on it. If the land offered for conservation by full ownership has conservation value and meets Ausbon Sargent's criteria, the land trust may make a commitment to conserve the land and manage the property in a way that exemplifies the land stewardship we encourage under a conservation easement. Ausbon Sargent creates a management plan specific to the property which will address public access, agricultural and forestry uses, water resource protection, and wildlife habitat improvement. The Ausbon Sargent board considers whether to seek out another organization to which we can grant a conservation easement – possibly a town conservation commission or a statewide land trust. The land trust typically pays property taxes on these properties under the current use program, just as easement landowners would do.

In some instances, land may not be appropriate for Ausbon Sargent to own, but with permission of the land donor, we may accept the land and seek an appropriate buyer for it, with all proceeds from the sale supporting our conservation and stewardship activities. If appropriate, we would consider selling the property with deed restrictions similar to those in a conservation easement, so the land is not further developed. In other instances, where the property is a house lot or otherwise not appropriate for conservation, landowners may donate their land so that we may sell it on the open market, applying the proceeds to our conservation and stewardship activities.

If you are interested in conserving your land and would like to explore the options of using a conservation easement or full land ownership, please contact the land trust at 526-6555 and talk with either one of our land protection specialists, Beth McGuinn or Andy Deegan.

Beth McGuinn is a Land Protection Specialist at Ausbon Sargent. She works with landowners who wish to conserve their land, drafts the conservation easement deeds, collects field data and creates the documentation to complete land conservation projects. Her background is in forestry, land management and easement stewardship.



Conservation through Full Land Ownership

As a tribute to his grandfather who first brought the family to Soo Nipi Park Lodge 100 years ago, Bob Stevens gifted Cordingley Preserve to Ausbon Sargent. A nature path was built on the 13-acre parcel to honor Bob's mother, Molly Charles.

WISH LIST

Label Maker for name badges - \$99

Baseline documentation software - \$100

Update 12-town protected properties map - \$2,000



View across the Patten's open field looking east towards the Gile State Forest.

Facts about the proposed

Patten

Conservation Easement

Town: **Springfield**

Location: **George Hill Road**

Acreage: **47 acres**

- Listed as valuable wildlife habitat in the New Hampshire Wildlife Action Plan
- 10-15 acres of prime agricultural soils
- Actively managed for the production of corn, pumpkins and hay
- Protects streams that flow into NH Fish and Game's McDaniel's Marsh Wildlife Management Area
- Funding secured from LCHIP, NH Fish and Game, the Moose Plate grant program, Burton D. Morgan Foundation and Town of Springfield
- **Additional \$30,000 in funds are needed**

Your help is needed for this 2012 Conservation Project to conserve the Patten family's land near NH Fish and Game's McDaniel's Marsh. We are delighted to announce that we have already secured grant funding; however, even with the support of these programs, ***we have \$30,000 to go*** to raise the necessary funds to ensure that the property is protected forever.

If you are interested in learning more about the Patten project, please contact: **Land Protection Specialist Andy Deegan** 603-526-6555 or adeegan@ausbonsargent.org

Funding questions may be directed to:

Executive Director Debbie Stanley dstanley@ausbonsargent.org

“Founder’s Quotes”

Ausbon Sargent —Then & Now

“When you became involved with the planning of the land trust in 1987, where did you think the committee’s work would lead?” and “What do you think when you consider the accomplishments of The Ausbon Sargent Land Preservation Trust today?”



Jan Kidder:

“In 1987 as the Land Trust was being formed, I saw it as continuing the land preservation begun by the New London Conservation Commission. It is a tribute to the values, foresight and generosity of the people of this area and the dedication and expertise of Debbie & her staff that Ausbon Sargent is thriving today.”



Bill Berger:

“Obviously, in 1987 nobody knew where the committee’s work would lead. Interestingly, we had some discussions about how to “phase out” the land trust once most or all of the potential properties were protected. Most of us did not anticipate the interest and growth in the organization that has brought us to where we are today.”



Heidi Lauridsen:

“I remember when attempting to persuade Debbie to come to work for Ausbon Sargent, I told her that I thought this was an opportunity for her to be on the leading edge of this relatively new notion of land conservation. I had no idea if that was correct or not, I just wanted Debbie to say ‘Yes.’ Thankfully, she did and now, 25 years later, my wishful thinking has come true and she and Ausbon Sargent have become leaders in this field, certainly in New Hampshire and in the larger land trust community. What an accomplishment!”



John and Sue Clough:

“Land preservation has become a basic value in the area; people buy real estate here because of Ausbon Sargent’s successes.

“In the beginning we admired Nantucket, Mass. where a small percentage of each real estate sale went toward land preservation. We doubted the New London area would save much land without such a requirement. We were wrong.”

Supporting Nature through Art

by Peggy Hutter

The Ausbon Sargent Land Preservation Trust is so appreciative of the friendships that it has established throughout the past twenty-five years. As a non-profit organization, it becomes imperative to develop relationships that will mutually benefit both parties.

Just as Ausbon Sargent, the New London Hospital also depends on the generosity of our vibrant community. This year, Ausbon Sargent and the New London Hospital are collaborating on one of the hospital's quarterly Friends Art Program exhibits from May 25th through September 14th.

Eleven local painters and photographers have each selected a sampling of the 120 Ausbon Sargent protected properties to depict through their artwork. All of the artists are displaying their work in the public hallways of the hospital that extend from the main reception lobby.

It is known that art can play a powerful role in bringing comfort and relief to those hospitalized. Art is often intended to appeal to and connect with human emotions. The selected colors, the varied mediums and the artists' pastoral expressions created on the Ausbon Sargent properties will provide both pleasure and diversion for patients and visitors to the hospital. Scott L. Christensen, a contemporary landscape artist, says that "nature's own masterpieces will never go away. If I am able to cast just a few of them in favorable light, and convince you, the viewer, to look at them again with greater appreciation and a fresh perspective, then I have succeeded as an artist." There is no true substitute for "nature's masterpieces," but when we are fortunate enough to observe an artist's depiction of those wonderful places, the aesthetic pleasure we derive still has the ability to stimulate our emotions.



The Golden Hour (Emerson/Clark property) by Lisa Jelleme

The artwork in the New London Hospital exhibit is available for purchase. A portion of all sales in this exhibit benefits the conservation efforts of The Ausbon Sargent Land Preservation Trust and the programs of the New London Hospital. Standing in a field or a wooded area, listening to the birds and the babbling brook, and taking in the pleasant and pervasive scents that surround you is the purest way to experience nature. However, at times when our options are compromised, it can be "just what the doctor ordered" to allow a piece of art to stir our memories and lift our spirits.

After 36 years of teaching middle-schoolers, Peggy Hutter retired from the Kearsarge School District in 2010. She was hired by Ausbon Sargent as their 25th Anniversary Coordinator to help plan the events for Ausbon's 2012 Anniversary Year. Peggy and her husband, Bob, moved from Wilmington, DE to NH more than 30 years ago, inspired by the beauty of the area and the great recreational opportunities. It has been a treat for Peggy to work with Ausbon Sargent whose mission is to preserve the area that she loves.



THE AUSBON SARGENT LAND PRESERVATION TRUST



Knights Meadow Marsh (Courser property) by Jill Fischman



Clark Pond by Bruce Parsons



Shadow in the Field (Cleveland property) by Fred Parsons

The Kearsarge Klassic (K2) Bike Event Saturday, September 8th

Earlier this spring, the New Hampshire Cycling Club approached Ausbon Sargent with an interesting fundraising opportunity that will be mutually beneficial to both of our organizations. The Cycling Club has a passion for discovering and riding the “roads less traveled” in New Hampshire. And, as you know, we have a passion for the Land Trust and its sustainability. The Cycling Club offered to host a bike event in which Ausbon Sargent would be the sole recipient of all proceeds from the event. It will be our responsibility to provide volunteers to help at registration and at the rest stops. We will also need to arrange some sponsors to help us provide food for the pre and post event refreshments and lunch for the participants. If you are interested in volunteering or if you have ideas regarding the sponsors we will need, please call the Ausbon Sargent office (526-6555). We welcome your support.



Gross property

The bike ride has been planned to entice all levels of riders to take part. There is a family-friendly 35-mile route, a more aggressive 65-mile route and, for the avid, serious cyclist, a 100-mile route. Rest stops will occur along the routes and a common lunch stop will be set up on the Gross property in Andover.

Following is the description of the K2 Bike Event in the words of the New Hampshire Cycling Club: “The Kearsarge Klassic (K2) Bike Event is a mostly dirt loop in central New Hampshire. The route traverses the towns of Bradford, Sutton, Warner, Webster, Andover, Danbury, Alexandria, Enfield, Springfield and New London and includes some of the most scenic roads in New Hampshire. Although the roads are well maintained dirt roads, a cyclo cross bike or a bike with wider tires is recommended. The route goes by a number of properties conserved by the Ausbon Sargent Land Preservation Trust. No prizes will be offered and the event will not be timed. The event is a fundraiser for Ausbon Sargent Land Preservation Trust and it is hoped that it will contribute to its efforts to preserve and protect land in a spectacularly beautiful part of New Hampshire in the Mt. Kearsarge/Lake Sunapee Region.”

Mark Your Calendar For a special 25th Anniversary Annual Meeting

Since we are putting an anniversary twist on all of our events throughout our 2012 anniversary year, even our Annual Business Meeting will be special.

This year’s meeting will be held at the historic Center Meeting House in Newbury on Sunday, October 21, 2012 at 3 PM. The Meeting House has recently been restored to bring back the building which has been the architectural center of Newbury since 1832. This beautiful building has been on the National Register of Historic Places since 1979. Our business portion of the meeting will be greatly abbreviated to allow us to enjoy our special guest speaker from The Wilderness Society, Peter McKinley.



Peter joined The Wilderness Society in 2010, having worked in north-eastern conservation and ecological research for the last 20 years. He is the Climate Adaptation Ecologist for the Northeast Region and will have some interesting and timely information to share about the current trends in climate adaptation.

Prior to joining the Wilderness Society, Peter served as the Director of Forestland Conservation at the Forest Society of Maine, a statewide land trust. He has also held positions as a staff conservation biologist at the NH Audubon, a researcher on forest songbirds and commercial forest management, and served as the VP of Operations and Ecological Planning for a progressive timber management company. Peter spent a year as an environmental consultant that included authorship of an ecological report on the High Peaks region of Western Maine.

The Center Meeting House can seat over 220 people and we are opening this event to the public. We all have concerns for the environment and how climate changes will effect our Mount Kearsarge/Lake Sunapee Region and Peter will share his expertise and experience which should appeal to all.

The Ausbon Sargent Land Preservation Trust

Thanks

these individuals, businesses and foundations for your gifts of time and funding.

CORPORATE MATCHING GIFTS

Aetna Foundation
Lincoln Financial Foundation, Inc
Mascoma Savings Bank
MFS Investment Management Matching Gift Program
NGM Charitable Foundation
Payden and Rygel
United Technologies

BARRASPUR LAND PROJECT

Eastman Charitable Foundation
Village District of Eastman

PATTEN LAND PROJECT

Burton D. Morgan Foundation
Gerry Courser

FUNDING FOR THE 25TH ANNIVERSARY

Anonymous
Barbara and Ivor Freeman

IN HONOR OF DALE AND JEAN CONLY

Sonia and Robert Conly

IN HONOR OF COTTON CLEVELAND AND JOHN GARVEY AND IN MEMORY OF DALE GARVEY

Jeff Knowles and Susan Cleveland-Knowles

IN KIND DONATIONS

On Track Design
Soo Nipi Magazine

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IN MEMORY OF MICHAEL O'CONNOR

Margaret P. O'Connor

MARILYN KIDDER AND THE STAFF AT

COLDWELL BANKER MILESTONE REAL ESTATE

(for donating a portion of every sales commission to Ausbon Sargent)

Kim Armen
Melanie Blom
Emily Campbell
Sarah Ellis
Donna Forest
Sharon LaVigne
Chris Murray McKee
Judy Merrill
Jane Snow
Stacey Viandier
Joan Wallen

WE WOULD ALSO LIKE TO THANK:

Charlie and Mary Lue Belden for office recycling.
Mary Jane Ellis for granting our wishes!
Barbara Faughnan for hours and hours of Excel expertise!

Betsy Forsham for proofing easement deeds.
The Kearsarge Shopper for all they do for us.
Microsoft for the donation of software.
Lee Morrill and On Track Design for design work.
Jerod Rockwell and the staff at Rockwell's at the Inn for Thursday's Child.

Jeanie Plant for organizing the Little Sunapee Reunion at Thursday's Child.

Alison Seward for the donation of a docking station.
Abby Wurtele for monitoring report intake and filing.

MAILING HELPERS

Terri Bingham
Julie Boardman
Ginny Callahan
Andrea DeAugustinis
Barbara Faughnan
Bobbie Hambley
Janet Howe
Phyllis Magner
Jan Prew
Ruth White

OFFICE VOLUNTEER

Karen Ebel
(for volunteering in the office on a regular basis)

PHONE-A-THON HELPERS

Steve Allenby
Greg Berger
Bill Clough
Mary Lou Dufault
Barbara Faughnan
John Garvey
Marion Hafner
Nan Kaplan
Cindy Lawson
Caroline Mickel
John O'Dowd
Suzanne Tether
Becky Underhill

STAR LAKE TRAIL WORKERS

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Midge and Tim Eliassen
Gerry Gold

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Greg Berger
Anne Carroll
Andrea DeAugustinis
Helen Tucker

WINTER CHATTER DELIVERY

Kathleen Belko
Susan and Chuck Crickman
Carol Foss
Bruce Freeman
Kate Gordon
Betsy Katz
Cindy Lawson
David Rosso

ACORN SOCIETY

(The individuals listed below have notified us that they have provided for Ausbon Sargent in their estate plans.)

Anonymous (3)
Rick Cole
Chris and Janice Cundey
Tim and Lorraine Davis
John and Maggie Ford
Gerard and Jane Gold
Doug and Nancy Lyon
Dave and Bev Payne
John and Nancy Denny Solodar
Peter and Debbie Stanley

Photo by John Garvey



June 11th was proclaimed "Ausbon Sargent Day" by the New London Board of Selectmen. David Kidder tells the story of Ausbon Sargent who, by his generous gift of the Town Green, inspired the incorporation of the land trust.



71 Pleasant Street
P.O. Box 2040
New London
New Hampshire
03257-2040
603.526.6555



In celebration of Ausbon Sargent's birth date, the land trust hosted a community picnic on June 11th in honor of the man who gifted the 3-acre Common to the Town of New London.

Newsletter layout by Lee T. Morrill, On Track Design.
Special thanks to all our guest authors!

Ausbon Sargent—Officers, Trustees & Staff

OFFICERS

Greg Berger, *Chair*
John Garvey, *Vice-Chair*
Maggie Ford, *Secretary*
Paula Wyeth, *Treasurer*

STAFF

Deborah Stanley, *Executive Director*
Beth McGuinn, *Land Protection Specialist*
Andy Deegan, *Land Protection Specialist*
Sue Ellen Andrews, *Operations Manager*
Laurie DiClerico, *Development Associate*
Nancy Smith, *Administrative Assistant*
Patsy Steverson, *Bookkeeper*
Peggy Hutter, *25th Anniversary Coordinator*

TRUSTEES

Laura Alexander
Bill Clough
Martha Cottrill
Joe DiClerico
Nan Kaplan
Cindy Lawson
John O'Dowd
Dave Payne
Kiki Schneider
Jack Sheehan



Won't you become a Member?

Won't you join us and become part of the living legacy created through land conservation?
You can find out more about us on our website at: www.ausbonsargent.org

Please make checks payable to: **Ausbon Sargent** and mail to: **P.O. Box 2040, New London, NH 03257-2040**
or call and use your credit card: **603.526.6555**

- ☐ \$10,000+ Ausbon Sargent Society
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☐ \$1,000+ Benefactor
☐ \$500+ Patron
☐ \$250+ Steward
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Name _____

Address _____

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Donations to Ausbon Sargent are tax deductible as provided by Section 170 of the Internal Revenue Code.

07/12