

# 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 2014**

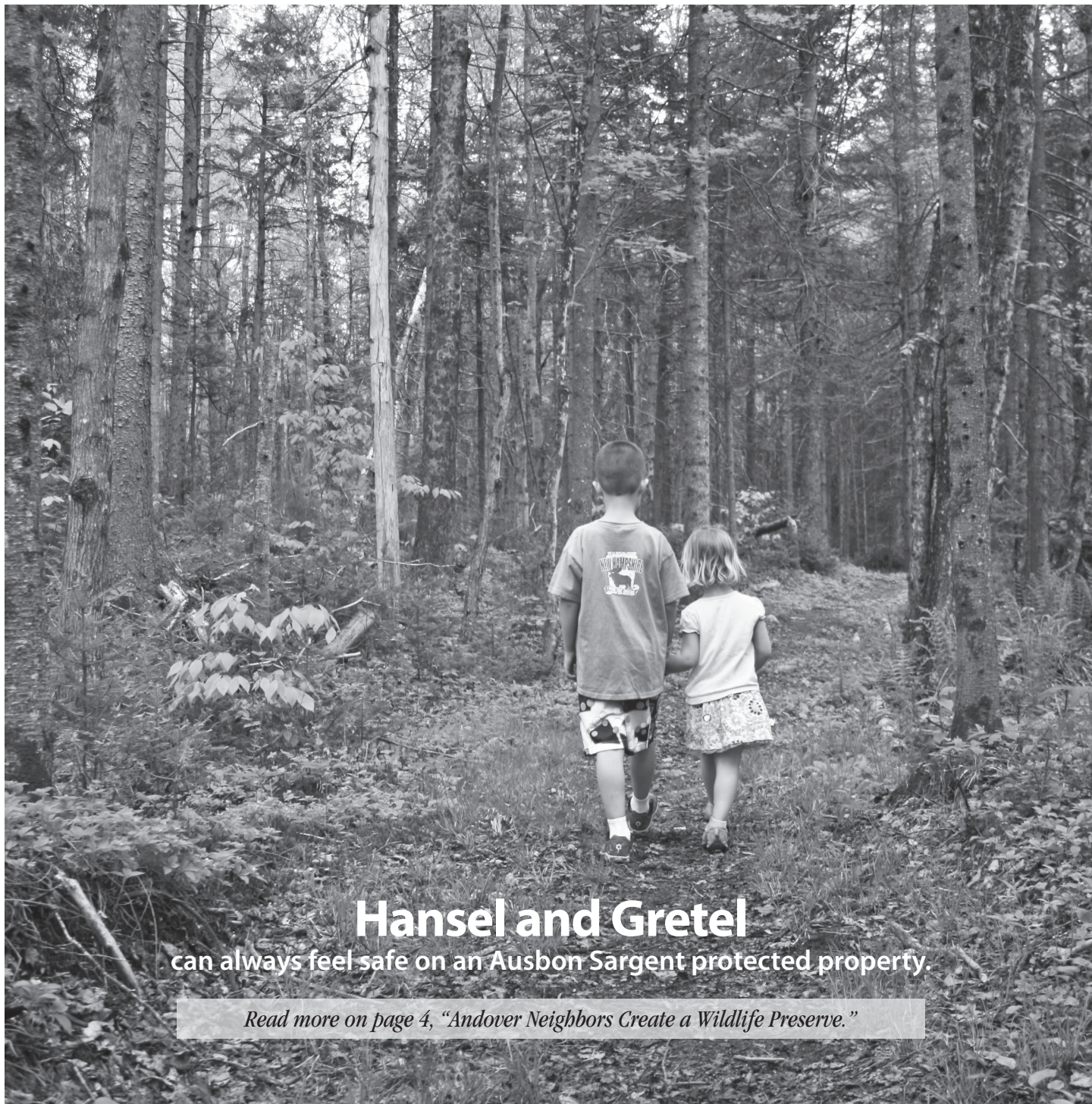


Photo by Andy Deegan

## Hansel and Gretel

can always feel safe on an Ausbon Sargent protected property.

*Read more on page 4, "Andover Neighbors Create a Wildlife Preserve."*



## From the Executive Director:



**Getting it right** has been a core principle of Ausbon Sargent. We have a responsibility to our supporters to strive for success. Over the years, we have been recognized in New Hampshire and at the national level for excellence as a regional land trust. As early as 1997 when we celebrated our 10th anniversary, Ausbon Sargent was awarded the Walter J. Dunfee Excellence in Nonprofit Management Award by The Corporate Fund. We are proud to be an accredited land trust which affirms that Ausbon Sargent has met national quality standards and that we have systems in place to keep our promise of permanent land protection. Recently we were featured in the spring issue of *Saving Land*, the quarterly magazine of the Land Trust Alliance (LTA). (See the back cover of **Chatter** – *Outstanding in the Field* and the article within.)

I think what sets us apart from many nonprofits is that we have been diligent about strategic planning and management. We are currently operating under a 2010-2015 Strategic Plan, but we're also thinking ahead to the next Plan. Our 5-year strategic plans do not sit on the bookshelf and collect dust.

Over the past 10 years, Ausbon Sargent has contracted with the Executive Service Corp (ESC) to perform Market Studies in 2004 and an update thereof in 2009. Thanks to a very generous donor, this year Ausbon Sargent has again engaged the services of ESC to perform another Market Study update. As in the past, the 2014 Market Study will be a resource tool for Ausbon Sargent's 2015 Board retreat and strategic planning.

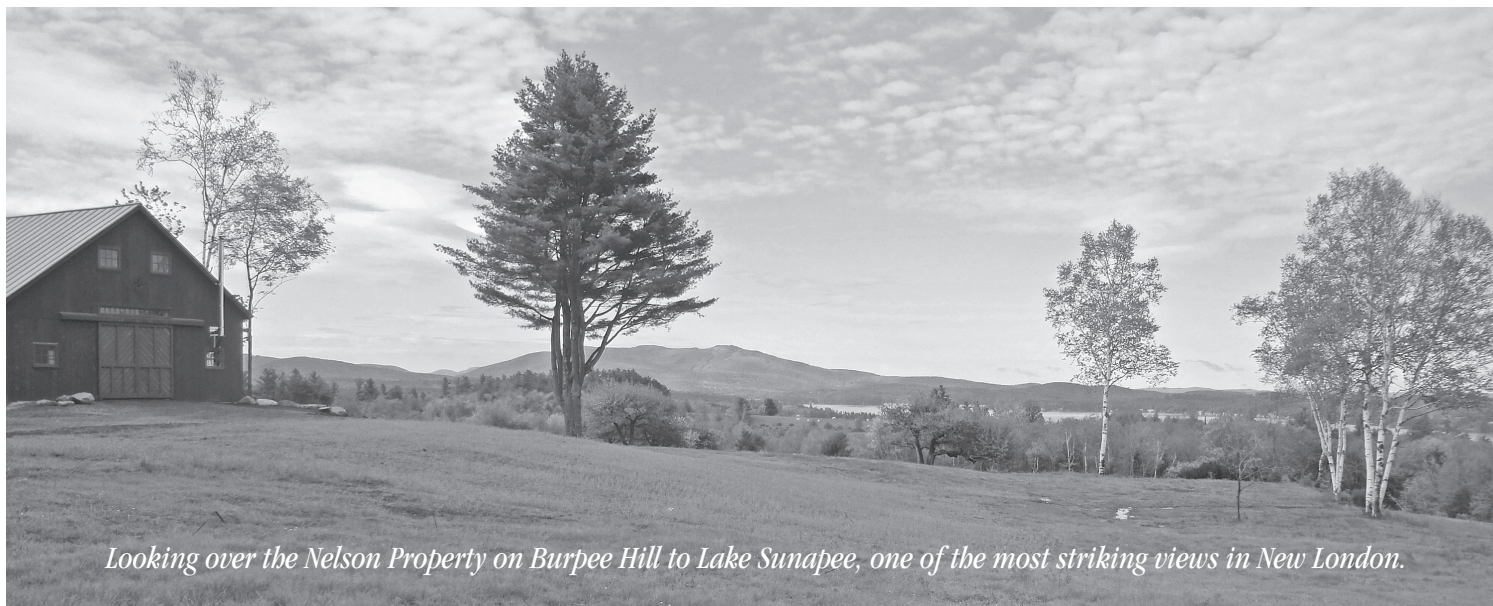
We feel it's important to engage and seek input from our stakeholders, so the Market Study will include a survey of our members' attitudes and views. Members will be contacted in late June inviting them to respond to survey questions which can be answered in less than 10 minutes.

Since we have a staff of predominately "baby boomers," succession planning will continue to be an important focus of our strategic planning. Equally important is a Board succession plan of identifying a qualified pool of volunteers to fulfill Board and Committee responsibilities. Although I have no immediate retirement plans, I am one of the "baby boomers" and a 7-10 year succession plan is in place.

Ausbon Sargent values its staff and we also have succession plans for other key personnel. In mid-June after 9 years of productive conservation work, Beth McGuinn accepted a position as the first full-time Executive Director of Five Rivers Conservation Trust in Concord (only a 10 minute commute for her). Because we had two qualified land protection specialists on staff, Andy Deegan has willingly picked up Beth's project load insuring that there is no interruption in our conservation efforts.

To quote LTA President Rand Wentworth, "Smart organizations talk about succession planning before anyone is thinking about leaving. Many include a written succession plan as a regular part of their strategic planning process, and build their financial reserves to buffer any disruption in fundraising that may come from a change in staff. All of nature runs in cycles of change and regrowth, and land trusts are no different."

Getting it right is always our goal!



*Looking over the Nelson Property on Burpee Hill to Lake Sunapee, one of the most striking views in New London.*

# Why Would Anyone Want to Purchase a Property Encumbered by an Easement?

by Peggy Hutter

If you visited our website ([www.ausbonsargent.org](http://www.ausbonsargent.org)) and followed the pathway through Protected Properties to Donor Biographies, you could read a short summary about each of the 131 properties protected by Ausbon Sargent. Something that you would discover is the number of different circumstances that caused the property owners to become associated with Ausbon Sargent.

For most property owners, the desire to place an easement on their land begins with their passion for their property and their concern for its future. There are also concerns regarding the financial aspects of land ownership as it passes from the owner to the next generations. When considering estate tax planning, having an easement on a property may reduce the inheritance tax burden and may enable the family to retain ownership of the property. And certainly, some property owners have concerns about what their families might do with the property after the owners are “gone.” By placing an easement on the property while they are alive, it may avoid stressful decisions for the family and ensure the owner that this property will be conserved forever.

As you read through the Donor Biographies, you will also see that there are many easement properties that have been sold from the original owner to new owners. When this occurs, the original conditions of the easement follow the sale and the property must be managed in the same manner as was determined when the original easement was written. So, why would anyone want to purchase a property encumbered by an easement?

Some of Ausbon Sargent’s most scenic, valuable and productive easement properties have been purchased by second owners. The Tatum/Nelson, Burpee Hill Farm, is a great example of this. Regarding their decision to own this property, Miriam and Charlie Nelson share, “When we purchased our New London home on Burpee Hill in 2011, we were not familiar with Ausbon Sargent, but we were informed of the permanent land trust arrangements that had been put in place by the previous owners. We certainly did not view this as a negative situation with restrictions or constraints on our property, but rather, as an asset enhancement which would not only protect our land, but appreciate its value. Subsequently, we have become involved with this fine organization and now truly understand its mission in our community and the surrounding area.”

Others feel similarly to the Nelsons, that an easement actually enhances the property. Chris Fore purchased the Stiles property in Danbury. When asked why he was willing to own a piece of land that had restrictions, Chris responded, “For us specifically, we found a property that we loved which was already in conservation, and were very thankful it was permanently protected. We both love the idea of owning such a property since we see ourselves as exactly the type of stewards a conservation parcel requires. We believe in the idea of land protection, protecting undeveloped spaces, and

*Spring Ledge Farm in New London, one of Ausbon Sargent’s protected properties, readies for its busy spring and summer season.*

*Photo by Peggy Hutter*



preserving the history of our beautiful region. We admire those who advocate for such sanctuaries and are proud to be the current caretakers of such a place!”

Nate Byfield, who grew up in our region, recently purchased the Johnson property in Sutton. Nate’s reasons for appreciating a protected property are about quality of life. Nate says, “The main reason that owning the conservation easement is appealing to us is because of how it protects our rural landscape, our heritage. We have a young family and we want our kids to be able to enjoy growing up in a rural area the same way we did. We live in such a beautiful area and appreciate that Ausbon Sargent is helping to keep it that way.” Nate also recognizes the benefits of working with Ausbon Sargent’s Land Protection Specialist on projects that promote best practices for land conservation.

The aesthetic values afforded from owning protected properties are not the only advantages for a buyer. The costs of purchasing a property that has a conservation easement associated with it are usually less than if the land is unencumbered. Greg Berger, owner of Spring Ledge Farm in New London, found this to be the case. After working for the Clough family for a number of years, Greg had the opportunity to purchase the property. He shares with obvious appreciation, “A farm like Spring Ledge, situated on 60 acres of level ground in the middle of New London, is a unique entity. Sustainability of the farm from generation to generation would be near impossible without an easement. John and Sue Clough’s vision of a farm on Main Street in New London is alive and well thanks to their generous placement of an easement on Spring Ledge Farm. The land is valued according to its agricultural potential, rather than how many building lots a developer might carve out from within its boundaries.”

It is true that buyers interested in purchasing a property with a conservation easement on it need to consider the terms of the easement. These terms are never meant to be prohibitive. They are meant to encourage best management practices for conservation in order to provide, as the Nelsons mentioned, “an asset enhancement which would not only protect our land, but appreciate its value.” This diligence is beneficial to all of us living in our beautiful Mt. Kearsarge/Lake Sunapee region.

*Peggy Hutter began working for Ausbon Sargent in 2011 as their 25th Anniversary Coordinator and the job “morphed” into her current part time position as Communications Coordinator. Peggy and her husband, Bob, live in Elkins.*



# Andover Neighbors Create Wildlife Preserve

by Myra Mayman

If you turn left onto Old College Road from Route 11 in Andover, you enter the kind of deep forest in which Hansel and Gretel might have gotten lost. On March 13, 2014 this property was given to the Ausbon Sargent Land Preservation Trust to own and protect in perpetuity.

In 2002 a group of Andover neighbors who had already put their own land into a variety of conservation easements, some with Ausbon Sargent, some with the Town of Andover, some with the Society for the Protection of New Hampshire Forests, purchased a little over 54 acres of woodland from Paul Jurta when he decided to put his land up for sale.

Knowing that much of the land along Old College Road had been put into conservation easements, Andover-based realtor Stacey Viandier alerted my husband, Alex Bernhard, to the possibility of the sale. He went right down to meet with Paul Jurta to discuss it, and they had convergent views. Alex then contacted the neighbors along the road to ask if they'd like to share the purchase as a group. He knew that the land would provide a shared benefit and thought it should be a shared expense. It was not hard to get everyone involved; the neighbors along the road agreed that this land should be preserved, and that we would all benefit from its preservation. Stacey served as our advisor in the acquisition.

There were two reasons Alex wanted to move on this: the parcel was the last undeveloped and unprotected piece of property on Old College Road, which is the approach to the Taunton Hill area. Additionally, it adjoined another 2000 acres of protected land and connected that land to the Northern Rail Trail, which we had been working to create.

The neighborhood group includes Lori Cox, Fritz and Barbara Hunting, Joyce Jones, Jon and Vicki Mishcon and Alex and myself. All of us benefit from preserving the uninterrupted forest ambiance. It includes several vernal pools that support native amphibians and a fine stand of red pine. We also have given permission each year to an Andover resident to hunt the land.

The terms of the gift stipulated that there could be no activity on the property visible from Old College Road, which adheres to our original purpose in acquiring the land, to preserve the forested ambiance. We also provided that the land would now be open to the public except for motorized vehicles.

After some discussion the group decided to make an outright gift of the land to Ausbon Sargent rather than an easement. As a group we weren't going to be able to provide the perpetual protection of the property that Ausbon Sargent can provide.

Vicki and Jon Mishcon have summed it up: "The property being donated is at the entryway to an historic East Andover neighborhood. The traveler turns off Rt. 11 and begins an ascent through mixed forest and then



*Myra Mayman and Alex Bernhard sign papers at the Old College Road Preserve closing as Andy Deegan and Debbie Stanley witness.*

## Facts about the Old College Road Preserve

**Town: Andover**

**Location: Old College Road • Agony Hill Road**

**Acreage: 54.10 acres**

- The Property's scenic resources are visible from Old College Road, Agony Hill Road, the Rail Trail and Rte 11.
- The Property is contiguous to over 2,400 acres of previously conserved land.
- The Property is forested and contains stands of hemlock, red pine, white pine and northern hardwoods.
- The Property is listed as "Supporting Landscapes" under the 2010 Wildlife Action Plan.
- The Property has several vernal pools which are important for supporting native amphibians.
- The Property will be open to the public for low impact, non-motorized, non-wheeled, pedestrian access.

between open fields before arriving at a cluster of 18th century colonial homes. Protecting this property from development is the final piece in preserving this beautiful scene from our past."

So now Hansel and Gretel don't have to worry; no witch will build a house in there.

*Myra Mayman lives in East Andover with her husband, Alex Bernhard. Myra served on the Ausbon Sargent Membership Committee from 2003 to 2011 and the Development Committee from 2004 to 2006.*





*A view of the lush forest on the Roby property in East Andover.*

## Facts about the Roby Preserve

**Town: Andover**

**Location: New Hampshire Route 11**

**Acreage: 38 acres**

- The Property has approximately 900 feet of frontage along NH Route 11 and over 850 feet of frontage along the Northern Rail Trail.
- It is adjacent to over 2,400 acres of conserved land.
- It protects wetlands and aquifers that are located on the property.
- The Property is also listed in the Wildlife Action Plan as "Highest Ranked Habitat in NH" and "Supporting Landscapes."
- Wildlife habitat for an abundance of species exists on the land, including songbirds, woodpeckers, reptiles, amphibians, turkey, grouse, fox, coyote, deer, moose and bear.
- The Property will be open to the public for low impact, non-motorized, non-wheeled, pedestrian access.

### What is a Vernal Pool?

Vernal Pools are unique wetlands that have a seasonal cycle of flooding and drying. They provide critical breeding habitat for several amphibian species that are of concern in New Hampshire. Vernal pools are often created in the spring from melting snow, high ground water or rain, but they typically dry out by summer's end. Other pools may fill with rain in the autumn, hold their water all winter and spring and eventually dry out by late summer. This annual drying cycle makes vernal pools different from other wetlands and largely determines which wildlife species could survive in this habitat.

## *The Roby Property in East Andover Becomes Ausbon Sargent's 4th Full Ownership Property*

*by Barbara Roby*

Barbara Roby now lives in Lyme, NH, but she fondly recounts her early life in Andover, NH and the generous and conscientious way her family chose to manage their land. When her parents, Jim and Dorothy (Odlin) Dunn left New York, they moved with their two daughters Barbara (Roby) and Dorothy (Northcott) to the village of Andover, and later, to their expansive property in East Andover that comprised two sides of Route 11. You'll enjoy Barbara's telling of their story...

*My mother was born in Andover. When my father retired from his law work in New York City, he was happy to return to a more relaxing life at the farm on Taunton Hill in East Andover. They first moved to their home in the village, the Little Red House on Main Street, where my sister, Dorothy, and I had spent our carefree days of the 1940's, and in the early 1960's, to the colonial that lent its great barn and its 224 acres to a different kind of work for Dad—band labor. His main tools became his scythe, rake and small axe, along with his 90-year old friend and helper, Henry Heinline.*

*For my parents, Jim and Dorothy, life on Taunton Hill was full and rich with the nurturing of that land. The neighborhood, stretching from Elbow Pond to Highland Lake, offered its own diverse pleasures of congeniality. In the end, upon the death of my parents, their entire acreage on Taunton Hill was placed under easement with the NH Forest Society to protect the land completely from development before the farm was sold.*

*In addition to the Taunton Hill acreage, however, there remained in the family ownership, a 38-acre parcel of undeveloped, unprotected land, separated from Taunton Hill by Route 11 and the railroad tracks (now the Northern Rail Trail). This property's long road frontage and large stretch of tall white pines make a pleasant entrance to "The Hill."*

*This 38-acre parcel represents my family's last connection to Andover, and there is a bit of sadness in breaking this last link to our past. But our memories are good, and because we share the intention, as our parents did, to leave this land of memories untouched and beautiful, we are happy to gift this parcel to Ausbon Sargent.*

*Barbara Roby lives in Lyme, NH with her husband, David.*

## ***We've Conserved Another Special Place in Danbury***

*by Beth McGuinn*

It is a rare thing for me to be paddled around a lake in the middle “seat” of a canoe, but it is even less common in November! Yet there I was on Waukeena Lake in Danbury with Tom and Judith Brewer providing me a tour of the lake, with views of Severence Hill and their woodlot, extensive undeveloped shore frontage and the public boat launch. If it had been summer, we might have seen loon chicks, but the chill in the air and the hospitality shown to me was special in its own way. This is how I met Tom and Judith and the land and lake they love. Judith’s family has owned about 200 acres on the lake since 1948. Today, she and Tom live here full time, paddling, gardening, raising chickens and cutting firewood. They walk in the woods searching for the remnants of an old sugar shack or old apple trees from the commercial orchard that operated on the property. They want to make sure this land can be farmed in the future. Tom and Judith easily befriend foresters, wildlife biologists and soils specialists who come to see the property, offering sandwiches and iced tea. Their goal is to see that this place remains the same when their children own it and beyond. That’s why I had that canoe ride.

I explored the land further on my own, seeing the old woods road improved with help from Natural Resources Conservation Service funds. A hike along the shoreline and peninsula showed why the loons like this area – little disturbance for the protection of growing chicks. An off-trail hike up Severence Hill’s steep slopes through hardwood and slow growing spruce confirmed that soils on the hill are shallow and ledgy, the tree growth slow and the nearby hillsides visible from the hilltop late in the year. Moose sign on the hill was abundant – plentiful scat, scrapes and trees browsed down year after year. I knew, too, that this land was just a 10-minute walk from a block of over 1,000 acres of already conserved land.

A stop at NH Fish and Game’s public boat launch on the opposite side of the lake makes it clear that the property is quite visible to those who launch a boat. A paddle along the lengthy undisturbed shoreline is appealing to anglers, recreational paddlers and wildlife watchers alike.

On May 21, 2014, the Brewers donated a conservation easement on 159 acres of the property, including over ½ mile of shore frontage and most of Severence Hill. The land will never be developed, though there may be agricultural activities and well planned and supervised timber harvests in the future. The public is welcome to access the property via adjacent land owned by the Brewers.

*Photo by Sue Andrews*



*Judith and Tom Brewer with Beth McGuinn at the closing of the Brewer Conservation Easement located in Danbury.*

### *Facts about the* **Brewer** *Conservation Easement*

**Town: Danbury**

**Location: Northwest side of Waukeena Lake**

**Acreage: 159.2 acres**

- The Property has over ½ mile of shore frontage on Waukeena Lake.
- The Property includes 2/3 of Severence Hill.
- There is important wildlife habitat on the property: loons on Waukeena Lake and abundant moose.
- The Property is highly visible from the public boat launch.
- It is available for pedestrian recreation.
- There are over 1,000 acres of other conserved land nearby.
- Funding support for the survey came from the Quabbin to Cardigan Partnership.

Great thanks to Tom and Judith for their commitment to conservation, and to the Quabbin to Cardigan Partnership for helping to fund a survey of the property. Danbury is now a little greener this summer and those loons can continue to enjoy this wild shoreline!

*Beth McGuinn was a Land Protection Specialist with Ausbon Sargent from 2005 until mid-June of this year.*





*Overlooking the manicured pond on the Sabler property.*

## Facts about the **Sahler** Conservation Easement

**Town: Wilmot**

**Location: Kearsarge Mountain Road**

**Acreage: 21 acres**

- The Easement is a 21-acre parcel (on the 23.4 acres owned by the Sahlers) that is undeveloped and is primarily forested.
- The Property is adjacent to or near over 3,918 acres of conserved land including the Society for the Protection of New Hampshire Forests Waite and Spearman easements and the Mt. Kearsarge New Hampshire State Forest.
- This easement contains valuable forest soil types.
- The Property is also listed in the Wildlife Action Plan as "Highest Ranked Habitat in New Hampshire".
- Wildlife habitat for an abundance of species exists on the land, including songbirds, woodpeckers, reptiles, amphibians, turkey, grouse, fox, coyote, deer, moose and bear.
- The Property will be open to the public for low impact, non-motorized, non-wheeled, pedestrian access.

## ***Ausbon Sargent's First Conservation Easement in Wilmot***

*by Jan Sabler*

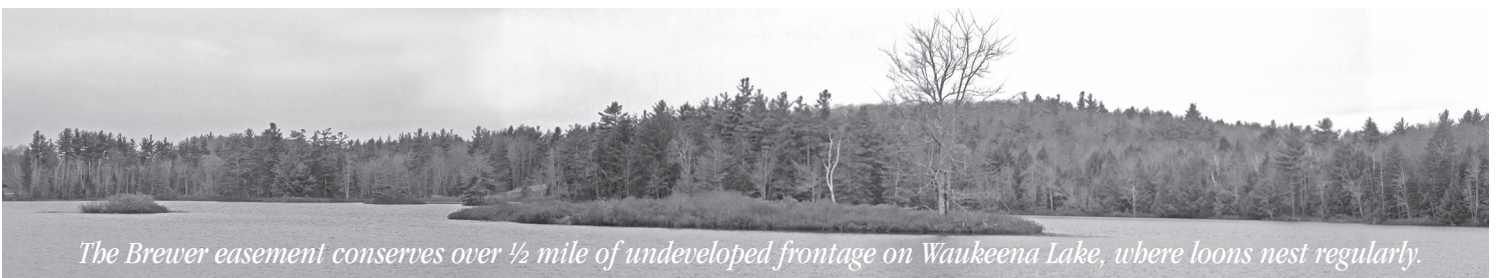
Over 30 years ago we moved to New Hampshire looking for the ideal spot to live and continue raising our family. We initially thought we'd find water-front acreage on the ocean on which to build. Boy, were we naive! Naturally, nothing like what we imagined even existed. A realtor eventually brought us to the Mt. Kearsarge/Lake Sunapee area and made us aware of its attributes. Soon we were searching among the mountains, lakes, woods and streams for an ideal building site with several acres. We found it on a 23-acre parcel of land on Kearsarge Mountain Road in Wilmot!

This land allowed us to build the house we desired, and with time and effort, the property has become more than expected. We cleared two acres of scrub woodland and opened up views to King Ridge and Mount Sunapee. Two ponds were later constructed, joined by a seasonal stream, and are periodically stocked with trout. Lately, due to warmer water temperatures, the fish of choice has become the brown trout. They aren't as beautiful as brook trout or as voracious feeders as rainbow trout, but they still put on a nice feeding display. It would be nice if they could reduce the black fly population! Frogs and peepers in the ponds provide a springtime chorus. They are complemented by numerous songbirds in the spring and summer, creating the most pleasant of sounds. The visits by Great Blue Heron, although a beautiful bird, seriously reduce the bullfrog chorus as summer progresses.

Fifteen years ago we had a selective logging project completed in the woodlands. We continue to maintain and mow the logging road that extends back to Cascade Brook and we have added several additional side trails. These provide cross-country skiing, snow shoeing, or just a pleasant place to hike where we often observe deer, coyote, bear, moose, numerous birds, and other wildlife.

As the years have passed, we both realized that we didn't want the westerly views of Mt. Sunapee or King Ridge obstructed and the ponds affected by development or subdivision. After researching how to accomplish this, we concluded that the Ausbon Sargent Land Preservation Trust was "the only way for us to go." Its local focus is an assurance that our property will be forever preserved as we have desired.

*Jan Sabler, who is retired from the Lake Sunapee Region Visiting Nurse Association, lives in Wilmot with her husband, Paul, a retired commercial pilot.*



*The Brewer easement conserves over ½ mile of undeveloped frontage on Waukeena Lake, where loons nest regularly.*



# The Ausbon Sargent Land Preservation Trust

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*Membership, Annual Fund and Gifts are from June 3, 2013 to June 3, 2014. Some names are followed by symbols: \*denotes donors who have given to both Membership and the Annual Fund, + denotes donors who have provided us with their company's matching gift information, ^ denotes deceased. If you have 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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## Conservation Easement versus Full Land Ownership

Ausbon Sargent has used conservation easements as its primary method of conserving land during the 27 years since the land trust was established. When Ausbon Sargent accepts a conservation easement, the landowners continue to own and manage their property, though certain restrictions regarding the property, based on best management practices, must be agreed upon.

In 2005, and again in 2006, Ausbon Sargent was offered the opportunity to take full ownership (also known as Fee Ownership) of Evergreen Point and Cordingley Preserve, respectively. This means that the land trust owns and manages the property. Ausbon Sargent pays taxes on the property (at Current Use rates, where possible) and it is Ausbon Sargent's responsibility to manage the property consistent with the mission of the land trust. As the property owner, Ausbon Sargent may also retain any income that might occur as a result of commercial operations (such as forestry or agriculture).

In the first half of 2014, Ausbon Sargent took full ownership of two more properties, Old College Road Preserve and the Roby Property, both in Andover.

If you are interested in conserving your land and would like to explore the options of using a conservation easement or full ownership, please contact Ausbon Sargent Land Preservation Trust at 526-6555 to talk with our Land Protection Specialist, Andy Deegan.

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A participant at one of Andy Deegan's Dragonfly Walks nets, observes and releases a dragonfly. We have another Dragonfly Walk in August. See our calendar of events.



This moose was photographed in "Wayne's Woods," the Garvey property in Goshen. Maybe we'll see more evidence of moose when we visit this property in July. See our calendar of events.



Dragonfly—one like many you might see at Andy Deegan's Dragonfly Walk in August. See our calendar of events above.

## Calendar of Upcoming Events

through December 2014

We request that you RSVP for all events.

### July 2014

#### Baptist Pond Hike in Springfield:

Hike with Land Protection Specialist, Andy Deegan, along Baptist Pond on the newly conserved 124-acre Baptist Pond Trust property, then travel off trail to the top of Pitcher Hill West.

Thursday, July 10

4:00-6:00 pm

#### Garvey/"Wayne's Woods" Hike in Goshen:

Andy Deegan and John Garvey will lead a hike on one of our newest protected properties.

Tuesday, July 29

3:00-5:00 pm

### August 2014

#### Dragonfly Walk on the Sahler property in Wilmot: :

Join Land Protection Specialist, Andy Deegan, and his wife, Carrie, of the Forest Society, to learn more about dragonflies and damselflies and their significance in nature.

Tuesday, August 12

3:00-5:00 pm

### September 2014

#### 3rd Annual Kearsarge Classic Bike Randonnee:

This bike event, travelling over the back roads of many of the 12 towns we serve, continues to be one of our best fundraising events of the year.

Saturday, September 6

All day

#### Monitoring Refresher:

We invite our monitors to join us for a compass and survey skills refresher with Sue Andrews and Andy Deegan just before you head out to complete your fall easement monitoring.

Wednesday, September 10

3:00-4:30 pm

### October 2014

#### 27th Ausbon Sargent Annual Meeting:

All members are encouraged to attend the business meeting and the social that follows the meeting.

Sunday, October 26

3:00 pm

### December 2014

#### Ausbon Sargent Holiday Party at the New London Inn:

This is always a wonderful way for our members to help celebrate the holidays and the Ausbon Sargent successes for the year

Monday, December 8

5:30-7:30 pm

Please re-visit [www.ausbonsargent.org](http://www.ausbonsargent.org) (News/Calendar) for details on all events through December, 2014. Call 526-6555 or RSVP to [nsmith@ausbonsargent.org](mailto:nsmith@ausbonsargent.org) for any event that interests you.



## A Special Thank You



Photo by Andy Deegan

### to Heather Rogers

Heather recently volunteered to help Ausbon Sargent select and scan critical correspondence documents for our stewardship files. This was a time-consuming, yet very valuable, task that required an understanding of the needs of a land trust.

Heather, who now resides in Andover, previously worked at Coastal Mountains Land Trust in midcoast Maine as a Land Protection Specialist. Like those who work at Ausbon Sargent, she enjoyed getting to know landowners through their connections to the land. She found great reward in knowing that some very special places in the region would remain undeveloped and open to the public forever.

Regarding the work that she did in the Ausbon Sargent office, Heather says, "I'm glad to be able to help Ausbon Sargent with the good work they are doing to protect valuable habitat and community resources. While creating back-up files for land projects isn't sexy work, it is part of being able to ensure the permanent protection of land entrusted to the organization. I'm impressed with Ausbon Sargent's dedication and diligence and all of the behind-the-scenes work that is necessary to conserve land and provide this critical service to the region." It required an experienced eye and a person very familiar with land conservation to select important documents from files of information. We were very fortunate to have the help of a volunteer with Heather's qualifications.

## *We Have a Rare Gift to Share*

In the summer of 2013, Ausbon Sargent received a wonderful gift. A generous member donated a number of pieces from the work of Townsend Howe, a local Wilmot artist who is best known for his paintings and sketches of the area in which he lived. For months, the staff and visitors to the Ausbon Sargent office on Pleasant Street have enjoyed these framed scenes as we displayed them on the office walls awaiting our plan to host a "Silent Auction" as a fundraiser for the land trust.

Townsend passed away in August of 2007, so we contacted Townsend's wife, Margaret, to share our thoughts. It was at this time that Margaret suggested that it would be conceivable that the art we believed to be originals, could be prints of Townsend's originals. You can imagine our excitement when Margaret visited the office with middle son, Paul, and confirmed that our pencil sketches of local New London and Wilmot scenes were originals. Townsend had matted and framed these works and each piece is backed with Townsend's authentic seal.

On July 7th, we will begin our "Silent Auction." We will post photos of Townsend's work on our website, with directions to use our online bidding system. Interested bidders may also view the actual artwork by visiting our office at 71 Pleasant Street in New London and may choose to place a bid in-person.



Two of Townsend Howe's original pencil sketches. Top: Bucklin Beach; Bottom: Main Street New London.



Photos of art by Paul Howe



# Summer Hikes You Might Like

Most of our Ausbon Sargent protected properties offer public access, but they don't all have established hiking trails on the property. Below are some hikes on Ausbon Sargent properties that would be great summer excursions to get your family and friends up and moving.

**Clark Lookout:** This hike is an easy .5 mile hike on an old carriage road path off of Davis Hill Road in New London. Late owner, Syd Crook said, "You go up and up and then turn that last corner and—wow! There's the view." This is a "must see it to believe it" view.

**Cook Interpretive Loop Trail:** This moderate 1.3 mile loop off of Whitney Brook Road in Elkins leads to a view that includes Ragged Mountain, Mt. Kearsarge and Mt. Sunapee. Enjoy resting on the new commemorative bench presented to David and Celeste Cook in the spring of 2014.

**Phillips Preserve Trail:** This hike is a relatively easy 1-mile loop that is accessed from Goose Hole Road, New London. It offers a nice picnic table resting spot at the height of the trail, with Lake Sunapee and Mt. Sunapee views. A side trail will lead to the edge of Otter Pond.

**Bradford Bog Trail:** The Bradford Bog, accessed from E. Washington Road in Bradford, is home to Pitcher Plants, Larch trees, Bog Rosemary, White-Throated Sparrows, Hermit Thrushes, Broad-winged Hawks, Moose, White-tailed deer, and Snowshoe Hare, among others. Walk along a 0.6 mile boardwalk trail to the end where a lookout tower treats walkers to a stunning view of the expansive swamp flanked by surrounding hills and the Lovewell and Haystack mountain peaks.

**Battles Farm Trail:** On this 1.25 mile loop trail in Bradford, you'll find fairly level meandering areas, a diversion to Hoyt Brook and a steep climb to the top of Jewett Hill. You are likely to see signs of a wide variety of wildlife, hear diverse bird songs, and catch glimpses of the farm fields between the trees.

**Pitcher Hill Trail:** This trail is a ¼-mile moderate hike to the top of Pitcher Hill. It wanders through a mixed hardwood and softwood forest to exposed ledges with obstructed views to the south, west and north. At times, it's possible to see Otter Pond, Baptist Pond and the Star Lake Farm pastures.



## ***“Outstanding in the Field”***

by Peggy Hutter

Compliments are heartwarming. Local press is very rewarding. National recognition, however, happens rarely and feels amazing!

**The Ausbon Sargent Land Preservation Trust was cited in the Spring 2014 issue of *Saving Land*, the quarterly magazine of the Land Trust Alliance (LTA) as being an exemplary land trust.**

The LTA “represents more than 1,700 land trusts and promotes voluntary land conservation to benefit communities through clean air and water, fresh local food, habitats and places to refresh our minds and bodies.”

In their regular column titled Board Matters, the LTA recognized Ausbon Sargent for its highly successful “governing board.” One of the reasons that Ausbon Sargent has realized so much success in the recent years seems to be attributed to the evolution of the role of the board. It often happens, as it did for Ausbon Sargent, that the early boards were saddled with program and project management as well as serving as volunteers for functions within the organization.

Our Executive Director, Debbie Stanley and Board Chair, John Garvey were quoted in the LTA’s three page article about the “evolution of a governing board.” Debbie shares that Ausbon Sargent went through “a time of struggle and self-reflection” in the early 2000s. Since this time, changes were made that have had a very positive impact on the organization. Debbie explains that “the land trust brought on more staff—it now has eight—and transformed the board into more of a governing body that would focus on shaping policy, defining outcomes and raising funds. The board recruited individuals with deep financial, management and legal experience to help bring the organization to the next level.” John Garvey points out what we all really know, that “one of the best things you can do is hire an outstanding executive director.” Debbie Stanley was Ausbon Sargent’s first and only executive director since it was incorporated in 1987 and her passion is obvious.

Congratulations to the staff, the board, the members and volunteers and the many land donors for this national recognition. With all of your contributions, we just keep getting better.

### **Wish List**

*Tool Box with a hammer, screwdriver  
and other basic components.*

Cost of approximately \$100.

## Land Trust Alliance

### THE EVOLUTION OF A GOVERNING BOARD



Ausbon Sargent Land Preservation Trust celebrated 25 years in 2012.

For its first 10 years, New Hampshire’s Ausbon Sargent Land Preservation Trust had one staff member and a working board of directors. “You had passionate people who wanted to protect land but didn’t necessarily have experience with governance and financial issues,” says Executive Director Debbie Stanley.







# The Ausbon Sargent Land Preservation Trust

## Thanks

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



### CORPORATE MATCHING GIFTS

Aetna Foundation  
GE Foundation  
Lincoln Financial Foundation  
Mascoma Bank  
Payden and Rygel  
Pfizer Foundation

### FOUNDATION GRANTS

Anonymous (2)  
Burton D. Morgan Foundation  
Virginia Cretella Mars Foundation

### IN KIND DONATIONS

Echo Communications, Inc.  
On Track Design  
PCCHelp  
Pennyroyal Hill Land Surveying and Forestry

### IN HONOR OF MR. AND MRS.

**DIETRICH**  
Amber Kelley

### IN MEMORY OF ALLAN DOYLE

Mary Doyle

### IN MEMORY OF JEFFREY GUNN

Joseph and Laurie DiClerico

### BAPTIST POND EAST LAND

**PROJECT** (since 12/26/13)  
Springfield Conservation Commission

### GARVEY – WAYNE'S WOODS LAND PROJECT

Quabbin to Cardigan Partnership

### STONEY BROOK LAND PROJECT

(since 12/26/13)  
Gerard and Jane Gold (inadvertently omitted in the Winter 2014 Chatter)  
John and Patricia Arthur  
Audubon Society of New Hampshire via the Moose Plate Program  
Bolyn Land Investment, LLC  
Barbara Breitwieser and Stephen Cernek  
Margaret Chalmers  
Karen and Paul Dale  
Ivor and Barbara Freeman  
Amber Kelley  
Robert Malsberger  
Newbury Conservation Commission  
Resnick Family  
Cherie Senz  
Sunapee Hills Association  
Stuart Werman  
Anki Wolf

### UNDESIGNATED LAND PROJECTS

Betsy Forsham  
Roger W. and Kathleen Lamson

### DONATION FOR MARKET STUDY AND STRATEGIC PLAN

Anonymous

### STEWARDSHIP FUND

**DONATIONS**  
Pine Summit Holdings, LLC

### ENFORCEMENT FUND

**DONATIONS**  
Tom and Judith Brewer

### MARILYN KIDDER AND THE STAFF AT COLDWELL BANKER MILESTONE REAL ESTATE

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

Kim Armen  
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 Belden for office recycling  
The Coach House Restaurant and New London Inn for Thursday's Child  
Sandy DeLaat for photography  
Mary Jane Ellis for granting our wishes!  
Betsy Forsham for proofing easement deeds  
The Kearsarge Shopper for all they do for us  
LSPA for the use of the Knowlton House for our volunteer party  
Microsoft for the donation of software  
Lee Morrill, On Track Design for graphic design and advertising  
Jeanie Plant for organizing the Little Sunapee Reunion at Thursday's Child  
Sandy Rouse for donating a laminator

### PROOF READERS FOR THE SUMMER CHATTER

Anne Carroll  
Nan Kaplan  
Helen Tucker  
Jan Wesson  
Lisa Ensign Wood

### MAILING HELPERS

Terry Bingham  
Julie Boardman  
Ginny Callahan  
Elise Caplan

Carol Foss  
Gail Goddard  
Kate Gordon  
Bobbie Hambley  
Cynthia Hayes  
Marty Hoar  
Phyllis Magner  
Mary Ellen Price  
Heather Stoddard  
Janis Taylor

### OFFICE VOLUNTEER

Kris Lohmann  
for volunteering in the office on a weekly basis  
Heather Rogers for scanning all our critical correspondence

### PHONEATHON CALLERS AND HELPERS

Steve Allenby  
Mary Lou Dufault  
Barbara Faughnan  
Charlie Foss  
Lindy Heim  
Nan Kaplan  
Cindy Lawson  
Doug Lyon  
John O'Dowd  
Kiki Schneider  
Suzanne Tether  
Becky Underhill

### VOLUNTEER PARTY HELPERS

Kate Gordon  
Nancy Lane  
Dan and Kiki Schneider

### WINTER CHATTER DELIVERY

Kathleen Belko  
Seth Benowitz  
Carol Foss  
Kate Gordon  
Cynthia Hayes  
Katheryn Holmes  
Janet Howe

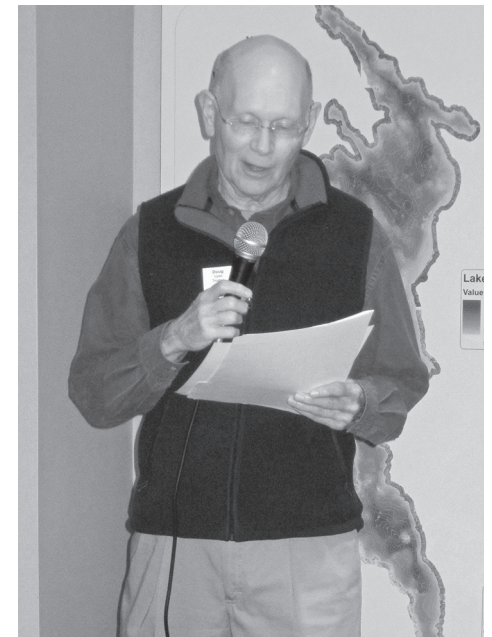
### ACORN SOCIETY

Anonymous (4)  
Rich and Heidi Anderson  
Rick Cole  
Chris and Janice Cundey  
Tim and Lorraine Davis  
Joe and Laurie DiClerico  
John and Maggie Ford  
Cotton M. Cleveland and John B. Garvey  
Gerard and Jane Gold  
David and Martha Karrick  
Doug Lyon  
Dave and Bev Payne  
John and Sage Scott  
John and Nancy Denny Solodar  
Peter and Debbie Stanley



## Best Wishes!

The staff and board of Ausbon Sargent wish Land Protection Specialist, Beth McGuinn, the very best as she moves from her job with Ausbon Sargent to become the first full time Executive Director of the Five Rivers Conservation Trust. Beth joined Ausbon Sargent in 2005 and has successfully managed a number of large projects for the land trust. We look forward to following Beth's work at Five Rivers.



*Board Vice Chairman, Doug Lyon, sings his rendition of the Janis Joplin tune, "Lord, Won't You Buy Me a Mercedes Benz" with a slight twist on the theme: "Lord, won't you give to the land trust endowment..."*



THE  
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71 Pleasant Street  
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New Hampshire  
03257-2040  
603.526.6555

## "Outstanding in the Field"

### STAFF (L-R)

**Patsy Steverson**, Bookkeeper  
**Deborah Stanley**, Executive Director  
**Peggy Hutter**, Communications Coordinator  
**Andy Deegan**, Land Protection  
Specialist - Stewardship Manager  
**Sue Ellen Andrews**, Operations Manager  
**Laurie DiClerico**, Development Associate  
**Nancy Smith**, Administrative Assistant

### OFFICERS

**John Garvey**, Chair  
**Doug Lyon**, Vice-Chair  
**Nan Kaplan**, Secretary  
**Susan Nooney**, Treasurer

### TRUSTEES

**Steve Allenby**  
**Martha Cottrill**  
**Joe DiClerico**  
**Charlie Foss**  
**Cindy Lawson**  
**Graham McSwiney**  
**John O'Dowd**  
**Jim Owers**  
**Kiki Schneider**  
**Suzanne Tether**

**The Ausbon Sargent staff celebrates in the Main Street Meadow field (NL) after receiving national recognition as an exemplary land trust. See the article on page 14 of Chatter.**

## 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](http://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  
☐ \$5,000+ Legacy Circle  
☐ \$2,500+ Leadership Circle  
☐ \$1,000+ Benefactor  
☐ \$500+ Patron  
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☐ \$60+ Advocate  
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Donations to Ausbon Sargent are tax deductible as provided by Section 170 of the Internal Revenue Code.

06/14