



SELTeverlasting

NEWS FOR OWNERS OF LAND PROTECTED BY A CONSERVATION EASEMENT

Over the course of the summer, my two younger girls became fascinated with moths. They would be outside, seemingly fully engrossed in swinging, playing soccer or decorating the driveway with chalk mermaids when all of a sudden they would take off running, zigzagging around until they would abruptly drop to the ground. Soon after they would run to me smiling and open their hands to show me the moth they had finally caught. While I watched them in their daily pursuit and examination of these flying insects, I would often find myself in awe over how something so simple and plain as a moth can result in so much continuous excitement and enjoyment.

One day as I watched them, and my mind wandered to thoughts of work as it often does, it struck me how their fervor for each moth was similar to SELT's passion for each piece of land we steward through a conservation easement. On the surface, each property may seem to be just another few acres of the same landscape down here in our part of the state, but when you stop to really look at each one up close there truly is reason to be excited about each and every one. Whether the land contains an historic mill site, provides habitat to a threatened species, or offers the community fresh, locally grown food, each property is unique – and we are continuously enthusiastic and grateful for our role in the ongoing stewardship of each special place.

Best wishes,

Deborah Goard
Easement Stewardship Director

Baseline Update Blitz

Baseline Documentation Report: A report that documents the important conservation values protected by the easement and the relevant conditions of the property as necessary to monitor and enforce the easement. – *Land Trust Alliance*

Our stewardship staff, including three seasonal stewards, have been very busy the last few years updating many of our Baseline Documentation Reports (BDRs) with what we call BDR Addendums (Addendums) and Current Condition Reports (CCRs). In fact, since the

beginning of 2015 we have been able to complete 49 of these reports! Most of these BDR updates were prompted by the 2014 merger with The Strafford Rivers Conservancy (SRC). As SELT is an accredited land trust we were required to bring SRC's BDRs up to the current requirements

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of the Land Trust Alliance Standards & Practices as well as the Land Trust Accreditation Commission. In addition, we reviewed the BDRs for the remainder of our conservation easements to determine which needed to be updated to reflect the changes that have occurred to the land since being conserved. These updates are not necessary for all of our conservation easement lands at this time so many of you may be wondering what an Addendum or CCR is.

For those of you who were involved with the process of placing the conservation easement on your land, you may remember that a BDR was created to document the property's condition at the time it was conserved. Stewardship staff use the BDR as a reference during our monitoring visits and record changes to the land based on the conditions documented in the BDR. When the BDR is lacking information or no longer represents the current condition of the land, it is time to update the report. An updated report helps stewardship staff understand the current conditions of the land when they head out for the next monitoring visit. The updated report is extremely helpful for staff to determine if any change they observe on the land has already been documented or if the change is more recent and needs to be documented; especially if they haven't been out on the land before.

In order to document the current condition of the land, staff conduct a site visit and take photographs and GPS locations of structures, improvements and land cover changes such as conversion of forest to field. Using the information collected from the visit we write a brief

narrative to describe the condition of the land and include the photographs taken during the site visit. We also create a map with a recent aerial photo and a map showing the land cover and locations of key features of the property. If we create a CCR for the property, the condition of the land is fully documented in the narrative, photographs and maps. If we create an Addendum, only things that have changed since, or may have been left out of, the original BDR are documented and described.

Once the report is reviewed by the landowners, revised as needed and finalized with everyone's signature, the Addendum or CCR is appended to the original BDR and serves as another snapshot in time of the property for stewardship staff and the landowner to reference. Having an updated and more comprehensive document will allow us to do our jobs more efficiently and help with the monitoring and enforcement of our conservation easements. Owners of these conserved lands will also have an updated document for their records showing what the property currently looks like.

We have several more conservation easements that will need an Addendum or CCR over the next few years and we will continue to create these reports as our conservation easement lands undergo significant changes. Thank you to those who have helped us complete the reports thus far. It has been a significant undertaking, but the burden has been greatly alleviated with the cooperation of our great landowners and hard work of stellar seasonal staff!

Emerald Ash Borer Found in Strafford County

Emerald Ash Borer has been found in the towns of New Durham and Strafford, adding Strafford County to the list of counties under quarantine. Information on what this means for your land and the management of your forest, as well as a map showing the updated quarantine area can be found at nhbugs.org.



The Emerald Ash Borer continues to spread across New Hampshire.

PHOTO BY DAVID CAPPAERT, MICHIGAN STATE UNIVERSITY, BUGWOOD.ORG.

Land management activities coming up? Don't forget to tell your neighbors!

By Deborah Goard

Several times a year my phone rings with the person on the other end asking me what is happening on the property next door. Whether the land is owned by SELT, or is privately or publicly owned land that we hold a conservation easement on, the call is inevitably prompted by large machines rolling in, trees being cleared, or materials such as lumber being delivered. While we occasionally have to check in with the landowner to find out for ourselves, most



Prior to a 2015 timber harvest on SELT's Mast Road Natural Area, letters were sent out to neighbors informing them of the upcoming harvest, outlining our management goals and inviting them on a tour of the harvest. At the tour participants learned about the timber harvest from consulting forester Charlie Moreno (right) and were able to watch the logging equipment in action (above).

PHOTO CREDIT: DEB KURE

of the time we are aware of the plans and can explain the activities and reasons they are allowed to occur.

There are several reasons we receive calls from concerned neighbors. Oftentimes they do not fully understand what a conservation easement is/does, or that with a few exceptions, each conservation easement deed is different. It is commonly believed that all conservation easements restrict any & all activities from occurring. Many people are surprised to learn you can build barns or harvest timber. Other times people call because they loved the dense forest behind them and are not happy that a forestry project has opened the area up and left what they consider to be a mess on the ground. And sometimes people call because they simply just want to know what their neighbors are up to.

People are naturally curious about what is going on in the world around them and your neighbors are most likely no exception. It's easy to get caught up in our own worlds as we plan and implement management activities on our land, but I would suggest that we all take the time to effectively communicate our plans to some of the land's greatest proponents, our neighbors.

As owners of conservation land, communicating with those around us about our management or building projects can save time answering questions and responding to concerns after the work has begun. How you choose to inform your neighbors about your plans may depend on your personal preference for communication, the scope of the management activity you plan to do, and whether you are a private landowner, a business, or a municipality.

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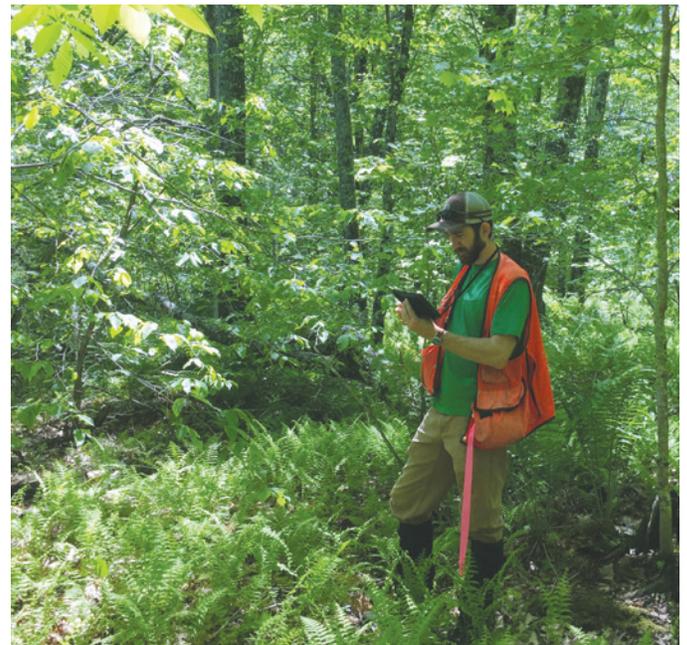


Successful Summer Season

We had another successful summer season with the help of our two Seasonal Conservation Easement Stewards Allie Sliney and Nick Lanzer. Together they walked 67 conservation easement helping SELT fulfill our obligation for annual monitoring. Thank you to all of you who took a few minutes or a few hours to talk to them about your plans or walk with them across your land!



SELT's 2017 Seasonal Conservation Easement Stewards Nick Lanzer (below) & Allie Sliney (above).



A few suggestions for ways you can inform your neighbors about your upcoming management activities include:

- **Call or send an email to SELT Stewardship staff** regarding your plans - even if you are not required to notify us. With SELT conservation easement signs up along the boundaries people often call us to ask questions if they don't know how to get in touch with the actual landowner. When we do get these calls we will give them a general overview and often encourage them to head over and talk to you themselves.
- **Talk to your neighbors before the work begins.** Talking to them beforehand can help them understand what you are doing, why you are doing it and will make the machines that show up one day less of a surprise. Include in this discussion your goals such as removing diseased trees, creating forest openings to increase the diversity of wildlife habitat, or building a barn to store your hay.
- **Write it down.** If you don't have time to talk to everyone consider sending a short note to your neighbors with information such as what's going to happen, when you expect it will begin, and how long it's expected to last.
- **Take a Walk.** For town-owned lands, consider a pre-harvest tour and/or post-harvest tour. UNH Cooperative Extension foresters are a great resource to help with this. For private landowners, if a neighbor expresses interest, why not give them a tour yourself!
- **Use Social Media.** For towns or businesses such as farms, consider putting the plan details up on your website or Facebook page. Include information such as the management goals, expected time frame for the work to begin and to be completed, and a map showing where the work will take place. If there is a forest management plan for town lands, consider making it easily available for public viewing as well.

While implementing any of the above suggestions definitely adds one or two things to your already full to-do list, it may be well worth it. While not everyone is guaranteed to be happy with your management decisions even after they are explained to them, neighbors can be some of your best partners to help care for and watch over your land. All this to say, we believe strong relationships with neighbors are well worth the effort!

Upcoming Events

For more event details and a complete calendar, please visit www.seltnh.org or www.facebook.com/SELTNH/events. Please pre-register for field trips and presentations by clicking the registration link found within the event listings on our website or Facebook page. Suggested donation is \$5 per person/\$10 per family.

Stewardship Tool Library Launch Party

Friday, November 3rd · 3–5pm · Burley Farms, North River Rd, just off Rte. 125 in Epping.

Join us at the Burley Farms barn to celebrate the launch of our Stewardship Tool Library! These tools are available for volunteers, community members, and organizations to borrow to help get work done on our region's trails and natural areas. We've got everything you need for trail work, invasive plant pulls, native plantings, trash clean ups, and more! We'll show you what tools are available and how to use them by tackling a few projects on the Burley Farms property.

Pre-registration is requested for planning purposes. Light refreshments will be served. What to Bring: Wear long-sleeves, long pants, and sturdy shoes or boots. Bring your favorite pair of work gloves (we'll have extras, too).



Explore the Brown Brook Forest

Saturday, November 4th · 9am–12pm · Fremont

Walk one of SELT's soon-to-be properties, the Brown Brook Forest in Fremont. This outstanding 343-acre managed forest features a great network of trails and is rich with wetlands and a diversity of wildlife habitats. Wetland scientist Mark West and SELT Land Manager Phil Auger will be our tour leaders.

Please register by noon on Friday, November 3rd.

Thanks-for-Giving 5K & 10K Family Run/Walk Road Race

Thursday November 23rd · 8:30–11 am · Exeter

Start your Thanksgiving morning off right with the "Thanks for Giving" 5K and 10K family run/walk road race. Online registration is now open!

Kid's Fun Runs (12 and under) will start at 7:45am. 5K/10K Race will start promptly at 8:30am. 10K runners will do a double loop of the 5K course.

Course will run through the beautiful town of Exeter. This will be a flat and fast course!

Proceeds will benefit the Southern District YMCA / Exeter Area YMCA's Youth Programs, Exeter Run Club, and SELT – Southeast Land Trust of New Hampshire.

Registration at <http://www.sdymca.org/events/event-thanks-for-giving-5k10k>



Check our website, www.seltnh.org, for up to date information about current events and new workshops.

CONNECT WITH US!

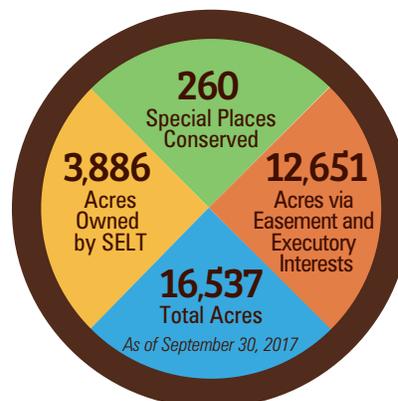
- Sign up for our **free monthly e-news** on our website or by emailing info@seltnh.org
- Stop by our office at 6 Center Street, Exeter, NH, and say hi!



Find SELT on Facebook to stay in touch with us daily!

www.seltnh.org

Land Conservation by the numbers



Thanks for doing your part to assure these lands are permanently protected!



SELT

SOUTHEAST LAND TRUST
of NEW HAMPSHIRE

PO Box 675 Exeter, NH 03833
ADDRESS SERVICE REQUESTED



Baseline Update Blitz

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Upcoming Events

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Thinking of **SELLING YOUR PROPERTY?**

More and more conserved land is selling – meaning there is a whole new generation of landowners who need to understand what a conservation easement is and the associated privileges and responsibilities.

SELT can help make your sale smoother by working with your realtor to properly inform buyers about your conservation easement. Once you've decided to sell and have selected a realtor, please have him or her call us. We will provide an electronic packet of information to incorporate in your disclosures and can answer questions from buyers. Once you've scheduled a closing, please remember to give us the required notification of transfer of title in accordance with the terms of the easement.

Questions, Comments, Concerns?

To contact the Southeast Land Trust of New Hampshire, please call **603.778.6088** or email **info@seltnh.org**.

PO Box 675, Exeter, NH 03833
Website: **www.seltnh.org**

The Southeast Land Trust of New Hampshire is a 501(c)(3) non-profit organization. Contributions are tax-deductible.

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