



THIS LAND

NEWS AND INFORMATION FROM THE SOUTHEAST LAND TRUST OF NEW HAMPSHIRE

Creamery Brook Farm in Brentwood to be Conserved!

Land to remain a working farm under new owners

This summer Brentwood residents celebrated the news that an agreement had been reached to permanently protect Creamery Brook Farm on Route 111A (Middle Road). By the end of 2011, the Southeast Land Trust, in partnership with the Town of Brentwood, will acquire a conservation easement on the property’s 55 acres of fields, wetlands, and forest.

“This productive farm is a significant, scenic landscape in Brentwood,” notes Brian Hart, Executive Director of the Southeast Land Trust, who negotiated the agreement with the Lyford family. “Under this agreement, the fields and forests will be conserved through a conservation easement and then the conserved land will be sold to a local farmer. It’s a win-win for the landowner, the community, the farmer, and lovers of local food.”

Fifty-four acres of the property, nearly the entire farm, are highly productive farm soils that historically supported a small dairy farm. Under the conservation easement, these soils will remain available for future agricultural production. Creamery Brook Farm also includes more than 1,300 feet of shoreline on Dudley Brook, and is adjacent to other lands protected by the Land Trust and Town, adding to its importance for water quality and wildlife habitat.

The farm, with its splendid open views and rolling fields, has been cited as one of the main reasons that residents supported the passage of the 2003 Open Space Bond. It is fitting then that Creamery Brook Farm will be the final property conserved using that \$2 million bond, culminating eight years of work by the Brentwood Conservation Commission and its partnering organizations.

“The Town has worked very hard over the past decade to preserve open space and the rural character of Brentwood and preserving this iconic property has always been a top priority,” explains Rob Wofchuck, chairman of the Town of Brentwood Conservation Commission. “It was always the Lyford’s goal to protect their farm from development so it is true pleasure to see their wishes becoming a reality.”



The Creamery Brook Farm lies on both sides of Middle Road in Brentwood and its productive soils once supported a dairy farm. Once conserved this year, the farm will again be in production – as a vegetable farm under the new owners of Kate and Jeff Donald.
PHOTO BY BRIAN HART.

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GET *Out & About*

A Dinosaur in the Woods, Kingston

Saturday, October 29th - 9am – 11am

What's that eating the woods? It's a brontosaurus! Don't be alarmed, it is not the dinosaur, but a flailing head mower attached to an excavator! Join Board members Emma Carcagno of UNH Cooperative Extension and Phil Auger to learn how this machine helps create a patch work of early successional habitat, increasing the diversity of habitat at the Tucker Family and French Family Forest in Kingston. This land has been the focus of much management this past year, including trail work and blocking illegal vehicle access. The hike will include some bushwhacking.

Fall Hike at the Sullos Woodlands, Epping

Saturday, November 5th - 9am to 11am

Visit the Land Trust's newest reservation of 175 acres in Nottingham and Epping! While not on the river, the Sullos Woodlands is part of our Pawtuckaway River Corridor project and comprises a mix of Appalachian-Oak-Pine and Hemlock-hardwood forest types, open fields, open water, and emergent wetlands. The property is a critical piece in our effort to conserve a 4,000+ acre unfragmented block of forestland. The hike will include moderate bushwhacking through the woods and fields.

New Members Join Board

The Board of Directors welcomed two new directors and one returning director at the 2011 annual meeting. Joan Pratt of Exeter gladly accepted the invitation to join the Board, having been a supporter of the Land Trust for years. With her deep love of the Exeter River and her considerable experience as the former owner (with her husband Charlie) of Apple Annie Orchard in Brentwood, Joan brings valuable knowledge to the Board. Emma Carcagno of Newmarket has also joined the Board after serving on the Land Protection and Stewardship Committee. Emma is a wildlife biologist who works for UNH Cooperative Extension. Her skills have already influenced the management of our more than 2,000 acres of land! Dick Wollmar of North Hampton rejoined the Board after a hiatus to serve as a selectman. Dick's passion for local farming will help the Land Trust continue to focus on farmland protection.

Stepping off the Board this year were Dick Adams of Portsmouth and Etoile Holzaepfel of New Castle. Dick served as Vice President since the merger and was a clear and strong voice for our work in the greater Seacoast region. Etoile helped lead the 2009 campaign to protect the Back Channel Islands. Both promise to remain engaged in our work and conservation in the region! Thank you Dick and Etoile for your years of service to our organization and the region, and welcome Joan, Emma, and Dick! ■

Creamery Brook Farm, continued from page 1

Creamery Brook Farm was long owned and managed by the Lyford family. When Lawrence Lyford passed away in July 2010, the family was faced with a choice many families face: what do to with the farm? Lawrence's widow Dolly wanted to honor the wishes of her husband and see that the land was not developed. The family considered many options and decided to provide the community and Land Trust an opportunity to protect it and keep it as an active farm, continuing the family's tradition of good stewardship.

"I am ever so grateful to see it stay as open land and to continue to be a working farm," comments Winston Lyford, brother of Lawrence. "I can not think of a better way to honor our ancestors and those that come after us than to drive across the bridge over Dudley Brook and look up at the rolling hills on the left, tall stately hemlock trees and pastures on the right, and a regal white house and barn sitting in its midst, forever as a legacy to those living in Brentwood and the surrounding community."

Once the conservation easement is purchased, the protected farm land and farm house will be sold by the Lyfords to farmers Kate and Jeff Donald. The Donalds currently operate Stout Oak Farm in Epping. Kate previously farmed at Willow Pond Community Farm, a community-supported agriculture (CSA) farm in Brentwood.

"This is truly an amazing opportunity to be able to purchase a farm here on the Seacoast where we can put down roots, continue to grow vegetables for the local community, and invest in the long-term success of local agriculture," remarks Kate.

Christine Tobin, Dolly's niece comments that "Lawrence would be thrilled to know that land was going to be used again as a farm and I wish he could have met the Donalds before he passed."

The total estimated cost to complete the purchase of the conservation easement and cover all associated costs is \$535,000. Funding of \$245,000 for the easement purchase has been approved by the US Farm and Ranchland Protection Program. Funding of up to \$290,000 from the Brentwood Conservation Fund and Open Space Bond would be used to match the FRPP grant, leveraging the Town's limited resources. The project will be completed by December 30, 2011. ■

Three Web Videos Released

What do a vintner, conservation commissioner, and tree farmer have in common? They've all partnered with the Southeast Land Trust to permanently conserve critical open spaces and have shared their story through videos just released on the web.

The videos, available for viewing through the land trust's website www.seltnh.org, speak about land conservation through the voice of local farmer Frank Reinhold of Lee's Flag Hill Winery, community leader Alison Watts of Newfields, and tree farmer Jerry Langdon of Epping.

"These videos let landowners and community leaders speak to why they conserved their land, sharing insights and lessons learned, and how their partnership with the Southeast Land Trust achieved their goals," notes Brian Hart, Executive Director of the Land Trust. "We hope the videos will introduce conservation to landowners who may have questions or concerns and want to learn more."

Tax Incentives Help Conservation Make Economic Sense

Tree farmer Jerry Langdon and his wife Pat, a local realtor, needed land conservation to make financial sense. The video *Tax Incentives Help Conservation Make Economic Sense* introduces the federal income tax incentives that ultimately informed their decision to conserve their Tree Farm on busy Route 125 in Epping.

Community Conservation Partnerships

Alison Watts was a key leader of the community effort to protect the 316-acre Piscassic Greenway in Newfields in 2005 and 2006. Slated for a 102 unit development, the property was in jeopardy until a partnership of the Trust for Public Land and the Southeast Land Trust sealed an agreement to acquire the property for conservation. In the video *Community Conservation Partnerships* Watts states "I've also found the Southeast Land Trust are really able to help us understand what types of conservation projects will work, help us identify lands that are important, and help us work through the process of getting the Town to understand and approve of a conservation easement."

Protecting Farmland for the Future

For farmer and vintner Frank Reinhold, the sale of the conservation easement on Flag Hill Winery achieved personal and business goals, honoring the wishes of his parents who wanted to see the land protected and allowing him to expand his business. In the video *Protecting Farmland for the Future*, Reinhold explains that "The money from the conservation easement was a critical part of my expansion, because we were Flag Hill Winery. The amount of money received was directly put into the distillery and we became Flag Hill Distillery, the state's only distillery."

These videos can be viewed at the Land Trust's website www.seltnh.org or by going to vimeo.com and choosing the Southeast Land Trust of New Hampshire channel. Funding for the videos was provided in part by the Davis Conservation Foundation and by a grant from the Piscataqua Region Estuaries Partnership, as authorized by the U.S. Environmental Protection Agency's National Estuary Program. ■



Wish LIST

Are you handy? Our office closets are in need of shelving. If you have the time, we will provide the materials.

Do you have an extra digital picture frame? We would love it! We will use it to display photographs of the beautiful lands we have conserved!

Are you organized? We could use your help in the office in preparation for accreditation!

Please call Karen at 603.778.6088 to offer your help!

Board Members

Tom Chamberlin, President, Exeter
Hunter Brownlie, Vice President, Newmarket
Elisabeth Sanders, Treasurer, Danville
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Phil Auger, Brentwood
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Dick Wollmar, North Hampton

Questions, Comments, Concerns?

To contact the Southeast Land Trust of New Hampshire, please call 603.778.6088 or e-mail info@seltnh.org.
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Donor's Challenge Ups the Ante on the Fall Fundraiser

The air is crisp, the skies are blue, and the leaves are turning... it must be time for the annual Fall Foliage Fundraiser. This year the party is set for October 15 at the Discover Portsmouth Center.

One portion of the evening that is critical to our success is the Paddle Wave – the simple gesture of raising your bidding paddle – and donating any dollar amount to the Land Trust. This year a long-time supporter of our organization has agreed to challenge our members by *matching Paddle Wave gifts up to a total of \$20,000!* Your gift of any size will be doubled – and if we succeed in raising \$20,000, the Paddle Wave itself will raise \$40,000 or more for protecting the region's special places! If you can't make the evening and still want to contribute, donate online with our "e-paddle" at www.seltnh.org!

The evening features music from Ben Baldwin and complimentary beer, wine, and cuisine. The silent and live auctions will include jewelry, outdoor gear, vacations, as well as gift certificates for services and products donated by local artists, merchants, and professionals. Items this year include Red Sox and Patriots tickets, a week at Sunday River, a Mediterranean dinner for 25, and more!

Tickets are \$50 each before October 7 and \$60 after October 7 or at the door. Purchase online or call the office at 603.778.6088. See you there! ■

Paddle Wave gifts will be doubled – if we succeed in raising \$20,000, the Paddle Wave itself will raise \$40,000!



Land Protection

BY THE NUMBERS

As of September 1, 2011, the Southeast Land Trust has conserved 133 special places totaling 7,961 acres:

- 5,756 acres via conservation easements and executory interests
- 2,205 acres owned by the Land Trust

Help Double the Donations at Our Fall Fundraiser!
Saturday, October 15 - Discover Portsmouth Center - Details on back page

ADDRESS SERVICE REQUESTED

Formed by the merger of the
Rockingham Land Trust and Seacoast Land Trust

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