

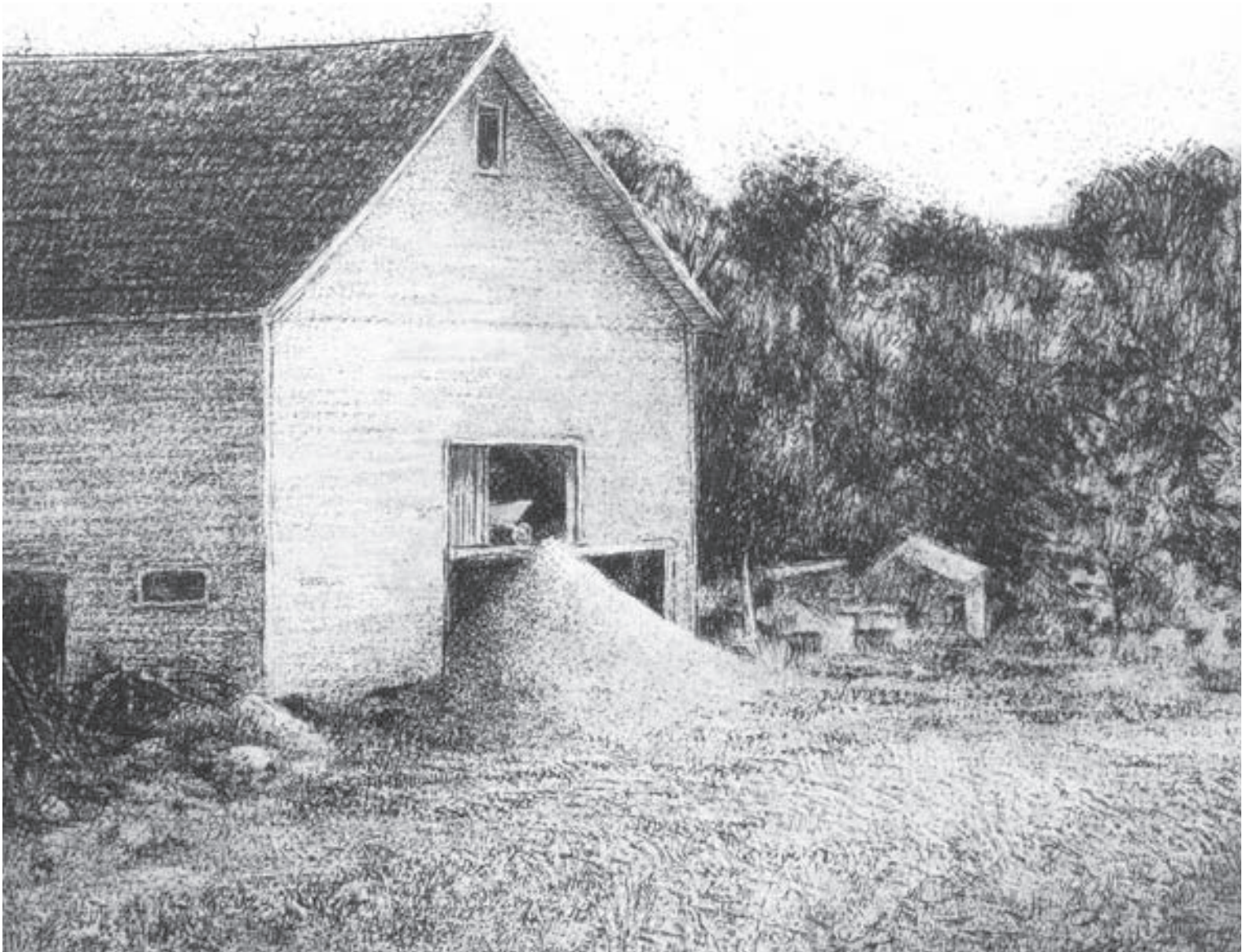
# THE AUSBON SARGENT LAND PRESERVATION TRUST

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



## CHATTER

### Summer 2011



*This print titled 'Red Wheelbarrow' of the main barn at Battles Farm was created by J. Ann Eldridge of Bradford. Battles Farm is a 143 acre conservation easement project in Bradford. All profits from the sale of this print will support land conservation in Bradford. See page 3 for details about this print and the artist.*

## Sometimes Things Seem to Happen- *And Serendipity is the Only Explanation.*

*By Janet Miller Haines*

Running down the lane to be the first one in the pond.

Taking our places in the treehouse as together we'd won the cousins' game of King of the Mountain.

Playing in the hayloft and being careful to watch for the legendary snake.

Teaching him how to make friends with the cranky hen before carefully nestling his hand under her to retrieve the egg.

Sitting in my father's lap and driving the tractor for the first time -- looking back to make sure that Bro hadn't bounced out of the wagon. Yes, Mom was there with him, but I was his big sister, and it was my  
*(continued on page 3)*



Ausbon Sargent Executive Director Debbie Stanley

## From the Executive Director:

As we gear up to celebrate 25 years of land conservation in 2012, I've spent some time leafing through past minutes, early correspondence, newsletters and photo albums. While searching, I ran across my July 1988 employment letter as Ausbon Sargent's first paid employee. My contract stated that an assessment would be made at the end of one year to include a decision regarding renewal of my employment. The

founders of Ausbon Sargent had big dreams and high hopes that the organization would be successful. But they were also practical Yankees and gave themselves a 5 year timeframe. If there was support for the land trust then they would continue, but if not, the organization would dissolve. Now here we are 24 years later planning for our silver jubilee.

An additional piece of early history that I stumbled across was a copy of the March/April 1992 Sierra Magazine. In the fall of 1991, the San Francisco based magazine decided to do a story about the growing number of land trusts across the country. For almost a century the number of land trusts nationally showed no growth and then in 1991 the numbers doubled to 900. Now there are more than 1,700 land trusts across America. The Sierra Magazine article author had heard of a four-year old land trust named after a retired maintenance worker who gave his life savings to preserve a town green. He traveled east to write a story about why folks in the New London area were committed to protecting the places they love by forming the Ausbon Sargent Land Preservation Trust.

Like all of you who have chosen the Mt Kearsarge/Lake Sunapee region to live in or visit, Sierra Magazine writer Bill Poole was captivated by the beauty here and immediately keyed in on the quality of life. He described New London (although his words could easily apply to any of the towns in our area of

operation) as "...the kind of town where family tenancies often are measured by the century; where even the smallest house may be awarded a name; where the local garden club beautifies the traffic islands; where public generosity supports a library, a fire department, and now a land trust." I believe that what he saw in 1991 is no less true today.

Certainly it has been fun to relive the excitement of the many awards we have achieved over the years including: The Corporate Fund's 1997 Walter J. Dunfey Excellence Award in Nonprofit Organizational Management, the Distinguished Service Award from the Lake Sunapee Protective Association, 2008 Sarah Thorne Conservation Award and the 2009 Conservation Partner Award from The Nature Conservancy – New Hampshire Chapter. And then in August 2009, the crème de la crème of conservation awards – "Accreditation"! This mark of distinction in land conservation has been achieved by only 6% of the land trusts nationally.

An anniversary is always a chance to reminisce - to remember the struggles and successes together. But more importantly, this is our chance to review, reassess and renew our pledge to preserve the rural landscape of this most special region.

During these nearly 25 years of Ausbon Sargent an extraordinary investment has been made by you, your neighbors, land owners, donors, town, state and federal agencies. Together, "we" have partnered to preserve a quality of life only possible when citizens conserve their natural places.

Thank you for the many ways you have supported Ausbon Sargent. Your generosity has conserved 118 properties (nearly 9,500 acres.) And it is only with your help that Ausbon Sargent will be able to watch over and steward these lands forever. Our job of land conservation is not done - far from it. Only together will more properties be conserved as we look ahead to the next 25 years.

With heartfelt appreciation,

### The Facts about **Battles Farm Conservation Easement**

a 143 acre partnership project of:

**The Ausbon Sargent Land Preservation Trust**

**The Bradford Rural Heritage Connection of Bradford, Inc.**

**The Bradford Conservation Commission**

- Working farm producing raw milk, eggs, meat, hay and other products on important farm soils.
- Treasured scenic views from Center Road
- Important wildlife habitat for a species of conservation concern.
- Potential for wooded public hiking trail.
- Nearly 1 mile of frontage on Hoyt Brook, providing flood control downstream.
- Highest priority land conservation project for Bradford Conservation Commission.
- Easement purchase supported with funds from LCHIP, Bafflin Foundation, Conservation Commission, Moose Plate funds, Rural Heritage Connection of Bradford and over 90 individuals, including the landowners.



Part of the daily chores was feeding the pigs. Janet Miller Haines is in the upper left, her brother center left and her father is far right shoveling feed.

(continued from page 1)

job to watch over him. I was five and he was just barely six months.

These are some of the memories I have of the time my brother and I spent on the family farm in Platte City, MO. This was where my father was born and raised and where our family spent summer vacations in the late 40s and 50s.



On the family farm in Platte City, MO, Janet Miller Haines (right) teaches her little brother how to ride one of her grandparents work horses.

If you've ever stepped into a barn - one that's been worked for real during its life, and you've taken a deep breath, then you might know where I'm going. Science tells us that the sense of smell is the most evocative of all. I believe it. These images and many more flood back whenever I'm in a barn. These are precious memories.

In November of 2007, my brother was diagnosed with Stage 4 colon cancer. Over the next three years, he and his oncologist won most battles, but the war was finally lost on December 15, 2010. While the last months were difficult, most of those three years were filled with a quality of life that he wanted, including holding down a full-time job.

Back to memories - that's been the hardest thing to adjust to. The other person in all those images is gone.

When the photograph of the Battles Farm came across my computer screen recently, many of those memories came back in a torrent. I thought how great it would be to be able to take care of at least some of the \$10,000 still needed.

The very next day in talking with the human resources staff at the company where my brother had worked, I learned



Author Janet Miller Haines (front left) with her grandparents. Her brother is in her grandfather's arms.

that I was the beneficiary, along with his son, of a life insurance policy that my brother had taken out. When I heard the amount, it didn't take long to decide where some of it would go.

On my way to a meeting, I stopped by the Ausbon Sargent office and asked to see Debbie Stanley, the Executive Director. After my brief story I told her that I wanted to help out with getting them to their Battles Farm goal. With tears in our eyes, we hugged

each other and went in to see Beth McGuinn, the Land Protection Specialist on the project. More tears and more hugs.

What a great feeling to have been able to make that happen. Needless to say, I'm glad my brother was in my life. And I'm glad that Ausbon Sargent is there too.

Debbie reminded me that for my birthday last year, my brother had made a donation to Ausbon Sargent in my honor. He'd written me that "any place that has my sister's heart and mind is surely worthy of a contribution." How right he was.

*Janet Miller Haines minored in Journalism in college and likes to keep her hand in the writing game. She served on Ausbon Sargent's Development Committee from 2004-2010.*

**"Red Wheelbarrow" Print:** Ann Eldridge has been driving past Battles Farm for twenty-five years and has volunteered on both the Bradford Conservation Commission and the Rural Heritage Connection for much of that time. She works full-time as a printmaker, marketing her detailed studies of nature through regional galleries and retail shows.

All proceeds from the sale of this print will go towards land conservation in Bradford. The image is 4" x 4" and is 10" x 11" when framed. Framed price: \$100. Matted, but unframed: \$70. For more information see [www.anneldridgeprints.com](http://www.anneldridgeprints.com) or contact Ann Eldridge at 938-5266.

# Enhanced Tax Incentives-

*Strengthens possible tax deductions for easement donations*

*By Andy Deegan*

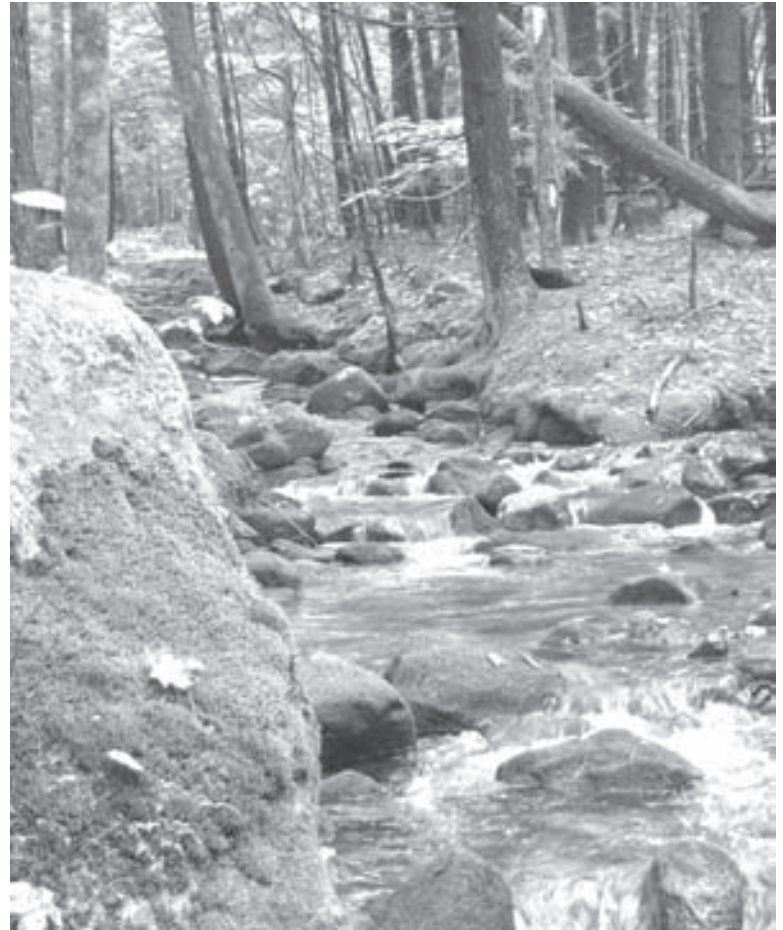
A very high percentage (approximately 90 percent) of the properties that Ausbon Sargent conserves are protected by conservation easements that are donated by landowners. Certainly, the reasons for donating vary from landowner to landowner, but one common motivation is the landowner's ability to deduct the monetary value of the easement on their federal income tax return. The recent 2010 Tax Relief Act has considerably strengthened the potential for income tax deduction for easement donations – this “Enhanced Easement Incentive” is now in effect through the end of 2011.

The Enhanced Easement Incentive allows the donor of a conservation easement to deduct up to 50 percent of his or her adjusted gross income (AGI) in any given year. In the past, landowners were only able to deduct 30 percent of AGI in a given year. In fact, if the majority of the donor's income comes from farming, ranching or forestry during the year the easement is donated, a donor can now deduct 100 percent of his or her AGI. The enhanced incentive also allows for the donor to take deductions over the course of 16 years, or to the full value of the easement if that is reached before the 16 year limit. In the past the donor could only take the deduction for 6 years. The 16 and 6 year deduction limit include the year the easement was donated.

Here's an example of how the Enhanced Easement Incentive works: Mr. Larch's adjusted gross income is \$50,000 per year. If he donates a conservation easement on his land that has an appraised value of \$200,000, he can claim a \$25,000 tax deduction (half his AGI) for the year he donates the easement, and take \$25,000 deductions each of the seven years following the donation year. By the eighth year he has deducted the full easement value of \$200,000. Had the Enhanced Easement Incentive not been extended, resulting in less of a deduction over a shorter period of time, Mr. Larch would have missed out on \$110,000 worth of deductions. Now consider what happens if Mr. Larch is a farmer with the same AGI but an easement donation worth \$700,000. Mr. Larch will actually be able to deduct the entire amount of his donation, \$50,000 each year (assuming his AGI does not increase) and will see tax benefits for 14 years!

If a landowner wishes to take advantage of the Enhanced Easement Incentive deduction, he or she needs to obtain a qualified appraisal. This appraisal calculates the value of the property before and after the easement is donated. The difference between the two values is the maximum amount the landowner could potentially deduct over time. A conservation easement appraisal is more complex than a typical property appraisal, but is essential in order to claim an income tax deduction. 2011 is an excellent year to consider an easement donation, since there is no guarantee that the Enhanced Easement Incentive available currently will continue indefinitely.

Besides income tax deductions, there are other reasons that local landowners donate easements to Ausbon Sargent. Some of these include reductions in estate taxes, facilitation of



*The brook shown above is part of the easement gift made by the Kezar Conservation Group, LLC. The following quote is shared by one of the partners, Roger Wells. The property is now owned by the Town of Sutton and is known as the Maple Leaf Natural Area. “My partner and I had three primary reasons for establishing a conservation easement on land abutting Lyon Brook in North Sutton: First, to protect and preserve open space abutting the stream feeding Kezar Lake; second, to prevent a 10 lot subdivision on land that was, in our opinion, totally unsuitable for development; and third, to do this in a manner which resulted in a low financial risk to ourselves. The tax incentives associated with the donation of a conservation easement was thus an important component of our assessment to proceed with our idea.”*

land transfer to the next generation, or just the satisfaction of knowing that their beautiful piece of land will never be developed. However, potential income tax deductions are an important incentive in many easement donations. In most cases, Ausbon Sargent cannot purchase easements at their appraised

value, so tools such as the Enhanced Easement Incentive make easement donations a financial reality for both landowners and land trusts.

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

**“...90% of the properties that Ausbon Sargent conserves are protected by conservation easements that are donated by private landowners.”**

## Calendar:

### July:

#### **Land Conservation Options: Protecting Land for the Love of It**

Informational program offered by the Wilmot Conservation Commission about different land conservation options. Join us and ask about your particular situation. Time for questions and discussion. Talk with landowners who have conserved their properties and hear about their experiences.

Wilmot Town Hall, North Wilmot Road, Wilmot.

**Speakers:** Andy Deegan, Land Protection Specialist, Ausbon Sargent Land Preservation Trust

Brian Hotz, Senior Land Protection Specialist, Society for the Protection of NH Forests

**Thursday, July 14, 7:00 pm**

#### **Ausbon Sargent Progressive Dinners**

Our delightful progressive dinners by reservation - invitation to members only.

**Thursday, July 21, 5:30 pm**

**Thursday, July 28, 5:30 pm**

#### **Dragonfly Walk: Deming Property, New London**

Did you know there are more species of Dragonfly and Damselfly in New Hampshire than there are in California? Walk the Deming property and we will try to find some of them. Led by Ausbon Sargent's Land Protection Specialist Andy Deegan. The walk will be easy and is open to everyone – including children of all ages.

**Friday, July 29, 2-4 PM**

### August:

#### **Ledge Pond Hike, Sunapee**

Join a hike to the Ledge Pond easement in Sunapee. 103.32 acres with over 5,100 feet of shore frontage – protecting 41% of the shore frontage on Ledge Pond. Guided tour by Ausbon Sargent's Land Protection Specialist Beth McGuinn and Sunapee Conservation Commission Chair Van Webb. Difficulty: moderate.

**Thursday, August 18, 3-5 PM**

### September:

#### **Kisakanari and Fearnley Easements Field Trip/Hike, Bradford**

Join Ausbon Sargent Land Protection Specialist Beth McGuinn at the Kisakanari Easement to explore some of its 318 acres of pastures, woodlands and meadows. Then we'll take a short drive to the Fearnley easement to see a series of waterfalls and walk up to some of the steepest ledged slopes in this part of the state. Difficulty: moderate.

**Thursday, September 1, 1-5 PM**

### October:

#### **Ausbon Sargent Annual Meeting (New London Historical Society)**

**Sunday, October 30, 4-6 pm**

### December:

#### **9th Annual Holiday Cocktail Party**

This year's Holiday Party will open our Silver Jubilee celebrations with an original founders celebration.

**Thursday, December 1, 5:30-7:30 pm**

Any additional events and complete details regarding time, driving directions and cost are on our web site.

**[www.ausbonsargent.org](http://www.ausbonsargent.org)** in the NEWS/Calendar menu.

Or call us at 526-6555.

## Star Lake Farm -

### *Adds 53 More Protected Acres*

In the past year, over 100 Ausbon Sargent members have enjoyed a tour of the Star Lake easement - 1559 acres of farm fields, well managed forest, undeveloped shore frontage and important wildlife habitat. Now Dan Thorne, the owner of Star Lake Farm, has added 53 acres to the easement for a grand total of 1612 acres of conserved land. Most of the new easement land lies between Deer Hill Road and the big pasture on School House Road. It is all forested land including a small brook and several wetland areas. This additional acreage increases the conserved land along the 1900 feet of frontage on Deer Hill Road and adds contiguous wildlife habitat to the easement.

A smaller section of this additional acreage increases the conserved easement land lying south of a 400 foot stretch of McAlvin Road. This area is also forested and abuts a recently cleared farm field. Some of the land lies within 300 feet of Star Lake and is identified as among the highest ranking wildlife habitat in the state. The additional buffer helps protect the undeveloped shoreline habitat important to the nesting loons that return annually to Star Lake.

Both areas lie along the Sunapee-Ragged-Kearsarge Greenway trail, protecting an additional 2300 feet along the trail, which follows Class 6 roads and private roads through the Star Lake property.

These conservation easement additions came about by a reduction in the size of areas originally reserved for future family house lots. Now, through the additional easement land, the potential for future development is reduced. We are appreciative and most thankful to Dan Thorne for expanding the reach of his 2010 easement gift.



*Above are some of the pasture raised beef on Star Lake Farm in Springfield, NH. Raised in a humane and sustainable manner with plenty of open pasture. No growth hormones or artificial supplements are used.*

# The Ausbon Sargent Land Preservation Trust

## Membership, Gifts & Thank You's

Membership, APF and Gifts are from June 2, 2010 – June 3, 2011. Some names are followed by these symbols: \* denotes donors who have given to both Membership and The Annual Preservation Fund. + denotes donors who have provided us with their company's matching gift information. ^ denotes deceased. If you have any questions concerning your membership status, please call Operations Manager, Sue Andrews at 526-6555 or email Sue at [aslptsea@tds.net](mailto:aslptsea@tds.net).

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A pair of loons are nesting on this man-made floating platform on Little Lake Sunapee this summer. This nesting platform floats in a cove along three quarters of a mile of shoreline protected by 5 Ausbon Sargent properties.

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photo: Nancy Lyon

Hikers heading uphill from the pond on the Deming easement. Be sure to join us for a "Dragonfly Walk" on this easement July 29, 2-4 pm. All the details are in the calendar on page 5.

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### Wish List:

5 – Silva compasses to be used by our  
volunteer easement monitors: \$40 each = \$200  
Laser Printer (replacement of one that has seen a lot of use) \$600  
Open Top Mobile File Unit - \$130  
Window Exhaust Fan - \$229  
*Can you help us purchase any of these items?  
Contact Debbie Stanley at 526-6555*

# Thank You

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

## CORPORATE MATCHING GIFTS

Aetna  
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Juniper Networks  
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United Technologies

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\*(donations to Battles Farm will be listed upon completion of the project)  
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Quabbin to Cardigan Partnership

## FUNDING FOR THE 25TH ANNIVERSARY

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Charitable Fund

## FUNDING FOR LAND PROTECTION SPECIALIST

Barbara and Ivor Freeman  
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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.  
Jenny Chambers for help with Access.  
Mary Jane Ellis for granting our wishes!  
Betsy Forsham for proofing easement deeds.  
The Kearsarge Shopper for all they do for us.  
Nancy Lyon for designing and producing all of our PR materials.  
Microsoft for the donation of software.  
Lee Morrill and Ontrack 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.  
KC Wright for publicity in the Edible White Mountain Magazine.

## NEWSLETTER PROOFERS

Anne Carroll  
Maggie Ford  
Greg Berger  
Janet Haines  
Lisa Ensign Wood

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Yah Maguire and Karen Ebel for volunteering in the office once a week.

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Anonymous  
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

## Meet Peggy Hutter-coordinator for the Ausbon Sargent 25th Anniversary Celebrations



Peggy Hutter, of Elkins, was hired by Ausbon Sargent in February, 2011 for the 2-year, part-time position of 25th Anniversary Coordinator. Peggy retired in June 2010 from the Kearsarge Regional School District after teaching middle school physical education for 36 years. Peggy is having a great time transferring her skills to her new job with Ausbon Sargent after her work with students, parents and teachers in a career full of planning creative activities and organizing valuable class lessons.

The year 2012 is going to be an exciting year for Ausbon Sargent as we celebrate our 25th Anniversary. New activities are being organized for the year, as well as plans for including the 25th Anniversary theme in the ongoing annual events. Peggy feels like she is fitting right in as she listens to the ideas from the planning committees, contacts and meets with people who will be a part of the anniversary festivities, and works with the dynamic team of Ausbon Sargent staff members to commemorate the year 2012.

Putting something away for tomorrow is nearly a cliché in these fast-paced days of instant gratification.

But if you think about it...that's exactly what Ausbon Sargent has been doing for nearly a quarter century - saving land for tomorrow - a parcel at a time.

Thanks to the generosity of our conservation easement donors, members, supporters and partners - Ausbon Sargent now protects nearly 9,500 acres in the Mt. Kearsarge/Lake Sunapee region. But protecting land is much more than securing conservation easements - important as that is! Adding more land means there are the immediate expenses currently covered by our generous partners - towns, landowners, members, private donors and grants whose gifts support staff and easement expenses. But protecting these properties forever is part of the deal we make with our easement donors, which is why we also need partners who can include us in their estate plans. This is a particularly thoughtful way to "put something away for tomorrow." By doing so, they become members of our Acorn Society.

As Ausbon Sargent prepares to celebrate that quarter-century mark in 2012, as you'll read about elsewhere in this Chatter, we ask you to think about putting something away for tomorrow yourself. It's no mistake that we call our legacy society the Acorn Society - after all, you see Seymour the Squirrel out there in the region from spring to fall educating folks about the importance of protecting land for the future. As the story goes, squirrels save acorns that hold great promise for the future. In the same way, Ausbon Sargent is Saving Lands for Tomorrow - the theme of our 25th year.

Our goal is to have 25 new members of the Acorn Society by the close of our 25th year....we'd like to count you among them.

Whatever your financial means and whatever estate planning tools you choose to use - won't you take this special step to provide for the future care of the communities we call home? If you do, it will mean Ausbon Sargent can fulfill the promise it makes when it conserves land - to care for it forever. Just think about that acorn and the great promise it holds for tomorrow and join others in 'Saving Land for Tomorrow' with an estate gift.

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

## Our web site:

**[www.ausbonsargent.org](http://www.ausbonsargent.org)**

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

*And, of course, we are always pleased to have you visit us at: 71 Pleasant St., New London  
Or call 603-526-6555  
email to: [info@ausbonsargent.org](mailto:info@ausbonsargent.org)*

## SAVE THESE DATES:

It's hard to believe that 24 years have passed since the founders sat down together and created the Ausbon Sargent Land Preservation Trust. In fact, some of them will tell you that they thought "we'll be done in just a few years" - there's many a story there! But, in fact, in 2012, Ausbon Sargent will be 25 successful years-old with much land still in need of our protection. Plans are underway for a year filled with tributes and celebrations to both honor and thank our Ausbon Sargent founders, conservation easement donors, volunteers, members and partners. Our anniversary celebration will kick off in December 2011 at the Annual Holiday Party when we pay tribute to our founding board.

We don't want you to miss any of the special events that we have planned for the 12 months of 2012 and throughout the 12 towns of our service area-the Mt. Keasarge/Lake Sunapee region.

So please mark your calendars now and save the following dates:

**December 1, 2011** - Kick off the 25th year at the 9th Annual Holiday Party to celebrate Ausbon Sargent Founders at Bluewater Farm

**May-September 2012** -Landscapes for Landsake Art Show at New London Hospital

**May 24, 2012** -Volunteer Recognition party celebrating 25 years of volunteerism

**June 10, 2012** -Springledge Farm event honoring our namesake Ausbon Sargent

**June 11, 2012** -Picnic on the New London Town Green celebrating Ausbon Sargent's 121st birthday

**July 15, 2012** - Event showcasing Star Lake Farm

**September 15, 2012** - Donor event hosted at Founding Board Chair Woody Blunt's barn

**October 5, 2012** - 25th annual meeting at Proctor Academy/special format

**December 6, 2012** - Wrap up the 25th year at our 10th Annual Holiday Party

Be sure to check the future issues of Chatter for continuous updates and join us for as many of our celebrations as you can! Detailed information published in local papers and invitations will be mailed. And you can always check the NEWS/Calendar section of our website for event updates:  
[www.ausbonsargent.org](http://www.ausbonsargent.org).

# Kisakanari Easement – McCandlish & Sillars

318 acres, West & Old Mountain Roads, Bradford

by Brooks McCandlish & Janet Sillars

The Kisakanari conservation easement includes about 318 acres in north western Bradford. 12,000+/- years ago this land was covered with ice more than a mile thick. That is a mere blink of an eye since the beginning of the earth – a few minutes, if we are lucky, in the lifetime of humanity.

The land lies on north-east facing slopes below the Sunapee highlands, in the headwaters of West Branch and Hoyt Brooks. The soils are deep with a hard pan, formed from stony glacial till. The land is cool, but not prone to drought or temperature extremes. While not easy to farm, it is well suited for growing a variety of native timber species.

In the early 1800s, despite the stony soil and cool aspect, the land was settled by New Englanders and cleared for grazing by sheep and cattle. By the 20th century the farms had been abandoned, leaving behind cellar holes, cart roads, stream culverts, several miles of stone walls, and the ever-changing forest.

We moved to this land in 1984. Since then we have cleared and fenced about ten acres for pasture, and created a few garden beds from what had been forest soils. Our forest management has been guided by the following objectives:

- To protect soils, soil productivity, and water quality;
- To encourage and allow for habitat for a variety of wildlife species;
- To observe natural processes following a variety of planned and unplanned disturbances;
- To grow, tend, harvest, sell, utilize, and otherwise enjoy a variety of trees and forest stands, to suit the owners' whims.

We are very glad to be able to help ensure that this land and its soils will remain intact, available for forestry and/or agriculture as future generations see fit. Its proximity to several thousand acres of protected land will help to ensure



In addition to their interests in forestry and agriculture, Brooks and Janet also value the natural cycles of the beaver-created wetland area which is an open water pond when the beaver are active, and a lush green meadow when the beaver abandon their dam.



Brooks and Janet raise Jacobs sheep, a small multi-horned heritage breed, producing fiber and meat from their pastures.

suitable habitat for a diversity of wildlife through changing times.

We are most grateful that Ausbon Sargent is willing and able to make the substantial commitment of holding and protecting the Kisakanari conservation easement, for now and the future.

*Brooks McCandlish is among other things a professional forester, working in New Hampshire since 1980. Janet Sillars is less easily categorized.*

## The Facts About the Kisakanari Conservation Easement

Acreage: 318 acres  
Town: Bradford  
Location: West Road

- Well managed, certified Tree Farm including productive forest soils
- Pasture for Jacobs Sheep, a heritage breed
- 15+ acre beaver meadow – rich wildlife habitat
- Highly ranked wildlife habitat throughout the property
- Includes part of the headwaters of Hoyt Brook and West Branch Brook
- Visible to the public from the Monadnock - Sunapee Trail Snowmobile corridor travels through the property
- Adjacent to over 16,000 acres of conserved lands
  - Completed with funding from the Quabbin to Cardigan Partnership

The care of the Earth is our most ancient and most worthy, and after all our most pleasing responsibility. To cherish what remains of it and to foster its renewal is our only hope. -Wendell Berry

# Beavers, Ledges, and Waterfalls –

## *The 158 acre Fearnley easement in Bradford*

By Meg Fearnley

The Fearnley easement is made up of approximately 158 acres of mostly hardwood forestland. Like many area parcels, the land was cleared in the early 1800s as evidenced by stone walls throughout the property.

The forest is managed for wildlife and the owner's firewood with a management plan in place leaving the best quality trees to grow for future saw logs.

A tributary of Hoyt Brook runs south to north through the property. In the southern portion, the brook is ponded by years of beaver activity, creating a 20-acre wetland. Beavers are in residence most years and their lodge and main dam can be viewed from the driveway. Occasionally in times of high water, the driveway is under water! Early mornings or late evenings, spring through fall, can usually guarantee a beaver sighting. The wetland is home to the usual suspects from occasional moose and mink, wood ducks and kingfishers, leeches and caddis fly larvae to name some favorites.

Downstream from the beaver pond, the brook heads north, offering a pleasant walk along a series of small waterfalls.

The west side of the easement is adjacent to 16,000 acres of protected land in the Pillsbury-Sunapee corridor\*. Here, a hiker will be challenged by ledges leading up to the easement's high point on Moon Mountain anecdotally known as the highest point in the town of Bradford.

Passive outdoor recreation is encouraged on the easement. The Fearnley's thank Ausbon Sargent and Bradford's Rural Heritage Connection for making this easement possible. We hope this conservation easement donation will inspire others in the area to follow suit. It is a real pleasure to know the land is conserved forever.

*\*The Pillsbury-Sunapee corridor is a focus area of a multi-state partnership called the Quabbin to Cardigan initiative. You can learn more about the many partner land trusts at their web site: <http://q2cpartnership.org/>.*

### **The Facts About the Fearnley Conservation Easement**

Town: Bradford

Location: Deer Valley Road

Acreage: 158.4 acres

- Highly ranked wildlife habitat throughout the property
  - Over 2100 feet along a tributary to Hoyt Brook
    - Includes a series of waterfalls
    - Extensive steep ledges and outcrops
- Adjacent to over 16,000 acres of conserved lands
  - Open to the public for low impact recreation
  - Stewardship funding from the Rural Heritage Connection of Bradford, Inc.



Meg Fearnley's land includes part of a Hoyt Brook tributary, which features wetlands, a beaver pond and several tumbling scenic waterfalls.



Photos: Beth McGuinn

Both the Fearnley and Kiskanari properties abut other conserved land which links them to over 16,000 acres of conserved land in the Pillsbury-Sunapee corridor in Washington, Bradford, Goshen and Newbury. All three landowners hope that their donations, which ensure that these properties will never be developed, may encourage others to conserve their land.

# Ledge Pond

103.2 acres, Sunapee

By Beth McGuinn



This is the panoramic view of a small part of the 42% of conserved shoreline of Ledge Pond in Sunapee. There is a public hiking trail that starts at the parking area at the end of Meadow Brook Road.

photo: Beth McGuinn

The New Hampshire Conservation Lands Map shows several parcels of town owned land on Ledge Pond in Sunapee. Those properties were purchased beginning in the 1950s to protect the quality of water in the pond, which served as the drinking water supply for Georges Mills at that time. The Conservation Commission manages these properties and in 2001 went through the process to designate the largest parcel as a town forest, the commission's first step towards permanent conservation of three parcels of town land on Ledge Pond. This spring, the commission donated a conservation easement to Ausbon Sargent on over 103 acres of town land on Ledge Pond.

Van Webb, Sunapee Conservation Commission chairman, says the commission decided to donate the easement because "it jibes with the town's Master Plan quite well, and it permanently conserves land shown in the Master Plan's Land Use map as a focus area for land conservation. We wanted to lead by example." He added that "the New Hampshire Wildlife Action Plan maps show the Ledge Pond parcels all have important buffer habitat on the pond and the easement ensures these shoreline buffers, important to the nesting loons on the pond, are not developed. The pond is a former public drinking water supply, and the easement will help keep that water quality up."

Indeed, the easement conserves over 5100 feet of pond frontage, representing 42% of all frontage on the 116-acre pond. The wooded shoreline is interrupted by ledge outcrops here and there, creating good places for the public to view the scenic pond. The easement ensures the property will continue to be open to the public for low impact recreation like hiking, snowshoeing and nature observation. The existing snowmobile trail will continue to provide access through the property. A woods road leads from the town's parking area and kiosk off Meadow Brook Road through the town forest to the pond, then footpaths lead north and south, running near the shoreline, with spur trails to viewpoints on the pond. A trail map is available from the Town's web site – just search for "Ledge Pond" on the site.

The Town Forest is managed under a plan written by licensed forester Anita Blakeman. The town's first timber harvest was conducted in 2000, providing over \$11,000 to the town forest fund. The harvest concentrated growth on the better quality trees and successfully established good white pine regeneration in the understory – the trees that future generations will look up to. Van said that "planning the timber sale included consultation

with neighboring landowners and users groups." Proceeds from the timber sale have been used for the establishment of the road, parking area, gate and kiosk.

With this donation, Sunapee joins Bradford, Sutton, and New London in placing easements with Ausbon Sargent to protect their town-owned lands from future development. These properties are now designated as permanent conservation land on the Conservation Lands Map!

*Beth McGuinn is a Land Protection Specialist at Ausbon Sargent. She works with landowners who wish to conserve their land, drafts the Ausbon Sargent 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.*

Be sure to mark your calendar for the hike to the Ledge Pond easement in Sunapee. Led by Ausbon Sargent's Land Protection Specialist Beth McGuinn and Sunapee Conservation Commission Chair Van Webb. Difficulty: moderate.

**Thursday August 18, 3-5 PM**

**Always check our web site for complete details:  
[www.ausbonsargent.org](http://www.ausbonsargent.org)**

## **The Facts About the Ledge Pond Conservation Easement** Acreage: 103.2 acres

Owner: Town of Sunapee  
Easement held by: The Ausbon Sargent  
Land Preservation Trust  
Location: Meadow Brook Road, Sunapee

- 5100 feet of frontage on 116 acre Ledge Pond (42% of all shore frontage)
- Extensive trails for hiking and walking
- Snowmobile corridor travels through the property
- Substantial protection of highly ranked wildlife habitat for nesting loons
- Open to the public for low impact recreation

# Lest We Forget . . .

*A Great Gift by a Great Man*

*By Marilyn Kidder*

Those of you who are long-time friends of the Ausbon Sargent are likely to remember the history of the name of this wonderful organization. In 1985, Colby-Sawyer College placed on the market a 3+ acre parcel in the heart of New London. At that time, most people didn't even realize that this property wasn't already owned and preserved by the town. It was the town green: the Hospital Day Mid-way was held there every year, as was the New London Garden Club Antique Show. Suddenly, there was much local concern about the possibilities a sale of this property would create (a mini-mall, perhaps, instead of a green?). But then, there was a surprise announcement: that the parcel had been purchased for \$150,000 and donated to the Town for preservation, by Ausbon Sargent, a 94-year-old retired handyman and lifelong New London resident. Two years later, the newborn land trust for the area was named for their benefactor who set an incredible example of Yankee thrift and community spirit which ultimately resulted in local land conservation for the greater good.

As reported in The New London Times on June 19, 1991, the Ausbon Sargent Land Preservation Trust held its first Community Picnic on the Town Green celebrating the 100th birthday anniversary of the man, Ausbon Sargent. At that event, Bill Kidder held up a pair of Ausbon Sargent's long johns, mounted on a plain sheet of plywood, and explained their significance. But the lore surrounding Ausbon Sargent's long johns had begun at least a year earlier. The Kidder family recalls that Bill, Sr., who was always a collector of significant items of local history, came across these now famous long johns after Ausbon's death. While most people who were going through the remnants of someone's life would have thrown away a set of tattered and torn, barely held together by thread and duct tape (but obviously still valued by the owner) long johns, Bill saw an important message in them for all. As he said of Ausbon's gift of the town green: "A great gift by a great man...lest we forget!" The message was clear. This ordinary man, who worked for years in the maintenance department at Colby-Sawyer College, had a bigger picture of his small world. He saved the money which allowed him to purchase the now Town Green by being a "Yankee"...by using and reusing, and making do. He may not have had a specific purpose in mind, as this was a way of life for him. But, when the opportunity presented itself, to do something for his community, he didn't hesitate, setting an incredible example for all of us. Those tattered and mended long-johns send a clear directive about not wasting, rather saving instead. And look what greater good has come of his savings!

Now, we'd like to save these long johns for future generations to see and appreciate. They've existed for a number



Bill Kidder, Sr. holds up the much repaired long johns worn by Ausbon Sargent - namesake of the Ausbon Sargent Land Preservation Trust.

photo: Peter Stanley

of years, on the original plywood board at The Ice House. Bill would always tell the story whenever he had a chance, and we, the stewards of The Ice House, continue to do so. However, we need to preserve them properly so that they will still be around for our children to see and appreciate.

**"The Ice House is a living, working legacy to our area from Bill Kidder, the man who created it. Before his death in 2005, Bill collaborated with his family and advisors to establish the Ice House Museum to perpetuate his passion for this extraordinary collection."**

Please feel free to contact either Ausbon Sargent or The Ice House if you would like to contribute to the preservation of this very unique reminder of how Ausbon Sargent, a very thrifty Yankee who was not by any

means wealthy, was eventually able to positively and permanently affect our entire community by single-handedly preserving our Town Green for future generations. .

*Marilyn Kidder has lived in New London since 1972 and lives on Knights Hill Road in the house which hosted New London's first Town Meeting in 1779. While her day job is running her successful real estate company, Coldwell Banker Milestone Real Estate, she enjoys her continued relationship with and commitment to Ausbon Sargent, currently serving on the Lands Committee, after 14 years on the Board, with two years serving as Chair.*

Contact the Ice House Museum at their web site:  
**www.WFKicehouse.org.** or write to:  
The WFK Ice House Foundation



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These Snow Geese were photographed foraging on the fields at Hilltop Place in New London early spring of this year.

Encounter more "Wildlife Sightings" at our web site.

[www.ausbonsargent.org](http://www.ausbonsargent.org)



photo: Nancy Lyon

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

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## 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 web site at [www.ausbonsargent.org](http://www.ausbonsargent.org)

Please make checks payable to: The ASLPT and mail to: P.O. Box 2040, New London, NH 03257

or call and use your credit card: 603-526-6555

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