

*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

Winter 2008



*"Mt. Sunapee, Lake Sunapee" viewed from the ASLPT protected Clark Lookout on the east shore of Lake Sunapee.
An original oil painting by Craig Pursley created for the 2008 "Landscapes for Landsake" exhibit. (photo by Nancy Lyon)*

Working Open Spaces and Farmland

A grower's thoughts on land conservation

To farm in New Hampshire, you must love the land.

To farm in New Hampshire, you know your most bountiful crop (granite) will replenish itself year after year.

To farm in New Hampshire, you need sunshine, which means open spaces. Open spaces provide viewscapes. Viewscapes increase the value of the land.

The increased value means . . . you can't afford to farm in New Hampshire.

I am a fortunate farmer. In my case, John and Sue Clough created the opportunity for the next generation to continue stewarding the land. The Cloughs donated an easement on their Spring Ledge Farm land in 1991. There are 50 acres under that conservation easement. The farm currently works 18 acres of open space, either as row crops growing everything from arugula to zucchini, or in plant production using greenhouses, cold

frames and outdoor field space. For land-intensive crops such as sweet corn and strawberries, we rent a half dozen fields around town, some with conservation easements, some without. The total acreage "off the farm" is 28 acres, including the Pleasant Lake Farm parcel where the Pick Your Own strawberries are grown, also an ASLPT protected property.

by Greg Berger

(continued on page 3)



From the Executive Director:

While 2007 was drawing to an end, there was a buzz in the land trust office. All the pieces were falling together for the completion of three long awaited conservation easement projects. The 470-acre Woods Without Gile property in Springfield protects critical wildlife habitat and insures

permanent non-motorized recreational use. Two properties, 16 acres owned by Dan Wolf and the 9.6 acres owned by Suzanne Levine, both located off of scenic Route 103A in Newbury, help protect Lake Sunapee and its watershed. You'll learn more about these three properties in our next issue of *Chatter*, but in the meantime you can visit our website (www.ausbonsargent.org).

As we begin 2008, there are many exciting things going on at the ASLPT. In addition to the 25 land projects underway, we are trying to fill a new staff position, move to a new office and apply for accreditation.

In November we began our search for a second land protection specialist. Applicants were requested to apply by January 25th and interviews will take place in February. We anticipate filling this full time position in the spring, just prior to our move. In 2005, when the ASLPT adopted its Strategic Plan, we anticipated being in a position to hire a second land protection specialist in 2009. Given the generosity of Barbara and Ivor Freeman (*see page 8*) and two anonymous donors, coupled with the success of the Annual Preservation Fund (*see page 9*) we are able to hire a year earlier.

The ASLPT has been fortunate to call the Kidder Building, located at 11 Pleasant Street our home for the past 20 years. We have occupied 3 different office spaces in the building and are grateful to Janet and David Kidder for being such accommodating landlords. We had been struggling with our tight quarters, when last year, we became aware that builder Gavin Campbell was expanding his office building at 71 Pleasant Street. Hoping to get in on the ground floor, we approached Gavin about renting in his new building. His answer was yes and he has made it possible

for us to incorporate our needs of additional work stations, a larger meeting space and adequate storage into his construction plans. Our new office will have twice the amount of space as our present office. Architect Deirdre Sheerr has generously donated her time to design the interior office plans.

Another significant undertaking is that the ASLPT is one of 80 land trusts selected by the Land Trust Accreditation Commission to apply for accreditation in 2008. We are the only NH land trust applying in the inaugural year of this national accreditation, although one NH land trust participated in the pilot program in 2007. Our pre-application is due May 23rd about the time we move into our new office and the completed application and land project documentation are due August 1.

Our board feels it is important that we apply for accreditation because land trusts are increasingly called upon to demonstrate their accountability to the public. Accreditation will provide the public with the assurance that a land trust displaying the accreditation seal meets established standards for organizational quality and permanent land conservation. The accreditation program will verify that the ASLPT has the policies and programs in place to accept the responsibility of protecting lands forever.

In closing, I'd like to take the opportunity to thank all of our supporters. You each have played a key role in the success of the ASLPT. Our generous members provide the financial support which is necessary to sustain the organization. Our committed trustees and volunteers willingly share their knowledge, experience and wisdom to make the ASLPT a better organization. Our staff of Beth, Laurie, Sue and Wendy is dedicated, competent, professional and a pleasure to be around. Last and most important, land conservation is a vital reality for all of us in this Mt. Kearsarge/Lake Sunapee region because of willing landowners who recognize that their actions will preserve our rural landscapes – **forever**.

Thank you all,

Calendar:

February

Landscapes for Landsake

Banks Gallery exhibit of original oil paintings of 20 selected Ausbon Sargent Land Preservation Trust protected properties painted by regional artists. **Friday and Saturday, February 15 & 16, 2008**
Opening by invitation for ASLPT members only
Sunday, February 17, 2008
Opens to the general public

April

"Saving Special Places" Conference

ASLPT Outreach Committee will be the local co-sponsor with the Center for Land Conservation Assistance, at Kearsarge Regional High School in Sutton. Contact CLCA at 717-7045. The brochure will be posted at www.forestsociety.org/ssp2008
Saturday April 5, 2008

May

New London Inn's Thursday's Child Benefit Dinner for the ASLPT.

Contact the New London Inn for reservations: www.newlondoninn.us or call 603-526-2791.
Thursday, May 15, 2008

July

ASLPT Progressive Dinner

Our delightful progressive dinners for members only. Send in your reservations in as soon as you receive the invitations as they are sell-out favorites!
Thursday, July 10, 2008
Thursday, July 24, 2008

For more details about any calendar event contact Laurie DiClerico at our office: 603-526-6555 or email aslptltd@tds.net



Be sure to visit our web site:
www.ausbonsargent.org



Spring Ledge Farm lies between two commercial zones on Main Street in New London. John and Sue Clough signed 53 acres of the farm into a conservation easement in 1991. They sold the farm to Greg Berger and his family in 2005.

(Continued from page 1)

Thanks to John and Sue Clough, working with the ASLPT, there will always be a farm on Main Street in New London. Their easement allows agricultural activities on the land, but no other development. Farming looks quaint as you drive by open fields, but it is still a business. The idea is to create a sustainable farm business. Sustainable farms are profitable farms that protect natural resources and are valued by their communities.

For new farmers, financing the land is the largest initial hurdle. Through their easement, the Cloughs left the door open to a farm succession that has a chance to make it in this area of intense land values. Just imagine this scenario; checking in with a real estate office, “I’d like about 50 acres in the middle of New London . . . some open fields, prime soil . . .”

You do the math. That debt service would doom any aspiring farmer. With a conservation easement, the land is valued for its agricultural merits, rather than its development potential.

In my brief tenure as land steward and grower in the area I’ve seen several previously open fields developed into house lots. We plant crops on five rented fields around town. These fields could easily grow a driveway, a house with an attached garage and a very lush green lawn on some beautiful existing topsoil. That topsoil has been nurtured by farmers for decades, sustaining the crops year after year. Farms can’t just build a new barn a few miles down the road and expect to survive. Prime agricultural soils are few and far between, and there is no replacing the topsoil left idle beneath a slab of concrete. As farming is forced into marginal lands, the steeper slopes and prominent ledge create more soil erosion, which mucks up our watersheds.

Working open spaces are more than mowed fields. A token open field in every town is nice and scenic. It does not, however, sustain an agricultural heritage. There must be a critical mass of small farms to sustain farm supply dealers, provide diverse and plentiful farm products for the local consumer and enable

“... a growing body of research links our mental, physical, and spiritual health directly to our association with nature - in postive ways.”

-Last Child in the Woods, Richard Louv

crop rotation for soil health and generational management of open space. A critical mass of small farms in our area provides experienced, skilled farm labor, generates family farm incomes and keeps dollars in the community through on-farm employment and the sale of strawberries, hay, cordwood, mulch, eggs and tomatoes. The dollars also flow in via tourists, who value open spaces and the rural character of our area.

Local farms provide food security. Food security includes knowing the farmer and watching the corn grow through the seasons. Food security means saving resources as lettuce is grown on site and need not be trucked across the country. Food security means understanding that the farmer needs the land to stay productive, and will grow forage crops in a way that nurtures that land for future generations. Crop rotations, laying fallow, spreading organic matter; all these practices are the realm of the nurturing farmer.

Support for local farms, whether they are under easement or not, is up to the community at large. Buy local products, keep an eye on the fields as they progress through the seasons, stop by and ask the farmer how they grow what they grow. Local farmers,

especially those with decades of experience, store a wealth of information on soils, crops, history and common sense. They help cultivate the strengths of agriculture, forestry and tourism in our communities.

Conservation easements on Spring Ledge Farm in New London, the Courser Family Farm in Warner, and the Hersey Farm in Andover provide a fantastic means to secure the agricultural heritage in our communities. These are not just open fields mowed once a year to keep the view in line. They are working farms, rotating their crops, adding organic matter to the soil, nurturing their topsoil and woodlots to sustain the farming operation for generations to come. We farm in New Hampshire because we love the land and we know the land (rocks and all). We nurture the land knowing those working open spaces are available for the next crop of farmers.

Greg Berger is the owner/grower at Spring Ledge Farm. He is currently in his 4th year as an ASLPT board member. He and his wife Astrid have two children, Calvin, age 9, and Erin, age 5.

Conservation of Land

Owned by the ASLPT or by a Town

by Beth McGuinn



photo by Nancy Lyon

178 acres of Bradford Bog, owned by the Town of Bradford, will be protected by a conservation easement to be held by the ASLPT preserving this land as open space forever.

On my first day at the ASLPT, I attended a presentation where an audience member questioned whether state and town lands were truly conserved, since there is no perpetual requirement for these lands to be kept open and undeveloped unless a conservation easement protects the land. The question is a wise one. The common law “Doctrine of Merger” doesn’t allow the land owner to “hold” a conservation easement on its own property. So you can see why this question gets to the heart of the ASLPT’s decision to protect the properties it owns with conservation easements held by other organizations, and why we are working with several towns to place conservation easements on the properties owned by those towns – in perpetuity.

Perpetuity is a long time, and conservation easements are the only tool available to protect land in perpetuity. Conservation organizations and government agencies who hold land intended to be kept undeveloped usually plan to do just that. However, over time, priorities, philosophies and personnel can change, making it feasible that an organization’s commitment to conservation of these lands could change also. For example, what if an agency or organization lost a lawsuit, and the land was the only asset available to pay off a monetary award?

Based on these unlikely, but possible changes for conservation land, the ASLPT has placed conservation easements on the two properties we own – Evergreen Point and Cordingley Preserve. The Town of New London holds both easements, which are based on the same template restrictions the ASLPT places on the land we conserve with private landowners. Based on

the easements, there will be no subdivision of the properties, no residential, commercial or industrial uses, except for the possibility of forest management on the Cordingley Preserve. Building, mining, signs, dumping, and other similar uses are prohibited or severely limited. We are committed to complying with the same restrictions we hold on other lands.

The Towns of Bradford and Sutton have also decided to protect some of their conservation lands with easements held by the ASLPT. Both towns have voted at town meeting to restrict town-owned conservation land with easements. Last fall, the ASLPT and the Town of Sutton completed a conservation easement on the Enroth/Lefferts property, with frontage on Rte 114, Keyser Street and Kezar Lake (see page 5). In 2008, we expect to complete an easement on the Town’s Russell Pond property, and on Bradford’s 178 acre properties at Bradford Bog, including the Bradford Springs and Hotel site, protecting an important plant community and historic site (see page 5).

The ASLPT will continue to seek out other easement holders when we acquire land, and we will continue to be available when towns and other organizations that own conservation land want the perpetual protection afforded by a conservation easement.

Beth McGuinn is our Land Protection Specialist at the ASLPT. She works with landowners who wish to conserve their land, drafts the ASLPT 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.

**“ I am well again, I came to life in the cool winds
and crystal waters...”**

- John Muir

Town of Bradford [to be completed in 2008] *(Bradford Bog & Bradford Springs Hotel Site) 178 acres* *by Ann Eldridge*

Every year the Bradford conservation commission sets out to repair the boardwalk in the bog. Horizontal hemlock in a wet environment just doesn't last. And every year a resident comes out to help and admits that they'd always meant to visit the bog prior to this event but hadn't quite made the time. Their reaction always is "Wow, this really *is* different!"

Bradford residents have always supported conservation efforts in this southwest corner of town and those efforts have been a complex collection of trades, gifts, withdrawals from the town's conservation fund, and fundraising efforts. Some are supportive because they have an interest in the history. These are the sorts of people who notice cellar holes and have an eye for a well-constructed wall. They can be found wandering the remains of the Bradford Springs Hotel site trying to fit the image of the three-story structure on its remaining stones. They envision the bowling alley, the carriage house, the tannery and the farm houses that fed this enterprise. The springhouse foundation remains in the marsh though its reconstruction resides at the Musterfield Farm in Sutton. And are those sulfurous waters really medicinal?

Others are charmed by the quaking bog and its adjacent Atlantic White Cedar swamp. They bring their kids out to hurl themselves skyward as on a sphagnum trampoline, making the 'ground' move. They look in the pitcher plants for unfortunate insects.

Even those who haven't quite had time to walk the boardwalk or turn in at the hotel site, still vote for preservation of this area. Few towns harbor these remnant inland cedar forests and few had enterprises such as the hotel with its medicinal spring. Sometimes it is the things that set a place apart that can bring a town together, creating that indefinable sense of place for those who live there.

Ann Eldridge is a printmaker (etchings) by profession, and chair of the Bradford Conservation Commission for about 8 years. She also works with the Rural Heritage Connection of Bradford and really likes mucking about with dirt and stuff.

TOWN OWNED LANDS

With ASLPT Held Easements:

TOWN OF BRADFORD

(Aiken Pasture)

136 acres; 1999

Designated at the 1995 Bradford Town Meeting as a "Town Forest"

TOWN OF BRADFORD

(Bradford Bog and Bradford Springs Hotel Site)

178 acres; Easement to be completed 2008

TOWN OF GOSHEN

(Hazel Johnson)

68 acres; 1998

TOWN OF SUTTON

(King Hill Reservation)

441 acres; 1999

TOWN OF SUTTON

(Enroth-Lefferts)

9.7 acres; 2007

TOWN OF SUTTON

(Russell Pond)

8.5 acres; Easement to be completed 2008

ASLPT OWNED LANDS

With Town Held Easements

ASLPT

(Evergreen Point)

8.18 acres; Easement granted to Town of New London, 2006

ASLPT

(Cordingley Preserve)

15.13 acres; Easement granted to Town of New London, 2007

Town of Sutton *(Enroth/Lefferts) 9.7 acres* [completed in 2007]

By Leslie Enroth

When I was a member of the Sutton Zoning Board an application was received which, if approved, would have permitted cluster housing on Route 114, next to the Sutton Post Office. In time, the application was denied. During the process, I walked the site with Doug Sweet, also a member of the Zoning Board. The parcel consisted of frontage on Route 114. It stretched back and wrapped around the post office, eventually abutting a parcel owned by the town, the Lefferts property, which fronts on Kezar Lake. Together, these two parcels protect the back land behind homes on both Route 114 and Keyser Street. They offer access to the lake for any animals which live back there and to large areas of open space across Route 114 as well. (I've been told twice that a bear was seen crossing 114 to the property in question.) Within 1.5 miles there are 775 acres of protected lands: Musterfield Farm Museum (250 acres), the Putnam Easement (45.5 acres), King Hill Reservation (441 acres) and the Enroth easement (38.86 acres).

When this parcel eventually came on the market and my husband and I were able to buy it – we felt we had no choice. And, since our house is some distance away, we gave it to the Town of Sutton, stipulating that it was not to be developed. Once the town had accepted this gift, to be sure it remained undeveloped, the Town then gave an easement to the ASLPT. This double protection will ensure that the land stays forever wild.

Leslie and Steve Enroth, long time summer residents, moved to New Hampshire in 1996. Leslie was a Sutton selectwoman, as well as serving on the Sutton Conservation Commission and the Sutton Zoning Board of Adjustment. Currently she is a CASA (Court Appointed Special Advocate) for abused or neglected children. Steve, a Sutton volunteer fireman, served on the Sutton Planning Board, was chairman of the board at Musterfield Farm, and is presently president of the North Sutton Improvement Society.

The Ausbon Sargent Land Preservation Trust

Membership, Gifts & Thank You

In the previous issue of Chatter, we listed our active memberships as of June 1, 2007. The names appearing below represent those members who made their donations after that date for the fiscal year 2007. Our fiscal year runs July 1 – June 30. Our membership list for the fiscal year 2008 will be published in the next issue. If you made a donation after July 1, 2007, it will be reflected next time. If you have any questions concerning your membership status, please call Operations Manager, Sue Andrews at 526-6555 or email aslptsea@tds.net.

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WE WOULD ALSO LIKE TO THANK:

Pamela Burghardt for the donation of two baseplate compasses.
Michael Wood for assistance with the Planned Giving mailing.
Deirdre Sheerr-Gross for helping with the design of our new office.
Our "Anonymous Donor" for her many gifts!
The Kearsarge Shopper for all they do.
Nancy Lyon for designing and producing our PR materials.

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

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The ASLPT Needs Professional Help - And Gets It:

A Lawyer, A Professor and a C.P.A.

by Rick Stecker

A Look at Our Newest Board Members

At its annual meeting on October 28th, the names of our newest board members were submitted for approval. They were John Garvey, Esq.; Laura Alexander, PhD (candidate) and Paula Wyeth, C.P.A..

John Garvey was introduced to the ASLPT twenty years ago by his father, who was its first secretary and a founding trustee. He remembers his father's pride in pointing to the squirrel signs and reminding him of the importance of preserving property for future generations. John recalls taking part in the first fundraiser: a walk around Pleasant Lake. A resident of New London since 1996, John was a trustee of the ASLPT from 2000-2003 and now returns to the board for yet another stint. A practicing attorney and Professor at Franklin Pierce Law School, John has extensive experience in mediation and negotiation. He believes in "thoughtful development" by assessing our region's real needs and implementing zoning proactively, rather than reactively, as a model for change. John is married to Cotton Cleveland; they share six children.

Laura Alexander is a native New Hampshireite and is an assistant professor of Natural Sciences at Colby-Sawyer College. She is completing her doctoral studies in Environmental Science at Antioch New England Graduate School; her dissertation work focuses on the relation of people to the land in Coos County: the social ramifications of "place." Like John Garvey, Laura has a balanced attitude toward our area's growth. "We can't conserve everything," she said, "but we can keep people from being at each other's necks over the issue." Laura loves hiking and mountain climbing. She has been an active member of the ASLPT for over ten years, monitoring lands so they meet the agreed upon restrictions and she serves as chair of the ASLPT Outreach Committee.

Paula Wyeth has been a resident of our area since 1981. She loves to "crunch numbers," which makes her an exceptional candidate for the ASLPT board. She plans to be an understudy of Larry Armstrong, who will retire in the fall of 2008 from his position as treasurer, and then assume his position from that point on. Paula is clear about her love for the people of the New London area. As I waited for our interview, I was told that she may be a bit late; she often attended to the needs of an elderly friend after Rotary Club meetings. It all seemed to fit with the Rotary motto and a description of Paula's ethic "service above self." Through her skills as a business person, Paula is known for empowering other women to create businesses of their own - "you can do it!" Paula loves to garden and is the mother of three grown children.

Please thank these wonderful new board members for their work on behalf of the ASLPT.

Rick Stecker is a minister, a teacher, a psychoanalytic researcher and friend of the ASLPT. He and his wife, Ann Page Stecker, have lived in the area since 1979.



From left to right meet our newest ASLPT Board of Trustee members:
Laura Alexander, John Garvey and Paula Wyeth.

Making Growth of Protected Land Possible

An Interview with Major Donors Barbara and Ivor Freeman

by Debbie Hall

Last summer, hearing about the ASLPT's backlog of projects, Barbara and Ivor Freeman stepped forward and offered to fund half of the salary of a second land protection specialist for the first three years. The Freemans have traveled the world, including much of the developing world, and come away with an acute sensitivity to environmental challenges and the importance of conservation in their own backyard in Newbury. They are refreshingly spontaneous activists, in the sense that, when they see a problem, they don't hesitate to act. That's how Ivor, a British-born chartered accountant, became the treasurer of the board of Sustainable Harvests International. SHI exists to encourage sustainable agriculture in Central America, where deforestation and exhaustion of the soil are serious problems. Ivor heard about SHI on NH Public Radio and signed on. His work with SHI led to involvement in the establishment of EARTH University (EARTH is the Spanish acronym for School of Agriculture for Humid Tropical Countries) in Costa Rica, which trains future leaders in sustainable development in the tropics and seeks a balance between agricultural production and environmental protection. Barbara, an MIT-trained architect who has also worked in Europe, is much attuned to issues of land use and sprawl. Not surprisingly, that led her to the Newbury Planning Board, where she is currently chair. The Freemans have also traveled extensively in Africa, where (again spontaneously) they acquired an interest in a private game preserve in Botswana dedicated to habitat and wildlife conservation. Probably inevitably, Barbara's African experience led her to meet Dana Dakin of Wilmot, founder of Women's Trust, a micro lending enterprise in Pokuase, Ghana. Barbara is now working with a Ghanaian architect to design a resource center for the Women's Trust in Pokuase.

From their experiences, the Freemans have acquired a truly worldwide sense of environmental perils and of the need for kinship with the earth. Global warming, the Freemans say, is real and present, and monitoring of our environment will become increasingly important. They cite water issues and private dumping as examples of concerns here in NH. Ivor worries about what he calls a "squatter mentality," where we tend to care only for land that we own rather than for the larger world in which we live. But, he emphasizes, we must be concerned beyond what is our own. On the local level, Barbara is an advocate of "conservation development zoning," a new approach that favors conservation planning and that requires site analysis of a parcel in the overall context of its location in the community, before development



Barbara and Ivor Freeman made a generous lead gift, which has made the hiring of a second land protection specialist possible during the spring of 2008.

planning can begin.

In the overall scheme of things, say the Freemans, conservation to compensate for development is critical, and the ASLPT is the answer. Ivor comments that the ASLPT "creeps into one's consciousness." Ideas tumble forth about what more the ASLPT can do, including providing better information about which parcels have public access and being proactive about which parcels it chooses to acquire. This area, Ivor believes, "doesn't appreciate what the ASLPT does for this locality." The Freemans do, and in what appears to be typical Freeman fashion, once they became fully aware of the ASLPT's need, they jumped right in and on the spur of the moment kick-started the staff search. Thanks to their generosity, the ASLPT is now in the throes of fund-raising and hiring for that position.

The ASLPT is fortunate to have many donors who believe in conservation and generously support its work. Few of us, however, bring the worldwide perspective and personal commitment of the Freemans. We salute them.

Debbie Hall is the chairman of the ASLPT Major Gifts Committee and a member of the Development Committee. She is a "semi-retired" attorney who lives with her husband Arthur on the west side of Pleasant Lake in New London.

Landscapes for Landsake

For the second year, The Banks Gallery in New London will be holding an exhibit of original oil paintings of 20 selected Ausbon Sargent Land Preservation Trust protected properties painted by regional artists. Last year this exhibit was a great success with a percentage of the sales benefiting the ASLPT.

Friday & Saturday February 15 & 16, 2008

Opening by invitation to ASLPT members only

Sunday February 17, 2008

Open to the public



Original oil painting by Michael Graves of the protected land of The Esther Currier Wildlife Management Area at Low Plain.

The Annual Preservation Fund

by Maggie Ford

“The ultimate test of man’s conscience may be his willingness to sacrifice something today for future generations whose words of thanks will not be heard.”

Gaylord Nelson, founder of Earth Day

Think about that title for just a moment. **Every year**, ASLPT will ask for your support to **preserve** the lands in the Mt. Kearsarge/Lake Sunapee Region **in perpetuity**. Just think – a fund that will make it possible for your children, grandchildren and the “greats” to enjoy the splendors of our region just as you do. Our lakes, mountains, forests, fields, wildlife . . . all the things that are precious to you will still be here - preserved just as they are now – for generations to come.

Last year we asked you to help inaugurate the Annual Preservation Fund and you overwhelmed us with your generous responses. Not only have we been able to set aside funds to support the hiring of a second Land Protection Specialist to deal with the growing list of properties to be conserved . . . your support has triggered others to step forward making it possible for the ASLPT to hire that new staffer – a year ahead of schedule in 2008! That means more land under conservation – more protected skylines and ridgelines, wetlands and farmland.

Once again, we will be writing to you in March to ask that you contribute to the Annual Preservation Fund. I think there are very few places where you can find such a significant return on your investment. Your gift today will keep earning and paying dividends year after year after year.

Maggie Ford’s firm - Ford Consulting, L.L.C. - offers counsel on organizational and resource development. She is a member of the ASLPT Board of Trustees and chair of the Development Committee.



OUR WISH LIST:

Would you like to help us furnish our new office and outfit our second Land Protection Specialist?

- (3) Hon 5-drawer files \$669 each
- 18 Stack chairs \$50 each
- 3 conference/training tables (w/space saving storage capability) \$400 each
- Sign - \$1,000

- Computer/software - \$1,200
- Refrigerator - \$400
- 3 Desk units - \$798 each
- Bookcase - \$279
- Loveseat \$ 549
- Coffee table - \$229

Just call Debbie Stanley if you can help: 603-526-6555 or email aslpt@tds.net



Our special thanks to two local business owners:

Gavin Campbell (left) owner/builder of Gavin Campbell Construction has been very open to helping us make his new addition fit our needs. And Deirdre Sheerr (right) of Sheerr & White Architecture Inc. has generously donated her time to advise us on how to efficiently (and beautifully) lay out our new office space.



Our New Office- *Under construction just down the road “a piece.”*

For the first time in 20 years we are moving out of our office(s) in the Kidder Building. We anticipate moving in May 2008 from 11 to 71 Pleasant Street - just down the road “a piece.”

Gratefully, we will be doubling our current office space to provide 2 additional work stations, a larger conference room and much needed file and permanent record storage space. It should be ready just in time for the addition of a second Land Protection Specialist to our staff.

For a frugal nonprofit like the ASLPT an opportunity like this rental space only happens with community support - such as two business owners - Gavin Campbell of Gavin Campbell Construction and Deirdre Sheerr of Sheerr & White Residential Architecture Inc.. Gavin has worked closely with our staff to make this space a good fit and Deirdre has given us her time and good advice on how to shape the space both beautifully and efficiently.

We also want to thank Janet and Dave Kidder, our landlords at the Kidder Building, for always helping us find a bit more room during our first 2 decades.

A Picture of Commitment:

An interview with ASLPT volunteer Nancy Lyon

by Janet Miller Haines



ASLPT volunteer Nancy Lyon and her two search and rescue dogs - Haven and Quiklie - enjoy the hiking and open spaces of this region. Nancy has served on the ASLPT Board of Trustees and currently does lots of the ASLPT PR.

Unlike many of us who enjoy New Hampshire these days, Nancy Lyon was born in Durham; so she's a true native. That seacoast town gave her an appreciation of open space that framed a good deal of the rest of her life, as did her family's move to a farm when she was 10. It was there that her love of animals took root. It was only natural that the responsibility she took for the big animals on the farm would find a place in the local 4H program.

She and her husband, Doug, met at the University of New Hampshire, as did her parents – as did his parents. Coming out of college with a degree in philosophy, her first job was as an apprentice-artisan to a jeweler, and her own creations sold quite well. But meeting a weaver was the event that changed her craft. With her combined interest in color and fabric, and a new-found talent, Nancy ran a fiber craft and high-end clothing business that was to last for 25 years. In fact, at one point the top of the barn attached to their Victorian home in Goffstown NH held 7 looms, just to keep up with the demand for her works. She took her craft and her talent for organization to the League of N. H. Craftsmen, where she held a variety of positions, including weaving juror and President of the Board.

Success eventually meant being further away from the creation of the goods, and so as a believer that beginnings are more interesting than middles or ends, she left the business behind, and moved on.

Back to animals it was. Only this time it was dogs, instead of horses or cattle.

Again the combination of animals and open spaces was the theme, but she soon realized that just walking the dog was not going to be enough. Looking for what she and a dog could do together was the birth of yet another passion in her life, canine search and rescue. Today, Nancy is President of the New England K-9 Search and Rescue organization of trainers and dogs (all volunteers!) that is now in its 26th year – Nancy has been a member for 18 years. Though all volunteer, their professionalism has earned the respect of the Vermont State Police, NH Fish & Game and other law enforcement groups. They are on-call 24 hours a day, 7 days a week.

To witness Nancy working or working out with any of her dogs is a real treat. It's very clear that she's the canine equivalent of a horse whisperer. There is very real conversation going on. Her instincts are amazing. She attributes her success with dogs to the principles of positive reinforcement = the concept that takes the practice of feedback into an exclusively positive dimension. (And here's where this 90-minute interview began to change the way I view managing relationships . . . the ones I have with four-legged animals, as well as with two-legged ones.)

That love of open spaces was not lost on the nominating committee of the Ausbon Sargent Land Preservation Trust (ASLPT), and so in 1993 Nancy joined their Board, eventually becoming its chairman. And while she's no longer on the Board, she still does much of their 'advertising' in that she handles their newsletter and other printed materials. This particular skill (hands-on computer publishing) she taught herself when she decided that the search and rescue organization needed more sophisticated publicity.

Credit for all this is clear in her mind. Both her mother and her father never treated her as a girl, but as a person with infinite capabilities. Those farm animals for which she took responsibility . . . the barn didn't have running water, so she had to carry buckets up from the nearby house. The pattern of community service also came from the home as well, as both her parents were active in the church and the local Red Cross.

If you're sensing a pattern, you're right. When Nancy makes up her mind to do something, she doesn't just stick a toe in. She makes sure she's up to the task and then she jumps in, with both feet, and in the deep end.

This also means that she keeps an eye on the future. For the ASLPT, her thoughts focus on its ability to sustain its funding base, which will be necessary to maintain the properties under its aegis. She's glad that land protection, by its very nature, addresses issues of global ecology as well as many other aspects of the quality of our lives. She's proud of the part she has played in keeping the concept of land preservation in the front of all our minds. As well she should be.

Thank you, Nancy Lyon

(Janet Miller Haines minored in Journalism in college and likes to keep her hand in the writing game, especially when it involves one of her favorite organizations=ASLPT. She is also a member of the ASLPT Development Committee.)

**“We do not need to wait for
high moments -
money, inspiration,
good weather.
It's happening where we are
Stop Look Listen**

The Crossing Point by M.C. Richards

First Annual Regional Land Summit - *A review*

by *Linda Ray Wilson*

Milestone anniversaries usually mean a party, but the ASLPT celebrated its 20th year by organizing a Land Summit as a gift to the communities it serves. As the ASLPT's Executive Director Debbie Stanley explains, "We wanted the Land Summit to meet the needs of volunteer town boards and their challenges and successes on land use issues."

Keynoter Lorraine Stuart Merrill (New Hampshire's new Commissioner of Agriculture) spoke eloquently about ways that family farms, working forests, and historic places strengthen our state's economy and affirm the identity of our communities.

Land Summit workshops brought together public agencies and resource organizations to network with local officials and members of land use boards about developing land use policies to preserve rural character -- and avoid unintended consequences that could destroy it. Participants learned how towns could draw on a variety of resources to help Master Plans and land use regulations become more conservation-friendly.

Perhaps the most lasting benefits of the Land Summit will be the knowledge that conservation goals and local land use policies need to be thoughtfully integrated -- and that sharing experiences and networking with neighbor communities is essential for successful land stewardship in each town, and in every town.

The Land Summit was planned as a special event, but participants have asked for more, similar offerings. In addition to the ASLPT's future plans, the NH Center for Land Conservation Assistance will have its annual conference in Sutton in April 2008, an excellent opportunity to strengthen networking and dialogue among the towns. Encourage your local officials to attend!

Linda Ray Wilson works for the state Division of Historical Resources in Concord, and with the NH Coalition for Sustaining Agriculture. For many years she was the chair of the Danbury Planning Board and currently serves on the ASLPT Outreach Committee.



At the first ASLPT sponsored Land Summit in October of 2007, Amanda Stone (left), who is with the UNH Cooperative Extension, answers a participant's question during the discussion period of her workshop presentation: "Integrating the Master Plan, Natural Resources Inventory and Conservation Plan."



Trumbull Pond in Webster will have 3/4's of its shoreline protected along with 343 acres of woodland when Phase 4 (the last part) of the Courser family conservation effort is complete.

Update: The Courser Project

Phase 3 - Webster/Warner 478 acres

Funding Goal is Met!

Beginning in 2004 the Courser siblings - Rebecca, Tim, Jerry and Bill - joined with the ASLPT and The Nature Conservancy to protect 1278 acres of their family farm and woodlands in Warner and Webster NH. We're delighted to announce that the full funding of Phase 3 of this 4 phase project is complete - now protecting 935 acres.

The total project cost for Phase 3 is \$554,100. This includes \$480,000 of appraised value for the land and \$74,100 in project costs, which include appraisal, survey, title & legal work, stewardship, and hazardous waste assessment. The Courser family has generously pledged \$96,000, 20% of the total appraised value to the project. We have received grant funding of \$203,000 from the Landowner Incentive Program, \$75,000 from LCHIP (Land and Community Heritage Incentive Program) and \$85,000 from the Towns of Warner and Webster. Additional private fundraising resulted in \$98,540, including the Grower's Dinner (sponsored by Jack's of New London) and a generous grant from the Virginia Cretella Mars Foundation. All project funding for Phase 3 has been secured with a summer 2008 closing anticipated.

Saving Special Places Conference 4/5/08

To capture the momentum of the Land Summit, the ASLPT Outreach Committee will be the local co-sponsor of the "Saving Special Places" conference with the Center for Land Conservation Assistance on Saturday, April 5, 2008 at Kearsarge Regional High School in Sutton. The conference will address issues of planning and conservation, land conservation basics, funding, land management and other topics of interest to town decision makers. Additionally, Debbie Stanley will be involved in telling the protection story of the Putnam and King Hill properties in Sutton. To receive a brochure about this conference, contact CLCA at 717-7045. The brochure will be posted at <http://www.forestsociety.org/ssp2008> soon.

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Not only bear invite themselves to share our backyard bird feeders. Ruth White on King Hill Road in New London caught this bobcat waiting for her birds. Check out "Wildlife Sightings" on our web site to see who else has been visiting in your neighborhood.
www.ausbonsargent.org

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

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

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