

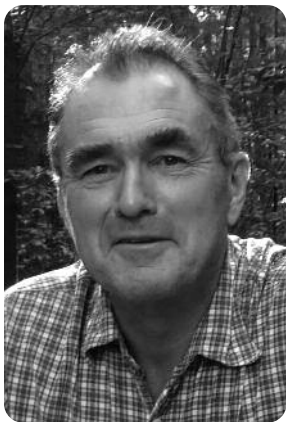
Piscataquog News

THE PISCATAQUOG LAND CONSERVANCY NEWSLETTER

CELEBRATING OUR First 40 Years OF CONSERVATION!

Nearly 100 PLC members and friends gathered on October 16 to commemorate PLC's 40th anniversary and applaud the 2010 recipients of two awards.

Abigail Arnold of Francestown was awarded the prestigious **Gordon A. Russell Award**. Abigail's tireless conservation efforts and passion for connecting people of all ages with the natural world have made her a well-known figure in her hometown, but her conservation work benefits those in neighboring watershed communities as well. Taking a lead role in the Headwaters Project I campaign, Abigail was instrumental in guiding the campaign to successfully protect over 1000 acres in the Rand, Brennan, and Cold Brook areas of the Piscataquog Region. As treasurer of the Francestown Land Trust, she has played a lead role in nearly all of the recent conservation projects in town, as well as helping to implement several educational and recreational programs in Francestown. *(See related article on page 5.)*



Graham Pendlebury in his natural habitat. (Photo: Pat Nelson)

Graham Pendlebury of New Boston received the 2010 **President's Award for Volunteerism**. Graham has served PLC for well over 15 years as a board member, wildlife tracker, land and easement steward, and in various other roles. He is well known across watershed communities for his easy-going nature, warm smile, and deep, personal connection with the natural environment. In his "other" life Graham is an accomplished masonry artist, whose stone work graces many homes and gardens throughout the area.

With great enthusiasm, PLC members unanimously elected **Rosemary Conroy** and **John McCausland** of Weare and **Jim Shirley** of Goffstown to the Board of Directors, and approved the 2010/2011 slate of officers: President **Carol Hess** of New Boston, Vice President **Bill Tucker** of Goffstown, Treasurer **Gail Parker** of New Boston, and Secretary **Sherry Hieber** of Goffstown. Former President **Jerry Shinn** will serve in a new position (Immediate Past President) to support the transition. **Mica Stark** is leaving the Board after serving as both Secretary and Vice President. We thank all the Board members for their service. You can read bios of all Board members on the PLC website.



Francestown members who have worked closely with Abigail Arnold nominated her for the award, which is commemorated with a print of a painting of Great Meadow by PLC member and artist Karen Salerno. (The original hangs in the PLC office.) From left: Barry Wicklow, Abigail, Ben Haubrich, Dennis Calcutt, Betsy Hardwick, and Paula Bellemore. Barry and Ben have both received the same award in past years. (Photo: Robin Haubrich)



TO CONSERVE

the natural and scenic environment of the Piscataquog River Watershed communities:
 Deering ~ Dunbarton ~ Francestown ~ Goffstown ~ Greenfield ~ Henniker
 Lyndeborough ~ Manchester ~ Mont Vernon ~ New Boston ~ Weare **PLC**



FROM MY CORNER

by Paula Bellemore
PLC Executive Director

Never doubt that a small group of thoughtful, committed citizens can change the world.

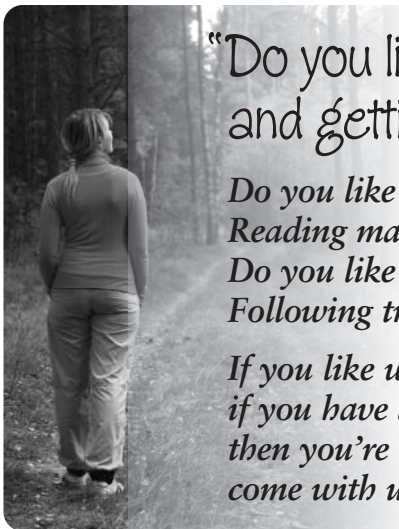
Indeed, it is the only thing that ever has.

~ Margaret Mead

In the late 1960s and early 1970s thoughtful, committed citizens across America banded together in response to a growing concern about toxic plumes entering our air, and toxic waste dumping into our water. An awareness of the importance of clean air, clean water, and natural, open spaces was moving to the forefront of the American psyche as the environmental movement gained traction. At the same time, here in the Piscataquog River watershed, a small group of thoughtful, committed citizens had begun working to preserve an abandoned B&M railroad bed extending approximately 2 miles along the Piscataquog River between Goffstown and New Boston. Stories vary about how these two efforts came together, but come together they did, and from there the Piscataquog Watershed Association (now the Piscataquog Land Conservancy) was born.

Mirroring a nationwide focus on clean air and clean water, PWA's earliest priorities were riparian lands, but by the early 1980s non-riparian lands were also a priority in keeping with PWA's mission to conserve the natural and scenic resources of the watershed and to protect the purity of its waters. Fast forward from 1970 to 2010 and the 40th anniversary of PLC and we see that the goal has remained the same – to preserve the overall health of our watershed for generations and generations and generations to come.

In the next few weeks you will receive PLC's 2010 Annual Fund appeal. I urge you to make a contribution to the 2010 Annual Fund in whatever amount feels right to you. Your gift, and the gifts of your fellow conservationists, will help us to preserve the natural resources of our incredible region, providing the means to identify and complete land projects, to monitor and steward the 85 parcels and 4700+ acres we've already committed to preserving, and to work with 11 communities and numerous conservation efforts to maximize land conservation across the watershed. Thank you!



*"Do you like Pina Coladas,
and getting caught in the rain?"*

*Do you like forests and hillsides?
Reading maps, crossing streams?
Do you like watching birds fly?
Following tracks to a cave?*

*If you like wandering through a meadow,
if you have a bit of time,
then you're the volunteer we've looked for,
come with us, you we'll train! **

PLC is looking for a few good men and women interested in developing an intimate relationship with a personally matched conservation area!

Stewardship is at the heart of PLC's work, and each year we do a walkabout of sorts on each property – a check up, if you will. These visits are conducted by volunteer monitors – our boots-on-the-ground crew. These are folks who like to be outside, who don't mind getting a little dirty – who love the forests, the hillsides, the ponds and the meadows of our region. The payoff for these volunteers is the opportunity to become intimately acquainted with a special place they might never have experienced otherwise. No specific educational or professional background is required to be a monitor, but a love of the outdoors and a desire to help preserve our beautiful region is a plus!

REQUIREMENTS:

- Able to read a map and use a compass or handheld GPS unit. (We'll train!)
- Able to walk through forests, often bushwhacking and often not on trails.
- Able to traverse steep terrain or walk on uneven ground is a plus, but we'll match you with a property you can manage.
- Relishes the possibility of wading or leapfrogging across streams, observing moose, mink, otter, bear, or other wildlife, and exploring in all seasons.
- Open to developing an intimate relationship with one landscape, spanning all seasons and several years. (Short term relationships are discouraged.)
- Available to visit a property at least once every 12 months, varying seasonally.

The length of time spent during a visit varies with the size and complexity of the parcel. We'll happily match you with a property that meets your personal criteria. Questions? Want more information? Please contact Deb Ives, Stewardship Coordinator, 487-3331 or dIves@plcnh.org.

** With apologies to Rupert Holmes for tweaking the lyrics to his song.*

New Trail on Clark Property in New Boston

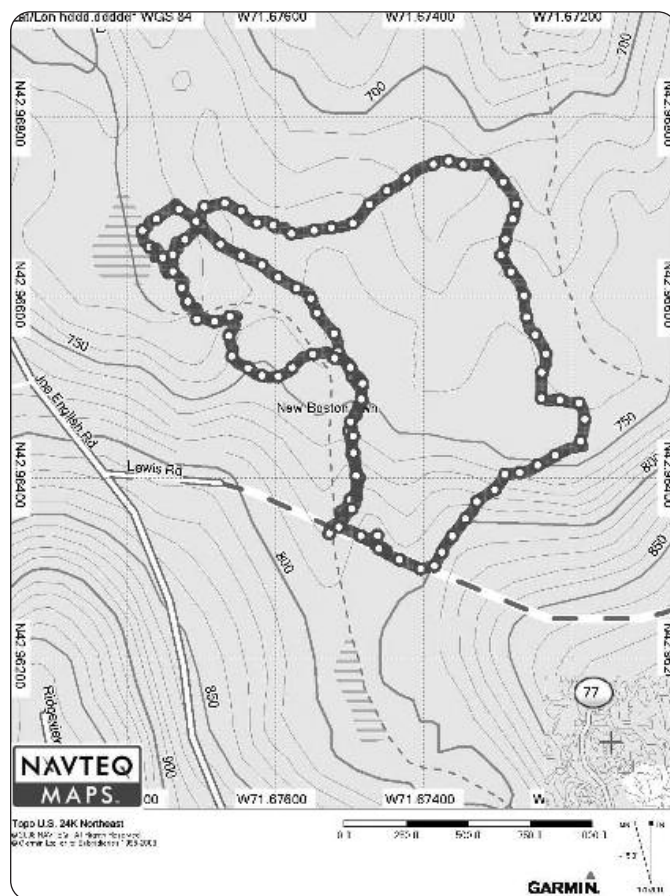
Seniors at John Stark Regional High School in Weare are required to complete a Senior Project in order to graduate. The project is meant to demonstrate a student's ability to learn independently, and seniors must spend at least 40 hours on their project. Students choose their own projects and select a mentor from outside the school to guide them. This spring, John Stark senior **Brendan Masewic** worked with PLC Executive Director Paula Bellemore and former board member Randy Parker to build a walking trail on the Clark easements property in New Boston. The following is a condensed excerpt from Brendan's final paper, a reflection on his experience.

I've never constructed a trail before, so this was a new experience for me, but a great one. There are many aspects to trail building I didn't know and never would have thought of. I thought I would just go into the woods and cut some trees or bushes, but there are a lot of things you have to consider. Just a trail going through the woods would be boring. You need to have interesting things along the trail – unique trees, good views, or other natural features. The first part of the project was the most difficult. Another PLC volunteer had laid out a trail last summer, and different people had walked it since to be sure it was a good route in all seasons and all types of weather. The layout turned out to be pretty good, but I had to make a couple of routing changes before building the trail.

Once we started cutting the trail, the only problem I had was time. I didn't realize how much time building a trail takes! I expected to do much more than I was able to do. I got the trail cut and marked, but wasn't able to create a trail map and write the guide. If I had known how much work goes into making a trail I would not have tried to do as much as I did!

I learned a lot during my project – skills that will help me for the rest of my life. I learned not only how to make a trail, but also a lot about the environment. The most important thing I learned was how to take a big project and complete it on my own and how to make independent decisions. Many times I wasn't sure what I should do. In the past I would have looked to someone else to see what he or she did, and then done that. I was not very confident in my ability to make good decisions. But during my project there were a lot of decisions I had to make on my own. I went to my mentor for help and she asked me what I thought the best solution was. Then she would tell me to go with it! After a couple of times it became easier for me to trust my own decisions. I think developing this skill will help me in the future because there will be many times where I will have to decide what I need to do without help from others. Of all the things I learned while doing this project, this was one of the most important.

To access the trail: Drive about a half mile down Lewis Road off Joe English Road. Park as you are able before the road narrows to a trail. Walk down the road until you see blazes on the left for a loop trail, as shown on the map. Copies of the map are available from the PLC office.



A bench overlooking the beaver pond (Photo: Randy Parker)



Brendan painting a blaze (Photo: Randy Parker)

WELCOME TO OUR NEW MEMBERS!

(As of November 1st)

Cheryl Blackwood	New Boston
James & Holly Cassidy	Goffstown
Grace Cohen	Henniker
Steve & Julie Grandgeorge*	Goffstown
Catherine Martin	Weare

* Contributor (\$100) ** Supporter (\$250)

Thank you all for all dropping off used ink jet cartridges to PLC. We turn them in every month to reduce expenses!

Thanks to Our Annual Meeting Sponsors & Volunteers – especially Crew Chief **Mike DePetrillo** and the “good woman behind the good man,” **Kari Lewis**, along with **Janet White, Mary Koon & Floyd Guyette, Ken & Lyn Lombard, Jon Brooks & Jami Boyle, Graham Pendlebury, Carol Hess & Jed Callen, Randy & Gail Parker, Quentin Morrissey, Ethan Judd, Margaret Watkins, Bob Todd, Hannah Proctor, Claira Monier, Bob Rogers, Len & Meredith Allen, Paul & Deb Doscher, Cheryl Christner, Pat Myers & Carolyn Sheehan.** I’m sure I’ve missed some of you who pitched in for cleanup, so please accept my apologies – and THANK YOU!

A special thank you to our Annual Meeting Sponsors:

Roger Noonan & Middle Branch Farm
Guy Tino & the Northeast Cafe

A huge thank you to PLC Stewardship Coordinator **Deb Ives**, who created an inspiring presentation, “*Conservation Can’t Wait*,” which debuted at the Annual Meeting. Bravo!

This year’s Lobster by the River event was once again a fun-filled afternoon by the River with great food and good company!

Thank you to our event sponsors for making this fundraiser such a big success:

RBC Wealth Management, Jennifer Carlton
Kiki’s & The Gravity Tavern, Kirsten Montgomery

Thanks also to Event Chair **Carol Hess** and Crew Chief **Mike DePetrillo**, with able assistance from **Kari Lewis, Julie Katz, Janet White, Cheryl Christner & Tim White, Carol Hess & Jed Callen, Karen, Dave & Jon Salerno.**

summer takes flight

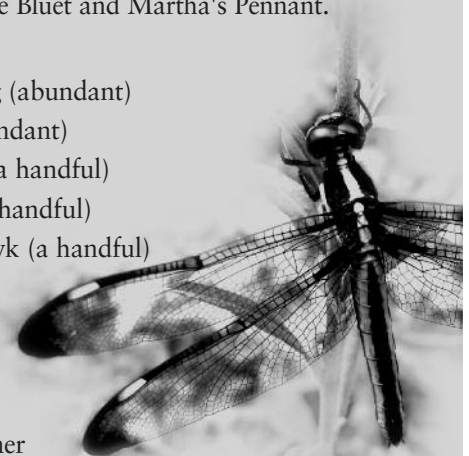
by Margaret Watkins

For many, the oncoming cold inspires comments like, “Thank goodness, the season of insects has passed!” But for eight paddlers who joined **Dr. Pamela Hunt** of New Hampshire Audubon in search of Odonata (“toothed ones”) at Lake Horace Marsh in August, insects – at least dragonflies and damselflies – have a whole new significance.

We spotted more than twelve species – not bad for a cloudy, breezy, unlikely day. This included two species that are new reported sightings for Weare: the Orange Bluet and Martha’s Pennant.

The other sightings were:

- Northern Spreadwing (abundant)
- Eastern Forktail (abundant)
- Swamp Spreadwing (a handful)
- Frosted Whiteface (a handful)
- Autumn Meadowhawk (a handful)
- Variable Dancer (2)
- Marsh Bluet (1-2)
- Skimming Bluet (1-2)
- Fragile Forktail (1-2)
- Common Green Darner (1 alive and one of the larger exuviae [cast-off skins])
- Various mottled darner species



Many thanks to Pam Hunt for identifying them all! The youngest of the group, Teagan Birt, spotted the most dragonflies and guessed the number for a gift at the trip’s end. She received a copy of *A Field Guide to the Dragonflies and Damselflies of Massachusetts*, an excellent guide available at:

www.mass.gov/dfwele/dfw/nhesp/publications/nhesp_pubs.htm.

If you’re unfamiliar with these amazingly beautiful insects, keep an eye out for them!

Dragonfly photo: Joel Stave



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Selling Real Estate with Conservation Protections

by Tom Howard

Landowners often question how conservation protections on their land might affect its future marketability. This question may precede their decision to place a conservation easement on the property. However, often the thought occurs to the landowner only when the time comes to sell their protected real estate.

Three key components to consider when selling your conservation property are accurate pricing, education of your buyer prospects, and emphasis upon those conservation values that make your real estate special.

Perhaps foremost in the minds of a seller is the market price. The use limitations imposed upon a property by conservation protections, whether through deed restrictions or a conservation easement, do indeed impact its market value. In essence the overall property value has been reduced by an amount that represents the value of those limitations.

The biggest single mistake a seller can make is to attempt the “Have Your Cake and Eat it Too” whereby a landowner who has already benefitted in some manner by placing conservation protections on their land tries to sell the property for the full market value of the real estate as if the restrictions did not exist. By overpricing the property in this manner the owner can expect the listing to languish on the market.

Educate all parties who show an interest in owning your real estate. While education is always necessary in a real estate transaction, the addition of an unfamiliar element, the conservation protections, makes this teaching component even more important. To achieve the always coveted “win-win” transaction, a clear understanding of the property’s use limitations is vital to the prospective buyer.

Be sure that all relevant documents are available to your prospects. Include with your listing information the property’s deed, the conservation easement deed if applicable, a survey plan showing the areas subject to conservation restrictions, and the baseline documentation report, again, if applicable.

Engage the assistance of the organization that is responsible for the conservation restrictions on your land. The appropriate staff can help to explain the relevant documents and can also interpret the restrictions as they might apply to uses proposed by a potential new owner. The organization will

typically be very enthusiastic to have an opportunity to provide general conservation information as well as specific details regarding your property to prospective buyers. After all, those buyers are the next generation of stewards for the conservation lands that the organization deems precious. By engaging early in the process, a smooth transition in ownership can be achieved.

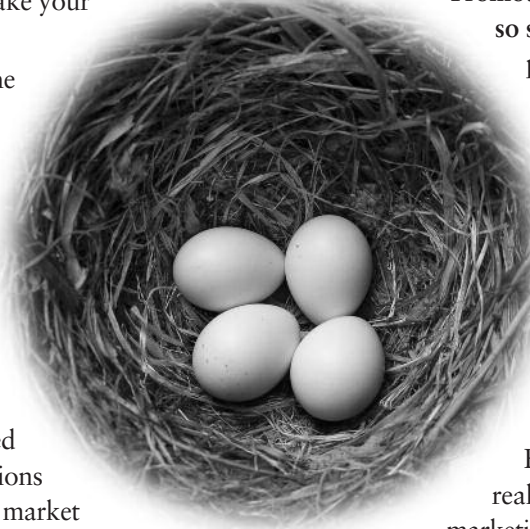
Promote the aspects of your land that make it so special. Do not shy from discussing the permanent conservation protections. Be proud of your land ethic and understand that the specific buyers you are looking for are those who will appreciate the natural resources featured. Additionally, these same buyers will be equally happy they do not have to pay for property rights, like development potential, that they have no intention of exercising anyway.

Finally, if you decide to contract with a real estate professional to assist with the marketing and sale of your cherished property, **be sure to engage the services of a broker who is knowledgeable of conservation transactions and has experience with these important points we have mentioned.**

So, price it right, educate your prospective buyers, and sell the values that made your land worthy of conservation protection. You will succeed because the right buyer is out there just waiting for an opportunity such as yours. Good luck!

Tom Howard is the principal broker of NH Conservation Real Estate, a realty company that offers brokerage and consulting services targeted to facilitate conservation transactions throughout New Hampshire. Tom can be reached at 603-253-4999 or via the company website at www.NHConservationRealEstate.com.

Phoebe nest photo: Joel Stave



Congratulations, Francestown!

PLC congratulates the Francestown Land Trust, the Francestown Conservation Commission, and residents of Francestown on reaching their goal to conserve 2010 additional acres in Francestown by the end of 2010. This effort began in 2005 when the New Hampshire Forest Society challenged each NH community to conserve at least 25% of their total acreage. In Francestown that meant adding 2010 acres to their existing inventory of conserved lands, essentially doubling their conservation acreage! Thanks to the sustained effort of a group of committed volunteers and the support of landowners, private foundations, and Francestown residents, the goal was met – with a month or two to spare!

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CELEBRATING OUR **First 40 Years**
& LOOKING FORWARD TO THE NEXT 40!

Now Protecting 4,755 Acres!

Fall / Winter 2010 Volume 22, No. 5

Piscataquog News

THE PISCATAQUOG LAND CONSERVANCY NEWSLETTER

**Great ~~Scot~~
Scouts!**

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Members of Cub Scouts Pack 24, Den 7, in Weare prepare to clean up the trail at Ferrin Pond as part of their Leave No Trace Project. From left: Shane Sullivan, Brendan Sullivan, Christopher Seaver, Zach Dutton (Photo: Mike Dutton)