

MONADNOCK CONSERVANCY

NEWSLETTER

SUMMER 2011

NUMBER 49

Project in the Pipeline: Shattuck Farm

A closer look at the process of
conserving agricultural land



Emily Hague

The Shattuck property features 23 acres of hay fields.



Anne McBride

One of two greenhouses
in use on this working
farm.

One of the Conservancy's current projects highlights the importance of protecting farmland. Dan and Travis Shattuck's property, at the corner of Fitzwilliam and Great roads in Jaffrey, was first farmed by his ancestors in 1771. The open fields and more than a mile of road frontage on both sides make it a prime target for real estate development.

"The open fields make it easy for a developer to come in and put up houses," said conservation project manager Anne McBride.

But a field of houses is not what Dan Shattuck wants to grow. He's worked hard to keep the property as a working farm, producing and selling hay. Today, local farmer Josh Penick also partners with Shattuck to raise chickens and grow produce in the greenhouses.

"New Hampshire just doesn't have a lot of good farmland, especially farmland with prime agricultural soils. This particular farm has a long history of being a farm and having the open fields supports a diversity of wildlife habitat, too," said McBride.

The reasons why this place should be protected may be clear and compelling. But often the understanding of how a land trust actually goes about saving land remains a mystery. The truth is, securing a conservation easement on a property is a complicated, time-consuming process that is unique to each project and involves a lot of stakeholders.

By using the Shattuck Farm as an example, we'd like to walk you through the process of purchasing an easement (in contrast to donating an easement).

Since Dan Shattuck contacted us in June 2008, Conservancy conservation project managers

have been to Jaffrey and the Shattuck property a number of times. Anne McBride originally met with the Shattucks in 2009 and walked the land with them. She completed an internal project worksheet, which documented all the conservation values of the property, and presented it to our Lands Committee.

Then the committee visited the property and walked the land, using the project worksheet as a guide to evaluate whether the property meets our criteria and guidelines for accepting conservation easements. The committee voted to proceed with this project.

In the Shattucks's case, since they are selling their conservation easement rather than donating it, grants and matching funding must be raised to purchase the easement rights. We were recently awarded \$134,950 in federal funding from the Farm and Ranch Land Protection Program through the Natural Resources Conservation Service. This complements a total of \$150,450 already secured from various sources, including LCHIP and the NH Moose Plate program. There is still another \$20,000 that needs to be raised to cover the remaining transaction costs.

Now all due diligence work begins in earnest. Title work will be ordered to verify that nobody else has a claim on the property. An

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2010

ANNUAL REPORT

INSIDE ON PAGES 3 THROUGH 10

RYAN'S MUSINGS



Emily Hague

Value-Added Conservation

One of the great things about a forest is that it doesn't mind being left alone. Not only is it content to just do its thing, in many cases the most important functions of a forest—water filtration, flood prevention, and the other so-called ecosystem services—depend on it simply remaining a forest. Day after day, year after year, the trees grow and the water flows, all without us lifting a finger to assist.

Leaving land alone to our benefit is a fundamental precept of land conservation. The tools of land trusts have been refined to accomplish just this, and we've gotten quite good at it. Conservation easements, the preferred tool of the Monadnock Conservancy, are especially adept at preventing the undesirable—development, mining, paving—and allowing the desirable—sustainable forestry, farming, hiking. The fact that hundreds of landowners have voluntarily granted conservation easements on their land over the years is part of what makes the Monadnock Region such a great place to live.

But what if it could be better than great? What if conservation could prevent the undesirable and not only allow, but *accelerate* the desirable? A property where the public is allowed to hike is great. A property that features *an established and mapped trail* is better. A property that sustainably produces timber and firewood is great. A property that sustainably produces wood that *builds and heats the local elementary school* is better.

You get the idea. With additional strategic effort, the inherent benefits of natural land can be enhanced, even amplified, providing more value to more people. The writer Tom Wessels recently called this value-added conservation. This is not to suggest that all protected land should be hiked on, logged, and farmed, nor that the Monadnock Conservancy is about to get into the school construction business. Where we can, however, we're beginning to seek out projects and places where "leaving it alone" can be complemented by added values. Two perfect examples are the recently protected Cooper Hill

Community Forest in Marlborough and Tippin Rock Farm in Swanzey, both of which offer public recreation, timber, and agricultural benefits, in addition to beautiful scenery, wildlife habitat, and clean water. You can count on more projects like these in the future.

Perhaps the greatest potential for value-added conservation is in agriculture. A pastoral farm landscape you can view is great. A pastoral farm landscape from which *you can eat* is, well, delicious. The conservation of farmland has taken a higher priority in our work of late, for the simple reason that there is no more intimate relationship between people and land than growing what we eat. We intend to showcase and celebrate this relationship at our event, *From Land to Table: 22nd Annual Meeting and Celebration of Local Agriculture*, held at the Jaffrey Meetinghouse on August 27. I hope to see you there! 🍷



About the Monadnock Conservancy

Founded in 1989, the Monadnock Conservancy is the only land trust dedicated exclusively to the thirty-five towns of the Monadnock Region in southwestern New Hampshire. Our mission is to identify, promote, and actively seek protection of significant natural, aesthetic, and historic resources in the area; and to monitor and enforce the protection of lands in the trust. Based in Keene, the Conservancy has protected more than 15,000 acres of forest, farmland, shoreline, wetlands, wildlife habitat, and public recreation trails in the region.



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www.MonadnockConservancy.org

Info@MonadnockConservancy.org

left and middle: Emily Hague



Rick Brackett

left to right – Comstock West conservation easement in Walpole; Jen Weimar, NH Division of Forest and Lands, releases beetles in a hemlock grove; and 2010 Conservation Leadership Training.

Highlights of the Year

The Monadnock Conservancy achieves its mission through three key program areas: land protection, stewardship, and our Monadnock Community Conservation Partnership initiative. The following examples provide a snapshot of the good work we do each year.

LAND PROTECTION

We conserved land through three key projects in Peterborough and Walpole, for a total 228.1 acres under conservation easement in 2010. The Galloways donated a conservation easement on their picturesque farm, where they produce hay and maple syrup. The Neffs donated a conservation easement on their woodlot along Bogle Brook, a tributary of the Contoocook River. The property is in the Temple-to-Crotched Conservation Corridor and is part of a contiguous block of more than 5,500 protected acres. The Babine-Wheeler-Lowe property, owned by the Town of Peterborough, also abuts conservation land and expands an established forest reserve. The town's donation of an easement meets its goal to provide wildlife habitat for a variety of species.

By holding a conservation easement on these properties, we accept the responsibility to safeguard the provisions contained in each easement deed for the benefit of all, people and wildlife alike.

The landowners will continue to own, manage, and pay taxes on their property and can sell it; however, the conservation easement, and its restrictions, will always be attached to the land.

STEWARDSHIP

The Hemlock Woolly Adelgid was identified on two of our conservation easement properties. Hemlock Woolly Adelgid is a small, crawling insect that feeds on hemlock sap and can eventually kill its hemlock hosts. The infested trees were removed on one of the properties; at the other, we partnered with the NH Division of Forests & Lands to release a predatory beetle, *Laricobius nigrinus*, in hopes of controlling the infestation.

As part of our long-term view of forest management on our fee properties, we contracted a licensed forester and completed a timber harvest at Maynard Forest in Gilsum. The forest openings created will enable red oak and white pine regeneration. The openings also provide valuable edge habitat for several wildlife species. This project was funded in part by a Natural Resources Conservation Service grant.

MONADNOCK COMMUNITY CONSERVATION PARTNERSHIP

Four families initiated conservation easement donations with the Conservancy last year after getting to know the organization through our MCCP work with the Town of Alstead on an open space plan and outreach efforts following adoption of the plan. (One easement project is already complete as of spring 2011.)

We expanded beyond our pilot program and began providing planning assistance in Fitzwilliam and Sharon. Our work continues thanks in part to two significant grants we received in 2010. We are doing more to integrate NH Wildlife Action plan objectives, data, and priorities at the town scale through a two-year, \$50,000 grant from the Wildlife Conservation Society's Wildlife Action Opportunities Fund grant program. A two-year, \$20,000 grant from PSNH supports our community-based conservation planning and educational outreach in general.

The annual Conservation Leadership Training workshop series drew together twenty-one participants, representing nine towns, from conservation commissions, open space committees, select boards, and planning boards (including five members of the Richmond Planning Board).

The Financials

In 2010, the Monadnock Conservancy not only closed a 2009 operating deficit but also maintained good fiscal health, closing with modest gains in unrestricted operating funds. This is in large part thanks to early and decisive action by the board, careful financial management, and, most important, the generous support of members, donors, and friends.

Membership and Annual Fund contributions accounted for nearly half of all income, an increasing trend we hope to continue. To trim costs and boost efficiency, we began transitioning all memberships to the same calendar-year cycle; all renewal notices are now sent early in the year. We also added the well-received new Annual Fund in the fall for critical direct operations support. Gifts of \$250 or more to the Annual Fund automatically renew the donor's membership for the following year. As before, supporters are welcome to give through membership, the Annual Fund, or both.

Financial statements are as of December 31, 2010.

ASSETS

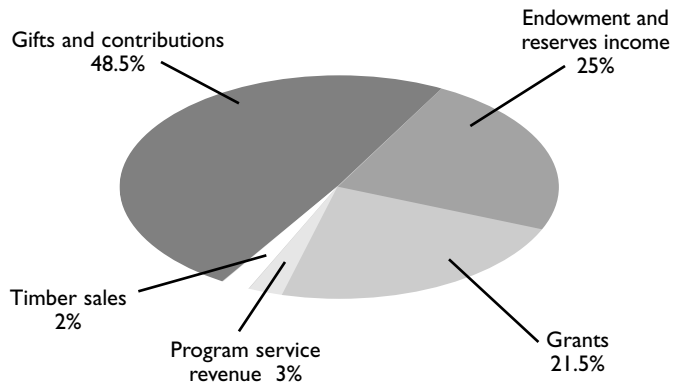
Cash	\$198,490
Accounts and grants receivable	17,246
Agency fund endowment held by New Hampshire Charitable Foundation	463,171
Investments, at fair value:	
Brooks Fund	48,740
Chesterfield Conservation Fund	8,631
Easement Stewardship Fund	722,352
Enforcement Fund	210,053
Greenways and Corridors Fund	87,451
Monadnock Community Conservation Partnership (MCCP) Fund	96,357
Monadnock-Metacomet Trail Protection Fund	27,370
Operating Reserve Fund	146,702
Recreation Fund	38,091
Revolving Loan Fund	247,972
Silver Lake Fund for Land Conservation	45,741
Pledges receivable from capital campaign	59,900
Property, conservation lands (fee ownership)	681,300
Other property and equipment, net of accumulated depreciation	1,887
	<hr/>
	\$3,101,454

LIABILITIES AND NET ASSETS

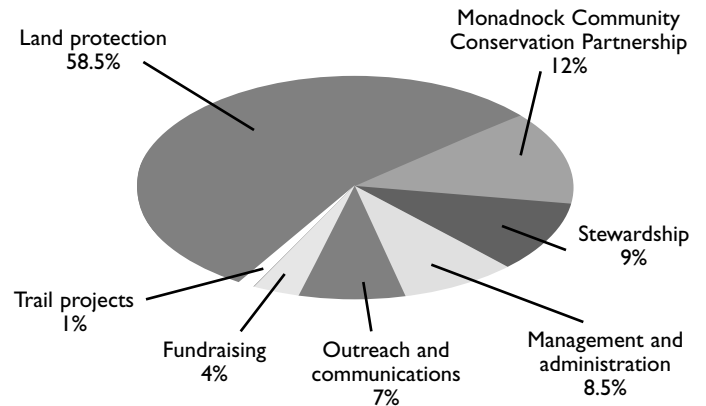
<i>Liabilities</i>	
Notes payable	\$0
Accounts payable	9,222
	<hr/>
	9,222
<i>Net assets</i>	
Unrestricted:	
General operating	649,422
Program specific	1,495,246
Donor designated	266,264
Permanently restricted	681,300
	<hr/>
	3,092,232

\$3,101,454

SOURCES OF FUNDS



USES OF FUNDS



SUPPORT AND REVENUE

	Unrestricted	Temporarily restricted	Permanently restricted	Total
Program support:				
Gifts and contributions	\$215,432	\$72,738		\$288,170
Grants	54,600	73,000		127,600
Timber sales	11,882			11,882
Endowment and reserves income:				
Distribution from designated endowment held by New Hampshire Charitable Foundation*	12,928			12,928
Interest income	642			642
Interest, dividends, and other investment income	25,607			25,607
Realized gains on investments	32,120			32,120
Unrealized gains on investments	78,603			78,603
Program service revenue (land protection, MCCC)	15,522			15,522
Other income	(313)			(313)
	447,023	145,738		592,761
Net assets released from restrictions	319,877	(319,877)		
	\$766,900	(\$174,139)		\$592,761

EXPENSES

Program services (land protection, stewardship, MCCC, trail projects, outreach/communications)	652,658		652,658
Fundraising	28,530		28,530
Management and administration	63,777		63,777
	\$744,965		\$744,965

CHANGE IN NET ASSETS

Net increase/decrease	21,935	(174,139)		(152,204)
Net assets, beginning of year	2,122,733	440,403	681,300	3,244,436
Net assets, end of year	\$2,144,668	\$266,264	\$681,300	\$3,092,232

* The Conservancy gets annual distributions as the sole beneficiary of this designated endowment fund at the NHCF, the 2010 year-end balance of which was \$282,760. This fund is in addition to our agency fund at the NHCF.

The complete audited financial statements are available by request; email executive director Ryan Owens at Ryan@MonadnockConservancy.org or call (603) 357-0600.

Thank you

for the many ways you support the
Monadnock Conservancy.

Our efforts to conserve land and protect the region's character continue in large part thanks to people like you. We are grateful for our members and friends who speak up in favor of land conservation, the conservation easement grantors who work with us to steward the land for future uses and generations, our volunteers who monitor the lands currently under protection, and the people who send monetary gifts each year.

Whether it is a gift of shared praise, land, time, or money, every gesture of support counts.

The following pages list donors whose gifts we received between January 1, 2010, and December 31, 2010.

** names: 15+ year donors * names: 10+ year donors

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Gifts of \$5,000 or more

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Charles & Mary Louise Montgomery *
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Our legacy society is designed to recognize those individuals and families who have remembered the Conservancy in their estate plans through a planned gift. Monadnock Forever members witness the value of land conservation in their lifetime and, with their generous donation, ensure stewardship of the land for generations to come.

The people listed here, to our knowledge, have made plans for a future estate or planned gift to the Conservancy.

Anonymous
 Stephen R. & Joan R. Ames
 Marsha Baker
 Helen M. Bluhm
 Pauline S. Chandler & Greg P. Chanis
 Richard P. & Betsey Church
 Philip H. Faulkner Jr.
 Stephen H. & Carol W. Gehlbach
 Warren D. Hall
 John W. & Betsey Harris
 John & Connie Kieley
 Diane & John Schott

If you are interested in joining our legacy society, please contact Ryan Owens, executive director: call (603) 357-0600 or email Ryan@MonadnockConservancy.org.

Please also contact him if you have already included the Conservancy in your estate plans so we may thank you and add your name to this list.

MCF Conservation Assistance Fund of the
New Hampshire Charitable Foundation
The McLovins via The Waterwheel
Foundation
McQue Fund/Rhode Island Foundation
New Hampshire Charitable Foundation
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Andorra Forest LP
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Chesterfield Conservation Commission
Dublin Conservation Commission
Fitzwilliam Garden Club
Garden Club of Dublin
Hinsdale Conservation Commission
Monadnock Garden Club
New Ipswich Conservation Commission
Old Homestead Garden Club
Peterborough Garden Club
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Wildcat Partnership
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Monadnock Tomorrow Capital Campaign

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These lists have been prepared with care. If your name has been omitted in error or incorrectly listed, we regret the error and want to know so the record may be updated. Please contact Pat Payne, development and membership manager: call (603) 357-0600 or email Pat@MonadnockConservancy.org.



Emily Hague

Volunteers

Land Stewards

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Louise & Robert Anderson
Peter Beblowski
Ivers Bever & Reed Witherby
Brian Bischoff
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Randy Burnham
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Joslin Kimball Frank
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Betsey Harris
Paul M. Kotila
Doug Payne
Hannah Payne
Phil Warren
Francie Fleck Yeager

Would you like to become a volunteer? Please call Pat Payne at (603) 357-0600 or email Pat@MonadnockConservancy.org so that your name will be listed here next year.

Three Participate in Summer Internship Program

Will Broussard, an Antioch New England University student in the conservation biology program, is helping with conservation easement monitoring, organizing data, updating maps, and planning for fee land improvements (trails, gates, kiosks). Will lives in Keene while at Antioch but comes from Maine where he worked in the environmental education and experimental forestry fields.

Ben Cosgrove, a recent Harvard University graduate, is supporting the strategic planning process and communications efforts as a writer and editor. Cosgrove is living in Rindge this summer.

Allison Starr, a senior geography major at Keene State College, is evaluating GIS maps and creating natural resources profiles of land parcels in conservation focus areas for the MCCP. She lives in Keene.

Dublin Work Completed; Fitzwilliam Nearly Done

The Monadnock Community Conservation Partnership (MCCP) has completed its work with the Town of Dublin, creating natural resource profiles and maps for every parcel of land in town more than 25 acres in size. The information is available to the public by request, at the Dublin town clerk’s office.

In Fitzwilliam, the Open Space Committee asked the MCCP to help them prepare an open space plan. The plan is in the editing phase and the committee hopes to have it ready for review and adoption by the Planning Board by the end of the summer. Once adopted, the committee will use the plan as a guide for its outreach work in the community and with key landowners.



Emily Hague

Chestnut Seeds Planted at Maynard Forest

This spring, four blight-resistant chestnut tree seeds were planted at our Maynard Forest property. The seeds came from the American Chestnut Foundation, which gives away seeds and asks that they be planted in a native habitat in an effort to restore the American chestnut tree to eastern forests. Maynard Forest is a great site for planting chestnuts as the forest openings created by a recent timber harvest provide lots of sunlight to growing trees. We’re excited to report that one of the seeds has already sprouted. It’s likely that we will plant more seeds in the future.

Congressman Bass Visits Office

Congressman Charlie Bass, a former Conservancy board member, recently visited our office to discuss our federal policy priorities. His visit was part of a “green jobs” tour in June. Bass is an original co-sponsor of the bill to make the conservation easement tax incentives permanent; the bill enjoys majority support in the House. In 2007, when the incentives were first passed (as a temporary measure), the Conservancy enjoyed explosive growth in the number of landowners conserving their land.

Rick Brackett, stewardship assistant, plants a chestnut tree seed and then adds the tube to protect the seedling from deer.

Shattuck Farm
continued from page 1

environmental consultant will be hired to do a governmental records review of the property to ensure there aren’t any known hazards on the property. A surveyor will also be hired so there’s a recent survey on file and the property’s boundary lines are clearly marked. A final appraisal will need to be completed in order to justify the purchase price of the easement, especially since state and federal funds are being used.

Then the project manager will prepare a final draft of a conservation easement deed for review by the Shattucks and their attorney. Meanwhile, our stewardship manager creates a Baseline Documentation Report, which is a detailed outline with maps and photographs that documents the

condition of the property at the time of the easement purchase. Finally, our Lands Committee and Board of Trustees will vote to accept the conservation easement. (For the Shattuck project, this likely will happen in spring 2012.)

Once everyone approves the conservation easement deed, it is signed by the conservation easement grantors and the president of our Board, and recorded at the County Registry of Deeds. The signing of the paperwork may seem like the project is complete. Yet it’s just the beginning for the Conservancy. Now we have years of work ahead of us, fulfilling our obligation to be stewards of the property and to uphold the terms of the easement *forever.* 🌿



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www.MonadnockConservancy.org

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From Land to Table 22nd Annual Meeting and Celebration of Local Agriculture

Join us on Saturday, August 27,
at the Jaffrey Meetinghouse
for featured speakers, awards, lunch,
a farmers' market, and field trips.

This year's annual event focuses on the benefits and challenges of local farming. From your own backyard to the large working farm in town, there are ways in which land conservation can help create a sustainable community. Our featured speakers are inspiring examples of people taking the lead in our local agriculture scene.

Registration begins at 9:30 a.m.; speakers and awards presentations from 10 a.m. to 11:30 a.m.; a light lunch buffet and farmers' market from 11:30 a.m. to 1 p.m.; and optional field trips to protected or soon-to-be protected lands in Jaffrey leave at 1:00 p.m. All events are free and open to the public.

Want more details? Please visit www.MonadnockConservancy.org/html/events.html for field trip descriptions, the list of farmers and farms featured at our market, and directions.

R.S.V.P. by August 19: for who will attend and which field trip(s). Email Info@MonadnockConservancy.org or call (603) 357-0600.



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