

Saving Special Places 2010

Session 3 Workshops

1:35pm – 2:50pm (75 minutes)

3A: Baseline Documentation- Necessities, Niceties, and Nuances

Baseline documentation completed at an easement's closing is not only a prerequisite for good easement stewardship, but is also required by the IRS and the Land Trust Accreditation Commission's accreditation standards. Each agency brings its own set of requirements. This workshop will review the components of a baseline report, from the necessities to the niceties to the nuances, and will include discussion of more advanced issues and complexities. Participants are encouraged to come prepared to ask questions from the most basic to the advanced.

Presenter:

Sara Callaghan, *Society for the Protection of NH Forests*, <http://www.forestsociety.org/>

3B: Road Classifications, Rights of Way and Landlocked Properties

The classifications of public highways and the existence of rights-of-way and landlocked parcels are important factors in property ownership. This workshop will explore these issues and their relevance for land trusts and conservation commissions undertaking land conservation projects.

Presenters:

Susan Slack, *Attorney at Law*, <http://susanslacklaw.com>

Bernie Waugh, *Gardner, Fulton & Waugh, PLLC*, bernie.waugh@gardner-fulton.com

3C: Two Organizations, Two Model Conservation Easement

This workshop will compare and contrast the Forest Society and Monadnock Conservancy's model conservation easement deeds, which they use as starting points for drafting each easement they do. (They'll make their models available digitally after the workshop.) Come and learn how their templates reflect their organizations' similarities and differences in size, scope of interest, and stewardship capacity. This workshop is designed for conservation groups wanting to create their own model document and/or for easement drafters wanting to learn techniques for tailoring a template to fit a particular situation. Recognizing that no model serves as the "gospel," Tom and Anne also hope you'll come and share information about your organization's easement template to enrich the conversation.

Presenters:

Tom Howe, *Society for the Protection of NH Forests*, <http://www.forestsociety.org/>

Anne McBride, *Monadnock Conservancy*, <http://www.monadnockconservancy.org>

3D: Making the Most of Your Town's Conservation Dollars

Conservation activists in New Hampshire towns work very hard to set aside funds for land conservation and to accomplish land conservation projects. To make the most of your funds and project opportunities, you need to understand both the simple facts and the detailed nuances of how to care for and use your town's hard-won conservation dollars, as well as the pros and cons of the array of conservation options. Join Carol and Dijit for a discussion of what spending processes are allowed by state law and what conservation options are best for what situations. Workshop content is based on their new publication *The New Hampshire Municipal Conservation Fund Guidebook*

Presenters:

Dijit Taylor, *Conservation Assistance & More*, dijit.taylor@gmail.com

Carol Andrews, *NH Association of Conservation Commissions*, <http://www.nhacc.org>

3E: Grassland and Forest Reserve Programs

The NRCS Grassland Reserve Program (GRP) is a voluntary conservation easement program that emphasizes support for working grazing operations, enhancement of plant and animal biodiversity, and protection of grassland under threat of conversion to other uses. Participants voluntarily limit future development and cropping uses of the land while retaining the right to conduct common grazing practices and operations related to the production of forage subject to certain restrictions during nesting seasons of bird species that are in significant decline or are protected under Federal or State law. A grazing management plan is required for participants. Presentation will include land & landowner eligibility, application process, easement values, and acquisition timeline.

Presenter:

Sue Hoey, *Natural Resources Conservation Service*, <http://www.nh.nrcs.usda.gov/>

3F: Opportunities for Enhanced Forest Conservation Funding

Forest conservation offers important benefits for slowing climate change and helping human and natural communities to adapt to changes already in motion. Forest conservation projects can offer significant carbon sequestration benefits, which could create new funding streams through sale of offset credits, access to new carbon-focused incentive programs, or other pathways. Forest projects with unique adaptation benefits, such as watershed protection and habitat connectivity, could gain priority access to new conservation dollars designed to achieve these ends. In this workshop, come learn about new potential funding streams for climate-oriented forest projects, and how you can position your efforts for potential access.

Presenter:

Jad Daley, *Trust for Public Land*, <http://www.tpl.org>

3G: Land Trust Round Table

This workshop is intended for experienced land trust leaders who are responsible for successful management and effective planning to build and sustain a strong land conservation organization. Possible topics could include the need for a formal statewide land trust network, the challenges of a recession, and updates on recent legal challenges to conservation. Participants will be contacted via email about 2 weeks prior to the conference and asked to submit suggested topics for discussion. Consensus by participants will determine topics discussed.

Presenters:

Debbie Stanley, *Ausbon Sargent Land Preservation Trust*, <http://www.ausbonsargent.org>

Brian Hart, *Southeast Land Trust of NH*, <http://www.seltnh.org>

3H: Preserving Farms for Farmers

This workshop will describe the problems faced by small farmers – and the communities who depend on them – where competition from non-agricultural land uses (including both development and “private estates”) results in land prices that are unaffordable for farmers and causes the loss of local agriculture. Our models require active farming and limit resale of the property to preserve affordability for successive farmers.

Presenters (note presenter change):

Jim Oldham, *Equity Trust*, <http://www.equitytrust.org/StaffVol.html>

3I: Wolves, Coyotes, and Land Conservation

The wolf (*Canis lupus*), extirpated 100 years ago, is trying to return to New England. The eastern coyote (*Canis latrans*, var.) inhabits our landscape by the thousands, and brings with it the DNA of the wolf we thought was gone. While the eastern coyote grows larger, learns to hunt in packs and expresses ever more of its wolf ancestry, two types of wolves migrate from Canada to reclaim New England. How do varying perceptions of all of these animals determine management? How will the presence of these animals affect landscapes? Is there a justifiable argument to reintroduce the wolf into New England? How might such a reintroduction backfire? This workshop will discuss the coyote and wolf in New England, and address the question of whether a top predator can create a special place.

Presenters:

Chris Schadler, *Wild Canid Ecologist*, wildcaniddefender@yahoo.com

3J: Impact of Commercial Development on Property Taxes

Francie Von Mertens and Phil Auger will provide information on recent fiscal impact studies that debunk some of the myths associated with growth and taxes. This presentation will provide a review of Cost of Community Services Studies, two publications by Deb Brighton of Ad Hoc Associates "The Squam Lakes Study" and the recently published "Managing Growth: The Impact of Conservation and Development on Property Taxes in NH" and other New Hampshire studies that look specifically at the impacts of commercial and industrial development on local property tax rates.

Presenters:

Phil Auger, *UNH Cooperative Extension*, <http://extension.unh.edu>

Francie Von Mertens, *Peterborough Conservation Commission*, www.townofpeterborough.com

3K: Conservation Easement Dispute Resolution and Enforcement

Disputes and disagreements may arise between the parties to a conservation easement, or with third parties, and may be resolved by mediation, arbitration, or litigation. This workshop will identify the types of disputes that may arise, define the mechanisms for dispute resolution, and discuss the advantages and disadvantages of each, with an emphasis on the mediation process. If time permits, we will also address easement drafting issues

Presenters:

Tom Masland, *Ransmeier & Spellman, P.C.*, <http://www.ranspell.com>

Frank Kenison, *Ransmeier & Spellman, P.C.*, <http://www.ranspell.com>