

# Saving Special Places 2013

## Session 1 Workshops

9:30 – 11:00

### 1 A: Conservation Easement Tax Benefits – for Non MBA's

You'll learn from an experienced practitioner: how a CE's value is determined; the federal income, federal estate, and local property tax benefits of creating a CE; and what obligations the landowner and the prospective CE holder/conservation group have when the landowner seeks tax benefits. This workshop will assume that you already understand what a CE is, the basic process for creating one, etc., and is especially geared towards landowners as well as CE-holding conservation groups.

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

### 1 B: Basic Real Estate Concepts – Nuts and Bolts

In Part 1 of a three-part series on real estate issues of importance to conservation transactions, two experienced practitioners will provide an introduction to fundamental real property law concepts, basic terminology, and the legal elements of real estate transactions, possible pitfalls and practical advice. Topics will include the “bundle of rights”, types of ownerships and interests in real estate, deeds, easements, liens and encumbrances, and conveyancing issues, concepts and documents. **You may attend just one, or more of the workshops in this series** which is specifically designed for staff and board members involved in conservation transactions. This is an introductory level workshop.

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

**Paul MacDonald** | *Ransmeier & Spellman, P.C* | <http://www.ranspell.com>

### 1 C: Engaging and Supporting Small Land Trusts in New Hampshire

Defined as having one part-time staff or less, small land trusts are often working on a tactical level. They need practical, immediately useful information to support their work. This workshop will focus on challenges facing small land trusts: aging board members – many founders are still in place; limited governance – too busy doing the conservation work of the organization to be able to devote time to governance and sustainability issues; and funding.

**Rob Carneiro** | *Land Trust Alliance* | <http://www.landtrustalliance.org>

### 1 D: Constructive Conversations with Families about Land Conservation

Planning for the generational transfer of real estate can be one of the most difficult challenges a family faces. Family members may express different needs and opinions about the significance and value of the land. Many families overlook the unexpressed emotional issues which influence the conversation and the ultimate decision. People often sacrifice smart planning to avoid conflict. Participants will explore how to structure these conversations as opportunities for both land conservation and preservation of relationships.

**Melinda Gehris** | *Hess Gehris Solutions* | [www.hessgehris.com](http://www.hessgehris.com)

**Carol Hess** | *Hess Gehris Solutions* | [www.hessgehris.com](http://www.hessgehris.com)

### 1 E: Granite State Future – The Conservation Connection

Join our panelists to discuss Granite State Future, a collaborative effort of NH's 9 regional planning commissions and their partners to develop regional visions, goals, and strategies, as well as a statewide snapshot of priorities, based on NH Livability Principles. This session will explore the role conservation—in all its forms and techniques—could play and how it should be incorporated into the Granite State Future effort. Come prepared to think and to contribute!

**Kerrie Diers** | *Nashua Regional Planning Commission* | <http://www.nashuarpc.org>

**Mike Speltz** | *Society for the Protection of NH Forests* | <http://www.forestsociety.org>

**Pam Hunt** | NH Audubon | <http://www.nhaidubon.org/>

**Pierce Rigrod** | NH DES Source Water Protection Program |

<http://des.nh.gov/organization/divisions/water/dwgb/dwspp/index.htm>

**Roger Larochelle** | Squam Lakes Conservation Society | <http://www.squamlakes.com/>

**Emily Brunkhurst** | NH Fish and Game Dept |

[http://www.wildlife.state.nh.us/Wildlife/nongame\\_and\\_endangered\\_wildlife.htm](http://www.wildlife.state.nh.us/Wildlife/nongame_and_endangered_wildlife.htm)

## 1 F: State and Federal Funding Programs Update

Join us for a round table discussion and update from representatives from each of the state and federal funding programs/agencies for land conservation. Representatives and programs/agencies will include: Lori Sommer – NH DES Aquatic Resource Mitigation Fund, Dijit Taylor – Land and Community Heritage Investment Program, Richard Cook – NH Fish & Game, Dea Brickner-Wood – State Conservation Committee, and Sue Knight – Natural Resources Conservation Service. Come learn about the funds currently available through these programs and how to apply for them.

**Brian Hotz** | Society for the Protection of NH Forests | <http://www.forestociety.org>

**Lori Sommer** | NHDES Wetlands Bureau | <http://des.nh.gov/organization/divisions/water/wetlands/>

**Dijit Taylor** | Land and Community Heritage Investment Program | <http://www.lchip.org/>

**Richard Cook** | NH Fish and Game Dept. | <http://www.wildlife.state.nh.us>

**Dea Brickner-Wood** | State Conservation Committee | <http://www.nh.gov/sc/>

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

## 1 G: Invasive Upland Plant Species of New Hampshire

This presentation provides an in-depth look at upland invasive plant species of New Hampshire. Attendees will learn about the various issues, New Hampshire rules and regulations, characteristics, identifying features and control measures of some of the most aggressive non-native plants here in the Granite State.

**Doug Cygan** | NH Dept. of Agriculture, Markets & Food, Division of Plant Industry |

[http://agriculture.nh.gov/divisions/plant\\_industry/index.htm](http://agriculture.nh.gov/divisions/plant_industry/index.htm)

## 1 H: North Country Wildlife Connectivity: From Modeling to Implementation

The Nature Conservancy and partners recently completed a computer-based modeling approach to identify wildlife corridors in northern New Hampshire, which is part of the Staying Connected Initiative, a multi-state and bi-national partnership aiming to maintain and restore landscape connections across the Northern Appalachian/Acadian Forest. In the past year we developed a number of site specific strategies to safeguard wildlife connectivity, which are the focus of the workshop. These include road barrier mitigation, restoration, and land protection.

**Pete Steckler** | *The Nature Conservancy* | <http://www.nature.org/wherewework/northamerica/states/newhampshire/>

**Doug Bechtel** | *The Nature Conservancy* | <http://www.nature.org/wherewework/northamerica/states/newhampshire/>

## 1 I: Ask the Experts! Conservation Transactions and Negotiations

Three experts with many years of experience will entertain your questions about conservation land transactions and negotiations. This popular workshop is for people who are actively engaged in negotiating conservation easements and land acquisitions and who will bring their most intractable problems and thorniest issues to the experienced panel and other workshop participants for new perspectives, ideas, and, hopefully, solutions.

**Duane Hyde** | *The Nature Conservancy* | <http://www.nature.org/wherewework/northamerica/states/newhampshire/>

**Jed Callen** | *Baldwin and Callen PLLC* | <http://www.nhlandlaw.com/>

**Rodger Krussman** | *Trust for Public Land* | <http://www.tpl.org/>