



## **NHLTC 2014 Annual Meeting & Workshop Summary**

**Submitted by Rick Van De Poll**

The New Hampshire Land Trust Coalition held its third annual meeting and workshop on Thursday February 6<sup>th</sup> at NH Fish and Game Department in Concord. About 64 participants attended what proved to be a very rewarding and informative event. NHLTC members and partners from all over the state came to hear three of New Hampshire's most experienced land conservation professionals, Thomas N. Masland, esq. of Ransmeier & Spellman, Paul Doscher, recently retired from the Forest Society, and Duane Hyde, Executive Director of the Southeast Land Trust.

The first part of the workshop addressed the basics of drafting conservation easements, including definitions, the use of certain terms in an easement that often default to a state-sanctioned definition, and the 'Enforceable and Monitorable Threshold' as noted by Doscher.

The second part of the workshop dealt with "Floating Reserved Rights." Tom Masland led off by discussing the value of integrating 'Use Limitations' with 'Reserved Rights.' Duane and Paul talked about a variety of specific use limitations and Reserved Rights, especially gravel extraction, water withdrawal, and renewable energy production. Excellent questions were received from the audience.

The third part addressed "House Lots and Building Envelopes," wherein Tom stated that the IRS is mostly concerned about *valuation* and *perpetuity*. This led into a final discussion on Dispute Resolution, including issues relating to third party violations, and easement violations.

This workshop session provided excellent case studies provided by the panel, great questions provided by the audience, and superb opportunities for conversation and mingling before and after the workshop. Kudos to the Workshop Subcommittee for putting on another top-notch professional development event!