

Overview of SELT Conservation Easements

- 195 total conservation easements
- 25 NRCS farmland easements
 - 18 FRPP
 - 7 ALE
- 5 ALE easements going through acquisition process





Photo Credit: Jerry Monkman, Ecophotography, LLC

Conservation Easement Language

- Worked with Land Conservation staff to create ALE easement template
- ALE Plan updates by SELT & Landowners
 - SELT has no responsibility to cover costs for updates
- All activities must be in ALE plan
 - Agricultural production
 - Sale of excess renewable energy power
 - Temporary or seasonal outdoor activities or events
 - Commercial enterprises related to agriculture or forestry
 - Small-scale commercial enterprises compatible with ag. or forestry
 - Forest management
 - Conservation, habitat management, educational, recreational, etc.



Photo Credit: Jerry Monkman, Ecophotography, LLC

ALE Plan

- ALE plan has evolved
- Worked with NRCS and Conservation District
- Plan created during land acquisition process
- Updated by Stewardship staff and landowners based on changes to land use or approved activities (structures, events etc.)



ALE Plan

- Narrative
 - Purpose of plan
 - Landowner objectives
 - Description of protected resources
 - Approved management activities
 - Monitoring
- Relevant Maps
- Component Plans including:
 - Conservation Plan
 - Forest Management Plan
 - Nutrient Management Plan
 - Succession Plan
- Updates (requests/approvals/changes to land use)



Stewarding ALE Easements

- Monitored by permanent staff
- Review ALE Plan
- Discuss changes with landowner
- Update ALE plan if needed



Photo Credit: Jerry Monkman, Ecophotography, LLC



- Engage NRCS as needed
- Resources
 - NRCS Practices
 - UNHCE



Outline for SELT's Agricultural Land Easement (ALE) Plan

(Meets Title 440 – Conservation Program Manual Part 528.63 requirements. Also contains additional information required by NRCS, Grantor, or ALE deed)

Purpose

- Background/purpose of ALE Plan
- Names of Grantor, Grantee, and any other ALE interest-holders

Landowner Objectives

• Brief/general description of Property including historic uses, current operation and future plans

Description of Resources Being Protected

- General description of regional land use patterns related to protection of subject Property
- Describe resources protected on the property such as soils, fields, forests, wildlife habitat, etc.
- Reference impervious surface limitations, building envelopes, excluded areas

Approved Management Activities

- General description of the farm management system including activities to promote long-term viability of the land
- Brief, general description of existing or planned Industrial or Commercial uses such as (reference applicable plans/plan requirements such as grazing, forest management, succession etc):
 - Agricultural production, forestry and related uses
 - Sale of excess power generated from renewable energy structures
 - Temporary or seasonal outdoor activities or events
 - Commercial enterprises related to ag/forestry such as agritourism, processing, packaging, marketing, farm machinery repair, farm wineries, etc
 - Small-scale commercial enterprises compatible with agriculture or forestry such as cafes, shops, and studios for arts and crafts
 - Forest management, processing or sale of forest products
 - Conservation, habitat management, educational, recreational or other allowed uses
 - Ability to subdivide/relocate building envelopes etc.

Baseline Conditions/Description

• Reference BDR for more specific info

Monitoring

Brief description of monitoring protocol including which entities require reports

Signature Block

Signatures of SELT, NRCS and Grantee

Attachments (as needed)

- NRCS Conservation Plan
- NRCS Forest Management Plan
- NRCS Nutrient Management Plan
- NRCS Grazing Management Plan

- Succession Plan
- Relevant Maps
- Updates (Grantee requests, Grantor approvals, etc)

Stewarding ALE easements

Sowing the Seeds of Stewardship in Agricultural Conservation Easements

New Hampshire Land Trust Coalition Fall Workshop September 27, 2018



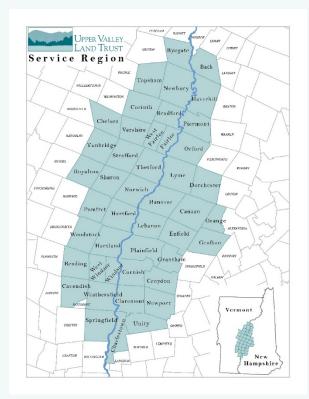
Upper Valley Land Trust

Since 1985, helping the people of the Upper Valley conserve the places they love.



- 19 Conservation Areas owned by UVLT
- 50+ Trails totaling more than 200 miles
- 9 Connecticut River campsites
- 53,000 Acres conserved
- 2500+ Hours of service contributed by volunteers last year

LAND TRUST





Upper Valley Land Trust

29 year history of protecting farmland with funding from State and Federal partners

- 1989: first VHCB-funded farm project (NRCS contributed funding through VHCB)
- 2000: first farm project in nation where NRCS provided funding directly to a non-profit.
- 2015: first ALE project
- Over 20,000 acres of farmland protected, over 120 projects



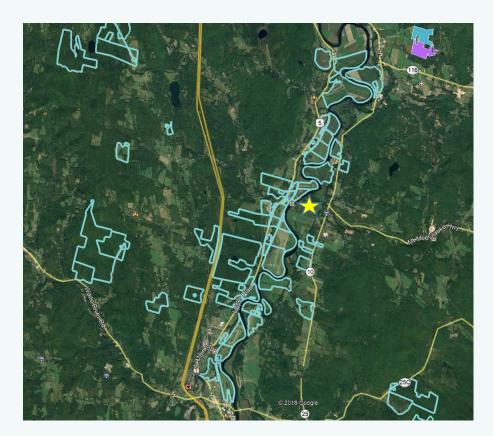


A 30 year commitment to farmland conservation: the benefits add up!

- 13 continuous miles (8,000 acres) of CT River frontage permanently protected in Bradford/Newbury, Haverhill/Piermont area
- Significant acres of silver maple floodplain forest
- 9 primitive campsites along the CT River Paddlers Trail
- 2 cartop boat launches
- 1st project in this area:1990
- Last: 2017 (New Hope Farm)

Next project: Rocky Hill Farm

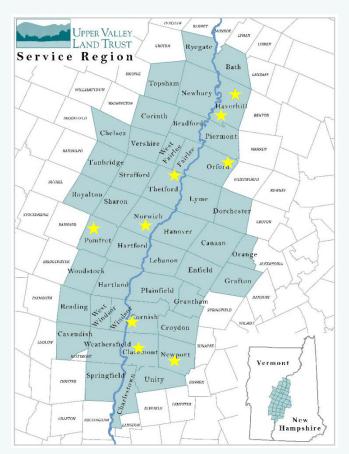
Meadows (ALE)





6 ALE projects completed

- 2015:
 - Chase field (bare land, value-added dairy (Thistle Hill Farm cheeses)
- 2016:
 - Haynes dairy (whole farm, organic dairy)
 - Sullivan/LaRowe (bare land, meat)
 - Edgewater (whole farm, veggie)
- 2017:
 - New Hope Farm (whole farm, dairy)
- 2018:
 - Blackmount (whole farm, dairy)
- 3 ALE projects in process



Stewardship statistics

- Total monitoring visits to UVLT-conserved properties since founding: > 8,000
- Total visits to ALE projects:
 10
- UVLT spent 3000 hours stewarding CEs last FY (avg of 6 hrs per easement).
- For ALE, avg = 5 hrs



