



December, 1997

We send Season's Greetings from The Greater Lovell Land Trust.

The altered format of this newsletter reflects the growth and changing nature of our organization. Ed Nista is chairperson of the property management committee of the Heald and Bradley Pond Park. He reports on his mission and progress. Tom Henderson reports on the Sucker Brook and Sabra Creeper Hill Preserves for which his committee now has stewardship. Our Educational Program including docent training, nature walks and lectures was instituted this past summer and fall by Kevin Harding. He continues to coordinate the program with The Maine Chapter of The Nature Conservancy. Mary Louise Blanchard, chairperson of our Easements Committee, reports on the scope of her committee.

We are truly surprised to find ourselves running a natural forest. It is a new responsibility and an unforeseen opportunity to serve the community, while still protecting the Boulder Brook tributary to Kezar Lake. We hope to have a formal opening of the park as part of next summer's annual educational meeting. Meanwhile, the park remains open for traditional usage.

The conservation and preservation mission of the land trust remains the same. The scope of our activities is clearly increasing. We continue to wish for higher participation on the part of both winter and summer residents in the work and goals of the GLLT. Our message is always the same; namely, successful conservation will be locally based as we go into the next century. As such, we reach out for and welcome a greater involvement of the year round residents of Lovell.

We enclose our semi-annual contribution envelopes for either new memberships or for donations to our unrestricted operating or endowment funds. Regular memberships are renewable in July of each year. New memberships are encouraged at any time. Major contributions to our endowment or operating funds are deeply appreciated.

The GLLT takes pride in its mission and accomplishments. We appreciate your continuing participation and wish you all a Merry Christmas and Happy Holiday Season.

– Howard A. Corwin

We Begin Programs to Learn more about our Forests, Lakes, Rivers and Wildlife

The GLLT began an exciting new education program this year. Our efforts were spurred on by a generous \$20,000 grant from the Nature Conservancy of Maine. Ever since the GLLT began, we recognized it was our obligation to inform the public about the nature of conservation easements, the potential tax benefits, and the functions of a land trust. Our newest efforts are designed to expand our mission.

Issues related to preserving the land can best be understood by increasing our understanding of what we are trying to preserve. It is not difficult to convince those of us who vacation and live in the greater Lovell area that we have something very special. It is not difficult to remind people that urban sprawl is all too close, as we see in the nearby density of North Conway. It is more difficult to understand how sensible development can coexist with preservation of lands so that future generations will benefit.

The purchase of the 600 acre Heald Pond tract is a giant step toward safeguarding the quality of the entire watershed. It will also provide us with a wonderful outdoor classroom to examine in detail what we are trying to save and why. It is much easier to value the land when it is experienced first hand.

We began this educational project with a Docent Training Program in July. Seven volunteers spent over twenty five hours of training led by naturalist David Brown. The training included map and compass work, plant and bird identification, animal tracks and sign identification, trail finding, and discussions about distinct ecosystems on the land. We worked hard and learned a lot. But mostly we learned to respect the land by spending time on it.

These "docents," or amateur naturalists, led three walks in the fall that were well attended. We were pleased to see the public interest. All who participated had a terrific experience.

In fact, we are so encouraged, we plan to train additional docents next year, expand the number and variety of walks, and run programs beginning in July and lasting through October.

We also sponsored three evening programs this fall at the Lovell library that included Mark McCullough from the Maine Department of Inland Fisheries and Wildlife, Chris Hoffman from the Nature Conservation, and naturalist David Brown. Once again, the initial public response was very positive, and we expect to offer additional programs next year during the entire summer season.

The program has a long way to go. We are excited about our initial year's work. Our goals include the publication of a brochure (including maps, and lists of plants, birds and animals on the land) and the creation of a marked trail system for those who visit the Heald Pond tract on their own. We also plan to label a self-guided nature trail on the Sucker Brook property that is now under the stewardship of our land trust.

As you can see we have ambitious goals. There is much to be done. The rewards make the efforts worthwhile. If we can create a more complete understanding of the value of the land, then the need to preserve these treasures will be self evident. It is a pleasure to enjoy a swim in the lake, or a hike in the surrounding hills, or enjoy a Kezar sunset, but with a better appreciation of how the small pieces fit to make the whole, the commitment-to-protect will emerge. Seeing the beauty of a tiny club moss or fungi is remarkable, but it is even more remarkable when we learn they are vital to the maintenance of the entire system.

So please watch for our future calendar of guided walks and evening programs. Please come and share your knowledge. The peace and serenity of this region can be more fully enjoyed when we share it with each other.

– Kevin Harding

New Activities for Monitoring and Stewardship

The responsibilities of land monitoring and stewardship have increased as new easements, new acquisitions, and use of the properties has increased. This is good news for the GLLT and the community. The Nature Conservancy recently transferred ownership of two properties to our Trust. The Sabra Creeper Hill Preserve of 65 acres, and the Sucker Brook Preserve of 32 acres. Stewardship of these two properties will be the responsibility of a sub-committee, of the stewardship committee.

To date, four of our members have expressed an interest in serving on this sub-committee. They will be organizing through the winter and planning for the 1998 needs of each property.

The sub-committee will identify the unique qualities of each parcel and develop long range plans for the use and for the protection of each property's special characteristics.

Land use monitoring has continued for Sabattus Mountain with efforts of several volunteers. The parking area and new trail have performed well. Volunteers continued to maintain the trail and monitor use by the public. We will meet through the winter to ensure early completion of these goals for spring of 1998. We will open a loop trail and erect an information board early in the 1998 season. Thanks to all our volunteers for their vigilant and enthusiastic efforts. Thanks to our users for continuing to respect and enjoy this special property.

– Tom Henderson

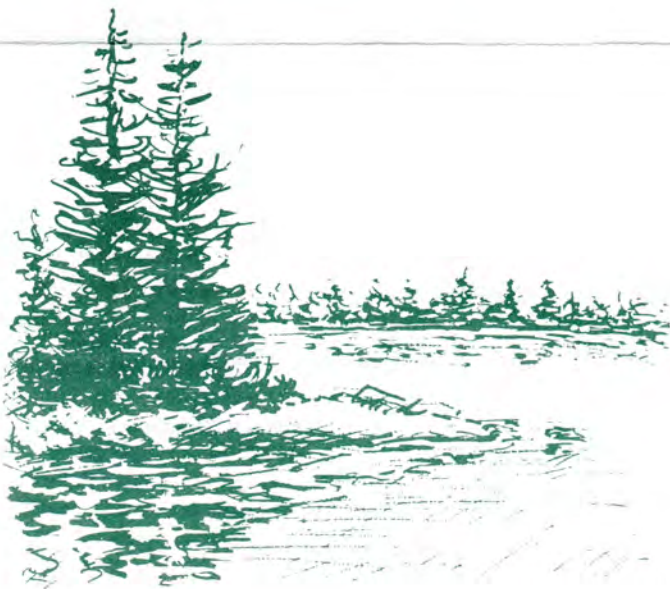
A Healthy Forest, High Quality Water and Attractions for People's Enjoyment

The Trust is forming a nine member committee to oversee the day to day operation of the 600 acre Heald & Bradley Pond property. The committee's plan for the park stewardship will recognize the natural, scenic and ecological significance of the property. We aim to maintain those qualities as we plan for public use as a park. The park will provide low-impact, recreational pursuits, such as hiking, bird watching, cross country skiing, horseback riding, nature observation and study. Other traditional uses such as hunting, fishing and snowmobiling will also be allowed. Wood harvesting activities can be approved, under a forest management plan that will seek to maintain a healthy and scenic forest. The prime objective in all planning and use of the property must always be the maintenance of a healthy forest and high water quality.

The Heald & Bradley Pond property is a beautiful forested parcel of land located between Route 5 in North Lovell, Bradley Pond, Heald Pond and Slab City Road. It has over 6000 feet of undeveloped shoreline on the two ponds and encompasses most of the highland at Whiting Hill, where there are splendid views of Kezar Lake and the White Mountains beyond. The property is criss-crossed by a network of logging roads and trails, from the shores of the two ponds to the summit of Whiting Hill. There are many species of wildlife including beaver, otter, fox, coyote, bear, moose and deer to name a few. The two ponds contain small and large mouth bass, pickerel, trout and yellow perch.

The property management committee's responsibility covers a range of needs for converting the property to public use. It will address issues such as the location and development of parking areas, trail creation and maintenance, waste disposal, information centers, directional signs and trail markers. Ideas and help are welcome at this time.

Last summer, the GLLT's educational committee, under the guidance of educational director, Kevin Harding, organized a series of nature walks through the property that met with a high degree of success. This program will continue to expand in the coming years.



The committee is now considering proposals for the use and improvement of the property by the Fryeburg Academy cross country ski team, the Tin Mountain Conservation Center and the Kezar lake Trailbreakers Snowmobile club. Any persons having an interest in organizational use of the property should contact the committee by calling Edward Nista at 207-925-6888, by mail at PO Box 162, Center Lovell, Maine 04016 (or by e-mail at: suncook@landmarknet.net).

– Edward Nista

What Is a Conservation Easement?

A landowner Asks Questions

What is a conservation easement?

It is a practical and meaningful way for you as a landowner to protect environmentally significant land while retaining ownership. An easement is a legal document that sets forth certain restrictions and grants certain rights on the future uses of your property. An easement can be applied to part of your property or to all of it. It is recorded at the Registry of Deeds and becomes part of the deed to the property.

How Do Easements Work?

As the landowner, you would donate the easement to a nonprofit conservation organization such as the Greater Lovell Land Trust, which assumes permanent responsibility for monitoring the easement and enforcing its terms. Together, you and the GLLT decide on how best to protect your land's resources based on its individual character, your personal needs and the GLLT objectives.

How Restrictive Is an Easement?

Most easements limit future structures and the types of land use activities that can take place. If your goal is to preserve important wildlife habitat, you may wish to have a forever wild easement. This conservation designation ensures that the land will remain in its most natural state by prohibiting anything that would substantially alter its resources. A *resource management* easement permits specific uses such as farming or timber-harvesting while protecting your land's natural values. Another type of conservation easement allows landowners to undertake specified, limited future development providing it does not interfere with the land's conservation values. This *limited development* easement typically permits low-density residential housing on the least sensitive area. Many easements are a combination of two or more of these types.

What are the advantages of easements?

- * They provide permanent protection from uses that could damage or destroy your property's scenic, recreational, ecological or natural resource values.

You still own the property and may continue to live on it, sell it or pass it on to heirs knowing that it will always be protected.

- * By donating a conservation easement in the Kezar Lake Watershed, YOU are helping to maintain and enhance the water quality of the lake.
- * Your donation may qualify as a tax-deductible gift and reduce estate taxes as well if the easement meets requirements of the federal tax code and provides public benefit. Such benefits may include the preservation of open space for scenic enjoyment, the protection of important fish and wildlife habitat and the preservation of land for low-impact recreation.

Must an Easement Allow Public Access?

No. You decide whether or not to allow the public on Your property.

How Do You Determine the Value of an Easement?

You as the owner would have the property appraised both at its fair market value without the easement restrictions and at its fair market value with the easement restrictions. The difference between the two is the easement value. Thus, the conservation easement's impact on value depends on the degree of restrictions and the land's highest economic use.

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GLLT has a number of publications that explain conservation easements in greater detail. We can also answer other questions you may have. Write or call the chair of the Easement Committee, Mary Louise Blanchard at PO Box 672, Bath, Me 04530; 207-386-1048.

– Mary Louise Blanchard