

# SILVER LAKE LAND TRUST 2018 ANNUAL REPORT

## Nearing Our Multigenerational Goal

### Conserved Lands Around SILVER LAKE



**Agenda**  
**2018 Annual Meeting of the Silver Lake Land Trust**

August 18, 2018, 10:00 AM  
Brantwood Camp Beach  
Breed Pond Road, Nelson, NH

- |                                   |               |
|-----------------------------------|---------------|
| 1. Call to Order                  | Sal Mollica   |
| 2. Minutes of 2017 Annual Meeting | Doug Miller   |
| 3. Financial Report               | Bob Gogolen   |
| 4. Membership Report              | Linda Braun   |
| 5. Moment of Silence              | Sal Mollica   |
| 6. Easement Status                | Eleanor Drury |
| 7. Soak Up the Rain               | Sal Mollica   |
| 8. Boat Launch Project            | Sal Mollica   |
| 9. Trustee Status                 | Peter Allen   |
| 10. Stewardship Award             | Doug Miller   |
| 11. Speaker                       | Sara Steiner  |

## **Sara Steiner**

Sara has coordinated the NH Department of Environmental Services' VLAP Program since 2007. Prior to that Sara coordinated the NH Department of Environmental Services' Coastal and Freshwater Beach Programs and has been with the department for over 16 years. Sara is an active member of the NH Association of Volunteer Administrators and participates on the NH Technical Institute's Environmental Sciences Advisory Committee. Sara holds a Bachelor of Science degree in Biology from the University of New Hampshire.

## **Today's Topic**

We have asked Sara to review with us the current condition of Silver Lake and what trends have been observed over the many years of lake monitoring. She will compare the lake to others in NH and answer questions you may have.

## **Minutes of 2017 Annual Meeting**

August 17, 2017

Brantwood Camp, Nelson, NH

### **Call to Order**

Silver Lake Land Trust Chair Sal Mollica called the meeting to order at 10:10 am, expressing thanks for the good weather, and giving thanks to Ann and George Colony for providing the refreshments.

### **Secretary's Report**

Secretary Doug Miller submitted the minutes for the 2016 Annual Meeting, which were included in the Annual Report distributed prior to the meeting. There were no additions or corrections to the minutes. It was moved by Jim Putnam and seconded by Ken Bacon that the minutes be accepted as submitted. The motion passed.

Sal apologized for not following up on the idea of purchasing blueberry bushes.

### **Treasurer's Report**

Treasurer Bob Gogolen invited all to review the Treasurer's Report located on pages 10 and 11 in the Annual Report. There was a surplus income for the year totaled \$9,617.14. Net assets of the trust total \$221,967.29.

A motion was made and seconded to accept the Treasurer's Report as submitted. The motion passed.

### **Membership Report (Page 12 of Annual Report)**

Linda Braun reported that the SLLT has 94 members, of which 5 were Conservators and 32 were Protectors. In 2016 there were 89 members; in 2015, 100 members; in 2014, 96 members.

A motion was made and seconded to accept the Membership Report as submitted. The motion passed.

### **Memoriam**

A moment of silence was held in honor of Barb Walker, Alison Jolly, Duke Powell, Betty Austermann, Nancy Powell, Deb Beauregard, Ralph Rieth, Al Gogolen, Janet Mason, and Tom Fallon

### **Easements**

Vice chair Eleanor Drury reported. There were no new conservation easements added in the last year, but with all of the conservation efforts done so far, there are 2.7 miles of shorefront and 75% of land area in the Silver Lake watershed conserved from development. In the coming year there is another opportunity to conserve 50 acres of land owned by Paul Geddes via the Seaver Silver Lake Farm Trust across Westside Road, to add to the 285 acres of land under

permanent conservation easement added by the trust from 2010-2015. We do not yet know the scope and timing of fundraising efforts for the Westside Easement, but it will be communicated ASAP. Adding these 50 acres will mean that 80% of the watershed is protected from development.

On behalf of the SLLT, Eleanor expressed thanks to Meade Cadot, Jeremy Wilson, Stephen Froling, and the entire staff of the Harris Center, as well as to Dick Ober, Ryan Owens, and the entire staff at the Monadnock Conservancy, for all of their help and effort to put this much land under permanent conservation.

### **Soak Up the Rain**

Sal Mollica reported. There are 6 projects identified in total, with 1 complete. These projects will be completed by the end of the fall. Most of them are infiltration steps or water bars.

The Silver Lake Assn. and Silver Lake Land Trust are partnering to further mitigate erosion at the boat launch area, and this will incorporate two additional Soak Up the Rain projects, using up to \$2400 from the NH DES Soak grants. Plans include fencing to redirect traffic away from areas of erosion, terracing for land stability, infiltration steps to supplement the existing granite steps (without adding new steps down to the lake), and native hardy plantings.

### **Trustee Nominations/Elections**

Laurie Appel offered thanks to all members of the Class of 2017. Josh Houle and Gretchen Lapham have agreed to be nominated to be members of the Class of 2020.

Laurie Appel moved that the following members be nominated to serve on the Board of Trustees as the Class of 2020: Class of 2017 members Eleanor Drury, Linda Braun, Ann Colony, Julia Pakradooni, Colin Kennard, Barbara Ross, Peter Allen, and Laurie Appel, as well as Josh Houle and Gretchen Lapham. The motion was seconded. There was no further discussion, and the motion passed.

### **Program**

Sal Mollica introduced the guest speaker, Ryan Owens, Executive Director of The Monadnock Conservancy. Ryan discussed two topics, Greenways and Agricultural Conservation.

Greenways are aggregate conservation in contiguous blocks. These are important for many reasons, including wildlife migration and adaptation as conditions change, such as with climate change. One important factor in greenways is the diversity of landforms. Greenways come together from patience – some from conservation easements in contiguous blocks; some from conservation organizations owning land outright.

Agricultural conservation is important to maintain a long culture and tradition of farming. For a long time, agricultural conservation was primarily concerned with soil quality. Now the prevention of development is only a part of issue – the hard part are ways to increase access and affordability of farmland to farmers. Working with farmers has traditionally been hard and tended to be done at the “last minute”. The new model is for land trusts to buy farmland, take the time to preserve it, and then find farmers to work the land as easements are placed. The

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Monadnock Conservancy has not done this yet, but \$1.5 million has been raised so far in part with this idea in mind.

Renewable energy is now part of the challenge. Many old easements only two commercial activities – farming and forestry – but now are being written to allow something like the installation of solar arrays as well, and agritourism is becoming an interesting business. Future agricultural conservation easements will likely be less prescriptive.

The Monadnock Conservancy has recently invested a large sum to protect 367 acres on Chickering Farms, a dairy farm in the Connecticut River Valley. 70% of the farm's soil ranks among the most fertile in the area.

### **Adjournment**

With no further business, Sal thanked all of those who attended. There was a motion to adjourn which was seconded and approved. The meeting was adjourned at 11:20 am.

Respectfully submitted,  
Doug Miller  
Secretary, Silver Lake Land Trust

## Financial Report

### Income Statement

	Jul '17 - Jun 18
Ordinary Income/Expense	
Income	
Direct Public Support	25,495.91
Interest	195.90
Other Income - Runoff Project	11,904.50
Total Income	37,596.31
Expense	
Projects	
Run off Project	6,878.38
Easement Expenses	74,524.73
Total Projects	81,403.11
Business Registration Fees	75.00
Accounting Fees	575.00
Operations	
Postage, Mailing Service	52.00
Printing and Copying	446.26
Supplies	64.95
Total Operations	563.21
Insurance - Liability, Dir and Off	595.00
Meeting expenses	118.80
Total Expense	83,330.12
Net Income	-45,733.81

## Financial Report

### Balance Sheet

	Jun 30, 2018
ASSETS	
Current Assets	
Checking/Savings	
Silver Lake Land Trust MM 7438	176,233.48
Total Checking/Savings	176,233.48
Total Current Assets	176,233.48
TOTAL ASSETS	176,233.48
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	221,967.29
Net Income	-45,733.81
Total Equity	176,233.48
TOTAL LIABILITIES & EQUITY	176,233.48



## Membership Report

### Membership Report (July 2017 – June 2018)

#### Conservator

Jon Allen  
Cynthia & Malcolm Macdonald  
Sal & Mary Beth Mollica

Larry White  
Francois & Rosamond Delori  
Lewis - Cable Fund

#### Protector

Julia Rowse  
Phil & Kathryn Miner  
Tom & Barbara Putnam  
Barbara K. Gogolen  
David Kennard  
Seaver Silver Lake Farm Trust  
Eleanor Drury  
Ken & Laurie Appel  
Harvey O'Connor  
R. L. & Pamela Elliott  
Brantwood Camp  
Maddie Allen

Judith Putzel  
George & Ann Colony  
Bob Gogolen & Beth Caldwell  
Dennis & Elaine Fallon and Family  
Tom & Barbara Putnam  
Richard & Kristen Hill  
Max & Kristina Chretien  
Jon Allen  
Howard Land Trust  
Ted & Linda Braun  
Maura Allen  
Ken & Dorothy Bacon

#### Regular

Terry Mednick  
Barry & Karen Tolman  
William & Margaret Gurney  
Claudine Bing  
Rowse/Fallon Silver Lake Trust  
Colin Kennard  
Henry & Nancy Dawes  
A Friend of Brantwood

Don & Rebecca Snyder  
James H. Gurney  
John J. Colony  
John T. Newcombe  
Linda Singer & Greg Rothman  
Jane Shuffelton  
Alan & Beverly Wiggin  
Rebecca Watkins Kelly

## **In Memoriam**

Paul Dana Bemis

Bruce K. Ellis

Sally Glazier Orcutt

Richard Pipes

John Richard Rowse

Caryl Bemis Ryder

Elizabeth "Gramma Betty" Wisda (Rives)

## Easement Status

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### ***Land Conservation and The Westside Easement Campaign***

For three decades, Land Trust members' support, and our Harris Center partnership, has steadily and consistently brought critical tracts of shoreline and steep slope acreage under easement to sustain the beauty of Silver Lake.

Thank you.

This year closes a chapter in the Land Trust's goal to protect and preserve great swathes of undeveloped land that were first conserved by Edgar Seaver and subsequently by Paul Geddes. We call this "*The Westside Easement Campaign*." It is through Paul's generosity that it is within reach. We are deeply grateful to him, John Newcombe his Trustee, and to Stephen Froling and the Harris Center, who steward the Seaver Silver Lake Farm Trust conservation easements.

As you'll recall, this chapter opened with Edgar's iconic Silver Lake Farm coming under easement, thanks to Paul. Next, a Nelson tract owned by Paul Geddes followed in 2010. Then, in 2015, *The Eastside Cricket Hill Easement's* sweeping steep slope acreage and shoreline added 194 acres through a successful fundraising campaign, on behalf of the Harris Center, supported by many Land Trust members and families and generous donors in the Region.

*The Westside Easement* will protect 50 undeveloped acres bordered by the Westside, Breed and Wells Lake Roads, and 792 feet of unbuilt shoreline. Once again preserving, undisturbed, the steep slopes and wooded ledge that defend against soil erosion, runoff, and water pollutants. Like the Seaver/Geddes' easements that came before, this helps promise, for generations to come, Silver Lake's treasured water quality and green shorescapes.

Fundraising since October 2017 goes well. We are encouraged and hope our September 30, 2018, goal will be met. But there is a gap. If you have yet to make a commitment, please send a check to the Harris Center, 83 Kings Highway, Hancock, NH 03449. Or, to donate using a credit card, or by transferring stock, call 603-525-3394.

*The Westside Easement* again will be the achievement of many gifts. Silver Lake Land Trust membership dollars help meet the goal. And to date, 70 individuals, families, and foundations, have made special pledges and donations to the Harris Center. Pledge payments are due December 31, 2018.

With success, we will open 2019 with 915 acres conserved within the Silver Lake Watershed. Of these, 335 were formerly Edgar Seaver and then Paul Geddes' land. In total, easements will protect 80% of our watershed and 2.9 miles of green shoreline – a source of pride and pleasure for us all. Again, thank you.

## **Soak Up the Rain**

### **Projects Completed:**

1. Workshop held with 25 participants
2. Boat Launch Rain Garden rehabilitation completed with DES and Monadnock Conservancy staff and volunteers
3. Ellis Infiltration Steps completed with Monadnock Conservancy staff and volunteers
4. Boat Launch Area Infiltration Steps largely completed with volunteers
5. Boat Launch Area Infiltration Bed and additional boulder placement completed using contractor
6. Four Additional Plans for private landowners prepared, but projects not completed

## **Boat Launch Project**

**Objective:** To mitigate erosion from multiple unreinforced access points.

**Supported By:** Harrisville Conservation Commission, Silver Lake Association, NH DES and the Kennards

### **Current Status:**

1. Shoreline supported by boulders
2. Infiltration steps framed
3. Infiltration bed created
4. Posts for fencing in place
5. Need to finish off spreading of loam
6. Need to do planting
7. Need to complete construction of rails and fencing

## Trustee Status

Board of Trustees  
As of August 1, 2018

	2018	Class of 2019	2020
Sal Mollica, Chair		X	
Eleanor Drury, Vice Chair			X
Bob Gogolen, Treasurer	X		
Doug Miller, Secretary		X	
Peter Allen			X
Laurie Appel			X
Ken Bacon		X	
Linda Braun			X
Ann Colony			X
John Croteau	X		
Doz Delori		X	
Dennis Fallon		X	
Bill Gurney	X		
Joshua Houle			X
Ruth Jacobson-Hardy		X	
Colin Kennard			X
Gretchen Lapham			X
Julia Pakradooni			X
Nicholas Putnam	X		
Barbara Ross			X