

Silver Lake Land Trust

Annual Report 2019

Conserved Lands Around SILVER LAKE



Agenda

2019 Annual Meeting

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|---|------------------|
| 1. Call to Order | Ann Colony |
| 2. Minutes of 2018 Annual Meeting | Doug Miller |
| 3. Financial Report | Bob Gogolen |
| 4. Membership Report | Linda Braun |
| 5. Westside Easement | Eleanor Drury |
| 6. Soak Up the Rain/Boat Landing | Colin Kennard |
| 7. Trustee Nominations/Elections | Eleanor Drury |
| 8. Stewardship Award | Julia Pakradooni |
| 9. Speaker | Doz Delori |
| The History of the Silver Lake Land Trust | |

Doz Delori joined the Land Trust Board in 1992 at the suggestion of her father, David Putnam, a founding member. She first came to Silver Lake as a newborn and spends as much of the summer as possible at her family cottage at the end of Derby Hill Road, a private way off of Sunset Hill. She chaired the Land Trust Board from 2009 through 2015.

She is a graduate of Wellesley College and learned about the importance of land conservation during her time as a member of the Planning Board, Board of Selectman and Rural Land Foundation where she lives in Lincoln, Massachusetts. She also saw the detrimental effects of overdevelopment while the Executive Director of the MetroWest Growth Management Committee, which coordinates regional planning in the Natick/Framingham area of metropolitan Boston. She is delighted to be able to support land conservation through her role on the Land Trust Board with the help of the Monadnock Conservancy, the Harris Center for Conservation Education and the lake community.

Silver Lake Land Trust

Mission

It is the mission of the Silver Lake Land Trust (SLLT) to protect the natural resources and environment of the Silver Lake area by preserving as much land as possible in an open, undeveloped state. To carry out this mission the SLLT will:

- educate and inform Silver Lake residents and appropriate officials and agencies in Harrisville and Nelson regarding the value of conserving land around Silver Lake;
- encourage Silver Lake landowners to donate or sell conservation easements on their properties;
- acquire conservation easements from landowners and, as appropriate, use mechanisms other than conservation easements – e.g. deed restrictions, purchase of land, purchase of rights of first refusal – to conserve land;
- work with other conservation organizations to help them conserve land in the Silver Lake area;
- ensure that existing conservation easements are being monitored and that the provisions of those easements are being scrupulously followed;
- when requested by landowners who have donated easements or are thinking of donating easements, work with such landowners to ensure that the Towns of Harrisville and Nelson provide property tax benefits that the landowners are entitled to under state law;
- support the strengthening and enforcement of planning and zoning ordinances in the Towns of Harrisville and Nelson that tend to promote land conservation; and
- work with the Silver Lake Association of Chesham and Nelson and with conservation organizations to protect the natural resources and environment of Silver Lake.

Silver Lake Land Trust

Purpose

Review accomplishments and identify priorities for next five to ten years by:

1. Identifying properties without conservation easements that have most impact on the Silver Lake environment
2. Identifying areas of cooperation with Harrisville, Nelson and other relevant conservation committees and groups

Note: The original copy of the annual report did not include a copy of the minutes of the 2018 meeting.

Silver Lake Land Trust

Minutes of 2018 Annual Meeting

Saturday, August 18, 2018
Brantwood Camp, Nelson, NH

Call to Order

Silver Lake Land Trust Chair Sal Mollica called the meeting to order at 10:00 am, expressing thanks for the good weather (which would not turn out to be prophetic), giving thanks to Ann and George Colony for providing the refreshments, and to Bob Gogolen, Colin Kennard and Julie Pakradooni, who arranged for the chairs.

Secretary's Report

Secretary Doug Miller submitted the minutes for the 2017 Annual Meeting, which were included in the Annual Report distributed prior to the meeting starting on page 4. There were no additions or corrections to the minutes. There was a motion that the minutes be accepted as submitted; the motion was seconded. There was no discussion, and the motion passed.

Treasurer's Report

Treasurer Bob Gogolen invited all to review the Treasurer's Report located on pages 7 and 8 in the Annual Report. There was a deficit for the year totaling \$45,733.31. A deficit is unusual for us, but the SLLT provided \$55,000 to the Harris Center in anticipation of the Westside easement closing. Net assets of the trust total \$176,233.48.

The SLLT will be donating almost all of our assets to the Harris Center toward the Westside easement at the end of 2019. We plan to hold back enough assets to cover expenses for the remainder of the fiscal year.

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

Membership Report

Linda Braun referenced the Membership Report on page 9 of the Annual Report. Linda reported that the SLLT has 48 members – not as many as last year - of which 9 were Conservators and 23 were Protectors. In 2017, there were 94 members; In 2016 there were 89 members; in 2015, 100 members. Membership totals are down because the SLLT is concentrating on fund raising for the Westside easement rather than attempt to collect dues.

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 Dana Bemis, Bruce Ellis, Sally Orcutt, Richard Pipes, John Rowse, Caryl Rider, and Elizabeth Wisda.

Easements

Vice chair Eleanor Drury directed attention to page 11 of the Annual Report, and then reported on the progress of fund raising toward the Westside easement – 50 acres of land owned by the Seaver Silver Lake Farm Trust (SSLFT) on the south side of Westside Road. The easement is scheduled to close in December 2018. She is very encouraged by fundraising so far but there remains a gap. When this easement is closed, 915 acres of land in the Silver Lake watershed – 335 acres owned by the SSLFT – will be under conservation protection. That is 80% of the watershed and includes 2.9 miles of protected shoreline.

On behalf of the SLLT, Eleanor expressed thanks to Stephen Froling of the Harris Center (HC), as well as to Paul Geddes and John Newcombe of the SSLFT.

Sal added special thanks to Eleanor and to Doz Delori for leading the fundraising efforts toward the Westside Easement.

Soak Up The Rain

Sal Mollica reported and directed attention to page 12 of the annual report. Soak Up the Rain is finished, though there are individual projects that remain in progress. Projects completed using these funds and volunteer labor include rehabilitation of the rain garden at the boat launch area; infiltration steps at the Ellis property on Eastside Rd; infiltration steps and an infiltration bed at the boat launch area, including the placement of boulders to help hold up the shore.

Fencing will be added to the boat launch area to try to direct people toward the steps and away from the sensitive areas that erode quickly. Thanks to Colin Kennard for the fencing, which will be installed soon.

Sal gave special thanks the Harris Center, the Silver Lake Association, Ted Braun, New Hampshire Department of Environmental Services (DES), and the Monadnock Conservancy.

Following the Soak report there was discussion about the dangers of speeding vehicles in the area of the boat launch, particularly as Breed Rd has been improved. The SLLT will contact the town to see what options there are to help slow traffic and keep the area safe.

Trustee Nominations/Elections

Peter Allen offered thanks to all members of the Class of 2018. There are no additions to the Board of Trustees and all members of the Class of 2018 – Bob Gogolen, John Croteau, Bill Gurney, and Nik Putnam – have agreed to remain on the board as the Class of 2021.

Peter Allen moved that the following members be nominated to serve on the Board of Trustees as the Class of 2021: Bob Gogolen, John Croteau, Bill Gurney, and Nik Putnam. The motion was seconded. There was no further discussion, and the motion passed.

Stewardship Award

The 2018 SLLT Stewardship Award recipient was introduced by Doug Miller. The Stewardship Award was presented to Julia Rowse in recognition of her many efforts toward conservation in the Silver Lake watershed.

Program

Sal Mollica introduced the guest speaker, Sarah Steiner, the coordinator of the NH DES Volunteer Lake Assessment Program (VLAP). Sarah discussed the current condition of Silver Lake, and trends that have been noticed over time, and how Silver Lake compares with other bodies of fresh water in NH.

There was an unfortunate downpour as Sarah started her presentation. The highlights of her presentation:

Chlorophyll is measured and analyzed. It's better for this to be low. The range found in Silver Lake is a lot less than others throughout the region and state-wide and remains stable.

Clarity is measured. It's better for this to be high. This has declined over time.

Phosphorous is measured. It is better for this to be low. This has decreased over time and remains stable.

Conductivity is measured. It is better for this to be low. This has decreased over time, and this is unusual compared with most lakes.

Sarah then answered some questions. She said that the quality of Silver Lake is great. When asked what else we can do to improve water quality, she said that we in the lake community are doing as much as we can already. When asked about how to control the effect of road debris, Sarah said that we are not alone in this being a problem. Motor boats remain a problem for erosion of the shore line from wakes, though engine exhaust is less of a problem now. When asked about a 50-year time frame regarding the effects of climate change, Sarah said there will be changes, but that it is hard to predict changes in quality. Ice out is trending earlier over time, and there is earlier plant growth. When asked why there appears to be less algae this year, Sarah didn't know the exact reason. Because it was hot early, as well as having higher levels of rain, we might have expected more rather than less algae.

Sarah's presentation can be downloaded or viewed from the SLLT web site at the address:

<http://bit.ly/SteinerSLLT2018>

Adjournment

With no further business, Sal quickly thanked all of those who attended, and congratulated those who stayed dry. There was a motion to adjourn which was seconded and approved. The meeting was adjourned at 11:10 am.

Respectfully submitted,
Doug Miller
Secretary, Silver Lake Land Trust

Silver Lake Land Trust

Balance Sheet

June 30, 2019

ASSETS

Current Assets

Checking/Savings	19,389.90
Total Checking/Savings	<u>19,389.90</u>
Total Current Assets	19,389.90
TOTAL ASSETS	<u>19,389.90</u>

LIABILITIES & EQUITY

Equity

Unrestricted Net Assets	174,333.83
Restricted Assets (Launch)	1,899.65
Net Income	<u>-156,843.58</u>
Total Equity	<u>19,389.90</u>
TOTAL LIABILITIES & EQUITY	<u>19,389.90</u>

Note: Restricted Assets (Launch) amount shown is the surplus of money raised for the boat launch project. We will refund that amount to the Silver Lake Association in the next fiscal year.

Silver Lake Land Trust

Income and Expenses

July 1, 2018 – June 30, 2019

Ordinary Income/Expense

Income

Direct Public Support	11,694.57
Interest	<u>80.13</u>
Total Income	<u>11,774.70</u>
Gross Profit	11,774.70

Expense

Projects	166,642.18
State Fees	75.00
Accounting & Legal	575.00
Operations	510.50
Insurance & Misc	690.20
Meetings	<u>125.40</u>
Total Expense	<u>168,618.28</u>
Net Ordinary Income	<u>(156,843.58)</u>
Net Surplus (Deficit)	<u>(156,843.58)</u>

Note 1: We received \$6200 for 2019 Memberships after July 1, 2019. Those are reflected in the membership reports, but not the Income and Expenses Statement above.

Note 2: The Projects expense line above consisted of \$4,516.10 related to the Boat Launch Run-off Project and \$162,126.08 related to the Westside Easement project.

Silver Lake Land Trust

Membership Report 2019

Steward

George and Ann Colony

Valerie Tayler

Conservator

Francois and Rosamond Delori

Lewis Cable Fund

Carol MacKinnon

Jeff Miller

Lauren Mollica and John Courtney

Susan and Fred Putnam

Jim and Judy Putnam

Roger and Sandy Williams

Protector

Jonathan Allen

Maddie Allen

Maura Allen

Peter Allen and Susan Allen

Ken Bacon

Mark and Karen Bemis

Ted and Linda Braun

Max and Kristina Chretien

Tom and Irmin Clark

John and JoAnn Croteau

Eleanor Drury

Pam and Punch Elliott

Dennis and Elaine Fallon

William Francis

Paul K. Geddes Rev Trust 2011

Bob Gogolen and Beth Caldwell

Barbara Gogolen

David Holmstrom

Joshua Houle

Howard Land Trust

The Inn at East Hill Farm

Cynthia Macdonald

Malcolm Macdonald

Brian and Kathleen Manfre

Doug Miller

Theresa Miller

Mary Bethl Mollica

Sal Mollica

Mark Mollica Family

Julia Pakradooni

Irene Pipes

Tom and Izola Porter

Judith Putzel

Carolyn A. Reith

Walter Rohr

Barbara Ross

Bonnie Sheppard

Don and Rebecca Synder

Gordon Snyder

Bill Walker and Jennie Norman

Regular

Richard and Nancy Austermann
Ken and Laurie Appel
Francis and Sarah Bacon
Pamela Banks
Claudine Bing
Debbie Bing and Jon Hurwitz
Susan and Peter Bramley
Brantwood Camp – Amy E. Wiley
Chick Colony
Pat Colony
Henry Dawes
Nancy Dawes
Emily Drury
Mark Drury
Silver Lake Trust-Edith Fallon
Barbara Gendron
William Glazier
James and Julia Gurney
William and Margaret Gurney
Kris and Dick Hill
Ruth Jacobson-Hardy
Susan and Tom Johnston
Vaughn A. Johnston
Rebecca Kelly
Colin Kennard

Jane Kristal
Gretchen Lapham
Linda Lindgren
Terry Mednick
Laura Miles
Tim Miles
John T. Newcombe
Saskia Oosting and Andrew Ward
Parliman Silver Lake Family Trust
Asahel Putnam
Nicholas Putnam
Ruth Putnam
Howard Ross
Julie Rowse
Jane Shuffelton
Winston and Sherry Sims
Linda Singer and Greg Rothman
Charlotte Stanley
Sara-Larus Tolley
Barry and Karen Tolman
Don Towsley
Barrie M. White Trust 2

For the time period of: July 1, 2018 – June 30, 2019.

Report on Conservation and Easements

The map says it all.

We did it!

All of us – our Land Trust dues and donations, Westside Easement special gifts to the Harris Center, and Paul Geddes' generosity – together, closed 2018 with 50 plus acres deeded to a conservation easement. Partnering with the Harris Center and Monadnock Conservancy, over decades, we now have brought the large land parcels along Silver Lake's shoreline, and its watershed steep slopes, under easements that protect water quality and the natural beauty we all prize.

This latest *opportunity of a lifetime* – as the “Westside Easement” was described a year ago - achieved a founding goal of our Land Trust: permanent protection of Seaver/Geddes Silver Lake shorefront land from high density building and development. Permanently, 2.9 miles, or approximately 63%, of shoreline will remain green, and 80% of the steep watershed around our Lake is conserved.

Consequently, clear water - at Silver Lake, and in the rivers, lakes, ponds and streams surrounding – can hope to avoid the soil erosion and pollutants that could threaten this resource and the Monadnock Region we love.

We can all thank Land Trust Board leaders Wally Francis, Rosamond Delori, and Sal Mollica, working with John Newcombe, Stephen Froling and Jeremy Wilson, and Paul himself, for this achievement. We can be grateful to Edgar Seaver, in memorium, for never developing those lands. We can especially thank every member of the Silver Lake Land Trust, and neighboring community members, for their generosity in making these easements possible.

This last easement – with gifts from over 115 people, their Funds, Foundations, and Trusts, follows on:

2010 easements protecting 54 acres in Nelson and 33 acres in Harrisville
along with 3 lots including Seaver Farm

2015 “Eastside” easement on 187 acres on Eastside and Breed Roads

2018 “Westside” easement on 50+ acres along Westside Road and
adding a single lot along Eastside Road.

And so, these 324 acres, originally owned by Paul Geddes and Edgar Seaver before him, are permanently protected and stewarded by the Harris Center.

This - the green shoreline, Seaver Farm views, and Silver Lake water quality – is our legacy for future generations. Thank you all.

In recognition of the gifts and grants that secured the Westside Easement

The Silver Lake Land Trust thanks:

Alenzo Yont Trust Fund

To all Yonts who loved the lake before us
Allen, Peter and Susan and Family
Appel, Laurie and Ken
Austermann, George

In memory of Cummings Dort, Sara Dort and Betty Dort Austermann
Bacon, Ken and Dorothy
Bemis, Mark and Karen
Bing, Claudia
Bramley, Susan and Peter
Braun, Linda and Ted
Brown, Malcolm and Zola
Chretien, Karen E.
Christiansen, Gary and Barbara
Church, Jill and Steven
Clark, Catherine
Clark, Thomas and Irmin
Clark, Dick and Mary (Callie)

In honor of Harold J. Clark
Colony, George and Ann
Colony, John and Patricia
Croteau, John and JoAnn
Dawes, Henry
Delori, Jaques
Delori, Rosamond
Drury, Eleanor
Drury, Mark and Jackie
DWSS Inc., as recommended by:

Louisa Putnam
Elliott, Pamela and Robert
In honor of John and Peggy Colony
Fallon, Dennis and Elaine
Fallon, Kevin J.
In memory of Donald J. Fallon
Francis, William W.
Freed, Justin M.

In honor of Claudine and David Bing

Geddes, Paul
Gendron, Barbara
 In honor of Ernest Gendron
Gogolen, Bob and Beth Caldwell
Gurney, Margaret and Bill
Hall, Ridge and Jill
Harris Center for Conservation Education
Harrisville Community Fund
Havill, Anne R.
Hendrickson, Margo and Joe
Hill, Kris and Dick
Houle, Josh and Heather
Houle, Zachary and Katherine
Howard, Kenneth B.
Huang, Jesse
Jacobson-Hardy, Ruth and Michael
Johnston, Tom and Sue
Johnston, Vaughn
 In honor of Annette S. Johnston
Kelly, Rebecca and Nicholas
Kennard, Colin and Anne Christiansen
Kennard, David
Klemperer, Wendy
Krstal, Jane and Don Towlsey
Lane, Robert P.
Lapham, Gretchen and Henry and Family
Lewis, Barbara and Joe Cable
Loeb, Jason and Andrea
Lyon, Jacqueline M.
Macdonald, Malcolm and Cynthia
Manfre, Kathleen
 In honor of Concetta McClure
Merrill Family Charitable Foundation
 As recommended by Paul Merrill
Miller, Jeff and Carol McKinnon
Miller, Terri and Doug
Mollica, Lauren and John Courtney
Mollica, Mark and Kate
 In honor of Harold J. Clark
Mollica, Sal and Mary Beth
Morin, Robert and Deborah
Nallett, David and Francis Benton
Nearpass, Barbara and Paul and Family
Newcombe, John
O'Connor, Harvey
Pakradooni, Julia

Parliman, Deborah
Pipes, Irene
Porter, Charlotte
Porter, Izola and Thomas
Powell, Nancy and Duke (Eley Powell Zuckert)
Putnam Foundation, as recommended by:
 Evelene Delori
 Monika Kirkham
 Beatrice Prusiewicz
 David Putnam
 Elaine Putnam
 Hinton Putnam
 James Putnam
 Margaret Putnam
 Michael Putnam
 Nicholas Putnam
Putnam, Fred and Susan
Putnam, Louisa
Putnam, Thomas
Putzel, Judith
Rieth, Carolyn
 In memory of Ralph A. Rieth Jr.
Ross, Barbara and Howard and Family
Rothman, Greg and Linda Singer
Rowse, Julia
 In memory of David Rowse
Shonk, Diana
Shuffelton, Jane W.
 In memory of Marian Ballou Weiss
Silver Lake Land Trust
Snyder, Don, Rebecca, Harris and Em
 In memory of Wendy Snyder MacNeil
Snyder, Gordon Family
 In memory of Wendy Snyder MacNeil
Sobe, Noah and Amy Shuffelton
Stanley, Charlotte C.
Stanley, Jay and Meg Schryver
Tayler, Valerie and Brian
Tarbox, Stephen and Colleen Barry
Walker, Bill and Jennie Norman
 In memory of Barbara and Jim Walker
Warden, Astrid and Todd
Watkins, Barbara and Robert
Watkins, Nathan and Katherine
White, Wendy and Larry
Wollaeger, Tim and Cindy

Soak Up the Rain Final Report

The Soak up the Rain effort was a partnership of The Silver Lake Land Trust, The Silver Lake Association, The Monadnock Conservancy and The New Hampshire Department of Environmental Services. Its objective was to protect and improve the high water quality in Silver Lake by reducing the amount of stormwater and associated pollutants entering the lake.

Final results included two stormwater mitigation presentations to Silver Lake property owners and a training workshop regarding the design and installation of stormwater best management practices (BMPs). These sessions made Silver Lake attendees more sensitive to protecting the shoreline on their property.

Four actual BMPs were completed:

- A set of infiltration steps on a lakefront property,
- A set of infiltration steps at the boat launch area,
- An infiltration bed at the boat launch area, and
- Rain garden rehabilitation and sediment trap clean out at the boat launch.

The effort originally sought to have a total of seven BMPs installed. Many of the potential sites identified for BMPs turned out to be the result of ice and wave action rather than stormwater runoff making stormwater BMPs inappropriate. Other issues preventing completion of more projects included the desire to avoid disturbing existing vegetation and erodible soil on steep slopes.

In addition to BMPs that were formally part of the Soak Up the Rain grant, there were several self-funded projects that we believe were the direct result of the Soak Up the Rain initiative.

Boat Launch Project

When the Silver Lake Land Trust board realized that some funding unused by the Soak Up the Rain project could be used to address longstanding issues of erosion at the boat launch area, it decided to partner with the Silver Lake Association to contract for a professional to develop a site plan. With funding from the Silver Lake Association, the Harrisville Conservation Commission and the Soak funds from the DES, the planned project is almost complete.

Boulders have been moved into place to hold back eroding shoreline, two sets of infiltration steps have been built, and rail fencing and plantings have been put in place to direct traffic into the lake via the infiltration steps. An infiltration “platform” was created to allow fisherman to fish from the shore without causing erosion.

Thanks to plenty of rain last fall, the native plantings appear to be taking well and boat launch users seem to be using designated entrances into the lake.

A History of the Silver Lake Land Trust

1960 to 2019

A. North End (including Sandy Beach) - 1960

In 1959 the Loverings Purchased 150 acres of Stoddard land, including Sandy Beach, at the north end of Silver Lake and began to sell building lots on that land. Alarmed at the prospect of this development, Mitch Iselin and Robbins Milbank, long-time residents of Silver Lake and graduates of St. Marks School, proposed that the school purchase this land for use as a camp with waterfront facilities. Iselin, Milbank, Hardie Shepard and Richard Buck proceeded in 1960 to raise money to enable Brantwood Camp to purchase the Lovering land. Each of these contributors received small parcels of land adjoining their own holdings but the bulk of the 150 acres remained with Brantwood Camp.

Although all parties involved in this transaction understood that Brantwood Camp would use the Silver Lake property for youth camping, no explicit conservation language was included in the deed. A subsequent conservation action taken in 1990 (see Section E below) ensured that the property would continue to be used for camping.

B. Camp Marienfeld – 1963

In 1900 Dr. Henderson opened Camp Marienfeld for boys on a 200-acre tract of land on the west side of Silver Lake. The Camp was owned and operated by the Shortlidge family for more than 30 years, finally ceasing operation in 1956. In 1958 the Shortlidges sold the property to Hendersonville, Inc., a small corporation created by several long-time Silver Lake residents: David Putnam, Bill House and Dwight Harken. The deed language included a number of provisions restricting how the land could be used. These restrictions, which run with the land and are binding on successor owners, include:

- a. No commercial use, except as a private school or summer camp
- b. No lakefront lots smaller than 1 acre and with frontage less than 150 feet
- c. No inland lots smaller than 3 acres
- d. No more than one dwelling unit and ordinarily appurtenant structures – and no other types of building – on each 3 acre lot.

The deed states that these restrictions are imposed for the benefit of the following landowners, their heirs and assigns: Gertrude C. Hobart; Ralph Rieth and spouse; William P. House and spouse; J. Cummings Dort and spouse; David F. Putnam and spouse; Ronald M. Ferry; Philip H. Faulkner; Dr. P.C. McIntire; George Lepisto; Arthur Iselin, Jr.; Marion I. Lewis; and Charles F. Tarbox.

In 1963, at the suggestion of a number of Silver Lake residents, Hendersonville, Inc. agreed to donate most of the Marienfeld property to Browne and Nichols, a school located in Cambridge, Massachusetts, providing that its mortgage and tax expenses were re-paid.

To ensure that this important conservation action took place, Peg Colony coordinated a fundraising effort that obtained contributions from the following lake residents:

Dwight Harken; Bill House; the Kennard family; Robbins Milbank; David Putnam; Jack and Ginty Snyder; Virginia Baldwin Welles; and Wellington Welles, Jr.

The deeds transferring ownership from Hendersonville, Inc. to Browne and Nichols (known as Buckingham, Browne and Nichols (BB&N) since its 1974 merger with the Buckingham School for Girls) contained no conservation language. However, there was an understanding among the parties involved that the property would continue to be used as a school camp. Further conservation efforts were necessary to ensure this property would be conserved in perpetuity. (See Section N below).

Today Buckingham, Brown and Nichols continues to use the property as originally envisaged. The camp was first used as a conservation camp and then evolved into a bivouac program for 9th graders who were just entering school. It is now used regularly by 5th and 9th grade classes and at other times by faculty and students interested in the camping experience.

C. Shepard Property – Audubon Bird Sanctuary – 20.3 acres, 1979, 1.05 acres, 1991

In 1979 Elizabeth Shepard donated to the New Hampshire Audubon Society some 20.3 acres of land that borders the Sucker Brook inlet. The deed specified that this land would be maintained by the Audubon Society as a wildlife and forest management area. It also specified that the land could not be subdivided, developed, used for commercial purposes, or used in any manner inconsistent with its wildlife and forest management purposes (including poorly controlled parking of automobiles). The deed also prohibits changes in the natural topography, as well as unsightly collections of trash, cuttings, ashes and sawdust. Ms. Shepard specified

that if the Audubon Society did not wish to use the land for the purposes specified, it should be transferred to another conservation organization.

As is the practice of many conservation organizations, the Audubon Society required an endowment to set up and maintain this donated property. To create this endowment Bill Robertson coordinated a fundraising effort, obtaining contributions from Bill House, David Putnam, Bill Wells and Barrie White.

In 1991 Bonnie Shepard, acting on behalf of Elizabeth Shepard, added 1.05 acres to the Audubon tract.

D. Welles Property – 177.7 acres – 1989

In 1989 Vallie and Bill Wells donated for conservation purposes 177.7 acres of their land southwest of Silver Lake to the New England Forestry Foundation. The deed prohibits hunting and the use of snowmobiles and all-terrain vehicles on the property. It provides a right-of-way to David and Deborah Kennard for the passage of livestock and farm machinery and for access to a sugar grove.

The language in the deed expresses the Wells' desire that, if the New Hampshire Forestry Foundation ceases to be a charitable corporation carrying out its stated purpose, it convey this land to some organization selected by it, whose purposes are similar to those of the New England Forestry Foundation.

E. Brantwood Camp and the Silver Lake Land Trust – 1990

In 1989 the Trustees of Brantwood Camp wished to improve its camping facilities for girls, as well as boys, and considered various means for raising the funds needed to do so. Quite fortuitously, David Putnam had just completed the establishment of a land conservation organization called the Silver Lake Land Trust. The two organizations worked out an arrangement whereby the Silver Lake Land Trust would purchase a conservation easement permanently protecting the Brantwood property (including Sandy Beach) and ensuring that it would continue to be used only for youth camping. The easement specifies that, in the event Brantwood ever ceases its youth camping activities, the Silver Lake property will be turned over to the Silver Lake Land Trust or some other conservation organization. Specific prohibitions in the easement include: no commercial or industrial activities other than forest management and youth camping; no leasing or sub-division; no docking or operation of motorized boats; no motorized off-road vehicles; no structures other than tent platforms to accommodate a maximum of 50 campers; no improvements such as roads, dams, bridges, fences, or culverts; no changes in topography; no

outdoor advertising structures; and no mining, quarrying, excavation, or removal of rocks, minerals, sand, gravel, top soil, except in connection with permitted activities.

Since the Silver Lake Land Trust was so new that it had not established its non-profit status, the Harris Center for Conservation Education generously stepped in to act as the Grantee for the conservation easement and to manage the funding. Many people and organizations contributed to the fund-raising effort for this important conservation action.

Today Brantwood Camp still uses its Silver Lake property to provide overnight camping and waterfront experiences for under-privileged children attending its main camp in nearby Peterborough. The Harris Center continues to monitor the property and ensure that the terms of the easement are fulfilled.

F. Robertson Property – 15.3 acres – 1994

In 1994 Bill and Anne Robertson placed a conservation easement on a 15.3 acre parcel that adjoins the Brantwood Camp property. This easement was acquired by the Silver Lake Land Trust and was made possible by a donation from Julia and Walter Rohr. In May 2011 the easement was transferred to the Harris Center for Conservation Education which still monitors it today.

The easement prohibits a sub-division, industrial and commercial activity other than agriculture and forestry, and all improvements except for the following: fences, septic systems; additions/modifications to the existing structures; a single-story guest house not to exceed 1,500 square feet; and a swimming pool.

G. Lead Mine Road Project – approximately 410 acres - 1994 to 2007

In 1994 under the leadership of Mamie Francis and with the help of the Harris Center, residents of Lead Mine Road initiated an effort to conserve land along that scenic road. Under this program the following donors have placed approximately 410 acres under permanent conservation easements: Mamie and Wally Francis – two properties totaling 118 acres; Henry Fuller – four properties totaling 94 acres ; Alouette and Mike Iselin – two properties totaling 119 acres; Cia Iselin – 10.6 acres; Betsy Street and Terry Mednick – seven acres; Julia Pakradooni approximately 62 acres. All of this preserved land is in the near vicinity of Silver Lake but only the Francis shore piece of approximately 1.5 acres is actually located in the watershed.

The Francis shoreline includes two small streams that channel rainwater into Silver Lake from the hills above. The easement language for this property precludes

residences, disturbance of the soil surface, and changes to the topography and natural habitat.

The Harris Center monitors all of these Lead Mine Road easements, along with easements on the nearby Brantwood Camp and the Hall/Morris properties.

H. Snyder Property – 11.32 acres (2500 feet of shoreline) – 1999

In 1999 three branches of the Snyder family placed the shorefront sections of their properties under a conservation easement. This easement covers more than 2,500 feet of shoreline, along with two very small islands, in the southwest section of Silver Lake. Extending on average 400 feet back from the lake, the easement covers some 11.32 acres of shoreland. Within the restricted area the Snyders may place boathouses and docks, but no residences or septic systems. The three families responsible for this conservation effort are Ginty and Jack Snyder, Stell and Gordon Snyder, and Rebecca and Don Snyder. The Silver Lake Land Trust donated money to help defray expenses the Snyders incurred in the easement process. The Harris Center accepted the easement and has responsibility for monitoring the property to ensure that the conservation restrictions are observed.

I. White Family Property – 336 acres – 2003

In 2003 several branches of the White family combined to place easements on three large properties totaling 336 acres in the watershed overlooking the north end of the lake. These properties are particularly important to the lake for their scenic qualities and for their water sources. The properties include Thunder and Lightening Hills and a large section of Sucker Brook.

The adult members of the White families responsible for these easements are Lois and Bruce White, Pamela White and Warren Hammack, Ellen and Ron Levy, Deborah White, Barrie White Jr., and Jay Mueller.

The conservation easement on the 129-acre White parcel that includes Thunder Hill preserves the entire property in pristine condition, with no improvements permitted. The easement on the 146-acre White parcel that includes Lightening Hill and a large section of Sucker Brook permits one additional house site near Lead Mine Road. Similarly, the easement on the third White parcel allows for an additional house site near Lead Mine Road.

The Monadnock Conservancy, operating in partnership with the Silver Lake Land Trust, managed the easement process for the three White conservation easements.

The Silver Lake Land Trust provided funds to cover these three important conservation easements. To raise the necessary funds for the White easements, as well as the Hall/Morris easement (see Section J below), the Silver Lake Land Trust mounted a large fund-raising effort. More than 70 organizations and individuals contributed to this effort.

J. Hall/Morris Property – 5 acres – 2003

In August 2003, the Harris Center acquired a conservation easement from Issac Hall and Sasha Morris on their five acre parcel at the north end of Silver Lake. This property includes two small streams that feed rain water to the lake, and it abuts the Audubon sanctuary, as well as the Brantwood and Francis properties that are under easement, thus creating a continuous band of protected properties near the shore.

The Silver Lake Land Trust, along with the White, Francis and Putzel-Price families with properties adjoining the Hall/Morris parcel, combined to purchase this easement.

In order to recover the cost of the three White easements and the Hall/Morris easement, the Silver Lake Land Trust mounted a significant fundraising effort, led by Duke Powell, during 2003 and 2004.

K. Sunset Hill Project – 2005 (ongoing)

In 2004 the Silver Lake Land Trust began a project to conserve land on Sunset Hill with help from the Monadnock Conservancy and the Harris Center for Conservation Education. As part of that project the following property owners placed conservation easements on their properties:

Eleanor Drury
Jane and Frank Shuffelton
Doz and Francois Delori
Putnam Family – Badger Cottage
Roz and Dave Putnam
Wally Francis – Loon Island
Richard Ryan

The Hall/Harken easement (see Section O below) and the Camp Marienfeld/BB&N easement (see Section N below) are also part of the Sunset Hill conservation effort.

L. Seaver Farm – 33.4 acres – 2010

The Seaver Farm (consisting of the Farm field itself, the field across Seaver Road from the farm that stretches from the north end of Seaver Road near the dam to the shores of Seaver Reservoir on the south, and the field between West Haven and Stoney Beach) is protected by a conservation easement that prevents development of the land but allows the existing residential use and agricultural use of the farm fields.

Donations from people around the lake, from the Town of Harrisville Conservation Commission and a Quabbin to Cardigan Grant, allowed the Harris Center for Conservation Education (HCCE) to buy a perpetual conservation easement from the owner of the Seaver Farm, Paul Geddes.

M. Geddes Nelson Land – 54 acres – 2010

In a related project, an anonymous donor made a gift to the Town of Nelson to pay for the clean-up costs on the land the town acquired from Paul Geddes for non-payment of taxes. Mr. Geddes subsequently repurchased the land from the Town of Nelson and simultaneously gave a perpetual conservation easement on that land to the Harris Center for Conservation Education, permitting potentially 1 dwelling 250 feet from the shorefront.

N. Camp Marienfeld /BB&N– 188 acres – 2010

The Harris Center for Conservation Education bought a perpetual conservation easement from BB&N School to protect the Camp Marienfeld property in perpetuity. The easement allows the existing camp to continue and permits potentially one additional shorefront dwelling. Simultaneous with the purchase of the easement, Eleanor Drury and BB&N swapped land and Eleanor Drury gave a conservation easement on the parcel she acquired through the swap. The land given to BB&N in the swap was already subject to a conservation easement. Money for the easement was donated from the Monadnock Conservancy Fund for Silver Lake, generous donors from around the lake and from a Quabbin to Cardigan Grant.

O. Harken Hall Easement – approximately 15 acres – 2012

The Hall family contacted the land trust in June 2010 to inquire about ways to preserve their land while delivering some value to their co-beneficiaries of the Harken Trust that owns the land and from which the Harken co-beneficiaries wish to exit their ownership share. After many conversations and consultation with advisors, an agreement was reached that resulted in the following in December 2012:

1. The purchase of an easement by the Harris Center for Conservation Education (Harris Center) on the Harken Trust shorefront property that allowed the pre-existing boathouse and stone pier to remain, plus a wood fired “barrel” sauna in the future.
2. The purchase of an easement by the Harris Center on the lot that contains the Hall house to prevent subdivision or development on the east portion of that lot, east of the woods road that runs from the Glazier property north to its intersection with Derby Hill Road.
3. A release of a right of way providing access to the shorefront lot from Sunset Hill Road north and east via Buckingham Browne and Nichols land then south over Derby Hill Road.

In the course of the process, the Silver Lake Land Trust was influential in promoting a solution that satisfied the desires of the Hall family in receiving value for land preservation while respecting NH court rulings regarding the definition of legal access to lots, definitions of “roads” and the Land Trust’s goal of preserving the waterfront from further development.

The easement was made possible by generous donations from private donors, from the Silver Lake Land Trust and by a Quabbin to Cardigan Grant.

P. Eastside Road Covenants - 2015

Bob Gogolen and Jim Putnam organized a project to have owners of the small lots across the road from the lake on a portion of Eastside Road add mutually exclusive deed covenants on their property to prevent them from being developed. Some of these lots are too small to be built on individually but the covenants will prevent combining these lots to develop the property. The deed covenants have a similar effect as a conservation easement but are more appropriate for small pieces of property in many cases. The covenants prevent any dwellings on the east side of eastside road and are binding on subsequent landowners. The covenants allow the owners who sign on, as well as Silver Lake Land Trust (which has also signed on), to take action to enforce the deed covenants.

At the time of registering the covenants, these properties went from Dana and Joan Bemis's property to Jeff Miller and Carol MacKinnon's property. The original covenant agreement was signed by the Bemis family, the Gogolen family, the Walker/Norman family and the Fred and Susan Putnam family. A Declaration of Adherence, including them in the terms of the original agreement, was signed later by the Miller/MacKinnon family, the Dick and Kristen Hill family and the George and Ann Colony family.

The covenants were made possible by the generous landowners involved and with the help and advice of Jeremy Wilson and Stephen Froling of the Harris Center for Conservation Education.

Q. Eastside Easement – 187 acres – 2015

John Newcombe, as trustee of the Seaver Silver Lake Farm Trust (SSLFT) representing Paul Geddes, gave notice to the Harris Center for Conservation Education (HCCE) in 2015 that he would like to sell a conservation easement on 2 lots owned by SSLFT on the east side of Silver Lake in Harrisville totaling 187 acres. The HCCE, Silver Lake Land Trust (SLLT) and John Newcombe worked together to draft conservation language which would satisfy the interests of all parties and provide for the financial needs of the trust.

The result is a conservation easement on 187 acres of land including 77 acres in the Silver Lake watershed with some of the steepest slopes in the entire watershed. The Eastside Easement continues the Silver Lake Land Trust partnership with the Harris Center to conserve land held by the Seaver Silver Lake Farm Trust. The easement adjoins the Nelson tract conserved in 2010 (see Section M above) to create a protected buffer from storm-water runoff that extends from the end of Eastside Road in Harrisville north to Nelson, and from Silver Lake's shoreline east to Child's Bog. The easement forever prevents the negative impacts of developing this land on Silver Lake's water quality and scenic beauty. The easement allows only one house and dock. The existing Koivenen camp or "Sheriff's House" is the house allowed as of now. If this house and dock are removed, SSLFT will be able to replace it at one of two defined locations shown on the plats, one in Nelson or one in Harrisville, but not both. No agriculture is allowed. Some limited forestry is allowed but only outside the summer season and governed by a plan and foresters as reviewed by HCCE. The easement is held and stewarded by HCCE.

In addition, the 54 acre Geddes Nelson land (see Section M above) has been further restricted, only allowing a dwelling if one does not exist on the Harrisville parcel.

The purchase of the conservation easement was made possible by the generosity of John Newcombe and Paul Geddes and by donations from many generous

individuals, from the Harris Center for Conservation Education, the Silver Lake Land Trust and by a Quabbin to Cardigan grant.

R. Westside Easement – 50+ acres - 2018

After the completion of the Eastside Easement, John Newcombe and Paul Geddes began working with the Harris Center for Conservation Education and the Silver Lake Land Trust to conserve the largest remaining undeveloped parcel on Silver Lake, the 50+ acre piece of land owned by SSLFT bordered by Westside Road, Breed Road and Wells Lake Road. Similar to the Eastside Easement project, the parties cooperated to draft an easement which protected a large tract of land while still allowing one house lot, which helped to meet the financial needs of the trust.

The Westside Easement includes nearly 800 feet of shoreline on the southern end of the lake in Harrisville. It also adds to a block of 6,000+ acres of contiguous conservation land in the towns of Nelson, Roxbury, Harrisville and Marlborough.

In 2019 there are now 915 acres conserved within the Silver Lake Watershed. Of these, 335 acres were formerly Edgar Seaver and then Paul Geddes land. With the completion of the Westside Easement, an astounding 80% of the Silver Lake Watershed, including 2.9 miles of shoreline, is now protected.

This easement was only possible because of generous donations by Paul Geddes and John Newcombe, by the Harris Center for Conservation Education and by many generous individuals.

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