



The Legacy

The Life and Times of the Lakes Region Conservation Trust

Squam Range Conservation Easement — Phase 1 Completed and Phase 2 in the Homestretch 2006 LRCT Accomplishments; 2007 LRCT Milestone

The Squam Range from the LRCT's Center Harbor Neck property

Don Berry Photo

The Lakes Region Conservation Trust is extremely pleased to announce the completion of the first phase of the LRCT's 2,471-acre Squam Range conservation easement project, with the recording earlier this year of a conservation easement on 869 acres owned by Burleigh Land Limited Partnership. This land includes the summit of Mount Webster (elevation 2,076 ft.), over one linear mile of the Squam Range ridgeline, and the trailheads and slopes of Mounts Morgan and Percival. The land is now legally and permanently protected, a momentous conservation achievement for the Squam community.

The second phase of the conservation easement, encompassing an additional 1,602 acres, is to be completed by the end of June. The second phase will include the summits and slopes of Cotton Mountain (elevation 1,260 ft.) and Mount Livermore (elevation 1,500 ft.), over two linear miles of the ridgeline, and additional trailheads. In its entirety, the conservation easement will encompass a wealth of trails enjoyed by generations of residents and visitors, including significant parts of such trails as the Crawford-Ridgeway Trail, Cotton Mountain Trail, Mount Morgan Trail, and Mount Percival Trail. The LRCT is now working to complete the fundraising for this important project and welcomes your support.

The Burleigh Squam Range conservation easement is the largest single land conservation project undertaken

to date in the Squam Range and Squam Watershed. In addition, for the LRCT, this effort is second only to the Castle in the Clouds project in acres to be protected and dollars to be raised for a single project.

As many Lakes Region residents and visitors know well, the Squam Range is one of the largest unfragmented wild areas in central New Hampshire, and its rich wildlife habitat and forests, connecting the White Mountains and the pristine waters of Squam Lake, are a remarkable conservation resource for present and future generations. A unique combination of factors makes the Squam Range a premier natural, scenic, and recreational resource—the quantity and character of its wildlife habitat, its vital role as a water source, diverse forests ranging from old growth to well-managed timberlands, a tradition of low-impact recreational uses and thoughtful public access, a history of private conservation-minded ownership, linkage with other conservation lands, and value to the viewshed of Squam Lake. The Squam Range is of particular ecological significance because of its location at the intersection of three ecoregions—the White Mountains to the north, the New Hampshire-Vermont Uplands to the west, and the Coastal Plain-Sebago Hills to the east and south. It thus serves as a biological meeting ground of the diverse plant and animal species of these regions.

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The Squam Range from Eagle Cliff

Dave Roberts photo

A Publication for All Those Who Love the Lakes Region of New Hampshire

Reflections

The land conservation projects described in this issue of *The Legacy* cover a great range by every scale of measurement—from the 2,471-acre Squam Range conservation easement to the one-half acre Garnet Point property; from 2,076 feet in elevation on the summit of Mount Webster to 504.32 feet at natural mean high water on the shores of Lake Winnepesaukee; from Campton at the northwest edge of the Lakes Region to Wolfeboro in the southeast; from well-managed timberland on the slopes of Mounts Morgan and Percival to shoreline and wetlands on Intervale Pond and the Bearcamp River to farmland in the foothills of the Ossipees. But all of these lands have one characteristic in common—years of thoughtful stewardship by families who have cherished their land and wanted to ensure its permanent conservation protection.

This is the story of many of the properties protected by the Lakes Region Conservation Trust since its founding in 1979. Thoughtful and far-sighted owners have engaged in “private conservation” of these lands and have wished to see their legacy continue—for the benefit of their families, neighbors, and townspeople; for the benefit of those parts of the local economy based on farming, forest products, and recreation; for the benefit of present and future generations who will be able to know and appreciate the natural and cultural heritage of the region; and for the benefit of the land itself.

Each of our land conservation projects is unique, because of the varied natural qualities and features of the lands and the differing transactions that are appropriate to meet family members’ needs and accomplish the families’ and the LRCT’s conservation

goals. Nonetheless, these projects all involve care and hard work by the families involved, over the years, in the face of ever increasing property values and development pressures, to ensure that the lands retain their natural character and to plan for their permanent legal protection.

This year the LRCT will reach the milestone of 20,000 acres of land protected since its founding. As we approach that mark, we reflect with appreciation and admiration on the efforts and sacrifice of all the people who have contributed in so many ways to such an accomplishment. We are extremely grateful to the trustees, advisors, committee members, and staff who have made significant contributions in developing and accomplishing land conservation transactions, managing protected lands, and making sure that the LRCT does all the other things that a successful land trust must do; the volunteers who have devoted valuable time, talent, energy, and enthusiasm to stewarding the LRCT’s conserved lands; and the extraordinarily generous donors who have provided financial support for all of this important work. Perhaps most of all, we are indebted to the families who have cared for their lands, have helped to retain a part of what it is we all treasure in this region, and have partnered with the LRCT to pass on this legacy to those who will follow.

Sincerely,



Don Berry
President



Burrows Farm

Don Berry Photo

2006 — A Year of Accomplishment for the LRCT

The year 2006 saw great land conservation accomplishments for the Trust. Here's a rundown:

Burrows Farm, Moultonborough – In March 2006, the LRCT purchased an agricultural easement on 214 acres of the Burrows Farm, one of Moultonborough's last remaining farms, including pasture, hayfields, sugarbush, and upland forests in the foothills of the Ossipee Mountains. The agricultural easement permanently protects the land from development and subdivision, ensuring that it remains available for agricultural use and helping to preserve scenic farmland views from surrounding areas and the rural character of the Town. The easement is a permanent legacy of the Burrows family's care for and dedication to this farm. The LRCT worked with the family on the easement over a number of years and greatly appreciates their commitment to bringing this important project to completion. The LRCT is also very grateful to the generous donors who have supported this easement acquisition. The Burrows Farm is the third farm that the LRCT has protected, joining the Low Meadow Farm in Meredith and the Lawall Farm in Tuftonboro.

Welch Property, Intervale Pond, Sandwich – In April 2006, the LRCT purchased 10.5 acres of land on Intervale Pond in Sandwich from John and Charlotte Welch. This property includes approximately 587 feet of pristine shoreline on the Pond and had been owned and cared for by the Welch family for many years. This acquisition brings the total LRCT-owned land in the area of Kusumpe



Intervale Pond

Don Berry Photo



View from Walsh Property

Bunty Walsh Painting

and Intervale Ponds and Squaw Cove to 490 acres, with 12,165 feet of shoreline on Kusumpe and Intervale and on Squam Lake. The LRCT is very grateful to the Welches for working with us over several years to develop and complete this transaction, the generous donors who helped to make it possible, and the dedicated Kusumpe-Intervale volunteers who devote much time and talent to assisting the LRCT in stewarding these lands.

Bunty Walsh Property, Sandwich – In December 2006, the LRCT received an extraordinarily generous gift of a conservation easement on approximately 108 acres of land on Basket Street and Elm Hill Road in Sandwich, encompassing most of the homestead of noted Sandwich artist Bunty Walsh. The property has been in the family since it was acquired by John Vincent, Mrs. Walsh's father, in 1940. Planning for conservation of the property began with Mr. Vincent and continued with Mrs. Walsh, who died in 2005, and the conservation easement project was completed by her four children—Nina Heiser, Nicholas V. Walsh, Victoria Hicks, and Timothy L. Walsh. The protected property includes forest, fields, and extensive wetlands, banks, and shorelines along the Bearcamp River and Jake Brook, which flow through the property for thousands of feet. The conservation easement permanently protects the land from development and subdivision, making a significant contribution to preserving the scenic and rural character of the area as well as valuable wildlife habitat. Through the conservation easement, the members of the family have preserved property whose beauty they grew up with. The LRCT is extremely grateful to the family for their great generosity and for their efforts to bring the family's vision for conservation of the land to fruition.

2007 — Reaching the 20,000 Acre Milestone

Garnet Point, Moultonborough Neck, Lake

Winnepesaukee – In December 2006, the LRCT received another extraordinary gift—a half acre of land at the tip of Garnet Point on Moultonborough Neck on Lake Winnepesaukee. The gift was made by Thomas D. Given, Deborah S. Tarr, Norma M. Bennett, Heidi A. Given, Todd E. Given, and Keith A. Given. The property is wooded with approximately 400 feet of scenic shoreline at the eastern end of Langdon Cove and is accessible from the water only by canoe and kayak. It affords a spectacular view up Moultonborough Bay to the Sandwich Range, and directly across the Bay to the Castle in the Clouds property and the Ossipee Mountain Range. This land had been owned and cared for by the families of the donors for more than 100 years; the predecessors of the donors were 1879 Bates College graduates who camped on the property and later purchased it, naming the point “Garnet” for the school color of their alma mater. The LRCT is deeply grateful to the donors for their generosity and is excited about adding this property to the Trust’s growing number of canoe and kayak landing points on Lake Winnepesaukee.



The Ossipees from Garnet Point

Don Berry Photo

With the completion this year of the **Squam Range** conservation easement project described in this issue of *The Legacy*, the Lakes Region Conservation Trust will reach a significant milestone—more than 20,000 acres of land protected during the Trust’s 28-year history. This is a noteworthy accomplishment for the Trust, and it is fitting that the milestone will be reached with such a noteworthy project. In addition to the Squam Range project, the LRCT has two very important ongoing land protection campaigns in other parts of the Lakes Region.

Sewall Woods, Wolfeboro— A stone’s throw from the heart of downtown Wolfeboro is Sewall Woods, a 176-acre tract of woodland that is a prime recreation area for Wolfeboro residents and visitors alike. Sewall Woods is a community conservation asset of the first order—it has been called Wolfeboro’s Central Park. Its extensive trail system draws cross country skiers to Town during the winter months and is enjoyed by outdoor enthusiasts of all ages for walking and nature observation throughout the year. In addition to its well-known recreational opportunities, the property provides prime wildlife habitat and scenic natural beauty, complementing Wolfeboro’s residential areas, downtown, and waterfront.

LRCT supporters know that the permanent protection of Sewall Woods has long been a top priority for the Town and for the LRCT. Earlier this year, the LRCT acquired the 38-acre former Horn property, the fourth and last of the Sewall Woods parcels. This parcel has now been added to the LRCT’s other Sewall Woods land—the 38-acre McBride property purchased in 1999, the 35-acre Tuttle property received as a gift in 2000, and the 65-acre

Squam Range Conservation Easement

Continued from page 1

The families with significant land holdings in the Squam Range have an extraordinary record of “private conservation” of these lands, and all who love Squam are the beneficiaries of that conservation. The LRCT’s conservation easement builds on this conservation tradition by ensuring permanent legal protection of these Squam Range lands for the benefit and appreciation of generations to come.

The LRCT is very grateful for the generous support for the Burleigh Squam Range project that we have

received from members of the Squam community and from our conservation organization colleagues, the Squam Lakes Conservation Society (SLCS) and the Squam Lakes Association (SLA). Completion of the project will serve as a foundation for progress on other significant Squam Range land conservation opportunities in the future, as well as representing a critical step in preserving the natural character and ecological values of the Squam Watershed and the Lakes Region as a whole.

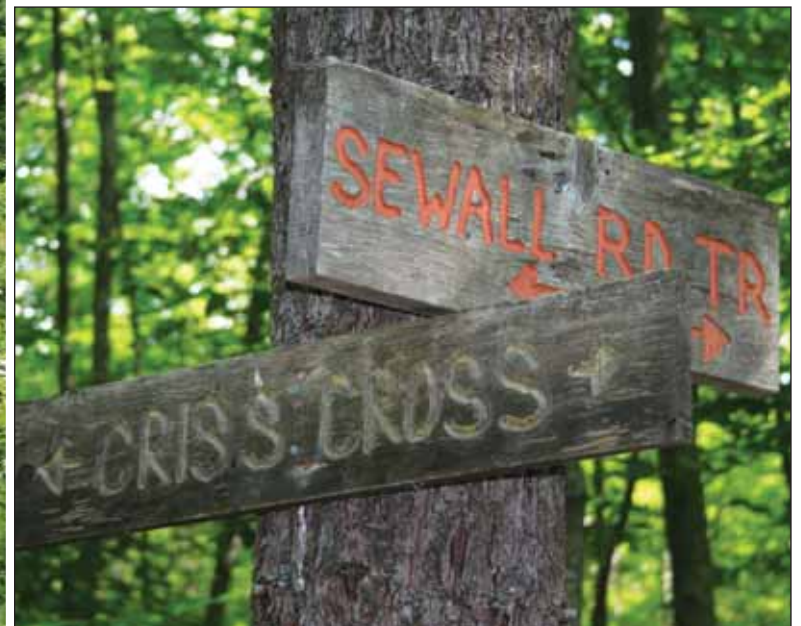
Munro property purchased in 2003. The LRCT is very grateful to the generous donor who stepped forward in 2003 to purchase the Horn property and granted the LRCT an option to purchase, thereby saving the property from development, and to the many generous donors who have provided support at each step of the way in protecting Sewall Woods. We are still working to complete raising the funds that were needed for acquisition of the Horn parcel; if you are interested in assisting in this effort, please contact the LRCT office or visit the LRCT's website (www.lrct.org).

Ragged Island, Lake Winnepesaukee, Tuftonboro – Last year the Lakes Region Conservation Trust and the Squam Lakes Natural Science Center reached agreement for the LRCT to purchase Ragged Island and Little Ragged Island from the Science Center, a very exciting development for the LRCT. Ragged Island is one of the most scenic spots on Lake Winnepesaukee—11.75 acres in the geographic center of the Lake, with a full mile of undeveloped shoreline, pine and oak forests, significant wetland areas, beaches, trails, and a loon nesting site that

has been active for many years. The property provides extraordinary recreational, educational, and scientific study opportunities; in particular, we expect that it will be a popular destination for canoers and kayakers.

Many long-time supporters of the Lakes Region Conservation Trust will remember the efforts to protect Ragged Island in the late 1970s and early 1980s. The Islands were transferred to the Science Center in 1995 by the Natural Science for Youth Foundation, but in recent years the Science Center has determined that the property is not central to its core mission and operations based in Holderness. Now the LRCT has the opportunity to assume ownership of this property and ensure its permanent stewardship for the enjoyment of all who appreciate the natural beauty and heritage of Lake Winnepesaukee. We plan to complete the transaction this summer; if you are interested in assisting in this effort, please contact the LRCT office or visit the LRCT's website (www.lrct.org).

And, while these major projects certainly keep us busy, we are engaged in ongoing work with landowners and



In Sewall Woods

Don Berry Photos

other interested folks throughout the Lakes Region to explore, evaluate, and plan future land conservation efforts, potentially involving gifts and purchases of land and conservation easements. These activities include work in areas where the LRCT has historically been very

active, such as the Squam and Winnepesaukee Watersheds and the Ossipee Mountains, as well as other areas where we expect to be more active in future years, such as the Belknap Mountains and the Newfound Watershed.



Paddlers headed for Ragged Island

Brenda Griffin Photo

Annual Support and Land Campaigns — How We Do What We Do

Long-time supporters of the LRCT know that we ask for your support for different purposes during the year. The two key types of appeals are annual support requests, typically sent in the late spring/early summer and then at year end, and requests for contributions in support of particular land conservation projects, sent as the need or opportunity arises. Both are critical to the success of the LRCT's land conservation mission.

The LRCT's annual support funds pay for our "behind the scenes" work on land conservation in the Lakes Region—work with landowners to explore and evaluate land conservation opportunities and develop land conservation transactions; work with interested citizens to identify land conservation possibilities and priorities in their communities; stewardship of the valuable conservation lands that generous donors have already helped the LRCT to protect, including maintaining habitat, trails and trailheads, and other features that make the LRCT lands extraordinary natural and recreational resources; preparation of publications such as *The Legacy*; and the general administration of the Trust.

Land project-specific funds are just that—used for the particular land protection project for which they are given. Sometimes we seek funds for a long-planned land conservation initiative, at other times for an unexpected opportunity for which funds are needed quickly. The past year has been particularly active in this regard, with three high-profile land conservation acquisitions in different parts of the Lakes Region all under way at the same time—the Squam Range conservation easement, Ragged Island in Lake Winnepesaukee, and the completion of the Sewall Woods project in Wolfeboro. Many of you have been asked to support one, and in some cases more than one, of these projects, and we are very grateful for your consideration of these requests.

Your generous support—through annual giving and property-specific contributions—has enabled the LRCT to protect more than 18,500 acres of Lakes Region land to date, as well as to carry out our essential stewardship responsibilities for the protected lands. Regardless of the level at which you are able to support the LRCT, please know that your generosity makes our land conservation and stewardship possible and that we are proud to have you as a partner in this important work.

New Incentives for Charitable Giving and Land Protection in 2007

The Pension Protection Act of 2006, enacted last August, provides two incentives for charitable giving in 2007 that are of particular significance to the LRCT's land conservation work.

Transfers from IRAs: The Pension Protection Act allows eligible taxpayers to make **tax-free transfers from their individual retirement accounts for qualified charitable purposes**. In certain circumstances taxpayers may exclude from their gross income up to \$100,000 per year of otherwise taxable distributions from their traditional or Roth IRAs.

The following requirements apply:

- the distribution must be made directly from the IRA trustee to a public charity;
- the taxpayer must have reached age 70½ at the time of the distribution;
- the distribution must otherwise qualify for a full charitable contribution deduction; and
- the exclusion does not apply to distributions made in taxable years beginning after the end of 2007.

For donors who have outstanding pledges to the LRCT, use of these provisions to accelerate pledge payments may be a beneficial way to fulfill the commitment. For others who may be contemplating gifts to the LRCT, these provisions may present an advantageous and cost-effective way to make those gifts.

Gifts of Conservation Easements/Qualified

Conservation Contributions: The Pension Protection Act significantly **expands the federal tax incentive for donations of conservation easements and other qualified conservation contributions**. The Act:

- raises the deduction that a landowner can take for making such a contribution from 30% of his/her adjusted gross income to 50%;
- allows a qualified farmer (gross income from farming, including timber management, more than 50% of the taxpayer's gross income for the taxable year) to deduct up to 100% of his/her adjusted gross income for such a contribution; and
- extends the carry-forward period for a donor to take tax deductions for such a contribution from 5 to 15 years.

A qualified conservation contribution includes any of the following contributions exclusively for conservation purposes—a conservation easement, a remainder interest, or the fee interest with a reservation of certain mineral rights. These provisions currently apply only to donations of conservation easements and other qualified conservation contributions made by the end of 2007, although Congress is considering legislation to make the provisions permanent. We will report on the status of that legislation in a future issue of *The Legacy*.

As with other tax and legal matters, donors should obtain their own professional and legal advice to determine the application of these new provisions to their circumstances.

IN MEMORIAM

We note with appreciation and with sadness the lives and passing of two important figures who served the Lakes Region Conservation Trust with great dedication and distinction.

Robert P. Hopewell was one of the Incorporators of the Lakes Region Conservation Trust, and he served the LRCT as a Trustee, Advisor, and generous supporter for many years. In 1997, Bob and Diana Hopewell made a very generous gift of a conservation easement on 93 acres of land in Wolfeboro.

J. Paul Sticht also served the Trust as a Trustee, Advisor, and generous supporter for many years. Paul was a moving force behind the preservation of Stonedam Island in the 1970s and 1980s. Later, Paul's decision to offer the Castle in the Clouds property to the LRCT at a bargain sale led to the accomplishment of the Trust's largest land conservation project.

We greatly value the contributions of Bob and Paul to the development and success of the Trust and will miss them greatly.



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THE WORK OF THE LAKES REGION CONSERVATION TRUST IS IMPORTANT TO YOU BECAUSE:

The Trust preserves key wildlife habitat and valuable watershed resources.
The Trust provides public access for thoughtful recreational use
of our forests and shorelines.

The Trust protects the natural character of the Lakes Region.
Local volunteers and donors make this work possible through private initiative.
Your support of the Lakes Region Conservation Trust
will pay dividends in your community for years to come!

The Lakes Region Conservation Trust is a Section 501(c)(3) publicly supported charity, and gifts in support of its mission and operations are fully tax-deductible as allowed by law. The LRCT's tax identification number is 02-0347918; IRS determination letters dated 8/3/81 and 1/4/91.

Gifts may be directed to Lakes Region Conservation Trust, P.O. Box 1097, Meredith, NH 03253. Gifts of securities may be directed to Lakes Region Conservation Trust, c/o RBC Dain Rauscher, P.O. Box 2334, One Beacon Street, Boston, MA 02108-3176; Account number 1011 14001672 DTC #235.

For additional information about the Lakes Region Conservation Trust, please visit our website at www.lrct.org or contact us at

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