



TOWN OF BOW

Conservation Commission

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 Fax (603) 225-2982 Website www.bownh.gov

Email conservation@bownh.gov

Conservation Commission Meeting

> BOW CONSERVATION COMMISSION 01/24/2022 MEETING AGENDA

Documents:

[BCC 01242022 AGENDA \(WORKSHOP\).PDF](#)

> BOW CONSERVATION COMMISSION 01/24/2022 MEETING MATERIALS

Documents:

[CONSERVATION-OPTIONS-CEQAFAC2_2.PDF](#)
[GET INVOLVED PAGE-BB.PDF](#)
[TUREE PAGE-BB.PDF](#)
[WEBSITE-ASSIGNMENTS-8-13-21- CONSERVATION COMMISSION -
OUTLOOK.PDF](#)
[WILDLIFE TAB-WENDY.PDF](#)

WILDLIFE.PDF

BBALL-WEBSITE-TAB-SUGGESTIONS.PDF



TOWN OF BOW

Conservation Commission

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 Fax (603) 225-2982

Website: www.bownh.gov

Email: conservation@bownh.gov

AGENDA

Monday, January 24, 2022

7:00 pm – Municipal Building, Room C

Special working meeting

Items for Consideration/Discussion

1. BCC website update

Unapproved Minutes: January 10, 2022

Next meeting: February 14 - 7:00 PM at the Bow Municipal Bldg.

Conservation Easement



QUESTIONS & ANSWERS

A conservation easement (sometimes called a conservation restriction) is a practical way for private landowners to protect environmentally significant land while retaining their ownership.

Easements provide permanent protection from land use that could damage or destroy its scenic, recreational, ecological, and natural resource values.

Generally, easements are donated to a non-profit conservation organization or public agency, which enforces the restrictions in perpetuity. Each easement is tailored to fit the natural characteristics of the land, the personal needs of the owners, and the objectives of the organization or agency.

LAND OWNERSHIP AND CONSERVATION EASEMENTS

As a landowner, you have certain rights to use and modify the land and natural resources of your property. In the past, some of these rights — such as mining and timber cutting — have been used, taxed, or transferred separately from the land itself. A conservation easement is based on this principle of separating land ownership rights.

A conservation easement is a legal agreement between a landowner (the *grantor*) and a conservation organization or agency (the *grantee*). The agreement separates the rights to exercise more intensive uses — such as construction, subdivision, and mining — from other rights of ownership. These “development rights” are then transferred to the grantee through the conservation easement deed. The grantee agrees to hold but not use the development rights and to ensure that they are not used by anyone else. Conservation easements are granted in perpetuity and apply to the land regardless of who may own it in the future.

Land under easement is still privately owned and managed. Typically, it is used for agriculture, forestry, wildlife habitat, scenic views, watershed protection, recreation, and education. Working together, the landowner and the grantee determine the appropriate land uses, which are then detailed in the easement deed.

WHAT USES ARE PROHIBITED ON CONSERVATION EASEMENT LAND?

Most easements prohibit commercial, industrial, and mining uses of the land. These include: changing the topography, such as dredging and filling in wetlands or along shorelines; disturbing the habitat of rare or endangered species of plants or animals; erecting outdoor advertising structures such as billboards; removing topsoil and other surface or sub-surface materials; and construct-

ing residential, commercial, or industrial buildings. (Some limited development of new homes can be negotiated in certain cases.)

WHAT USES ARE PERMITTED?

Agricultural and forestry activities are permitted and encouraged on most easement-protected land. These include: managing the land to improve wildlife habitat; changing the topography for farming or forestry; and building structures such as culverts, bridges, signs, barns, sheds, fences and dams, when necessary for farming and forestry.

WHO ACCEPTS AND ENFORCES CONSERVATION EASEMENTS?

According to New Hampshire state law (RSA 477:45-47), easements can be accepted and enforced by certain conservation organizations and government agencies. Most often, easements are donated, but they can occasionally be sold for full or partial value. This value is determined through a qualified appraisal.

Private, non-profit groups such as the Society for the Protection of New Hampshire Forests, the Audubon Society, The Nature Conservancy, and local land trusts, are equipped to receive and enforce conservation easements. Public agencies such as town conservation commissions, county conservation districts, the Department of Fish and Game, and the Division of Parks and Recreation also hold easements.

(please turn over)

DOES GRANTING A CONSERVATION EASEMENT GIVE THE PUBLIC THE RIGHT TO ENTER MY PROPERTY?

Not unless you allow it. Most easements let the landowner decide whether or not to allow public access. Sometimes a land-owner gives the public the right to cross the property as part of the easement agreement. This right is usually granted when part of the land traditionally has been used as a public trail or access point to a public pond or lake.

DOES THE EASEMENT RESTRICT MY ABILITY TO SELL, DEVISE, OR GIVE MY LAND IN THE FUTURE?

Land protected by easement can be sold, given, or otherwise transferred at any time. Such transfers will not affect the integrity or enforceability of the easement. This is one of the key benefits to protecting land through a conservation easement.

ARE THERE FINANCIAL BENEFITS TO DONATING A CONSERVATION EASEMENT?

Income taxes: Donation of development rights through an easement constitutes a charitable gift, which may be deductible for federal income tax purposes. The value of the gift, determined through a qualified appraisal, is equal to the difference between the fair market value of the property before and after the easement is donated. To be deductible, an easement must meet certain minimum conservation objectives established by the federal government.

Estate taxes: State and federal inheritance taxes on unrestricted land are often so high that the heirs are forced to sell some or all of the land just to pay these taxes. Because an easement reduces the value of the property and therefore the value of the landowner's

estate, the inheritance taxes are also reduced. Thus, an easement may enable heirs to keep land that they otherwise would have to sell.

Gift taxes: When a landowner gives land to a family member, the gift is subject to federal gift taxes if its value exceeds the maximum tax-free amount.

Lowering the value of the land through an easement may allow the owner to give more land in any one year without creating a gift tax, or it may help reduce the amount of tax owed.

Property taxes: Most property protected under a conservation easement qualifies for reduced taxation under current use or conservation restriction assessment, and landowners are usually encouraged to apply. Landowners whose property is already enrolled in current use will rarely see any further reduction in property taxes as the result of granting a conservation easement.

HOW ARE CONSERVATION EASEMENTS ENFORCED?

The grantee organization or agency must monitor easement-protected land at least once a year to determine that the restrictions have not been violated. Careful monitoring records and photographs are maintained by the grantee.

If the grantee discovers a violation during monitoring, the organization immediately notifies the landowner and takes steps to halt the violation and rectify any damages. Specific procedures for this enforcement are outlined in the easement document. Often, another organization will be given "back-up" or *executory* interest in the easement to prevent violations

if the grantee becomes unable to carry out its responsibilities.

WHO HAS GRANTED EASEMENTS ON THEIR LAND?

Nationwide, concerned landowners have granted easements on more than two million acres of land. In New Hampshire alone, more than 500 landowners have donated or sold easements on their land since 1970. They include farmers, forestland owners, and rural residents who hold their land for recreational or conservation purposes. People who grant easements share a desire to protect and enhance the natural and scenic resources of the state.

SOCIETY FOR THE PROTECTION OF NEW HAMPSHIRE FORESTS

As part of its New Hampshire land protection program, the Society pioneered the use of conservation easements in the early 1970s. Today, the Society holds an interest in more than 370 easements protecting more than 64,000 acres in every corner of the state. Our land protection specialists are trained and experienced in negotiating easements, and have worked with legal experts to develop draft documents to assist you.

For more information, please call or write:



SOCIETY FOR THE PROTECTION OF NEW HAMPSHIRE FORESTS

54 Portsmouth Street
Concord, NH 03301
603/224-9945 Fax:
603/228-0423

E-mail: info@spnhf.org

Society for the Protection of New Hampshire Forests

Get Involved!!

The Conservation Commission cannot achieve it's goals without the support of the citizens of Bow. We encourage everyone to make use of their time and talents to help us improve the natural environment. Here are some ways you can help...

1. **Become a Citizen Scientist** – Many conservation groups provide tools to allow ordinary citizens to collect important environmental data which can then be analyzed by professional scientists. Some examples are INaturalist([link](#)), NH BioBlitz ([link](#)), Volunteer Lake Assessment Program ([link here](#)), Volunteer River Assessment Program([link here](#)), Weed Watchers([link](#)), and one of the many community bird watching programs sponsored by the local Audobon Society([link](#)).
2. **Join a town committee.** The Bow Conservation Commission welcomes new members. Other groups like the Bow Open Spaces([link](#)) are also working to improve the environment in Bow and can always use new volunteers.
3. **Donate.** The New Hampshire RSA allows for individuals to make contributions to towns that can be earmarked for conservation purposes. Examples are land donations, with or without restrictions. or direct donations to the town conservation fund. Donating land with the appropriate conservation easement is a great way to make a permanent improvement to the Bow environment.

Turee Pond

Turee is a 50 acre Eutrophic pond located near the high school in Bow. It is accessed via a Fish and Game maintained launch on Turee Pond Rd.

Fish and Game Map of the Pond Goes Here

Turee Pond is a great place to...

Go Boating - Boats with 10 hp or less are permitted to launch at the public launch and operate under 10 miles per hour. Enforcement is done by the New Hampshire Marine Patrol. The pond is a popular kayak spot and provides spectacular sunsets.

Go Fishing - Turee is a warm water fishery where 6 species of fish have been confirmed ([link to list with pictures](#)). It is open for fishing year-round and provides good open and ice fishing opportunities. Fishing on the pond is subject to New Hampshire Fish and Game regulations.

Conservation Commission Activities on the Pond

Water Quality Monitoring - The Commission routinely samples the pond and tributary streams through the New Hampshire DES VLAP Program. Reports of the water quality are [here](#).

Invasive Plant Monitoring – The Commission monitors the pond for new invasive plant growth that might inhibit the growth of native plants. Variable Milfoil ([link to picture of variable milfoil](#)), is being treated ([link to treatment plan](#)) using grants and money from the Town Conservation Fund.

You Can Help!

Turee's long term health requires your help...

1. If you live near the pond or it's tributaries, take steps to make sure you are not introducing pollution into the watershed, particularly phosphorus from fertilizer and chlorides from winter deicing. Also, clean up any waste that your pet might be leaving near the water.
2. Clean and Drain any boat that you launch on the pond to remove any potential introduction of invasives.

Preliminary Website tabs

Conservation Commission <conservation@bownh.gov>

Fri 8/13/2021 10:53 PM

To: Bob Ball <northwoodsfisherman@gmail.com>; Dik Dagavarian <dikdag2@yahoo.com>; Michael Hansen <mh16200@gmail.com>

Cc: Wendy Waskin-home <wwaskin@gmail.com>

Hi-

I apologize for not following up on the website tabs we discussed at the July meeting and initial assignments. If you can make some progress on this by using the info from other sites that you have reviewed to date and reviewing the current Bow website, it would be great.

Thank you!

They are:

- Conserved and town lands (**Sandy**)
 - town forests
 - trails
 - link to NRI
- Conservation options for landowners (**Dik**)
- Get involved (**Bob**)
 - Invasives
 - donate
 - Volunteer
 - VLAP/VRAP/ iNaturalist
- Turee Pond and other surface waters (**Bob**)
 - water quality
 - milfoil
- FAQs
- NRI (or a Natural Resources tab with NRI and prime wetlands under it?)
- Wildlife (look at what may seem to go here/ consider placement under another tab) (**Bob**)
- Review of state and town permits (**Sandy**)
- Other resources

Thanks.

Sandy

Sandra Crystall

Chair | Conservation Commission

Town of Bow, NH

www.bownh.gov

All E-mails are for Official Town Business only and privacy should not be assumed. E-mails are public documents unless subject matter is protected by State or Federal Laws.

Bow Conservation Commission Webpage

Wildlife Tab

Insert here a short introductory paragraph(s) on Bow's wildlife. This could be taken from the NRI and/or the town's Master Plan.

Resources

- [New Hampshire Division of Forests and Lands, Natural Heritage Bureau](#)
- [New Hampshire Fish and Game Nongame and Endangered Wildlife Program](#)
- [New Hampshire Wildlife Action Plan](#) (It could link to this webpage or download the PDF documents of the Plan and open directly)
- [NH Audubon](#)
- [Wildlife Heritage Foundation of NH](#)
- [NH Wildlife Sightings](#)
- [U.S. Fish and Wildlife Service, New England Field Office](#)
- [University of New Hampshire, Taking Action for Wildlife](#)

Wildlife in Bow

There are great opportunities for observing wildlife in Bow. Sightings of Black Bear, White Tail Deer, Fox, Porcupine, Fishercat, Coyote, Bobcat, Beaver and Moose are common. The Hammond Preserve, Nottingcook Forest, and Robinson Rd town forests are good places to spend time hiking and observing the many forms of wildlife. Hunting is permitted on some parcels in Bow but is subject to NH Fish and Game and town regulations.

Species of Concern

There are several species that are of particular concern to the Conservation Commission due to development pressure threatening their habitat...

Blandings Turtle – State endangered. Needs wetland habitats with shallow water. Uses vernal pools frequently in the Spring. (picture goes here)

Hognose Snake – State Endangered. Needs wetlands, vernal pools. (picture goes here)

Northern Black Racer – State species of concern. Needs large patches of brush pasture and undisturbed rock ledges. (picture goes here)

Eastern Brook Trout – State Species of Concern. Needs cool oxygenated water with a mixture of pools and riffles. (picture goes here)

You Can Help!!

1. Report any sightings of these species of concern to the Conservation Chair so their status can be mapped and better understood. A picture and GPS location helps us record their presence.
2. *Maintain habit.* Keep wetland and vernal pool buffers in their natural vegetated condition on your property. Maintain vegetated riparian buffers around streams that traverse your land and allow woody material to remain in the stream.
3. Stay on nature trails while hiking and keep dogs under control.

Web Page Suggestions

Bob Ball <northwoodsfisherman@gmail.com>

Sun 7/11/2021 8:47 AM

To: Conservation Commission <conservation@bownh.gov>

Sandy

Given that we can't change the format of the CC pages and just want to change the tabs, I am thinking it would be best to build the top page tailored to exactly what we do ie...

1. Identify and plan for protection of natural resources (ie the NRI)
2. Forest and trail management of town owned open spaces.
3. Surface water protection for ponds and critical streams.
4. Provide comments to DES for wetland and alteration of terrain permitting in Bow.

So, I would think just 4 tabs..

1. Pointer to Story Book for the NRI.. called **Natural Resource Management**
2. Link to a list of all the town owned forest we "manage" (15 of them ?) and the forestry management plan. Maybe up to date status of planned cuts... called **Town Forest Management**
3. Link to our water quality and invasive plant monitoring of Turee...**Ponds and Streams**
4. State Permitting... a link to a list of conditions where a DES permit or Heritage Bureau approval is required. .. **State Permitting Requirements**
5. Encourage Involvement.. a link of how to donate money or a parcel to the town. Volunteer opportunities. How to report an issue to the CC, DES, or F&G. Reporting Invasive plants. **Get Involved**

I would get rid of all the other tabs. Tabs to Public Meetings, etc are redundant. I would remove the links to all the DES info pages, open spaces, and the rec department since we can't control the content or location of them and they are likely to change. Remove the redundant info on the page. Highlight the direct email contact to the CC chair.

I think all of the pages are not very visually appealing. Some backdrop pictures would really help. Videos would encourage people to actually use the site.

Hope this is useful. See you Monday night.

Bob