

**North Hampton Conservation Commission**  
**Management Plan for Forest Hills Farm**  
**Winnicut Headwaters I**  
*Formerly the Luff/Tagupa Parcel*



Prepared by Lisa J. Wilson  
in Conjunction with the North Hampton Conservation Commission  
Lauren Bizzari and Kevin Ryan, FB Environmental  
Coastal Estuarine Land Conservation Program (CELCP) and  
National Oceanic and Atmospheric Administration (NOAA) Application Materials  
Southeast Land Trust Baseline Documentation Report  
North Hampton Conservation Commission Subcommittee on Conservation Easements  
North Hampton *Forever* Subcommittee Appraisal Report & Related Documentation

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**Description of the Property**  
**Winnicut Headwaters I**

Town of North Hampton Conservation Easement  
Presently Known as Forest Hills Farm  
(Formerly owned by the Luff and Tagupa Families)

**Grantor Name and Address**

Town of North Hampton Conservation Commission  
In the Name of the Town of North Hampton  
P.O. Box 710  
233 Atlantic Avenue  
North Hampton, New Hampshire 03862

**Grantee Name and Address**

Southeast Land Trust of New Hampshire  
P.O. Box 675  
Exeter, New Hampshire 03833

**Conservation Easement Deed**: Recorded at Rockingham County Registry of Deeds  
Book 4756; Page 0473 on 1.17.2007, 11:46 a.m.

**Access Easement**: Recorded at Rockingham County Registry of Deeds  
Book 4756; Page 0457 on 1.17.2007, 11:45 a.m.

**Access Easement Deed**: Recorded at Rockingham County Registry of Deeds  
Book 4902; Page 0488 on 3.31.2008, 2:28 p.m.

**Survey Plan**: Recorded at the Rockingham County Registry of Deeds  
D – 34457

**Town/County**: North Hampton/Rockingham

**Land Acreage and Types**: 84+/- Acres Total  
95% Forest and Forested Wetland  
5% Open Area in Picnic Clearing and Under Power Lines

**Access**: Off of Route 151 and Highlander Drive, North Hampton, New Hampshire. **The Easement is granted pursuant to New Hampshire chapter RSA 477:45-47 and RSA chapter 486-A:1-14, exclusively for conservation purposes.**

## **Statement of Landowner Management Objectives Consistent with the Easement**

The Stewardship and Management Plan for the Property will help ensure the preservation of the Property. The Property was conserved to ensure the land remains in its natural state as stated in the Coastal Estuarine Land Conservation Program (CELCP) grant application for the Winnicut Headwaters I project submitted to National Oceanic and Atmospheric Administration (NOAA).

The North Hampton Conservation Commission will work in conjunction with the Property Steward, the Southeast Land Trust of New Hampshire (SELT), to faithfully fulfill the terms of the **Conservation Easement Deed** (Book 4756, 0473).

The Property is open to the public. The Property's trail networks are maintained in accordance with the terms of the Easement to both protect the land and to provide for public recreation and the scenic enjoyment of open space.

Marked trails are open year-round for walking and cross-country skiing. Permitted activities on the Property include limited, low-impact, transitory, non-wheeled, non-commercial outdoor recreational activities. Specific trails are designated on the Conservation Land Trail Map Brochure, a brochure designed and created by members of the Conservation Commission. The brochure is a fluid document posted on the Town's website to be periodically reviewed and updated to inform the public of possible new trails, trail work, or other pertinent information.

In addition to the **Conservation Easement Deed**, both an **Access Easement** and an **Access Easement Deed** are recorded at the Rockingham County Registry of Deeds. The **January 17, 2007 Access Easement** (Book 4756, Page 0457) permits the owners of Sagamore Golf, Inc. to maintain any or all trails depicted on the Corporation's trail map, under specified conditions set forth in a separate Access Easement (*See Sagamore Trail map attached to the Baseline Documentation Report prepared by the SELT*). One of the goals outlined in the Management Plan is for the Conservation Commission to document future communication between Sagamore and the Commission to better coordinate possible Trail maintenance work. **The March 31, 2008 Access Easement Deed** (Book 4902, Page 0488) provides for "a permanent, non-exclusive right of way on, for, over, across, or upon, and burdening a certain parcel of land off Highlander Drive, and known as Tax Map 17, Lot 68, in the Town of North Hampton, Rockingham County, State of New Hampshire...".

To continue to keep the Trails open to the public, Trails are maintained in accordance with the conditions of the Easement and Best Management Practices. To the best of the Commission's knowledge, the forested areas beyond the trails have been left untouched. The Commission will consult and seek approval from SELT and will employ best management practices as specified in the Easement for any possible future work with minimal disturbance to the land.

As administrations and boards change from year-to-year and decade-to-decade, it is essential that a systematic process be in place to help manage the Property in the most efficient, cost effective manner to fulfill the terms of the Conservation Easement. The Commission's creation of a Conservation Land Database helps boards keep track of this Property as well as the other conservation lands in Town to better ensure the terms of the Easement are fulfilled.

The Stewardship and Management Plan for the Property will also help the Conservation Commission, third party monitors, future boards, and the public achieve management goals. Through education and sound management, conservation land stands a much better chance of remaining protected for generations to come.

## **Description of Conservation Land**

Description of the Property to include information  
from the *Summary Appraisal by Kevin McManus*

The land consists of [83.20] acres of vacant land within the Winnicut River Watershed, one of two major watersheds within the Town. Protection of this property enhances ongoing local and regional efforts to protect the headwaters of the Winnicut River and conserve riparian habitat and scenic resources.

The Property consists of a right of way of approximately 2000 feet that connects the western (favorably drained) portion of the land to the Highlander Drive cul-de-sac. The western (favorably drained) portion of the land is comprised of well-drained soils and level topography. The eastern one-third portion of the land is comprised of poorly and very poorly drained areas. The land is heavily wooded along I-95 frontage which lowers noise levels from the highway.

Physical inspection indicates a relatively dense, hardwood and softwood mixed growth type forest, with average diameter of 10 inch to 12 inches and sections of more mature growth. Utilities available to the site include electricity and telephone services via Highlander Drive. Site improvements include antique stonewalls along the majority of the northern boundary. Shrubby undergrowth of juniper, blackberry, low bush blueberry, pine tree saplings, and various hardwood saplings is located beneath the two sets of power line corridors.

The Property is subject to two Public Service Company of New Hampshire utility easements. The first is approximately 140 feet in width and travels north to south through the western half of the property, a total of approximately 2,500 feet encumbering a total of approximately 8 acres. This easement includes three relatively small scale, approximately 20 feet tall wooden utility lines. The second easement is approximately 175 feet in width, passing through the northwest corner of the appraised area, a total distance of approximately 750 feet encumbering a total of approximately 3 acres. This easement includes a large scale, single, metal frame transmission line of approximately 40 feet in height. The subject legal description does not reference any other easements or restrictions, and to the best of the appraiser's knowledge, no other easements or subsurface mineral deposits are known to exist. The subject is in a desirable neighborhood bordered to the south by Sagamore Hampton Golf Club and accessed via the pleasant Highlander Drive neighborhood.

In summary from the Appraisal report, the land is comprised of a [83.20] acre lot with predominantly favorable soils and level topography, accessed via an approximately 2,000-foot-long right of way from Highlander Drive. Scenic cross-country trails are part of the trail system and curb parking is on the west side of Highlander Drive at the entrance to the access trail.

**Tax Map 21, Lot 45: 20.20 Acres and Tax Map 22, Lot 3: 63.36 Acres.  
Total Acreage: 83.56 Acres**

**Stewardship Planning and Management Plan Activities as Specified in Easement:**

- A. The Grantor shall manage the property in accordance with a written Management and Stewardship Plan (“the Plan”) consistent with this Easement.
- B. The Plan shall specifically address at least the following elements:
  - i. The short and long- term protection of those values for which this easement is granted, as described in Section 1 above. - pp. 7-14
  - ii. A statement of landowner management objectives consistent with the Purposes of the Easement. - p. 4
  - iii. Property specific management goals and objectives. - pp. 7-14.
  - iv. A boundary map with access roads and natural cover types. - p.30
  - v. A description of natural features of the Property, including land cover, topography, soils, wetlands, streams and ponds, and wildlife habitat features. - p.5; pp.21-40
  - vi. Identification of plant and wildlife species and natural communities of conservation concern, and how management shall enhance, or avoid detrimental impact to, said plants, wildlife, and natural communities.  
Public access locations. - pp.21-40
  - vii. Public access locations. pp. - 4, 5; 11-12, 30
  - viii. Allowed educational and recreational uses, including proposed location of trails. - pp 7-14; 13, 28.
  - ix. Recommended management prescriptions. - pp. 7-14; 28
  - x. Recommended schedule for implementation of management prescriptions including a schedule for boundary, road, and trail maintenance. - pp. 13-19; 28

## Summary of Long and Short-Term Values for Which the Easement was Granted

### **Long-Term Values and Objectives**

1. To preserve the land in its natural state for perpetual protection of water quality, wildlife habitat, scenic amenity, and public recreation.
2. To manage the forest and open space in accordance with conditions set forth in the Easement with minimal disturbance to the land as specified in the Easement, CELCP and NOAA application materials.
3. To establish a procedure for current and future Conservation Commissions to review the long and short-term objectives for managing the Property in conjunction with approvals from SELT.
4. To continue to monitor and maintain the extensive trail network which is open year-round to the general public to facilitate educational and recreational use of the Property.
5. To ensure that current and Future Conservation Commissions fully understand the terms and conditions of the Conservation Easement and the attached Access Easement Deed and Access Easement.

### **Short Term Objectives and Trail Maintenance**

#### **Property Specific Management Goals and Objectives:**

1. Record Approved Management Plan in Data Base
2. Annual Review of Management Plan
3. Implement Trail Maintenance and Management Plan Checklist – See Check List pp.15-19
  - a. Establish a Schedule for Inspecting and Maintaining Designated or Marked Trails
  - b. Identify areas where maintenance is needed and document completed work
  - c. Notify the Public of Any Trail Closures Due to Acts of Nature or for Maintenance
  - d. Record of Annual Correspondence Between Sagamore Golf, Inc. and Conservation Commission to better manage and maintain cross-country ski trails
  - e. Consult with SELT for Approval of Recommended Future Work
  - f. Document Completed Work and Notify SELT
4. Enhance Public Outreach and Education
5. FB Environmental Recommended Property Specific Annual Management Prescriptions:
  - Eradication of Japanese Barberry
  - Boundary Walk/SELT Monitoring
  - Walk Trail Early Summer
  - Invasive Species Monitoring
6. Prototype of Trail Maintenance and Management Plan Checklist

## **Stewardship and Management Plan/Long Term Management Objectives**

- 1. To preserve the land in its natural state for perpetual protection of water quality, wildlife habitat, scenic amenity, and public recreation.**

**As stated in the Conservation Easement, minimal disturbance to the land will ensure the Protection of:**

**Water Quality:** The perpetual protection of the quality and sustainable yield of ground water and surface water resources and on the Property to safeguard the environmental values of the Property that are dependent on water quality and quantity. Protection of this property will help maintain water quality in three critically important watersheds of coastal New Hampshire: the Winnicut, Berry's Brook, and the Little River. In particular the west half of this property contains wetlands that drain into Norton Brook, which becomes the Winnicut River, which in turn drains into Great Bay to the north. Protection of the Winnicut River Headwaters property will help protect the quality of stream flow into the Great Bay estuary drainage basin.

**Wildlife Habitat:** The Property provides habitat important for the region, supporting a variety of wildlife including moose, deer, turkey, beaver, coyote, wood frogs, and migratory songbirds. The parcel is particularly important for wildlife as part of a larger unfragmented forest block of more than 500 acres, which is increasingly rare in the seacoast region of New Hampshire.

**Scenic Amenity:** The assurance that the Property will be retained forever in a scenic condition, and contribute to the preservation of open spaces for the scenic enjoyment of the general public, as viewed from Interstate 95, which borders the Property's boundary.

**Public Recreation:** The protection of the Property for limited, low impact, transitory, non-wheeled, non-commercial outdoor recreational purposes compatible with the conservation purposes and the general public, and for education of the general public. Protection of the Property will safeguard an extensive trail network, which is open year-round for walking and cross-country skiing.

- 2. To manage the forest and open space in accordance with conditions set forth in the Easement with minimal disturbance to the land as specified in Easement and CELCP and NOAA application materials.**

"The fee interest in this Property was purchased, in part, with funds from a Federal assistance award. The Easement shall be held by Easement Holder, subject to disposition instructions from the United States of America, acting by and through the National Oceanic and Atmospheric Administration or its successor agencies (hereinafter sometimes referred to as the "USA" and/or "NOAA"). The Property shall be managed for the conservation purposes and uses under which it was entered into the Coastal and Estuarine Land Conservation Program. The Easement Holder is responsible for monitoring and enforcing the provisions of this Easement and shall not dispose of this Easement or modify the terms thereof without the approval of NOAA or its successor."

**As stated in the *Winnicut Rivers Headwaters I, North Hampton, NH, NH CELCP '06 Project Application Checklist:*** "This acquisition is conservation project designed to protect critical coastal riparian systems. Through North Hampton's acquisition of this property, the habitats represented and described in this application will be left in their natural state."



**The Winnicut Headwaters I, North Hampton NH Project Narrative: states (pages 5-6) Under Manageability of the Site:** *“The site is not currently managed except, for maintenance on an existing trail network used for cross country skiing and hiking. Additionally, there is not an invasive species problem on the site currently so no restoration is anticipated. The property will be managed to prevent future invasion by non-native species. Only habitat management and trail management activities will continue as part of a stewardship plan for the property.”*

**The Conservation Easement states: Under Long-term Use of Site:** *“The Winnicut River Headwaters property will be managed in a natural state and available for passive public enjoyment...”* And on page 1 under ecological characteristics, the narrative states that: *“This parcel is particularly important to moose as large, unfragmented forested blocks become increasingly rare in the seacoast region of New Hampshire. With its wooded uplands and proximity to a vast wetland complex nearby, the area provides important feeding and resting areas. Additionally, a sitewalk by New Hampshire Audubon revealed at least three vernal pools that provide breeding habitat for spotted salamanders, Jefferson’s salamanders and wood frogs. In turn, the eggs and larvae of wood frogs and spotted salamanders provide important food for many other species, including Blanding’s and spotted turtles, various birds and several species of frogs. Both Blanding’s and spotted turtles are considered threatened in the State of New Hampshire. Conservation of this property, with its drainage into 3 different surface water systems, the Winnicut River, the Little River and Berry’s Brook, will help to protect habitats ranging from the Great Bay to the Little River Salt Marsh”*

**The Commission will act upon recommendations by the SELT in consultation with organizations such as the Rockingham County Conservation District (RCCD), other professionals, and the recommendation of the Conservation Commission to ensure the terms of the easement are met regarding management of the Property.**

*“FB Environmental strongly recommends (page 8 of Memorandum) that the Conservation Commission review the conservation easement deed for restrictions regarding the cutting of vegetation prior to the initiation of any such activity. FBE does not recommend any forest harvesting activity at this time, but if it is desired in the future it should be guided by a certified forester. We caution against excess disturbance to this forest given the invasive species populations in the power line and the nature of disturbances to often create opportunities for the invasive species to take hold. Forestry operations also affect terrestrial habitat utilized by vernal pool breeding amphibians. If tree harvesting is to take place, FBE strongly recommend following guidelines set forth in Calhoun and deMaynadier’s (2004) Forestry habitat management guidelines for vernal pool wildlife.”*

**The Easement under Use Limitations, 2B i specifies that all vegetation management activities on the Property be carried out with generally accepted best management practices for the sites, soils, and terrain of the Property. For References see:**

*“Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire”* (JB Cullen 1996)

*“Good Forestry in the Granite State: Recommended by Voluntary Management Practices for New Hampshire”* (New Hampshire Forest Sustainability Standards Work Team, 1997), or similar successor publications as may be mutually agreed to by the Grantor and the Easement Holder.

As stated in the Easement under Use Limitations 2B iv: *“In areas used by, or visible to, the general public, vegetation management activities involving timber harvesting on the*

Property shall be carried out to the extent reasonably practicable, in accordance with the recommendations contained in

*“A Guide to Logging Aesthetics: Practical Tips for Loggers, Foresters, and Landowners”*  
(Geoffrey Jones, 1993) or similar successor publications.

In accordance with the terms of the Easement, the Commission will strive to maintain the land as close to its natural state as possible.

**3. To establish a procedure for current and future Conservation Commissions to review the long and short-term objectives for managing the Property in conjunction with the SELT.**

The approved Stewardship and Management Plan will be added to the Conservation Easement Data base and recorded with other Town documents and Conservation Commission materials for both periodic and annual review. The Conservation Commission will refer to the ***Trail Maintenance and Management Plan Check List for Forest Hills Farm*** (See pp.15-19 of *Management Plan*) as a general guide for annual inspection and management of the Property.

**4. To continue to monitor and maintain the extensive trail network which is open year-round to the general public.**

The Commission will identify any trail maintenance deficiencies and work with interested parties Sagamore Golf, Inc., the SELT, Conservation Commissioners, the Town of North Hampton Highway Department, Boy Scouts, land management professionals and members of the community to find solutions for the most cost-efficient way to maintain trails which the Commission chooses to maintain for public enjoyment and recreational use.

**5. To ensure that current and future Conservation Commissions fully understand the terms and conditions of the Conservation Easement and the attached Access Agreement.**

Annual review of the Management Plan will encourage future and present Commissioners to read the Conservation Easement and the Access Easement for the Property.

In summary, this Access Easement gives the owners of Sagamore the right to maintain the trails according to Best Management Practices. The Access Easement specifies that certain work is to be approved by the Fee Owner/Grantor or Conservation Commission. Please see excerpts of the Access Easement on the following page. The full Access Easement is included in the Closing Documentation for the Property.

## **SUMMARY of ACCESS EASEMENT CONDITIONS**

Please see ACCESS EASEMENT for complete text.

This Access Easement states that Sagamore Golf, Inc., and Richard T. Luff and Antonia L. Tagupa and their successors and assigns (Fee Owner, just prior to sale of Property to Town of North Hampton) acknowledge that this Access Easement is to provide Sagamore with the non-exclusive right to permit the public access for cross country skiing use only.

1. PURPOSE. "...This Easement grants to Sagamore, a non-exclusive right to maintain and use, and to permit the public to use, cross country ski trails on the Property...".
  
2. OBLIGATIONS OF THE PARTIES. Sagamore shall have the right to construct, maintain, and use, and permit the public to use, cross country ski trails only on the Property, along the routes established and with the corridors designated and depicted on the sketch map entitled "Sagamore-Hampton Ski Touring Center" (the "Trail Map"), which is included as part of the baseline documentation on file at the offices of the Easement Holder, and incorporated herein by reference.
  - A. Any and all activities conducted on the Property by Sagamore shall be consistent with the Conservation Easement and the Management and Stewardship Plan.
  - B. The Trails shall be adequately marked by Sagamore, to indicate location of the Trails, and to restrict their use to cross country skiing...
  - C. The corridors within which Trails may be maintained shall be limited to a width of (10) ten feet, except where additional width is necessary as a result of trail conditions or topography, with consent of the Fee Owner...
  - D. Sagamore shall promptly close any Trail or portion thereof to the general public upon the request of the Fee Owner whenever natural resource degradation or water quality issues require such closure as set forth in the Easement. The Easement Holder and Sagamore shall work together to designate an alternate route, to **be constructed and maintained by Sagamore at its sole expense**.
  - E. No less than annually, and within ninety (90) days of the closing of the Trails at the end of the winter season, Sagamore shall conduct a general clean-up of the Trails at the end of the winter season. Sagamore shall conduct a general clean-up of the Trails to remove litter, trash, manmade debris, and promptly respond to the Fee Owner's (now, that is, the Town of North Hampton) request for additional litter and trash removal directly related to the rights granted in the Conservation Easement.
  - F. Sagamore shall maintain the Trails using "Best Management Practices for Erosion Control During Trail Maintenance and Construction" (State of NH, Dept. of Resources and Economic Development, Division of Parks and Recreation, Trail Bureau.) Sagamore and its agents shall have the right to enter the Property with persons and equipment for purposes of maintaining the Trails. Maintenance activities shall include, but not be limited to, installation and replacement of bridges and culverts, rocks and stump removal, smoothing of the trail surface, placement of gravel and natural fill, installation of broad based dips, water bars and ditches, removal of fallen trees, cutting back encroaching vegetation and wintertime grooming.
  - G. The Fee Owner shall notify Sagamore in writing should the Fee Owner determine the Trail of portions thereof require maintenance. Sagamore shall within thirty (30) days of receipt of such notice, respond to the Fee Owner, indicating Sagamore's determination of trail maintenance needs and the timing of such maintenance. Nothing in this Agreement shall require Sagamore to

perform maintenance necessitated by or resulting from the Fee Owner's activities on the Property.

- H. Sagamore shall, at its discretion, but in consultation with Fee Owner, close the Trails when weather, snow cover and ground conditions make the Trails unsuitable for cross country ski use.
- I. Bridges and other trail improvements shall be designed and constructed for cross country ski use and such other recreational use as the Fee Owner shall request (provided the same does not cause additional expense to Sagamore) and shall be maintained by Sagamore. **Nothing contained in this Easement shall prevent the Fee Owner from using the trails or permitting others to use the Trails.** If a portion of the Trails are permanently relocated or abandoned, Sagamore shall consult with the Fee Owner and shall remove all bridges the Fee Owner requests be removed therefrom. Sagamore shall not be responsible for any actions or use of the Trails taken by or on behalf of the Fee Owner.
- J. Sagamore shall obtain all necessary federal, state and local permits and approvals, and remain in compliance with and abide by terms of said permits and approvals, and all federal, state, and local laws and regulations regarding the construction, maintenance, and supervision of use upon Trails.

3. MONITORING TRAIL USE. Fee Owner and Sagamore agree to cooperatively monitor usage on the Property to ensure the current ecological conditions and Purposes of the Conservation Easement are not diminished or degraded by cross country ski use and that cross- country ski use is limited to the designated Trails as is done in compliance with the then existing state laws, administrative rules and this Agreement.

Sagamore agrees to meet the Fee Owner at least annually, and more often at the request to either party, to discuss issues that may develop and consider management options, including posting to limit or close access to the Trails to address those issues within the context and Purposes of the Conservation Easement.

4. DISPUTE RESOLUTION. The Fee Owner and Sagamore desire that issues arising from time to time concerning uses or activities in light of the provisions of the Easement will first be addressed through candid and open communication between the parties rather than unnecessarily formal or adversarial action. ... (Please refer to Access Agreement for complete text.)

7. ASSIGNMENT AND TRANSFER. This Easement and all the provisions hereof shall be binding upon and inure to the benefit of the Fee Owner hereto, their successors, heirs, or assigns. The rights, interests or obligations hereunder of Sagamore are transferable during the term of Sagamore's ownership of property immediately adjacent to the Property. However, Sagamore's rights in the Property shall terminate upon the conveyance of the Property for Sagamore to any other party, unless the fee owner agrees to extend the terms of this Easement.

**Short Term Objectives and Trail Maintenance**  
**Property Specific Management Goals and Objectives:**

**1. Record Approved Management Plan in Conservation Easement Database**

File approved Management Plan in Town Office, attach to file and document annual review of the Management Plan in Conservation Commission procedures.

The Conservation Database is posted on Town's website, physical tags have been placed on files in Town for all conservation parcels to ensure that the building inspector and other administrative employees are aware of the actual conservation parcels, the conservation easements, and restrictions that are placed on such properties.

The conservation easement database is yet another tool to help volunteer boards and other entities monitor and protect conservation land. (The Commission asks that residents and others seeing easement violations to fill out Complaint Form, included in Management Plan p.20, to better identify encroachments to facilitate remedial action in a timely manner.)

**2. Annual Review of Management Plan:**

Discuss and review the short and long-term goals for Forest Hills Farm, review the terms of the conservation easement and access agreement with current and new conservation commissioners.

**3. Implement Trail Maintenance and Management Plan Checklist (See Check List pp. 15-19)**

- a. Establish a Schedule for Inspecting and Maintaining Designated or Marked Trails
- b. Identify areas where maintenance is needed and document completed work
- c. Notify the Public of Any Trail Closures Due to Acts of Nature or for Maintenance
- d. Record of Annual Correspondence Between Sagamore Golf, Inc. and Conservation Commission to better manage and maintain cross-country ski trails
- e. Consult with SELT for Approval of Recommended Future Work
- f. Document Completed Work and Notify SELT

The Checklist is designed to encourage commissioners and volunteer boards to be more proactive in following through with approved management objectives and annual maintenance of the Trails and Property.

**4. Enhance Public Outreach and Education**

Members of North Hampton Conservation Commission created for the public a comprehensive brochure and trail map, which includes specific information for accessing conservation land in town. Among the properties featured, the Forest Hill Farm Easement (the Property), includes a map to show the Property's specific location in North Hampton, its location relative to other conservation parcels, access and parking, a map of the specific trails, and a general description of the conservation easement. The existing trails provide great recreational opportunities for easy hiking and snowshoeing.

The brochure is available on the town's website and the trail maps are available in a printable version. The Conservation Commission encourages the public to enjoy the land and to leave the land in a better condition than the condition in which they had the pleasure of discovering it.

As noted in the *FB Environmental Memorandum* on page 8: "Forest Hills Farm presents many opportunities for educational purposes due to the many vernal pools and land use history of the site. School groups or other organized educational groups could visit the site to learn about

*vernal pools, the wildlife that utilize them, and how New England's farming history has influenced the forests we see today. The trail that enters from Balsam Circle (not depicted on map) passes by a large vernal pool as well as stone walls and old fencing, making these teaching tools easily accessible."*

## **5 FB Environmental Schedule for "Property Specific" Annual Management Prescriptions:**

**A. Eradication of Japanese Barberry:** *"Eradicate barberry and any other observed non-native, invasive plants from Forest Hills Farm. Regularly monitor for the presence of invasives. The Casco Bay Invasive Species Network's Winning the War on Weed provides useful information regarding management of invasive plants."*

**Action taken: August 2017**, the Commission has contacted Tracy Degnan from the Rockingham County Conservation District (RCCD) to to eradicate the barberry found in two small patches noted as wetland K depicted on the FBE Property Boundary and Wetlands Map on page 13 and in *Photo 1 on page, FBE Memorandum*.

**B. Boundary Walk:** Use the baseline report to look for monuments and other boundary marks to ensure there is no encroachment on the property and that the edges remain well marked.

**C. Walk Trails in Early Summer:** Walk the trails to look for any trees that may have come down across the trails during winter storms. Organize an early summer trail day to remove any impediments or dangerous trees. National Trails Day is celebrated every June and conservation groups often like to schedule work days to coincide with this celebration.

**D. Invasive Species Monitoring:** Look for any new populations. Monitor existing populations or treatment areas to see if they need to be treated a second time. Invasive species often leaf out before natives and it may take time to spot them.

## **5. Trail Maintenance and Management Plan Check List for Forest Hills Farm**

The following **Trail Maintenance and Management Plan Check List for Forest Hills Farm** is a prototype of what is meant to be a guide for commissioners to inspect trails and ensure user safety and better manage the Property consistent with the terms of the Conservation Easement. This sample check list helps establish a procedure for Commissioners to better communicate with SELT and record and document approved work on the Property.

**Trail Maintenance and Management Plan Check List for Forest Hills Farm  
Annual Review of Management Plan  
Annual Schedule for Trail Inspection and User Safety:**

**Date of Review of Management Plan:** \_\_\_\_\_

**Date of Property/Trail Inspection:** \_\_\_\_\_

**Names of Person(s) Inspecting Property/Trails:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Name and Location(s) of Trail(s):** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Please attach photos of sections of Trails where maintenance work is needed. If possible, locate areas of recommended work on Trail or Property map. Please describe all recommended work:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Document Correspondence Between SELT and North Hampton Conservation Commission. Keep copies of email correspondence and any necessary approvals from SELT:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Document Inspection, Scheduled, and Completed Work. Please attach photos of completed work.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Annual Management Plan Review and Trail/Property Inspection Checklist**

**Inspect and Replace Trail Markers and Record Completed Work:**

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**Document Annual Correspondence Between Sagamore Golf, Inc. and Conservation Commission to better coordinate, manage, and maintain Sagamore designated cross-country ski trails:**

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**Public Notifications (Town Website, Town Postings, Channel 22) of Trail Closures Due to Acts of Nature or Trail Maintenance. Record Date and Time of Notification and any other information to ensure the public safety.**

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**Discuss with SELT Current or Future Maintenance Work and Future improvements Date of Notification and Project Description:**

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**Annual Management Plan Review and Trail/Property Inspection Checklist**

<b>Date and Year</b>	<b>Signature of Conservation Commission Chair</b>
2017 _____	_____
2018 _____	_____
2019 _____	_____
2020 _____	_____
2021 _____	_____
2022 _____	_____
2023 _____	_____
2024 _____	_____
2025 _____	_____
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2038 _____	_____
2039 _____	_____

**Annual Management Plan Review and Trail/Property Inspection Checklist**

<b>Date and Year</b>	<b>Signature of Conservation Commission Chair</b>
2040 _____	_____
2041 _____	_____
2042 _____	_____
2043 _____	_____
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**Annual Inspection Checklist**

2063	_____	_____
2064	_____	_____
2065	_____	_____
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2067	_____	_____
2068	_____	_____
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2086	_____	_____
2087	_____	_____



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
 Conservation Commission, c/o Town Offices, 233 Atlantic Avenue

**CONSERVATION EASEMENT VIOLATION COMPLAINT**

Location of Claimed Violation of Conservation Easement and Property Owner

Street Address:	
Additional Location Information:	
Name of Property Owner (If Known):	Phone Number (If Known):

<b>Reporting Party Information (REQUIRED)</b>	
Reporting Party Name:	Phone Number:
Mailing Address:	

<b>Complaint Type</b>
Please Describe Your Complaint Below. If You Need Additional Room, Please Use The Back Of This Form: Please also attach supporting documents such as, if available, photos of the claimed violation and description of easement terms claimed to be violated.

Signature of the Reporting Party <i>Required</i> :		Date:
<b>FOR OFFICIAL USE ONLY</b>		
Received by:	Date Rec'd:	Case No. 20 - _____
Date Reply Card Sent:		Date Closed:

Map # Lot#
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Action taken:
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## FOREST HILLS FARM | MEMORANDUM



**TO:** Lisa Wilson, Town of North Hampton Conservation Commission  
**FROM:** Lauren Bizzari and Kevin Ryan, FB Environmental  
**SUBJECT:** Forest Hills Farm, Management and Stewardship Plan Components  
**DATE:** July 17, 2017  
**CC:** Forrest Bell, FB Environmental

**ATTACHMENTS:** A) Site maps; B) Site photographs; C) Wetland photographs; D) Wetland and Deepwater Habitats Classification

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### MANAGEMENT AND STEWARDSHIP PLAN COMPONENTS

The Southeast Land Trust (SELT) holds a conservation easement on Forest Hills Farm, a town-owned property in North Hampton, New Hampshire. The conservation easement deed requires that the town Conservation Commission produce a Management and Stewardship Plan for the property. The purpose of the plan shall be to provide the town with a solid understanding on how to best manage the property while staying consistent with requirements set forth in the conservation easement. The plan must present an inventory and evaluation of natural resource features, and identify areas that may be sensitive to future development (e.g., new trails) or changes in land use on the property.

Lisa Wilson of the North Hampton Conservation Commission submitted a draft Management and Stewardship plan to Deborah Goard of SELT in July of 2016. The land trust approved several sections of the report. However, in a letter from SELT to the conservation commission dated September 30, 2016 the land trust required that certain sections of the plan be prepared by professional forester or wildlife biologist. As such, the Conservation Commission contracted FBE to produce the following deliverables:

- A boundary map depicting site access roads and natural cover types (cover types classified according to the New Hampshire Wildlife Action Plan when applicable).
- Maps and accompanying descriptions of the property's notable natural features, topography, soils, surficial geology, wetlands, watercourses, waterbodies, and wildlife habitat features.
- A description of plant and wildlife species or natural communities of conservation concern present on the property, and a description of how management can enhance or avoid negative impacts to the aforementioned plant, wildlife, and natural communities.
- A description of allowed educational and recreational uses, including proposed location of new trails (if new trail locations are proposed).
- Recommended management prescriptions and suggestions for reasonable and cost-effective implementation of proposed management activities. This will include a schedule for boundary, road, and trail maintenance.

## DESCRIPTION OF NATURAL FEATURES

### SURFICIAL GEOLOGY

Surficial geology of the entire property consists of glacial till. Glacial till is an unsorted mixture of sediments (e.g., clay, sand, gravel, boulders) deposited by a melting glacier during the last ice age.

### SOILS

Soil survey information for the site was obtained from the Natural Resources Conservation Service (NRCS) Web Soil Survey (Attachment A, Map 1). The majority of soil on Forest Hills Farm consists of sandy loam. The most common soil series on the property is the Chatfield-Hollis-Canton complex (64.5 % of the property - Attachment A, Map 1). The three soil series within this complex are all sandy loams, very stony, and well to excessively well-drained. Chatfield-Hollis-Canton complex is found throughout the site.

The second most common soil series is the Squamscott fine sandy loam (17.6%). This soil series consists of poorly drained soils on a former marine terrace. Squamscott fine sandy loam is only found in the eastern corner of the property, underlying a large wetland complex and hemlock forest.

The third most common soil series in the Pennichuck channery very fine sandy loam (10.8%). This soil is mainly found along the I-95 corridor (western edge of the property). Channery soils contain 15 - 35 % (by volume) of thin, flat fragments of rock such as shale, slate, and schist (NRCS, 2015).

### TOPOGRAPHY

Forest Hills Farm consists of gently rolling terrain, with several ridges and lowland areas (Attachment A, Map 2). The lowest elevation is 78 feet, near Wetland B (see below for description). The highest elevation is 122 feet at the top of a ridge located east of the power line corridor. In addition to a large rock outcrop east of the power line cut (see Attachment B), numerous glacial erratics (boulders) are present throughout the property.

### NATURAL COVER TYPES

The New Hampshire Wildlife Action Plan classifies the area of Forest Hills Farm as Appalachian Oak-Pine Forest (NHFG, 2015) which consists of plant species adapted to dry, sandy soils. We did find several of the species commonly found in Appalachian Oak-Pine forest, including white pine (*Pinus strobus*), white oak (*Quercus alba*), black birch (*Betula lenta*), yellow birch (*Betula alleghaniensis*), and lowbush blueberry (*Vaccinium angustifolium*). However, the site has been impacted by historical land use as evidenced by the predominance of white pine in the canopy over much of the site and the many stone walls throughout the property. White pine is a “pioneer” species that is quick to colonize abandoned fields in New England, and likely took over when the farmland was abandoned.

We have further divided the land at Forest Hills into four sub-types to provide more detail about the natural communities found on the site (see Attachment A, Map 3). The natural cover types currently present at Forest Hills Farm are described below.

**White Pine – Yellow/Black Birch**

*Attachment B, Photo 2*

This cover type is found along the northern border of the property, and is the first natural community one encounters upon entering the property from Balsam Circle in Greenland. White pines as well as yellow and black birch trees dominate the canopy. Red oak (*Quercus rubra*), red maple (*Acer rubrum*), big-tooth aspen (*Populus grandidentata*), white ash (*Fraxinus americana*), and hemlock trees (*Tsuga canadensis*) are also present within the canopy, though to a lesser extent. Some of the largest (and likely oldest) canopy trees observed on site can be found in this section. The understory consists of many beech saplings (*Fagus grandifolia*) about 1 – 2 cm in diameter. Starflower (*Lysimachia borealis*), Canada mayflower (*Maianthemum canadense*), and small white pine seedlings are present in the herbaceous layer.

A large wetland complex runs through much of this part of the site. Highbush blueberry (*Vaccinium corymbosum*) is present along the margins of this wetland.

**White Pine – Hemlock**

*Attachment B, Photos 5, 6, & 10*

This community is found at lower-elevation sections of the site, in-between the highway and the powerline corridor at the western side of the property as well as in the eastern arm of the property. The canopy is dominated by white pine and hemlock, with scattered red oak trees and an occasional paper birch (*Betula papyrifera*). In general, the canopy tree density is higher and the light levels lower in this community compared to the White Pine – Oak community on the eastern side of the power line. A small stand of red pine (*Pinus resinosa*) is visible from the trail in the southwest corner of this section, though it is located on private property. (Red pine was not observed within the property boundaries.)

Similar to many other parts of the site, the understory is dominated by beech saplings. A few white oak saplings were also observed. Of particular note is a large white oak specimen (>14" in diameter) in the eastern section of the property (see photo 11). The herbaceous layer is similar to other parts of the property, with Canada-mayflower and starflower present at the time of the field investigation.

**White Pine – Oak**

*Attachment B, Photo 8*

This community is found to the east of the powerline corridor. This is the highest elevation area of the site, with a dry, rocky ridgeline running diagonally across the area. The canopy is dominated by white pines, with a few red maple and red oak trees also present. The trees are smaller in size compared to the other side of the powerline corridor.

In contrast to other forested areas of the site, hemlocks were less commonly encountered in this community and limited to small- to medium-sized understory trees. Beech saplings, which are slow-growing and shade-tolerant, dominate the understory with some lowbush blueberry present as well. Beech is not a preferred food of white-tailed deer (*Odocoileus virginianus*), so despite evidence of high deer abundance (i.e., droppings and browsed trees), the beech saplings have not been browsed. Two stands of older beech trees are also located within this community (Photo Points 015 and 018). These stands consisted of about a dozen trees each and are virtually all infected by beech bark disease.

**Powerline Corridor**

*Attachment B, Photo 4*

The vegetation within the power line reflects the frequent management of this this area. Vegetation within the corridor is undoubtedly routinely cut by the power company to ensure that the vegetation does not interfere with vehicle passage and infrastructure. This area is absent of canopy trees, but a scrub-shrub community composed of oaks, juniper bushes (*Juniperus communis*), lowbush blueberry, and small white pines. Large stands of non-native, invasive species glossy false buckthorn (*Frangula alnus*) are present in wetter portions of the powerline corridor.

**HYDROLOGIC FEATURES (WETLANDS, WATERCOURSES, AND WATERBODIES)**

Mapping of hydrologic features occurred simultaneously with natural community surveys on April 27, 2017. A formal wetland delineation was *not* conducted within the project area; wetland boundaries depicted on maps within this report are therefore approximate. However, the general wetland boundaries roughly delineated during the course of fieldwork are sufficient to depict the variety and approximate size of hydrologic features within the property. Note however, that there may be small areas that meet the technical definition of a wetland that were not encountered and/or delineated.

Although cursory, the delineation of hydrologic features within the project area was based on the protocols described in the 1987 USACE Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (USACE, 2012). This methodology involves identifying wetlands based on three criteria: the presence of hydrophytic vegetation, hydric soils, and hydrology. For a given area to be considered a wetland, all three of these parameters must be met, with some exceptions for disturbed areas.

Hydrophytic vegetation is defined as the community of plants that occur in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence (USACE, 2012). An indicator status is assigned to each plant species; this is used to calculate the overall dominance of wetland plants in each stratum (i.e., layer of vegetation of similar height) at each sample point. Based on the 2013 National Wetland Plant List (Lichvar, 2013), the frequency of a plant species' occurrence in a wetland community determines its indicator status.

A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service, 1994). Examples of hydric soil indicators include a histic epipedon or the presence of a dark A or Ap soil horizon underlain by a high value, low chroma (light-gray) colored soil horizon with redoximorphic features (e.g., iron and manganese concentrations or depletions).

The term "wetland hydrology" encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface at some time during the growing season. Typical indicators of wetland hydrology include inundated soils, soils saturated to the surface, drainage patterns, water marks, and morphological adaptations, such as buttressed tree trunks, shallow root systems, or multiple stemmed trees.

All wetlands were classified using the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al., 1979). This water resource classification system was developed by the United States Fish and Wildlife Service (USFWS) and is commonly referred to as "Cowardin Classification" (Attachment D). The Cowardin Classification is used to define wetlands and other aquatic resources by their landscape position,



cover type, and hydrologic regime. Special modifiers can be added that describe water regime/chemistry, soil types, or disturbances.

As with the mapping of terrestrial communities, approximate wetland boundaries were georeferenced using Garmin GPSmap 76Cx handheld GPS units. Specifically, the “track” feature was used as a field investigator walked the approximate boundary of a given hydrologic feature. A map of wetlands present at Forest Hills Farm is found Appendix A, Map 3.

As the field visit took place during “vernal pool season” each wetland encountered was assessed for the presence of pool-breeding amphibian egg masses.

**Wetland A. PSS1 - Palustrine Scrub-Shrub Broad-Leaved Deciduous**

Wetland A is a small pool within the power line corridor at the southernmost portion of the site. The pool has no apparent surface water connections to other wetlands or watercourses. The wetland has a bottom substrate of leaf litter over mineral soil. The pool was approximately eight inches in depth during the site visit with a maximum depth of approximately two feet. Vegetation within the pool is dominated by invasive glossy false buckthorn (*Frangula alnus*). Other vegetation present consists of highbush blueberry (*Vaccinium corymbosum*) and sheep laurel (*Kalmia angustifolia*). No amphibian egg masses were observed in the pool.

**Wetland B. PFO1- Palustrine Forested Broad-Leaved Deciduous**

This wetland is a forested system along at the southwest portion of the property boundary which continues beyond the property boundary to the west. A small area of pooled water was observed within the wetland which contained three spotted salamander egg masses.

**Wetland C. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

Wetland C is a small forested wetland at the northwestern portion of the property. It has a leaf litter over mineral soil substrate with and contains an area of pooled water approximately eight inches in depth. Water from the wetland flows off the property and underneath Interstate Route 95. No amphibian egg masses were observed in the pool.

**Wetlands D1 and D2. PSS1 - Palustrine Scrub-Shrub Broad-Leaved Deciduous**

Wetlands D1 and D2 are within the power line corridor at the northwest portion of the property. The pools are the result of a wetland being bisected by an access road within the power line corridor. The pools have a substrate of leaf litter over mineral soil with a maximum depth of approximately one foot. Vegetation within both pools is dominated by glossy false buckthorn. No amphibian egg masses were observed within either of the pools.

**Wetland E. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

Wetland E is a hydrologically-isolated depressional wetland within deciduous forest. The bottom substrate consists of leaf litter over mineral soil. The majority of the pool was several inches deep at the time of the field visit but a small area was approximately two feet in depth. Several highbush blueberry shrubs are present within wetland. No amphibian egg masses were observed.

**Wetland F. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

This wetland is a hydrologically-isolated depressional wetland within deciduous forest. The bottom substrate consists of leaf litter over mineral soil. Water depth in the pool was approximately two feet during the site visit. No amphibian egg masses were observed in the pools however detection was difficult due to the pool containing dark, tannin-stained water, leaves suspended in the water column, and the reflection of the sky on the water surface.

**Wetland G. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

Wetland G is depressional wetland within deciduous forest. The wetland does not appear to have any *permanent* connections to other wetlands however some water may exit the pool at its northeast end during periods of high water. The pool straddles the eastern property boundary. It has a bottom substrate of leaf litter over mineral soils and a maximum depth of approximately three feet was observed during the field investigation. The pool is mostly open water but is ringed by several shrub species, notably highbush blueberry. Several large red oak (*Quercus rubra*) trees grow from hummocks toward the edge of the pool.

This wetland is likely a very productive vernal pool; 40+ spotted salamander were observed within it. It is likely that wood frogs (*Lithobates sylvaticus*) also breed in the pool however their egg masses might have hatched previous to the field visit.

**Wetlands H & H1. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

Wetland H is forested wetland complex at the north-central portion of the property. The wetland continues off site to the north and south; water within the wetland flows south to north and runs to a culvert under Balsam Circle. The majority of the wetland does not contain standing water however a small area of pooled water 6-18 inches in depth (wetland H1) is present within the eastern portion of the wetland. The pool has a bottom substrate of leaf litter over mineral soil with *Sphagnum* moss and highbush blueberry present on hummocks within the wetland. Within this area of pooled water two spotted salamander and fourteen wood frog egg masses were observed. The latter were observed to be hatching.

**Wetland I. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

This wetland is a forested complex at the eastern end of the property. It continues beyond the property boundary to the both north and south. Although surface water is present no areas of pooled water (sufficient to contain amphibian egg masses) were observed. A single adult male wood frog was observed within this wetland.

**Wetland J. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

Wetland J is a depressional wetland within deciduous forest. It contains a temporary outlet to the south which drains into wetland K (described below). The wetland consists of open water around two feet in depth with a bottom substrate of leaf litter over mineral soil. Several blueberry and winterberry (*Ilex verticillata*) bushes are present at the outskirts of the pool. A total of 31 spotted salamander egg masses were observed within this pool.

**Wetland K. PFO1 - Palustrine Forested Broad-Leaved Deciduous**

Wetland K is a forested wetland complex at the eastern end of the property. The wetland contains an area of open water which is approximately two feet in depth however no amphibian egg masses were observed. The wetland also contains another area of very shallow water which contains skunk cabbage (*Symplocarpus foetidus*) and sensitive fern (*Onoclea sensibilis*).

**PLANTS AND WILDLIFE OR NATURAL COMMUNITIES OF CONSERVATION CONCERN**

*Vernal pools*

Perhaps the most stand-out feature of Forest Hills Farm is its Vernal Pools as the property contains several examples of “classic” vernal pools with intact adjacent terrestrial habitat. In the Northeast, vernal pools may also be referred to as seasonal woodland pools, ephemeral forest pools, or seasonal wetlands. They are naturally occurring (with some exceptions), seasonal bodies of water absent of viable populations of predatory fish. Vernal pools provide breeding habitat for one or more of New Hampshire’s vernal pool indicator species: spotted salamanders (*Ambystoma maculatum*), blue-spotted salamanders (*Ambystoma laterale*), marbled salamanders (*Ambystoma opacum*), wood frogs (*Lithobates sylvaticus*) and fairy shrimp (*Eubranchipus* spp.)

Vernal pool-breeding amphibians are most often encountered on warm, rainy, spring nights when they undertake annual breeding migrations *en masse* to their ancestral breeding wetlands. Adult mole salamanders use wetlands only for several weeks during the spring (with the exception of the marbled salamander, which breeds in the fall), spending the rest of their lives in forests adjacent to breeding wetlands.

In the Northeastern United States, habitat degradation, loss, and fragmentation have been identified as the main causes of amphibian decline (Klemens 1993; McDonough and Paton 2007). Regarding vernal pools, it is not uncommon for development to encroach on the terrestrial habitat surrounding a pool, which reduces or eliminates the terrestrial habitat inhabited by pool-breeding amphibians. Poorly-planned development may also serve to sever connections between wetland and terrestrial habitats.

For more information on vernal pools in New Hampshire, see the New Hampshire Fish and Game Department’s *Identifying and Documenting Vernal Pools in New Hampshire*.<sup>1</sup>

*Non-native, invasive vegetation*

Nonnative invasive species are not common within the forested areas of the site, but are present within the more disturbed areas – the power line and along the edges of the forest. Two small patches of barberry (*Berberis thunbergii*) were also found along the edge of wetland K (Photo point 1).

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<sup>1</sup> Available <http://www.wildlife.state.nh.us/nongame/vernal-pools.html>

## EDUCATIONAL AND RECREATIONAL USES

Forest Hills Farm presents many opportunities for educational purposes due to the many vernal pools and land use history of the site. School groups or other organized educational groups could visit the site to learn about vernal pools, the wildlife that utilize them, and how New England's farming history has influenced the forests we see today. The trail that enters from Balsam Circle (not depicted on map) passes by a large vernal pool as well as stone walls and old fencing, making these teaching tools easily accessible.

The existing trails provide great recreational opportunities for easy hiking and snowshoeing. Historically, Sagamore Creek Golf Course maintained some of the trails for cross country skiing, though it is unclear if this still occurs. The trails on the property are currently in good condition and would be appropriate for continued use as skiing trails.

## MANAGEMENT RECOMMENDATIONS AND IMPLEMENTATION

- FBE strongly recommends that the Conservation Commission review the conservation easement deed for restrictions regarding the cutting of vegetation prior to the initiation of any such activity.
- FBE does not recommend any forest harvesting activity at this time, but if is desired in the future it should be guided by a certified forester. We caution against excess disturbance to this forest given the invasive species populations in the power line and the nature of disturbances to often create opportunities for invasive species to take hold. Forestry operations also affect terrestrial habitat utilized by vernal pool breeding amphibians. If tree harvesting is to take place, FBE strongly recommend following the guidelines set forth in Calhoun and deMaynadier's (2004) *Forestry habitat management guidelines for vernal pool wildlife*.<sup>2</sup>
- Eradicate barberry and any other observed non-native, invasive plants from Forest Hills Farm. Regularly monitor for the presence of invasives. The Casco Bay Invasive Species Network's *Winning the War on Weeds*<sup>3</sup> provides useful information regarding management of invasive plants.
- Annual monitoring of the property should be conducted ideally in the spring and include:
  - Boundary walk – use the baseline report to look for monuments and other boundary marks to ensure there is no encroachment on the property boundary and that the edges remain well marked.
  - Walk the trails to look for any trees that may have come down across the trails during winter storms. Organize an early summer trail day to remove any impediments or dangerous trees. National Trails Day is celebrated every June and conservation groups often like to schedule work days to coincide with this celebration.
  - Invasive species monitoring – look for any new populations. Monitor existing populations or treatment areas to see if they are need to be treated a second time. Invasive species often leaf out before natives and it may make it easier to spot them.

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<sup>2</sup> Available at <http://www.vernalpools.me/select-publications/>

<sup>3</sup> Available at <http://oceansideconservationtrust.org/info.php?id=229>

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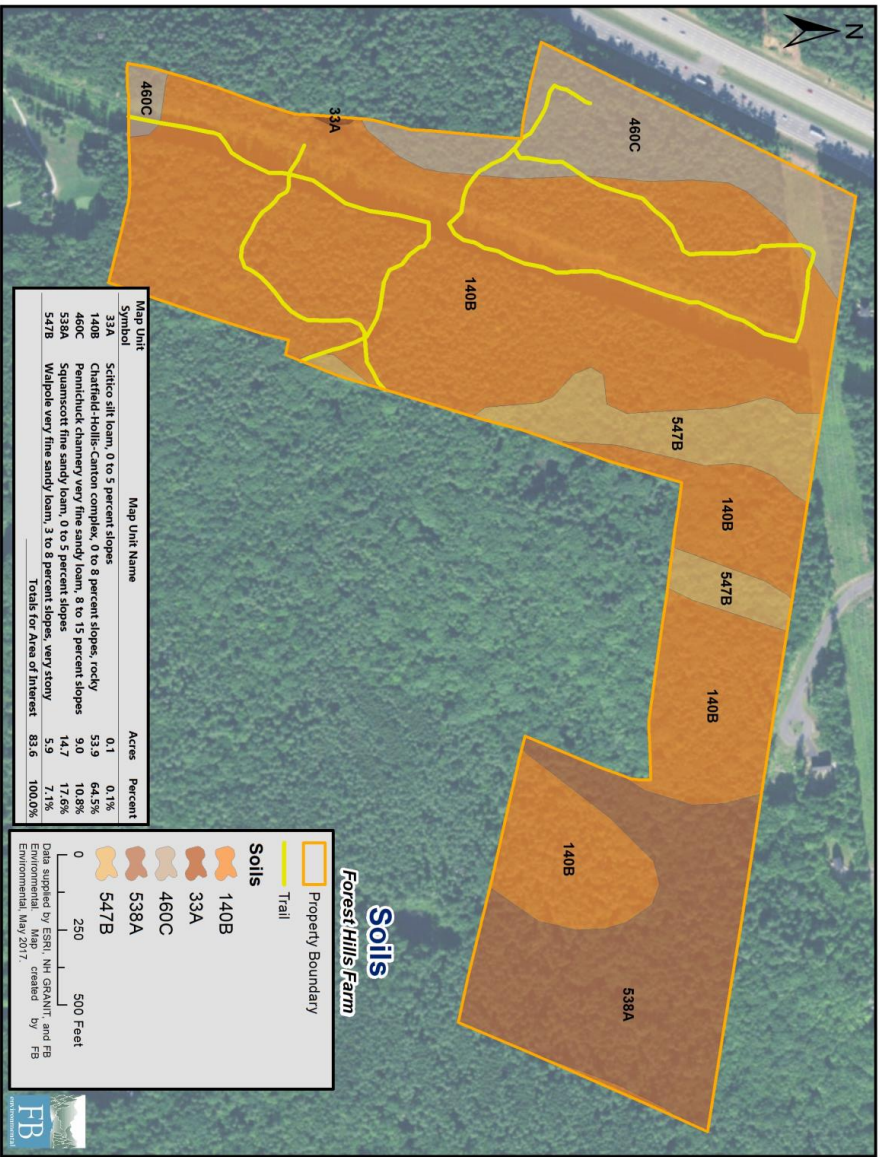
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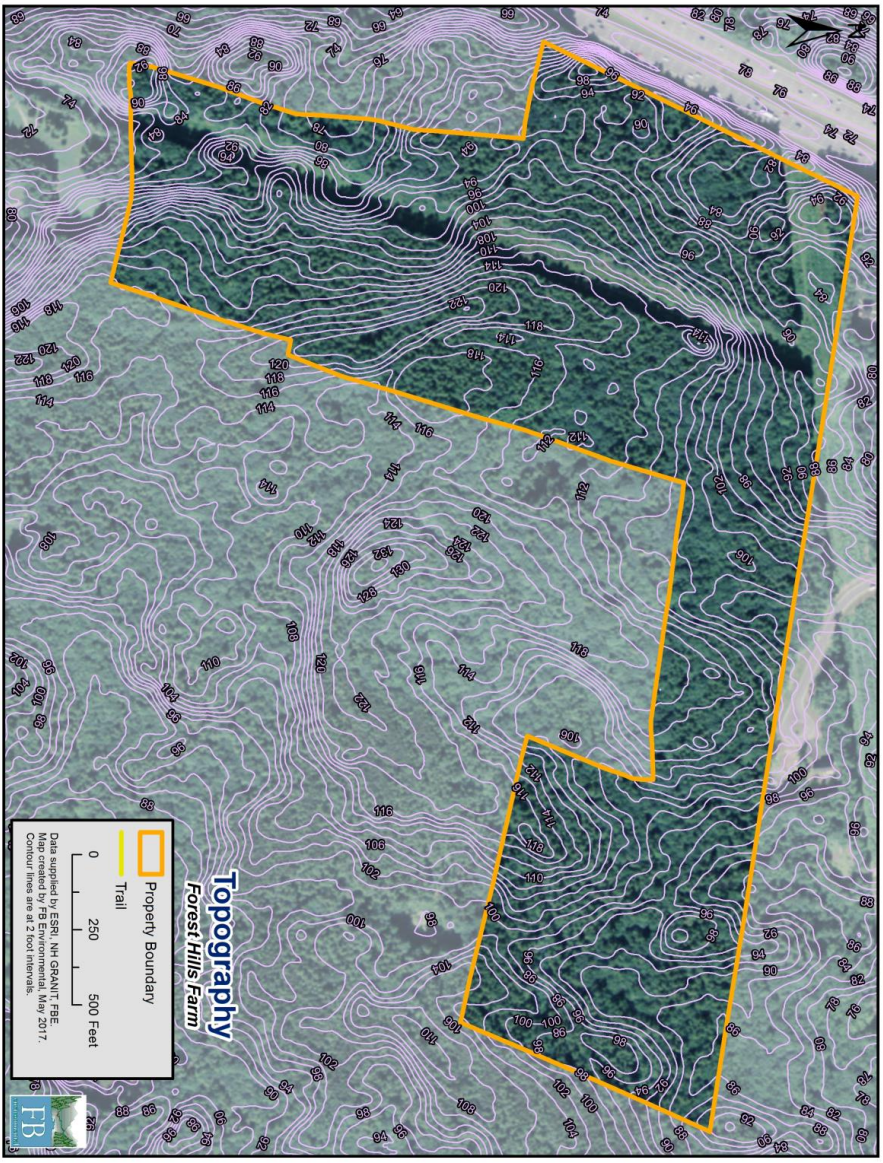
ATTACHMENTS

ATTACHMENT A – MAPS

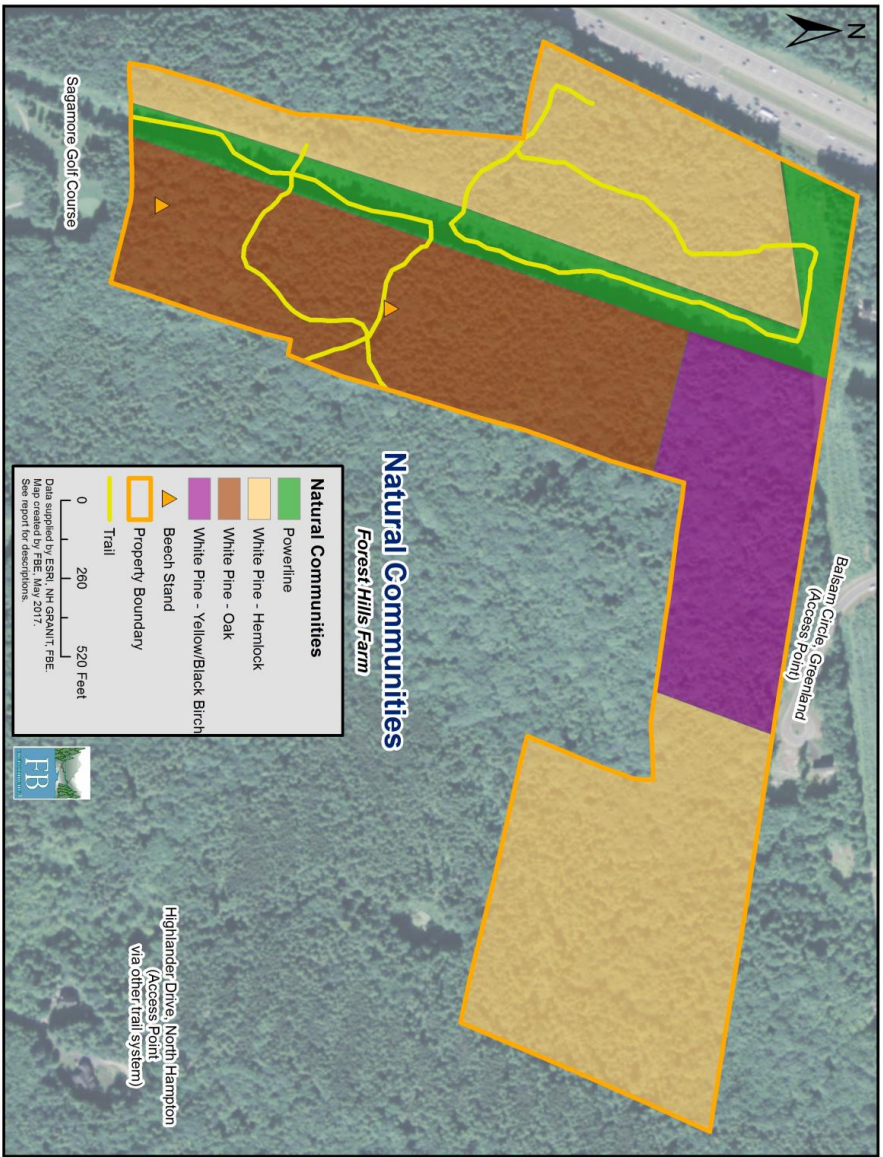


Map 1. Map of soil series present at Forest Hills Farm, North Hampton, New Hampshire.



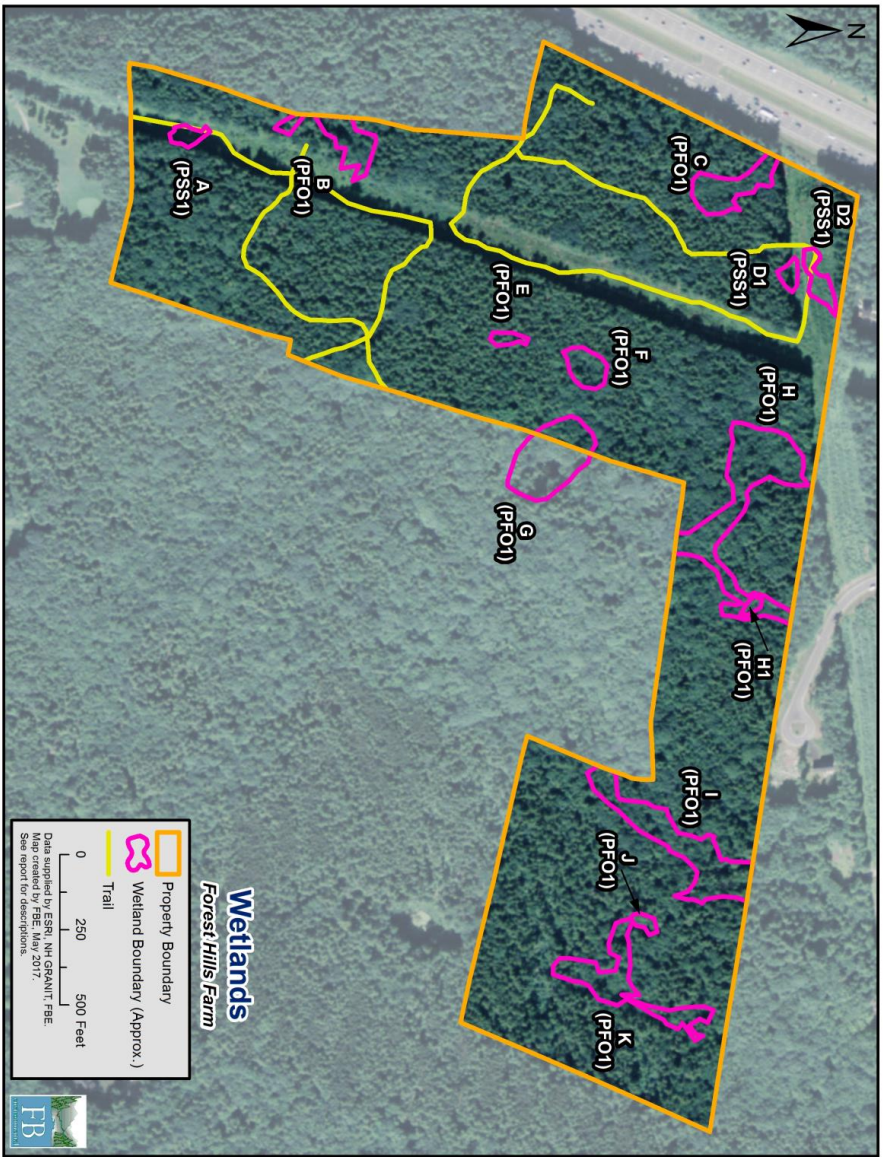


Map 2. Topography at Forest Hills Farm, North Hampton, New Hampshire.

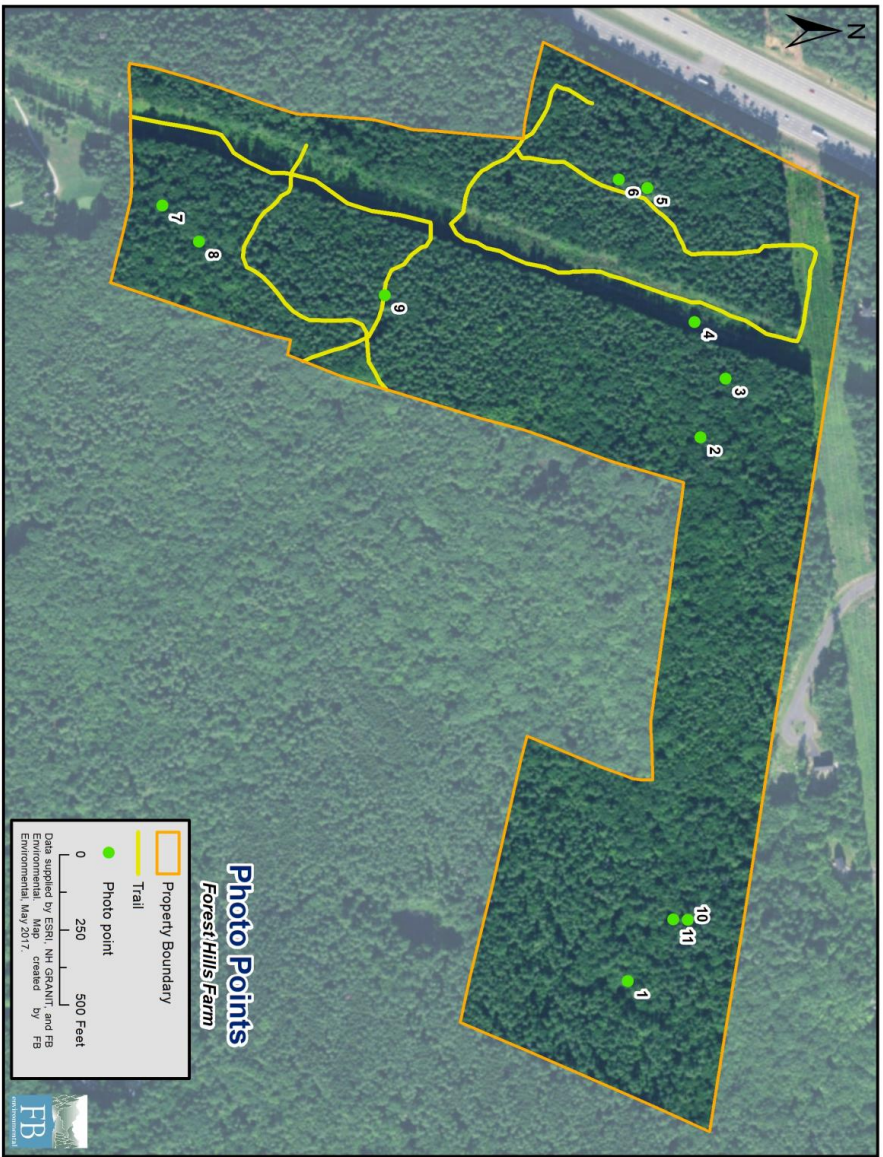


Map 3. Natural communities, property boundaries, and access points at Forest Hills Farm, North Hampton, New Hampshire.





Map 4. Wetlands and watercourses at Forest Hills Farm, North Hampton, New Hampshire.



Map 5. Photo points, Forest Hills Farm, North Hampton, New Hampshire. Photo points correspond with photographs in Appendix B



**ATTACHMENT B – PHOTO POINTS**



**Photo point 1.** Japanese barberry found near wetland K.



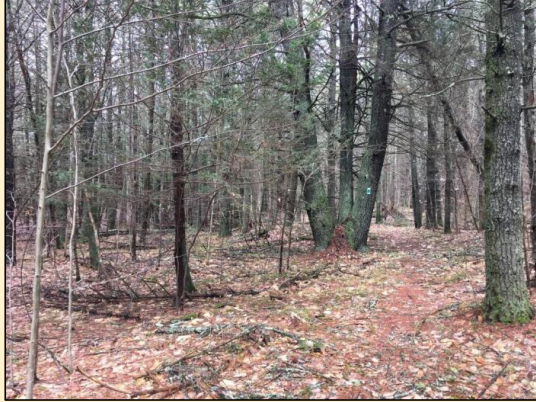
**Photo point 2.** White Pine – Yellow/Black Birch community



**Photo point 3.** Rock outcrop east of the power line.



**Photo point 4.** Power line running through Forest Hills Farm.



**Photo point 5.** White Pine – Hemlock community located west of the power line.



**Photo point 6.** White Pine – Hemlock community located west of the power line.



**Photo point 7.** Stand of beech trees at southern end of property.



**Photo point 8.** White Pine – Oak community located east of power line.





**Photo point 9.** Beech stand north of loop trail east of the power line.



**Photo point 10.** White Pine - Hemlock community located in eastern corner.



**Photo point 11.** Large white oak found in eastern corner of the site.

**ATTACHMENT C – WETLAND PHOTOS**



**Wetland A.** This wetland is a small pool within the power line corridor at the southernmost portion of the site.



**Wetland B.** This wetland is a forested system along at the southwest portion of the property boundary.



**Wetland C.** PFO1 – This wetland is a small forested wetland at the northwestern portion of the property.



**Wetland D2.** Wetlands D1 and D2 are within the power line corridor at the northwest portion of the property.





**Wetlands D1 and D2.** The pools are the result of a wetland being bisected by an access road within the powerline corridor.



**Wetland E.** This wetland is a depressional wetland within deciduous forest.



**Wetland F.** This wetland is a depressional wetland within deciduous forest.



**Wetland G.** This wetland is depressional wetland within deciduous forest.



**Wetland K.** Wetland K is a forested wetland complex at the eastern end of the property.



**Attachments:**

- Conservation Easement Deed
- Access Easement Deed
- SELT Baseline Documentation Report
- Winnicut Headwaters I, North Hampton, NH NH CELCP'06 Project Application Checklist
- Winnicut Headwaters I, North Hampton, NH Project Narrative
- CELCP Application and
- Winnicut Headwaters I Closing Documentation: Includes Conservation Easement Deed, Access Agreement, and Summary Appraisal by Kevin McManus)
- Conservation Land Easement Database
- Trail Map Brochure
- Copy of Monitoring Checklist

**Credits:**

This draft was prepared with aid of the documents listed above, the North Hampton Conservation Commission, the North Hampton Conservation Land Database Subcommittee, and documentation prepared by the following members of the North Hampton forever Subcommittee.

**North Hampton Conservation Commission:** Lisa Wilson, Chair; Kathy Grant, Vice-Chair; Phil Thayer, Andy Vorkink, Shep Kroner, Lauri Etela, Mike Lynch. (Past members: Lee Brooks, Chris Ganotis, Chair; Russell Jeppesen, Peter Robie, Rick Stoklosa)

**North Hampton Conservation Land Database Subcommittee:** Andy Vorkink, Chair; Kathy Grant, Phil Thayer, Lisa Wilson

**North Hampton *forever* Subcommittee:** Co Chairs: Tim Harned, Phil Wilson; Members: Bob Field, Chris Ganotis, Shep Kroner, (Past Members: Dick Wollmar, Stanley Knowles); Michele Peckham, Legal Counsel