

Land Conservation with the Upper Valley Land Trust

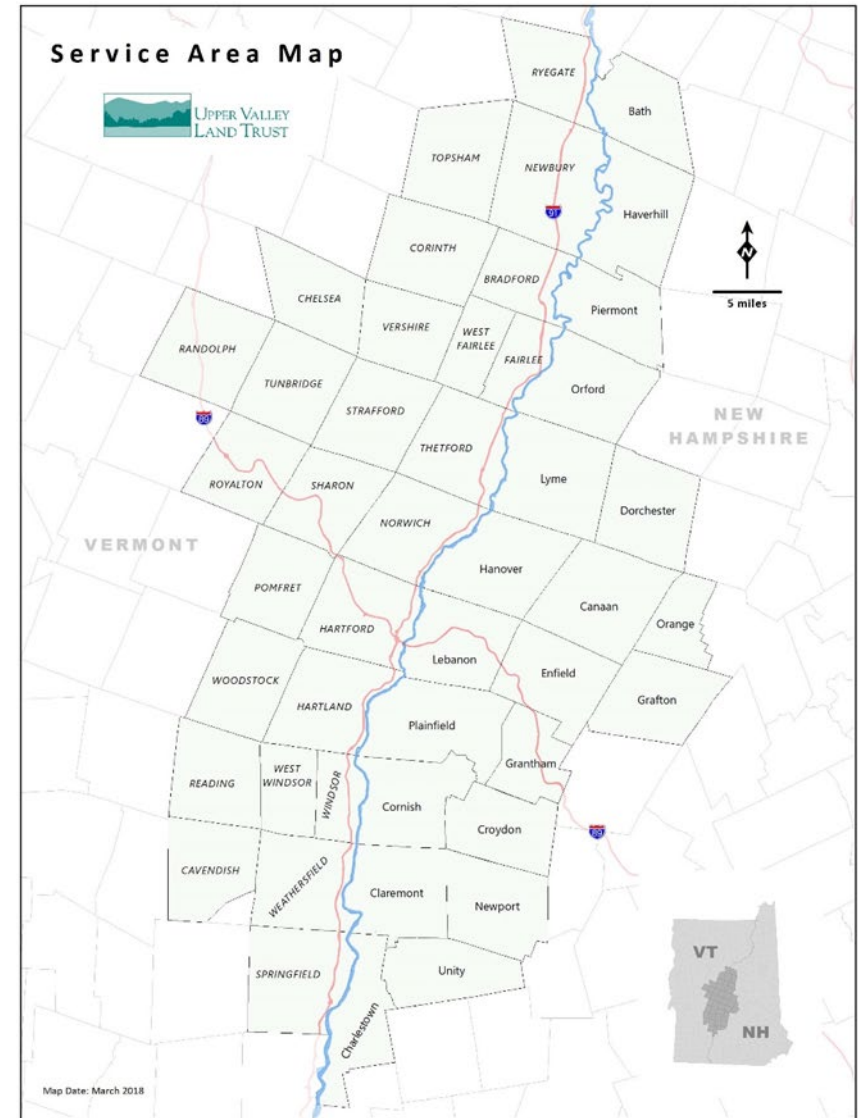
Presentation to the Lyme Conservation Commission
July 13, 2026



Upper Valley Land Trust

Since 1985, helping the people of the Upper Valley conserve the places they love.

- *525+ Conservation easements*
- *42 Conservation Areas owned by UVLT*
- *58 Trails totaling more than 200 miles*
- *9 Connecticut River campsites*
- *57,000+ Acres conserved*
- *12,000+ Pounds of food produced at Food Pantry Gardens*



July 13, 2026

Mission Statement

The Upper Valley Land Trust (UVLT) helps people conserve land. UVLT provides conservation leadership, tools and expertise to permanently conserve the working farms, forested ridges, wildlife habitat, water resources, trails and scenic lands that are key to the health and sustainability of the Upper Valley.



Strategic Focus Areas



Resilient Land

Ecologically significant lands possessing site resilience, connectivity, biodiversity, and/or unique and exemplary natural communities.



Farmland

Soils with the best productive capacity. Typically identified as Prime, Statewide Significant, and/or Locally Important soils.



Water Resources

Surface waters, wetlands, and floodplains.



Accessible Lands

Our goal: Establishing access to natural areas, parks and trails for all Upper Valley residents.



UVLT's Partnerships with Lyme

Conservation Easements on Town-Owned Land

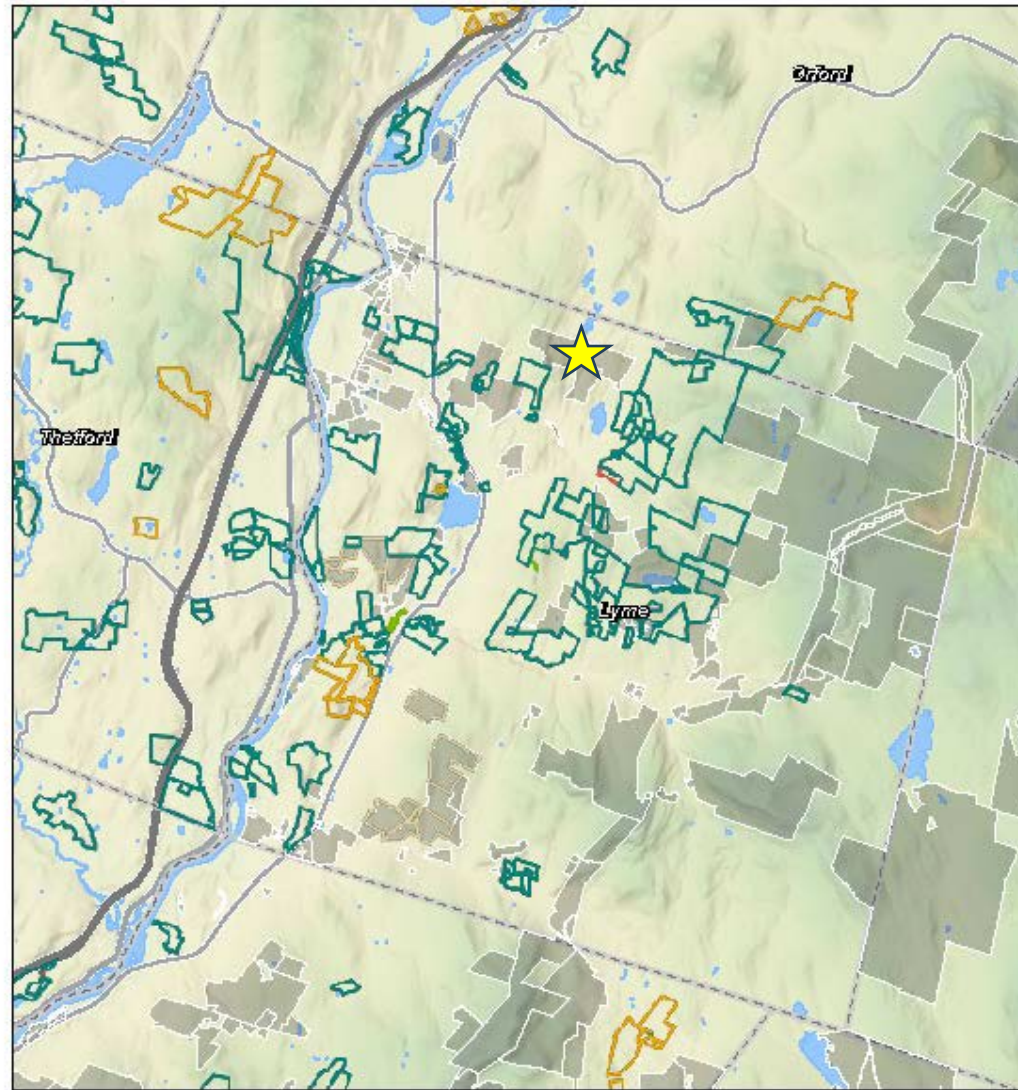
- Trout Pond (1993)
- Hewes Brook Access (2002)
- Big Rock Natural Area (1997)
- Big Rock Natural Area – Guyre Tract (1997)

Executive Interests

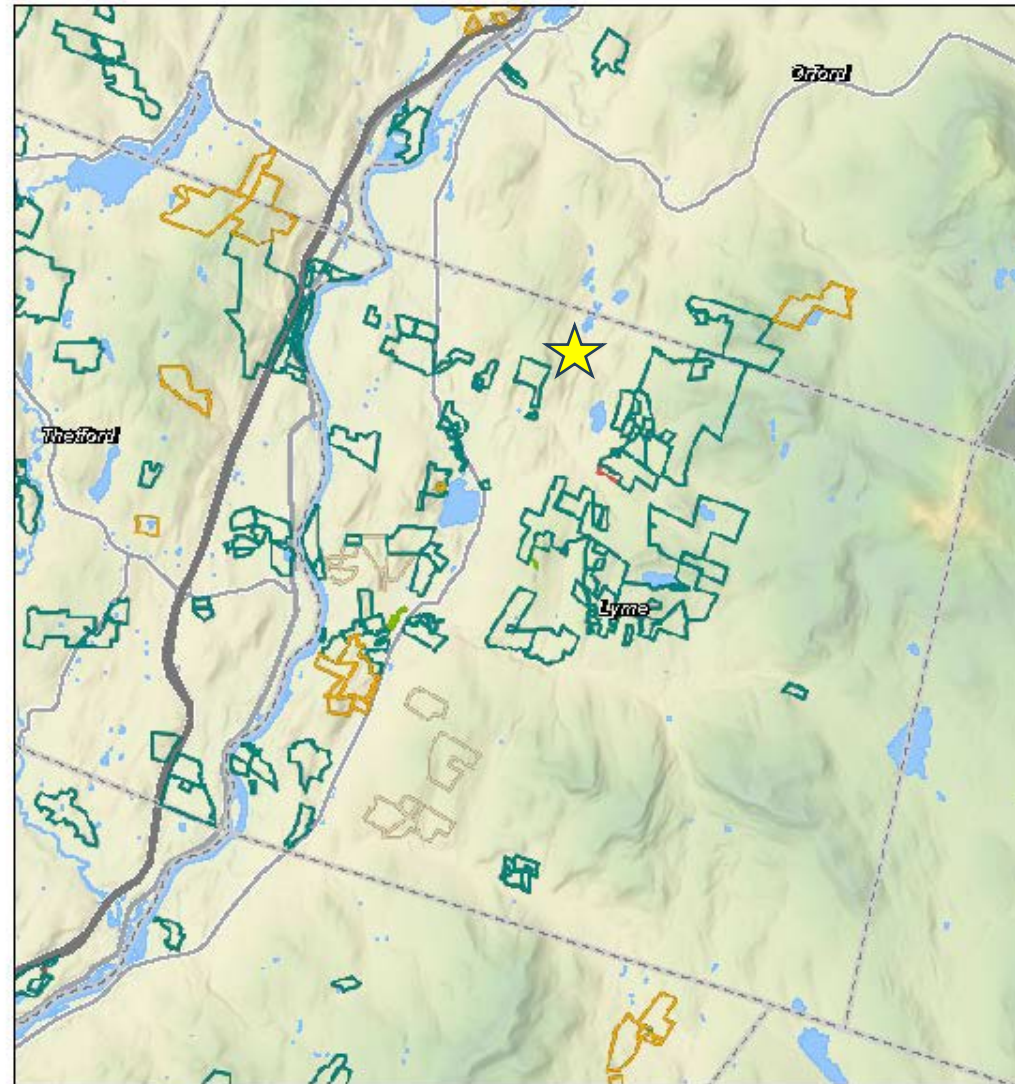
- Royal C. Nemiah Forest East
- Royal C. Nemiah Forest West



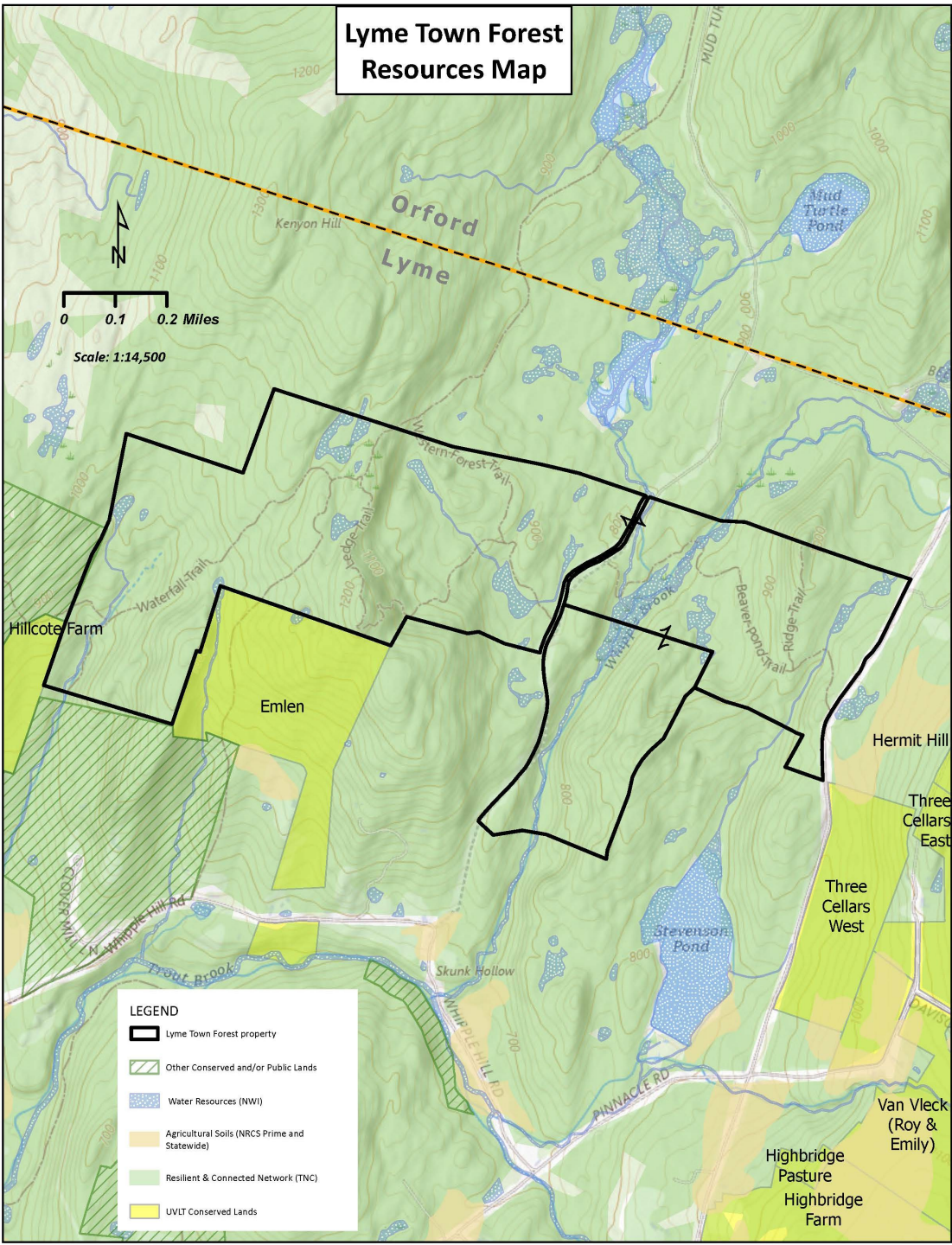
Conserved & Public Lands in Lyme



UVLT Conserved Lands in Lyme



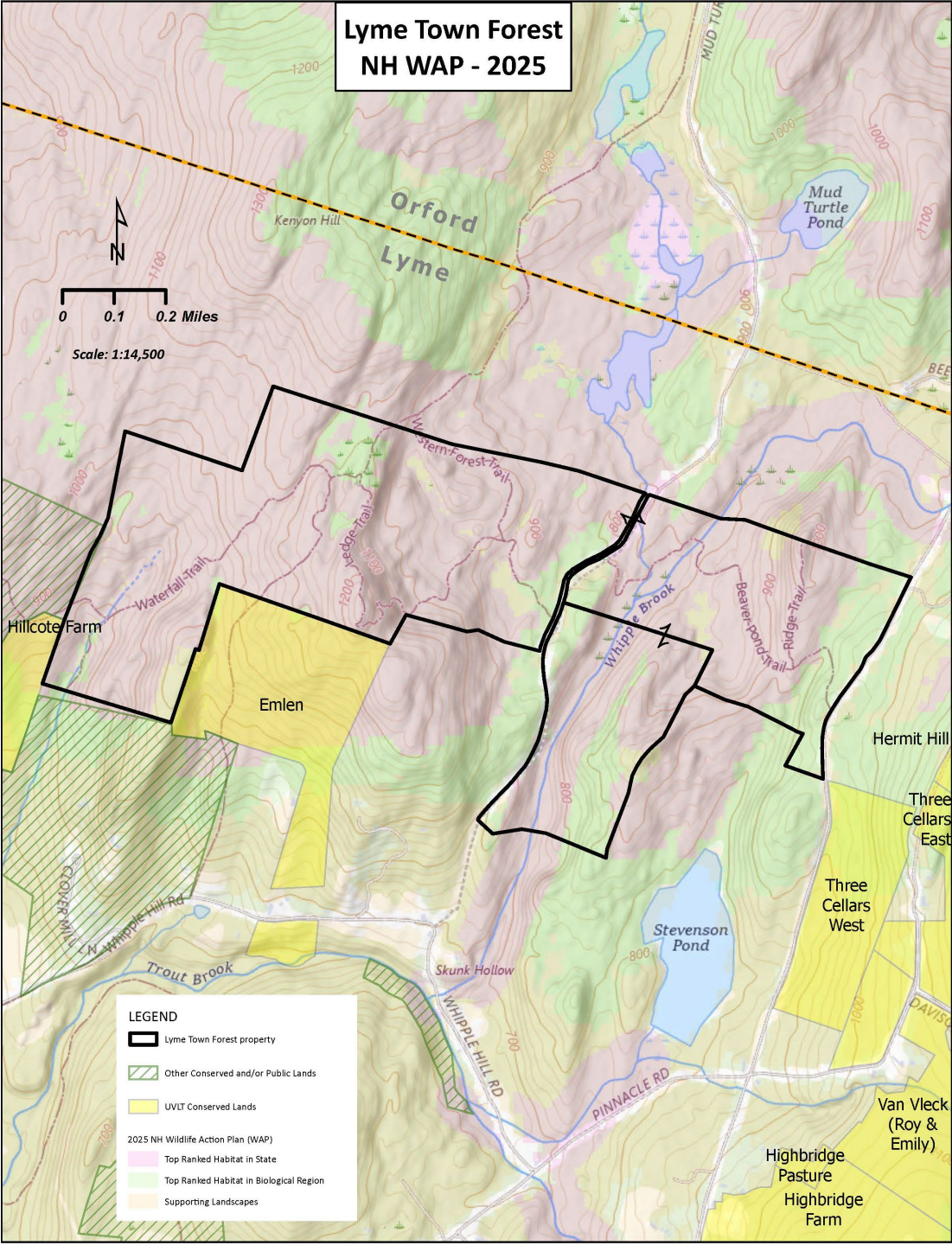
Lyme Town Forest Resources Map



LEGEND

- Lyme Town Forest property
- Other Conserved and/or Public Lands
- Water Resources (NWI)
- Agricultural Soils (NRCS Prime and Statewide)
- Resilient & Connected Network (TNC)
- UVLT Conserved Lands

Lyme Town Forest
NH WAP - 2025



LEGEND

- Lyme Town Forest property
- Other Conserved and/or Public Lands
- UVLT Conserved Lands
- 2025 NH Wildlife Action Plan (WAP)**
 - Top Ranked Habitat in State
 - Top Ranked Habitat in Biological Region
 - Supporting Landscapes

The Lyme Town Forest and UVLT's Strategic Focus Areas



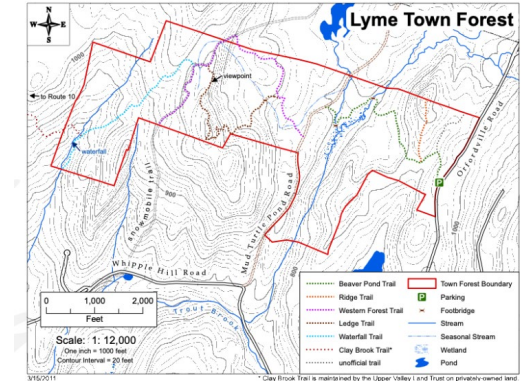
Resilient Land

- Entire parcel ranks as “Resilient” on TNC’s Resilient Lands Mapping Tool;
- Vast majority of land ranks as Highest ranked Habitat in the state, as well as areas ranked Highest Ranked Habitat in Region (2025 NH WAP).



Water Resources

- Extensive brook and stream frontage;
- 50± acres of wetlands, and;
- 12 identified vernal pools.



Accessible Lands

- Robust pre-existing trail network.



Anticipated Timeline and Project Phases (Estimated 12-18 months)

Phase 1:

Interview with Landowner

Parcel Research & Preliminary Site Assessment

Phase 2:

Lands Committee/Board of Trustees Review Process

Title Work

Easement/Deed Drafting

Phase 3:

Baseline Documentation (fieldwork and mapping)

Finalize Easement/Deed

Phase 4:

Landowner Review of Easement/Deed and BDR (with attorney, CPA, and/or financial advisor)

Land Trust Review of Management Plan

Finalize Title (title clearing and update) & Close

Phase 5:

Post Closing Tasks: Record documents; Transfer Tax documents;
Announce Project; Inform partners and abutters; Archive folder



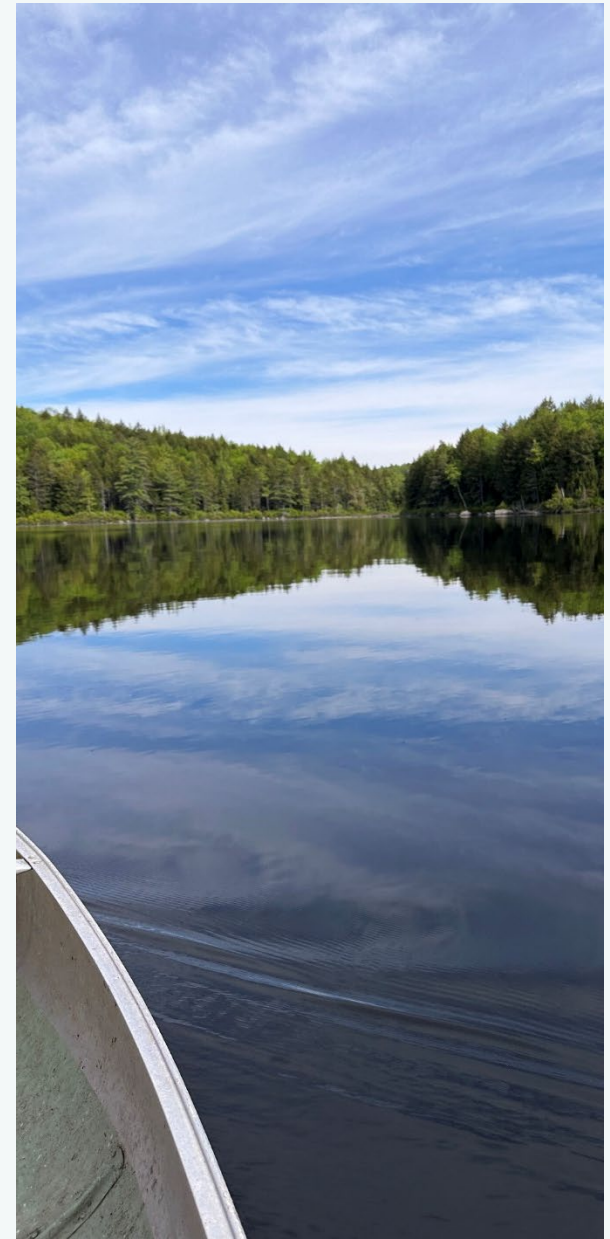
Project Costs

Conservation Easement Transaction Costs

- Due diligence;
- Easement negotiation and drafting;
- Legal costs (primarily for title review);
- Recording fees;
- Site visits and field work;
- Baseline Documentation Report.
- Estimated total :\$10,000-\$12,000

Stewardship

- Land Trust Accreditation Commission-approved formula sets the estimate at \$12,000-\$15,000 (considers various aspects such as the size of the Protected Property and anticipated uses).



July 13, 2026

Ways to Expedite Project Timeline

- Obtain a Title Opinion from a licensed professional and provide to the land trust;
- Obtain survey;
- Clearly mark boundaries;
- Prepare Management Plan early.



General Easement Provisions

- Land use and activities are guided by a Management Plan created by the Town and updated as needed.
- Typically allows for a municipality to dictate the types of non-motorized public uses of the land;
- Property management including invasive species management, trail maintenance, and sustainable timber harvest;
- Allowance to create stricter restrictions in specified areas or zones;
- Buffers around water resources
 - Minimum 50 ft, recommend 100 ft buffers in most spots, and potential for 200 ft around sensitive areas such as vernal pools.
 - Allowance to manage invasive species in buffer areas
 - Allowance for some trail crossings through buffer areas.



Discussion/Questions?

