



**Mitiguy Property  
Conservation  
Easement  
Perkins Road  
Sanbornton, NH**

**Baseline  
Documentation  
Report**

*Prepared By:*

Truslow Resource Consulting LLC  
959 Islington Street, Suite 2 • Portsmouth, NH 03801

*Prepared For:*

Nancy Mitiguy  
Twin Mountain, NH

Sanbornton Conservation Commission  
Sanbornton, NH

November 2021

**Conservation Easement Baseline Documentation  
and Acknowledgement of Property Condition**

**Mitiguy Conservation Easement  
Sanbornton, NH**

**Affidavit of Documentation Preparer**

I, Danna Truslow, PG of Truslow Resource Consulting, LLC, contracted by Nancy A. Mitiguy of Twin Mountain, New Hampshire prepared this *Baseline Documentation Report* for the Nancy A. Mitiguy Family Conservation Easement located on Perkins Road in Sanbornton, NH, Belknap County, New Hampshire. My qualifications include a Masters Degree in the field of Earth Sciences and Hydrology, experience as a professional hydrologist, former land conservation specialist and executive director of the Seacoast Land Trust, and training and experience in the subject and practice of baseline documentation assessment and reporting. The landowner and Sanbornton Conservation Commission deemed me qualified to prepare this report.

I visited the Easement Property on October 19, 2021 with Nancy Mitiguy and returned on November 5, 2021 to make additional observations of the building area portion of the lot. I have also reviewed the draft Conservation Easement for the property. I took documenting photographs at key sites on the Property and interviewed the landowner via email and in person about current and any known historical land uses and features and reviewed existing mapping and documentation on the property. I also spoke with abutter and Conservation Commission Chairperson, Brad Crosby about site use and history. I have prepared a narrative and produced maps to represent the Property's condition. I undertook these activities to document the site's condition at the time of Easement conveyance and in relation to the Easement terms. This documentation summarizes existing knowledge and is not necessarily a comprehensive representation of the Property's conservation values and features.

This report consists of the cover page, this *Affidavit of Documentation Preparer*, the narrative entitled *Conservation Easement Baseline Documentation and Acknowledgement of Property Condition*, six maps, an 11"x17" annotated survey plan, a Photo Documentation Report (XX photographs) and photopoint map, as well as the New Hampshire Natural Heritage Bureau (NHNHB) Report, and the 2017 Forest Management Plan for the site. An electronic and hard copy of this BDR is being provided to the Landowner and the Sanbornton Conservation Commission (SCC) as the Easement holder.

\_\_\_\_\_  
Danna Truslow, PG  
Hydrologist  
Truslow Resource Consulting, LLC

\_\_\_\_\_  
Date

Landowner Initials: \_\_\_\_\_  
Easement Holder Initials: \_\_\_\_\_

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STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared Danna Truslow, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed for the purposes therein contained.

---

Notary Public/Justice of the Peace  
Name:  
My Commission Expires:

Draft

Landowner Initials: \_\_\_\_\_  
Easement Holder Initials: \_\_\_\_\_

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**Conservation Easement Baseline Documentation  
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*(To satisfy Section 1.170A-14(g)(5) of the federal tax regulations)*

**Landowner Name and Address:**

Nancy A. Mitiguy  
PO Box 247  
Twin Mountain, NH 03595

**Easement Holder Name and Address:**

Sanbornton Conservation Commission  
573 Sanborn Road  
Sanbornton, NH 03269

**Easement Deed:** Recorded at the Belknap County Registry of Deeds as Book \_\_\_\_\_ Page \_\_\_\_\_

**Property Location:** Sanbornton Tax Map 26 Lot 63

Survey plan recorded at the Belknap County Registry of Deeds as \_\_\_\_\_

**Road:** Perkins Road

**Town/County:** Sanbornton/Belknap

**Land Acreage & Types:** 23.29 acres with 1.51-Acre Building Envelope

- 81% Hemlock – Hardwood - Pine
- 19% Appalachian Oak-Pine

As mapped by the New Hampshire Fish and Game Department Wildlife Action Plan, 2020.  
Based on field observation there are also 1900 feet of stream corridor along the two stream and surrounding riparian/wetland area associated with the two streams.

**Project Type:**

*(Purchase, Bargain sale, donation: along with any funding source(s), restrictions or requirements etc. that may limit the use of or affect the stewardship of the Property.)*

This project is a Conservation Easement, a portion of which is a charitable gift, granted by Nancy A. Mitiguy. This Property is required to be monitored annually in accordance with *Standards and Practices* for stewardship of the Land Trust Alliance, to ensure that the terms of the Conservation Easement are being adhered to, and to ensure that no actions are occurring, which could be detrimental to the conservation attributes of the Property.

Landowner Initials: \_\_\_\_\_

Easement Holder Initials: \_\_\_\_\_

Baseline Narrative

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## Conservation Easement Baseline Documentation and Acknowledgement of Property Condition

### Mitiguy Conservation Easement Sanbornton, NH

#### **Features and Condition of Land:**

*(Condition and management status of forest or farmland, health of wetlands or waterways, unusual features, rare species, erosion, gravel pits, or pollution. Include any information that would influence the exercise of reserved rights as well as documentation of Public Benefits to satisfy the Internal Revenue Code section 170(h).)*

Figure 1 shows the site location on a topographic map and conservation lands contained within the NH GRANIT statewide database at the time of BDR preparation. Photos of the property are included in Appendix A and the numbered photo locations are shown on a map included in that appendix.

The easement area is 23.29 acres. A 1.51-acre area is excluded from the conservation parcel as a future building area as shown in the Yerkes Survey Associates map dated May 5, 2021 (Figure 2). When the transaction is complete, Ms. Mitiguy will continue to hold the underlying fee interest for the entire property and the Sanbornton Conservation Commission will be the easement holder on the parcel.

The excluded area has no improvements at this time. No foundations, structures or utilities were noted on the property. The property is surrounded by stone walls and has been recently blazed and monumented by Yerkes Survey Associates.

The property is largely wooded with a recently logged upland area (Figure 3). Parsonage Brook flows north to south near the eastern property boundary. An intermittent stream and wetland area flows from the middle of the parcel near Perkins Road, west then south and crosses the property near the southwest corner. These streams are tributaries of Gulf Brook, which flows south, and join the Winnepesaukee River south of Route 3/11 in Tilton, NH.

The land is dominated by a glacially formed drumlin knob in the center of the property with an elevation of 800 feet and slopes steeply to the north, east and west to the streams that surround the knob. The knob slopes gently to the south.

A forest management plan was completed for the property in 2017 by Martin Forestry Consulting, LLC of New Hampton, NH (Appendix B). The majority of the property is mapped as Hemlock-Hardwood-Pine including the upland and eastern areas of the site. The southwest corner has an area of approximately 4.5 acres mapped as Appalachian Oak-Pine (Figure 4) (NH Wildlife Action Plan (WAP, 2020) land cover mapping, NH Granit). The FMP (Martin, 2017) states that a timber harvest likely occurred 20 to 30 years before their evaluation based on the presence of skid trails and the age of stands that existed in 2017. Ms. Mitiguy stated that only selective cutting occurred prior to her father's death in 1987. A cut was also completed in 2018 and 2019 on the upland and eastern portion of the property. Multiple mast trees were left on the knob for reseedling. A log landing was established east of the knob and a wildlife opening was made behind the log landing that continues to the southern property line.

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**Soils**

The soils map and data in Appendix C, developed using the NRCS web soil survey tool, classifies all but the western edge of the property as fine sandy loam, very stony. The upland knob where the 2018/2019 forestry occurred is Canterbury fine sandy loam, very stony with 8-15% slopes or 15-25% along the eastern slope of the knob. The stream areas are predominately mapped as Pillsbury fine sandy loam, very stony with slopes of 8 to 15%. The western edge above the stream is mapped as Metacomet, fine sandy loam with an 8-15% slope. Soil properties are included in Table 1. The Canterbury and Metacomet soils are mapped as Forest Soil Type 1A and are well-drained fertile soils. These soils are also considered farmland soils of local or statewide importance. Pillsbury soils are mapped as Forest Soil IIB and are adequate for tree growth but are generally wet soils. The Martin FMP describes the forestland characteristics of these soils in more detail (Appendix B).

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Forest Soil Type	Farmland Classification
166C	Canterbury fine sandy loam, 8-15 % slopes	0.4	1.7	IA	Farm soils of statewide importance
167C	Canterbury fine sandy loam, 8-15% slope, very stony	10.9	45.4	IA	Farm soils of local importance
167D	Canterbury fine sandy loam, 15-25% slope, very stony	1.5	6.4	IA	Farm soils of local importance
458C	Metacomet fine sandy loam, 8-15% slope	4	16.8	IA	Farm soils of statewide importance
647B	Pillsbury fine sandy loam 0-8% slope, very stony	7.1	29.7	IIB	NA
Totals for Area of Interest		24	100.00%		

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**Water Resources and Wetlands**

Water resources on the property are shown on Figure 3. The property contains a stream that flows from east to west near the center of the property near Perkins Road and flows around the knob to the west then to the south across the southern property line. Wetland and intermittent flow was observed to below a log dam near the southern are of the property where it then was a flowing stream. Parsonage Brook to the east flows across Perkins Road from the north and continues south. This is a perennial stream as mapped by the US Geological Survey. This stream and the stream to the west of the knob join at the southern tip of the knob south of the property line then flow to Gulf Brook. Gulf Brook flows into the Winnepesaukee River south of Route 11 in Tilton, NH. The combined stream length is approximately 1900 feet for both streams.

The upper riparian area of the western stream is broad and is filled with wetland plants and soils based on field observations in October 2021. Several log dams on this stream also allow for wetland formation and stream gradient moderation. Parsonage Brook is a steeper stream with stony riffles and pools.

Drainage ditches along Perkins Road have been created and are maintained by the Town. Several of these ditches drain towards Parsonage Brook and the unnamed stream to the west. The ditches are distinct where the ditch crosses onto the Mitiguy property. To prevent unwanted erosion and sedimentation to the stream on site, small check dams made of cobble sized rocks can help to slow the flow and minimize sediment transport to the streams.

**Wildlife Habitat, Natural Heritage Bureau File Review, Non-native Invasive Plant Species**

The 2020 New Hampshire Fish and Game Department Wildlife Action Plan (WAP) land cover data show that 81% of the property is made up of Hemlock-Hardwood –Pine, 19% is Appalachian Oak-Pine (Figure 4). Large areas of grassland surround the site as well, adding diversity to the habitats in the area.

The WAP does not map any of the property as supporting or highest ranked habitat. The land is adjacent the Crosby and Abbot fields on the west and south of the property which are ranked as highest ranked habitat. Supporting habitat is mapped to the north and west (Figure 5). The newly created openings in the center and eastern side of the property are important wildlife habitat and the stream corridor and wetland provide aquatic habitat and a dependable water source for wildlife. The upland knob was covered in raspberry vines and low bush blueberry plants were noted in the open areas along the southern boundary.

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A review of the NH Heritage Bureau records was provided by the NH Department of Cultural and Natural Resources on October 12, 2021. The survey indicated that there are no species considered endangered, threatened, by the state of New Hampshire or the federal government (Appendix E) within or near the property. During the site visits animal tracks and droppings were observed and songbirds and woodpeckers were also observed during fieldwork.

Non-native invasive plants such as oriental bittersweet, Japanese barberry, and Norway maples were noted during the site visit especially in the northwest corner of the property. Martin Forestry is working with Ms. Mitiguy to remove or control the invasive species in this portion of the property. The FMP lists wildlife area maintenance as a priority for forest management.

**Protected and public lands**

There are no other conservation easements or conservation parcels mapped within a mile of this parcel, however it is surrounded by large-acreage tracts of family owned farmland, tree farms and woodlands. The Town of Sanbornton owns several plots of forestland north of the property including the Town Forest and a 235-acre tract listed as Peirce-NH is conserved in an easement held by the New England Forestry Foundation. Perkins Road was designated a scenic road by the state of NH in 1986 and the parcel is within the Town of Sanbornton's Historic District (Mitiguy, 2021) **The Mitiguy Land lies in a corridor of interest for future conservation.**

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**Buildings, Structures and Improvements on Property:**

*(Size, type and condition of buildings, structures and improvements, including houses, barns, sheds, towers, docks, man-made ponds, roads, utilities, etc.)*

There are no standing buildings on the easement property and no foundations were noted during the site visit or by the landowner. Stone walls surround the property. A woods road crosses the southwestern corner of the property and it used by the neighboring Abbot and Crosby families for access to fields and to provide a linkage between family lands. No mining, manufacturing, or use or storage of petroleum or hazardous waste was noted on the property or reported by the owners or abutter (Crosby, personal communication; Mitiguy, personal communication). A trail is planned for public use on the property and will be mapped and flagged by Yerkes Survey Associates (Mitiguy, personal communication).

**Condition of Boundaries & Access:**

*(Monuments, blazed trees – substantially as depicted on survey plan? Means of access for stewardship and/or public purposes)*

The Property's boundaries were observed to be as depicted on the survey plan, and is defined largely by stonewalls, drill holes, property markers, or blazed trees. The interior lot line surrounding the building area is not staked or marked in the field. **This staking will take place prior to closing on the conservation easement (??)** Appendix A includes the photopoints, which depict the boundary markings.

The boundary is not posted and neighbors have permission to hunt on the property. A small area of stumps and dumped vegetation dumping was permitted by the landowner along the western boundary with the Abbot land. This was observed during the site walk. It does not appear to have been used for many years. Some minor can and tire disposal was noted off of Perkins Road, but the landowner has or will remove this debris. There are no utilities, wells or septic systems on the property. Power lines run along Perkins Road but are outside the property line.

The owner reported no property line disputes and there were no observed property infringements.

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**Figures**

Figure 1 - USGS Topographic Map and Conservation Lands

Figure 2 – Annotated Survey Plan

Figure 3 - Aerial Photograph and Water Resources

Figure 4 – NH Wildlife Action Plan Land Cover Map

Figure 5 – NH Wildlife Action Plan Habitat Map

**Appendices**

Appendix A – Photo Documentation and Photopoint Maps

Appendix B – Forest Management Plan

Appendix C – NRCS Soils Map and Report

Appendix D – Landowner Survey and Communication

Appendix E – New Hampshire Natural Heritage Bureau Report

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*Two (2) signature pages and ten (10) attachments follow.*

Signature Pages

*In compliance with Section 1.170A-14(g)(5) of the federal tax regulations, the undersigned accept and acknowledge that the foregoing description of natural resources and other features, together with its attachments, is an accurate representation of the Property at the time of the conservation easement conveyance.*

\_\_\_\_\_  
*Landowner, XXX*

\_\_\_\_\_  
*Date*

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

On this \_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared xx, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

Landowner Initials: \_\_\_\_\_  
Easement Holder Initials: \_\_\_\_\_

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Sanbornton, NH**

\_\_\_\_\_  
*Easement Holder, for the Sanbornton Conservation*

\_\_\_\_\_  
*Date*

*Commission*

**Xxxxxx**

\_\_\_\_\_  
*Landowner, Nancy A. Mitiguy*

\_\_\_\_\_  
*Date*

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_, ss.

On this \_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared **xxxxx1**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed for the purposes therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

Landowner Initials: \_\_\_\_\_  
Easement Holder Initials: \_\_\_\_\_