



Conservation and Preservation Easement Annual Monitoring Report

Municipality: Newton

Organization name: Newton Stewardship Committee

Project name: Hidden Acres Acreage: 22

Property last monitored: October 19th, 2019

- This report must be submitted to LCHIP by December 31st of each year. Mail to: LCHIP, 13 West St, Suite 3, Concord NH 03301.

Owner:	Beverly Batchelor	Contact:	Tricia McCarthy, Chair
Address:	42 Thornell Road Newton, NH 03858	Address:	Newton, NH 03858
Phone:	382-5405	Phone:	978-360-4152
E-mail:	n/a	E-mail:	trisha@trishamccarthy.com

If landownership has changed since prior year please explain when this occurred. N/A

Project Description: To protect historic barn and house complex dating from the very early 1900's, a small NH farm, agricultural fields, small wood lot, as well as other conservation values including scenic vistas, passive recreation for the public. The site includes farm pond and vernal pools. It abuts a six acre town owned piece of conservation land upon which Southeast Land Trust holds an easement. The easement held by the town on two abutting pieces totaling 14 acres and deed restrictions placed on the abutting house lot to the east protect almost all of the boundary lines of Hidden Acres.

Describe Current Use(s) of Land and Building(s): Within the farmstead area the Victorian house is the residence of the owners. The main barn is used in keeping laying hens, a heifer, storage of hay and household items. There is a small orchard and vegetable garden used to provide produce for the farm stand.

The conservation land outside the farmstead has fields used for hay and corn. The woodlot is unmanaged but some dimensional lumber is being taken from blowdowns. There are recreational trails through the woodlot joining Hidden Acres and the two other parcels with conservation easements. See the enclosed map.

Did you check the boundaries this year? No How much? 50% walked
Overall condition? ☐ Excellent ☒ Good ☐ Fair ☐ Poor Please describe: repairs and improvements have been completed this year. Some repairs took priority over other areas.

Did you observe any new structures (buildings, wells, culverts, etc.)? No we didn't notice anything new

Did you observe any natural changes to the property (wind damage, insect infestation, fire, etc)? No

Did you observe any human-caused changes to the property (new woods roads, trails, excavation, motorized vehicle use, logging, etc)? No we didn't notice anything new

Did you observe any additions, modifications, renovations, maintenance or other changes to existing buildings?

Yes: Blacksmith shop has been renovated, but is not part of this easement. New roof on equipment shed & siding on milk-room. West side of barn trim has repaired or replaced. . New door on Milk-room

Did you observe any violations of the terms of the Conservation and Preservation Easement?

Did you observe any encroachment from abutters? No

Did you observe any other issues or areas of concerns? Owner installed a test patch of shingles on the east lower part of barn.

Did owner get proper approvals for any new structures, modifications to existing structures and/or permitted activities? N/A

Did you observe the LCHIP signage and if so was it in an area easily viewed? Yes

Notes for future monitoring inspections. Continue working on building maintenance . Committee detects need for owner to have assistance in completing projects required by the easement & as a result have had multiple meetings including one non-public meeting. Committee has a list of service providers that have agreed to help during 2020 after snow has melted.

Additional comments and/or description of monitoring inspection (observations, route taken, areas of concern, Attach maps, photos, etc. as necessary. See map showing abutting parcels that are protected and the boundary walked.

Describe any action(s) taken, or that should be taken, with respect to any violation or encroachment.

The following additional items are attached to this report:

Photos **Map notes** ☐ Illustrations ☐ Stewardship Plan Update ☐ Other

List monitors and all persons attending inspection:

Tricia McCarthy, Mike Seekamp, Nancy Slombo, Lynn and Ted Pekalsky, Barbara DiBartolomeo, Mary Marshall

12/10/19

Signature

Date

Print Name

Title

Trisha McCarthy

Chairperson

***** Please submit report to LCHIP by December 31st of each year, 13 West St, Suite 3, Concord, 03301 ****

Stewardship Committee Plan Update: During the Land Owner Interview it was determined that the committee will need assist the home owner in competing a Maintenance plan. Owner has started one, but some of the areas on the plan have nothing to do with the easement. Committee has volunteers that will assist in the spring and summer on scraping and painting in order to progress according to the easement.

- Completed areas: The lower side of home by garden has been scrapped and painted and looks good.
- Right side of porch (from street view) the clapboards have been partially replaced.
- West side of barn trim has been repaired and trim has been replaced.
- Front of milk room has been scraped an painted
- Front door of milk-room has been replaced
- Rear of milk-room has clapboards removed and added felt-paper
- Some of the rotted boards on front porch have been replaced
- Had to dig out under front porch/deck behind lattice work and then replace rotted wood

Meetings:

6/25/19

9/30/19

10/2/19

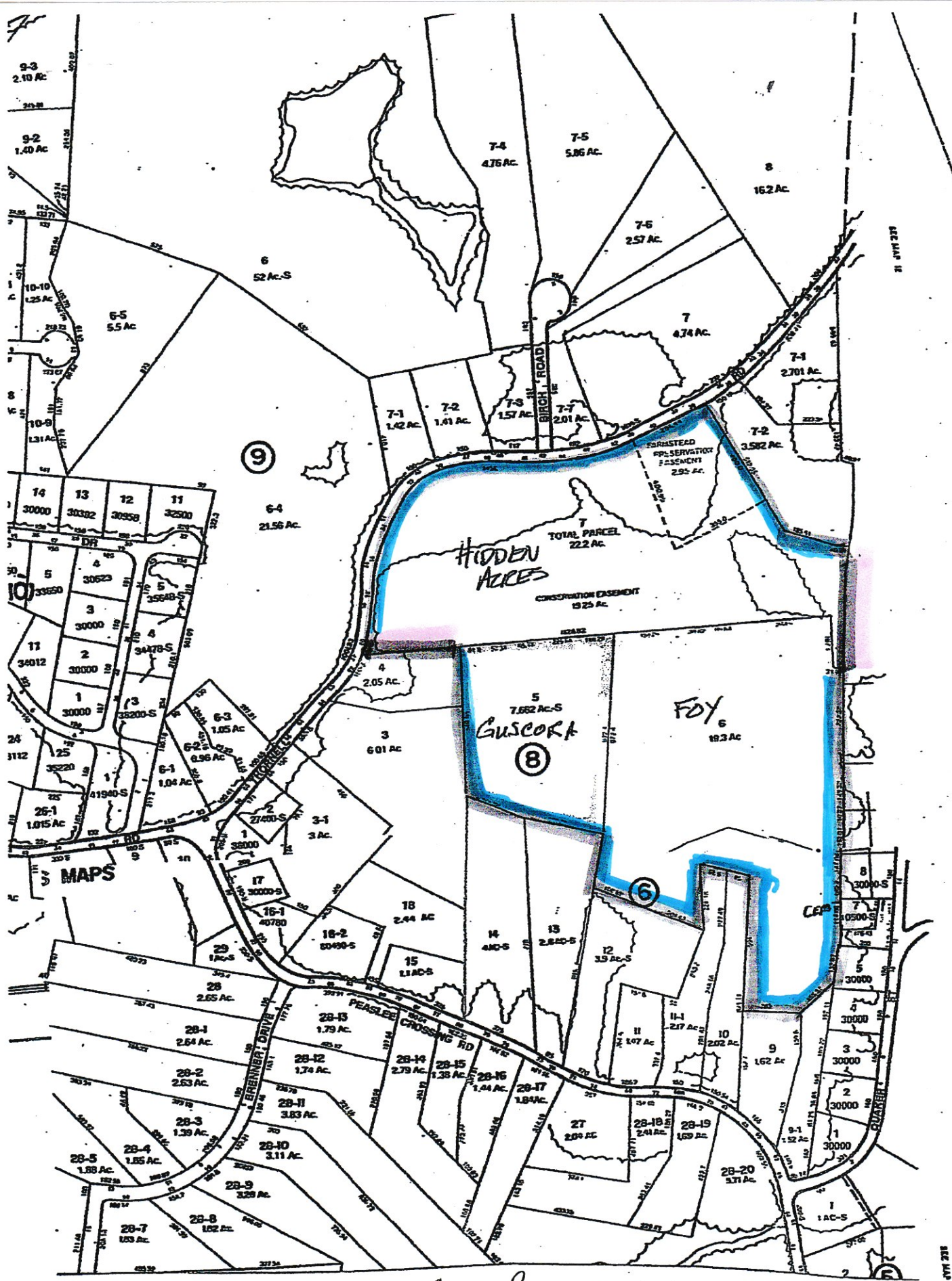
10/17/19

11/7/19

12/5/19

It was decided that the age of the owner is having an issue keeping up with repairs and maintenance and has been resistant to accepting help which has hindered headway of required maintenance. The Chair McCarthy has met with landowner and it was finally agreed that help from volunteers will be accepted and appreciated by the landowner.

We now have volunteers that will assist in 2020 on painting,



AREA WITHIN BLUE BOUNDARY IS ALL UNDER EASEMENT

REMAINING HIDDEN ACRES BOUNDARY NOT PROTECTED BY EASEMENTS.