

**Town of Durham #1  
(Thompson)  
Conservation Easement  
Durham, New Hampshire**

**Baseline Documentation Report**

*Prepared By:*  
Southeast Land Trust of New Hampshire  
PO Box 675 • Exeter, NH 03833

February, 2016

## Affidavit of Documentation Preparer

I, Duane Hyde, Land Conservation Director for the Southeast Land Trust of New Hampshire, prepared this *Baseline Documentation Report* for the Town of Durham #1 (Thompson) Conservation Easement located at Wednesday Hill Road in Durham, Strafford County, New Hampshire. My qualifications include completion of undergraduate and graduate level course work in the field of Natural Resource Management and Environmental Planning, training on the subject of Baseline and Baseline Documentation Reports and fifteen years of direct experience in land conservation. The staff of the Southeast Land Trust deemed me qualified to prepare this report.

Having reviewed the proposed Conservation Easement deed, I visited the Easement Property on December 23, 2015 with Easement Steward, Daniel Christopher. I took documenting photographs at key sites on the Property, and spoke with Kimberly Laughton, Trustee of trust that formerly owned the Property, about current and any known historical land uses and features. I also 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 \_\_\_\_\_ (\_\_\_\_) pages, including the cover page, this *Affidavit of Documentation Preparer*, the narrative entitled *Conservation Easement Baseline Documentation and Acknowledgement of Property Condition*, six (6) maps, a boundary survey, a description of photographs, twenty-seven (27) photographs, a Natural Heritage Bureau Report, and a copy of the recorded Conservation Easement. Copies of this report are being provided to the Grantor. The original report, including original digital photo files, is on file with the Southeast Land Trust of New Hampshire in accordance with our Policy on Records Management.

\_\_\_\_\_  
Duane Hyde  
Land Conservation Director  
Southeast Land Trust of New Hampshire

\_\_\_\_\_  
Date

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Duane Hyde, 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  
Name:  
My Commission Expires:

Grantor Initials: \_\_\_\_\_  
Grantee Initials: \_\_\_\_\_



## Conservation Easement Baseline Documentation and Acknowledgement of Property Condition

(To satisfy Section 1.170A-14(g)(5) of the federal tax regulations)

**Grantor Name and Address:**

Town of Durham  
8 Newmarket Road  
Durham, NH 03824

**Grantee Name and Address:**

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

**Third Party Enforcement Name and Address:**

None

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

**Property Location:** Durham Tax Map 14 Lot 8-3 (2016)

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

**Road:** Wednesday Hill Road

**Town/County:** Durham/Strafford

**Land Acreage & Types:** 53.71 acres

79% Forest and Forested Wetland

11% Scrub-Shrub

<1% Mowed Grass

10% River

**Project Type:**

*(Donation, Bargain Sale, Purchase, 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 involved SELT assisting the Town of Durham in acquiring the fee interest to the 53.71-acre "Thompson" tract from the Murell G. Thompson Revocable Trust, Kimberly Laughton Trustee. The fee acquisition was funded through grants/awards from the following entities:

- NH Department of Environmental Local Services Source Water Protection Grant (SELT recipient) which provided funds for transactional costs. This grant includes a requirement that the land not be used for agriculture and this restriction was integrated into the Conservation Easement.
- Piscataqua Regional Estuaries Partnership/Great Bay Resource Protection Partnership (Town of Durham recipient) which provided funds for transactional costs.
- NH Conservation Committee "Mooseplate Program" (Town of Durham recipient) which provided funds toward the project.
- NH Department of Resources and Economic Development (DRED) Land and Water Conservation Fund (Town of Durham Recipient) which provided funds toward the project. These funds have permanent restrictions associated with their acceptance and the restrictions relative to the use and management of the land were integrated into the Conservation Easement terms. These include requirements that the land remain open for public pedestrian access and that any significant ground disturbing activities be approved in advance by DRED.
- The Town of Durham's Water Fund provided funds toward the project, which includes funding through the University of New Hampshire.
- The Lamprey River Wild and Scenic Sub-Committee provided funds toward the project.

Upon the acquisition of the fee interest by the Town of Durham from the Murell G. Thompson Revocable Trust, the Town of Durham conveyed, for no consideration, the Conservation Easement to SELT.

Grantor Initials: \_\_\_\_\_

Grantee Initials: \_\_\_\_\_

Baseline Narrative

Page 1 of 5

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

## **Town of Durham #1 (Thompson) Easement**

### **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).)*

The Property was historically a part of the 200+ acre Thompson Dairy Farm and based on a review of historic aerial photographs and field observations, the relatively flat northern half of the Property was agricultural fields used to support the farm. The surrounding Thompson Dairy Farm land has long since been developed with this Property being the one remaining parcel that has remained undeveloped. The former fields on the Property were abandoned and have largely reverted to forest; however there is an approximately 6-acre portion in scrub-shrub late field succession habitat (see Photo #20). The scrub-shrub area is dominated by numerous invasive species and includes autumn olive, Japanese barberry, multiflora rose, glossy buckthorn and more. From approximately the edge of the current scrub-shrub area southward toward the Lamprey River the Property's topography drops relatively quickly toward the Lamprey River. It appears that this area has historically remained in forest cover and contains less invasive species than the northern portion of the Property. The forest is dominated by white pine (see Photo #16) but includes red maple along the wetlands/floodplain of the Lamprey River (see Photo #17). The Property is predominantly upland, with the exception of a large wetland inlet that is part of the Lamprey River (see Photo #15). This wetland inlet includes open water, sedges, and scrub-shrub habitat and is shown on the 2015 Wildlife Action Plan as a wet meadow/shrub wetland and a Laurentian-Acadian freshwater marsh. There are also 3 intermittent streams located on the eastern side of the Property (see Photo #'s 7, 8 & 14) which discharge directly into the Lamprey River. The Property includes approximately 2,183 feet along the thread of the Lamprey River, which is a federally designated Wild and Scenic River. According to the boundary survey prepared by Eric C. Mitchell & Associates, Inc. the Property includes approximately 5.2 acres of the river bed.

The Property is bounded primarily by stone walls along its northern boundary and eastern boundary. The Property's northern boundary is also its approximately 2,027 feet of frontage on Wednesday Hill Road (see Photo #'s 2, 23 & 25). Section 3.F. of the Conservation Easement includes a Reserved Right for a future parking area and there are numerous breaks in the stone wall along Wednesday Hill Road which would be candidates for the parking area entrance (see Photos #'s 24, 26 & 27).

One of the Purposes of the Conservation Easement is to protect the drinking water supply for the Town of Durham and the University of New Hampshire. The Property includes an approximately 19-acre portion of a sand and gravel aquifer from which the Town of Durham-UNH withdraws drinking water on a nearby property. In addition, on the adjoining Map 14, Lot 8, the Town of Durham-UNH water system has a pump station and associated improvements to withdraw water from the Lamprey River that is used to recharge the aquifer referenced above and to supply the Durham-UNH water treatment plant. Nearly the entire Property is located within the Source Water Protection Area for this intake, and approximately 33.5-acres of the Property is within the Water Supply Intake Protection Area. See the "Baseline Conditions Water Resources" map for the delineation of these features.

The Property is across the Lamprey River from the 50-acre Dunham conservation easement held by SELT and is part of an approximately 1,650-acre matrix of conserved land in close proximity to the Property. These other conserved lands include the 86-acre Fogg conservation easement held by the Town of Durham, the 245-acre Oyster River Forest owned by the Town of Durham, and the 63-acre Misty Meadow Farm conservation easement held by the Town of Lee.

Grantor Initials: \_\_\_\_\_  
Grantee Initials: \_\_\_\_\_

Baseline Narrative  
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## **Conservation Easement Baseline Documentation and Acknowledgement of Property Condition Town of Durham #1 (Thompson) Easement**

### **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. Location of each shown on attached map.)*

A dirt and gravel Access Road that ranges in width from approximately 10 feet to 12 feet is located along the Property's eastern boundary (see Photo #'s 3, 4 & 13) and provides access from Wednesday Hill Road to Map 14, Lot 8 where the Durham-UNH water system pump station is located (see Photo #10). The Access Road is located within a deeded 20 feet wide right of way described in a deed recorded in the Strafford County Registry of Deeds in Book 853, Page 252 and is shown on the Survey Plan. The Access Road has an approximately 13 feet wide chain link fence gate at the entrance at Wednesday Hill Road (see Photo #3). Located along the Access Road and within the right of way are 4 utility poles and an overhead utility line that provides power to the pump station (see Photo #'s 3 & 13). At the time of the Baseline Report field visit, the vegetation in the vicinity of the overhead utility line had recently been cut and trimmed. Although it was likely the intent to locate the pump house and associated piping, valves, and other underground improvements fully within the adjoining Map 14, Lot 8, the boundary survey for the Property found that a portion of the rip-rap underground piping, manhole, valves, and other underground improvements associated with the pump house were located within a mowed area on the Property (see Photo #'s 10, 11 & 12). Section 3.C. of the Conservation Easement includes a Reserved Right so these underground improvements can be maintained, repaired, replaced, and/or expanded within the area shown as "Water Supply Improvements Reserved Right" on the Survey Plan.

The Property previously included a shed/barn structure located near the western side of the Access Road (see Survey Plan for location). This shed and its contents, which included a boat, restaurant equipment, barrels, etc, was removed by the Town of Durham as part of this project. Due to wet clay soils a stone apron had to be installed in order to get the necessary equipment in to remove the materials. The stone apron is along the edge of the Access Road and is approximately 14 feet wide by 65 feet long (see Photo #5).

Located south of the former shed toward the Lamprey River are two small debris piles in close proximity to each other (see Photo #'s 6 & 7). The debris pile closest to the former shed consists of metal and wood debris and measures approximately 6 feet wide by 30 feet long. The next debris pile is a little further south and consists of two pipes. One pipe is made of metal and is approximately 12 inches by 32 inches and the second appears to be made from asbestos according to the Phase 1 Environmental Assessment and measures approximately 36 inches by 46 inches. The Durham Public Works Department indicated that this type of piping was used by the Town as part of the drinking water distribution system. Due to the soil conditions experienced in the removal of the shed, it is not practical or advisable to use machinery to remove these materials. The only other debris noted on the Property are several metal buckets along the bank of the easternmost intermittent stream (see Photo #9).

In addition to the mowed grassy area adjoining the Map 14, Lot 8 (pump station lot) (see Photo #'s 10 & 11), there is another area that has a history of mowing by the abutter to the west who is the Trustee of the Trust that formerly owned the Property. The mowed area encircles a white pine tree and is approximately 6 feet wide by 20 feet deep on the south side of the tree (see Photo #21) and 20 feet wide by 20 feet deep on the north side of the tree (see Photo #22).

Grantor Initials: \_\_\_\_\_  
Grantee Initials: \_\_\_\_\_

Baseline Narrative  
Page 3 of 5

**Conservation Easement Baseline Documentation  
and Acknowledgement of Property Condition  
Town of Durham #1 (Thompson) Easement**

**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 boundary was observed to be mostly as depicted on the survey plan and can be walked without much difficulty with the exception of a portion of the western boundary which is thick with thorn bearing vegetation that makes walking the boundary nearly impossible.

Access to the Property is from any point along its Wednesday Hill Road frontage.

**Attachments:**

1. USGS topographic map, showing approximate Property lines and nearby conservation lands
2. Aerial photograph, showing approximate Property lines
3. Soils map, showing approximate Property lines and soils of significance to the Property's protection
4. Water resources map, showing Property's surface waters, wetlands, aquifer, and water supply protection areas.
5. Wildlife habitat quality map, based on New Hampshire Wildlife Action Plan data (2015)
6. Annotated survey plan, showing land cover, key features, structures and improvements, boundaries, and approximate photograph locations and perspectives
7. Survey Plan
8. Photographs, numbered to correspond with locations on annotated survey plan, and showing resources protected, structures and improvements, and other Property features
9. Natural Heritage Bureau Report

***One (1) signature page and nine (9) attachments follow.***

Grantor Initials: \_\_\_\_\_  
Grantee Initials: \_\_\_\_\_

Baseline Narrative  
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**Conservation Easement Baseline Documentation  
and Acknowledgement of Property Condition  
Town of Durham #1 (Thompson) Easement**

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.*

\_\_\_\_\_  
*Grantor, for the Town of Durham  
Todd Selig, duly authorized*

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

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Todd Selig, Town Administrator for the Town of Durham, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he is duly authorized and signed the same as his voluntary act and deed for the purposes therein contained.

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

\_\_\_\_\_  
*Grantee, for the Southeast Land Trust of NH:  
Brian Hart, Executive Director*

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

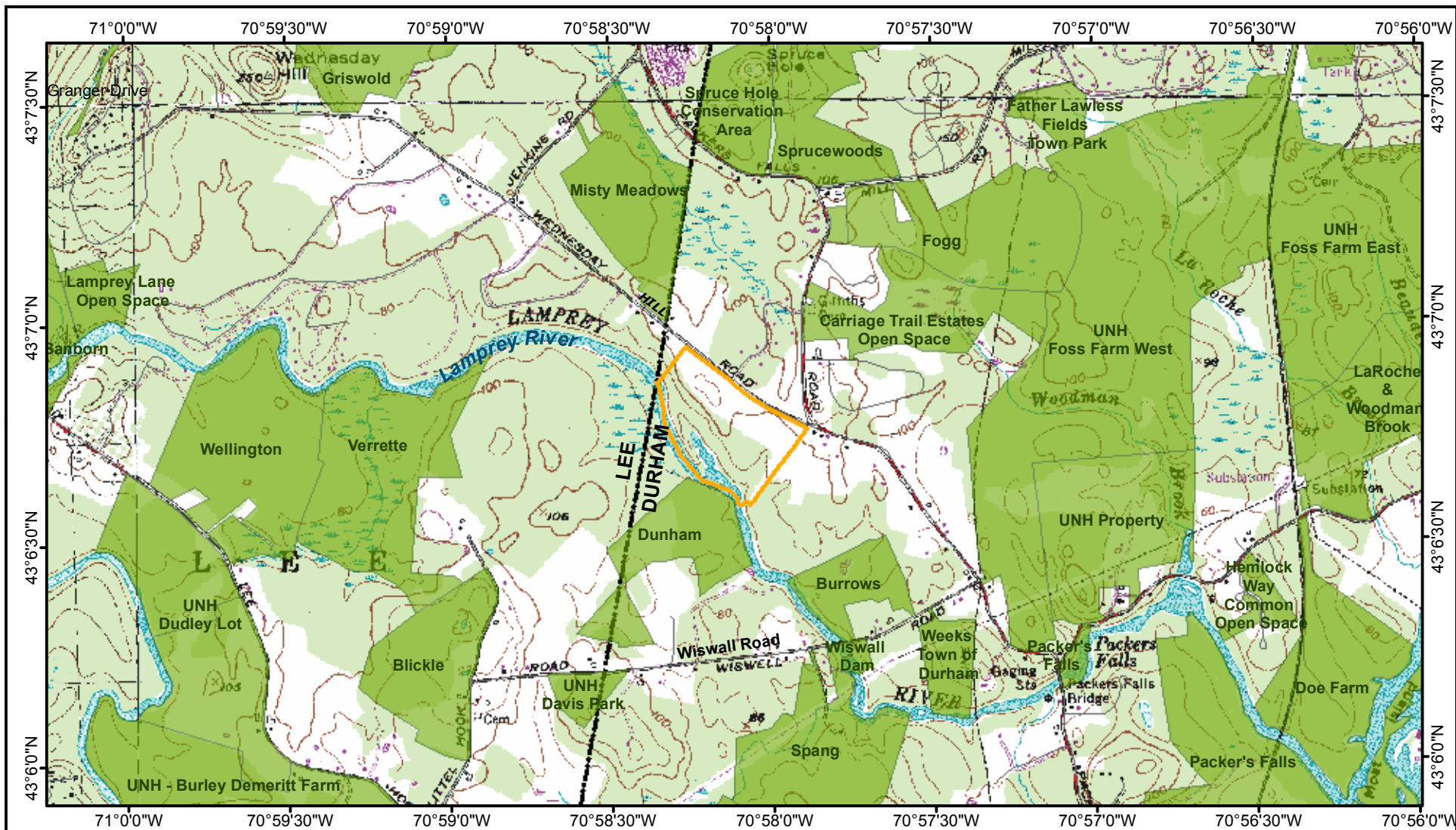
STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Brian Hart, 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:

*Grantor Initials: \_\_\_\_\_  
Grantee Initials: \_\_\_\_\_*

*Baseline Narrative  
Page 5 of 5*

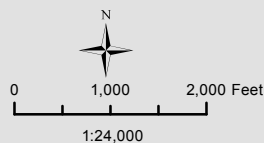


# **Baseline Conditions Topographic Map** **Durham #1 (Thompson) Easement & Nearby Conservation Lands** Durham, NH

- Conservation Easement Boundary
- Other Conservation & Public Lands

Grantor Initials: \_\_\_\_\_

Grantee Initials: \_\_\_\_\_

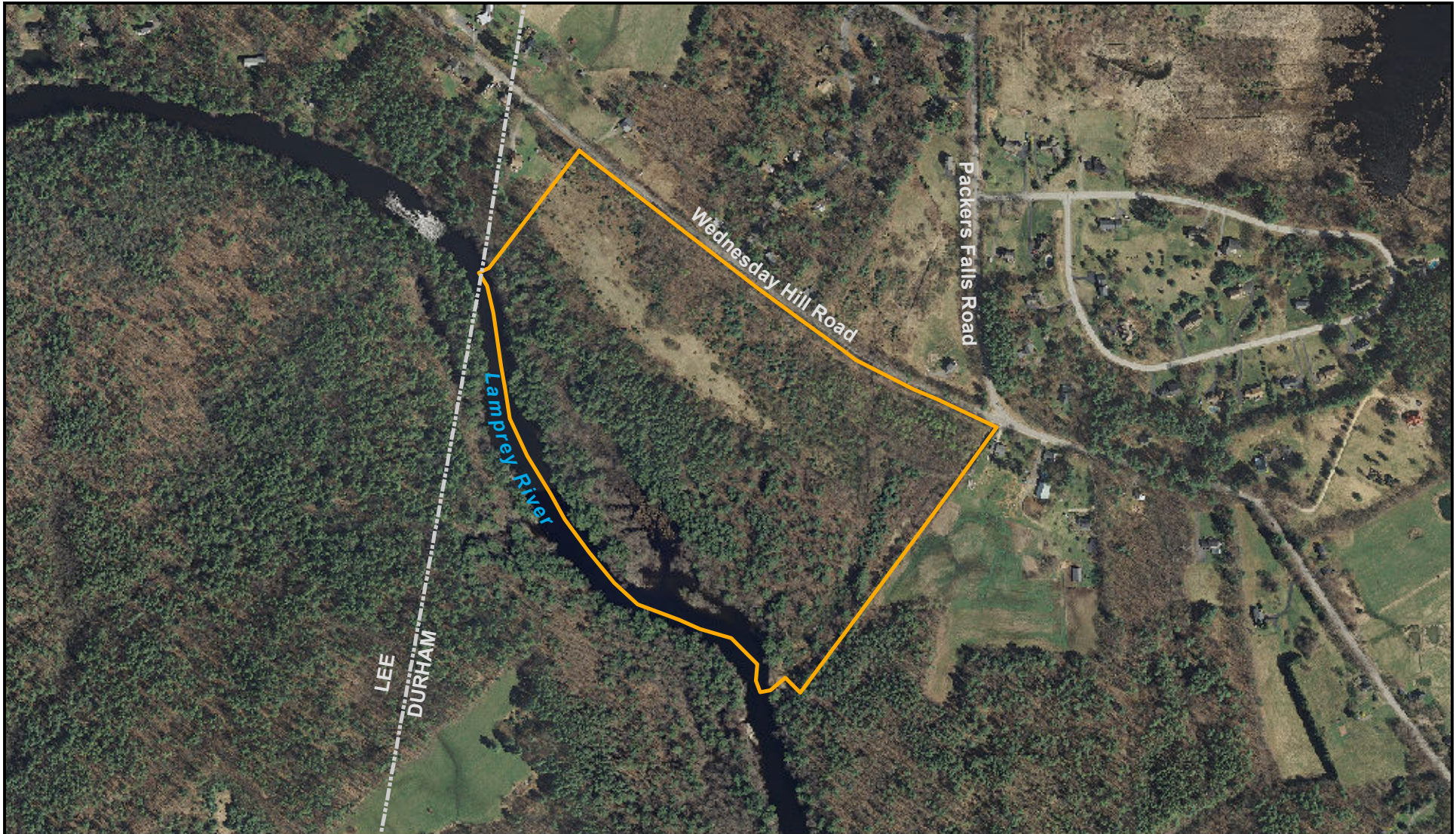


Boundary and feature locations are approximate.  
Easement boundary based on property survey by ECM, Inc., 2015; survey to be recorded. Conservation lands from NH GRANIT. USGS topographic base map (published 1970-1998) processed by NH GRANIT; coordinate system is NAD83 UTM Zone 19N meters.



Map prepared by  
Southeast Land Trust of NH  
January 2016







# **Baseline Conditions Aerial Photograph** **Durham #1 (Thompson) Conservation Easement** Durham, NH


 Conservation Easement Boundary  
 Town boundary

Grantor Initials: \_\_\_\_\_

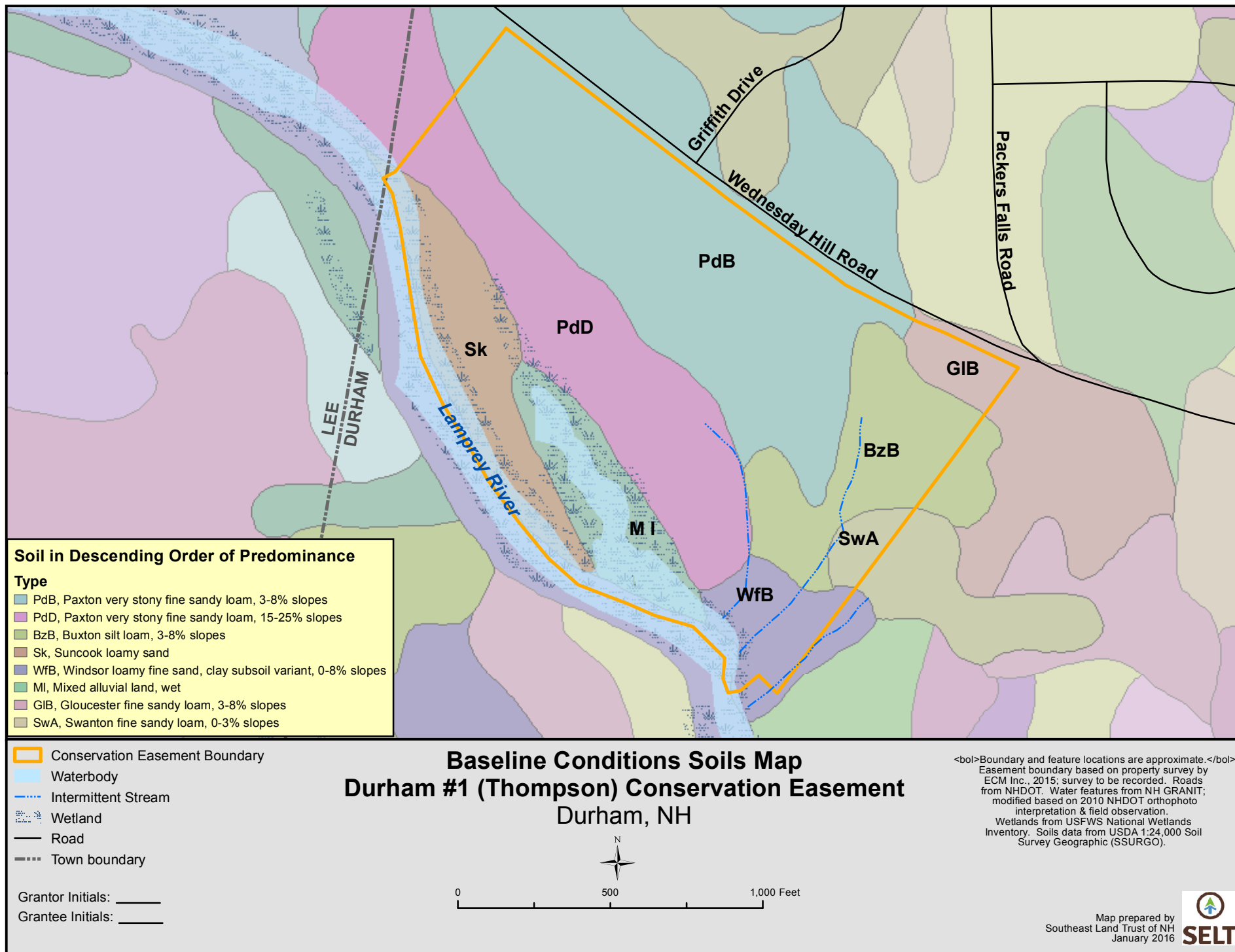
Grantee Initials: \_\_\_\_\_



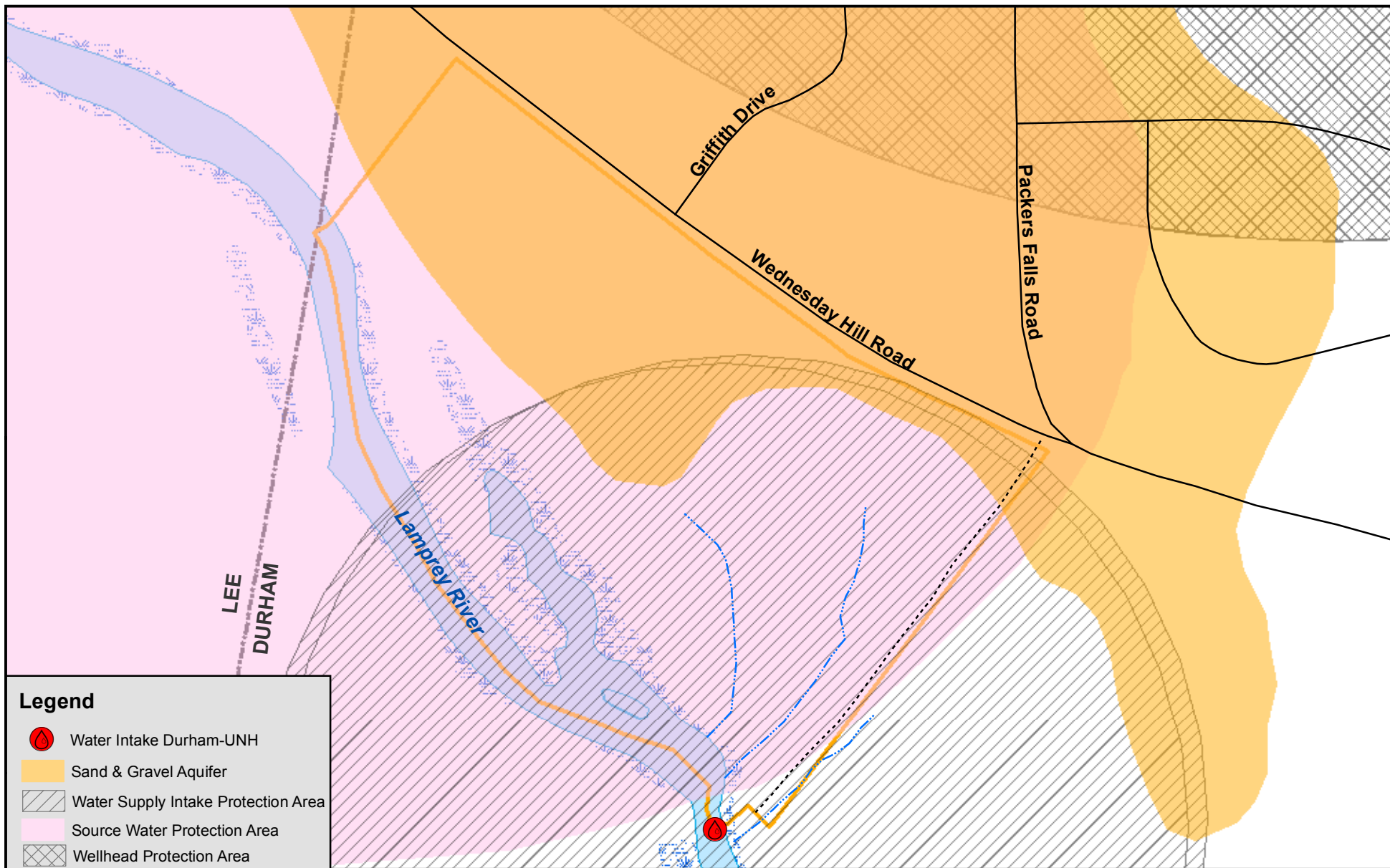
**Boundary and feature locations are approximate.**  
Easement boundary based on property survey by  
ECM, Inc., 2015; survey to be recorded. 1-ft resolution  
orthophoto taken spring 2010 for NHDOT.

Map prepared by  
Southeast Land Trust of NH  
January 2016 














## Legend

-  Water Intake Durham-UNH
-  Sand & Gravel Aquifer
-  Water Supply Intake Protection Area
-  Source Water Protection Area
-  Wellhead Protection Area

-  Conservation Easement Boundary
-  Waterbody
-  Intermittent Stream
-  Wetlands
-  Road
-  Access Road
-  Town boundary

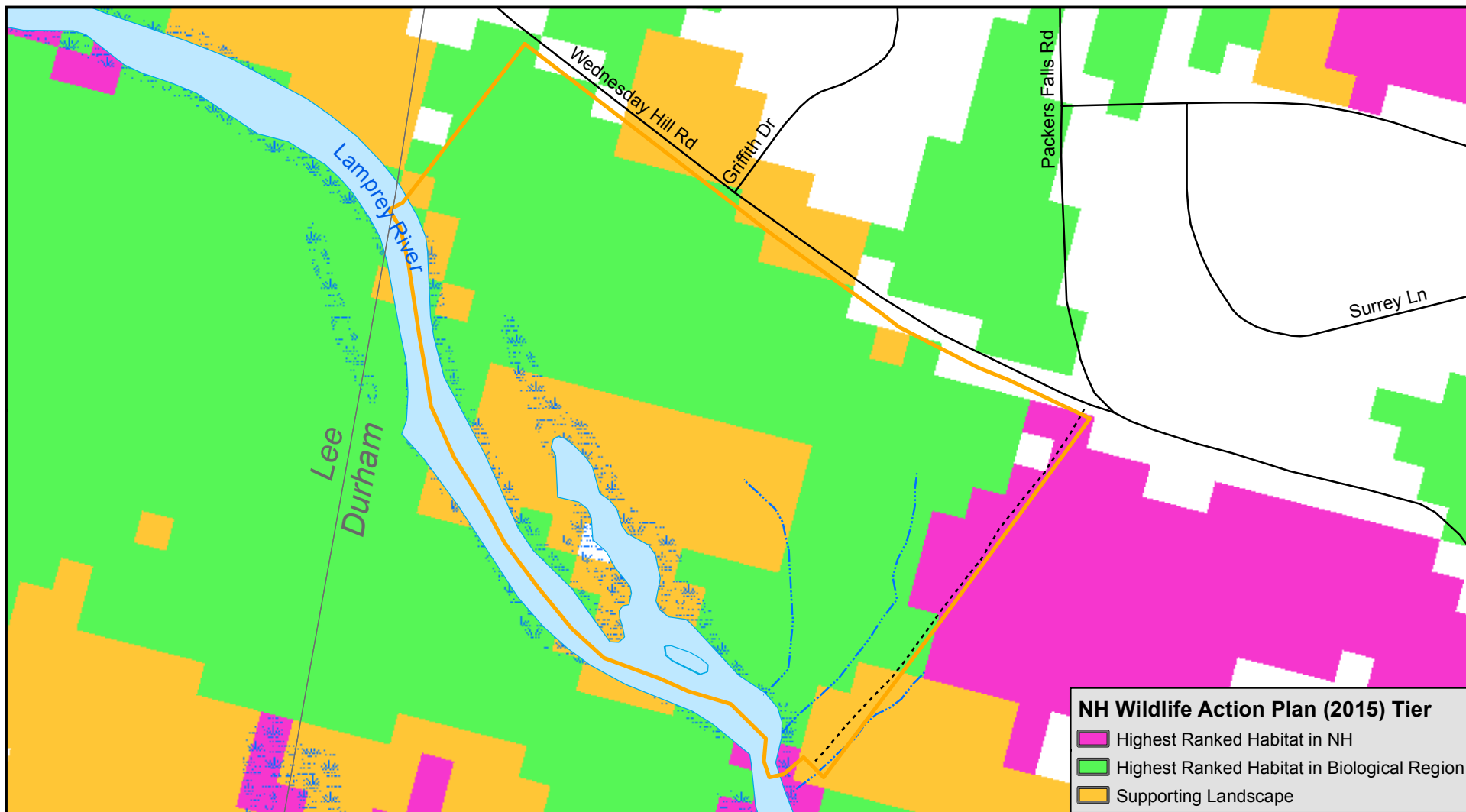
Grantor Initials: \_\_\_\_\_

Grantee Initials: \_\_\_\_\_

## Baseline Conditions Water Resources Durham #1 (Thompson) Conservation Easement Durham, NH



Boundary and feature locations are approximate. Easement boundary based on property survey by ECM Inc., 2015; survey to be recorded. Roads from NHDOT. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; waters modified based on 2010 NHDOT orthophoto interpretation, & field observation. 1-foot resolution orthophoto taken Spring 2010 for NHDOT.



**NH Wildlife Action Plan (2015) Tier**

- Highest Ranked Habitat in NH
- Highest Ranked Habitat in Biological Region
- Supporting Landscape

# **Baseline Wildlife Habitat Quality Map** **Durham #1 (Thompson) Conservation Easement** Durham, NH

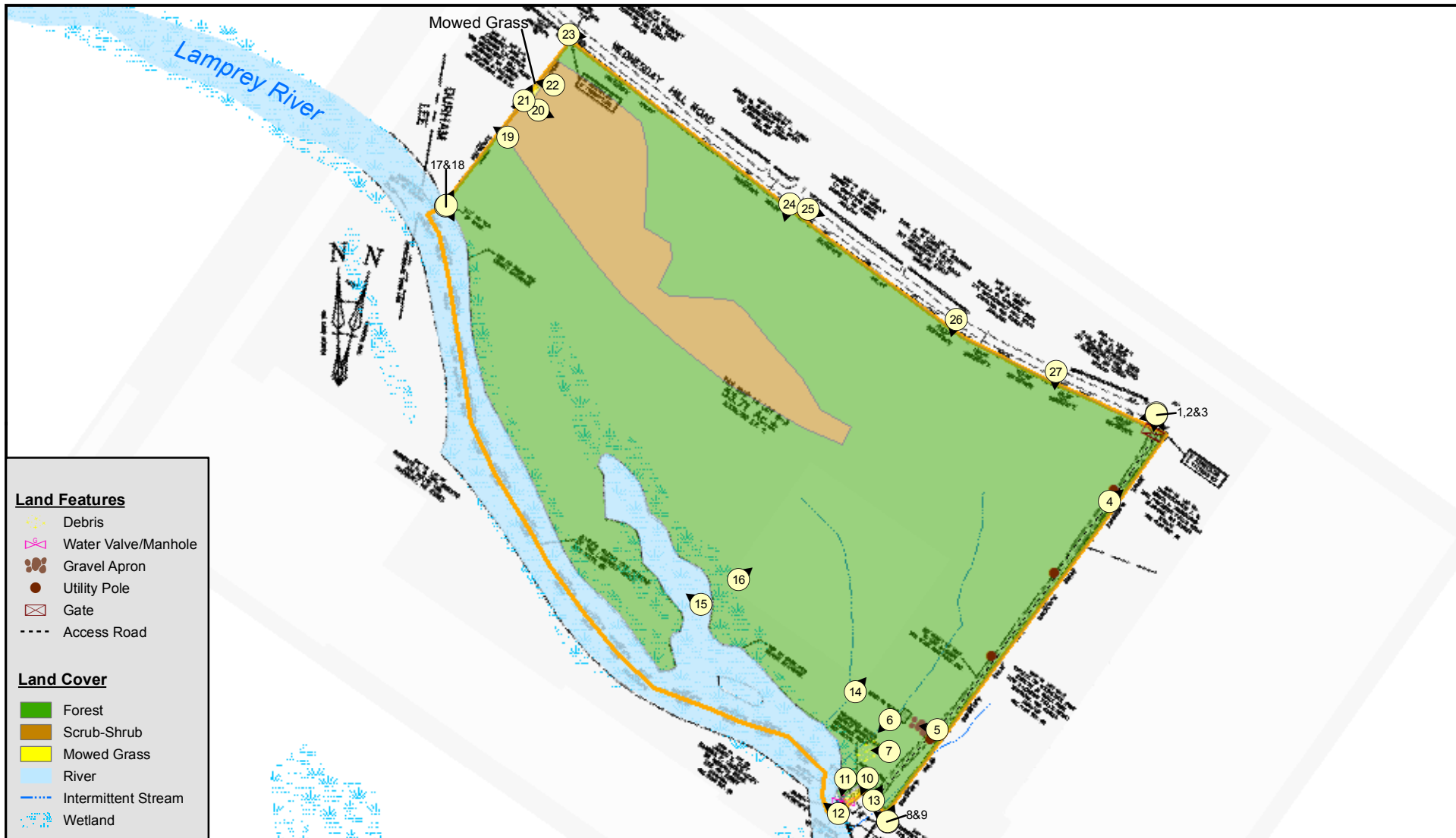
- Conservation Easement Boundary
- Road
- Access Road
- Waterbody
- Intermittent Stream
- Wetlands
- Town Boundary

Grantor Initials: \_\_\_\_\_

Grantee Initials: \_\_\_\_\_



**Boundary and feature locations are approximate.**  
Easement boundary based on property survey by ECM Inc., 2015; survey to be recorded. Wildlife Action Plan data from NH Fish & Game Department, 2015. Roads from NHDOT. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; waters modified based on 2010 NHDOT orthophoto interpretation, & field observation.



## Annotated Survey Plan Showing Baseline Landcover & Photopoints Durham #1 (Thompson) Conservation Easement Durham, NH

- Conservation Easement Boundary
- Photo Number & Orientation

Grantor Initials: \_\_\_\_\_  
Grantee Initials: \_\_\_\_\_

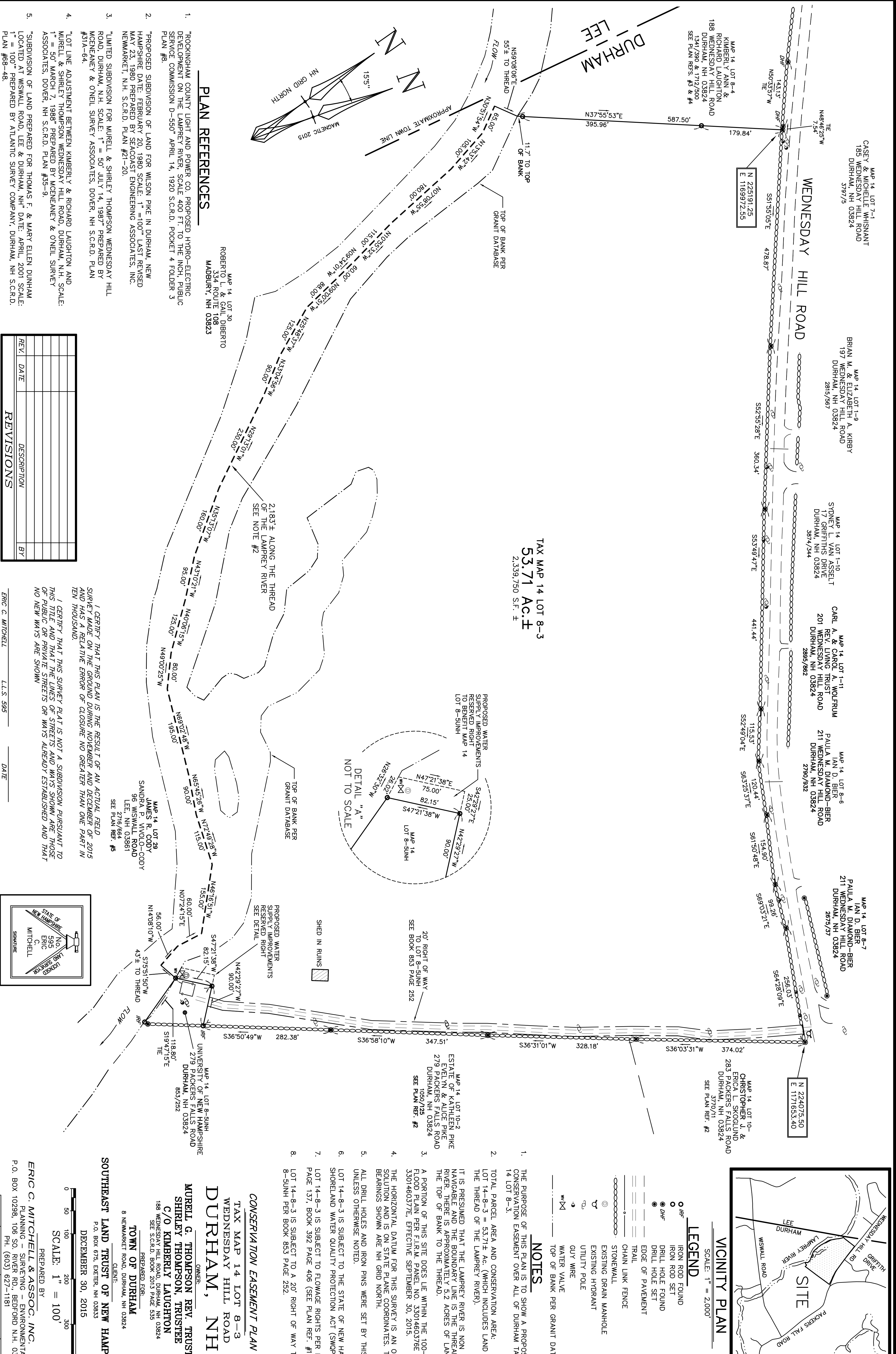


**Feature locations are approximate.**  
Easement boundary from property survey by ECM Inc., 2015; survey to be recorded. Roads from NHDOT. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; water modified based on 2010 NHDOT orthophoto interpretation, & field observation.

Map prepared by  
Southeast Land Trust of NH  
January 2016









## Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 1:** photo\_Durham1\_2015-12-23(1)

**Location Method:** GPS

**Latitude:** 43°6'45.67"N **Longitude:** -70°57'53.45"W **Orientation:** 170°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing near the northeast corner of the Property looking at the drill hole boundary corner. Note the abutting property has a paved driveway in close proximity to this corner.



**Photo 2:** photo\_Durham1\_2015-12-23(2)

**Location Method:** GPS

**Latitude:** 43°6'45.63"N **Longitude:** -70°57'53.33"W **Orientation:** 271°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing near the northeast corner of the Property looking along the Property's frontage on Wednesday Hill Road. The Property is on the left side of the photo. Note the Access Road and gate in the middle of the photo.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



## Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 3:** photo\_Durham1\_2015-12-23(3)

**Location Method:** GPS

**Latitude:** 43°6'45.80"N    **Longitude:** -70°57'53.61"W    **Orientation:** 203°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing near the northeast corner of the Property looking down the Access Road which is approximately 12' wide and has a gravel base. The Access Road is gated with a chain-link gate that is approximately 13' wide. Also note the power line corridor along the Access Road which was recently maintained to remove trees, brush, and branches.



**Photo 4:** photo\_Durham1\_2015-12-23(4)

**Location Method:** GPS

**Latitude:** 43°6'43.80"N    **Longitude:** -70°57'55.61"W    **Orientation:** 65°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing on the Access Road near the Property's eastern boundary which is the stonewall obscured by shrubs/brush. Note the abutment's chicken coop and shed next to the boundary, with no encroachments noted at the time of the site visit.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



## Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 5:** photo\_Durham1\_2015-12-23(5)

**Location Method:** GPS

**Latitude:** 43°6'37.28"N **Longitude:** -70°58'3.93"W **Orientation:** 294°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing on the Access Road near the Property's eastern boundary looking toward the interior of the Property at the site of the former pole shed (shown on the Survey Plan as "in ruins"). The shed was recently removed and this approximately 14' wide by 65' long gravel area was installed for the equipment to remove the shed.



**Photo 6:** photo\_Durham1\_2015-12-23(6)

**Location Method:** GPS

**Latitude:** 43°6'37.36"N **Longitude:** -70°58'4.61"W **Orientation:** 237°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing in the interior of the Property southerly of the former shed in Photo #5 where an area of old metal and wood debris is located. The debris area is approximately 6' by 30' and note the intermittent stream channel in the right side of the photo.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 7:** photo\_Durham1\_2015-12-23(7)

**Location Method:** GPS

**Latitude:** 43°6'36.92"N **Longitude:** -70°58'4.93"W **Orientation:** 287°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing in the interior of the Property southerly of the former shed in Photo #5 at an area with two pipes. One pipe is broken and approx. 36"x46" and is apparently an asbestos drinking water pipe. The second is an approx. 12"x32" metal pipe. Note the intermittent stream channel in the background of the photo.



**Photo 8:** photo\_Durham1\_2015-12-23(8)

**Location Method:** GPS

**Latitude:** 43°6'34.96"N **Longitude:** -70°58'4.39"W **Orientation:** 321°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing at the southeast corner (iron rod) of the Property and looking along the boundary with Map 14, Lot 8 (pump house site). The Property is on the right side of the photo. Note the intermittent stream in the middle of the photo.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 9:** photo\_Durham1\_2015-12-23(9)

**Location Method:** GPS

**Latitude:** 43°6'34.82"N **Longitude:** -70°58'4.66"W **Orientation:** 38°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing at the southeast corner of the Property and looking along the Property's eastern boundary which is stonewall fragments in this area. The Property is on the left side of the photo. Note the intermittent stream in the left and middle of the photo crossing onto the abutting property. Also note the rusty buckets on the embankment in the background-left of the photo.



**Photo 10:** photo\_Durham1\_2015-12-23(10)

**Location Method:** GPS

**Latitude:** 43°6'35.40"N **Longitude:** -70°58'4.81"W **Orientation:** 216°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing at the northwest corner of Map 14, Lot 8 (pump house lot) looking along the boundary with the Property toward the next corner at the edge of the Lamprey River (see orange flagging in background). The Property is on the right side of the photo. Note that the mowed area extends onto the Property.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 11:** photo\_Durham1\_2015-12-23(11)  
**Location Method:** GPS  
**Latitude:** 43°6'35.03"N **Longitude:** -70°58'5.82"W **Orientation:** 206°  
**Photograph Date:** 12/23/2015  
**Photographer:** Duane Hyde  
**Description:** Standing on the Property looking toward the corner of the pump house lot (Map 14, Lot 8) which is indicated by the flagging in the back-ground. A 33.5" diameter manhole cover, an 18"x18" water valve encased in concrete, and rip-rap along the shoreline of the River are located on the Property and are within the "Water Supply Improvements Reserved Right" area.



**Photo 12:** photo\_Durham1\_2015-12-23(12)  
**Location Method:** GPS  
**Latitude:** 43°6'35.14"N **Longitude:** -70°58'6.06"W **Orientation:** 320°  
**Photograph Date:** 12/23/2015  
**Photographer:** Duane Hyde  
**Description:** Standing at the southwest corner of the pump house lot (Map 14, Lot 8) looking on the Property's frontage along the Lamprey River (right side of river). Note the rip-rap along the embankment of the River which is approximately 13' long and in the "Water Supply Improvements Reserved Right" area. Also note the iron rod with red cap corner marker.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1  
 All photographs taken with an Apple iPhone 6  
 All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 13:** photo\_Durham1\_2015-12-23(13)

**Location Method:** GPS

**Latitude:** 43°6'35.50"N **Longitude:** -70°58'4.71"W **Orientation:** 44°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing along the northern boundary of the pump house lot (Map 14, Lot 8) looking into the Property along the Access Road which is approx. 10' wide at this point and has a gravel base. Note the stone entry in the background on the left side of the Access Road which is also shown in Photo #5. Note also the clearing along the Access Road for the powerline.



**Photo 14:** photo\_Durham1\_2015-12-23(14)

**Location Method:** GPS

**Latitude:** 43°6'38.54"N **Longitude:** -70°58'5.38"W **Orientation:** 54°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing within an approximately 7' deep incised intermittent stream channel within the Property that drains into the Lamprey River.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 15:** photo\_Durham1\_2015-12-23(15)

**Location Method:** GPS

**Latitude:** 43°6'40.96"N **Longitude:** -70°58'11.49"W **Orientation:** 320°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing within a large wetland system that is an "inlet" into the Property from the Lamprey River. The forest on the left side of the photo is on a "point" along the shoreline of the River. The wetland includes open water, sedges, and scrub-shrub habitat. The 2015 WAP classifies it as a wet meadow/shrub wetland and a Laurentian-Acadian freshwater marsh.



**Photo 16:** photo\_Durham1\_2015-12-23(16)

**Location Method:** GPS

**Latitude:** 43°6'41.71"N **Longitude:** -70°58'9.77"W **Orientation:** 65°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing within the interior of the Property and this photo shows a typical white pine dominated forest on the Property.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 17:** photo\_Durham1\_2015-12-23(17)

**Location Method:** GPS

**Latitude:** 43°6'51.90"N

**Longitude:** -70°58'20.49"W

**Orientation:** 42°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing at the Property's southwest corner along the Lamprey River (note iron rod with red cap) and looking along the Property's western boundary (note orange flagging). The Property is on the right side of the photo. The forest in the foreground includes red maple but as the Property slopes upward the forest is dominated by white pine.



**Photo 18:** photo\_Durham1\_2015-12-23(18)

**Location Method:** GPS

**Latitude:** 43°6'52.12"N

**Longitude:** -70°58'20.83"W

**Orientation:** 168°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing at the Property's southwest corner along the Lamprey River and looking along the Property's Lamprey River frontage. Note the forested shoreline along the river.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



## Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 19:** photo\_Durham1\_2015-12-23(19)

**Location Method:** GPS

**Latitude:** 43°6'54.46"N

**Longitude:** -70°58'18.90"W

**Orientation:** 318°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing near the Property's western boundary which is delineated with orange flagging and looking off the Property to the abutting tract (Map 14, Lot 8-4). The abutting tract is developed with a house shown in the background.



**Photo 20:** photo\_Durham1\_2015-12-23(20)

**Location Method:** GPS

**Latitude:** 43°6'54.91"N

**Longitude:** -70°58'17.40"W

**Orientation:** 130°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing near the Property's western boundary and looking toward the interior of the Property at an area that was former agricultural field and is now in a scrub-shrub habitat and reverting to forest.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



## Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 21:** photo\_Durham1\_2015-12-23(21)

**Location Method:** GPS

**Latitude:** 43°6'55.46"N

**Longitude:** -70°58'17.63"W

**Orientation:** 42°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing on the Property's western boundary and looking along the boundary. Note the orange flagging along the boundary and the iron rod in the foreground. The Property is on the right side of the photo and note the area that is mowed around the white pine tree. The mowed area in the foreground is approx. 6' wide and the area in the background is approx. 20' wide.



**Photo 22:** photo\_Durham1\_2015-12-23(22)

**Location Method:** GPS

**Latitude:** 43°6'55.56"N

**Longitude:** -70°58'16.94"W

**Orientation:** 295°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing near the Property's western boundary and looking off the Property toward Map 14, Lot 8-4. The person in the photo is standing on the Property's western boundary. Note the approx. 20'x20' mowed area on the Property.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



## Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 23:** photo\_Durham1\_2015-12-23(23)

**Location Method:** GPS

**Latitude:** 43°6'56.97"N **Longitude:** -70°58'16.07"W **Orientation:** 113°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing at the Property's northwest corner (drill hole in stone-wall) and looking along the Property's frontage on Wednesday Hill Road.



**Photo 24:** photo\_Durham1\_2015-12-23(24)

**Location Method:** GPS

**Latitude:** 43°6'52.17"N **Longitude:** -70°58'7.71"W **Orientation:** 211°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing facing the Property's northern boundary along Wednesday Hill Road (stonewall) and looking into the Property. There is an approximately 8.5' wide opening in the stonewall. Note the forest is maple-birch-pine dominated.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 25:** photo\_Durham1\_2015-12-23(25)

**Location Method:** GPS

**Latitude:** 43°6'52.26"N **Longitude:** -70°58'7.19"W **Orientation:** 127°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing on Wednesday Hill Road along the Property's northern boundary (stonewall) and frontage on the Road. The Property is on the right side of the photo.



**Photo 26:** photo\_Durham1\_2015-12-23(26)

**Location Method:** GPS

**Latitude:** 43°6'48.57"N **Longitude:** -70°58'1.61"W **Orientation:** 211°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing facing the Property's northern boundary along Wednesday Hill Road (stonewall) and looking into the Property. There is an approximately 9' wide opening in the stonewall that was an old farm entrance and looks to be occasionally used for parking. Note the forest is maple-birch-pine dominated.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



# Durham #1 (Thompson) Property Digital Baseline Photographs



**Photo 27:** photo\_Durham1\_2015-12-23(27)

**Location Method:** GPS

**Latitude:** 43°6'46.80"N

**Longitude:** -70°57'57.75"W

**Orientation:** 199°

**Photograph Date:** 12/23/2015

**Photographer:** Duane Hyde

**Description:** Standing facing the Property's northern boundary along Wednesday Hill Road (stonewall) and looking into the Property. There is an approximately 11' wide opening in the stonewall that was an old farm entrance. Note the forest is maple-birch-pine dominated.

Grantor initials: \_\_\_\_\_

Grantee initials: \_\_\_\_\_

All GPS points located with an Apple iPhone 6 running Garafa GPS Kit v.7.0.1

All photographs taken with an Apple iPhone 6

All directions are relative to True North per survey plans of record



## NEW HAMPSHIRE NATURAL HERITAGE BUREAU

DRED - DIVISION OF FORESTS & LANDS

PO Box 1856 -- 172 PEMBROKE ROAD, CONCORD, NH 03302-1856

PHONE: (603) 271-2214 FAX: (603) 271-6488

**To:** Duane Hyde, Southeast Land Trust of NH  
PO Box 675  
12 Center St 2nd Floor  
Exeter NH 03833

**From:** Melissa Coppola, NH Natural Heritage Bureau

**Date:** 1/29/2015

**Re:** Review by NH Natural Heritage Bureau of request dated 1/15/2015

**NHB File ID:** 2077

**Town:** Durham

**Project type:** Landowner Request

**Location:** Wednesday Hill Rd Map 14 Lot 8-3

I have searched our database for records of rare species and exemplary natural communities on the property(s) identified in your request. Our database includes known records for species officially listed as Threatened or Endangered by either the state of New Hampshire or the federal government, as well as species and natural communities judged by experts to be at risk in New Hampshire but not yet formally listed.

**This site is within an area flagged by NH Fish & Game for possible impacts on rare mussels. Contact Kim Tuttle (271-6544) for more details**

NHB records on the property(s): **None**

NHB records within one mile of the property(s):

	Last Reported	Listing Status		Conservation Rank	
Vertebrate species (For more information, contact Kim Tuttle, NH F&G at 271-6544)		Federal	NH	Global	State
Jefferson/Blue-spotted Salamander Complex ( <i>Ambystoma hybrid pop. 3</i> )	2013	--	--	--	S2
Pied-billed Grebe ( <i>Podilymbus podiceps</i> )	2004	--	T	G5	S2B
Least Bittern ( <i>Ixobrychus exilis</i> )	2013	--	SC	G5	S1B
Sora ( <i>Porzana carolina</i> )	2013	--	SC	G5	S3B
Common Moorhen ( <i>Gallinula chloropus</i> )	2006	--	SC	G5	S2B
Marsh Wren ( <i>Cistothorus palustris</i> )	2013	--	--	G5	S3B
Golden-winged Warbler ( <i>Vermivora chrysoptera</i> )	1992	--	SC	G4	S2B
American Brook Lamprey ( <i>Lampetra appendix</i> )	1959	--	E	G4	S1
American Eel ( <i>Anguilla rostrata</i> )	2010	--	SC	G4	S3
Spotted Turtle ( <i>Clemmys guttata</i> )	2000	--	T	G5	S2
Wood Turtle ( <i>Glyptemys insculpta</i> )	2003	--	SC	G4	S3
Blanding's Turtle ( <i>Emydoidea blandingii</i> )	2002	--	E	G4	S1

**NOTE:** This review *cannot* be used to satisfy a permit or other regulatory requirement to check for rare species or habitats that could be affected by a proposed project, since it provides detailed information only for records actually on the property.



# NEW HAMPSHIRE NATURAL HERITAGE BUREAU

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PO Box 1856 -- 172 PEMBROKE ROAD, CONCORD, NH 03302-1856

PHONE: (603) 271-2214 FAX: (603) 271-6488

Natural Community		Federal	NH	Global	State
Red maple - lake sedge swamp	1996	--	--	--	S3
Red maple - Sphagnum basin swamp	1996	--	--	--	S4
Kettle hole bog system	1996	--	--	--	S2
Invertebrate Species		Federal	NH	Global	State
Bog Elfin ( <i>Callophrys lanoraieensis</i> )	1900	--	--	G3	SH
A Noctuid Moth ( <i>Chaetagnalea cerata</i> )	1963	--	--	G3	S1
Pink Sallow ( <i>Psectraglaea carnosus</i> )	1963	--	--	G3	SH
Ringed Boghaunter ( <i>Williamsonia lintneri</i> )	2000	--	E	G3	S2
Lyre-tipped Spreadwing ( <i>Lestes unguiculatus</i> )	1942	--	--	G5	S1
Plant species		Federal	NH	Global	State
Purple Milkweed ( <i>Asclepias purpurascens</i> )	1942	--	E	G5	SH
Northern Blazing Star ( <i>Liatris novae-angliae</i> )	1942	--	E	T3	S1
American Waterwort ( <i>Elatine americana</i> )	1955	--	E	G4	SH
Virginia three-seeded-Mercury ( <i>Acalypha virginica</i> )	1976	--	E	G5	SH
Downy False Foxglove ( <i>Aureolaria virginica</i> )	1941	--	E	G5	S1
crested sedge ( <i>Carex cristatella</i> )	2004	--	E	G5	S1
rufous bulrush ( <i>Scirpus pendulus</i> )	1962	--	E	G5	S1
prairie wedgescale ( <i>Sphenopholis obtusata</i> )	1956	--	E	G5	SH
long-leaved pondweed ( <i>Potamogeton nodosus</i> )	2004	--	T	G5	S2
Netted Chain Fern ( <i>Woodwardia areolata</i> )	1973	--	E	G5	S1

Listing codes: T = Threatened, E = Endangered SC = Special Concern

Rank prefix: G = Global, S = State, T = Global or state rank for a sub-species or variety (taxon)

Rank suffix: 1-5 = Most (1) to least (5) imperiled. "--", U, NR = Not ranked, B = Breeding population, N = Non-breeding. H = Historical, X = Extirpated.

A negative result (no record in our database) does not mean that no rare species are present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

**NOTE:** This review *cannot* be used to satisfy a permit or other regulatory requirement to check for rare species or habitats that could be affected by a proposed project, since it provides detailed information only for records actually on the property.



NHB: L2077

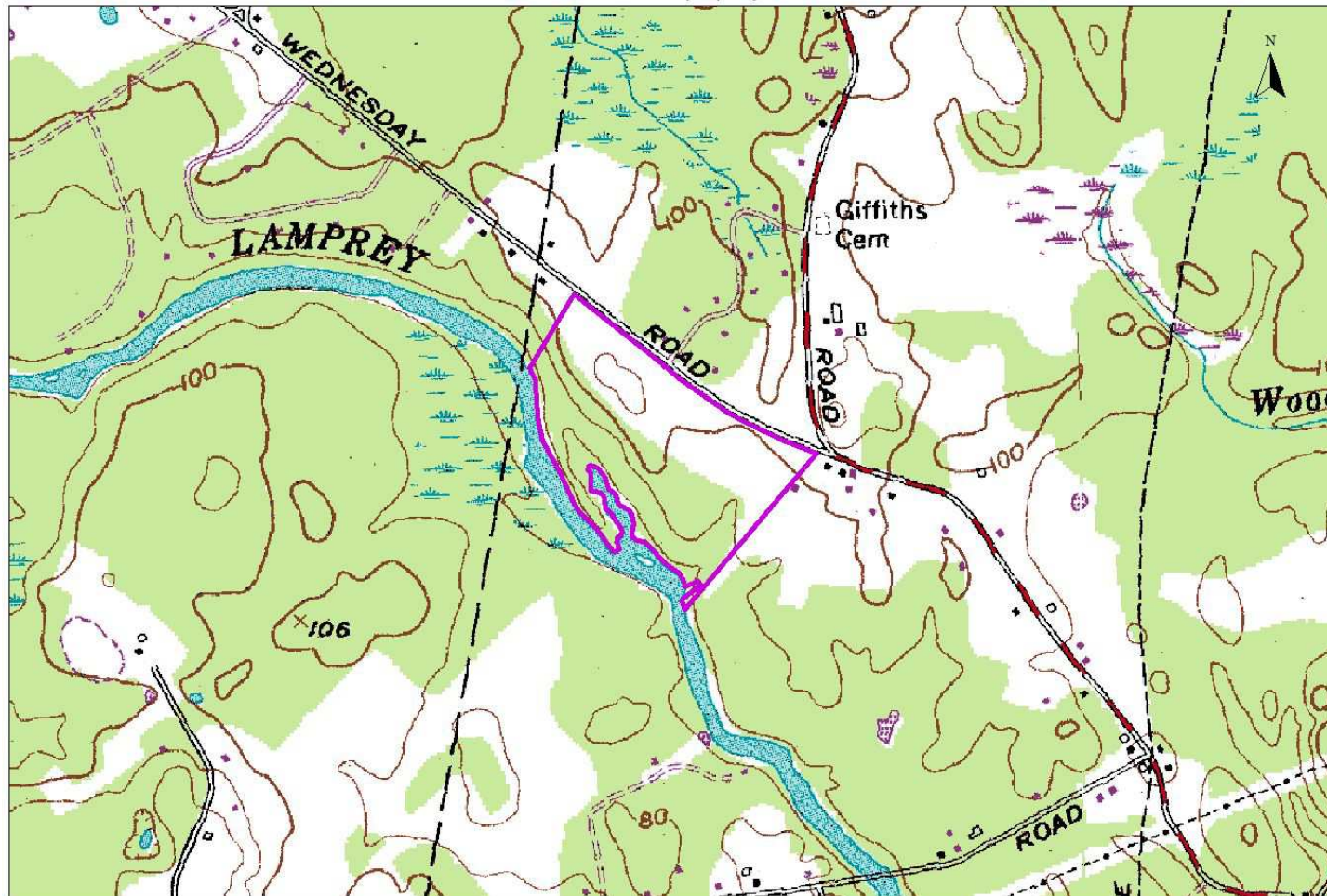


NH NATURAL HERITAGE BUREAU

### Known locations of rare species and exemplary natural communities

Sensitive species are labelled but not mapped. All other records are clipped to the property boundaries.

Occurrences not on the property are not shown.



**Property: Durham**

1:12000 0.25 0 0.25 0.5 Miles

29 Jan 2015