

August 20, 2024

Ms. Barbara Fortier  
Chief Executive Officer  
Girls Scouts of Eastern Massachusetts  
265 Beaver Street  
Waltham, Ma. 02452

Re: Camp Wabasso, Sutton, New Hampshire  
Conservation Easement

Dear Barb,

Since its creation in 1950, the primary mission of the Blaisdell Lake Protective Association (BLPA) has been to protect the water quality of Blaisdell Lake and its watershed including Billings Pond. This tireless work by volunteers has provided a wide range of benefits to the generations of families who live, vacation and recreate on the lake, the Town of Sutton, and the Warner River Watershed. These water bodies are healthy right now and we are told that the extensive undeveloped land and waterfront of the Girl Scouts of Eastern Massachusetts' Camp Wabasso has contributed greatly to that healthy status. That status is fragile and is continuously under threat by the excessive use of road salt, the improper maintenance of roads and culverts, extreme runoff from large and repeated rainfall events, warmer temperatures, land development, aging septic systems, and an overall increase in watershed and lake activity.

As it is likely that the Girl Scouts of Eastern Massachusetts (GSEMA) will receive several proposals which may have the potential to impact Blaisdell Lake and/or Billings Pond, we ask that you to consider the following request as we seek to maintain our work towards our Mission. As these large parcels of land change ownership, we feel it is important to have some protections in place in perpetuity at the time of transfer now.

In order to protect one of the last undeveloped properties on the lake and to ensure that its benefits continue to positively benefit Blaisdell Lake and Billings Pond, we are requesting that the GSEMA place a Conservation Easement on the Camp Wabasso property prior to its divestment. This will ensure that the land and our waterbodies will be protected in perpetuity no matter who owns the land. A Conservation Easement held by a separate non-profit conservation group and signed by the Attorney General of NH would guarantee that protection and we would hope that type of document is one you will legally place over the property.

Since the Core Camp Tracts will impact Blaisdell Lake and Billings Pond the most, we request you consider a conservation easement upon the existing wooded area with the following restrictions:

**Core Camp Tracts: Parcel 4 02-763-367, Parcel 5 02-671-248, and Parcel 6 02-663-256**

1. No build and no cut/disturb zone all existing forest, except utilizing the forestry practices defined below.
2. Existing structures and utilities can be maintained and updated as is but not expanded or upgraded, ie bunk houses that are just uninsulated buildings can have roofs replaced but can't be insulated, facilities added etc.
3. No motorized vehicles within 500 feet of the shoreline.
4. Any terrain alterations must follow NH DES Alteration of Terrain best management practices.
5. No more than 30% of the property may be impervious cover.
6. No drawing of water out of the Blaisdell Lake or Billings Pond except for emergency use.
7. No public access to Blaisdell Lake or Billings Pond

**Horse Program Lots and Not Used: Parcel 2 04-742-037, Parcel 3 02-798-448 and Parcel 1 04-712-217**

These lands fall within our watershed and would benefit from the following restrictions:

1. The property shall not be subdivided into parcels of separate distinct ownership, and maybe sold, transferred, devised or conveyed only in its entirety.
2. A 50 foot no cut buffer to any delineated wetlands except utilizing forestry practices as defined below.

**Forestry Practices:**

Management activities shall be in accordance with then current scientifically based practices recommended by University of New Hampshire Cooperative Extension, U.S. Natural Resources Conservation Service, or other government or private, nonprofit natural resource conservation and management agencies then active. Such management activities shall be in accordance with "best management practices" as set forth in "Manual of Best Management Practices for Agriculture in New Hampshire" Department of Agriculture, June 1993, and successor publications.

Any forestry on Property shall be performed under the direction of a New Hampshire licensed forester in accordance with a written management plan ("Plan") appropriate for the sites and soils of the Property and current within ten years of harvest that

considers the effects on wetlands and wildlife and incorporates practices applicable to wetlands and wildlife as defined in Good Forestry in the Granite State: Recommended Voluntary Forest Management Practices (New Hampshire Forest Sustainability Work Team) or similar successor publication provided by the Grantee.

We have included a copy of a local conservation easement and have highlighted language—the information we think pertains to all the Girl Scout property at Camp Wabasso. We hope this is helpful to you. Conservation Easements signed by the Attorney General of NH are the only instruments that permanently protect land.

BLPA and its members have worked tirelessly over the last 74 years to protect Blaisdell Lake and Billings Pond and we would greatly appreciate your consideration of this request for the placement of a Conservation Easement on Camp Wabasso lands. We trust that it falls within what the Girl Scouts stand for and what you have already stated as your intent—protection in perpetuity. We would also greatly appreciate a chance to review this conservation easement document.

Thank you for your consideration of this request. Please feel free to call with any questions or if you would like to discuss in further detail.

Sincerely,  
*Cynde Robbins*

Cynde Robbins, President  
Blaisdell Lake Protective Association  
On Behalf of the Board of Directors  
Cell phone: 339-832-9125

Attachment: Pat's Peak CE

CC:  
Sutton Conservation Committee  
Sutton Planning Board  
Sutton Select Board  
NH Lakes Association