

## Little Big Forest (LBF) Project Profile

4,000 ft of Undeveloped Shoreline (Yellow Arrows);  
40-acres of "never managed" Forestland (Yellow Dotted Line)



**The Name:** "The Little Big Forest". While little in size ("only 40 acres"), it has BIG trees; BIG undeveloped shoreline (4,000 feet); it has BIG potential; we have BIG plans for it; and it has a BIG price tag!

**Community Support:** This project has received the unanimous support from the Stoddard Selectman; Davis Library, Historical Society, JFES faculty and school board, Highland Lake Unified Association, Island Pond Association, Eva Lane Rd. Association, UNH Cooperative Extension, and Forest Terrestrial Ecologist Tom Wessels.

### **Forest Features:**

- ❖ Contains 4,000 feet of *rare* undeveloped shoreline which is approximately 4% of the Highland Lake shoreline: when combined with the nearby Pickerel Cove, 10% of Highland Lake shoreline will be protected;
- ❖ Three lots totaling 40-acres; existing forest appears to never have been cut, pastured, or plowed; dozens of white pine trees are 150-200 years old, ranging in size from 24" to 40"-inches in diameter and 100+ feet tall; one 40"-inch red maple is estimated to be 250+/- years old;
- ❖ Undisturbed soils are rich in biota and mycorrhizal fungi, typically found in old-growth forests;
- ❖ Property provides important wildlife habitat and is a wildlife corridor that connects protected lands on both sides of Highland Lake;
- ❖ Sheltered coves provide safe refuge for several species of ducks, geese, loons, blue herons, moose, deer, fish, otter, and beaver that frequent these waters;
- ❖ Bald eagles have been visiting the property all summer long, using super canopy white pines to perch in. Perhaps one day they will nest there!

## Town Benefits

- Ecological protection for Highland Lake: a healthy lake ecosystem is dependent upon undeveloped shoreline that provides and ecological link to undeveloped forests, allowing for the exchange of “ecosystem services”. When shorelines are developed, the link is broken and pollutants from runoff are a leading cause of cyanobacteria blooms, which is a growing problem in NH. Pollutants negatively impact water quality, which in turn negatively impacts YOUR lake experiences and YOUR property values;


**More cyanobacteria =  
Decreasing property values**



A research paper published in Ecological Economics in September 2022 reported a 10% increase in harmful blooms caused by cyanobacteria resulted in a 4.3% decrease in property values in the Northeast.

In Ohio, similar increases in blooms resulted in up to 30% in property value losses for lakefront homes.

**Your gift today helps save our lakes and inspire others to do the same. And, it helps protect the value of lakefront property and the economy.**



Give today at [healthy.nhlakes.org](https://healthy.nhlakes.org).

**YOUR FAVORITE LAKE  
CAN MAKE YOU SICK.**



**WARNING  
DO NOT TOUCH**

Cyanobacteria can be toxic to humans and pets. Exposure can cause stomach pain, vomiting, headaches, fever, rashes, and in severe cases, respiratory, liver, and central nervous system failure. The yellow warning signs indicate cyanobacteria advisories issued over the past three years.



**Oscillatoria**

**Gloeotrichia**

**Dolichospermum**

**Planktothrix**

**Woronchinia**



SCAN ME  
to support our lakes

Photos of toxic cyanobacteria blooms seen in New Hampshire's lakes this past summer. Images courtesy of NH DES. Contact NH LAKES at 603.226.0299 or [info@nhlakes.org](mailto:info@nhlakes.org).

- Existing well-built rustic cabin could be converted into a visitor’s center and/or classroom enabling JFES to expand their outdoor, nature based curriculum to the surrounding 40-acre living forest laboratory and undeveloped shoreline;
- Provide public access for residents and visitors to Highland Lake: Dock available for fishing, to launch kayak and canoes;
- A field trip site for organized canoe/kayak field trips to Pickerel Cove, Pioneer Lake/Stoddard Rocks/Williams Old-Growth forest or hikes on other adjacent and nearby conservation lands;
- A destination for canoeists and kayakers as a place to stretch their legs, picnic, or explore the forest; public parking, hiking trails;
- Well suited for future ADA friendly trail to scenic outlooks and old-growth trees;
- Could host a primitive/low-impact overnight campsite for youth groups, JFES outings, and other area groups like Kroka;
- Community pride in completing a challenging grassroots land protection project that builds upon previous land protection accomplishments;

**Student Educational Opportunities:**

The James Faulkner Elementary School (JFES) has a decade’s long commitment to outdoor education and the staff and school board is very excited at the prospect of adding the Little Big Forest to the list of local resources that can support the educational mission and values of JFES.



*“One of the first conditions of happiness is that the link between Man and Nature shall not be broken.”~Leo Tolstoy*

**Educational Opporties for Adults & Natural Resource Professionals**

Steven Roberge, a UNH Cooperative Extension Educator views the “educational and ecological resources the LBF provides, as a wonderful field site to demonstrate natural systems uninterrupted by agriculture or extensive timber harvesting.....right in the heart of the town” and that the UNH Co-op Extension is “excited to work with the town in providing educational opportunities” for people of all ages!



*L-R: UNH Cooperative Extension Forestry Education Specialists: Matt Kelly, Dode Gladders, and Steve Roberge on a January 5, 2022 visit to the Little Big Forest. Dode is leaning against a 42-inch, 250 year old red maple*

### **Preparation for the Closing:**

The following steps have been taken in preparation for the scheduled June 30, 2023 closing:

- **Appraisal:** In February 2022 a “Preliminary Value Estimate” was conducted on the three lots that indicated a combined value of \$1,300,000. One purpose was to justify the purchase price of \$1,300,000. A full “Yellow Book” Appraisal was submitted in an October 20, 2022 report that established the fair market value at \$1,335,000. This appraisal was subjected to a “Technical Review” by a 2<sup>nd</sup> Appraiser (a USFS requirement), and determined that it met the requirements for “Uniform Standards of Professional Appraisal Practice and the “Uniform Appraisal Standards for Federal Land Acquisitions”.
- **Forest Inventory & Draft Management Plan:** Completed February 2022; plan posted on Town Conservation Commission webpage [https://www.stoddardnh.org/sites/g/files/vyhlif1271/f/uploads/draft\\_of\\_the\\_little\\_big\\_forest\\_mgt.\\_plan\\_letters\\_of\\_support.may\\_15.2022.revision.pdf](https://www.stoddardnh.org/sites/g/files/vyhlif1271/f/uploads/draft_of_the_little_big_forest_mgt._plan_letters_of_support.may_15.2022.revision.pdf)
- **Property Survey:** Field work and draft plan conducted in May-June 2022; to be finalized in spring 2023;
- **Deed:** Spring 2023, draft language for the deed;
- **Title Search:** Preliminary work completed May, 2022; to be finalized in spring 2023;
- **Environmental Assessment & Baseline documentation:** scheduled for spring 2023;
- **Closing:** Scheduled for June 30, 2023.

# Support The Little Big Forest: Final Push to the FINISH LINE!

Balance Amount  
Left to Raise,  
\$143,433.65



2/8/2023 Update  
Total Revenue  
Raised Thru  
Grants/Private  
Donations,  
\$1,231,841.23

**Balance Needed to Close on 6/30/23: \$143,433.65!**