



# NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION

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## NHLSA FALL QUARTERLY BUSINESS MEETING & SEMINAR

### PRESIDENT

J. COREY COLWELL  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
603-431-2222

### PRESIDENT ELECT

ERIC C. MITCHELL  
106 South River Road  
Bedford, NH 03110  
603-627-1181

### VICE PRESIDENT

STEVEN M. FERGUSON  
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Concord, NH 03302-0115  
603-271-1600

### SECRETARY

RAYMOND CRITCH  
53 Skytop Drive  
Newbury, NH 03255  
603-873-4039 x2401

### TREASURER

WENDY PELLETIER  
127 Washington Street  
Keene, NH 03431  
603-209-1989 (2017-2019)

### PAST PRESIDENT

TIMOTHY S. MALLETT  
193 Nottingham Road  
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603-244-8844

### DIRECTORS

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JOHN R. CHAGNON  
200 Griffin Road, Unit 3  
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603-430-9282 x308 (2019-2021)

**Prof. Practice Director**  
JOSHUA MANNING  
54 Sawyer Avenue  
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603-362-5333 (2019-2021)

**Education Director**  
DARREN J. HARDY  
8 Cassie Lane  
Merrimack, NH 03054  
603-595-7900 (2018-2020)

**Publications Director**  
MARK C. STEVENS  
70 Kimball Pond Road  
Canterbury, NH 03224-2301  
603-783-4404 (2019-2021)

**Gov. Affairs Director**  
KENNETH C. CLINTON  
23 Orchard Street  
New Boston, NH 03070  
603-533-8816 (2017-2019)

### EXECUTIVE

**ADMINISTRATOR**  
BARBARA CORMIER  
PO Box 689  
2 Moulton Street  
Raymond, NH 03077  
603-895-4822

The **Fall Quarterly Business Meeting & Case Studies Seminar** will be held at on **Thursday, September 19, 2019** at Contigiani's Conference and Event Center at the Pheasant Ridge Golf Club located at 140 Country Club Road, Gilford, NH.

During the day, the Education Director and the Executive Committee have planned an all day seminar. Following the seminar, the Program Committee has planned an evening dinner with speaker, Kevin Gardner. In between the seminar and dinner, a social including a cash bar, hors d'oeuvres, a Foundation benefit raffle, and the Fall Quarterly Business Meeting will take place. During the social, committee meetings will take place. Why not grab a drink, a few appetizers, and sit in on one of the meetings. Keep in mind, you can earn 1.0 CEU for attending two business meetings per year.

### Case Studies Seminar:

#### Case #1: Liar Liar Pants on Fire!

Mike Bemis and Mark Stevens will present a composite of two different cases they were both involved in where private land owners encroached into the bed of Lake Winnepesaukee. This case not only focuses on the determination of the boundary between public and private ownership, but also highlights how inaccuracies by expert witnesses and un-truths told by landowners attempting to put a favorable spin on their situation can come back to haunt them.

**Mike Bemis NHLLS 612**, is a principal partner in the surveying firm Steven Smith Associates in Gilford and has been practicing there for 38 years. Mike formerly served as the NHLSA Education Director and was on the Education Committee for over 26 years.

**Mark Stevens NHLLS 737**, is in private practice in Canterbury and also serves as the Land Agent for the NH Water Resources Council. Mark is the NHLSA Publications Director and served as President of NHLSA in 2013.

Both Mark and Mike have been frequent presenters at our Case Studies seminars.

#### Case #2: Anatomy of a Community Forest

This case will follow the many twists and turns through the Upper Saco Valley Land Trust's (USVLT) most complex and financially challenging project to date, resulting in the 450-acre Pine Hill Community Forest surrounding Kennett High School in Conway and a 93-acre addition to Tin Mountain Conservation Center's campus in Albany. The research and survey of these lands previously owned by the same family for over 100 years, encroachment-correcting measures, daunting fundraising and conditions placed on the land by funders (including LCHIP), community input sought about future uses and management, and creation of a highly effective advisory board of stakeholders are all interesting aspects which will be covered.

**Doug Burnell NHLLS 520**, has been a frequent presenter of case studies. Now retired from HEB Engineers in North Conway, Doug has continued volunteer-surveying for, and being board president of, the USVLT, with a service area encompassing 8 towns in NH and 3 in ME.

### Case #3: No Good Deed Goes Unpunished

This case will be co-presented by David Vincent and Mark Sargent. This case involves something very familiar to us all, "Is the boundary line the stone wall or the town line?"

In 1990 a fellow employee and his wife purchased their property in Nottingham. They purchased the property from an estate. Prior to the conveyance, a boundary survey was conducted for the estate and the deed description was changed referencing the recorded plan. The plan depicted the southeasterly boundary as the "Approximate Town Line" between Nottingham and Lee. Around 1995, stone posts were discovered which were more consistent with the original deed descriptions which conflicted with the recorded plan. As a favor to my friends I surveyed the property and held the stone wall which added approximately 1.1 acres of land in Lee to their property. A plan was created and recorded in 1996. 18 years later in 2014, a neighbor filed a quiet title suit. This case relies upon on extrinsic evidence and historic deed research presented to the court.

**David W. Vincent NHLLS 821**, started his surveying career after he graduated from the New Hampshire Technical College in 1982 with a major in Plane Surveying. He is also a licensed professional land surveyor in Maine and a licensed septic system designer in New Hampshire. After working for three different surveying/engineering firms he started his own business in 1998 in Barrington, NH. His office is currently located in Dover, NH. In fact, the friend he did the favor for became his employee in 2004 and still works with him today.

**Mark C. Sargent NHLLS 741**, is the owner and managing member of Richard D. Bartlett & Associates, LLC located in Concord NH. He served as the 35<sup>th</sup> President of NHLA in 2004 and is the current NSPS President-Elect. Mark has been a member of NHSLA for more than 30 years and elected to the membership grade of Fellow in 2005, he was the recipient of a NHLA Presidential Citation and Distinguished Service Award in 2005 and was presented the Surveying Excellence Award in 2008. Mark was elected a NSPS Fellow in 2013 and served as the NSPS Board of Governors Secretary in 2012 and 2013, and as the Chairman of the NSPS Board of Governors in 2014 and 2015.

### Tentative Seminar Schedule - 2.0 CEUs

7:30-8:00am	Registration & Continental Breakfast: assorted bagels with cream cheese, peanut butter, butter, and jams; assorted muffins, breakfast breads, served with freshly brewed coffee, teas, and orange & cranberry juice
8:00-10:00	Case #1A: Mark Stevens
10:00-10:15	Morning Break; sliced melons and fresh fruit display & fresh brewed coffee and tea
10:15am-12:00pm	Case #1B: Mike Bemis
12:00-1:00	Lunch: Build your own Italian Sausage or Steak Sub, salads: traditional caesar salad & baby red skin potato; soda and iced water set as a station
1:00-2:15	Case #2: Doug Burnell
2:15-2:30	Afternoon Break: baked cookies and brownies, coffee and tea
2:30-4:00	Case 3: David Vincent & Mark Sargent

Time allotted for Q&A after each case. Don't forget to sign in and out!

### Kevin Gardner: *Discovering New England Stone Walls*

Kevin's informal talk covers a few of the main topics of his book about New England stone walls, *The Granite Kiss* (Countryman Press), touching on history, technique, stylistic development, and aesthetics. He explains how and why New England came to acquire its thousands of miles of stone walls, the ways in which they and other dry stone structures were built, how their styles emerged and changed over time, and their significance to the famous New England landscape. Other topics may include: differences in approach between historical and contemporary wall-builders, a discussion of restoration tips and techniques, and information about design, acquisition of materials, preservation, and analysis. There is always a generous question-and-answer period, during which listeners are encouraged to bring up specific problems or projects on their own properties.

**Interested in becoming an Officer, Director, or joining a committee?**

**The following positions are open:**

Vice President, Education Director, Governmental Affairs Director, Publications Director

**Vacant positions remain for the following committee chairs:**

History, GIS, & Merchandising

**Why not sit in on the Executive or other Committee meetings and get your questions answered.**

**Questions? Call: The NHLSA Office @ 603-895-4822**

**Meeting Schedule - 1.0 CEU for 2 meetings per year**

4:15-5:00	Committee meetings & Social with hors d' oeuvres (Italian meatballs, chicken fingers), cash bar and raffle
5:00-6:00	Business Meeting
6:00-7:30	Dinner: Roasted Pork Loin with sweet apple cranberry compote <b>OR</b> Baked Fresh Atlantic Haddock with Italian seasoning, cracker crumb encrusted. Includes Caprese salad (ripe roma tomato, fresh mozzarella, garden basil, balsamic and olive drizzle), maple glazed baby carrots, garlic infused red bliss mashed potato, turtle cheesecake (caramel drizzle, chopped walnuts), regular and decaffeinated coffee, assorted teas
7:00-9:00	Evening Speaker: Kevin Gardner: <i>Discovering New England Stone Walls</i>

**Thursday, September 19, 2019**

**RESERVATION DEADLINE:**

**Please make every effort to mail, fax, or email your registration before **September 6<sup>th</sup>****

Make checks payable to **NHLSA** and mail to PO Box 689, Raymond, NH 03077

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

COMPANY: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

OTHER ATTENDEES: \_\_\_\_\_

**DON'T FORGET TO SIGN IN AT THE BEGINNING  
OF THE SEMINAR AND/OR MEETING AND SIGN OUT AT THE END**

If you are not a current NHLSA member and would like to join,  
we will apply the non-member difference to your membership.  
NESS members may take advantage of the member rate!

Case Studies Seminar (member)	_____	x	\$150.00	_____	
Case Studies Seminar (non-member)	_____	x	\$250.00	_____	
Case Studies Seminar (SIT member)	_____	x	\$ 75.00	_____	SIT # _____
Case Studies Seminar (student member)	_____	x	\$ 50.00	_____	
Seminar Matching Fund Program	_____	x	\$ 20.00	_____	
<b>(for unemployed or under-employed members – call office for details)</b>					
Seminar Matching Fund Donation	_____			_____	
Business Meeting	_____		N/C		
<b>Please check for handouts planning purposes</b>					
Dinner (Please check one)					
Roasted Pork Loin	_____		\$ 40.00	_____	
Baked Fresh Atlantic Haddock	_____				
Food Restriction (call office)			<b>TOTAL:</b>	_____	
			Check#	_____	

**If paying by CREDIT CARD, FAX completed registration form to: 603-386-6856**

Indicate credit card:    \_\_\_ Visa    \_\_\_ Mastercard    \_\_\_ AMEX    \_\_\_ Discover

Card Number: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Name on Card: \_\_\_\_\_ Security Code: \_\_\_\_\_

**Address for Card** (if different from above): \_\_\_\_\_

Signature: \_\_\_\_\_

[CARDMEMBER ACKNOWLEDGES RECEIPT OF GOODS AND SERVICES  
IN THE AMOUNT OF THE TOTAL SHOWN HEREON AND AGREES TO PERFORM  
THE OBLIGATION SET FORTH BY THE CARDHOLDER'S AGREEMENT WITH THE ISSUER]

IF A RECEIPT IS REQUIRED, PLEASE LET US KNOW AHEAD OF TIME,  
SO IT WILL BE READY AT THE REGISTRATION DESK –  
CREDIT CARD RECEIPT WILL BE EMAILED WITH A VALID EMAIL ACCOUNT

**Quick Directions:** Take I-93, Exit 20 onto Rt. 3, proceed to Laconia by-pass, take Route 11A, Exit East, Right on Country Club Road.

Call 603-524-7808 or visit <http://www.playgolfne.com/>