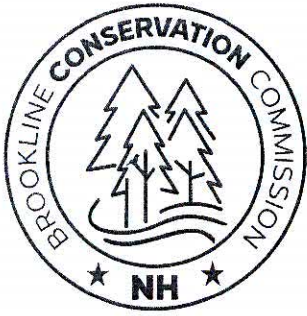




**TOWN OF
BROOKLINE, NEW HAMPSHIRE
CONSERVATION COMMISSION**

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

<http://www.brooklinenh.us>

Telephone (603) 673-8855, ext. 216
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**Minutes
Tuesday, February 22, 2024
Conservation Commission**

**Present: Jay Chrystal, Vice Chairman
Jerry Jaworski, Member
Drew Kellner, Member
Greg Martin, Alternate, Alternate**

**Absent: Francis (Buddy) Dougherty, Chairman, Roy Wallen, Alternate
Sean McNair, Alternate, Brendan Denehy, Selectboard Representative and Brain Rater,
Alternate Selectboard Representative.**

Jay presented the land purchase presentation via zoom (See attached). This vote will be taken at Town Meeting on Wednesday 3/13/2024 at 7:00pm. This will need a majority vote and it will be a ballot vote and the polls should be open for an hour. **Michele Decoteau** asked if the town is not in favor of this does the Commission have a plan B in place. **Jay** said there is no guarantee of a plan B. If they are unable to get the bonding, they will not have the funds to purchase these two lots and the owners could potentially put this on the market if they are not willing to wait for the Commission to come up with the money. **Michele** asked what the recreational plan for these lots is going to be. **Drew** said there are already trails on these lots. These lots have been heavily forested at this point also. These trails, like the rest of the conservation trails, would not allow motorized vehicles. **Jay** said this area is also a huge wildlife corridor. **Michele** asked if they intended to have parking areas to access these lots. **Jay** said there are already parking areas in place to access these lots. There is also a log landing that can be used if you are coming in from the Milford side. **Chad Hebert** (South Spaulding Brook Road) said he moved to his home in Brookline because of the conservation land and trail system. He also discussed with the Board about becoming more involved and the Board suggested he attend a few conservation meetings.

The meeting ended at 7:45pm.

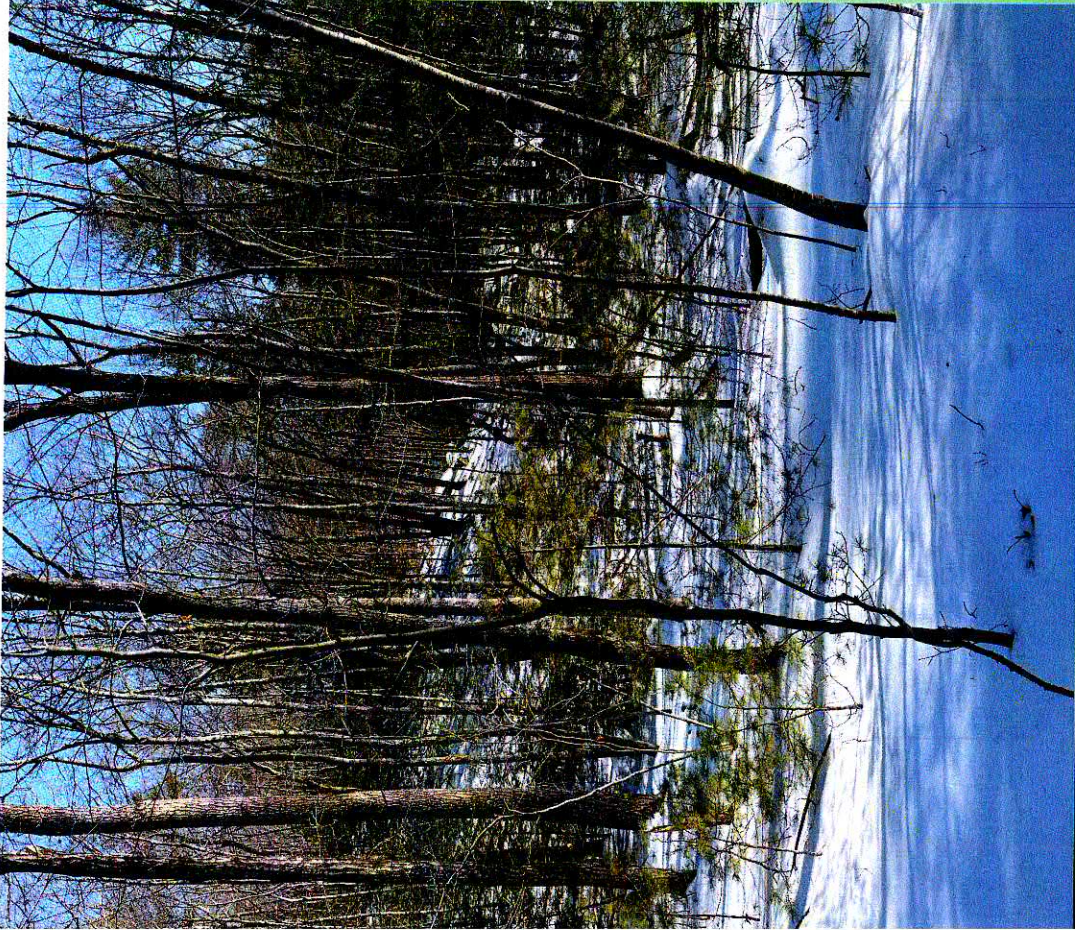
Jay Chrystal, Vice Chair, _____

Jerry Jaworski, Member, _____

Drew Kellner, Member, _____

Minutes Prepared by Kristen Austin

Next Conservation Commission meeting will be held on March 12, 2024



Land Purchase Presentation

254 Acres consisting of 2 lots

A2 & B72

Strategic Land Acquisition Plan



Criteria Used to Prioritize

- The BCC uses the following criteria to prioritize land for protection:
 - Sensitive and/or unique resource/habitat that is currently unprotected.
 - Resource is threatened (within 1-5 years).
 - Consistent with Master Plan goals.
 - Provides educational/recreational opportunities.
 - Serves as greenway/corridor that connects to existing conservation land.

Status

The BCC has been tasked to protect at least 25% of the total land mass in town as open space forest and watershed.

Based on that goal we need to protect approximately 3000 total acres of land.

BCC currently stewards 2474 acres on behalf of the citizens of Brookline.

Current BCC-managed Conservation Properties



Our strategic plan now focuses on these conservation areas:

- Hobart-Fessenden Woods (488 acres)
- Palmer-Bartell Forest (827 acres)
- Melendy-Morrill Woods (477 acres)
- Whitcomb-Bross Woods (315 acres)
- Martin Cummings Property/Potanipo Rail Trail (37 acres)

(total of 2,144 acres)



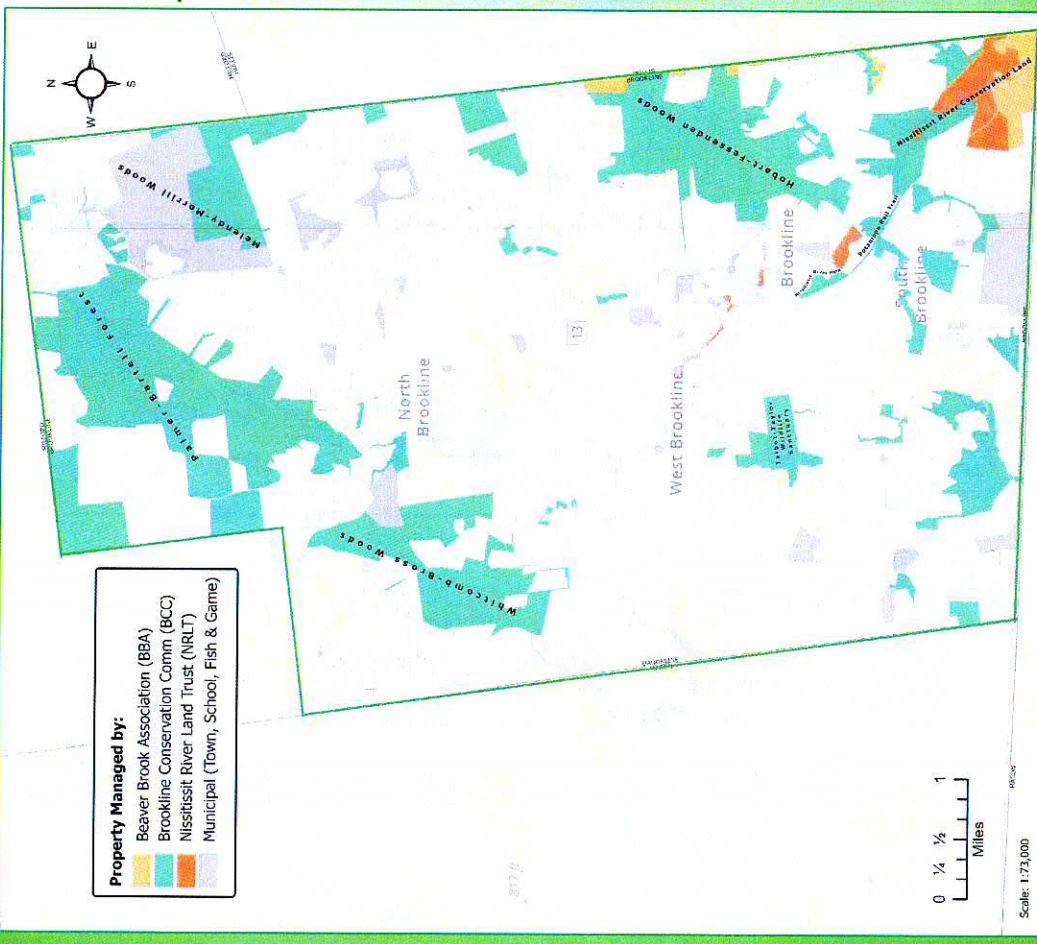
With other property managers,
2,995ac conserved (24.5% of total land)

Conserved Land by Property Manager

Property Manager	Acres	% of Total Land in Brookline
Brookline Conservation Commission (BCC)	2,474	20.3%
Town of Brookline	283	2.3%
Beaver Brook Association (BBA)	136	1.1%
Nissitissit River Land Trust (NRLT)	102	0.8%
Total	2,995	24.5%

Conserved Land by Conservation Area

Conservation Area	Acres	% of Total Conserved Land
Hobart-Fessenden Woods	489	16.3%
Melendy-Morrill Woods	477	15.9%
Nissitissit River	314	10.5%
Nissitissit River Park & Polanipo Rail Trail	37	1.2%
Palmer-Bartell Forest	827	27.6%
Oak Hill Town Land	28	0.9%
Whitcomb-Bross Woods	315	10.5%
Talbot-Taylor Wildlife Sanctuary	71	2.4%
Conserved land not in Conservation Areas	437	14.6%
Total	2,995	100.0%



Our Process for Acquiring Land



- ➔ Most important is a ready willing and able seller (timing and ability to act is key)
- ➔ Establish the value of the property
- ➔ Determining how to pay for it
- ➔ Enter into a purchase and sale agreement with the landowner
- ➔ Satisfy any and all contingencies
- ➔ Obtain the funding
- ➔ Close on the property

Proposed Properties to Purchase



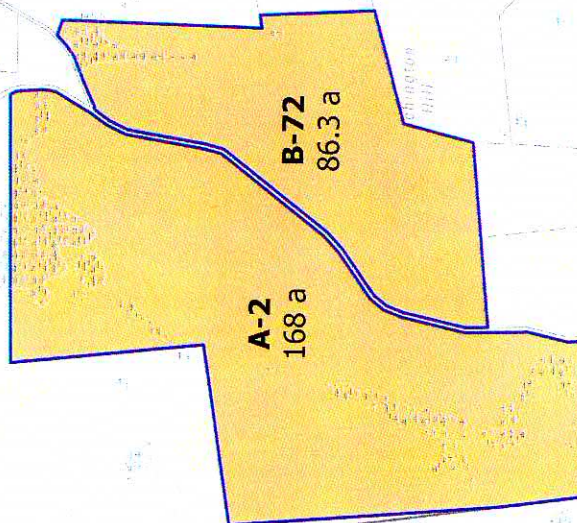
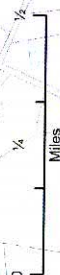
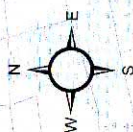
The property we are trying to purchase are as follows:

- Deneault (A2-168 acres & B72 86.3 Acres)-254.3 acres
(\$4,350,000 purchase price)

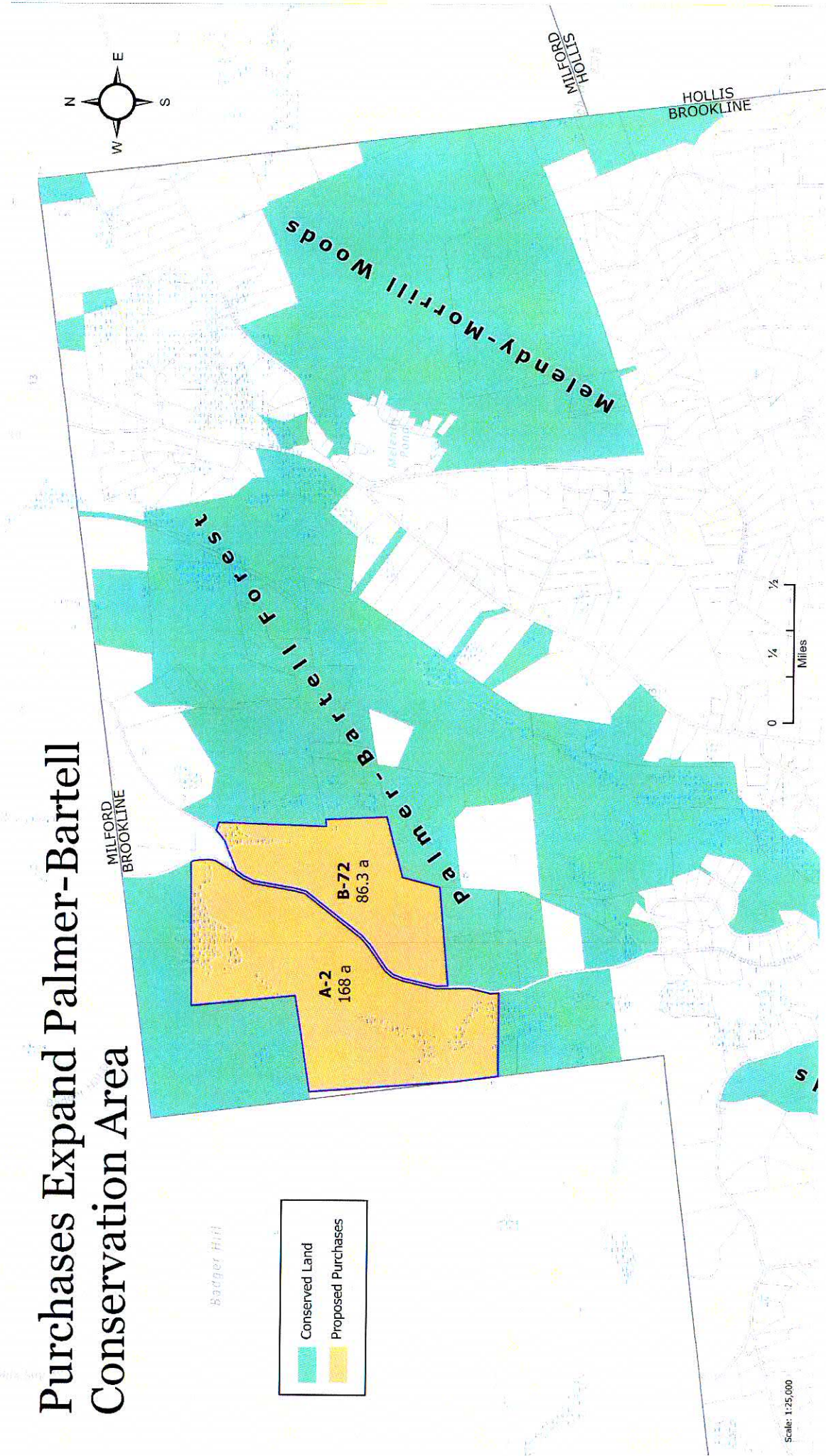


Proposed Purchases

MILFORD
BROOKLINE



Purchases Expand Palmer-Bartell Conservation Area



Regional Conservation Areas

Legend:

- Conserved Land (Green)
- Proposed Purchases (Yellow)

Scale: 0, 1/4, 1/2 Miles

North Arrow

Map Labels:

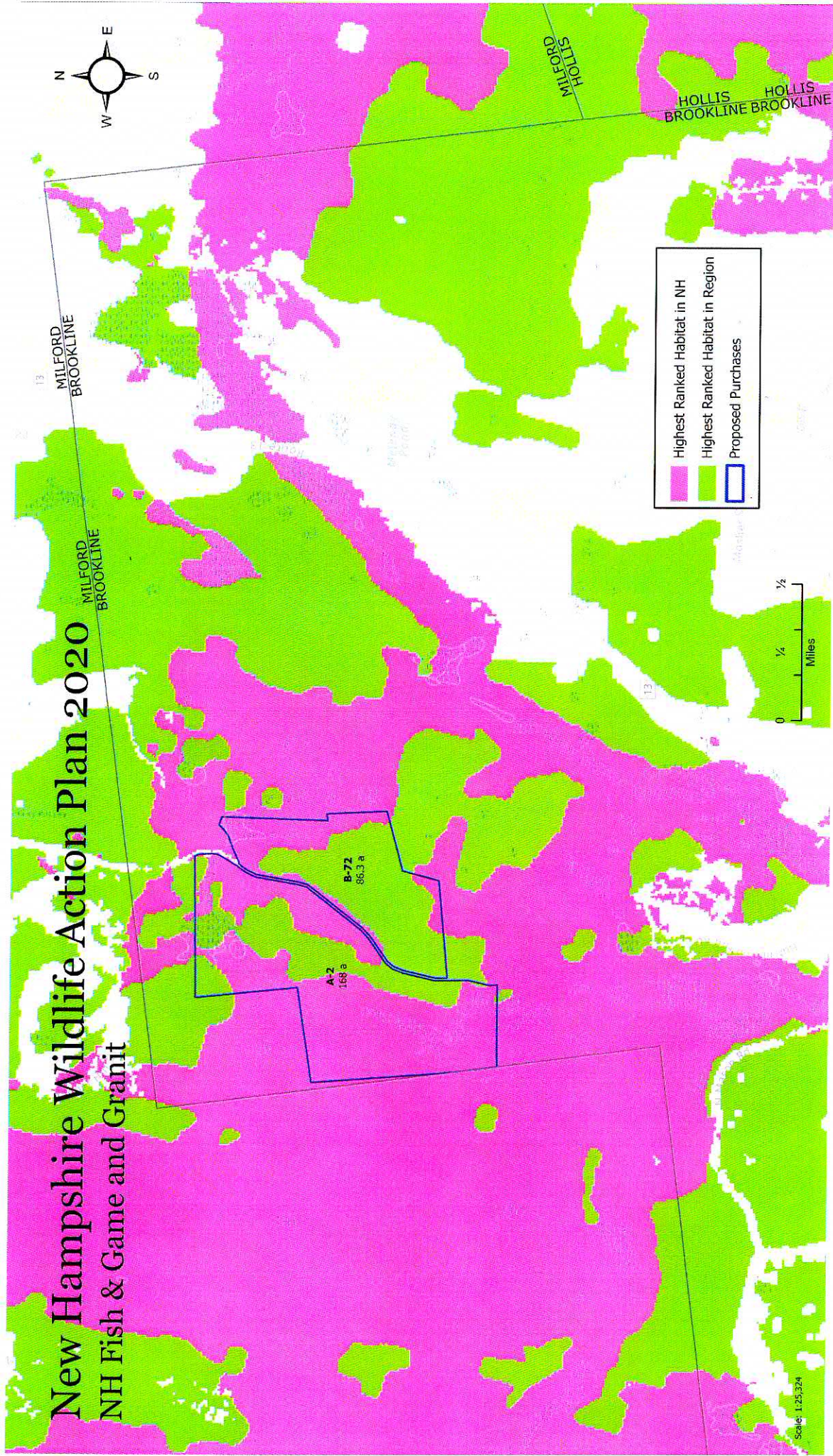
- Milford Brookline
- Milford Mason
- Wilton Mason
- Wilton Conservation Land
- Stephens Forest
- Town of Mason Land
- Mile Slip
- Badger Hill
- Palmer-Bartell Forest
- Melendy-Morrill Woods
- Bayrd Conservation Easement
- Simoneau Lot - Birch Hill
- Chickadee - Farley Lots - Birch Hill
- Swett-Correy Lot - Birch Hill
- Beaver Brook Easement
- Hollis Brookline
- Monson Village
- Monson Center
- Monson Addition
- Mountainview Court
- Deer's Fork Run
- Bayrd Conservation Easement
- Simoneau Lot - Birch Hill
- Chickadee - Farley Lots - Birch Hill
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- Hollis Brookline



Scale: 1:39,062

New Hampshire Wildlife Action Plan 2020

NH Fish & Game and Granite





Determining Land Value



Considerations we use for determining value include:

- Protection of natural resources
- Connectivity to existing conservation land
- Future connectivity to conservation land
- Wildlife corridors and habitat preservation
- Recreational uses

Determining Land Value



During our normal course of negotiation with the landowners we could not come to a "meeting of the minds" on the value for this property. So we collectively decided that the best approach would be to hire a third party appraiser to make the value determination. Both parties researched viable vendor options and agreed on Wells Appraisal. We split the cost of the appraisal.

Total Value Determined- \$4,350,000

Wells Appraisal



This investigation and analysis conclude the market value of the subject's fee simple interest as of February 10, 2023, is \$4,350,000 "AS IS" with the subdivision plans and town approval. When the project is complete the estimated value would increase to \$5,437,000.

If you have questions or comments concerning this appraisal, please feel free to contact me. Thank you for allowing me to be of service to you.

Sincerely yours,

Stephen Wells

NH Certified General Appraiser, NHCAG-275

Financial Analysis Payment

BCC will pay \$375,000 from Conservation Fund.

Balance of \$3,975,000 to be paid by Bond over 20 years



Financial Analysis

Bond Cost

Estimated bond rate July 2024 was 3.5%. Bond Amount sought is \$3,975,000.

Year 1 - Total Payment \$368,937.50 P&I

- Estimated Tax Rate Increase $\$0.32/1000 = \128 first year for a \$400K-valued house

Year 2 - Total Payment \$332,125.00 P&I

- Estimated Tax Rate Increase $\$0.29/1000 = \116 second year for a \$400K-valued house

Year 3 - Total Payment \$325,125.00 P&I

- Estimated Tax Rate Increase $\$0.28/1000$, or \$112 third year for a \$400K-valued house



Financial Analysis (continued)

Development Cost if land not purchased by BCC



Town Expense	Town Tax Revenue
87 new houses ◦ Average estimated subdivision lot yield from these properties. ◦ Typically new construction houses are 4-bedroom	\$16,624 per house ◦ Annual total Tax Yield for each \$800K house based on Brookline's current Tax Rate ◦ School Budget Allocation- \$12,240 ◦ Municipal Budget Allocation-\$2,848
\$18,314.70 per student ◦ Average cost paid by Brookline per student; from Dept of Education One student per two adults ◦ From 2019 Census information, town averages one child (0-19) per two adults (20-64) ◦ Conservative estimate; most 4 bedroom houses average more than one child per household	\$1,064,880 ◦ Annual increase of town tax revenue allocated to school budget
\$1,593,379 ◦ Annual additional increase to school budget with one student per household	\$528,499/year budget difference to be assumed by <u>all</u> households in Brookline

Financial Analysis (continued)

Development Cost side-by-side



\$275,000/year (average) for 20 years

- (estimated average \$0.24/1000 tax rate increase)
- Buying the conservation land will cost town an average of \$275,000/year for 20 years (when bond pays off)

\$528,438/year indefinitely

- (estimated \$0.46/1000 tax rate increase)
- Allowing 87 houses to be built will cost at least \$528,438/year forever
- Cost will only go up over time
- This is based on only one child per household; the cost is higher if there are more than one child per house.

Conservation Fund (a.k.a Land Acquisition Fund)



During the BCC meeting on January 9, 2024 the members voted unanimously to dedicate \$375,000 from the Conservation Fund for this purchase, thereby reducing the bond amount needed to \$3,975,000.

Currently the Land Acquisition Fund has \$750,000 as of April 2023

Impounding this years Bond payment: (\$55,090)

Impound two years additional bond payments: (\$110,180)

Ghost Train money: \$100,000

Total available: \$485,000 (approximate)

Thank you from:



Questions?

*If you'd like to reach out later, follow this link:
<https://www.brooklinenh.gov/users/kaustin/contact>*