

TOWN OF BROOKLINE, NEW HAMPSHIRE

Conservation Commission

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Minutes Conservation Commission Tuesday March 8, 2011 7:00pm

Present:

Francis (Buddy) Dougherty, Chairman, Member (voting)

Therry Neilsen-Steinhardt, Vice-Chair, Member (voting)

Jay Chrystal, Member (voting) Betty Hall, Member (voting)

Absent: Tad Putney, Member Selectmen's Representative and Eric DiVirgilio, Alternate.

7:30pm Meeting Start

Minutes

Jay moved to approve the minutes of Tuesday, February 8, 2011 both public and non-public minutes as amended. Betty Seconded. Vote ves 4-0.

Case review: application #2011:F-18, Gavin, 4 Lot Subdivision

In attendance for this hearing: Randy Haight (Meridian Land Services), Francis and Robin Gavin (Applicants).

Randy said the Gavin's are looking to subdivide this lot and create four lots five acres each. All off one common driveway. This will allow accessed from one common driveway.

Presently a French culvert is installed there now. This is a ditch filled with rocks with hay or rags on top of it. Now that the laws have changed there will need to be a bridge built. The State is requiring an open bottom bridge be built over the stream. This is a seasonal stream and the new laws passed require this type of a bridge. **Buddy** asked about vernal pools. **Randy** said there are no vernal pools as stated in the Wetlands Dredge and fill permit application for the state Dated March 8th 2011.

Betty said the lots are an odd shape is that covered by the regulations. **Randy** said they are all serviced by one common driveway and only need 30 feet of frontage and 5 acre lots. A conventional lot would need a road put in. The Board reviewed the plan but has no comments for the Planning Board.

NRPC Master Plan Discussion - Natural Resource Chapter

Jill Longval was in attendance to discuss the Master Plan Chapter for Natural Recourses and ask the Board if they had any changes or corrections that need to be made. The Board found a few things that needed to

be updated in the chapter and on the map. Jill said when she has completed the updates she will sent the BCC a final draft for review.

LUCT Presentation- Open Forum Presentation & Discussion

Presented by Jay Chrystal. See attached presentation.

Appoint /Re-appoint Members and Alternates

Buddy said the two terms expiring this year are Eric DiVirgilio and Betty Hall. Buddy said he had spoken with Eric and would like to recommend that he be recommended as an alternate for another 3 year term. Betty made a motion to recommend to the Board of Selectmen that Eric DiVirgilio be appointed as an alternate to the Conservation Commission with a term expiring March 2014. Therry Seconded. Vote yes 4-0.

Betty said she did not want to be recommended for another 3 year term as an alternate or a full member of the Conservation Commission. She said she wanted to work on a few land purchase project for the Conservation commission and didn't think it would be appropriate to be a member of the board or an alternate. The Board thanked Betty for all her years of service and dedication to the Conservation Commission.

Minutes

Betty made a motion to approve the Public and non-public Conservation Commission minutes of February 8th 2011 as amended. Jay Seconded. Vote yes 4-0. Betty made a motion to adjourn at 9:25. Therry Seconded. Vote yes 4-0.

Francis (Buddy) Dougherty, Chairman, Member	
Therry Neilsen-Steinhardt, Vice-Chair, Member	
Jay Chrystal, Member	
Betty Hall, Member,	
Minutes submitted by Kristen Austin Next meeting will be held on April 12, 2011	

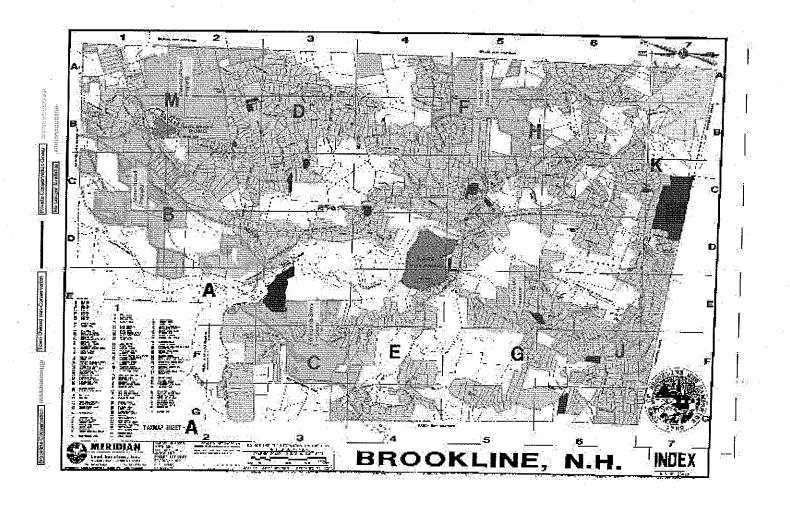
LUCT PRESENTATION ATTACHED



Commission's Land Purchase Update and LUCT Strategies **Brookline Conservation**

You keep referring to target areas, where are they?

- All of the properties that we have purchased in the past, and continue to target, fall within the quidelines of the Town Strategic Land Acquisition Plan.
- of current open space, and protect large aquifer ecologically sensitive areas, increase land mass Our general intent is to purchase properties in and watershed areas.



What are our current large tracts?

- Bartell/Palmer Preserve 426 Acres
- Whitcomb/Bross Area 294 Acres
- Hobart/Fessenden Woods- 310 Acres
- Melendy/Morrill Area 472 acres
- Open Space Areas 267 acres
- Miscellaneous Small Tracts 84 acres
- Total 1853 acres

What are we doing with all this land?

- We are actively producing navigable trail maps for each parcel
- hunting, fishing, picnicking, horseback riding and Most of our land is open to hiking, biking, general outdoor enjoyment.
- We are working with local snow mobile clubs to maintain an interconnected trail system.
- We are currently investigating a more active approach to wildlife habitat enhancement.
- We are actively putting together a forestry plan

What is our current bond status?

Oliginal Amount	Principal Balance	Maturity
\$145000	\$10000	2011
\$556500	\$105000	2012
\$630000	\$180000	2013
\$492842	\$390000	2026
\$291900	\$250000	2027
\$2,116,242.	\$935000	

Why Buy More Land?

- Reduces the long term taxes
- Protection of Natural Resources
- Water quality and watershed protection
- Maintains rural character and beauty of the Town of Brookline
 - Maintains healthy wildlife habitats
- Increases outdoor recreational uses
- Complies with our long term land acquisition strategic planning
- Adds continuity to existing properties

Goals and Current Status

							\$1 95M		002,1000 M96.136M	Sears
		100.0%	25.0%	15.2%	2.8%	21:0%	4.0%		The second secon	
	CONTROL OF THE PROPERTY OF THE	12205	3051	1853	705	2558	493			
Goal - 25% Land In Conservation	The second secon	lotal Acres in Town	Target Conservation Acres	Amount Currently Conserved by Town	Amount Currently Conserved by Others	Total Conservation	Amount Needed	Currently in the Account	Amount to Raise	Estimated Time Frame with 100% LUCT

History of (since going to 100%) LUCT & Savings as proposed

or \$300K											The second secon	\$27.17	% 7 40	\$45.28
Tax Savings for \$300K	\$105,593.66	\$175,933.37	\$194,953.24	\$138,553.98	\$305,952.00	\$406,205.36	\$232,425.93	\$218 119 71	\$159,371,00	\$104,983.00	\$97,802.00	\$52,500.00	\$80,000.00	\$87,500.00
Amount to General Fund. Amount to Late			•									\$52,500.00	\$80,000.00	\$87,500.00
LUCT	\$105,593.66	\$175,933.37	\$194,953.24	\$138,553.98	\$305,952.00	\$406,205.36	\$232,425.93	\$218,119.71	\$159,371,00	\$104,983.00	\$97,802.00	\$105,000,00	\$160,000.00	\$175,000.00
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2077	2012	2013

*based on \$0.1725 per \$1000 of assessed value (P.Cook 2/9/2011)

Cost of Building Houses

2009 Overall Tax Rate = \$23.24 per \$1000 of Value

Total Tax Bill for a \$300K House = \$6972

Cost of Town Services for \$300K House= \$1275.00 (tax rate 4.25/1000)

Average Cost per year of one student in the public school system=

\$11,169.00 per student K thru 12*

*NH Dept. of Education evaluation dated January 29, 2010



An average family of four will cost the town annually (based on 2009):

2 Children School Expense = \$22338,00

Expense for Town Services = \$1275.00 Total Expense = \$23613.00

Total Revenue(\$300K House) = \$6972.00

Total shortfall shared by tax payers:

\$16641.00 per House per Year

This shortfall is shared by ALL of the taxpayers in town through increased tax burden!

Illustration Based on Previous History

What are the potential consequences of the proposed warrant?

2002 2003 2003 2003 2004 2004 2005 2004 2005 2005 2006 2006 2006 2008 2008 2008 2008 2009 2008 2009 2009	Parcel #	Date of Purchase	Acerage	Potential Houses Not Built	Additional Houses Built With LUCT as Proposed	*Cost to Tax Pavers	Annual Tax Bill Increase for	General Fund Revenue (based	Annual Tax Bill Savings for \$300K
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Summary of Analysis

- exceeds the saving by better than 2:1 The cost of reducing the LUCT to 50%
- through further analysis this is not a good The idea looks great on the surface but idea
- increase the tax base while not increasing To reduce the tax burden we must the overall school expenses

Revenue While Not Increasing How Do We Increase Tax School Expenses?

- Increase conservation land holdings
- Promote increasing the development of commercial properties and residential housing without school aged children
- residential housing units with school aged Increase zoning acreage to reduce children

By Voting "NO" on Question 18 Conservation Commission the you will continue to allow the ability to purchase land when the opportunity arises

while creating a more stable tax reduces long term Town debt, saves you money today and Voting "NO" on Question 18 future.