



**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 yes 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 8<sup>th</sup> 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 8<sup>th</sup> 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**

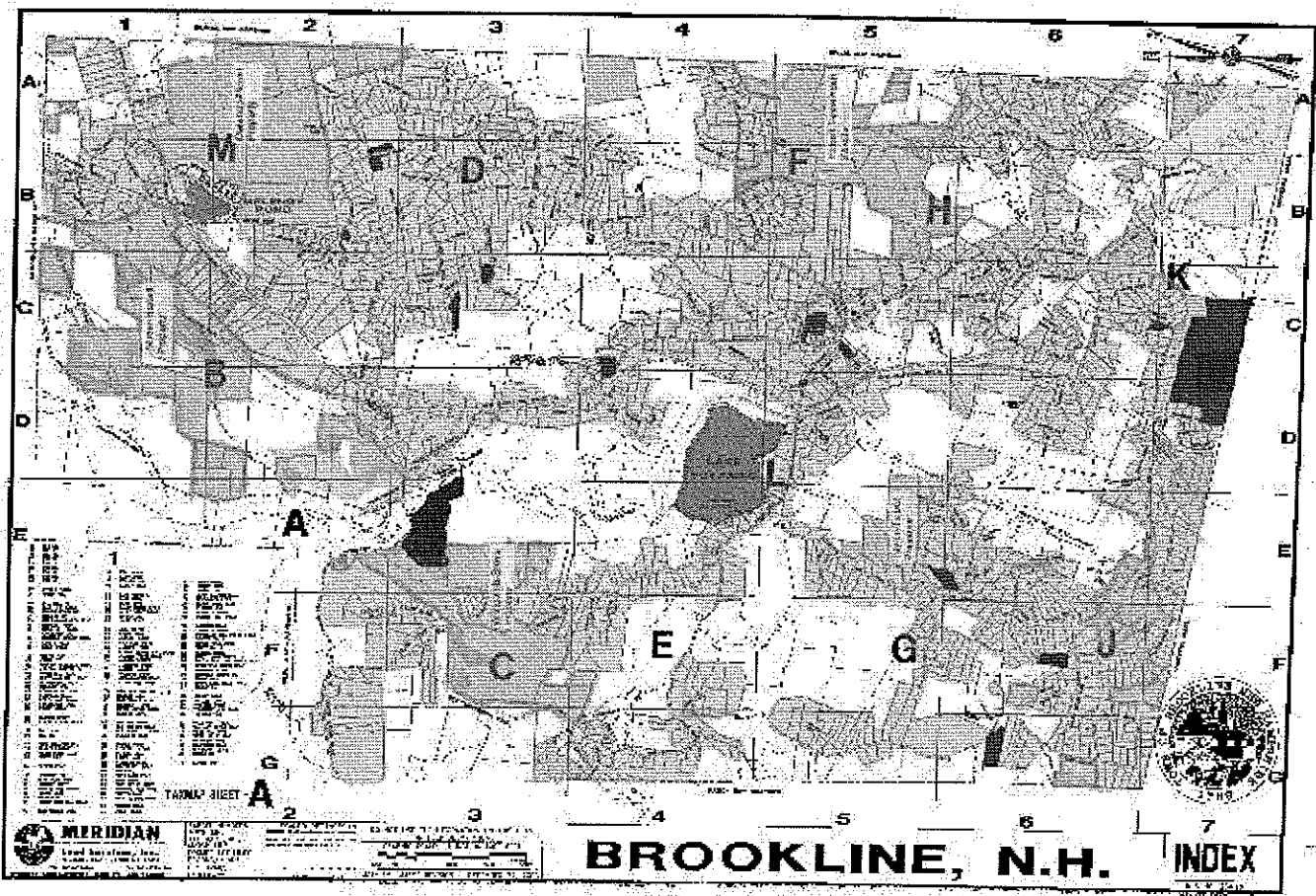


# Brookline Conservation Commission's Land Purchase Update and LUCT Strategies

# 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 guidelines of the Town Strategic Land Acquisition Plan.
- Our general intent is to purchase properties in ecologically sensitive areas, increase land mass of current open space, and protect large aquifer and watershed areas.

Brookline, N.H. 1950  
1:25,000 Scale  
U.S. Geological Survey  
Topographic Map  
Brookline, N.H. 1950  
1:25,000 Scale  
U.S. Geological Survey  
Topographic Map



# 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
- Most of our land is open to hiking, biking, hunting, fishing, picnicking, horseback riding and 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?

<u>Original Amount</u>	<u>Principal Balance</u>	<u>Maturity</u>
\$145000	\$10000	2011
\$556500	\$105000	2012
\$630000	\$180000	2013
\$492842	\$390000	2026
<u>\$291900</u>	<u>\$250000</u>	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

Goal - 25% Land in Conservation			
Total Acres in Town	12205	100.0%	
Target Conservation Acres	3051	25.0%	
Amount Currently Conserved by Town	1853	15.2%	
Amount Currently Conserved by Others	705	5.8%	
Total Conservation	2558	21.0%	
Amount Needed	493	4.0%	\$1.95M
Currently in the Account			\$587,200
Amount to Raise			\$1.36M
Estimated Time Frame with 100% LUCT			6-10 Years

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

Year	LUCT	Amount to General Fund	Amount to LAF	Tax Savings for \$300K House*
2000	\$105,593.66		\$105,593.66	
2001	\$175,933.37		\$175,933.37	
2002	\$194,953.24		\$194,953.24	
2003	\$138,553.98		\$138,553.98	
2004	\$305,952.00		\$305,952.00	
2005	\$406,205.36		\$406,205.36	
2006	\$232,425.93		\$232,425.93	
2007	\$218,119.71		\$218,119.71	
2008	\$159,371.00		\$159,371.00	
2009	\$104,983.00		\$104,983.00	
2010	\$97,802.00		\$97,802.00	
2011	\$105,000.00	\$52,500.00	\$52,500.00	\$27.17
2012	\$160,000.00	\$80,000.00	\$80,000.00	\$41.40
2013	\$175,000.00	\$87,500.00	\$87,500.00	\$45.28

\*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?

Parcel #	Date of Purchase	Average	Potential Houses Not Built	Additional Houses Built With LUCT as Proposed	*Cost to Tax Payers	Annual Tax Bill Increase for \$300K House	General Fund Revenue (based on 50% LUCT)	Annual Tax Bill Savings for \$300K House
F-111	2002	8.8	4	2	\$154,640.64	\$80.03	\$97,476.62	\$50.44
B-14	2002	5.6	2	1	\$98,407.68	\$50.93		
D-4	2003	4.7	2	1	\$72,268.14	\$37.40	\$69,276.99	\$35.85
F-109	2003	18.3	7	4	\$281,384.46	\$145.62		
B-73	2003	10	4	2	\$153,762.00	\$79.57		
C-48	2004	6.8	3	1	\$89,621.28	\$46.38	\$152,976.00	\$79.17
J-51 & k-102	2004	3.3	1	1	\$43,492.68	\$22.51		
C-45	2005	11.5	5	2	\$126,304.50	\$65.36	\$203,102.68	\$105.11
B-95	2005	27.7	7	3	\$190,143.19	\$98.40		
C-26	2005	7.1	3	1	\$77,979.30	\$40.35		
B-98	2005	9.6	4	2	\$168,698.88	\$87.30		
B-22 B-25, & H-68	2005	13.9	6	3	\$152,663.70	\$79.00		
B-75	2006	12.5	5	3	\$219,660.00	\$113.67	\$116,212.97	\$60.14
B-74	2006	16.8	7	3	\$147,611.52	\$76.39		
B-27	2007	5.1	2	1	\$44,810.64	\$23.19	\$109,059.86	\$56.44
	2008						\$79,685.50	\$41.24
	2009						\$52,491.50	\$27.16
E-9-23	2010	5.132	2	1	\$11,272.95	\$5.83	\$48,901.00	\$25.31
H-126-1	2010	2.2	1	0	\$4,832.52	\$2.50		
H-101 & H-127	2010	6.2	2	1	\$13,618.92	\$7.05		
		175.232	66	33	\$2,051,173.00		\$929,183.11	
	Tax Bill over 8 year period					\$1,061.48		\$480.85
Assumptions:					Difference		\$1,121,989.89	\$580.63
*66% of the Homes had two kids								
Costs are based on \$300K home in 2009								

# Summary of Analysis

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

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

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



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

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

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