



Londonderry Conservation Commission

Tuesday, January 14, 2014

PUBLIC HEARING

Minutes

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1 Deb Lievens; Gene Harrington; Mike Considine; Paul Nickerson; Marge Badois; Mike Speltz, alternate;
2 and Kellie Walsh, non-voting alternate

3
4 D. Lievens appointed M. Speltz to vote for Truda Bloom.

5
6 **D. Lievens entertained a motion at 7:01 PM to enter into a scheduled public hearing according to RSA**
7 **36-A regarding the purchase of a conservation easement for approximately \$395,000 and, at the**
8 **Town's option, the fee interest subject to a reserved life estate interest, for an additional approximate**
9 **amount of \$35,000 on 26 +/- acres of map 11, lot 33 (18 Kimball Road), owned by Leah R. Doyle. G.**
10 **Harrington so moved. P. Nickerson seconded. The motion was approved, 6-0-0.**

11
12 M. Speltz explained that while the public hearing was posted with the above language, the property
13 owner has since chosen to forgo the reserved life estate interest option. The property is currently used
14 in part as a horse farm and includes a heated barn for seven horses. The owner is seeking to preserve
15 the land as such and prevent future development.

16
17 M. Speltz then presented a PowerPoint slide show to describe the land in question and its assets (see
18 Attachment #1). Not only is lot 11-33 part of the Town's green infrastructure determined by the Town's
19 2011 Open Space Task Force Report, it directly abuts conservation land to the west that links to other
20 preserved land, including the Musquash Conservation Area. This benefits residents not only from a
21 passive recreation standpoint but in terms of further protecting natural resources. One such resource is
22 the statewide significant agricultural soil found on the southwest portion of the pasture. Similarly, the
23 land features grassland and Appalachian oak-pine habitat types which are not common to southern New
24 Hampshire. According to State Fish & Game wildlife action maps, the property also acts as a buffer to
25 some of the highest quality wildlife habitat in the state.

26
27 M. Speltz reviewed the proposed terms of the conservation easement, including the permitted and
28 prohibited uses and the reserved rights. He stated that the appraised value of the easement is
29 \$640,000. Since L. Doyle's offer is a bargain sale of \$395,000, the savings to the town is \$245,000. This
30 easement will run with the land when it passes to a future owner.

31
32 D. Lievens entertained input from Commissioners.

33
34 M. Considine received clarification from M. Speltz regarding the reserved life estate interest which,
35 again, the owner has chosen not to pursue.

36
37 D. Lievens entertained comments from the public.

38
39 Ann Chiampa, 28 Wedgewood Drive, asked why the property should be removed from the Town's tax
40 rolls. Commissioners explained it would not be; that the owner will continue to pay the property taxes.



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41 She also received information about the general value of conservation easements and the extended
42 value of their connectivity, what restrictions would exist regarding passive recreation, and the fact that
43 such recreation is just one benefit of a conservation easement.

44
45 There was no further public input.

46
47 **D. Lievens entertained a motion to close the public hearing. G. Harrington made a motion to close the**
48 **public hearing at 7:38 PM. P. Nickerson seconded. The motion was approved, 6-0-0.**

49
50 D. Lievens entertained a motion that the Conservation Commission recommend to the Town Council
51 that the Town proceed with the purchase and sale agreement regarding the purchase of a conservation
52 easement for approximately \$395,000 on 26 +/- acres of map 11, lot 33 (18 Kimball Road), owned by
53 Leah R. Doyle.

54
55 **M. Speltz made a motion that the Conservation Commission recommend to the Town Council that the**
56 **Town proceed with the purchase and sale agreement regarding the purchase of a conservation**
57 **easement for approximately \$395,000 on 26 +/- acres of map 11, lot 33 (18 Kimball Road), owned by**
58 **Leah R. Doyle. G. Harrington seconded. The motion was approved, 6-0-0**

59
60 Respectfully submitted,

61
62
63
64 Jaye A. Trottier
65 Secretary

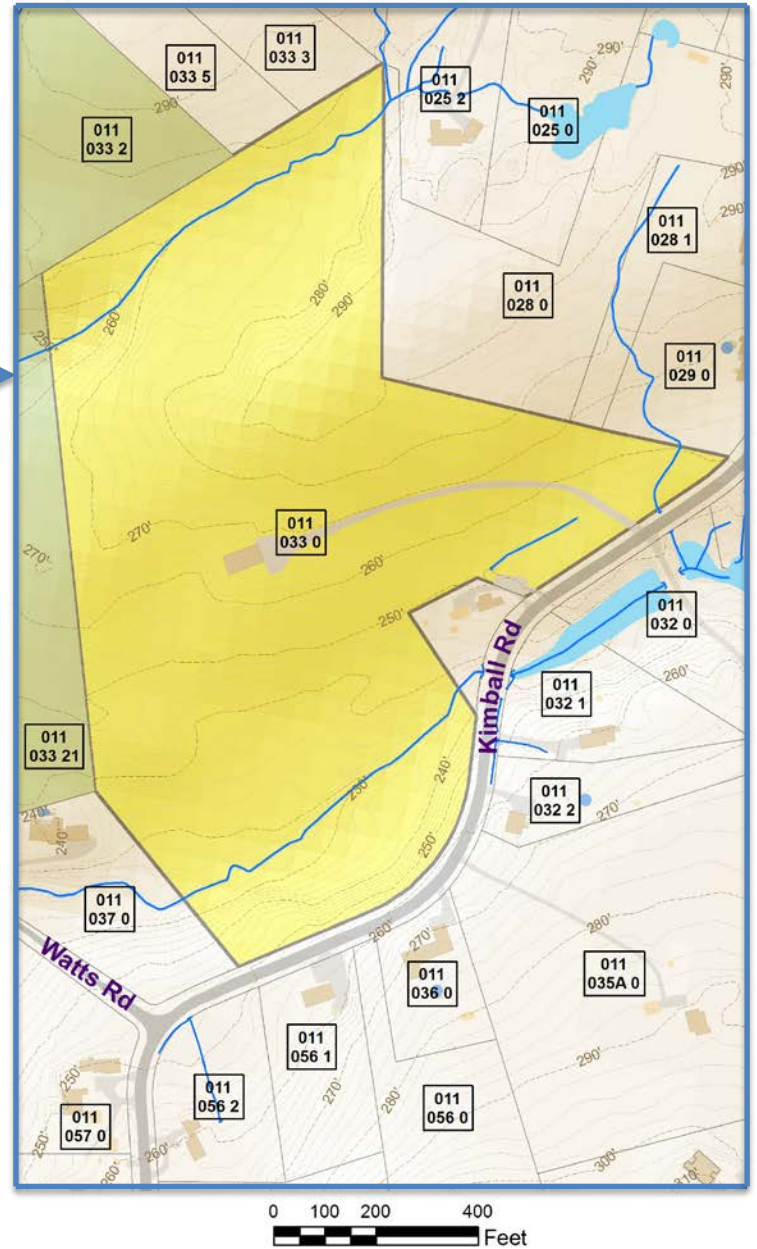
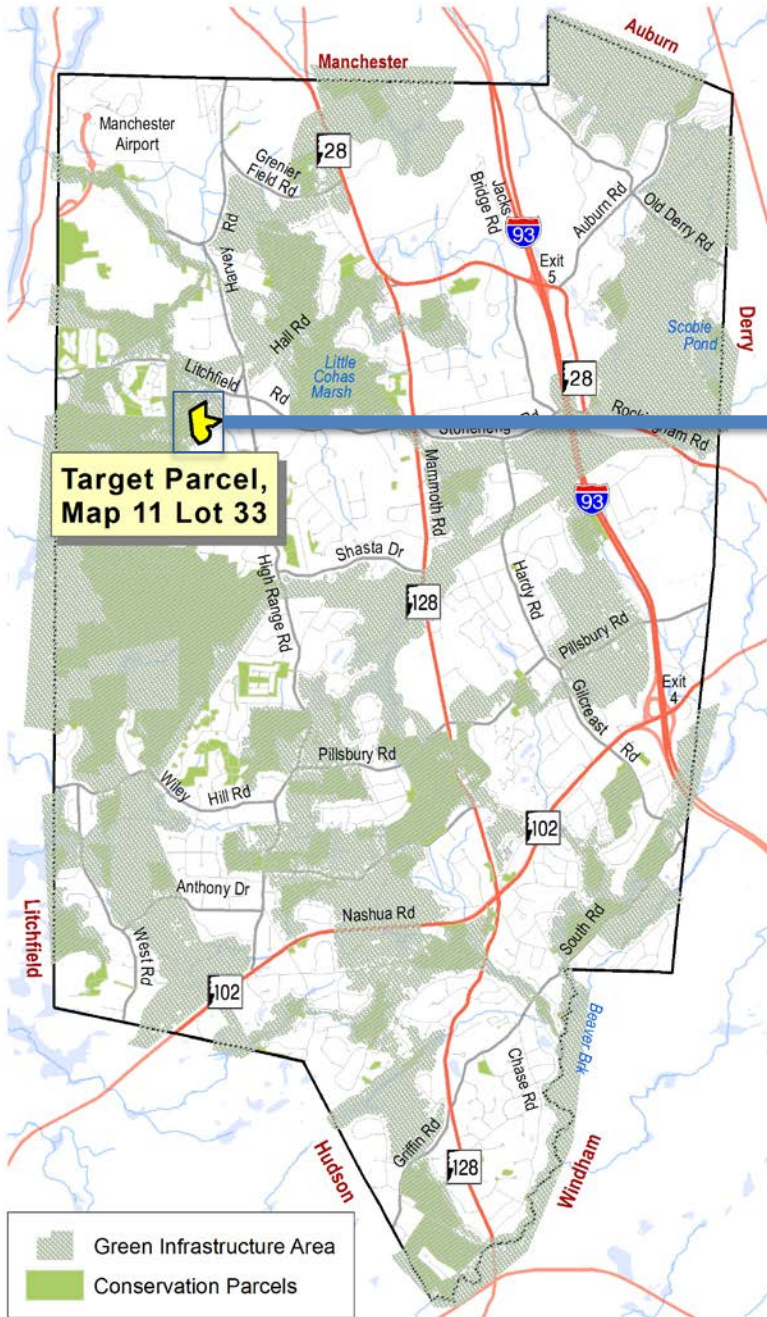
Proposed Conservation Easement

26.34 Acre Horse Farm

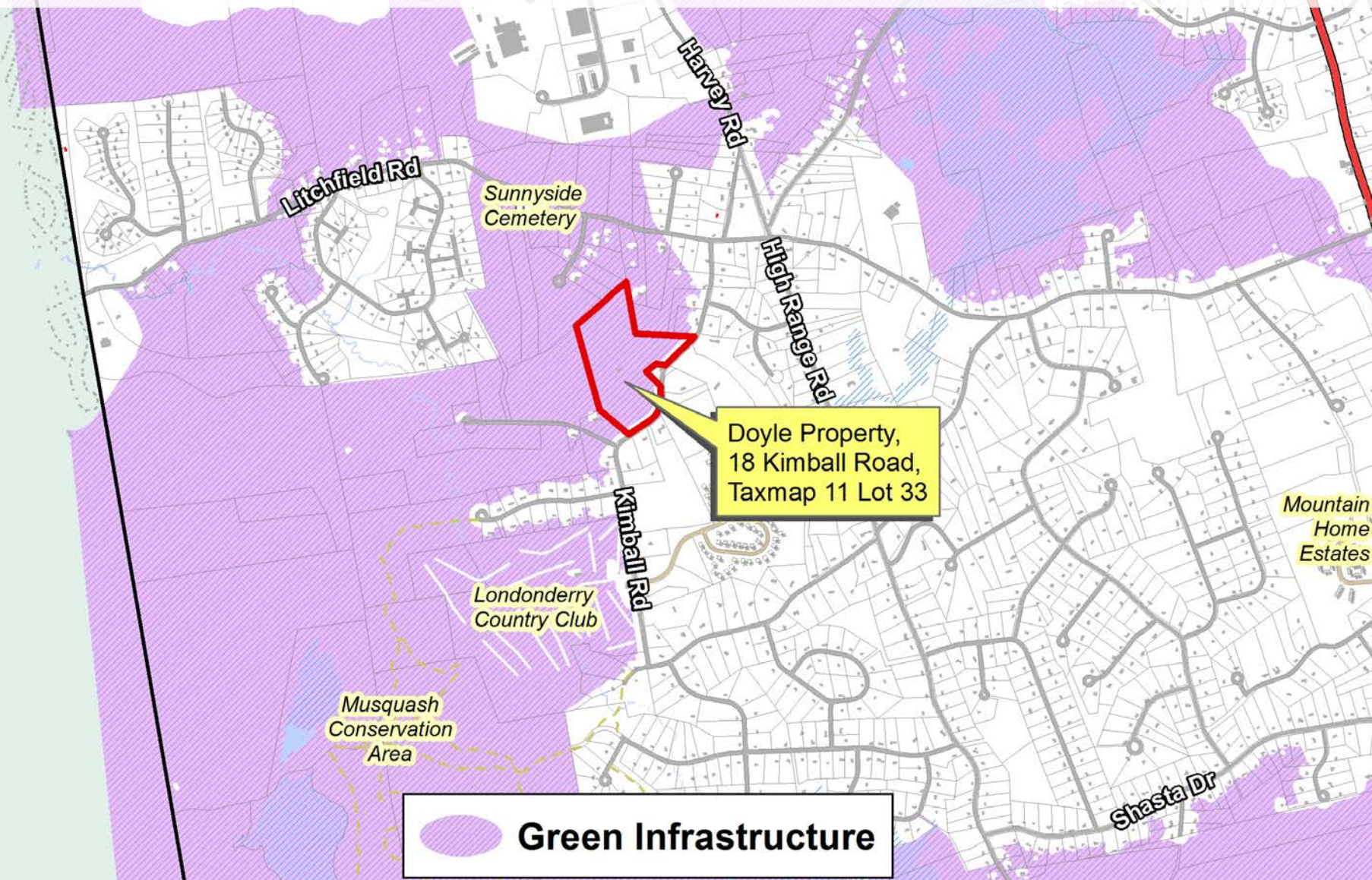
18 Kimball Road

Map 11, Lot 33

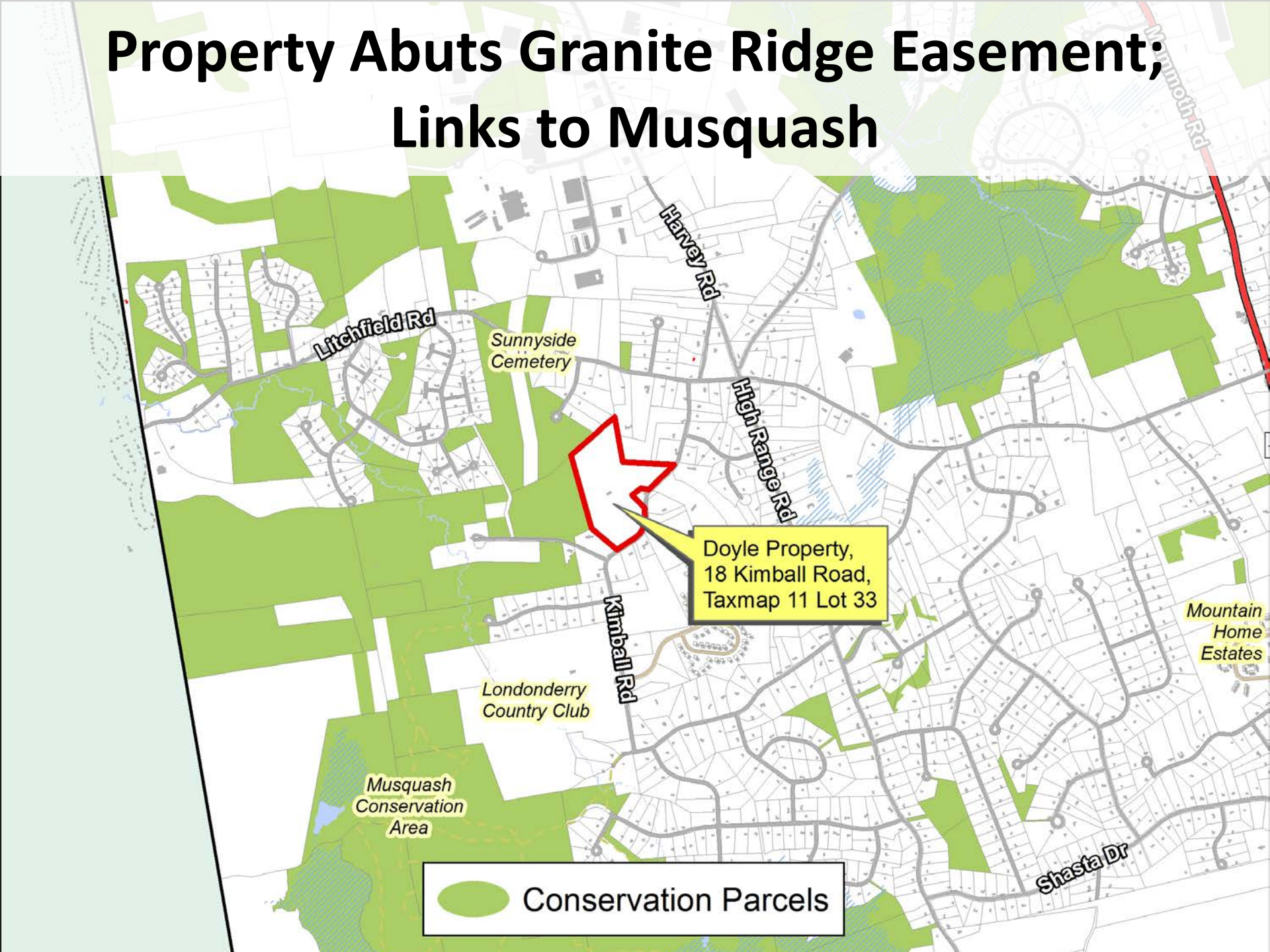
10/13/2012 14:13



Property is Part of Londonderry's Green Infrastructure



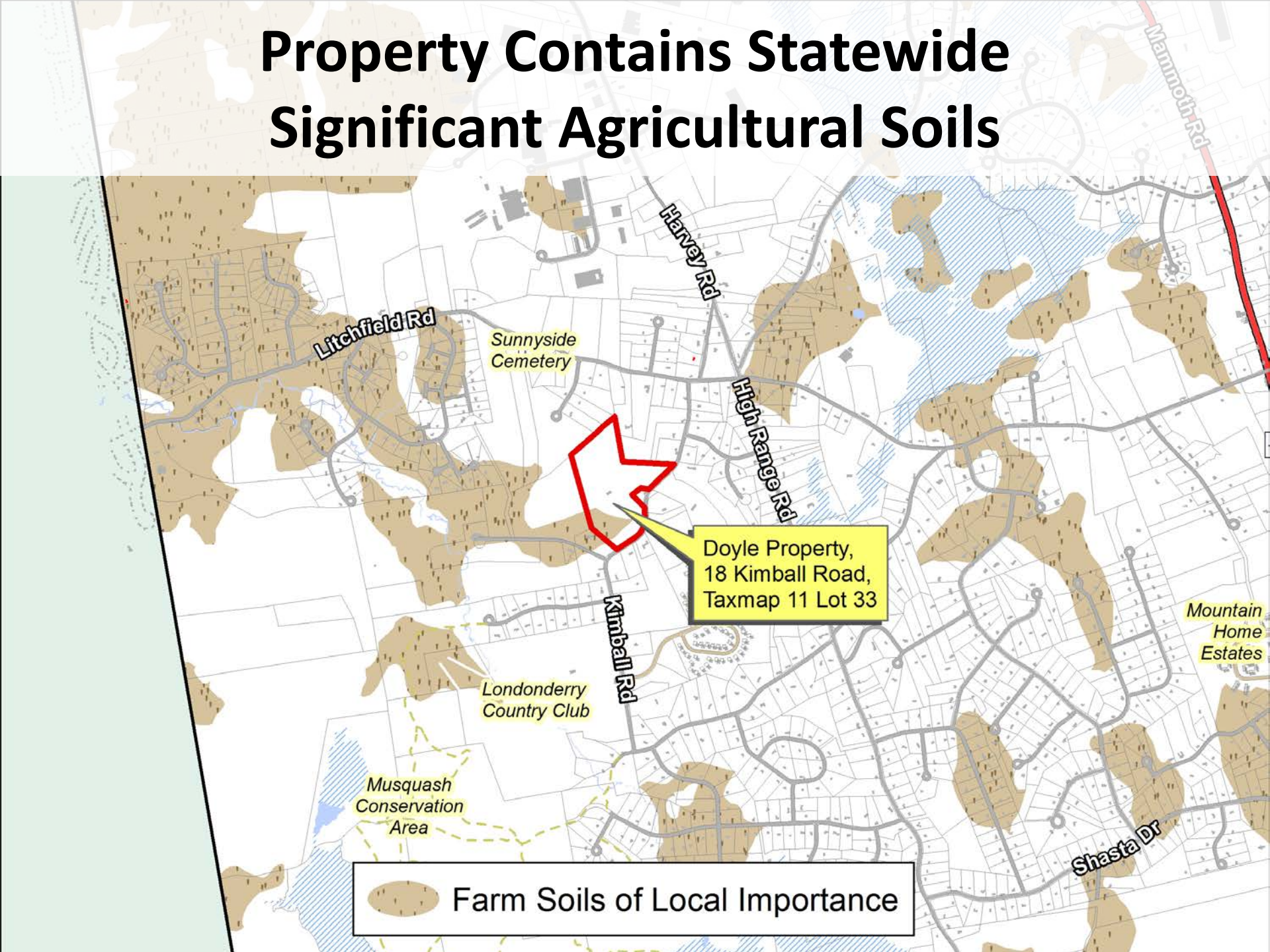
Property Abuts Granite Ridge Easement; Links to Musquash




Doyle Property,
18 Kimball Road,
Taxmap 11 Lot 33

Conservation Parcels

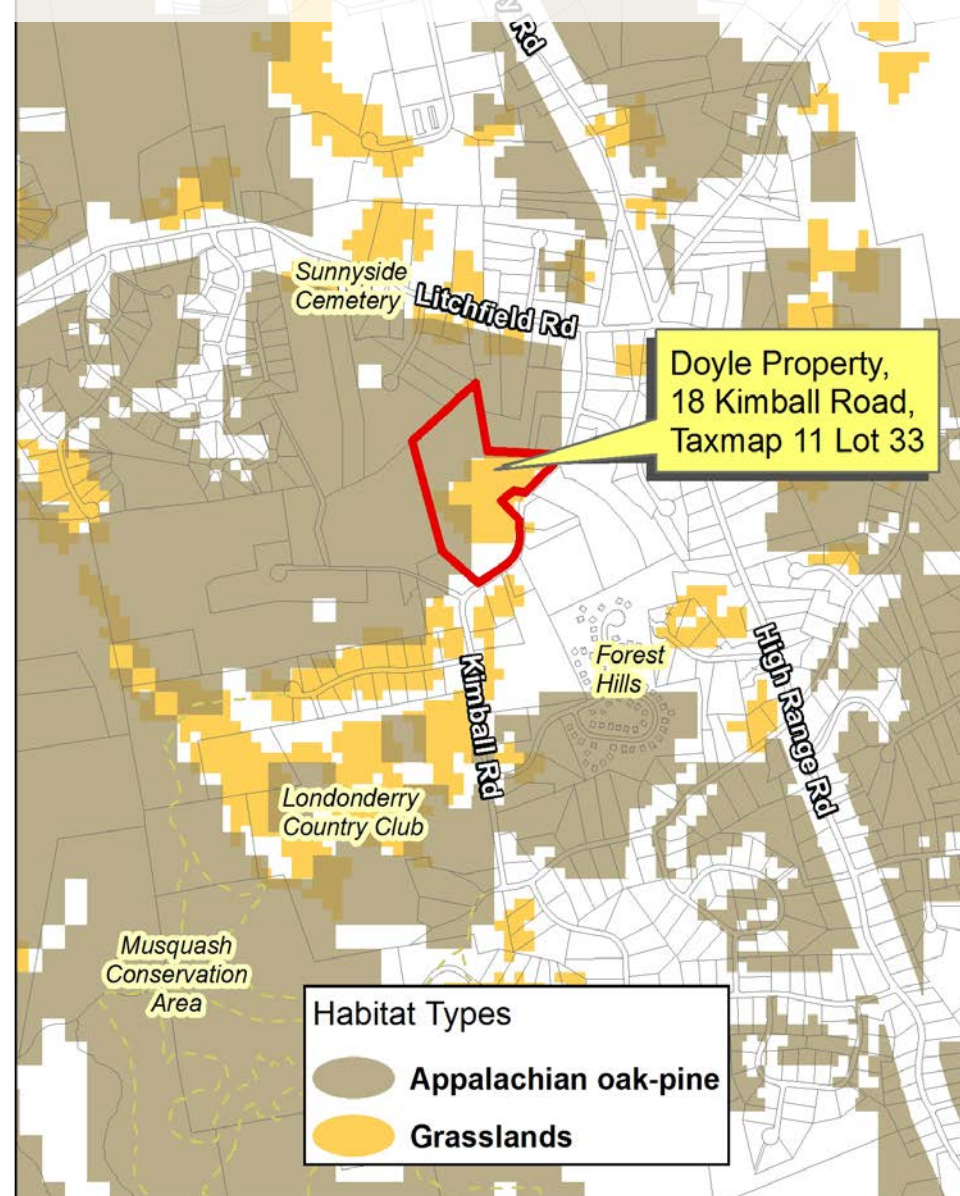
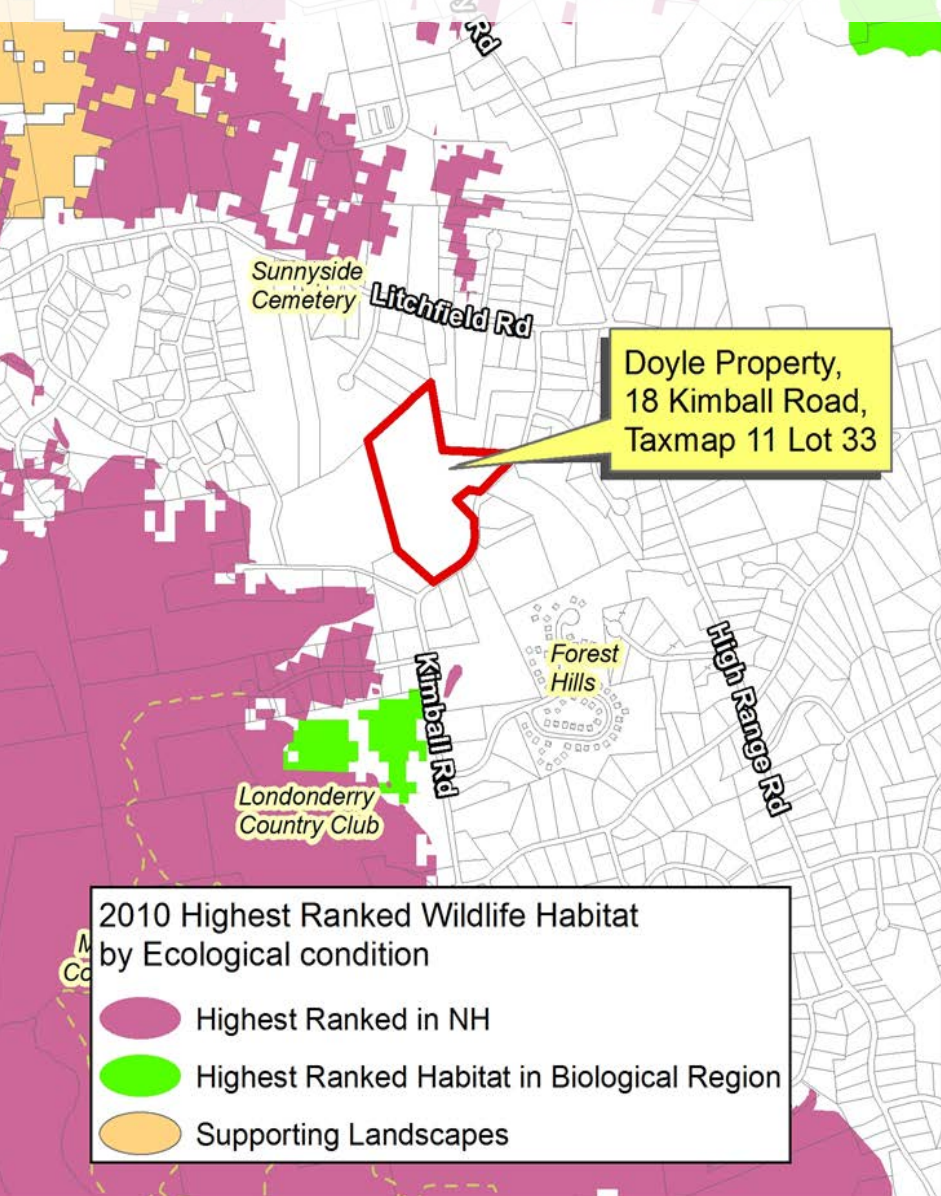
Property Contains Statewide Significant Agricultural Soils



Doyle Property,
18 Kimball Road,
Taxmap 11 Lot 33

 Farm Soils of Local Importance

Grassland and Appalachian Oak-Pine Habitats Buffer Highest Quality NH Habitat





Chase Brook Dr

Litchfield Rd

High Range Rd

Coventry Ln

Picadilly Cir

Kimball Rd

Watts Rd

Doyle Property,
18 Kimball Road,
Taxmap 11 Lot 33

Stream at Southwest Corner



10/13/2012 14:18

7-Stall Heated Horse Barn



10/13/2012 14:22

Future Trails to Musquash Conservation Area...



...via Granite
Ridge
Conservation
Easements

Pine and Hemlock Forest Types



Easement Terms

- Permitted Uses

- Forestry
- Agriculture/ Ag Structures
- Habitat
- Outdoor Recreation
- Public Access/Trail Development

- Prohibited Uses

- Residential
- Commercial/Industrial
- Mining

- Reserved Rights

- Utilities for Barn
- No public use when crops growing or livestock present in paddocks

- Financial Data

- Appraised value: \$640,000
- Sale price: \$395,000
- Gift to town: \$245,000

10/13/2012 14:13