

Town of New Hampton, New Hampshire



Conservation Commission
Open Space Plan

Adopted – November 13, 2017

Revised – February 11, 2019

Town of New Hampton Conservation Commission Open Space Plan

Introduction

The purpose of this plan is to inventory New Hampton's existing open space; explore open space selection, use and protective measures; and to recommend strategies for future open space enhancements. This document serves as a standalone plan to manage open space in New Hampton and is recommended by the New Hampton Conservation Commission for inclusion by the Planning Board as a chapter in the community master plan.

Open space can serve a multitude of functions for a community including: resources and wildlife protection, scenic and aesthetic value, parks and recreational opportunities, forestry or agriculture and as support for municipal services such as public water supply, waste management, communications facilities, etc. Often these functions are not mutually exclusive, but effective management requires a defined purpose for each open space parcel. Given this diversity of functions, open space interacts with traditional content found in Natural Resources, Community Facilities, and Recreation chapters of a master plan. A goal of this plan is to catalog and explore the purpose for conservation areas, easements, and open space parcels inventoried in the town of New Hampton. The inventory will serve as a basis for community discussions about future open space protection opportunities, as an aid for the New Hampton Conservation Commission in their role as managing agent for town resources, and a lens for making future land use decisions.

Conservation Commissions

The role of a locally established Conservation Commission per state statute (NH RSA 36-A) is to review the proper utilization and protection of the natural resources and for the protection of watershed resources of the community. This can include, but is not limited to, the following actions taken by a Conservation Commission:

- Conduct researches into local land and water areas and seek to coordinate the activities of unofficial bodies organized for similar purposes;
- Keep an index of all open space and natural, aesthetic, or ecological areas within the city or town;
- Keep an index of all marshlands, swamps, and all other wetlands in a like manner, and may recommend to the Board of Selectmen a program for the protection, development, or better utilization of all such areas; and;
- Keep accurate records of its meetings and actions and shall file an annual report which shall be printed in the annual town report.

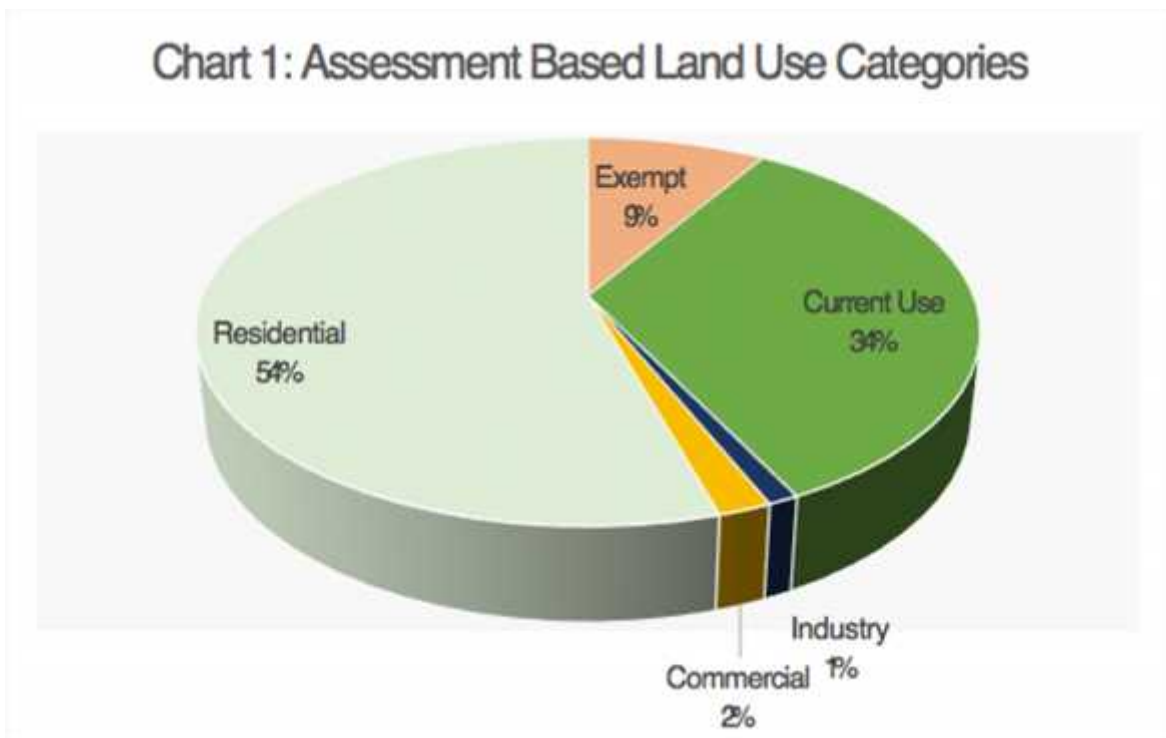
The New Hampton Conservation Commission legislative charge is specified as "ensuring proper utilization and protection of natural resources of the town with a special focus on the town's watershed resources."¹ To achieve these responsibilities, the six member New Hampton Conservation Commission meets monthly with additional meetings scheduled as needed to complete work tasks. As an example, in 2016 the Conservation Commission met a total of 17 times and commissioners attended the NH Association of Conservation Commissions annual meeting. The focus in 2016 included easement monitoring, exploration into stewardship management plans for additional properties, proposals for site surveys, review of a timber harvest proposal, discussion of future areas of interest (Robinson Falls), conservation of the Snake River Area, providing testimony on the potential impacts of the Snake

¹ Source: Town of New Hampton Annual Report, 2004, page 80.

River Bridge replacement and Northern Pass and entering into an agreement with the Lakes Region Planning Commission to create this open space plan.

New Hampton Open Space - Existing Conditions

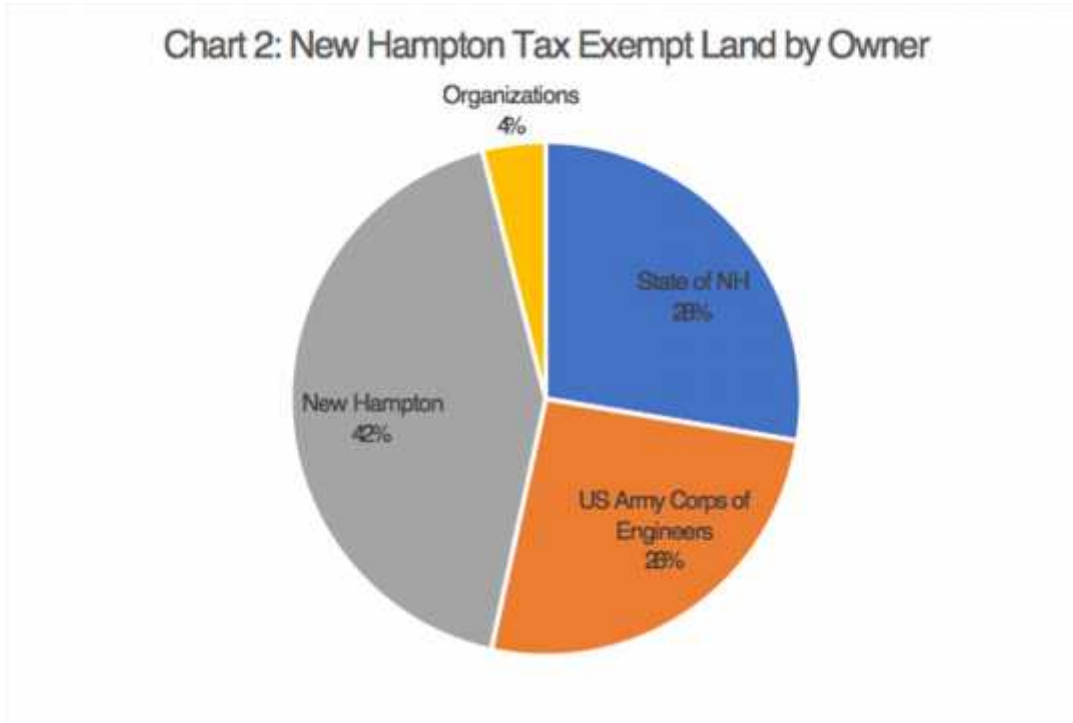
The New Hampton Tax Assessor data was used to explore the status of existing open space in town. The tax data indicates there are a total of 22,306 land acres in New Hampton, this figure excludes surface waters (lakes, rivers, and ponds) but does include wetlands. The land area is comprised of five land use categories: Residential, Commercial, Industrial, Special (current use parcels) and Exempt (schools, municipal, state and federal land). Chart 1 illustrates the percentage of land in each land use category.



While the town may acquire residential, commercial, or industrial land in the future, the focus of existing municipal conservation efforts and open space is within what today are parcels in the tax exempt and current use categories.

A. Tax Exempt Lands

Approximately nine percent (1960 acres) of the land in New Hampton is exempt from property tax, of which the Town owns the largest share, about 42 percent (837 acres). Chart 2 indicates four general categories of owners of tax exempt land in New Hampton.



The ‘organizations’ category includes the Newfound Area School District, Cemetery Association, New Hampton School, Historical Society, Village Precinct, Gordon Nash Library, and the New Hampton Community Church. Many of the parcels owned by these organizations serve as open space in addition to their specific function. The United States Army Corps of Engineers owns approximately 508 acres of public access land along the Pemigewasset River as part of the Franklin Falls Dam flood control area. The Army Corps land provides opportunity for fishing, hunting, wildlife enjoyment and has two access sites for canoes and kayaks. The State of New Hampshire owns 543 acres of land in New Hampton. Most of the state-owned land (84 percent) serves as the fish hatchery and three state forests – George Duncan, Sky Pond, and Scribner Fellows State Forests. Other areas include the Boston & Maine Rail Road right-of-way and the NH Department of Transportation garage and park and ride lot which are situated on nearly 32 acres.

The municipally held land in New Hampton is almost all comprised of vacant parcels. Exceptions are the four parcels which serve the Public Safety Building, DPW garage, town offices and Town House community meeting space. The largest parcel held by the town is 98 acres which is occupied by the Public Safety Building and the newly established community fitness trail. Other notable parcels include six conservation areas: Glines Memorial Forest, Jenness Spring, Snake River Conservation Area (SRCA), Kelley Drake, Smoke Rise, and Bittenheim and two town owned vacant tracts – Bald Ledge and Jackson Pond. Combined these areas serve as phenomenal community resources, that for the most part, combined with the state and federal lands provide open space access sprinkled throughout the town boundaries. In addition to the six conservation areas, the New Hampton Conservation Commission manages four conservation easements.

A conservation easement protects land and natural resources. It allows a landowner to prevent future development of their land by permanently restricting future uses that could damage or destroy its scenic, recreational, ecological, and natural resource values. Like a preservation easement, a conservation easement is donated to, or purchased by a non-profit conservation organization or a public agency (the grantee), which then enforces the restrictions in perpetuity. In New Hampshire, many parties hold conservation easements, including the Society for the Protection of New Hampshire Forests, regional land trusts, and local conservation commissions.

Most conservation easements prohibit commercial, industrial, and mining uses of the land. These include changing the topography, such as dredging and filling in wetlands, or along shorelines; disturbing the habitat of rare or endangered species of plants or animals; erecting outdoor advertising structures such as billboards; removing topsoil and other surface or sub-surface materials; and constructing residential, commercial, or industrial buildings. Agriculture and forestry management are typically permitted, even encouraged. Occasionally, the easement will allow limited subdivision, but unless such activity has been spelled out up front in the easement document, it is prohibited. Since a conservation easement generally excludes buildings, any historic buildings that are associated with conserved land are best protected with a parallel preservation easement or a combined preservation-conservation easement.²

B. Conservation Lands Inventory

Where available from the New Hampton Conservation Commission (NHCC), supporting documents were reviewed for parcels identified in **TABLE 1: New Hampton Inventory of Conservation Areas, Easements, and Vacant Town Lands**. Documents reviewed included stewardship management plans, property deeds, NHCC meeting minutes, and Monitoring Inspection Reports. Key findings from this review included the following: 1) documentation of purpose was not readily available for each parcel; 2) some of the parcels do not have current surveys with proper boundary markers (this is a current NHCC project); 3) a comprehensive listing of conservation areas and easements was not contained in a reference documents; and 4) the types of uses envisioned for the parcels may not currently be stated and in some instances, parcels are used for other than intended purposes. For example, it is not clear if defined picnicking sites exist on the LEYCA property which is a purpose described in the deed. The town and NHCC are currently working to resolve motorized recreational use at the Kelley-Drake Parcel which is dedicated for passive use. Additional deed research may be beneficial to understanding the purpose for each conservation area and easement. “A conservation easement is only as good as its enforcement” cautions Donovan and Knowles. A municipality’s role and responsibilities for monitoring and enforcing conservation easement provisions are outlined in NH Revised Statutes Annotated, NH RSA 477:46 (the NHCC recently began to actively monitor easements).³ The digital file for TABLE 1 can be used to track, monitor and update information for conservation lands in town. Enhanced baseline information will assist in advancing future initiatives for existing conservation areas and easements, as well as the identification of other areas for consideration.

² Source: *Preserving Community Character*, NH Preservation Alliance

³ Source: *New Hampshire Town and City*, September/October 2015

Current Use Land

Current Use is a program designed to preserve open space by assessing the value of a qualifying parcel of land at its current, rather than at its highest and best use. Current Use is defined by state statute (NH RSA 79-A). By taxing land at a significantly lower property value than current land valuation may suggest, owners have an incentive to keep their land free from development. The current use statute recognizes that preserving open space and maintaining the character of the state's landscape is in the public interest. A disadvantage of current use for resources protection is that it is a temporary measure; land assessed at current use can be developed at any time upon payment of a relatively minimal penalty. Lands that are eligible for current use assessment include farmlands, forest land, unproductive land, and wetlands. In general, farmland, forest land, or unproductive land needs to total ten or more acres to be eligible. However, lands of any size that are undeveloped, actively devoted to growing agricultural or horticultural crops, and have an annual gross income from the sale of crops of at least \$2,500 are also eligible. In addition, certified tree farms and tracts of unimproved wetlands are eligible with no acreage restrictions.

A range of current use values is provided for each type of eligible land classification. If the land is taken out of current use, the purchaser pays a land use change tax levied at a rate of ten percent of the full and true value of the land, in addition to the full real estate value taxes. A landowner must apply to the local assessing officials on or before April 15 of the year for which the current use assessment is first requested. If the land meets the criteria and is classified for current use assessment, assessing officials must record this with the county registry of deeds.⁴ A common strategy for future land conservation, is the dedication of a portion or all land use change tax revenue for conservation purchases. Currently, New Hampton dedicates 50 percent of the land use change tax.

Three further tax reduction options are available to landowners that can impact open space recreational opportunities, agricultural soils, and forestry management:

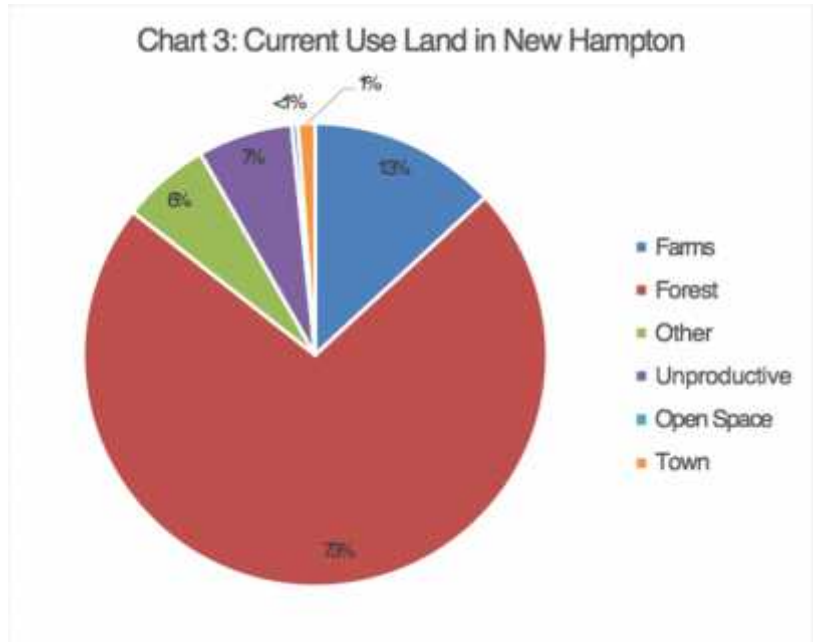
Recreational Adjustment If a landowner decides not to post, and opens a property to public use without an entrance fee for 12 months a year, the land is entitled to a 20 percent reduction in the current use assessment of the acres opened to public recreational use. To receive the recreation adjustment, the landowner must allow all the following activities: Hunting, Skiing, Fishing, Snowshoeing, Hiking, and Nature Observation. If any of these activities are detrimental to a specific agricultural or forest crop, that activity may be prohibited. If the 20 percent recreational adjustment has been granted, posting to prohibit any activity listed above requires approval of the local assessing officials.

Soils Productivity Index (SPI) The SPI is available only for open space land in the farmland category: permanent pasture, forage crops, horticulture crops (including orchards) and Christmas tree plantations. SPI is a calculation made at the County Conservation District office which rates soil on a scale of 0 – 100 based on its capability to produce crops. For example, a rating of 10 would indicate a soil poorly suited to growing crops; a rating of 95 would mean top quality soil with virtually no impediment to crop production. The Conservation District uses USDA Natural Resources Conservation Service soil mapping data to compute the SPI for each field, parcel, or tract of land. The acreage of each type of soil within the parcel is carefully weighted using a scientifically developed method with proven reliability.

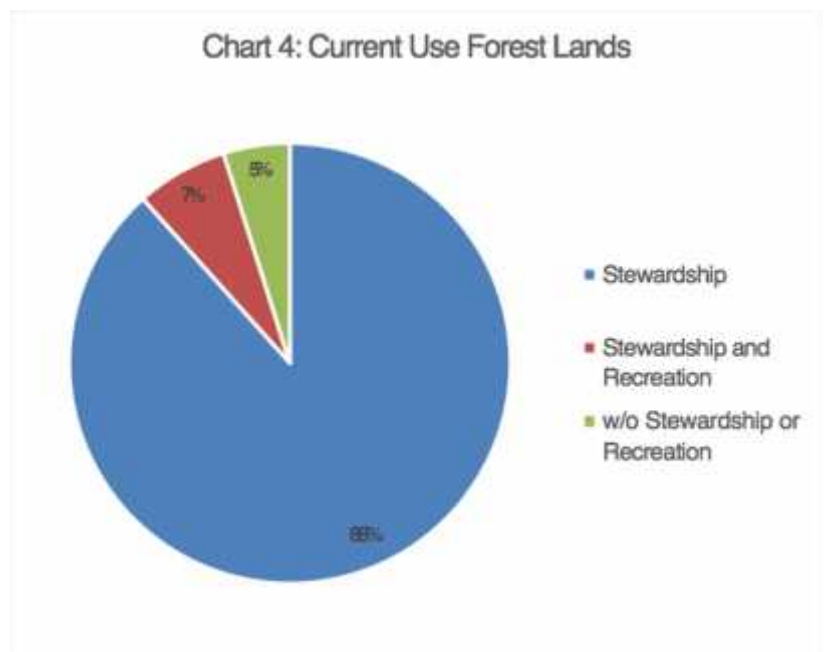
Forest Stewardship Forest with demonstrated stewardship plan can receive further reduction in tax rates. The rates are based on three categories forest – white pine, hardwood and all other. Tax reductions are granted with application and required documentation which must be updated periodically thereafter at intervals of five or more years.

⁴ Source: *Current Use Criteria Booklet*, <http://www.nh.gov/revenue/currentuse/currentuse.htm>

Land in New Hampton subject to the Current Use program represents approximately 34 percent (7,612 acres) of the land area in town. Much of the land in Current Use (73 percent) is classified as forestry; Chart 3 describes the percent of Current Use by type. Farmland (13 percent) is the second largest resource in Current Use, followed by unproductive land at 7 percent. Noteworthy are two town owned properties in current use totaling 91 acres or approximately 1 percent of total current use area. These parcels, (R3-3 and R19-3) are referenced in the recommendations section. As illustrated in Chart 4, 95 percent of the forest land has demonstrated forest stewardship and 7 percent of these forests provide recreational opportunities.



Potential considerations for future open space planning are to map and explore the category of unproductive lands in relationship to resources identified for protection. Are these areas wetlands that could be considered for water quality protection, do they represent important buffer areas or contribute to contiguous blocks of un-fragmented land, are they buildable in the future, what is their value to wildlife habitat, etc.? Another consideration is, is there potential for additional stewardship and recreation on forested lands?



C. Farmlands

Approximately 1,000 acres of land in New Hampton is classified as farmland in the New Hampton Assessor database. Nearly one-third of the farmland (30 percent) has a Soil Productivity Index (SPI) associated with it. In addition, there are many active farms that produce and sell products to the public. An internet review produced a list of nine active farming operations. While these properties are privately owned, and may or may not provide public access, farms and farming add to the aesthetic characteristics of community, and provide the potential for direct interaction with nature (pick your own fruits, cut your own Christmas tree, petting zoos, etc.). Active farms and farmland are valued for preservation according to more than 65 percent of respondents to the 2002 New Hampton Community Survey.

D. Scenic Roads

The Town of New Hampton has designated portions or all of four roads as scenic roads: Ridge Road, Pinnacle Hill Road, Blake Hill Road, and Beech Hill Road. Any town owned road can be designated as scenic by a town vote. Scenic Roads are afforded additional consideration by the Planning Board when maintenance, any repairs, reconstruction, or paving require cutting, damage to or removal of certain trees (based on size) and/or the removal or destruction of stone walls. The New Hampshire Department of Transportation also maintains a scenic easement in the I-93 corridor along the Pemigewasset River.

E. Natural Resources

New Hampton has a host of resources mapped that would be beneficial to explore in conjunction with existing conservation lands and easements. These include: Water Resources, Wetland Resources., Wetland Wildlife Habitat, Forest Resources Upland Wildlife Habitat, Agricultural Resources, Co-Occurrence, Aquifers, and Farmlands. Proactive future conservation efforts might consider each of these natural resources as they relate to prioritized areas for land acquisition. A means to achieve this is to have the company that prepares the town tax maps populate the resource layers and tax maps in an internet based GIS system. The maps are currently accessible on the New Hampton Conservation Commission website.

Private Farmlands	
Location	Acres
MIDNIGHT RUN DRIVE	5.6
CROSSROAD	29.9
CARTER MOUNTAIN ROAD	355.0
BALDWIN AVENUE	113.0
HATCH CORNER ROAD	13.0
OLD BRISTOL ROAD	33.0
OLD BRISTOL ROAD	2.5
OLD BRISTOL ROAD	12.2
OLD BRISTOL ROAD	11.0
BACKLAND OFF HUCKLEBERRY	47.0
DANA HILL ROAD UPPER OXBO	6.3
JACKSON POND ROAD	25.0
SKY POND/JACKSON POND RD	31.6
SANBORN ROAD	3.3
SANBORN ROAD	3.5
RIVERWOOD DRIVE	30.0
	721.9

Private Farmlands with Soil Productivity Index (SPI)	
Location	Acres
HUCKLEBERRY ROAD	152.0
LOWER OXBOW ROAD	62.5
LOWER OXBOW ROAD	18.6
BLAKE HILL ROAD	17.9
NH ROUTE 132 N	15.6
PINNACLE HILL ROAD	4.5
PINNACLE HILL ROAD	2.6
MULBERRY LANE	1.0
	274.7

Active New Hampton Farms with Web Presence	
Name	Acres
Painted Knoll Farm	6.2
The Goat Path	2.3
Pinnacle Farm	13.8
Broken Wheel Farm	6.5
Winona Glen Farm	34.0
Huckins Farm	6.3
Ancestral Acres	152.0
Dirty Worm Greenhouse and Nursery	12.6
Green Acres Farm	36.0
	269.8

Community Survey Results

Several results of the 2002 New Hampton Community Survey are informative when planning for open space:

The community view of town services and facilities was lowest for Recreation Area Services which were rated satisfactory by only 35 percent of respondents. It was noted the younger and lower income (less than \$30,000 annually) residents were less likely to find these services satisfactory compared to older and higher income residents.

Recreation Area Facilities had the lowest satisfaction rating (33 percent) of all municipal facilities.

In a question about town involvement in preservation of other resources, there was overwhelming support for conservation of areas of scenic or natural beauty (85%), the Pemigewasset River (84%), important wildlife habitats (83%), shorelines (80%), followed by historic buildings, wetlands, and working farms and farmlands (all above 65%).

The 2002 community survey serves as a good basis to begin to prioritize community values about open space and drafting an open space or conservation vision statement. As several years have passed since the survey was conducted, it may be beneficial to conduct a follow-up survey to see if resident views about conservation remain the same and if the desirable types of open space have changed. A long-standing recreational resource that has been talked about is a community water access for recreation. The town of New Hampton does not have a recreation department or recreation program. The use of the Kelley-Drake property frontage on Pemigewasset Lake may represent an opportunity to realize this 'dream'.

Beyond the initial cost of construction, recreational improvements need to be maintained over time. A new community survey as part of the master plan update or conducted by the Conservation Commission to assist in the prioritization of future conservation and open space efforts should incorporate the concept of willingness to pay. Given limited funds, establishing priorities is a key to success – driven by community education and input. A recent success story is the donations and grant funding obtained to build the recreation trail.

COMMUNITY VISION SURVEY

The Visioning Subcommittee sent out 1,100 questionnaires to residents and voters of New Hampton of which 416 responses were returned for tabulation and analysis. This is a 38% return rate. The chairperson of the Visioning Committee wrote in her summary, "A survey with this overwhelming response is not only a representative reflection of the values and attitudes of the community, but with such a high percentage of respondents can be construed literally as a mandate from the community regarding future direction of their town".

Source: New Hampton Master Plan 2002

Summary of Existing Conditions

The Lakes Region Planning Commission annotated a 2016 New Hampton composite tax map (**Appendix A**) prepared by Cartographic Associates, Inc. (CAI). The added information color keys open space features in New Hampton. These features include: Current Use lands greater than 50 acres in size, state and federally owned lands, municipal lands, Conservation Commission managed easements, town conservation areas, and farmlands. The map provides parcel references for tax exempt lands and acreage for current use parcels greater than fifty acres in size. In addition, LRPC prepared an overlay of the Future Land Use Map from the 2002 New Hampton Master Plan Appendix. Combined, the overlay and Open Space Map (**Appendix A**) can be used to illustrate the proximity of open space to preferred land uses and settled areas of town and within proposed zoning districts. Of greatest potential interest for open space conservation and natural resources protection may be the Pemigewasset River Overlay and the Agriculture and Forestry Conservation District. The Future Land Use Map should be confirmed before use in open space planning sessions and workshops.

A beneficial addition to the open space inventory would be to document the types and location of privately owned lands that are open for public use. This would require additional research, but the amount of time needed may be significantly reduced using a 'recreational adjustment' parcels list which may be provided to the Conservation Commission by the New Hampton Tax Assessor. Outreach to other organizations that may hold conservation easements in New Hampton such as the Society for the Protection of New Hampshire Forests (SPNHF), the Lakes Region Conservation Trust, etc. The SPNHF acquired a conservation easement in New Hampton in 2014 which covers 140 acres of forests and fields on the slope of Sunset Hill the top of the hill leads to views of Winnisquam, Winnepesaukee and Waukewan lakes off to one side and the mountains around Plymouth off to the other. The New England Forestry Foundation maintains the 3,256 acres Hersey Mountain Project, a woodland that spans New Hampton and Sanbornton town lines that includes trails and scenic vistas as forest amenities.

Future Conservation

The Planning Board in the update of additional Master Plan chapters may wish to consider further collaboration with the Conservation Commission in the development of an Open Space Priorities Plan with Vision Statement. This would provide opportunity for meaningful Master Plan input, consideration of public funds for conservation use, and encouragement and guidance for individuals and organizations on land protection actions. In support of the benefits, the economics should be considered as well. A 2014 study concluded that every \$1 invested in land conservation by New Hampshire returns \$11 in economic value of natural goods and services.⁵

Much emphasis is placed on open space for recreation in New Hampton, and where a recreation department or program does not exist, the open space lands present a natural recreation linkage. This focus should not be borne by the Conservation Commission alone, as it spans community needs beyond resources protection. Opportunities for inclusion in the Master Plan may be the Natural Resources chapter, Community Facilities and Services chapter or a chapter dedicated to Recreation.

Based on the results of the open space inventory, a few recommended next steps include:

- As a priority step in property protection, appropriate and expend funds to survey and mark bounds of existing conservation areas where undefined;

⁵ Source: The Trust for Public Land, *New Hampshire's Return on Investment in Land Conservation*, 2014

- Identification and documentation of stated purpose for each conservation area and easement where currently unknown;
- Develop an open space outreach strategy and conduct open space education/information sessions;
- Prioritize conservation/open space areas to determine next parcels for the development of stewardship management plans and appropriate funds for a consultant.

Conservation/Recreation Funding and Education

In addition to local resources, there are state administered conservation programs that can assist in achieving local open space, conservation, and resources protection goals. Several of these funding mechanisms are in place or have been accessed in recent years to achieve Conservation Commission goals.

Land Use Change Tax Is money paid to the municipality when land that was enrolled in the Current Use assessment program is removed from current use to be developed. Many New Hampshire communities invest all or a portion of the land use change tax in their local conservation. The idea is that the money acquired when land is removed from open space is logically used to protect more open space.

Forest Maintenance Fund : Generally, the selectmen have the authority to manage all real property owned by the town and to regulate its use. However, the statute specifically exempts certain town property, including a town forest, from the selectmen's authority. Instead, the statute RSA 31:112⁶, places management of town forests in the hands of either a forestry committee or, if the municipality has a conservation commission, the legislative body (town meeting) may place management of the town forest in the hands of the conservation commission.

The town of New Hampton maintains a **Conservation Fund** as outlined in NH RSA 36-A:51. In 1989 the town voted to dedicate 25 percent of land use change tax to the Conservation Fund; in 2005, the town increased the portion to 50 percent of all land use change tax collected in a given year.

Donations – A recent example was the gift of a five-acre parcel on the west side of the Snake River off Winona Road, with approximately 700 feet of river frontage. The property, now a portion of the Snake River Conservation area was a gift to the town from Don and Pat Bergeron in memory of Marilyn J. Bergeron.

The **Community Conservation Assistance Program (CCAP)** is a voluntary, incentive-based program designed to improve water quality through the installation of various best management practices (BMPs) on urban, suburban, and rural lands not directly involved with agriculture production.

The New Hampshire Charitable Foundation's **Community Grants Program** – competitive grants program, awards project support (for a set of activities conducted during a specified time and with clear deliverables that further the organization's mission or build organization capacity) of \$5,000 or less to eligible organizations.

The **NH Conservation License Plate (Moose Plate) Program** supports the protection of critical resources in New Hampshire, including scenic lands, historic sites and artifacts, plants, and wildlife.

⁶ Source: *New Hampshire Town and City, Seeing the Forest for the Trees*, March 2007

The **Land and Community Heritage Investment Program (LCHIP)** Land Conservation protects high-quality lands - irreplaceable physical resources of our natural environment - from development.

The **Land and Water Conservation Fund (LWCF)** Act of 1965 established a federally funded program to provide 50/50 matching grants to state and local governments for the purpose acquiring and/or developing public outdoor recreational areas and facilities.

The New Hampshire Department of Environmental Services (NHDES) **Aquatic Resource Mitigation Fund** project protected 8.1 acres of land with a conservation easement on the Snake River in New Hampton. The town of New Hampton is acted in conjunction with the Waukewan Watershed Advisory Committee, the Waukewan Shore Owners Association, the town of Meredith Conservation Commission, and the Center Harbor Conservation Commission which led to \$100,000 in grant funding in 2011; funds acquired the Baird property on the Snake River.

During the development of this plan, the New Hampton Conservation Commission coordinated with Plymouth State University, Center for the Environment staff. A meeting hosted at the PSU campus concluded a host of educational opportunities may exist by teaming with PSU and through a “**Cluster Program**”. Other sources of education to consider included: the Concord, NH Science and Environmental Education program (**Project SEE**) and **Eco Art** a project to increase public awareness and education surrounding our ecosystems.

The **Eastern Federal Lands Access Program** is funded through the Highway Trust Fund and may be considered for projects in proximity to the Army Corp of Engineers land along the Pemigewasset River in New Hampton. Eligible projects include: improvements to adjacent vehicular parking areas; acquisition of necessary scenic easements and scenic or historic sites; provisions for pedestrians and bicycles; environmental mitigation in or adjacent to Federal land to improve public safety and reduce vehicle-caused wildlife mortality while maintaining habitat connectivity; construction and reconstruction of roadside rest areas, including sanitary and water.

Recommendations

Recommended priorities for the management of existing conservation areas and easements include the following steps:

1. The nomenclature used to describe conservation lands in New Hampton should be evaluated. For example, many parcels are referred to by historic (and sometimes current) owner last names. The use of many aliases for a parcel provides the impression there are many more conservation parcels and easements than exist. The Conservation Commission has decided recently to use the name of the Grantor to reduce confusion that may be caused using owner last name when a property is sold.
2. Complete the list of allowed or prohibited uses in 'Restrictions and Features' and 'Purpose' columns in **TABLE 1**. This may require additional deed research.
3. Continue to conduct parcel surveys. Surveys and the placement of boundary markers are integral to management. With proper identification, both on the ground through use of property markers and through Global Positioning System (GPS), monitoring inspections become easily reviewed and more productive in evaluating any potential encroachments or inappropriate uses.
4. Prioritize parcels and conduct Stewardship Plans where appropriate and advantageous. The 2004 Kelley-Drake and 2012 Snake River Conservation Project management plans contain key parcel information about the intrinsic values and resources and management guidance for consistency with outlined provisions for the property. Priority parcels for consideration of a management plan include: Glines Memorial Forest, Jenness Spring, and Kelley Drake update.
5. Assess town owned tax exempt and current use parcels for the value they add to resources protection and public access opportunity. For example, the assessment of the landlocked parcel on the Sanbornton town line referenced as Tax Map R3 Lot 3 and Dixon Hill property (Tax Map R19, Lot 3) abutting the Scribner Fellows State Forest.
6. Develop an Open Space Priorities Plan with Vision Statement; to the extent the priority remains a recreation focus, Conservation Commission to coordinate needed resources with other municipal committees or the establishment of a committee dedicated to recreation, with consideration given to long-term maintenance and management costs.
7. Prepare and distribute educational conservation and open space information and articles for regular inclusion in the *New Hampton Connection* newsletter and local newspaper.
8. Conduct a views assessment and prioritize areas for view shed protection. Consider current view protection and assess need for additional protection through zoning.
9. Consider if The Town has been generally supportive of funding proposals for recreational activities that have come up for Town Meeting votes. Assess New Hampton resident's willingness pay for recreations improvements and maintenance. Seek alternative funding or priorities for open space lands.

10. Explore possibilities of combining Cartographic Associates Inc. parcel layer with natural resources layers. A web based application may be beneficial. For municipal planning purposes data layers and access can be password protected. As examples, questions that could be answered quickly with this data include:
 - Is there any farm land identified in the tax data that is also determined as prime soils as identified on the master plan aquifers and farmlands map?
 - Could the 'unproductive' farm lands provide other opportunities for recreation and/or resource protection?
 - Are there special considerations for the Planning Board when considering a development proposal related to resources protection?
11. Efforts should be made to work with surrounding towns for a regional plan to enhance conservation and provide recreational opportunities around the lake and river corridor.
12. Identification of public access to private land.
13. Map and explore the category of unproductive lands in relationship to resources identified for protection.

TABLE 1

**New Hampton Inventory of Conservation Areas,
Easements, and Vacant Town Lands**

TABLE 1: New Hampton Inventory of Conservation Areas, Easements and Vacant Town Lands

Conservation Areas	AKA	Ownership	Access	Stewardship Management Plan	Visitation Report	Acres	Tax Map & Lot	Recreation	Restrictions/Features	Survey	Purpose
Buttenheim		New Hampton	Pemigewasset Lake, foot travel old woods road, KDCA			1.3 + -	R4-50	Water front activities, Passive	Access not well defined	11/22/2016	
Glines Memorial Forest	Backland off Gordon Hill	New Hampton	Landlocked		5/8/2015	40	R3-3	Passive	Landlocked, no formal access	2017	Manage as a natural resource in accordance with best practices for a multiple use forest
Jeness Spring Conservation Area		New Hampton; Administered by Conservation Commission according to deed.	Carter Mountain Road		10/21/2015 11/9/2018	6.3	R2-2A	To be kept as nearly as possible in natural state; public can take spring water for private use.	Can serve as water source for adjacent parcel aka Drew Field; can serve passage to haul lumber to adjacent property; natural capped spring	9-27-16 iron boundary markers placed, blazed and painted	Wildland
Kelley-Drake Property (KDCA)		New Hampton	Kelley Pond Road	2004 & 2018		233	R4-49, R5-6, R5-12,	Hiking, hunting, snowmobile multi use	No ATV useage, Pemigewasset Lake access, 23 acre island, woodland management, 8 acres open area	11/22/2016	Top 3 goals from Management Plan: Recreation, Wildlife Management, Scenic Beauty
Snake River Conservation Area (SRCA)	Spear, Baird, Bergeron	New Hampton	Winona Road, Waukewan Road, Boston-Maine Railroad	2012	5/9/2015	21.94-	R7-34; R7-39; R7-47A	CC interest in designing and building educational nature walk on R-7-34 (former Baird parcel) off Waukewan Rd	Bounded by Snake River	9-6-14 Lot R7-34; 10-11-16 remainder lots-pins placed, blazed and painted	
Smoke Rise	Smoke Rise Preservation Association	New Hampton	KDCA, Pemigewasset Lake, only authorized vehicles Smoke Rise Private Rd.			5 Lots total 5.83	U8-25, U8-26, U8-27, U8-33, U8-34		Pemigewasset Lake shore frontage	Plan Book 75 pages 55 & 56 dated 4/4/1979	Consistent with conservation, wild life and natural use
Conservation Easements	AKA	Ownership	Access	Stewardship Management Plan	Visitation Reports	Acres	Tax Map	Recreation	Restrictions/Features	Survey	Purpose
Dixon Hill	Palmer, Dixon Hill	NH Division of Forestry and Lands	Scribner-Fellows backland		4/6/2016 11/2017 10/17/18	4.5	R19-3A	Abuts Scribner-Fellows State Forest	Hardwood Forest with some pine	Ukn.	No Public access
Hope Swain	Hope R. Swain, Gatehouse	Paul. W. Gatehouse	Old Bristol Road		6/20/2016 9/18/2017 10/26/2018	5.1 + -	R13-5	Single family home	Historic cemetery	yes	
John Merrill	John Merrill	John P. Merrill	Old Bristol Road		5/24/2016 9/18/2017 10/26/2018	2.5 + -	R13-5A	Vacant land, public trails	Abuts Pemigewasset River; some pines found	Ukn.	Public access?
Lester and Edith Youst Conservation Area (LEYCA)	CRB Realty Trust, Phase 1 Riverwood Place	Milford Trust	Riverwood Drive		4/18/2016 11/9/2018	5.4 (track 1&2)	U17-1 and U17-38	Passive recreation (pedestrian trails and picnicking)	Track 1 = 30 percent wetland Track 2 = 60 percent wetland; no motorized vehicles	some pins found	
Vacant Town Lands	AKA	Ownership	Access	Stewardship Management Plan	Visitation Report	Acres	Tax Map & Lot	Recreation	Restrictions/Features	Survey	Purpose
Bald Ledge (area within Winona Heights)	Winona Heights	New Hampton	Winona Heights Drive, Mountain Vista Drive, Lake View Drive, Boston/Maine Railroad			143.3	R8-1, R8-1R, R8-1S, R8-1U, R8-1V, R8-18, R8-18A	CC maintained trail	Trail from Sky Pond State Forest to Bald Ledge with views over Winona Lake	Unk.	Not specified, town owned.
Jackson Pond	Tax deed property	New Hampton	Jackson Pond Rd		5/9/2015	2.8	R18-14	Abuts Jackson Pond	Open wood lot with older forest growth	No	Not specified, town owned.

APPENDIX A

Open Space Map

NOTES

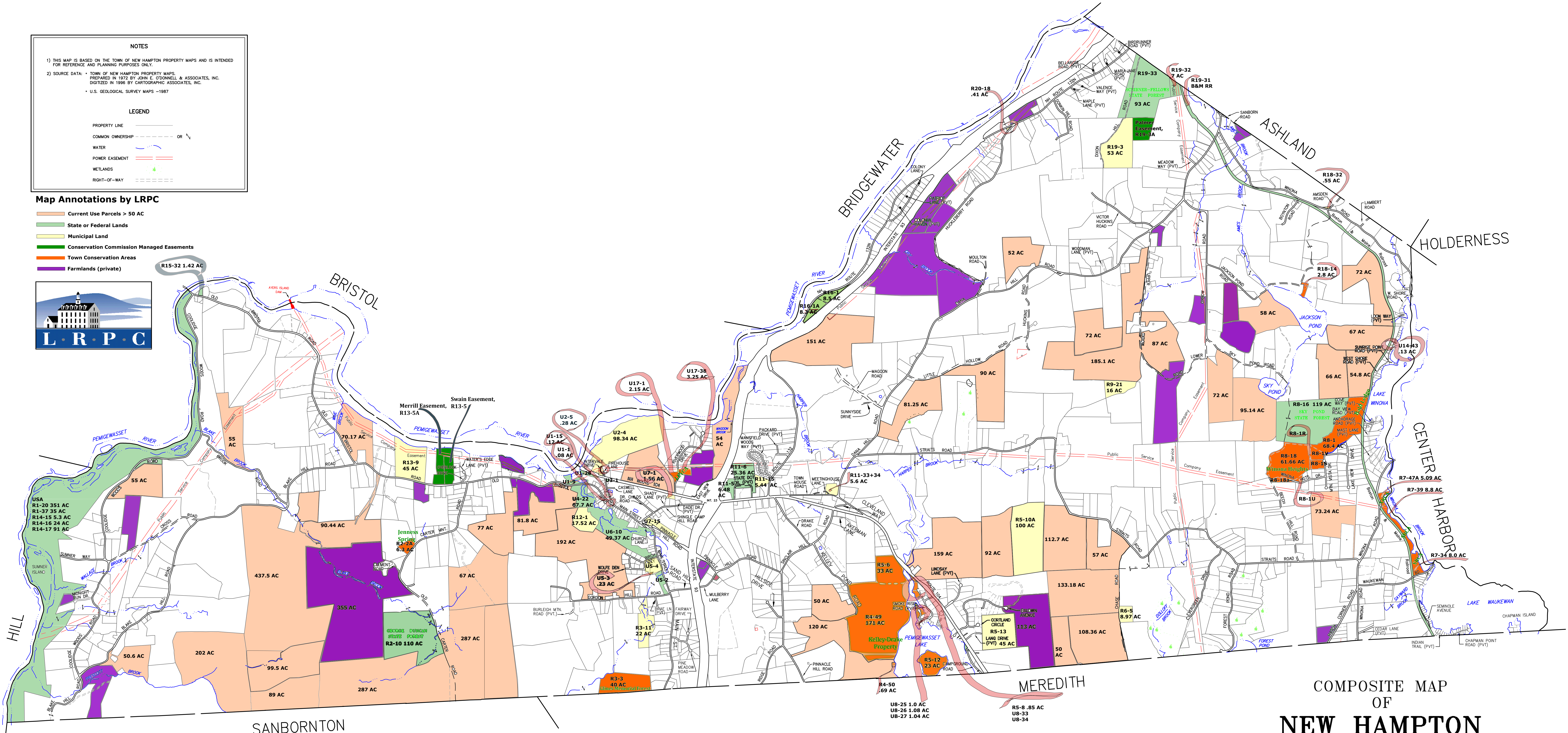
- THIS MAP IS BASED ON THE TOWN OF NEW HAMPTON PROPERTY MAPS AND IS INTENDED FOR REFERENCE AND PLANNING PURPOSES ONLY.
- SOURCE DATA:
 - TOWN OF NEW HAMPTON PROPERTY MAPS. PREPARED IN 1972 BY JOHN E. O'DONNELL & ASSOCIATES, INC. DIGITIZED IN 1996 BY CARTOGRAPHIC ASSOCIATES, INC.
 - U.S. GEOLOGICAL SURVEY MAPS -1987

LEGEND

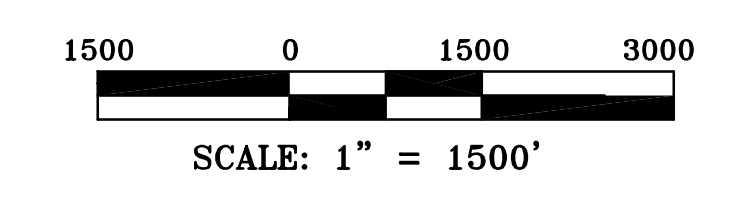
- PROPERTY LINE
- COMMON OWNERSHIP
- WATER
- POWER EASEMENT
- WETLANDS
- RIGHT-OF-WAY

Map Annotations by LRPC

- Current Use Parcels > 50 AC
- State or Federal Lands
- Municipal Land
- Conservation Commission Managed Easements
- Town Conservation Areas
- Farmlands (private)



COMPOSITE MAP
OF
NEW HAMPTON
NEW HAMPSHIRE



CURRENT TO: APRIL 1, 2016

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