

## V. OPEN SPACE PLANNING

*A report on current conditions, proposed criteria and recommended actions to develop an Open Space Plan for the Town of Rindge.*

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### **Introduction**

When residents are asked why they chose to live in Rindge, different answers are given, but one answer tends to predominate over all others: The great natural beauty of our Town. Whether it is views of Monadnock, the generous supply of lakes, the forests filled with wildlife or the remaining farming fields, Rindge is abundant in the many natural resources that comprise its natural beauty and rural character.

At one time these gifts were taken for granted, but no longer. Clean water and air, timbered land and the natural habitats of many creatures are now up for grabs as the laws of supply and demand cause land values to rise due to the decreasing availability of developable land (See charts in Appendix I). One thing is certain – raw, natural land is a finite resource and one that requires a plan for protection before it's too late. Land once deemed too wet, too steep or with too much ledge is being looked at with renewed interest. Developers are turning to more marginal and fragile land areas as choice sites disappear.

## **Background**

Efforts are being conducted statewide to educate the public on the benefits of permanently protecting a portion of land in each town as dedicated Open Space. The Society for the Protection of New Hampshire Forests has outlined this vision in its New Hampshire Everlasting Goals. The basic tenets are:

- Conserve Community Lands – To save the places that give our towns their unique character – the lands that connect people and give them sustenance. Ideally, each town would set aside at least 25% of their land as open space for a network of conservation lands and parks.
- Preserve Sustainable Managed Forests – To help grow our share of the wood we consume and keep forest-based economy strong and our forests well managed.



- Protect Key Habitats – To preserve the land that our native plants and animals depend upon so that wildlife remains part of our everyday world and our statewide biological diversity remains resilient and strong.

- **Keep Our Water Clean** – To ensure the purity of the aquatic ecosystems and drinking water that we all require for healthy living.



- **Save Productive Farmlands** – To conserve the most productive agricultural land and the evolving agricultural economy so that every community can grow healthy food and the state can sustain at least its current level of food production.



Rindge has already demonstrated a commitment to Land Conservation with the acquisition of Converse Meadow in 2003.



Purchases such as this ensure that the natural resources of Rindge are permanently available to all citizens, both now and in the future. But buying parcels of land, as they become potential targets for development is a reactive stance at best. The first task was to review all Town owned land that was available for future development of Community Facilities or retention as Open Space. The Subcommittee was appointed to complete this task and a map of all Town owned parcels was created. A chart was prepared that lists all parcels and includes comments on parcels that were physically inspected. While few of the parcels are considered developable for the future expansion or relocation of facilities, several of the parcels are considered ideal for passive recreation (such as hiking, snowmobiling and cross-country skiing to name a few) and open space. See Appendix D of this report for a list of all Town owned land. Comments on land inspected by the Town Lands Subcommittee are attached as Appendix E. This appendix also identifies land already owned by the Town that may meet the criteria for Open Space and contribute significantly to the goal of placing additional acres under “permanent protection.”

## **The Charge**

The committee also began the search for a consultant to assist and advise in developing a comprehensive plan for community facilities. When all proposals to do so came in well over the budgeted amount the scope of the consultants work was reduced so that a consulting team could be engaged by the committee. Because there was no funding left for the development of an Open Space plan, the subcommittee that had worked on gathering information on Town owned lands was given the task of reporting on the development of an Open Space plan. It was decided early on by the subcommittee that an Open Space plan is best developed and presented to the Town by the Planning Board as part of the Town's Master Plan, however the subcommittee would attempt to do some of the basic research to assist in that effort and also to educate the citizens of Rindge on the need for an Open Space Plan for the Town. This report is the result of the work performed by the Open Space Subcommittee.

## **What is Open Space?**

Open Space can be defined in many different ways. To some, it is land in its most natural state – raw and completely undeveloped. Some see open space as land that is basically undeveloped but accessible to residents via nature trails or areas designated for permissible uses such as hunting, fishing, or snowmobiling. Still others see fields of crops or animals at pasture as Open Space.

In densely developed areas, a small green or plot of timbered land could qualify as Open Space. And lest we forget the recreational needs of the residents of our Town: playing fields, skating ponds, fishing holes, hiking trails and public beaches are another definition of open space. The ties between Recreation and Open Space are strong and this report recommends a more structured sharing of resources between the two. While the needs of biodiversity and habitat protection may sometimes suggest restrictions on usage, when calculating the land necessary to meet the needs for recreation in a community - open space, in the form of passive recreation, can provide a low cost alternative for increasing recreation opportunities.

While all the above definitions can be called Open Space, a comprehensive plan for the Town would lay out the needs and the means to protect and/or acquire these lands.



### **The Cost of Open Space**

One reason residents may oppose an Open Space Plan initially is because they do not want to use tax dollars to purchase land that could otherwise bring revenues to the Town, if developed. But this view has proved short sighted. “The Dollars and Sense of Open Space”, a workshop that was put on by the NH Wildlife Federation and Society for the Protection of NH Forests presented some interesting data concluding that open space brings in more revenues to a town than it requires in services. Less development can mean lower taxes. A comparison of tax bills of towns in New Hampshire found that, on average, property taxes are higher in towns with:

- a large tax base
- more taxable property
- more residents
- More commercial/industrial development.

It also found that, in general, property taxes are lower in towns with:

- More open space per year-round resident.

In general, residential properties require more in services than they pay in taxes. Compare – “the average tax bill of a home in Rindge” vs. the “the per pupil cost of educating one or two children and providing police, fire and other emergency services for this same home.” Also consider commercial/industrial properties, once touted as the great solution to offset the cost of residential development - these properties may have a lower direct cost for services than the revenue generated in taxes, but often have secondary costs that are elusive when making this type of fiscal analysis. \*

*(\* This information comes from “The Dollars and Sense of Open Space” – presented for Rindge 2020 by Dorothy Taylor and listed in information provided by NH Wildlife Federation and Society for the Protection of NH Forests.)*

This information, along with the many innovative plans that combine ways to protect open space that include but are not limited to outright acquisition of the land, begin to develop a cost effective way to protect Open Space. (Some innovative plans are mentioned in Sound Management Plans, item 3 on page 21.)

### **Open Space - Land currently protected in Rindge**

Rindge has 23,744 acres of land, of which 3350 (or approximately 14%) is permanently protected. (This includes 41 acres owned by the Town.) If we add to this the 1728 acres of surface water we reach 21% of the total acreage in Rindge. Bringing another 1000 acres of land under permanent protection will lead Rindge toward the minimum goal set forth by SPNHF. Some NH towns have already exceeded this 25% goal. An example is Hancock with over 40% of their town permanently protected.

Many people automatically think of common land set aside in neighborhoods or parks as open space, but land can only be considered permanent "open space" if there is a mechanism to protect it *in perpetuity*. Land that is owned by the town (fee ownership) can be encumbered by a conservation easement to a non-profit group. Without such an easement the land is not truly protected. It may become subject to changing ideas about what constitutes "open space" in future years. Some of the lands in Rindge that have been donated to or acquired by the Conservation Commission are permanently protected while others still need to have a protective easement applied. See Appendix F for a list of protected lands in Rindge and their approximate acreages. (The figures listed in Appendix C include acres only located in Rindge - some parcels are located in more than one town - as calculated by the Society for the Protection of New Hampshire Forests.)

Approximately one third of this protected land is located at Annett State Forest. The Miriam Hunt Forest and the Wetlands at Lake Contoocook are the only Town owned lands that are permanently protected. Lands such as Converse Meadow (260 acres), the Town Forest (86 acres) and the newly acquired Tetreault Park (37 acres) should also benefit from permanent protection. These are lands the Town already owns and will contribute to the goal of an additional 1000 acres placed under permanent protection. To permanently protect future acquisitions, the Town needs to adopt a mechanism authorizing the Conservation Commission, acting as an agent of the Town, to engage a Non-Profit agency such as the Monadnock Conservancy or the Society for the Protection of NH Forests to provide permanent protection. This committee believes there is an immediate need to adopt such a mechanism and supports the proposed Warrant Article that appears in Appendix G. Once we have protected the land we currently own, we need to prepare a plan for acquiring future lands. This can be done through private and public cooperative efforts as discussed later in this report. The Planning Board is committed to revising the Master Plan Chapter on Open Space in 2005. The Conservation Commission has already contracted for a professional study in 2005 to identify key habitat areas to maximize biodiversity and enhance ecological integrity at the landscape scale.

## **Current Use – Protection for the Future?**

Many people think that land in current use qualifies as open space, but this can be misleading, as current use does not provide permanent protection. Land in current use can easily be taken out of current use by no longer meeting the criteria. The most frequent reason is because the land is being developed. A “Change Use” penalty is applied (10% of the market value of the land at the time the change occurred) and the land then becomes available for development as the owner intends. At one time this penalty was considered to be a deterrent to developing land in current use, but it no longer is. Lack of developable land has made the 10% penalty become part of “the cost of doing business.” Fortunately, this revenue goes directly to the Conservation Commission coffers and has been used to purchase conservation land, such as the portion (\$100,000) contributed to the purchase of Converse Meadow. The only true way to protect land permanently is through the bundle of rights contained in the deed. When one of these rights - development - is surrendered through deed restriction or easement, permanent protection occurs. Because current use is not permanent, it does not meet this criterion.

## **Determining the Criteria for Open Space**

In general terms, an Open Space plan for the Town of Rindge would include means to protect and preserve natural resources, scenic landscapes, outdoor recreation and historical and archeological opportunities for all residents and future generations. The goal would be to permanently protect land and water that has value for conservation, aesthetic, educational, recreational, historical or agricultural purposes in order to enhance the quality of life and health for all in the Town of Rindge.

Land under consideration for protection through the Open Space Plan would be evaluated on the basis of physical characteristics including water quality, habitats, ecological function, views and historical and cultural value. Each site’s significance to the local and regional open space vision would be considered, as well as the choice of an appropriate conservation strategy. The long-term goal of creating wildlife corridors would be an important consideration as protected parcels link together to create “greenways.”

In addition, the Town would have a legal and ethical obligation to be sure that the Open Space Protection Plan results in real public benefits, and that the land protection obligations, which the Town assumes in perpetuity, can be carried out. Therefore it would be important to evaluate every potential acquisition with great care.



Some suggested criteria for evaluating priorities in Open Space Protection include one or more of the following:

*(Note: the order of these criteria does not imply one category has more importance than any other listed, in fact, criteria may be added or amended in the future.)*

- Wetlands, floodplains, waterways, aquifer recharge areas, watershed or other lands necessary for the protection of water supply, water resources or wetland habitat.
- Land connecting existing protected areas that enhance movement and protection of wildlife, including land that has the potential to be a part of a community or regional greenway or protected corridor.
- Lands that provide opportunity for outdoor recreation such as playing fields, walking, running and biking trails, and lands that provide connection to traditional trail routes and unused Right of Ways.
- Lands that protect the scenic quality and visual character of the Town. This includes land that is valuable to the community as open space due to its proximity to developing areas or its prominent position in how people perceive their community;

land that provides a scenic outlook or key element within a scenic landscape. (Examples: open fields on a major thoroughfare that provide a distinct view of a natural feature, such as Mt. Monadnock or land that provides open space and protects the aesthetics of the three town village centers.)

- Lands of agricultural or forestry significance, including land in active agricultural use.
- Lands that contain rare or imperiled species or important natural communities.
- Lands that contain exemplary ecosystems or natural features. (Example: old growth hardwood forests, migratory refuge areas)
- Lands that buffer agricultural land, wetlands, wildlife habitats, or other sensitive areas.
- Lands of historical or archeological value or land that is necessary for the protection of items of historical or archeological interest.
- Lands that contain unique or outstanding physiographic characteristics. (Example: a large rock outcropping overlooking surrounding countryside.)

### **Developing a Sound Management Plan and Other Issues**

Once one or more of the criteria has been established, important questions need to be answered:

1. What is the potential for creating a sound management plan for the site in question?
  - Who will hold the title, easement or conservation restriction?
  - Is the Town adequately prepared to own/manage the site?
  - What are the projected costs to maintain it?
  - Does it have adequate access?
  - What will the land be used for?
  - Will the public be allowed access?
2. Is the site large enough to fulfill its purpose?
  - There is not a minimum size requirement, but it must be large enough to function in the manner intended.
  - Priority will be given to those properties which link with or are contiguous to, existing areas.

3. Can the land be acquired with reasonable effort in relation to its value and/or purpose?

- The Town has limited resources, and if several projects are being considered at the same time, priorities must be set to efficiently use the resources we have.
- The Town will promote innovative strategies to acquire properties of interest including partnerships with conservation organizations, alternative development plans and acquisition of development restrictions rather than outright purchase and including opportunities for estate planning with owners of larger properties.
- The Town will facilitate private landowners interested in a conservation easement on their property, if the land meets the criteria for Open Space protection.

4. Has the best protection/acquisition tool been selected?

- Conservation easement, development rights, gift, estate planning opportunities, outright purchase, management agreement, tax incentives or other means as may be deemed acceptable to the Town.

### **Recommended Actions**

- Adopt a mechanism to provide permanent protection for conservation lands owned by the Town of Rindge. See Appendix G for proposed wording of Warrant Article to achieve this goal.
- Provided the Warrant Article to permanently protect conservation land is passed, permanent protection should immediately be placed upon the following Town owned lands: Converse Meadow, the Town Forest and Tetreault Park. These are primary targets of conservation importance. Other town lands may be deemed important for permanent protection in the future and the article allows for this.
- Support the Planning Board's efforts to revise the Open Space Chapter in the Master Plan. (Appendix L shows relevant Town Maps to date)
- Proceed on the plans proposed and funded by the Conservation Commission to complete a Bio-Diversity Study and incorporate this into a Natural Resources Inventory of the Town. (This will be done in coordination with Planning Board efforts.)
- Expand the current Recreation Department into a Parks and Recreation Department to implement the management plan developed by the Conservation Commission for open space land that can be used either

partially or wholly for Recreation purposes. See Appendix H for a list of NH towns with Parks and Receptions Departments.

- Complete an analysis of large parcels in town, including land in Current Use to identify land that may be important for future protection as well as conservation priority areas.
- Establish a Town Agricultural Commission that includes local farmers.
- Encourage private landowners to consider protective easements.
- Adopt a mechanism to acquire important open space land that may become available. (See Appendix K)

### **The Final Analysis**

Open Space is for everyone and any plan that is adopted by the Town should reflect values that our community shares. While a short-term goal should be to permanently protect and develop a sound management plan for land that the Town already holds for Conservation, a long-term plan must be developed regarding future acquisitions before it's too late. Otherwise we will become a Town filled with residential communities named Village Pines and Mountain View, but there will be very few pines and little or no view for future generations to enjoy.

This report has been prepared by the Open Space Subcommittee:

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Contributions to this report also by:  
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## **Appendix A (Preliminary Site Assessments)**

### **1. Wellington Field**

#### **Introduction**

The Town of Rindge athletic fields, #34 Wellington Road, was evaluated in the fall of 2004. The parcel is referenced as Map 3 Lot 50 and consists of about 28.50 acres. Approximately one third of this parcel is forested and two thirds are open. About five acres of the open land is currently dedicated to active recreation and includes a fenced tennis court, a baseball field that doubles as a soccer field, paved parking and access roads, and three small buildings used primarily for equipment storage. The remaining open land has been disturbed by past excavation, when it was used as a gravel pit.

This evaluation was performed with available map information and a visual inspection. All measurements are approximate and should not be presumed highly accurate. A detailed site plan involving proper wetland delineation and an instrument survey of each parcel must be completed before detailed planning or exact measurements can be made. All summaries and conclusions are based on observations and opinions and the best data available in the town records at the time.

#### **Objective**

The objective of this investigation was to confirm the condition, presence and extent of the wetlands and to get a general idea of the cut and fill requirements for any future development of recreational fields such as: baseball diamonds, soccer fields and tracks. This information will be used to assist the Committee to propose future land use.

#### **Site Conditions**

The site gently slopes up in a northerly direction, with a few soil piles and cut areas. Some of the disturbed area is void of vegetation or has sparse herbaceous and shrub growth. Past excavation has resulted in removal of soil material in some areas and re-grading throughout the site. Wetland areas comprise about five acres. Some of the wetland near the center of the parcel has been disturbed/altered. Wetland alterations include removal of vegetation, filling, and surface disturbance by heavy vehicle traffic. Within the last three years most of the disturbed wetland was "restored" under orders by the New Hampshire Department of Environmental Services. Approximately half of the wetland acreage is in a natural state under a mixed forest of deciduous species and Eastern Hemlock. The undisturbed wetland is in the northeast corner of the parcel and along its northern boundary.

The base map used for this site evaluation is a "Site Plan" of compiled information. The plan was produced by SVE Associates of Keene, dated 9-22-04 based on survey data collected in 1999. The plan appears to be a combination of instrument survey data and other published or existing data. The property boundaries are not definitive and the topography may not represent all current conditions. Two or three small areas that may be

considered wetland are not indicated on the plan. These areas are located on the unpaved portion of the access road that leads to the rear of the parcel. They will need further definition early in the 2005 growing season. Based on field observations, the plan is useful for making some interpretations and for generalized future planning.

### **Conclusions**

Most of the wetlands on the site appear to be properly located on the plan. The extent and distribution of the wetlands will not critically limit the land area suitable for recreation development. However, careful and thoughtful planning should be employed with consultation of all appropriate town departments including the Conservation Commission. It appears possible to develop three large recreation fields without disturbing wetlands. Creative planning would also accommodate other related facilities such as offices, storage, parking and driveways.

A plan for future development of this site is proposed for this area by J.H. Taylor & Associates in consultation with SVE Associates and displayed in their report "Community Facilities Study" on page 16. This plan shows a conceptual layout of two new recreation fields. Although this seems feasible, it is probably not the most effective layout for this parcel. Following this plan would result in filling of wetland and constructing new wetland in an area that has potential for a third field.

In a very general sense, the soils and topography on this site should lend themselves to the considerable excavation (primarily leveling) that would be necessary for expansion. There may be a possibility of mining excess soil from this site, for other projects but this should be carefully evaluated. The overall cost/benefit ratio for such an operation may be higher than perceived.

The primary limitation on parcel 3-50 is slope. Detailed soil testing on each site would be needed to define actual depth and composition of the soil and limitations for sewage disposal, drainage and foundations. Table 1. has been adapted from The Soil Survey of Cheshire County New Hampshire, USDA- NRCS, June 1989.

**Table 1. Limitations For Site Development**

| Soil Map Unit<br>(Slope) | Soil Series          | Limitation: For<br>Sewage<br>Disposal | Limitation: Small<br>Commercial<br>Buildings | Limitation: For<br>Recreation<br>(Play Fields) |
|--------------------------|----------------------|---------------------------------------|--|--|
| 22B (3-8%)               | Colton               | Slight<br>(Poor filter)               | Slight                                       | Slight   |
| 142B (3-8%)              | Monadnock            | Slight                                | Moderate                                     | Moderate                                       |
| 143C (8-15%)             | Monadnock            | Moderate (slope)                      | Severe (Slope)                               | Severe (Slope)                                 |
| 298 (0-15%)              | Pits, Gravel         | Variable                              | Variable                                     | Variable                                       |
| 347B (3-5%)              | Lyme &<br>Moosilauke | Wetland N/A                           | Wetland N/A                                  | Wetland N/A                                    |
| 414 (0-3%)               | Moosilauke           | Wetland N/A                           | Wetland N/A                                  | Wetland N/A                                    |

**2. Public Safety Complex and Payson Hill Land**

On December 15, 2004 two parcels of land were evaluated according to available map information and visual inspection. All measurements are approximate and should not be presumed highly accurate. A detailed site plan involving proper wetland delineation and an instrument survey of each parcel must be completed before detailed planning or exact measurements can be made. All summaries and conclusions are based upon observations and opinions and the best data available in the town records, at the time of this evaluation. Parcels subject to this report are identified in Table 2.

**Table 2. Parcel Identification**

| Assessor's Map No. | Assessor's Lot No. | Frontage/Street         | Acreage     |
|--------------------|--------------------|-------------------------|-------------|
| 28                 | 5                  | 225' / Main St.         | 0.34 Acres  |
| 28                 | 6                  | 100' / Main St.         | 2.1 Acres   |
| 28                 | 13                 | None/Payson Hill<br>Rd. | 15.45 Acres |

**Parcel 28-5 & 6 (Police and Fire Departments)**

These parcels were evaluated together because of compatible use and proposed plans for a combined "public safety facility". The base map consists of aerial photography with an assessor's parcel map overlay. The Rindge Planning Board through their GIS database provided this information. The original information was rectified and enlarged to a scale of approximately 1" = 100'. As a result of map manipulation and uncertain scale, all information and interpretations derived from this map should only be used for general planning purposes.

The primary objective of this investigation was to determine the presence and extent of wetland. The wetland boundary was drawn by photo interpretation and "ground-truthing"

on Map 12-04-B. A second objective was to make measurements needed to estimate the amount of fill required to level the ravine between parcels 28-5& 6 and the abutting parcel 28-2-1. The Town of Rindge is considering purchase of parcel 28-2-1, a privately owned parcel, for a possible addition to the two existing town-owned parcels. Rough profiles were constructed from field tape measurements and used to calculate an estimate of the fill.

A narrow band of wetland runs parallel with the rear property line, on parcel 28-2-1. Any significant leveling of the lots would require that this wetland be filled. If the wetland is filled, compensatory mitigation is required by the State of New Hampshire rules (Wt 803). Under these rules, three possible compensation strategies exist: 1) Wetland Creation/Replacement 2) Wetland Restoration and 3) Preservation of Upland Buffer. In our opinion and considering site conditions, strategies 1 and 2 are not feasible. The required ratio for mitigation using strategy 3 is 10:1. If filling were to occur as projected on Map 12-04-B, approximately 0.10 acres of wetland would be destroyed. Using the 10:1 ratio, this would require about one acre of protected upland buffer for compensation. If this Parcel 28-2-1 is purchased, sufficient area for compensation must be factored in.

A gross estimate of the fill requirement assumes that the boundary line on the police station property would be extended, along its current bearing, straight across Lot 28-2-1 to its western boundary line (stone wall). It is also assumed that the current elevation behind the police and fire stations would be carried out until it met the adjacent slope on Lot 28-2-1. Given these assumptions, about 12,000 cu.yds. of fill would be required. An approximate cost for fill is about \$10/yd. (delivered), resulting in a total estimated expense of about \$120,000 (not including installation costs). Detailed soil investigation will be needed since the existing fill on the site is of unknown quality.

### **Parcel 28-13 (Vacant Land Behind the Town Office Building)**

The base map for this site consists of site plan for a proposed subdivision, dated 1988. The plan is entitled: "Topography Plan For Juha Parkkonen and Park & Sons, Inc.", Plan No. 88-1687 by Edward C. Goodrich, scale 1" = 50'. The plan appears to be fairly accurate as it is an instrument survey showing the property boundaries, topography with two-foot intervals and rough wetland boundaries. Based on field observations, the plan is a good tool for making general interpretations. The primary purpose of this investigation was to determine the extent of the wetlands and to get a general idea of development potential.

The approximate extent of wetlands was compiled on Map 12-04-A, using the "Goodrich Plan" as a base. Wetland boundaries were determined by field observation only. No detailed soil or vegetation analysis was performed. The extent and distribution of the wetlands limit land area suitable for placement of buildings on this site, to about 7.5 acres. This conclusion is based on the following assumptions: 1) No wetland would be filled 2) No buildings would be placed within 50' of the wetlands (current Rindge zoning for "impervious surfaces").

In our opinion, the upper part of the parcel (closest to the Town Office) could be used for building and the lower part held as open space. A second suitable upland area extends along the upper property line, abutting parcels 28-15, 16 and 17. Further, it is our opinion

that this is a relatively valuable parcel because of its location and should be reserved for future town uses.

### Soil Conditions

On the three parcels examined, soil conditions are considered “moderate”. The primary limitation on parcel 28-13 is slope. The Primary limitation on parcels 28-5 and 28-6 is potential bedrock (“ledge”) near the surface. Detailed soil testing on each site would be needed to define actual limitations for sewage disposal, drainage and foundation considerations. Table 3. has been adapted from The Soil Survey of Cheshire County New Hampshire, USDA- NRCS, June 1989.

**Table 3. Limitations For Site Development**

| Soil Map Unit<br>(Slope) | Soil Series | Limitation: For<br>Sewage<br>Disposal | Limitation: Small<br>Commercial<br>Buildings | Parcel     |
|--------------------------|-------------|---------------------------------------|--|------------|
| 60B (3-8%)               | Tunbridge   | Severe<br>(Bedrock)                   | Moderate                                     | 28-5, 28-6 |
| 72B (3-8%)               | Berkshire   | Moderate                              | Moderate                                     | 28-13      |
| 73C (8-15%)              | Berkshire   | Moderate                              | Severe (Slope)                               | 28-13      |
| 73D (15-25%)             | Berkshire   | Severe (Slope)                        | Severe (Slope)                               | 28-13      |
| 76D (15-25%)             | Marlow      | Severe (Slow<br>Perc, Slope)          | Severe (Slope)                               | 28-2-1     |

## **Appendix B (CIP summary)**

The 2004 Capital Improvements Committee has prepared a funding program encompassing the years 2004 through 2011.

In it the Committee planned for the construction and funding of several major projects by means of 20-year bonds, including:

1. The completion of the Town Highway Garage project for \$1 million in 2005,
2. The initiation of a new Public Safety Building housing the Police and Fire Departments and public meeting rooms for \$3 million in 2007, and
3. The expansion of Wellington Field by the addition of two baseball and soccer fields for \$500,000 in 2007

The program funds all necessary debt service requirements (principal and interest) on these 20-year bonds during the 8-year period and also funds needed equipment purchases for various Town Departments funded through annual additions to various Capital Reserve accounts. Contributions to these Capital Reserve accounts rise from \$275,000 in 2004, to \$300,000 in 2005 and gradually to \$400,000 in 2011. It also accommodates funding the Town-wide properties' Revaluation in 2005 and 2010 and a \$225,000 Library driveway and septic project in 2006.

## **Appendix C (Facility Cost Estimates from Jeffrey Taylor, Dec. 13, 2004)**

*The Committee recommendations do not include all of the options listed below*

### **Safety Complex**

28,000 SF Facility (Moultonborough size)  
@ \$130/SF = \$3.5 to \$3.6 million

20,000 SF Facility (more typical for Rindge-size community)  
@ \$130/SF = \$2.5 to \$2.7 million

For filling/regrading at rear of existing site – estimate 6000 to 8000 cubic yards  
@ \$20/CY = \$120,000 to \$160,000

Plus land acquisition behind existing site

For additional site work at DPW site  
Allowance = \$50,000

### **Community Center**

14,550 SF Facility  
@ \$115/SF = \$1.6 to \$1.75 million

#### Site Work

If at School Street, DPW Site, or 16 Acres with Senior Housing  
Allow \$100,000

If at 16 Acres without Senior Housing  
Allow \$150,000

If require the documentation/demolition of Historical Society  
Allow \$30,000

If ballfield added at site  
Allow \$100,000

### **Town Offices**

Upgrade existing 5000 SF @ \$30/SF  
Construct new \$5700 SF @ \$150/SF

Allow \$960,000 to \$1,060,000 depending on finishes

Additional parking lot  
Allow \$50,000

## **Recreation Facilities at Wellington**

Two full sized recreation fields w/equipment  
Toilet/septic facilities, in 20'x40' building  
Storage facilities in 20'x40' building  
800 LF gravel road  
Necessary grading, etc.  
Allow \$500,000 to \$600,000

## ***Projects by Others***

### **Senior Housing on 16 acres site**

1500 LF of road  
24 units of housing  
Septic/other site work  
Allow \$2.9 to \$3.2 million

### **Business Park Development**

5000 SF Office building  
Septic/other site work  
Allow \$640,000 to \$710,000

Plus land acquisition

## Appendix D

### TOWN OWNED PROPERTIES

( as of April 1 2004 per Town Records)

| MAP | LOT     | LOCATION                   | ACRES   | COMMENTS                   |
|-----|---------|----------------------------|---------|----------------------------|
| 1   | 16-A    | Robbins Road               | 1.04    | Road easement?             |
| 2   | 15      | 120 Rand Road              | 22.00   | Lg wooded/logged by ConCom |
| 2   | 21      | 159 Rand Road              | 66.00   | Town Forest abuts 2-25     |
| 2   | 25      | Old Danforth Crossing Road | 20.00   | Town Forest                |
| 3   | 50      | 34 Wellington Road         | 28.50   | Town Rec/Well. Field       |
| 3   | 92-5    | 37 Lord Hill Road          | 6.80    | * Fletcher Subdivision     |
| 3   | 92-6    | 27 Lord Hill Road          | 30.00   | * Fletcher Subdivision     |
| 3   | 92-10   | Main Street                | 11.15   | * Fletcher Subdivision     |
| 4   | 37      | 158 Route 119              | 4.00    | Old Town Dump              |
| 5   | 14-4    | 23 Able Road               | 6.80    | * Tarbell Brk Access       |
| 6   | 8       | 31 Thomas Road             | 7.00    | Old Town Dump              |
| 6   | 26-3-2  | Hampshire Ct/Cromwell Dr.  | 0.97    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-3  | Hampshire Ct/Cromwell Dr.  | 1.01    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-4  | Hampshire Ct/Cromwell Dr.  | 1.15    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-5  | Hampshire Ct/Cromwell Dr.  | 1.27    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-6  | Hampshire Ct/Cromwell Dr.  | 1.22    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-7  | Hampshire Ct/Cromwell Dr.  | 1.25    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-8  | Hampshire Ct/Cromwell Dr.  | 1.05    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-9  | Hampshire Ct/Cromwell Dr.  | 0.99    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-10 | Hampshire Ct/Cromwell Dr.  | 1.21    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-11 | Hampshire Ct/Cromwell Dr.  | 0.94    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-12 | Hampshire Ct/Cromwell Dr.  | 1.04    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-13 | Hampshire Ct/Cromwell Dr.  | 1.02    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-14 | Hampshire Ct/Cromwell Dr.  | 1.24    | * Bdlg lot/Abandoned PUD   |
| 6   | 26-3-16 | Hampshire Ct/Cromwell Dr.  | 28.78   | * Common Land/Abd. PUD     |
| 6   | 26-3-17 | Hampshire Ct/Cromwell Dr.  | 17.26   | * Common Land/Abd. PUD     |
| 6   | 26-3-18 | Hampshire Ct/Cromwell Dr.  | 1.21    | * Common Land/Abd. PUD     |
| 6   | 68      | Main Street                | 6.90    | Wells for Hasbrouck/Payson |
| 6   | 84      | 87 Lord Brook Road         | 1.40    | Public Service Easement?   |
| 7   | 10      | 19 Goddard Road            | 8.50    | Hillside Cemetary          |
| 7   | 68      | 461 Rte 119                | 29.32   | Miriam Hunt Forest         |
| 7   | 85      | 42 Converseville Road      | 2.59.81 | Converse Meadow            |
| 9   | 7-2     | Rte 119                    | 0.07    | Kimball Rd easement?       |
| 10  | 47-17   | 8 Fox Run Lane             | 4.30    | Rails/Trails Frontage      |
| 10  | 47-19   | 524 Rte 202                | 5.00    | Rails/Trails Frontage      |
| 11  | 12      | 9 Grassy Pond Road         | 0.14    | Boat Landing?              |
| 11  | 14      | 23 Grassy Pond Road        | 0.50    | Town Beach                 |

|           |            |                              |              |                                       |
|-----------|------------|------------------------------|--------------|---------------------------------------|
| 27        | 14         | 260 Main Street              | 0.05         | Town Common                           |
| 27        | 15         | 259 Main Street              | 0.06         | Town Common                           |
| 27        | 17         | 252 Main Street              | 0.61         | Ingalls Library                       |
| 28        | 5          | 273 Main Street              | 2.10         | Police Station                        |
| 28        | 6          | 275 Main Street              | 0.34         | Fire Station                          |
| 28        | 7          | 296 Main Street              | 7.46         | Hwy Garage & Transfer Station         |
| 28        | 9          | 268 Main Street              | 0.14         | Common                                |
| <b>28</b> | <b>13</b>  | <b>Village Drive</b>         | <b>16.14</b> | <b>* Vacant land behind Town Off.</b> |
| 28        | 18         | 49 Payson Hill Road          | 1.50         | Town Office                           |
| 28        | 19         | 57 Payson Hill Road          | 3.50         | Meeting House & cemetery              |
| 32        | 6          | 414 Rte 202                  | 1.00         | W.Rindge Common                       |
| 34        | 33         | 2 Red Gate Lane              | 0.44         | Dry Hydrant Emerson Pond              |
| 34        | 36         | 7 Red Gate Lane              | 0.24         |                                       |
| 35        | 1          | 39 Kimball Road              | 1.50         |                                       |
| <b>36</b> | <b>3-1</b> | <b>Rte 119</b>               | <b>4.00</b>  | <b>* Formerly Weidner/Pearly Pond</b> |
| <b>39</b> | <b>21</b>  | <b>78 Kimball Road</b>       | <b>0.15</b>  | <b>* ROW to Pond</b>                  |
| <b>39</b> | <b>31</b>  | <b>58 Kimball Road</b>       | <b>0.09</b>  | <b>* ROW to Pond</b>                  |
| <b>39</b> | <b>36</b>  | <b>48 Kimball Road</b>       | <b>0.10</b>  | <b>* ROW to Pond</b>                  |
| 45        | 1          | Little Michigan              | 0.40         | small nonconforming lot               |
| 45        | 10         | Little Michigan              | 0.16         | small nonconforming lot               |
| 45        | 48         | 41 Chestnut Road             | 0.06         | small nonconforming lot               |
| 45        | 49         | 36 Chesnut Road              | 0.10         | small nonconforming lot               |
| 45        | 80-1       | Woodmere                     | 0.06         | small nonconforming lot               |
| 45        | 81-1       | Woodmere                     | 0.06         | small nonconforming lot               |
| 45        | 99         | 23 Spruce Road               | 0.06         | small nonconforming lot               |
| 47        | 20         | 6 Watatic Road               | 0.17         | small nonconforming lot               |
| 47        | 28         | 5 Cheshire Road              | 0.11         | small nonconforming lot               |
| 47        | 53         | 30 Loop Road                 | 0.06         | small nonconforming lot               |
| 47        | 72         | 16 Squantum Road             | 0.06         | small nonconforming lot               |
|           |            | Acquired after April 1, 2004 |              |                                       |
| 2         | 14-1       | Rand Road-Tetreault Prop     | 37.00        | Acquired as Conservation land         |

**\* Properties visited by subcommittee**

*Properties in italics are current municipal facilities*

Abbreviations used above

PUD - Planned Unit Development (clustered subdivision)

ROW - Right of Way

## **Appendix E (Report of Town Lands)**

The Open Space Subcommittee was initially formed to work with Southwest Regional Planning Commission regarding maps needed for the Committee. After the proposal for mapping was received from SWRPC, the subcommittee was directed to focus on developing a list of town owned properties with an eye to potential uses for expansion of community's facilities or designation as open space. This preliminary report, which included Appendices D & E, was prepared for the initial meeting with Jeff Taylor, consultant to the Committee. This report has been revised since that initial meeting as changes have occurred.

The subcommittee cataloged all lands owned by the Town by Map and Lot number, acreage, location and general information. Peter Anderson prepared a list with most of this information in advance of the first meeting and this greatly enhanced efforts of the subcommittee. The subcommittee discussed over 70 properties and shared information. During this discussion, it was deemed important to develop a rudimentary base map that located all the town properties. In addition, this map would include all "protected properties." The purpose of this was to be able to visualize how large tracts of land connected to each to possibly create the basis of a protected/open space corridor. Roberta Letourneau located and color coded the various parcels. This base map provided a starting point. The map indicated properties owned by the Society for Protection of New Hampshire Forests and Annett State Park. The initial map also included lands owned by private and public schools. Town owned conservation land was included with all other Town Lands as most of these properties did not have either protective easements or deed restrictions. Therefore, the first recommendation to the Town was that all Town owned properties that are designated to become part of the open space plan should have the appropriate restrictions contained in their legal descriptions to permanently protect them. If a Town owns the property, then the protective easement must be held by a non-profit organization, such as The Monadnock Conservancy or the Society for the Protection of New Hampshire Forests. The cost to do this involves only the legal fees to encumber the property. The current maps attached to this report (Appendix K), which were prepared in-house by Jo Anne Carr, Planning Director, show the Miriam Hunt Forest and Town Wetlands (located at Lake Contoocook) to be the only permanently protected land owned by the Town.

Secondly, the subcommittee began to identify other properties of interest that may benefit from permanent protection and discussed the idea that the Town develop a means (bonding mechanism) to acquire desirable properties when they become available. This report also discusses ways for the Town to encourage private property owners to permanently protect their land. Some of the largest protected parcels in Rindge not owned by the State or the Society for Protection of NH Forests are owned privately. These tracts are permanently protected through conservation easements.

The committee noted properties abutting important conservation land or properties needed to create a protected corridor. To be able to determine whether a parcel is best used for a

Town Facility or Open Space, it was important to see where the properties of interest fit into the overall plan.

Over half of the 70+ properties currently owned by the Town were either already developed as an existing municipal use, currently held as future conservation land or too small to warrant investigation for location of facilities or designation as open space. Other parcels, for instance those that were previously town dumps, were deemed inappropriate for further use. Therefore, the subcommittee eliminated all of these from the list of properties to visit.

In the end there was a much smaller list of properties to examine and these are highlighted in bold print in Appendix D. When viewing these parcels, the following questions were asked:

- Is this property suitable for development as a town facility? Do any natural features enhance or discourage development?
- Does this property abut any land that is currently considered “protected?”
- Would this property provide a suitable location for any type of recreation use? (Here the subcommittee included both forms of recreation sponsored by the Town and forms initiated by others.)
- What is the parcel currently used for and how could this impact future decisions?
- Is it possible to combine some uses on this property?
- Should this property be sold and removed from the Town Inventory?

#### Notes from our Site Visits

1. Map 6 Lots 26-3-2 through 18 - Hampshire Court/Cromwell Drive (approx 62 acres) – Consists of 13 building lots, a partially constructed roadway (dirt/gravel), newly refurbished tennis courts (4) with the remainder of the land being made up of large surrounding parcels of open space that are primarily wetlands. This was once a PUD- Planned Unit Development or an approved clustered subdivision. The finished roadway was installed to a developed area, known as Hampshire Court, that was previously owned by Franklin Pierce College and has since sold to a private developer (4 condominium buildings consisting of 5 units each located in the center of the property and a separate building lot-Lot 26-3-1 which is undeveloped.) This town owned portion of the property seemed suitable for elderly or affordable housing with good highway access, however not necessarily at the high density proposed by the original developer of the PUD. Because recreational facilities already exist and are in good condition, further recreational development may enhance the use of the existing facility. The large amount of wetlands and their location make the subdivision’s common land an ideal piece to contribute to a protected North/South corridor. The subcommittee found this piece to be a valuable addition to Town owned lands and best suited to a combined use of recreation, protection of parts for open space and a possible private/public partnership for development of some of the land.

2. Map 5 Lot 14-4 Abel Road/Tarbell Brook (approx 6 acres) – This is a currently undeveloped lot that slopes away from Abel Road to the other side of Tarbell Brook, which runs through the property. There is an old stone foundation on the site that may have been

a former schoolhouse (unconfirmed) and also possibly an old well (potential safety hazard.). The subcommittee recommended that this property be retained by the Town for open space with some light recreation uses such as fishing in Tarbell Brook or just enjoying open space around a watercourse. With Abel Road undergoing more residential development, this piece was seen as a green space in a residential neighborhood. This land has already been logged in part, by the Conservation Commission.

3. Map36 Lot 3-1 College Road/Pearly Pond (approx 4 acres) – This is the former Weidner property that was under contract to sell back to the Weidner Family at the time of inspection. Since there were contingencies on the sale, the subcommittee felt it was important to visit the property in the event the Town retained the property. This property has pond frontage and some in the subcommittee felt it would be inappropriate for a Town Beach due to reaction from neighbors. Other uses discussed included use by the Town for outdoor recreation perhaps as a small nature/learning center, access for a dry hydrant for Fire safety or as an investment to sell and thereby fund the purchase of other property for the Town.

4. Map 39, Lots 21, 31 and 36 Row's from Kimball Road to Pearly Pond (approx 0.1 acre each) – These three rights of way appear to have become Town property when the former owner/subdivider (Morris Klein) deeded their common use to lots he created through subdivision. However, he retained ownership of the R.O.W.'s and then stopped paying the taxes on the 3 pieces. The sizes are listed as .15, .09 and .10 acres each. The first and last are readily apparent, but the middle one seems extremely narrow or has been overtaken by abutting property owners over the years. The subcommittee looked at these to see if they had any potential as boat landings or other recreational uses. While the actual ownership belongs to the Town, the abutting properties owners may have deeded rights and in fact clearly use them now. Legal clarification is necessary to determine what should be done with these properties, but it appears Town usage could be opposed by the neighborhood, which is already densely populated.

5. Map 3 Lots 92-5, 92-6 and 92-10 Lord Hill Road and Main Street (approx 48 acres) – These three pieces form the old Sidney Fletcher Subdivision and consist of some good developable land and some steeply sloped land with a major power line easement running through it. The best access is from Lord Hill Road. A feasibility study (beyond the scope of this report) of the property would need to be conducted to determine if development is possible. Some of the suggested uses discussed by the subcommittee included recreation facilities and a small municipal substation facility. Other parts of the land (more steeply sloped to Main Street) could remain undeveloped as open space. When walking this land one immediately notices that it is currently used by ATV's both under the power lines and perpendicular to them crossing the property. These trails are also used in the winter for snowmobiling and cross country skiing. The subcommittee recognizes the need to retain areas that will continue to allow for these uses by the public. This property is not far from the center of Town,

6. Map 28 Lot 13 Off Payson Hill Road/Behind Town Offices (approx 16.14 acres) – The subcommittee accessed this property via the lower parking area of the Town Office where the land is fairly level with some evidence of ledge. Wetlands exist on the boundary

closest to Rte. 119 but due to the size of the property and the location of the wetlands, these do not appear to be too limiting. The property drops off and can be accessed in two directions. One is via an existing trail that leads towards the Memorial School through private property located on School Street. Some subcommittee members felt this trail could be an ideal link between a town use such as a community center and the school if deeded access could be acquired. In the other direction, a trail leads to what may have been the proposed roadway for the abandoned Parkkonen subdivision. This trail ends at Payson Hill Road. While this property has been discussed in regards to elderly housing, the subcommittee felt it should be retained strictly for use by the Town and not leased to a developer. Its location is too ideal and there is little land available that so easily fits into expansion plans for existing municipal facilities.

7. Map 2 Lot 15 Rand Road/Rail Trail Frontage (approx 22 acres) – This property was not visited by the subcommittee as everyone was fairly familiar with it due to its exploration as a possible site for the Highway Garage several years ago. Due to its proximity to other protected properties as well as the frontage on the existing rails/trails system, protection as open space seems natural. A possibility mentioned was to combine uses perhaps open space and something small like a public safety substation.

8. Other small parcels near lakes/ponds – There are many very small properties in Little Michigan and Woodmere that do not seem to have any recreational or open space value to the Town. Selling these to abutters should be investigated. There are some small properties on Red Gate Lane, Emerson Pond and Grassy Pond that will require further investigation to determine recreational potential (i.e. beaches, boat landings.)

## Appendix F (Protected Lands)

### PROTECTED LANDS

| NAME                      | ACRES        | Primary Protection Agency | TYPE |
|---------------------------|--------------|---------------------------|------|
| Lowe                      | 696          | SPNHF                     | CE   |
| Hogan (NightFlight/Ware)  | 170          | Mon Cons                  | CE   |
| Stearns-Lamont Forest     | 123          | SPNHF                     | FO   |
| Weinberg                  | 4.6          | Rindge                    | CE   |
| Hunt                      | 29.3         | Rindge                    | FO   |
| Fosket Wildlife Sanctuary | 37.3         | Audubon NH                | FO   |
| Annett State Forest       | 1336         | DRED                      | FO   |
| Perry Reservation         | 160          | SPNHF                     | FO   |
| Beulah Land               | 55           | SPNHF                     | FO   |
| Grummon Tract             | 17           | SPNHF                     | FO   |
| Perry Forest              | 75           | SPNHF                     | FO   |
| Bullet Pond Reservoir     | 161          | Jaffrey                   | FO   |
| Goundry                   | 159          | SPNHF                     | CE   |
| Johnson                   | 12.6         | SPNHF                     | CE   |
| Town Wetland              | 12           | Rindge                    | FO   |
| Wolterbeek/Towne Hill     | 302          | Mon Cons                  | CE   |
| Total Acreage             | 3349.8 Acres |                           |      |
| Permanently Protected     |              |                           |      |

#### KEY:

Mon Cons = Monadnock Conservancy

SPNHF= Society for Protection of NH Forest

DRED=NH State Department of Resources and Economic Development

CE=Conservation Easement

FO=Fee Ownership

## **Appendix G (Conservation Easement Authorization Warrant Article)**

Warrant Article Proposed for vote at Town Meeting in March 2005:

**To see if the Town will vote to authorize the Conservation Commission to negotiate with the Monadnock Conservancy, a regional land trust, or with a similar qualified conservation organization, such as Society for Protection of New Hampshire Forests, for the purpose of conveying conservation easements on land managed by the Conservation Commission. These easements, will require final approval by the Board of Selectmen who shall be authorized to execute such easement on behalf of the Town, will assure permanent enforceable protection of the Town's conservation lands at no cost to the taxpayer. The Town will still retain ownership of the land.**

**NOTE 1:** The Non-profit agency that receives the conservation easement does not charge the Town (or taxpayer) any fee for overseeing and/or enforcing the easement. There is a one time associated charge (estimated between \$1000-2500) for the legal work and registry fees associated with the placement of each easement that will be paid out of the Conservation Fund, again, at no cost to the taxpayer.

**NOTE 2:** Provided this Warrant Article to permanently protect conservation land is passed, the first lands targeted for permanent protection are:

***Converse Meadow***      Map 7, Lot 85 – approximately 260 acres

***Town Forest***              Map 2, Lots 21 & 25 – approximately 86 acres

***Tetreault Park***          Map 2, Lot 14-1 - approximately 37 acres

## Appendix H (NH Parks & Recreation Departments)

| TOWN/CITY            | DEPARTMENT NAME                                     | ADDRESS                 |               | Zip Code |
|----------------------|---|-------------------------|---------------|----------|
| <b>Allenstown</b>    | Allenstown Parks and Recreation                     | 8 Whitten Road          | Allenstown    | 03275    |
| <b>Alton</b>         | Alton Parks & Recreation                            | PO Box 659              | Alton         | 03809    |
| <b>Antrim</b>        | Antrim Parks and Recreation                         | PO Box 571              | Antrim        | 03440    |
| <b>Ashland</b>       | Ashland Park & Recreation Dept                      | PO Box 517              | Ashland       | 03217    |
| <b>Barnstead</b>     | Barnstead Parks & Recreation Committee              | PO Box 11               | Barnstead     | 03225    |
| <b>Bedford</b>       | Bedford Parks & Recreation Dept                     | 24 N Amherst Rd         | Bedford       | 03110    |
| <b>Berlin</b>        | Berlin Recreation Dept.                             | 672 First Ave           | Berlin        | 03570    |
| <b>Bow</b>           | Bow Parks and Recreation Dept                       | 10 Grandview Ave        | Bow           | 03304    |
| <b>Chesterfield</b>  | Chesterfield Parks and Recreation                   | PO Box 175              | Chesterfield  | 03443    |
| <b>Claremont</b>     | Claremont Parks & Recreation                        | 130 Broad St            | Claremont     | 03743    |
| <b>Concord</b>       | Concord General Services Department                 | 1 White St              | Concord       | 03301    |
| <b>Deerfield</b>     | Deerfield-Parks and Recreation                      | 8 Raymond Rd            | Deerfield     | 03037    |
| <b>Derry</b>         | Derry Facilities & Recreation                       | 31 West Broadway        | Derry         | 03038    |
| <b>Durham</b>        | Durham Park and Recreation Committee                | 15 Newmarket Rd         | Durham        | 03824    |
| <b>Exeter</b>        | Exeter Parks and Recreation Dept                    | 32 Court St             | Exeter        | 03833    |
| <b>Farmington</b>    | Farmington Parks & Recreation                       | 39 N Main St, Town Hall | Farmington    | 03835    |
| <b>Franklin</b>      | Franklin Parks & Recreation Dept                    | 124 Memorial St         | Franklin      | 03235    |
| <b>Fremont</b>       | Fremont Parks and Recreation                        | 215 Copp Drive          | Fremont       | 03044    |
| <b>Gilford</b>       | Gilford Parks & Recreation Dept                     | 47 Cherry Valley Rd     | Gilford       | 03249    |
| <b>Gilmanton</b>     | Gilmanton Parks and Recreation                      | PO Box 550              | Gilmanton     | 03237    |
| <b>Goffstown</b>     | Goffstown Parks & Recreation                        | 16 Main St              | Goffstown     | 03045    |
| <b>Hampton</b>       | Hampton Recreation & Parks Dept                     | 100 Winnacunnet Rd      | Hampton       | 03842    |
| <b>Hanover</b>       | Hanover Parks & Recreation                          | PO Box 483              | Hanover       | 03755    |
| <b>Hillsborough</b>  | Hillsborough Parks and Recreation Dept.             | PO Box 7                | Hillsborough  | 03244    |
| <b>Hooksett</b>      | Hooksett Parks & Recreation Dept.                   | 16 Main St              | Hooksett      | 03106    |
| <b>Hopkinton</b>     | Hopkinton Parks & Recreation Dept                   | 330 Main St             | Hopkinton     | 03229    |
| <b>Jaffrey</b>       | Jaffrey Parks & Recreation                          | 31 Howard Hill Rd       | Jaffrey       | 03452    |
| <b>Keene</b>         | Keene Parks & Recreation Dept                       | 312 Washington St       | Keene         | 03431    |
| <b>Laconia</b>       | Laconia Parks & Recreation                          | 306 Union Ave           | Laconia       | 03246    |
| <b>Lebanon</b>       | Lebanon Recreation & Parks Dept                     | 51 North Park St        | Lebanon       | 03766    |
| <b>Loudon</b>        | Loudon Parks and Recreation, Town of                | Po Box 7837             | Loudon        | 03307    |
| <b>Madison</b>       | Madison Recreation & Parks                          | PO Box 14               | Silver Lake   | 03875    |
| <b>Manchester</b>    | Manchester, Parks, Recreation & Cemetery Department | 625 Mammoth Rd          | Manchester    | 03104    |
| <b>Meredith</b>      | Meredith Parks & Recreation Department              | 41 Main St              | Meredith      | 03253    |
| <b>Middleton</b>     | Middleton Park and Recreation                       | 182 Kings Highway       | Middleton     | 03887    |
| <b>Milford</b>       | Milford Parks & Recreation Dept                     | 1 Union Square          | Milford       | 03055    |
| <b>New Durham</b>    | New Durham Parks & Recreation                       | 7 Old Bay Rd            | New Durham    | 03855    |
| <b>North Hampton</b> | North Hampton Recreation & Parks Dept               | PO Box 710              | North Hampton | 03862    |
| <b>Northfield</b>    | Northfield Parks and Recreation                     | 21 Summer St            | Northfield    | 03276    |
| <b>Pelham</b>        | Pelham Parks and Recreation                         | 60 Old Bridge St.       | Pelham        | 03076    |
| <b>Pittsfield</b>    | Pittsfield Parks and Recreation Department          | 85 Main St              | Pittsfield    | 03263    |
| <b>Plymouth</b>      | Plymouth Parks and Recreation                       | 43 Old Ward Bridge Rd   | Plymouth      | 03264    |
| <b>Randolph</b>      | Randolph Recreation & Parks                         | Drawer B                | Randolph      | 05060    |

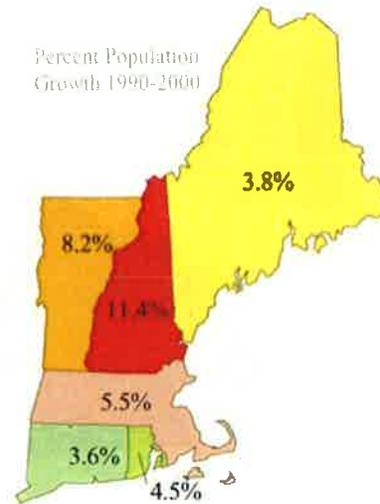
|                   |   |                               |                   |       |
|-------------------|---|-------------------------------|-------------------|-------|
| <b>Raymond</b>    | Raymond Parks & Recreation Department         | 4 Epping St                   | Raymond           | 03077 |
| <b>Rochester</b>  | Rochester Dept of Recreation & Youth Services | 150 Wakefield St              | Rochester         | 03867 |
| <b>Sandwich</b>   | Sandwich Parks and Recreation Department      | PO Box 64                     | Sandwich          | 03227 |
| <b>Tuftonboro</b> | Tuftonboro Parks and Recreation Commission    | PO Box 98                     | Center Tuftonboro | 03816 |
| <b>Wakefield</b>  | Wakefield Parks & Recreation                  | 2 High St                     | Sanbornville      | 03872 |
| <b>Warren</b>     | Warren Park and Recreation                    | RR 1 Box 120                  | Warren            | 03279 |
| <b>Washington</b> | Washington Park and Recreation Commission     | PO Box 255                    | Washington        | 03280 |
| <b>Weare</b>      | Weare Parks and Recreation                    | PO Box 190                    | Weare             | 03281 |
| <b>Wolfeboro</b>  | Wolfeboro Depart of Parks & Recreation        | PO Box 629<br>390 Pinehill Rd | Wolfeboro         | 03894 |

## Appendix I (NH Population Trends)

# *Population Growth 1990 -- 2000*

- New Hampshire has been the fastest growing state in New England and in the Northeast for (4) decades.
- The Northeast growth rate was only 5.5%.
- We added 126,500 people 1990 to 2000.

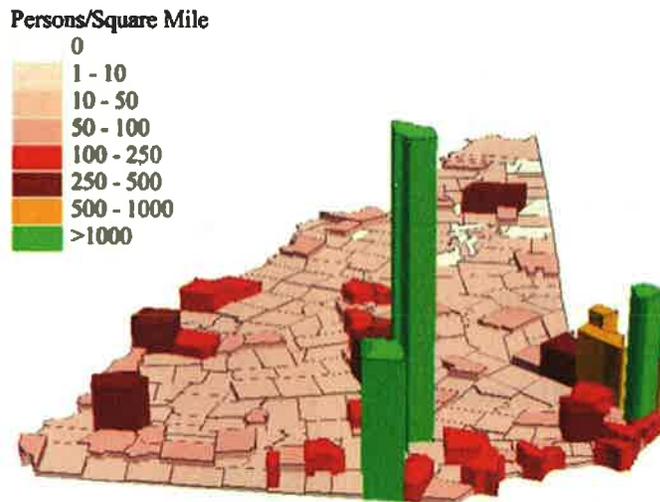
Source: U.S Census Bureau, Population Estimates Program



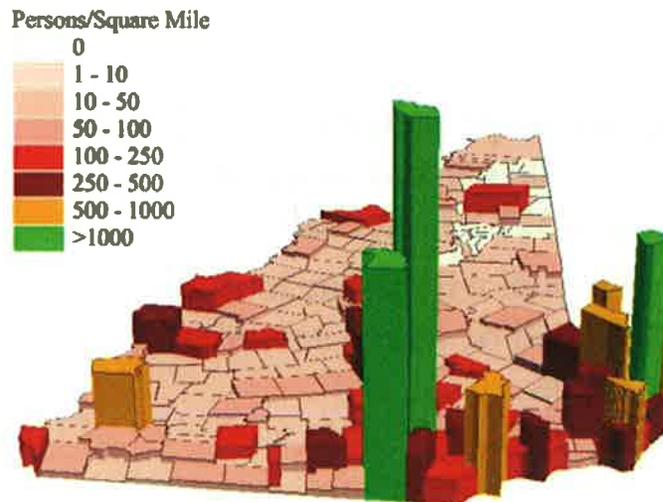
# *Population Growth Highlights 2000 to 2020*

- New Hampshire is projected to grow 24% by more than 292,000 persons to reach a population of 1,527,873 in 2020.
- 50% of this growth will be due to in-migration; the other 50% will be due to natural gain of births over deaths.

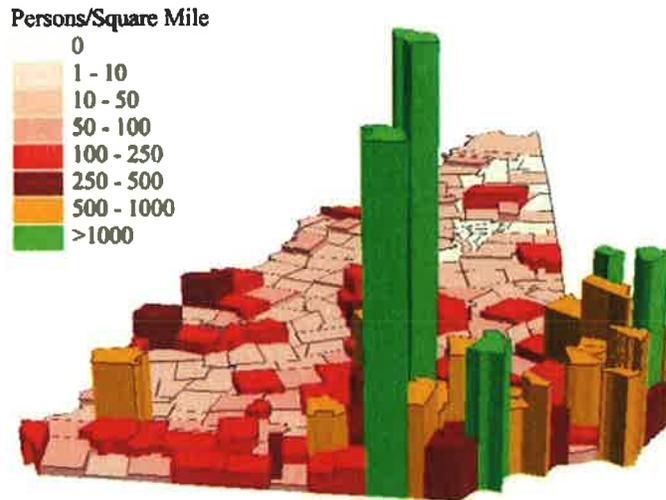
# *1950 Population Density*



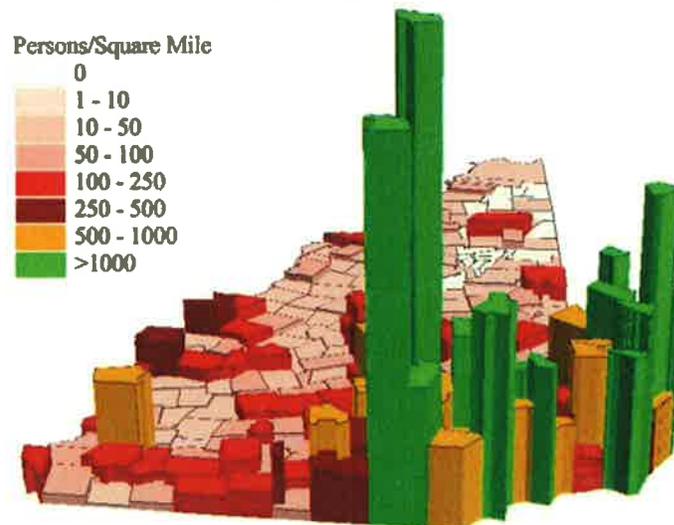
# *1970 Population Density*



## 2000 Population Density



## 2020 Population Density (Projected)



## Appendix J (Facility Floor Plans)

QuickTime™ and a  
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are needed to see this picture.

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## **Appendix K (Property Acquisition Bond Authorization Warrant Article)**

To see if the town will vote to raise and appropriate five hundred thousand dollars (\$500,000) (gross Budget) for the purchase of land or other property interests therein as the Selectmen deem appropriate for Community Facilities or for the protection of the natural heritage and rural character in the best interest of the town including any buildings or structures incidental to such lands; and to authorize the issuance of not more than five hundred thousand dollars (\$500,000) of bonds, in accordance with the provisions of the Municipal Finance Act ,(RSA 33:1 et esq., as amended), and further, to authorize the selectmen to issue, negotiate, sell and deliver said bonds and to determine the rate of interest thereon and the maturity and other terms thereof and to take any other action they deem appropriate to effectuate the sale and or issuance of said bonds, subject, however, to the following limitations:

No such bonds shall be issued earlier than July 1, 2005;

Any of such bonds shall have appropriate terms and maturities such that no principal or interest payments shall become due and payable prior to January 1, 2006;

No such bonds shall be issued with a term of maturity of less than fifteen (15) years;

Provided further that the Selectmen shall not issue such bonds until such time as they have presented to either an annual or special town meeting a warrant article asking the meeting to ratify by a simple majority vote the particular parcel, building and the parcel or building ownership interest chosen by the selectmen for purchase and said meeting has approved such warrant article.

(This is a special Special Warrant Article and is intended to be non-lapsing as to any purchase that has been ratified by a regular or special town meeting held prior to December 31, 2005 Pursuant to RSA 33:8 a supermajority of two thirds (2/3) ballot vote is required to adopt this article.)

## Appendix L (Town Maps)

