

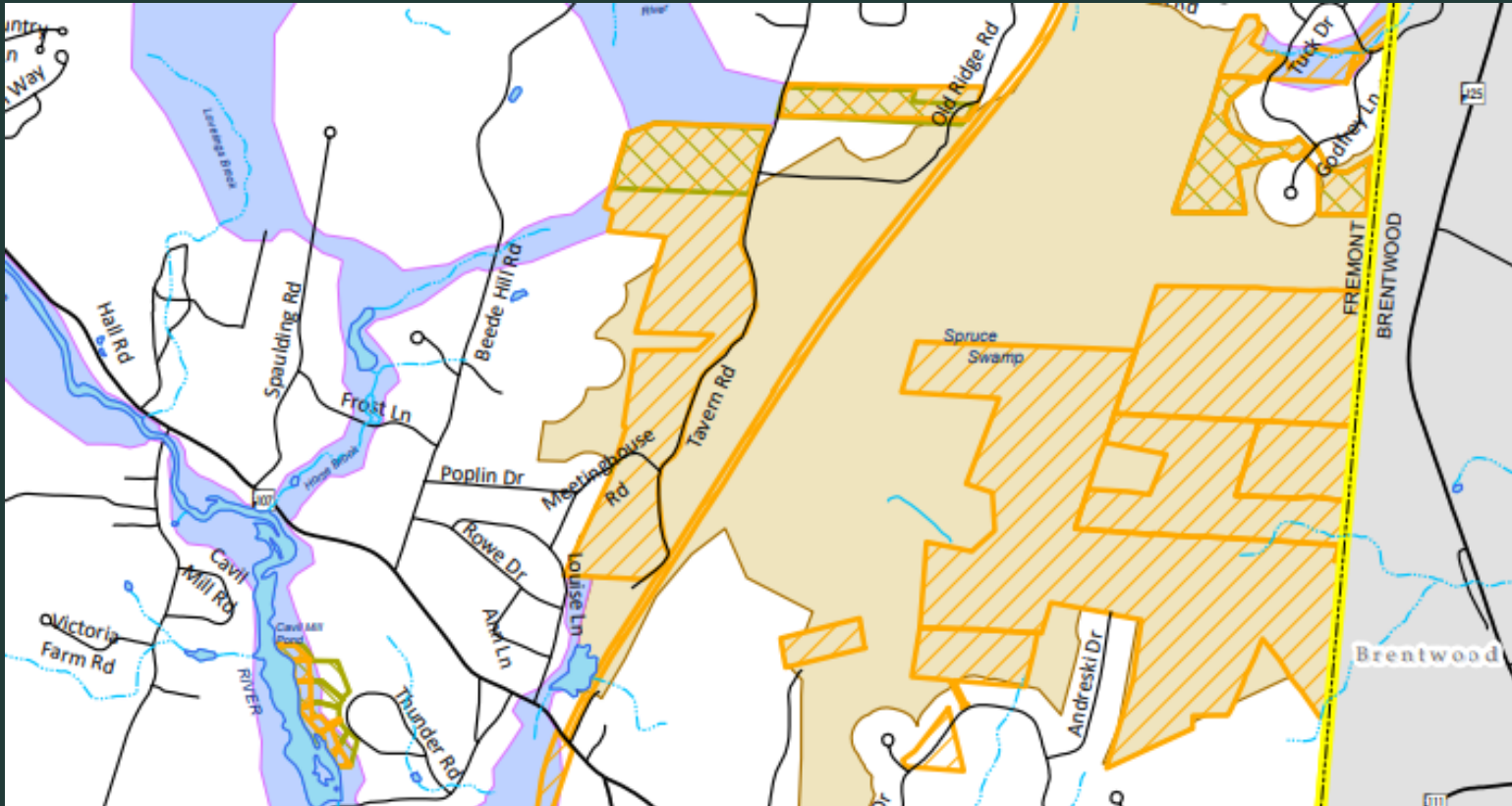


Glen Oakes Town Forest Expansion

Fee Simple Acquisition of 23.96 Acres of Land

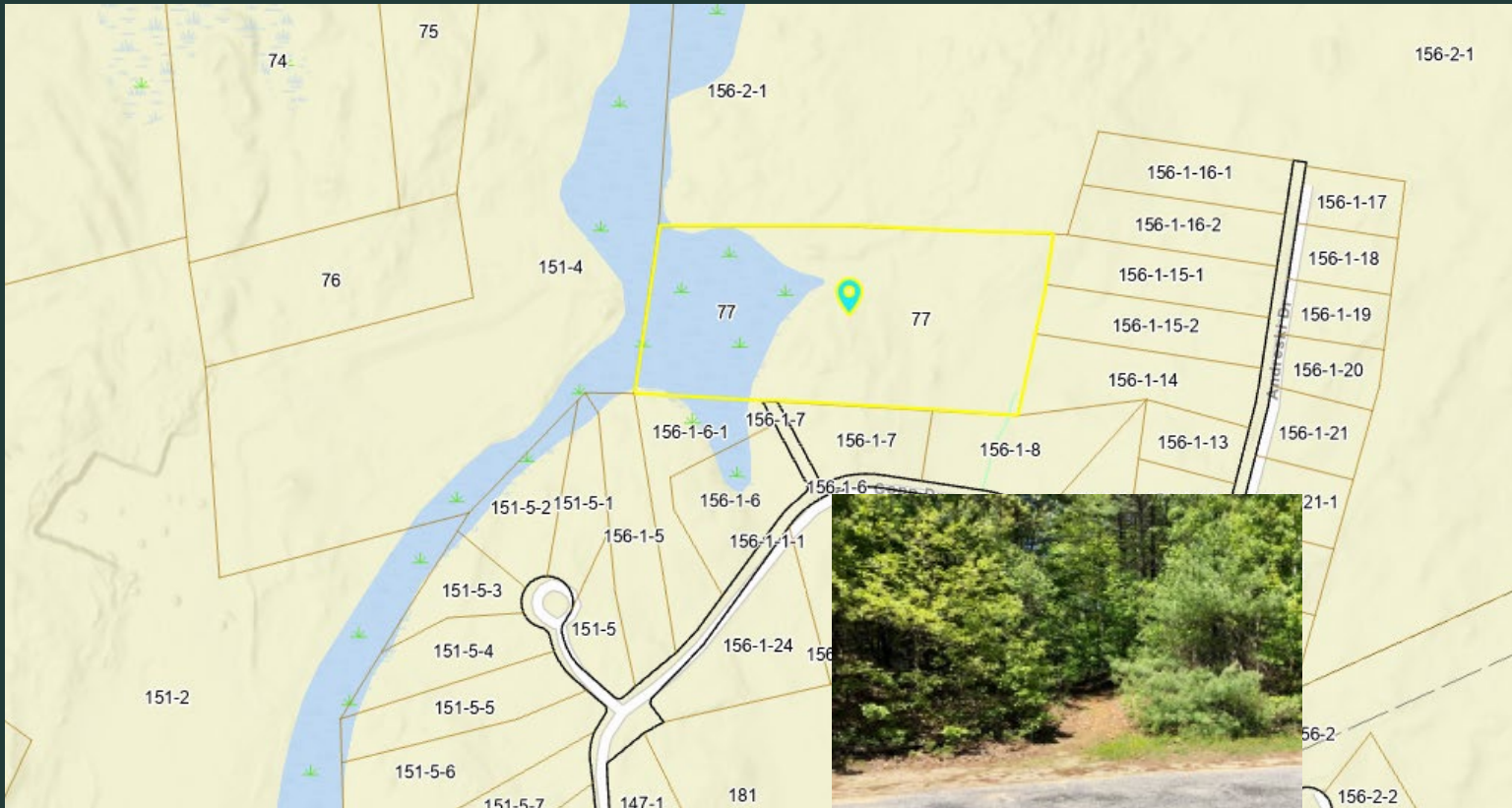
Fremont NH Parcel Map 4, Lot 77 (off Copp Drive)

Executive Summary



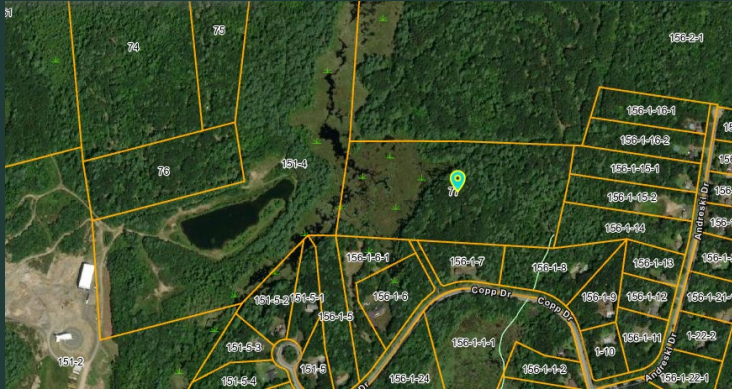
- 24-Acre parcel – Southern end of Glen Oaks Town Forest and Spruce Swamp
- Town has a Conservation Easement acquired with property purchases in 2005
- 8 acres of Spruce Swamp (exemplary fen ecosystem) 16 acres of forested upland critical buffer to Fremont drinking water aquifer
- Threat - Residential development allowed under Reserved Rights of the existing Conservation Easement
- Owners have offered Town of Fremont 1st refusal.
- Limited opportunity to expand the 300+ acres of Glen Oaks Town Forest for recreation and protection of natural resources via property acquisition – one of few large parcels remaining.
- A successful project will permanently eliminate the threat of development of this parcel.

Conservation Purposes



- Drinking Water Supply Protection
 - Spruce Swamp
 - Surface Water Protection
 - Aquifer Protection
- Ecological (wetland and wildlife)
 - Swamp and forest = high ranking mixed habitats.
- Recreation and Education
 - Easy access from Copp Drive

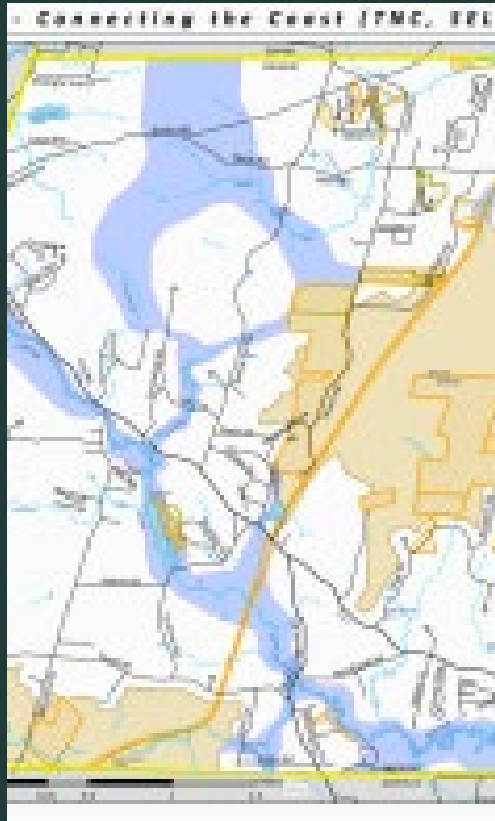
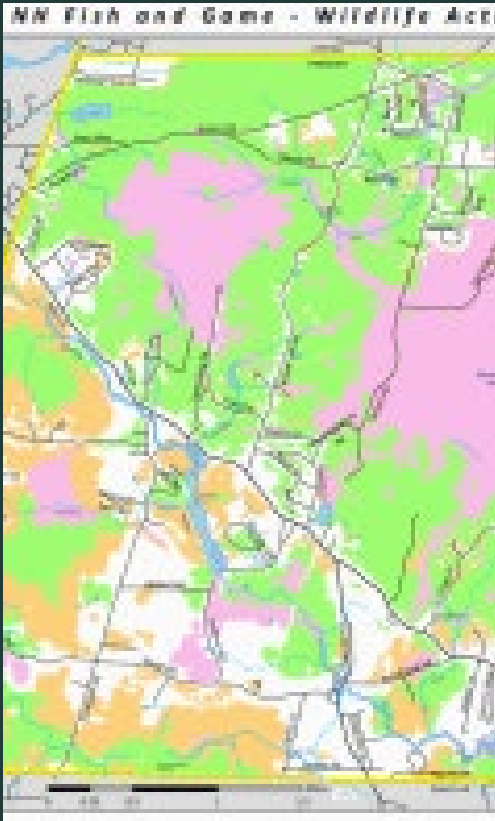
Drinking Water Protection



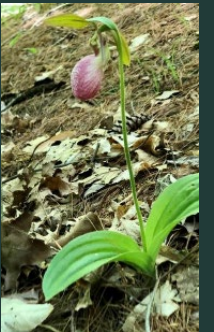
- Surface water protection
- Aquifer protection
- State-designated prime wetland and forested upland buffer
- Emergent wetland – Town has very limited surface water



Ecological Protection Wetlands and Wildlife



- Fish and Wildlife's Wildlife Action Plan (2020)
 - Mixed upland and wetland resources = Highest Ranked Habitat in NH and the Region
- Spruce Swamp is home to several unusual plant species and the Nature Conservancy considers this one of three top exemplars of a fen natural community in the state.
- State-Designated Prime Wetlands plus state and town 100- foot buffer
- Abuts Glen Oakes Conservation Area



Conservation Plans

Conservation of this land will meet the goals of many!

- Town's Master Plan (Natural Resources Chapter, 2022 - Recommendation #2) Expand existing Town conservation lands
- Glen Oaks Conservation Area Forest and Wildlife Management Plan (2019, updated 2018)
- Land Conservation Plan for NH (2006, 2016) Parcel is located within the Core (Highest Value) area. Supporting natural landscape comprised of natural lands that buffer and link to other core areas to maintain habitat and ecological processes.
- Connecting the Coast (Nature Conservancy, SELT 2019) - Parcel is located in one of the Prioritized Blocks of Land
- Open Space Report Updated 2021) - Conservation and protection Spruce Swamp, its buffers, and the aquifer below it has been a primary stated goal since 2003
- Fish and Wildlife's Wildlife Action Plan (2020) – Highest Ranking

Project Costs, Grants & Conservation Funds



Project Expense	Amount
Fee Simple Land Purchase	\$ 180,000
Bargain Sale	\$ -
Appraisal 50%	\$ 2,100
Survey - Northam Survey Estimate	\$ 10,000
Environmental Assessment	\$ 1,500
Legal Review Title and Insurance	\$ 2,800
Recording Fees and Taxes	\$ 1,500
<u>Totals</u>	<u>\$ 197,900</u>
Funding Sources	
Land & Community Heritage Investment Program (LCHIP)	\$ 90,000
State Conservation - Moose Plate	\$ 30,000
Land Use Change Tax Balance	\$ 205,000
Tax-Payer Impact	\$0.00

Other Expenses	
Appraisal 50%	\$ 2,100
Staff and Administrative	\$ 1,200
Volunteer Capital Estimate	\$ 1,100

Schedule



- 5/25/22 The Open Space Advisory Group ranked this parcel the highest of any parcel rated to date for conservation given the diversity of its desirable natural resource features.
- 11/ 3/22 Joint Public Hearing Cons Comm and Select Board
- 11/3/22 – 11/10/22 Execute Purchase & Sale Agreement with contingencies
- 11/15/22 LCHIP Review Board Meeting
- December 2022 – Grant Notifications
- January to March 2023 – Survey, Documents
- March 2023 – Execute Sale

