



**NEWMARKET TOWN COUNCIL
BUSINESS MEETING NON-PUBLIC
TOWN COUNCIL CHAMBERS
MARCH 5, 2008
7:00P.M.**

Present:

Councilor Jennifer Jarvis
Councilor Wil Hamel
Councilor Michael LaBranche
Councilor Rose-Anne Kwaks

Absent:

Administrator Ed Wojnowski
Vice-Chairman Dana Glennon
Chairman Brian Hart
Councilor Michael E. Ploski

6:30pm Non-Public RSA 91-A:3 II (d)

Councilor Jennifer Jarvis called the non-public meeting to order at 6:35 p.m.

Motion: To enter into Non-Public RSA 91-A:3 II (d)

Motioned: Councilor Hamel

Seconded: Councilor LaBranche

Vote: 4-0

Councilor Wil Hamel	Aye
Councilor Jennifer Jarvis	Aye
Councilor Rose-Anne Kwaks	Aye
Councilor Michael LaBranche	Aye
Chairman Brian Hart	Absent
Councilor Michael E. Ploski	Absent
Vice-Chairman Dana Glennon	Absent

Ellen Snyder discussed Open Space and conversation funds that could be possibly available to help acquire 90+ acres of land on Wadleigh Falls Road.

Motion: To leave Non-Public RSA 91-a:3 II (d) at 7:01 p.m. and seal the minutes because divulgence of the information likely would affect adversely the reputation of any person other than a member of the body or agency itself.

Motioned: Councilor LaBranche

Seconded: Councilor Hamel

Vote: 4-0

Councilor Wil Hamel	Aye
Councilor Jennifer Jarvis	Aye

Councilor Rose-Anne Kwaks
Councilor Michael LaBranche
Chairman Brian Hart
Councilor Michael E. Ploski
Vice-Chairman Dana Glennon

Aye
Aye
Absent
Absent
Absent

Respectfully Submitted,
Erica Spechuilli

CONFIDENTIAL

Proposed Conservation of the 90± acre Smith Farm 358 Wadleigh Falls Road, Newmarket and Durham, NH

Proposal

The Great Bay Resource Protection Partnership (GBRPP) and the Southeast Land Trust of New Hampshire (SELTNH) are working with the Smith family to acquire the 90± acres of family land on Wadleigh Falls Road. The project involves the fee acquisition of the land, excluding about 3 acres around the existing house and barn, which the family will retain. A conservation easement will also be placed on the property. The appraised value of the property is \$730,000.

On behalf of the Town of Newmarket, and as previously authorized by the Town Council, the SELTNH submitted an application to the NHDES Water Supply Land Grant Program in September 2007; we anticipate receiving a grant of \$100,000+ to support the purchase of the conservation easement. The GBRPP can contribute up to \$500,000 to the project. That leaves a balance of approximately \$130,000. We are requesting financial support from the Town of Newmarket through the Conservation Commission and Open Space Commission. The funding scenario requires that one of the GBRPP partners owns the land in fee and that the Town of Newmarket holds the conservation easement. The Southeast Land Trust is also submitting a request to the Town of Durham for financial support.

Property Description

The Smith Farm is approximately 90 acres, with about 10 acres in Newmarket and 80 acres in Durham. The property is identified as Newmarket Tax Map R5 Lot 78 and Durham Tax Map 17 Lot 35-0. The road frontage is approximately 271 feet (200 feet will be retained with the house and barn on 3-acres). The property is owned by five sisters; their mother Florence Smith passed away last year. The family is interested in selling the land to the Town for some public purpose. This site was reviewed by the School Board, but not selected as a potential school site due to: the lack of adequate site distance; most of the land is in Durham which presents some issues with jurisdiction and safety response, and lack of second access point. The family has indicated that their mother favored land conservation for her property.

Public Benefits

❖ Drinking Water and Surface Water Protection

The Newmarket portion of the property is within the Newmarket Plains Aquifer Wellhead Protection Area for the Sewall and Bennett wells. These are the current Town drinking water supplies. The entire property is within the Town's Source Water Protection Area (for surface water). The property is within the Follet's Brook watershed, a tributary to the Piscassic River, which in turn flows to the Lamprey River. The property has about 2,000 feet of undeveloped frontage on both sides of Follet's Brook and another 800 feet on both sides of a tributary. The conservation of this property offers significant water quality protection values. An existing gravel pit on the property would be closed and reclaimed to maximize water quality and wildlife habitat.

❖ Leveraging Town Funds

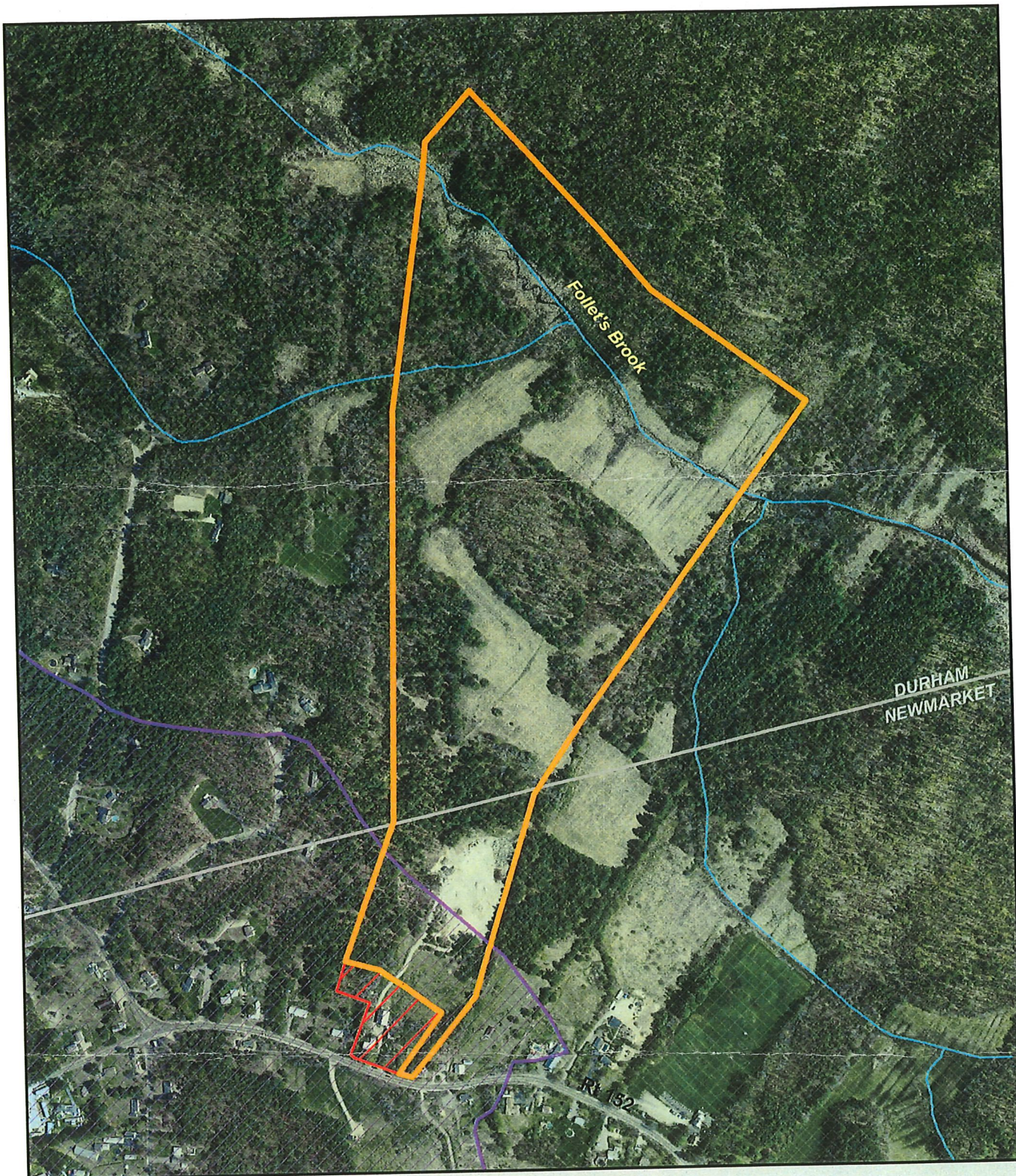
The Great Bay Resource Protection Partnership and NH DES have already committed a majority of the funds for this project. This project would effectively leverage town land conservation funds, as the remaining funds needed are less than 20% of the project cost. A contribution by the Town of Newmarket is an excellent long-term investment in helping to preserve drinking water quality and the surface waters of Follet's Brook, protecting both current and future water resource needs.

❖ **Public Access and Outdoor Pedestrian Recreation**

The acquisition of this property by the Great Bay Resource Protection Partnership with a conservation easement held by the Town of Newmarket ensures that these 90+ acres will be open to the public for outdoor recreation including hiking, snowshoeing, cross-country skiing, and other pedestrian activities. The property offers opportunities to create a small public parking area and a trail network. The location of the property in the largely undeveloped Follet's Brook watershed offers a unique outdoor experience in a remote part of Newmarket-Durham.

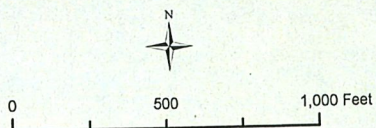
❖ **Wildlife Habitat and Connectivity**

The Nature Conservancy (TNC) identified Follet's Brook as an ecologically significant watershed based on a 2004 study. TNC concluded that the watershed is a relatively large, unfragmented area of natural landscape; supports an intact wetland ecosystem that retains good connectivity between upland, lowland, and aquatic natural communities. The New Hampshire Fish and Game Department considers the Follet's Brook watershed as some of the *Highest Quality Wildlife Habitat* in the State. The significant wildlife habitats include the mix of wetland types, extensive fields, alder thickets, and upland oak-pine forest. All of these habitats are found on the Smith Farm.



Aerial Photograph Florence Smith Farm Newmarket & Durham, NH

- Smith Proposed Easement
- Wellhead Protection Area
- Source Water Protection Area
- River/Stream
- Town Boundary



Property boundary based on Newmarket and Durham Tax Maps. Boundary and feature locations are approximate. 1-foot resolution orthophoto taken May 2005 by Sanborn for NH DOT, supplied by NH GRANIT. Source Water Protection Areas provided by Town of Newmarket and NH Department of Environmental Services.

Map prepared by
Southeast Land Trust of NH
November 2007

