

**Tamworth Conservation Commission**  
**Tamworth, NH 03886**

DRAFT MINUTES - MELTING January 12, 1998

PRESENT: John Mrsfelder, Chris Conrod, Charlie Townsend, Kris Bontaites,  
Betty Steele, Marlene Ostrowski

1. Minutes of previous meeting accepted.
2. Treasurer's report. Charlie presented a tentative budget which was discussed item by item.

VOTE I To budget \$300 for trail maintenance. (Moved by Betty, seconded by Chris). Agreed to omit funds for Tin Mt. It was felt any funds given to Tin Mt. should be for scholarships for Tamworth children. Agreed to budget \$10 for materials. Agreed to budget \$80 for office expense

VOTE II To approve a budget of \$940. (Moved by Betty, seconded by Charlie)

The budget stands as follows;

NHACC dues - current	35.00
- next year	175.00
Materials	10.00
Meeting fees	80.00
Office Expenses	80.00
Trail Maintenance	300.00
Maps and Fliers	200.00
Workshops	60.00
	940.00

3. **By-Laws** - duties of treasurer. Charlie presented a draft. There was discussion as to wording of means to withdraw funds from the Conservation Fund.

VOTE III A majority of the Conservation Commission must vote in the affirmative to withdraw funds from the Conservation Fund.  
(Moved by Kris, seconded by Betty)

4. **Monitoring** easements. The Soc. for the Prot. of N. H. Forests which asks .TCC to monitor easements in Tamworth as requested that owners be contacted personally.
5. **Dollars and Sesnse** - agreed all would try to bring one other person to this workshops, John to let each know the date.
6. **Ossipee Watershed**. John read a letter from Pudubon, which all members who had been at the previous meeting had received, about aninformal meeting at Runnells Hall on Saturday, January 31. John will call any people not at the previous meeting, who might be interested.
7. **Sand and Gravel permit**. John read a letter from Planning Bd. chairman, Nat Steele, to Brox to let him know whether the proposed excavation requires a permit as doscribed in RSP 155E. Both Planning Board and TCC had received a copy from DES of-the Brox site specific application.
8. **Dredge and Fill** - to reinforce an abutment on the bridge over ChocoruaRiver at Ski and beach. John and Chris felt m on site visit was needed, so John wrote DES that TCC had no objection. Meanwhile DES had already approved the application, with some routine conditions.
9. **Forestry Minimum Impact**. John reported two - Evelyn Wallace, and Edward Damon of Concord (son of Herb & Peggy Damon).
10. **Black Spruce Bog brochure**. Plan had sent a draft, but was he was not able to come to the meeting, this was deferred until February.

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11. Sludge. The Ambrose pit near the Community School - a public hearing will be held the end of January or early February. Those involved are trying to work out an amicable solution.  
  
Marlene gave a report on her investigations, Main concern is that sludge be properly applied. The Tamworth Committee hasn't met. There was discussion as to how to proceed to get across Marlene's thought that there should be more information and more debate on this. She said Carolyn Snyder had introduced a petitioned article in the Tamworth Town Warrant calling for a moratorium. John said the subject was becoming very politicized. He read a letter from a concern incorporated in Tamworth, but whole members were all from Massachusetts - New England Biosolid and Residual Association. Those involved appear to want a means to dispose of sludge. There is potential conflict of interest because of the official positions held by many of the incorporators. Marlene will talk with Bruce Robinson, or with all Selectmen about the Warrant Article on sludge and about the best means for the committee to give out information.
12. Conservation Commission Survey. Copies had been given out to each member. John asked that it be filled out and returned to him as soon as possible.
13. Solid Waste. Charlie reported the possibility of privatization of the land fill. He passed out a written report. He will report more fully at the February meeting.
14. NHACC. John is a member of the Board which will next meet on Wednesday, January 14. He passed out a list of pending bills, that NHACC must decide whether or not to support or to oppose. He asked for members to check it and call him with opinions and comments - either Tuesday, or Wednesday morning.
15. Household Hazardous Waste. John reported there had been an improvement in costs which will lead to a 25% reduction for the coming year. 1998 collection day will be July 25th. Marlene said there should be information out now to let people know what to save for this collection - it should not wait, as it usually does, until June. She will draft up something and give it to John.

Eetty Steele

Draft Minutes - to be approved at February 9th meeting.

## THE DOLLARS AND SENSE OF OPEN SPACE

Recent studies shed new light on the economic impact of land uses.

A comparison of tax bills with development in all 234 organized communities in New Hampshire found that, on average, property taxes are higher in communities with:

- larger tax bases
- more taxable property.
- more residents
- more commercial and industrial development.

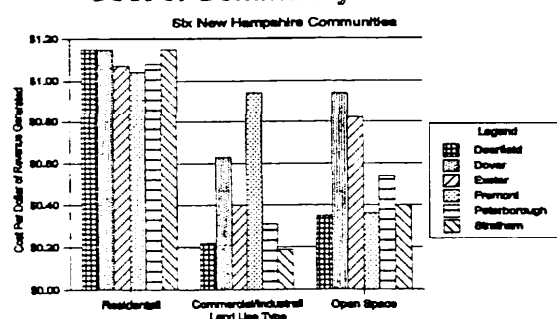
It also found that, in general property taxes are lower in towns with:

- more undeveloped land per year-round resident.
- a high percentage of vacation homes<sup>1</sup>

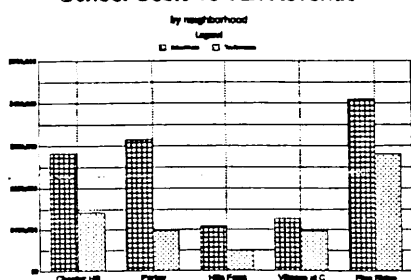
Studies in six New Hampshire towns show that open space (even in Current Use) costs communities less in services than it brings in revenue<sup>2</sup>. Residential properties require more in services than they pay in taxes.

Commercial/Industrial properties have a lower direct cost for services than they generate in taxes. However, these properties often have "secondary costs" that are not well illustrated in this simplified fiscal analysis. *i.e. - new employees with children/schools*

Cost of Community Services



School Costs vs Tax Revenue



Analyses of the costs of education for individual neighborhoods in two communities underscore the high cost of residential properties<sup>3</sup>. In Chester, the cost to the community (the other tax payers!) ranged from \$31,000 to \$218,000 per neighborhood. In a Peterborough neighborhood, the cost was \$128,424.

Converting the 268 acre Moose Hill Orchard in Londonderry into 87 housing units would cost the taxpayers \$2.3 million in additional community services over the next 23 years. Those costs would continue into the future. Bonding \$1.5 million to purchase a conservation easement on the property would cost \$1.7 million. After the bond was paid off, there would be no cost to the tax payers<sup>4</sup>.

Based on this information and the current growth rate of 14,000 people per year, New Hampshire communities may want to buffer themselves against the high costs of other types of land use by selecting important parcels to keep in open space,

*The Dollars and Sense of Open Space* is part of New Hampshire Wildlife Federation's ongoing **Community Conservation Project**. A slide show presenting current information about the economic impact of selected land uses has been prepared and presented by New Hampshire Wildlife Federation and the Society for the Protection of New Hampshire Forests.

Coming next from the **Community Conservation Project** is a manual for towns, summarizing the tools available to those communities that wish to protect open space. It will include case study examples of New Hampshire communities that have used each technique successfully.

Much of the information in the slide show, as well as the data on the reverse of this sheet is drawn from the following research studies:

1. Ad Hoc Associates. (1994) ***Building a Healthy Squam Lakes Economy***. Salisbury, VT 05769.
2. Auger, Phil. (1994) ***Does Open Space Pay?*** University of New Hampshire Cooperative Extension.  
McFadden, Scott (1997) Cost of **Community Services** Study, Town of Peterborough, NH. Peterborough Conservation Commission  
Niebling, Charles (1997) Cost of **Community Services** Study, Town of Exeter, NH. Exeter Conservation Commission
3. Lein, Maureen M. (1996) Property Tax ***Impact Study for the Town of Chester, NH: The Effect on the Tax Rate on Increasing Development***. Prepared for the Chester Conservation Commission.  
McFadden, Scott (1997) Cost of **Community Services** Study, Town of Peterborough, NH. Peterborough Conservation Commission
4. Ad Hoc Associates. (1996) Tax ***Consequences of Conservation or Development of Mack Orchards, Londonderry, NH***. Salisbury, VT 05769.

Presentations of the slide show around the state have been co-sponsored by NH Association of Conservation Commissions, NH Municipal Association, NH Office of State Planning, NH Timberland Owners Association, Statewide Program of Action to Conserve our Environment, Trust for Public Land, UNH Cooperative Extension, all nine of the state's regional planning commissions, the Mount Washington Economic Council, Ausbon Sargent Land Preservation Trust, Bear-Paw Regional Greenways, Beaver Brook Association, Concord Conservation Trust, Harris Center for Conservation Education, Lakes Region Conservation Trust, Monadnock Conservancy, Rockingham Land Trust and Upper Valley Land Trust.

New Hampshire Wildlife Federation gratefully acknowledges the John F. and Dorothy H. McCabe Environmental Fund of the New Hampshire Charitable Foundation, the John Merck Fund, the Merck Family Fund and the Patricia Chernoff Charitable Trust, whose support makes this project possible.



Call New Hampshire Wildlife Federation at 224-5953 for information about scheduling the slide show or to obtain a copy of the manual when it is completed.