

Draft MINUTES
Conservation Land Review Committee
Tamworth Conservation Commission
Friday, August 23, 2013

Draft minutes to be reviewed and approved at a subsequent meeting.

Present: Ned Beecher, David Little, John Mersfelder, Bob Seston, Kate Thompson. Also: Susan-Bryant Kimball, David White, Nelson O'Bryan

Ned reviewed the fact that the expected opinion of value of the conservation easement on the southern lots (Lots 7 & 9) of the Bearcamp Valley Farm was received from Tom Howard in July. Ned talked with Tom by phone earlier in the week and got details of his reasoning and assumptions. He told these to the Committee. Discussion of what to do now followed.

Known:

- Bob Abraham has made an offer to buy both lots (CMI not formally involved) - \$300,000+
- By several opinions, the main value is in road frontage area
- We have two opinions of value in hand now that diverge in the total pre-easement price by nearly two times the lower valuation
Town assessed value for land only: ~\$107,000 (both lots)
- Latest verbal agreement was at a per-acre price about 3 times the latest Tom Howard average.
- Need to focus on conservation goals: wildlife connectivity and preserving farmland.

Bob's Assets

Eastern Field fee ownership
Lots 7 & 9 – including buildings
His house lot

Alternatives for conservation that may work for Bob Floyd and us

- Purchasing an easement, just on Bob's south parcels
- Purchasing land, just Bob's south parcels
- Including Eastern Field purchase

Thinking:

Wildlife connectivity – not as great on these lots as others
Agricultural value is proportionally greater on these lots (although ag use is limited, because of wet areas), because of lower wildlife value and proximity of farm houses and barns.

Here's what we can offer:

Key: Easements are not as valuable as we were discussing. Property is not as valuable as a whole as we had all thought. Market price is probably what Bob Abraham offered. If you put restrictions on it, that reduces the value.

Option 1: Purchase easement immediately at the recent independent opinion of value price. We were surprised by how low that price is too. But town should follow the actual market values, within reason.

Option 2: Ask Bob what else he is willing to sell? We may be able to help ensure that the buyer takes your conservation interests into account. LRCT or someone buys lands in fee simple. Eastern Field could be included OR LRCT or someone else buys the land in fee simple, with subdivision of Lot 7 and buying house on Lot 9 with the land (negotiated price, minus life tenancy). To speed up getting payment, should sell one lot first, then the other.

Ned will bring these options to Bob and report back to the Committee his response.

Bearcamp Dam / Cook Property in So. Tamworth

- This property was sold by Harold Cook to someone who is rumored to be thinking of an RV parking area.
- Ned will encourage the TCC to review state Shoreland Protection requirements and should encourage compliance
- Any interest in seeing if the new landowner may be interested in conservation and historic acknowledgement – CLRC may want to talk with him/her.

Harry Thompson property, Old Route 25

- This property is now on the market, with Tom Howard as the broker (which was encouraged by the Commission visit with the sellers in the spring).

Adjourn – David moved, Katy seconded, all in favor, at Noon.