

Banks/Shmid Conservation Project Timeline

7/8/2011 Option to Purchase signed

- 129.8 acres for \$600,000 (
- Between Russell Foundation and Alma
- Green highlighted parcel to be added (this is the current 7.9-acre hayfield portion)

11/1/2011 ZBA Public Hearing re. lot line adjustment presented by Ian McSweeney

- For conservation easement restricted agricultural farmland
- 7.49 acres of open field to be moved to parcel town will purchase
- “The town will purchase lot 408.123 as part of a conservation easement, and the development rights would be owned by the Forest Society. The 7-49 acres is needed to help secure money needed for a conservation project through grant funds. Active agricultural lands have grant resources available, forested land does not.”

12/14/2011 CC Meeting re. Ian McSweeney of Russell Foundation requesting financial support

- CC pledged \$20,000 from Conservation Fund to the project

9/17/2012 BOS Meeting Public Hearing re. Banks/Shmid, etc.

- Farmland and active agriculture emphasized
- Recreational fields a secondary interest
- Mention of 15-20 acres set aside for athletic fields and that best location for such would be in gravel pit after reclaimed

10/10/2012 CC Meeting re. conservation land project

- Conservation Fund pledge to purchase increased from \$20,000 to \$50,000

11/5/2012 BOS Meeting Public Hearing re. Purrington Conservation Easement

- Discussion re. preserving land for agricultural use

12/31/2012 Town Annual Report re. Banks/Shmid

- BOS – no mention
- CC – mentioned purchase of conservation easement on a farm for agricultural preservation
- PARC – noted athletic field shortages and overuse

1/9/2013 CC Meeting noted that BOS developing Banks/Shmid warrant article

1/21/2013 BOS Meeting re. warrant

- Article 30 (subsequently revised to Article 29) includes designation of 20 acres for gravel pit and recreation fields

2/2/2013 Deliberative Session (first part Town Meeting) comments re. Article 29

- Conservation easement will allow agriculture or forestry with passive recreation

2/13/2013 CC Meeting member report re. deliberative session

- No objections to Article 29

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3/8/2013 Union Leader article

- By Nancy Bean Foster
- “The land includes 117 acres of scenic agricultural fields and forest, all of which will be placed in conservation easement and remain undeveloped.”

3/12/2013 Second part Town Meeting – Annual Town Election

- Article 29 with conservation easement requirement and gravel/recreational fields exclusion passed 774 to 547 votes

3/25/2013 BOS Meeting re. Banks/Shmid

- Discussion regarding agricultural use and haying approval

8/14/2013 CC Meeting re. project funding concern

- Town Administrator, BOS, and seller very concerned about project funding and timing
- CC committed additional \$130,000 to purchase from the town’s Conservation Fund
- Property exclusive of gravel pit/recreation field is to be managed by Conservation Commission as conservation land

9/11/2013 CC Meeting re. project status

- Clarity that CC intends agricultural lands (hayfield) to be preserved
- Purchase lead transitioned from Russell Foundation to SPNHF

12/2/2013 CC Meeting with concurrent BOS Meeting

- “Chairman Clow confirmed the understanding that the existing hayfields are to remain in agricultural use.”

12/2/2013 BOS Meeting re. discussion of East Road property

- Chairman Clow stated “Ball fields may be challenging to develop on that lot.”
- Steve Najjar commented that CC funding stipulated that parcel to be conservation land managed by the CC

12/31/2013 Town Annual Report re. Banks/Shmid

- BOS – “farmland” and forest will be put into conservation
- CC – field and forest value mentioned as well as eventual recreation field development in the reclaimed gravel pit
- PARC – excited by the prospect of additional ball fields at East Road

1/8/2014 CC Meeting Public Hearing re. parcel purchase

- \$180,000 from town’s Conservation Fund (filling much of agriculture grant deficit)
- Subject to conservation easement
- CC to be property manager except for recreation field/gravel pit

2/12/2014 CC Meeting re. member Wendy Stevens’ (also of Agriculture Commission) report

- Emphasized condition and future of hayfield

Banks/Shmid Conservation Project Timeline

- 3/12/2014 CC Meeting re. review of proposed Banks/Shmid deed
- Important to CC that purchased “acting through the Conservation Commission” as first draft of deed language originally indicated
 - Mention that 20 acres needs to be subdivided out
 - “Interior” exclusion has to show up on maps
- 4/8/2014 Closing on the parcel purchase
- 4/9/2014 CC Meeting with Cooperative Extension specialist
- Invited by member Stevens (also of Agriculture Commission)
 - Addressed hayfield condition and management
- 4/21/14 BOS Meeting re. closing papers
- Noted that purchase was a “bargain sale” at \$540,000 which indicates the sale price was below full value (\$60,000 less than the price in the Purchase and Sale). According to the seller, the reason it was below full value was to assure the preservation of the hayfield.
- 7/9/2014 CC Meeting re. hayfield
- 8/13/2014 CC Meeting re. project status
- Waiting for conservation easement
 - Hayfield being mowed
- 12/31/2014 Town Annual Report re. Banks/Shmid
- BOS – preserving rural environment with acquisitions and easements such as along East Road and will continue to see East Road in the future much as it is today
 - CC – parcel purchase is completed, under CC management except gravel pit and athletic fields
 - PARC – no mention
- 4/8/2015 CC Meeting re. conservation easement
- Brian Hotz of SPNHF speaking on easement status
 - “Donut hole” mentioned, indicating easement exclusion area (gravel pit and recreational fields) doesn’t include the hayfield but is to be located somewhere towards the middle of the property
- 6/10/2015 CC Meeting with Brian Hotz in attendance again
- Awaiting feedback from town re. surveying and easement language
 - Discussion of hayfield management options
- 9/9/2015 CC Meeting re. further expenditure from town’s Conservation Fund
- CC agreed to repay Russell Foundation’s bridge loan from Conservation Fund
 - Emma Sawyer Trust retains pledge of \$5,000 towards the eventual conservation easement