

Sullivan County Delegation
July 16, 2013 8:30 AM Meeting Minutes
Place: Remington Woodhull County Complex
County Administration Building
1st Floor Commissioners Conference Room
14 Main Street
Newport, NH, 03773

Delegates Present: John R. Cloutier – Chair | District 10, Cynthia Sweeney - V. Chair | District 8, Andy Schmidt – Clerk | District 1, Sue Gottling – Executive Finance Committee (EFC) Chair | District 2, Raymond Gagnon – EFC | District 5, Virginia Irwin – EFC | District 6, Jim Grenier – EFC | District 7, Joe Osgood – District 4, Skip Rollins – District 6, and Linda Tanner – District 9.

Delegates Absent: Ben Lefebvre, Andrew O’Hearne, and Steve Smith.

County Elected Officials and Staff Present:

Commissioner Jeffrey Barrette, Greg Chanis – County Manager, and Lionel Chute – Natural Resource Director, Sharron King – Registrar of Deeds, and High Sheriff Michael Prozzo.

Public Present: Gayle Hedrington – 99.7 WNTK News Reporter.

Agenda Item No. 1. Open Meeting

The Chair, John Cloutier, opened the meeting @ 8:30 AM

Agenda Item No. 2. Review of June 25th, 2013 6:00 PM County Convention Minutes

8:31 A motion was made by Rep. Irwin and seconded Rep. Sweeney to approve the June 25th 2013 County Convention Minutes as presented. The motion carried, unanimously, in favor of the vote.

Agenda Item No. 3. Other Old or New Business – Possible Executive Session Per RSA 91-A:3.II.d. pertaining to consideration of acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interest are adverse to those of the general community

Mr. Chanis distributed a document titled '*fountains: Unity Mountain Forest*' describing a 596 acre parcel of property located in Unity [Appendix A]. Chanis and Mr. Chute, gave the Delegates a briefing on the potential purchase of this property and explained that the Commissioners authorized the County Manager to enter into a Purchase & Sales Agreement (P&SA) for said property. They ran a PowerPoint presentation [Appendix B] explaining the property details. Chanis explained the RSA process for a supplemental appropriation. The Delegates set a tentative supplemental appropriation public hearing date for August 8th @ 7:00 PM and would like the hearing to take place at the Grange in Unity; then another meeting would be set for August 13th, in Newport, at which the Delegation would perform a possible vote on the supplemental appropriation.

The EFC members: Gottling, Gagnon, Grenier, Irwin and Schmidt gathered to review and approve EFC minutes.

9:55 A motion was made by Grenier, and seconded by Gagnon, to approve the following minutes as presented:

- 1. January 25, 2013 EFC Public Meeting Minutes**
- 2. June 7th, 2013 EFC Public Meeting Minutes**
- 3. June 7th, 2013 EFC Executive Session Minutes**
- 4. June 10th, 2013 EFC Public Meeting Minutes**

And, to release the June 7th 2013 Executive Session Minutes. A voice vote was made in favor of the motion and carried unanimously.

10:0 A motion was made Rep. Sweeney and seconded Rep. Irwin to adjourn the meeting.

Respectfully submitted,



Andy Schmidt, Clerk
Sullivan County Delegation

AS/sjc

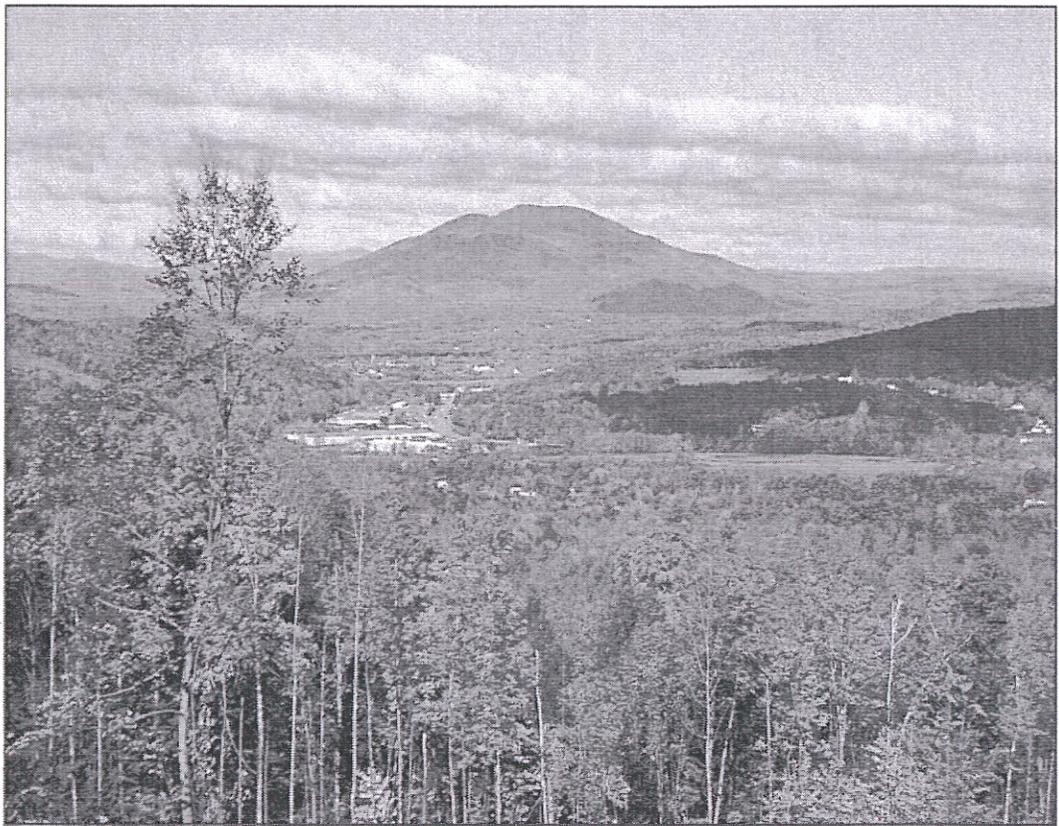
Date minutes approved:

August 8, 2013

fountains

UNITY MOUNTAIN FOREST

Scenic views of the Connecticut River Valley and Vermont's Green Mountains highlight this quiet ridgeline parcel, well-suited for a recreational retreat or long-term residential options.



596 ± Tax Acres
Unity, Sullivan County, New Hampshire

Price: \$345,000

LOCATION

Unity Mountain Forest is located on the western slope of Unity Mountain (1,400' ASL) in the small town of Unity, New Hampshire. The surrounding area offers a mix of modest homes and small family farms that checker the forested landscape.

Less than 10 miles to the north is the city of Claremont, an historic mill town founded along the banks of the Sugar River in the early 18th century. With a population of 13,000, Claremont has evolved into a major center of retail and commerce within the Connecticut River Valley for rural communities in New Hampshire and Vermont. Mount Ascutney Ski Area in Vermont lies just over the border to the west; to the east is the scenic Sunapee Lake Region, home to another ski resort and state park.



Broad Street Park in nearby Claremont.

Interstate 91 provides easy access to the area from northern or southern New England. Interstate 89 is approximately 30 minutes to the east providing access to New Hampshire's major cities and Boston, Massachusetts, which is just over a two-hour drive to the southeast.

ACCESS/BOUNDARIES

Access is provided by a deeded right-of-way over Spooner Road, a private gravel road with utilities. The road begins off Unity Road, a town-maintained public road connecting the communities of Unity and Claremont. It is a short cul-de-sac that crosses over an adjacent landowner's property and leads to an unnamed access road. This road enters the parcel and continues gradually upslope for three quarters of a mile before terminating at a former log landing in the center of the property.



Spooner Road offers deeded access to the property.

To get to the parcel from Interstate 91, take Exit 8 and head east on State Routes 12 & 103. As you enter Claremont, with the clock tower on the left, bear right on to Tremont Street near Opera House Square. This road will parallel Broad Street Park on your left.

Stay on Tremont Street for a few tenths of a mile until it merges with Broad Street. Shortly after Stevens High School on the right, take a left onto Chestnut Street and it will lead out of town and into Unity a few miles south of Claremont. Spooner Road is on the left - approximately 5.6 miles from the intersection of Chestnut and Broad Streets in Claremont.

Property boundaries appear to be in fair condition and exist as old painted blazes, stone walls and barbed wire. There is no known survey of the property. Maps in this report are based on the deed, aerial photo interpretation and corresponding tax map acres of 596.3.

SITE DESCRIPTION

The forest occupies a significant portion of Unity Mountain's southwest shoulder where terrain ranges from nearly flat along the plateau to a steady 10% slope on the northern corner.

Several small, intermittent brooks thread through the forest as they flow into larger streams off the property. Soils are predominantly well-drained, with the exception of the narrow riparian areas along the brooks.

Vermont's rolling hills and more distant Green Mountains rise in a series of ranges directly across from the forest. Recent tree clearing offers a nearly 180 degree view across the Connecticut River Valley. Mount Ascutney sits just across the river and takes center stage as it rises prominently in the foreground to present a dramatic focal point. Terrain conditions along the plateau and in several other areas with mountain views appear favorable for building.

The forest's westerly aspect provides ample opportunity to enjoy sunsets over the Vermont mountains. Topographical elevation ranges from 950' in the northeast corner of the tract to 1,750' ASL along the eastern boundary.

TIMBER

Tree species consist primarily of hardwoods (red oak, red maple, white and yellow birch and some beech), with a mix of hemlock and red spruce along the upper slopes.

Overall, the timber resource is pole-sized, although there are small sawlog-sized trees, predominantly in the spruce stand located in the uncut northwest corner. In light of recent heavy harvesting across much of the forest, most stands are in a free-to-grow phase where saplings are now populating the openings in the canopy. Wildlife dependent on such young habitat abounds, primarily deer but also several species of songbirds and raptors.

No current timber data is available on the property. Capital Timber Value (CTV) is \$350 to \$375/acre based on ocular estimates.



View of Mount Ascutney across the Connecticut River in neighboring Vermont.



Above: Hemlock and red spruce populate the higher elevations.

Below: Most of the forest has been harvested, resulting in long distance views and excellent wildlife habitat.



MUNICIPAL ZONING

The property is located in Unity's Agricultural/Residential zoning district where forestry, farming and single-family dwellings are permitted. Minimum building lot size is 3 acres with a minimum of 200' of frontage on a Class V road. Any proposed building on the property may require road upgrades and approval from the town planning process.

For more information on zoning, call the Unity Town Office (603) 542-9665 or e-mail at deputy@surfglobal.net.

The property exists in two tax lots – Parcel 02-321-J6 (96.3 acres) and Parcel 02-321-01-J6 (500 acres). Annual property taxes on the Unity Mountain Forest in 2012 were \$579.

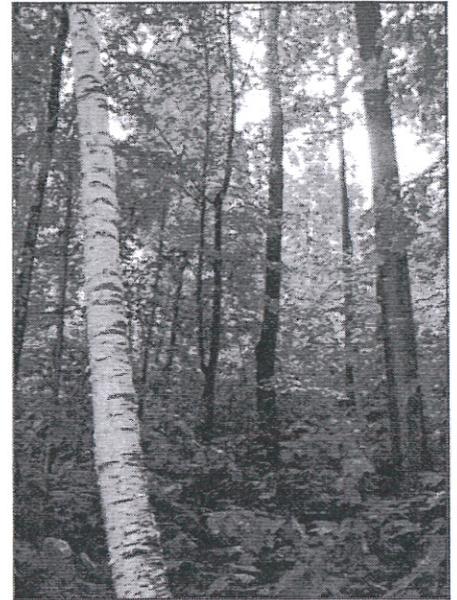
The property is enrolled in New Hampshire's Current Use Program. This program reduces property taxes in exchange for a commitment by the landowner to maintain the land as open space.

Ten (10) acres is the minimum requirement for enrollment in the program. Two (2) acres surrounding dwellings, power line easements greater than two acres, commercial areas and other developed areas are ineligible.

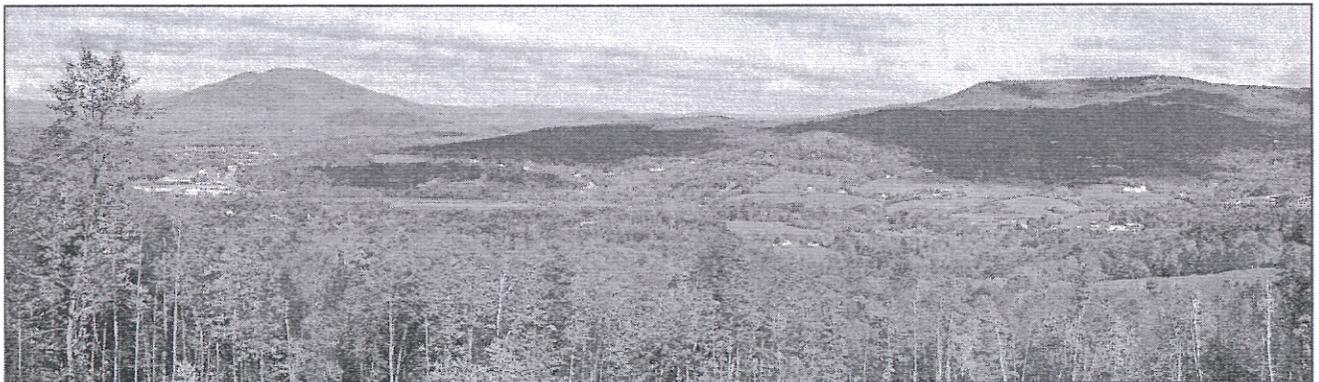
A land use change tax is payable when development occurs. Development is defined as a subdivision into lots less than 10 acres, or the construction of dwellings or other non-agricultural or forestry structures. The land use change tax is 10% of the "fair market value" prior to development and is payable to the town where the property is located.

For more information about New Hampshire's current use tax program, contact Fountains Land or the State of New Hampshire Department of Revenue Administration by visiting their website at: www.nh.gov/revenue/currentuse.htm.

The property is owned by Daniel S. Dagesse, whose deed is recorded in the Sullivan County Registry of Deeds in Book 1765, Page 0087.



Hardwood species dominate the property's forest.



Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

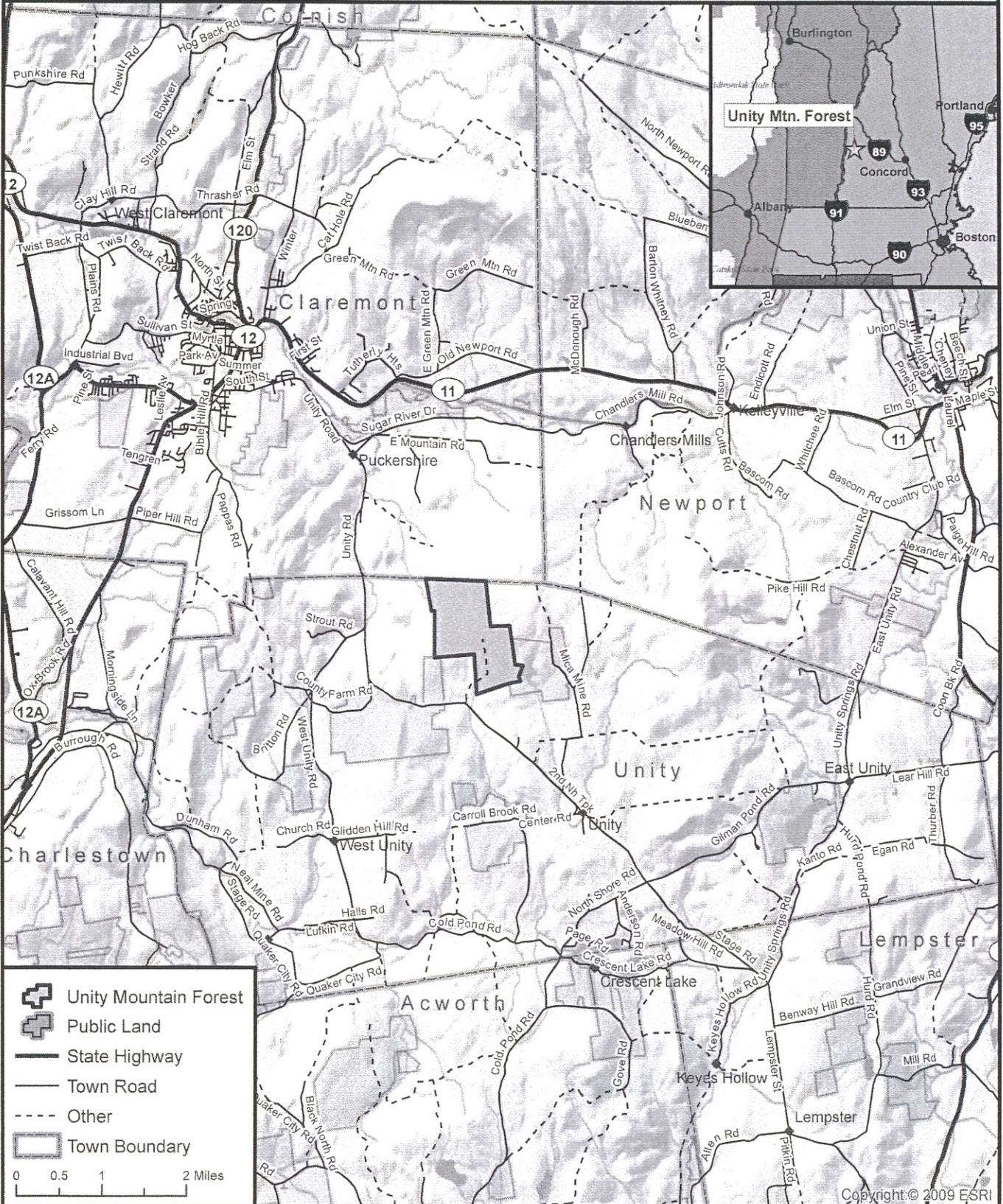
Locus Map

fountains

Unity Mountain Forest

596 Tax Acres

Unity, New Hampshire

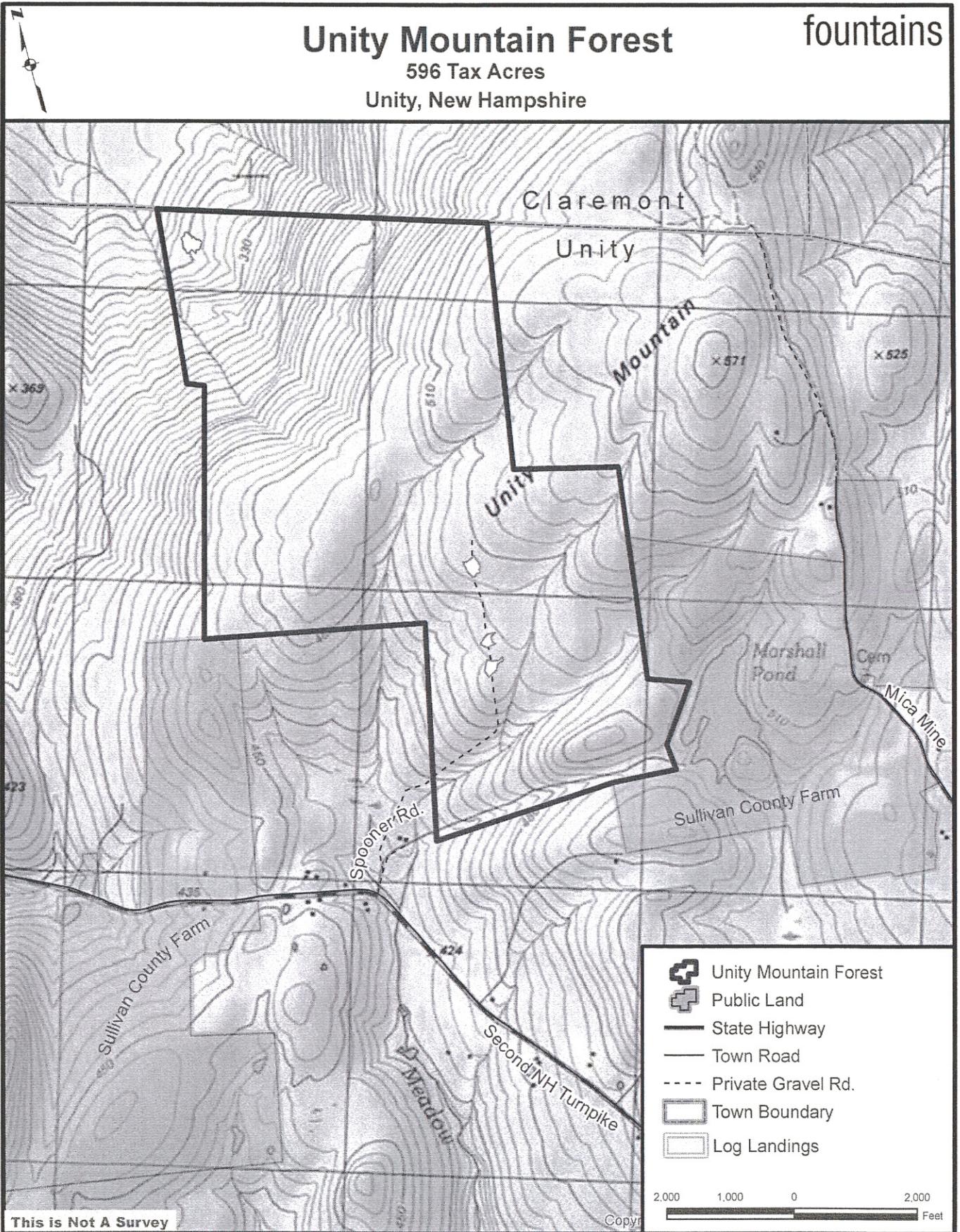


Unity Mountain Forest

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fountains



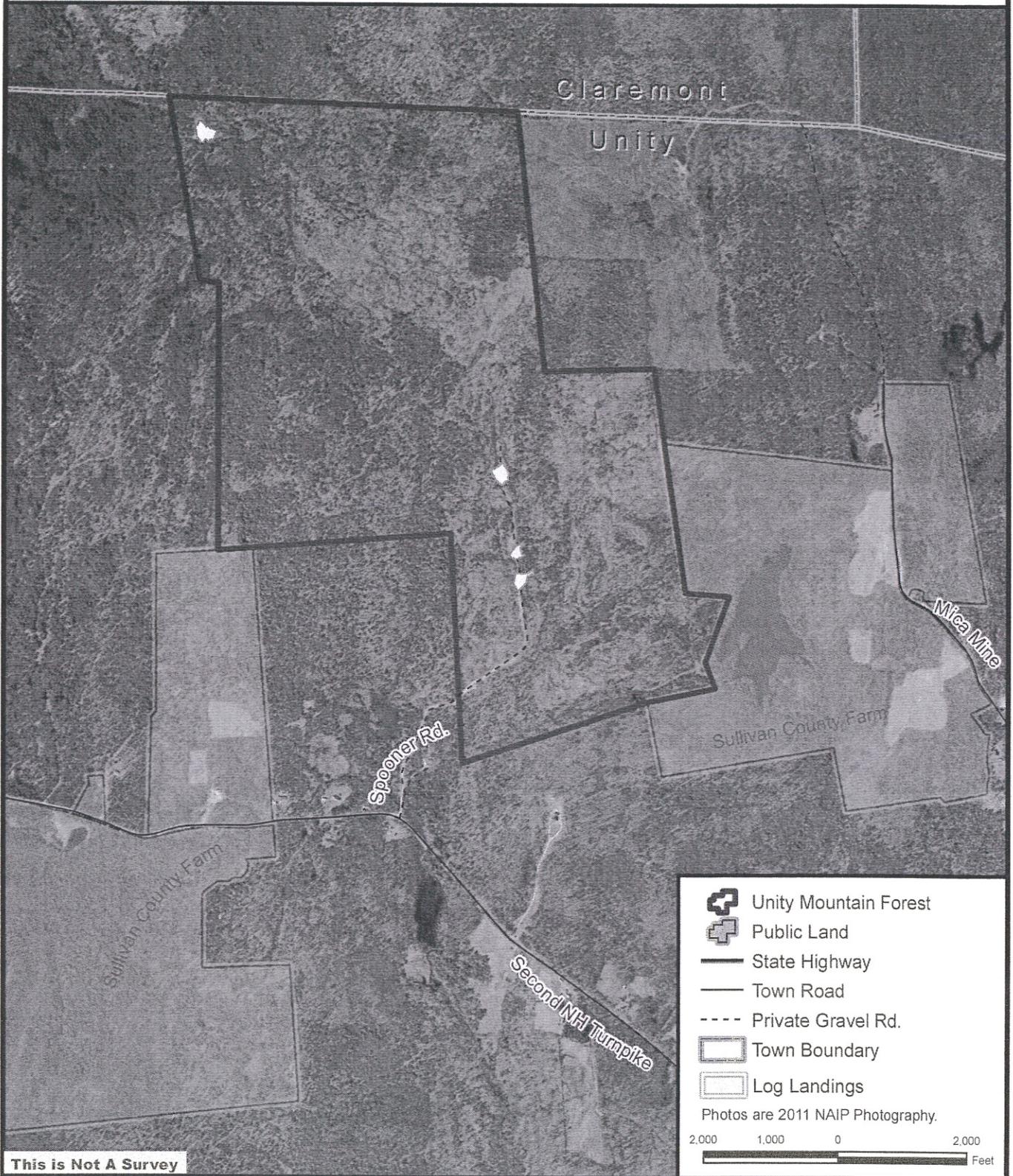
Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from NHGC. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.

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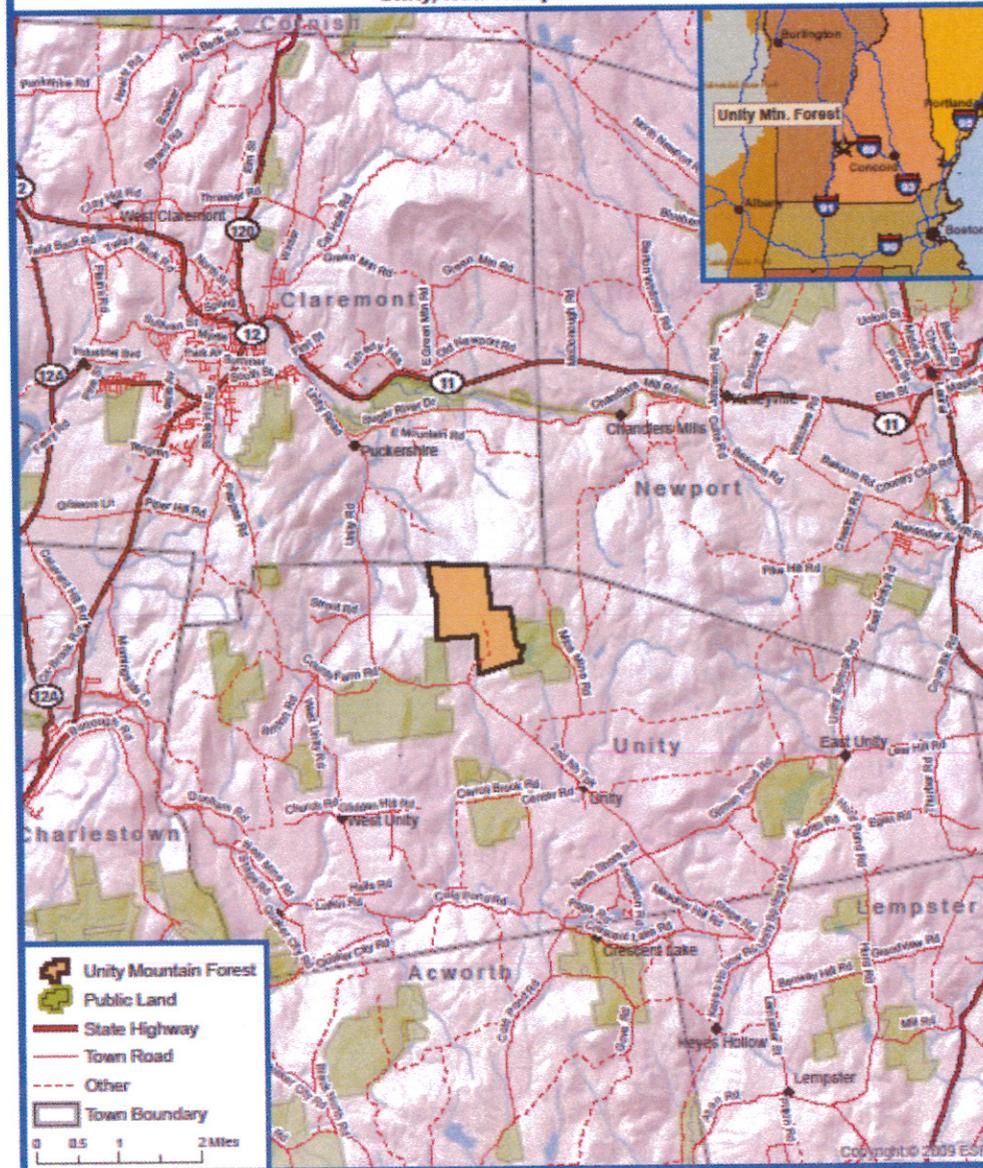
fountains

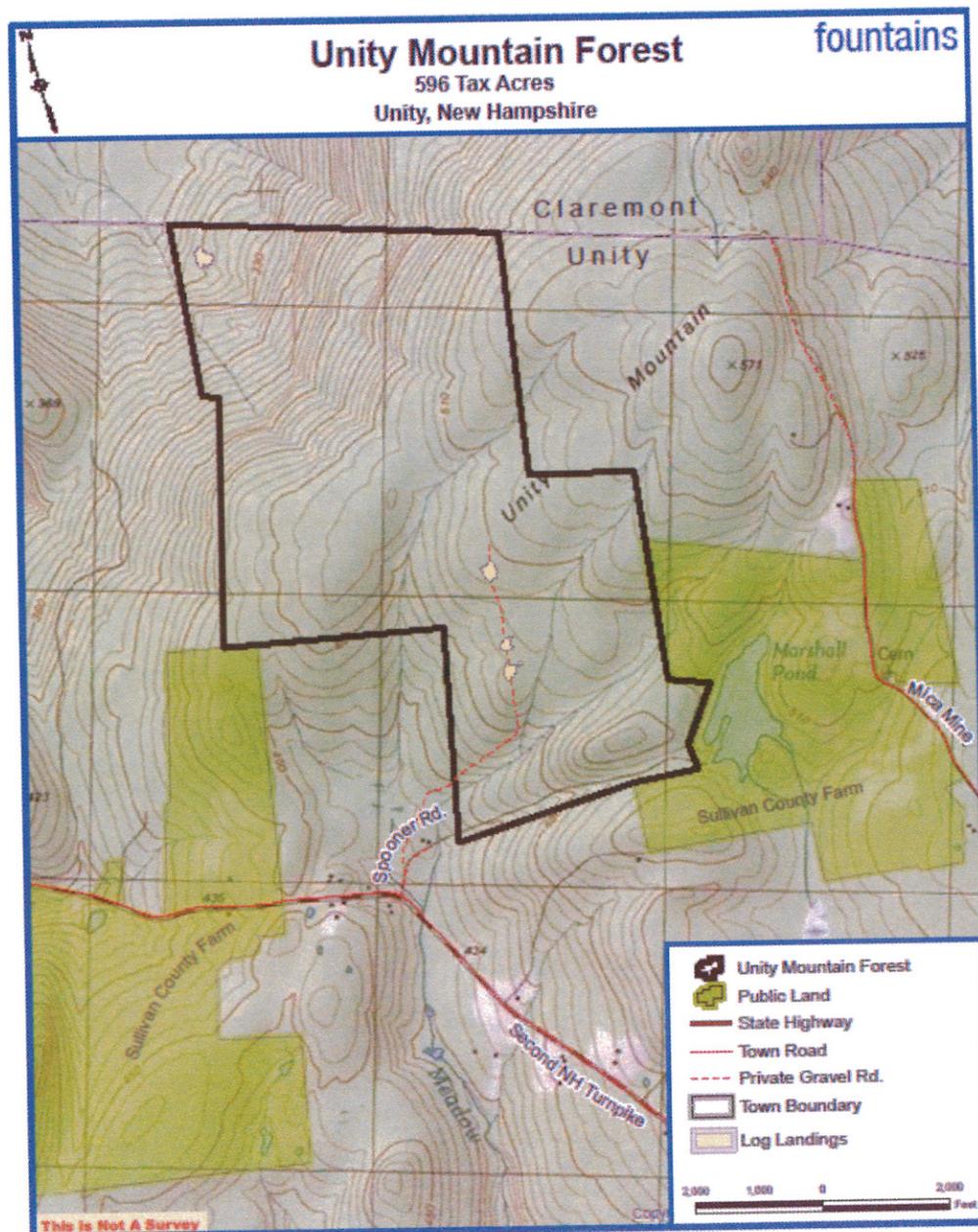


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Locus Map
Unity Mountain Forest
596 Tax Acres
Unity, New Hampshire

fountains





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Resources









- **Soils -**

Majority is Monadnock stony fine sandy loam (Mf) – deep, well-drained, slopes from 3-50% (majority 15-25%).

Additional areas of Monadnock-Lyman rock outcrop complex (Mw) - deep and well-drained Monadnock soil with shallow and somewhat excessively drained Lyman soil

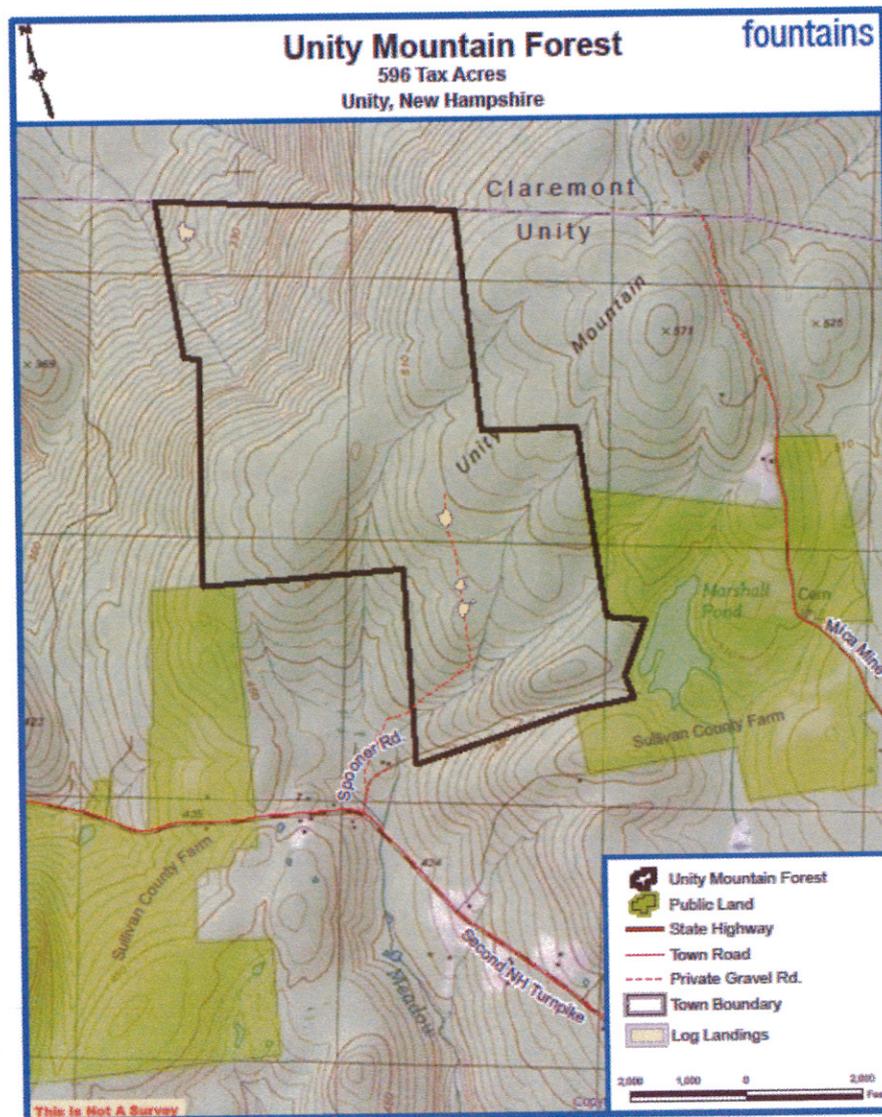
Timber growth is average: wp60, ro55, sm50, rs40, bf60

Also pockets of

Monadnock-Lyman stony fine sandy loam (Mv)

Peru stony loam (Pe) (ro70)

Water



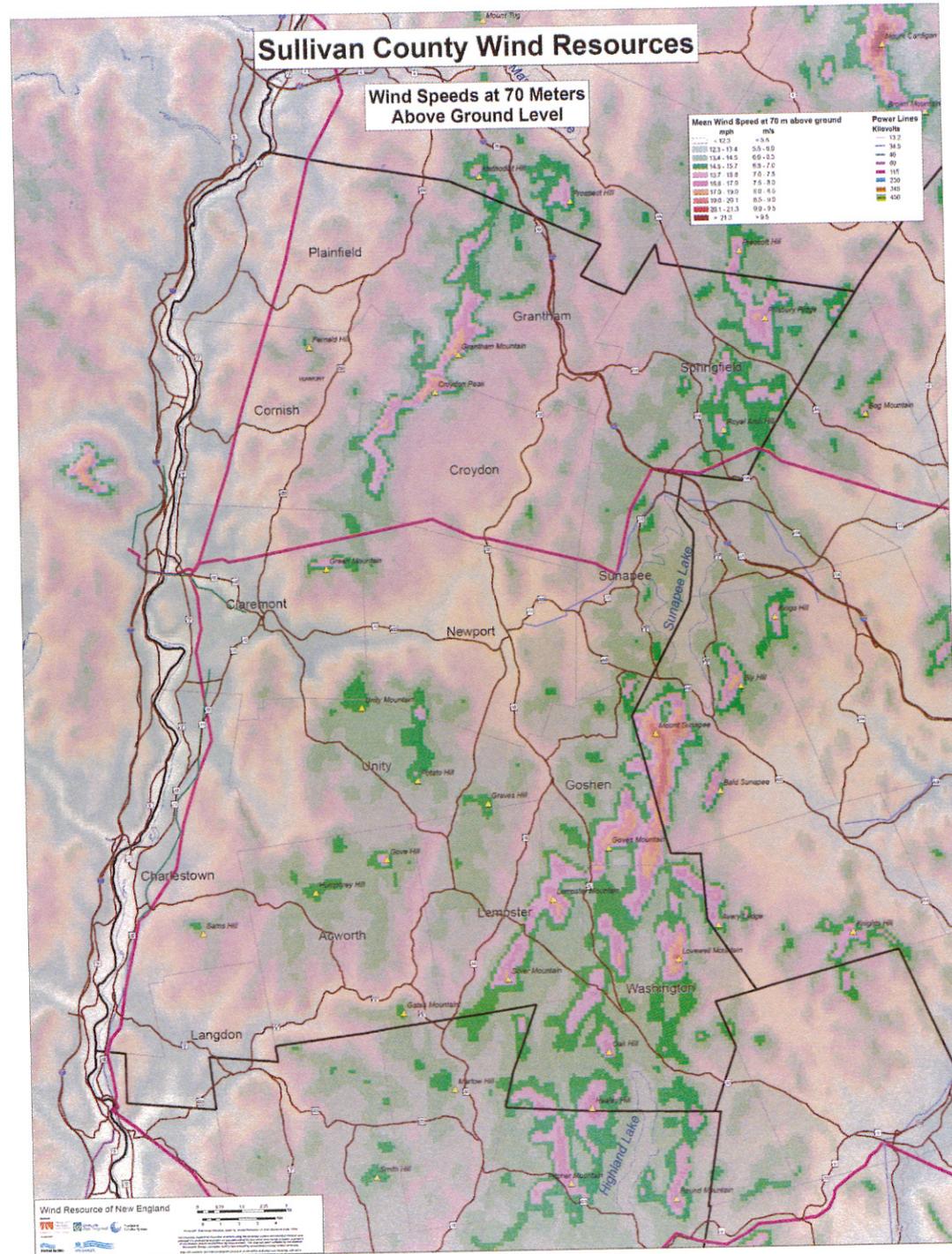
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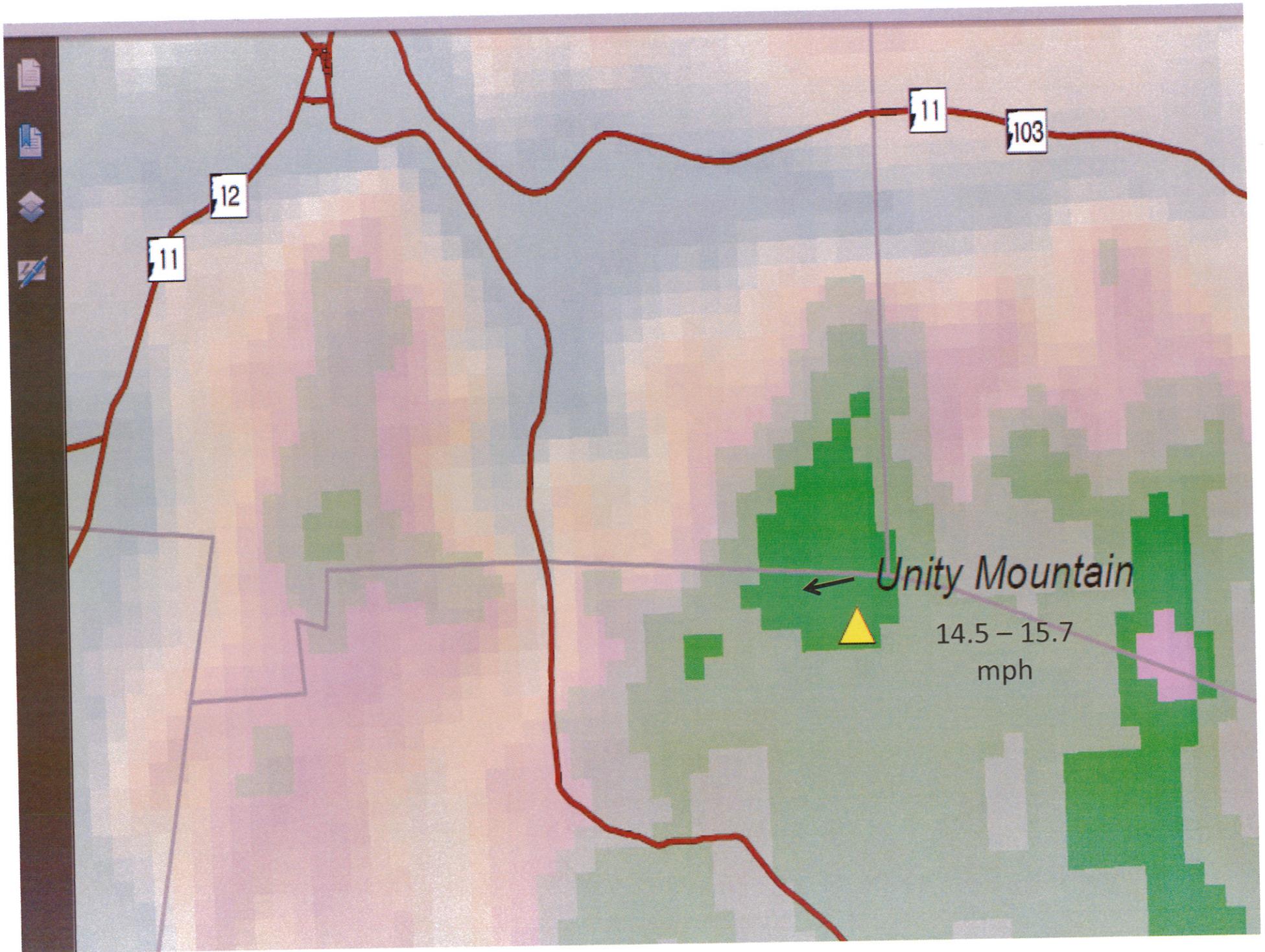




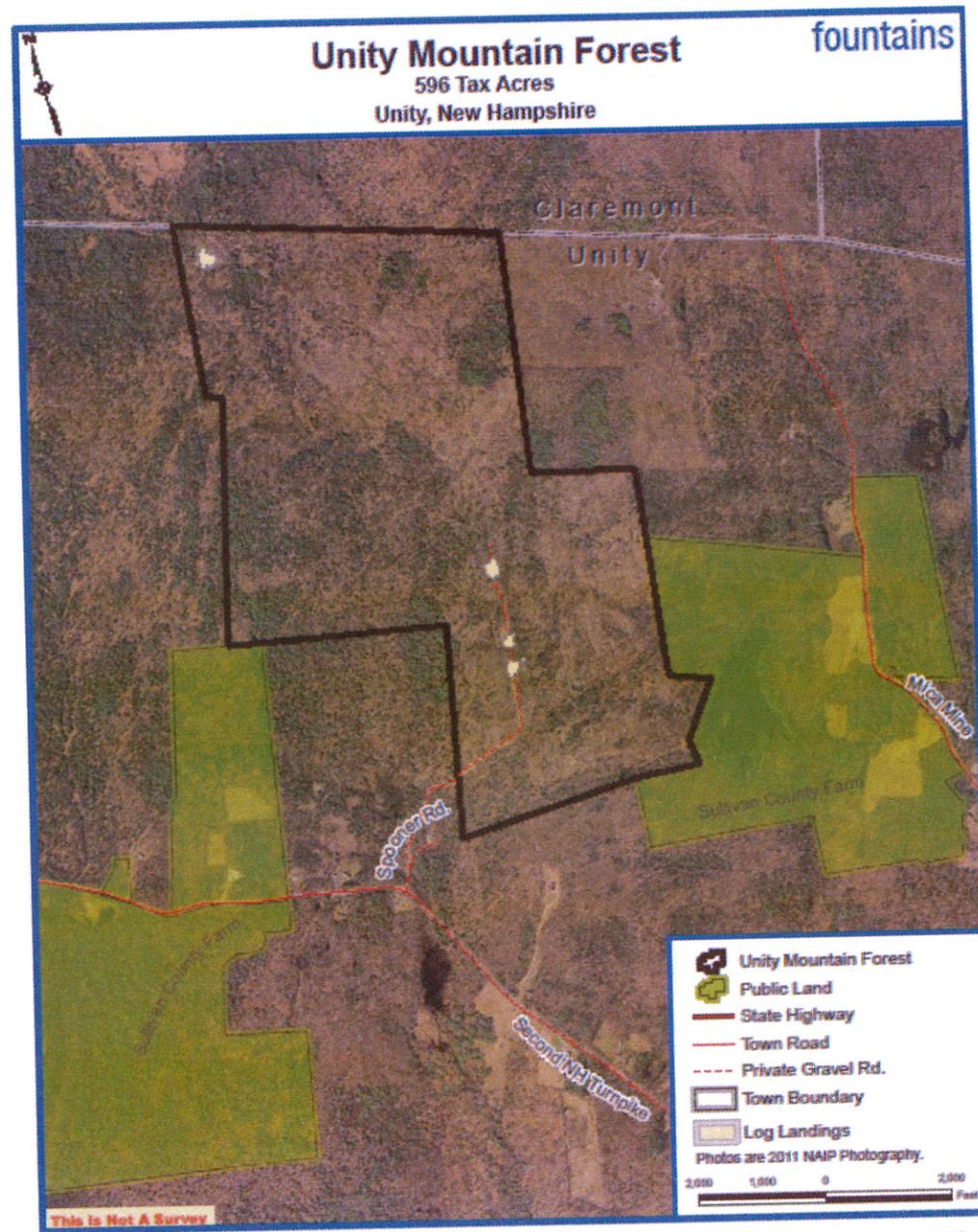


Wind





Recreation



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Other Assets

- protects west side of Marshall Pond property from development
- includes ~2835' of the Fire Suppression Water Main for the County Complex (more than half of the pipeline currently under easement, and 1/3 of the entire pipeline)

The Deal

- Property consists of 596 +/- acres.
- Asking price was \$345,000
- Negotiated sales price of \$298,000 plus closing costs (Estimated \$2500.00)
- Cost per acre = \$500.00