



CITY OF DOVER, NEW HAMPSHIRE MASTER PLAN

2012 Update - Conservation and Open Space Chapter

Conserving Special Places

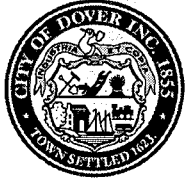
CONSERVATION AND OPEN SPACE CHAPTER – 2012

Conserving Special Places

Department of Planning and Community Development
City of Dover, New Hampshire
288 Central Avenue; Dover, NH 03820
Phone 603.516.6008
<http://www.dover.nh.gov/planning/>

Conservation and Open Space Chapter Steering Committee

Lee Skinner - Chair
Thomas Fargo
William Hunt
Anne Kotlus
Barbara Lehocky
Dorothy Wagner
Samuel Chouinard
Steve Bird – City Planner



CITY OF DOVER

CERTIFICATE OF ADOPTION

Agenda Item#: 4B

Adopting: Conservation and Open Space Chapter of the Master Plan

WHEREAS: The Planning Board and Planning Department, have written and completed the Conservation and Open Space chapter of the Master Plan in accordance with RSA 674:3, and

WHEREAS: A concerted effort was undertaken to include participation by the general public through the use public meetings, a joint meeting with the Conservation Commission and Open Lands Committee, and a citizen steering committee; and

WHEREAS: A formal public hearing on said Chapter, in accordance with RSA 675:6, was held before the Planning Board on March 27, 2012; and

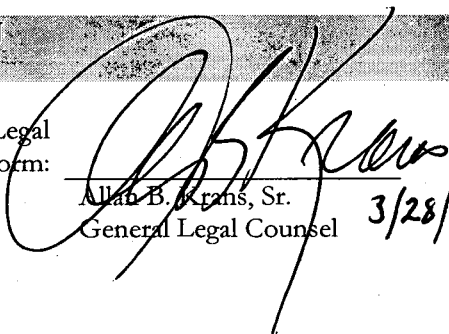
WHEREAS: The Dover Planning Board voted on March 27, 2012 to adopt the Conservation and Open Space Chapter;

NOW, THEREFORE, BE IT RESOLVED BY DOVER PLANNING BOARD THAT:

1. The Conservation and Open Space Chapter of the Master Plan is adopted and certified in accordance with RSA 674:4;
2. The Planning Board Chair is authorized to sign and label as "adopted" the final reproduced documents of said Chapter; and
3. The Planning Department is authorized to forward a certified copy of the adopted Chapter to the Office of Energy and Planning, as required by RSA 675:9.

AUTHORIZATION

Approved as to Legal Form:


 Allan B. Krans, Sr.
 General Legal Counsel

3/28/12


 Marcia Gasset
 Planning Board Chair

Date of Adoption: March 27, 2012 Members in Favor: 9
 Members Opposed: 0



CITY OF DOVER

CERTIFICATE OF ADOPTION

Agenda Item#: 4B

Adopting: Conservation and Open Space Chapter of the Master Plan

BACKGROUND MATERIAL:

According to New Hampshire Planning and Land Use Regulation 674:2, the Master Plan is intended to clearly and practically propose the best and most appropriate future development of the City under the jurisdiction of the Planning Board, to aid the Board in designing ordinances, and to guide the Board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning and wise resource protection.

The Master Plan is a set of statements about land use and development principles for the municipality with accompanying maps, diagrams, charts and descriptions to give legal standing to the implementation of ordinance and other measures of the Planning Board. A Master Plan should lay out a physical plan which takes into account social and economic values describing how, why, when and where the community should build, rebuild and preserve. This physical plan should be comprehensive in nature, and have a long range vision – 10 years is the average. The master plan shall include, at a minimum, the following required sections:

- A vision section
- A land use section

The master plan may also include the following sections:

| | |
|--|---|
| • A transportation section | • A cultural and historic resources section |
| • A community facilities section | • A regional concern section |
| • An economic development section | • A neighborhood plan section |
| • A natural resources section | • A community design section |
| • A natural hazards section | • A housing section |
| • A recreation section | • An implementation section |
| • A utility and public service section | • An energy section |

Dover has completed Master Plans in 1963, 1978, 1988, 1998, 2000, 2007, 2009 and 2011.

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I. Introduction

Dover has a long history of placing a priority on environmental protection and management. Open Space and Recreation Plans were developed as early as 1973. In 1988 a city-wide master plan contained a detailed chapter on the open space and recreation needs of Dover. That chapter was updated in the year 2000. In 2009, the Planning Board adopted a separate chapter specifically dealing with Dover's recreational resources. This chapter will specifically address Dover's Open Space and Conservation Lands.

Goals and Objectives

Overall Goal: Protect and manage Dover's valuable Open Space resources.

- Objective 1: Identify and pursue permanent legal protection of key open space areas based upon a systematic inventory and evaluation of Dover's natural resources.
- Objective 2: Where possible, link open space areas and recreation facilities in an effort to establish an integrated network of resources.
- Objective 3: Improve, protect and encourage public access to Dover's natural resource areas.
- Objective 4: Encourage all new developments to protect and where possible, enhance valuable natural and open space resources.
- Objective 5: Encourage public/private partnerships between the City and land protection groups such as state and federal agencies and private land trusts.

Section**2****II. Where We Were**

Dover has a long history of land conservation that began in 1973 when the City Council established a Conservation Commission. Over the past 40 years, there have been two primary periods of active land protection/conservation efforts in Dover, the first during the mid to late -1980s and the second from 2003 to 2009. These periods of activity were in response to growth in residential development. In both cases, Dover's conservation efforts were motivated by two goals: 1) to preserve the changing rural character of Dover, and 2) to slow the rate of residential development in an effort to manage increasing costs of providing municipal services.

The real estate boom of the mid to late 1980's led to the development of policies and programs by the City to encourage land conservation efforts. In 1987, the Planning Board adopted subdivision regulations for optional "alternative design subdivisions", allowing developers to cluster housing units closer than would be allowed under normal requirements if they set aside portions of the development parcel as natural open space. With the encouragement of the Conservation Commission, the Planning Board prepared and adopted the following zoning ordinances designed to protect natural resources:

- Groundwater Protection Ordinance (1985)
- Conservation District Ordinance (1987)
- Wetlands Protection District Ordinance (1988)

These ordinances have been instrumental in protecting important natural resources over the last 25 years.

Dover benefited from the statewide Land Conservation Investment Program (LCIP) established in 1987. The 105-acre Gabriel conservation land off County Farm Cross Road was protected by a conservation easement purchased with LCIP funds in 1991. In addition, the over 460-acre NH Fish and Game-owned parcels now known as the Bellamy River Wildlife Management Area were acquired in 1990 and 1992 partly with LCIP funds. The Conservation Commission facilitated this land purchase by petitioning the City to protect an adjoining 20-acre City-owned parcel as a local match to this project.

In the 1980's the City accepted several parcels as donated conservation lands. These include the 23-acre Parks & Forbes tract off Glen Hill Road, the 13-acre Tamposi & Lehouiller tract off Dover Point Road, and the 37-acre Watson land off Tolend Road. These parcels are protected by deed restrictions.

Individual private and land trust protection efforts have complimented municipal conservation efforts in Dover. The Audubon Society accepted the deed to a donated 29-acre parcel adjacent to the Bellamy River in 1970. The Strafford Rivers Conservancy,

established in 1989, holds easements on and owns conservation land in Dover. Some of this organization's earliest holdings include the Huggins tract (64 acres) and Franklin tract (46 acres).

With the closing of Pease Air Force Base in 1990, development pressure subsided and active municipal land protection efforts waned. However, policies and programs now established had prepared the City to respond as the real-estate market recovered and development increased in the late 1990s.

2000 Master Planning Horizon

In 1998, the Dover Conservation Commission was involved in the review of a residential development project adjacent to Barbados Pond. The developer had previously approached the City with a proposal to sell to the City the parcel of land that had historically provided public access to Barbados Pond. The City declined the offer because there was no money in the City budget for such purposes. Motivated by the loss of public access to Barbados Pond, the Conservation Commission successfully petitioned the City Council in 1999 to dedicate Change of Use fees to fund land protection efforts. Prior to this, all Change of Use fees for land taken out of the Current Use Program were deposited into the City's General Fund. It took a period of time for a useful balance to build up in this fund.

The Master Plan of 2000 cited almost 1,000¹ acres of protected land, but little of it was the result of local conservation efforts.

- Almost 400 acres were owned and protected by outside agencies (the New Hampshire Fish and Game Department and the Audubon Society).
- 270 acres were city wellhead tracts protected more by default than conservation intent. The zoning laws that protected them actually existed to protect the water supply, and only while each well was active. Some of the wellhead acreage included active gravel pits.
- 115 acres of cemeteries were also considered protected conservation land.
- True Conservation Land, actually established and protected by the City of Dover consisted of five tracts totaling less than 200 acres.

Three types of conservation land were identified; (1) Highly Protected Conservation and recreation Land (2) Restricted Open Land and (3) Moderately Restricted Open Land. However, the definitions provided were ambiguous and not very helpful.

Things were about to change.

The Master Plan Chapter produced in 2000, along with the natural resource protection ordinances adopted and other groundwork laid in the previous decade could be considered the "Big Bang" of true conservation results in Dover. Some of the recommendations of that chapter were critical to the growth of conservation efforts for the next decade. They included;

- A. Establish a standing Open Space Committee

¹ Throughout this chapter, numbers are frequently rounded off for clarity.

- B. Develop clear criteria for open space acquisition and protection
- C. Prepare a detailed open space acquisition plan
- D. Create a mechanism for the funding of and acquisition of property
- E. Complete an accurate inventory of currently protected open space parcels

Section

3

III. What We've Done Since

In August of 2000, the City of Dover established an Open Lands Committee (OLC). This is an advisory group to the Conservation Commission, with the objective of identifying open lands that are environmentally sensitive, of historic importance, or open space in the path of development. These open lands are then prioritized for acquisition or other forms of protection.

In 2003, the Alternative Design Subdivision (ADS) became mandatory for certain major subdivisions, and was renamed the Open Space Subdivision (OSS). This process now requires open space and habitat preservation. Open Space Subdivisions, usually through easements, have protected more than 220 acres of land. Although ADS and later the OSS were both expected to provide public use of the preserved land, neither has fared well in that regard. Almost none of these lands are open to public access.

By 2004, clear criteria for open space acquisition and protection were established. The same year, a detailed open space acquisition plan was prepared that clearly defined both the qualities and general areas for open space acquisition. A few years later, an inventory of areas in Dover that were candidates for varying levels of protection was completed.

The City passed bond bills in 2004 and 2005 totaling \$2 million specifically for conservation related purchases. These funds were crucial to the land protection that occurred on the Measured Progress, Tuttle's Farm, Hunt and Frazer tracts from 2005 to 2008.

In addition to city funding, outreach efforts by the Conservation Commission have produced more than \$5 million in grant contributions from sources like The Nature Conservancy, the Federal Farm and Ranchland Protection Program and the State Land and Community Heritage Investment Program. Many of these dollars were in the form of matching funds- they were only available because the city had available funds to start with. It is important to emphasize again that property can be protected by the City (via easements)² without specifically requiring acquisition by the City.

². A conservation easement is a permanent, legally binding agreement between a landowner and an eligible conservation organization or agency, which forbids or limits future development of the land. There can be, and usually are, significant financial incentives for the landowner to grant this type of easement.)

Appendix III provides a summary of land protection projects completed by the City of Dover, and shows that overall, every dollar contributed by Dover was matched by an external grant dollar.



Hunt Farm

In 2011, Dover hired the firm of Kane and Ingraham to produce an updated, detailed inventory of conservation land. The result was the “Conservation Lands Audit and Online Inventory for Dover, NH”.³ For the first time, there is an accurate summary of not only protected tracts and acreage, but also details of ownership, access, types of protection, and more. This inventory identified more than 700 acres of protected lands that had not been fully accounted for.

With an accurate inventory, the balance (or imbalance) of protected acreage by the degree, or level of protection could be determined. However, what should be used to identify the various types of protection?

The 2000 Master Plan identified 3 degrees of conservation land protection; (1) Highly Protected Conservation and Recreation Land (2) Restricted Open Land and (3) Moderately Restricted Open Land. Upon reviewing these levels and their definitions, it became obvious that a better classification system was needed.

³ Details of this audit are available on the City’s Web Site.

Section**4****IV. Where We Are**

More than 10 years have passed since the Master Plan Chapter for Conservation was last reviewed. The results of the efforts in the last decade have been dramatic. Currently, there are 280 tracts of conservation land totaling more than 3,000 acres.

Some of the land is owned by different governmental entities. The City of Dover and the City of Portsmouth both own conservation land in Dover, as does Strafford County, the State of New Hampshire and the United States Government. Some land is owned by conservation agencies, such as the Strafford River Conservancy and the Audubon Society. Corporations, such as Liberty Mutual, Northeast Credit Union, and Measured Progress, own some. Private citizens own a great deal.

What accounts for this tremendous growth? Admittedly, a portion is simply due to “bookkeeping adjustments”. By today’s standards, the 2000 inventory would also have included tracts like the 40-acre Bellamy Reservoir, and the 70 acres of water supply lands located in Dover, but owned by the City of Portsmouth, and the 77 acres of Developed Public Land.

The single greatest contributor to actual increases is the growth of Conservation Easements. Almost 1,000 acres of land has been protected by this mechanism in the last 10 years. In many instances, the easements have been purchased, and many purchases have been facilitated by the use of matching funds.

EXAMPLES OF ACQUISITIONS

The following are good examples of the last decade’s growth, and highlight some of the acquisition methods.

CASSILY/COCHECO PARK

As recommended in the 1988 City of Dover Master Plan for greenway protection in the City of Dover, the Open Lands Committee and the Conservation Commission worked with members of the Cassily family to purchase their property along the Cochecho River. By using Conservation Funds with a matching fund grant from the LCHIP⁴ program, the City purchased 24 acres of land to connect downtown Dover with the Strafford County Farms land. A portion of this property has become the Dover Cassily Community Garden. Part of the land is also used for the Dover Community Trail System.

⁴ Land and Community Heritage Investment Program, an independent state authority that provides matching conservation grants to New Hampshire communities.

DOVER COMMUNITY TRAIL

Since the 1990's the City of Dover has been actively planning and acquiring right-of-ways for a Community Trail that would provide a pedestrian and bicycle-friendly connection throughout the city. Part of the trail follows a former railroad bed through part of the city and provides public access to protected greenways along the Cochecho and Bellamy Rivers. Funding has come from a variety of sources, a federal grant; Transportation Improvement Program (TIP); LCHIP and the City's Capital Improvement Program. The Community Trail is a community-wide project still in the making, which would not happen without the cooperation of many different City departments, residents, businesses, and community organizations.

TUTTLE FARM

The Tuttle Farm, off Dover Point Road, is the oldest family-owned farm in the United States and has a long and celebrated 300-year history. The City collaborated with the Strafford Rivers Conservancy, the NH Department of Transportation and the Federal Farm and Ranchland Protection Program to purchase conservation easements on 120 acres of the farm in 2007. Of the total price of \$2.7 million, Dover paid 44%, with the remaining funds coming from the state and federal partners.



Tuttle Farm

Section

5

V. How Does It All Add Up?

The Conservation Lands Inventory completed in 2011 is both accurate and comprehensive and enables us to categorize and summarize our protected land in a number of ways. This would be extremely helpful in answering questions like:

- With all of these different owners, is all of the land protected to the same degree? If not, how much land is highly protected? How much is marginally protected?
- How is protection monitored?
- If some of the land is owned by private corporations or private citizens, is it still accessible to the public?

To answer some of these questions, a better way of classifying the various types of protection was needed. After some review, the four Levels of Protection defined by GRANIT⁵ were selected. They are much more precise and less open to interpretation than the earlier categories. The protection levels are:

1. Permanent Conservation Land. This is land permanently protected from development through legally enforceable conservation easement, deed restriction, or outright ownership by an organization whose mission emphasizes protecting land in perpetuity. This totals more than 2,500 acres. Examples include the Bellamy River Wildlife Management Area, portions of property owned by the Northeast Credit Union and the Liberty Mutual Insurance Company, and tracts owned by the homeowners associations of Open Space Developments
2. Unofficial Conservation Land. This land is not permanently protected through legal mechanisms. It is owned or controlled by a public institution, public agency or other organization whose mission may not be focused on conservation, but whose clear intent is to keep land for conservation, recreation or educational purposes and in mostly natural land cover. This comprises 140 acres of Dover's Conservation Land. Examples include city owned tracts at Willand Pond, Cochecho Park, and the Fisher Street Community Trail.
3. Unprotected Water Supply Land. This land is not permanently protected through any legal mechanisms. It is owned or controlled by suppliers of public

⁵ GRANIT is New Hampshire's "Geographically Referenced Analysis and Information Transfer System", a collaborative effort between the University of New Hampshire and the NH Office of Energy and Planning.

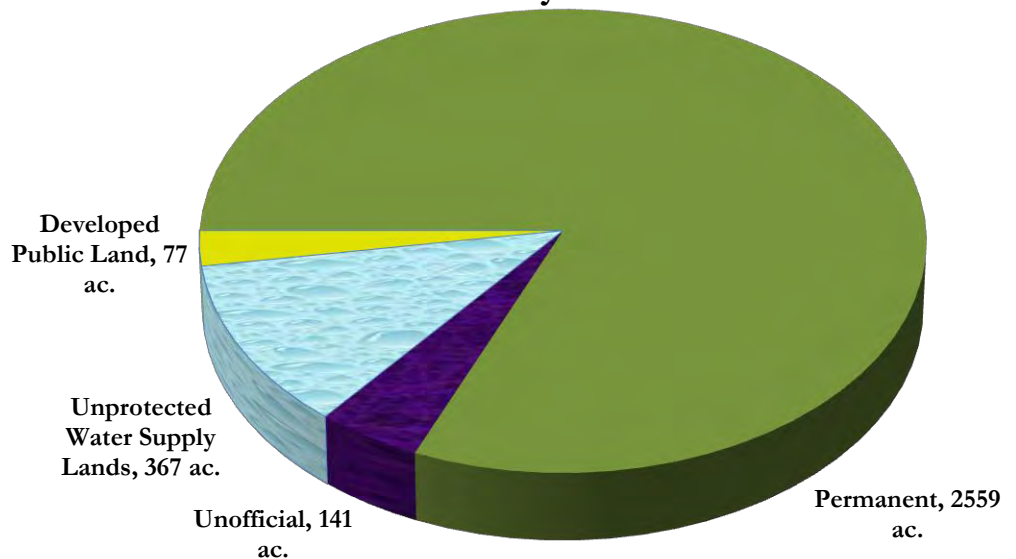
drinking water, including unprotected supplies owned by municipalities, subdivisions of municipalities, and private water systems serving 500 people or more. There are more than 360 acres of Unprotected Water Supply Land. This includes all tracts used by city wellheads (Dover and Portsmouth), as well as the Hopper’s Well Aquifer Recharge area.

4. Developed Public Land. This land has no known institutional or legal mandates to prevent conversion of natural land cover to human uses. It includes public land having, or expected to have, developed infrastructure on more than 50% of its area (e.g., beaches, picnic areas, ball field, boat ramps, and municipal wellfields). There are 77 acres in this category. Examples are Guppy Park and Garrison School recreation area.

5. A Fifth Level? In addition to these four categories, there are approximately 4,500 acres of land in Dover classified under what is known as “current use”. This is privately owned, undeveloped land that the owner has committed to leaving in its current use, and the government, in return, taxes the land at a lower rate. If at some point, the landowner elects to develop the land, (which happens with some regularity) a financial penalty is exacted.⁶ Due to the transient and relatively superficial nature of the protection, current use land is not considered conservation land and is not addressed further in this chapter.

Using these categories, the distribution of protected properties is depicted in this pie chart:

Conservation Lands By Protection Level



Utilizing the categories explained above, a map was prepared that depicts the conservation tracts of land by level of protection. The map, which is included on the next page, is a useful tool to visualize the geographic distribution of the conservation tracts and to compare the levels of protection.

⁶ This is the “Change of Use Fee” referred to on page 5.

Dover Conservation Tracts

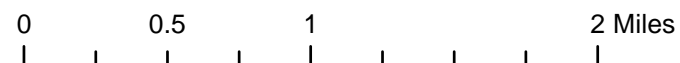
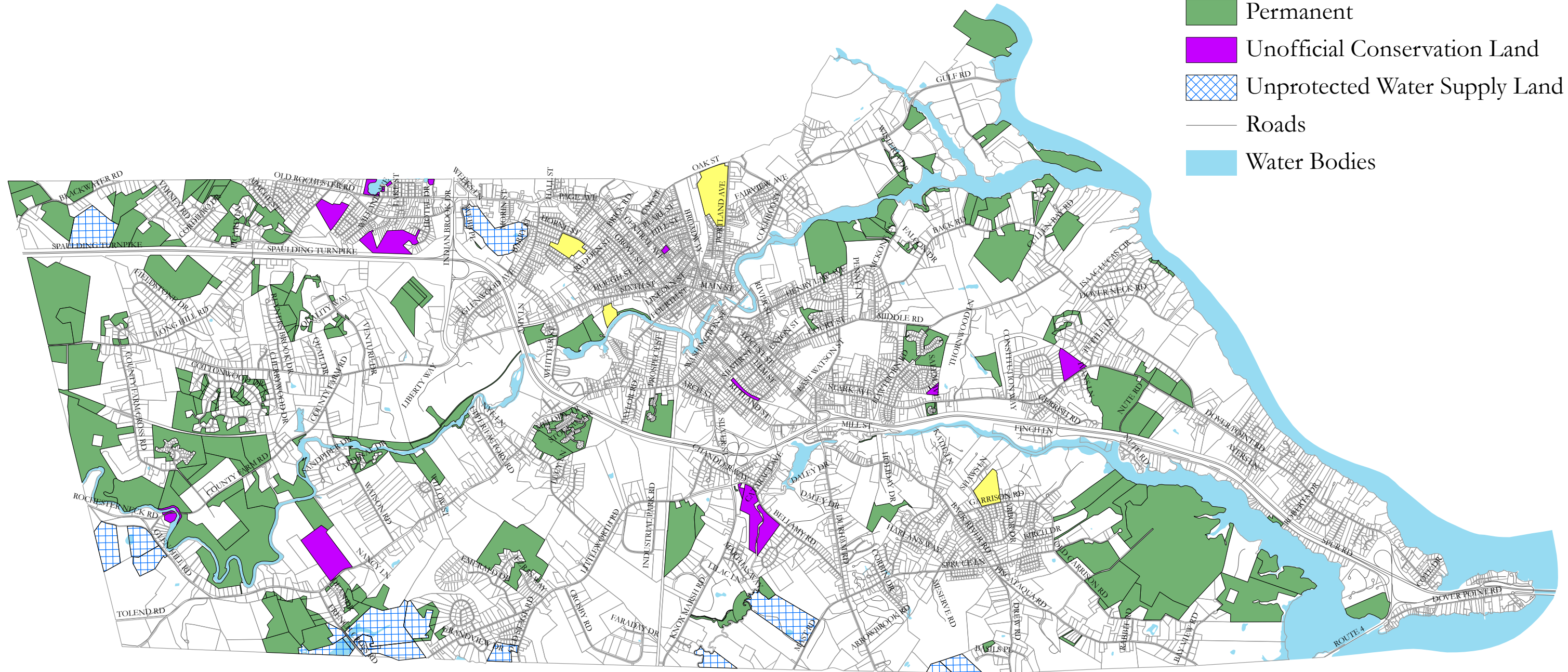
Level of Protection

Legend

Conservation Tracts

Level of Protection

- Developed Public Land
- Permanent
- Unofficial Conservation Land
- Unprotected Water Supply Land
- Roads
- Water Bodies



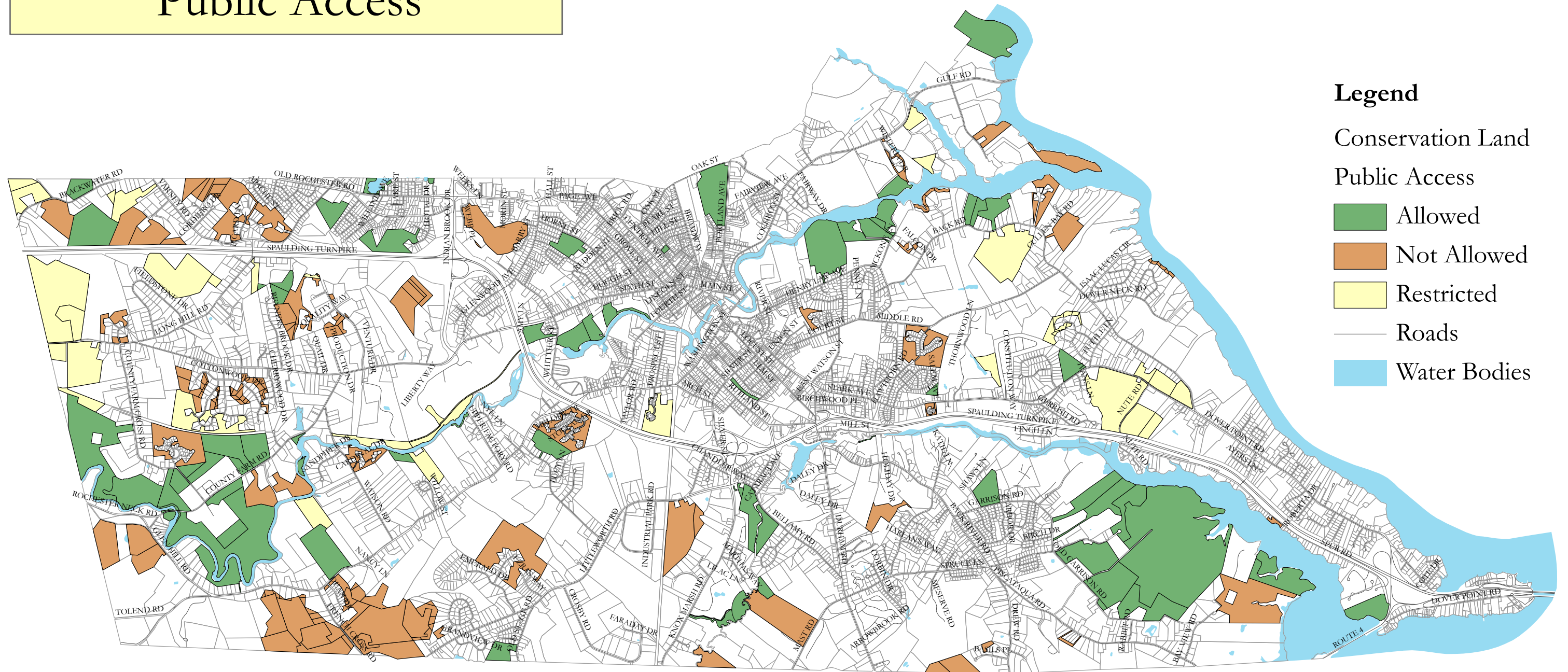
Access

While a common perception of conservation land is that it is entirely open to the public, with trails throughout, and dotted with picnic tables, this is not usually the case. It is important to remember that conservation land and recreation land are not always the same. Land is not conserved for its recreational value, although some incidental recreation might be permitted. Here is a breakdown of the levels of access.

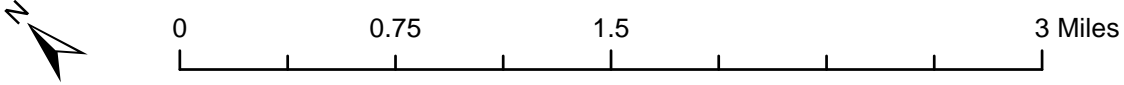
1. Public Access Allowed: 76 tracts of land, totaling more than 1,400 acres of conservation land are open to the public. These tracts range from the 270-acre Tract #1 of the Bellamy River Wildlife Management Area (there are 6 tracts in all) to the 0.19-acre tract designated as Dover 92-1301.
2. Restricted Access: 38 tracts (600+ acres) allow restricted access. The specifics of the restrictions can relate to obtaining prior permission, hours of access, purposes of access, etc. Each tract has its own unique specifics, and there is no effective way to summarize or categorize them.
3. No Access: Most of the privately held conservation land is not accessible to the public, nor is some of the publicly held land; most wellhead areas, for example. These tracts total approximately 1,100 acres.

More detailed data is found in Appendix I. In an effort to illustrate the various levels of public access for the conservation tracts, a map was prepared for inclusion in this chapter. The Dover Conservation Tracts – Public Access Map is provided on the next page. The three levels of public access are depicted with different colors to make it easy to locate each category. This map shows how successful the City and its partner agencies have been at protecting land along the Cochecho and Bellamy Rivers. Many of these conservation areas allow public access.

Dover Conservation Tracts Public Access



- Legend**
- Conservation Land
 - Public Access
 - Allowed
 - Not Allowed
 - Restricted
 - Roads
 - Water Bodies



Section

6

VI. Where Do We Go From Here?

To determine the future of conservation efforts in Dover, the Planning Board Chair appointed a steering committee to recommend the future direction of conservation in Dover.



Three Rivers Farm

Along with members appointed from the Planning Board, the Conservation Commission, and the Open Lands Committee, three citizen volunteers added a valuable external perspective.

Input was gained from several sources. The steering committee spent many hours reviewing data and determining tentative courses of action.

During the course of the chapter review, the steering committee held a joint workshop with the Conservation Commission and the Open Lands Committee. Attendees evaluated goals suggested by the steering committee and additional goals were proposed and discussed in the course of the meeting.

Here are the major questions addressed, and the recommended actions.

- A. Does Dover have the right balance of protected lands? Should we re-orient or redefine acquisition priorities?

The Open Lands Committee uses a scoring system to rank potential acquisitions; this has worked well over the past decade. However as Dover continues to develop, there will be fewer acres available for protection. It also seems reasonable to project there will be fewer funds available for land protection.

While there is no significant imbalance in the current protected inventory, the Open Lands Committee (in concert with the Conservation Commission) should modify their scoring system to emphasize future tracts that meet one or more of the following criteria:

1. Tracts adjacent to existing tracts. 25 acres of contiguous land provide much more wildlife protection than 25 acres located in 5 or 10 physically separate locations
2. Tracts fronting rivers or ponds. These provide public access to the water, act as wildlife habitat corridors, and reduce the possibility of water pollution.
3. Tracts which would assist in filling in the community trail

Action: Open Lands Committee

B. Should there be a specific acreage goal for protected lands in Dover?

Currently, about 16% of Dover is protected against development by one mechanism or another. Most of this is permanent. Briefly, a goal, perhaps 20 or 25% was considered. This idea at first blush, might sound desirable to the ardent conservationist, but if met, might preclude further acquisitions, regardless of their value to the community. Secondly, if it proved difficult to meet, might result in the protection of less desirable land simply to “meet the goal”.

The best guidance for overall acquisition may have been provided by an anonymous contributor who wrote, “We should always consider worthy parcels and their enhancement to the City.”

Action: No specific acreage goals should be set.

C. Tracts of land containing city wellheads have the most temporary protection. Should this protection be increased?

As noted earlier, wellheads and aquifer recharge tracts are only protected as long as they are serving their purpose. Should a wellhead become contaminated, the land loses any protection.

It is not necessarily a good idea to indiscriminately raise the protection level of all wellheads. Griffin well, for example is surrounded by a gravel pit. The French Cross Road tracts (Bouchard wellhead) and Hughes wellheads, on the other hand, have particular merit. The French Cross Road tracts are not only in a near-natural state, they are currently surrounded by other permanently protected tracts. (See item A above, regarding the adjacency consideration.) The Hughes wellhead is adjacent to Barbados Pond, and is in a near-natural state. We recommend the City pursue improving the protection level of Bouchard and Hughes wellhead tracts by either the granting of easements, or establishment of deed restrictions.

*Action: Planning Department
Community Services Department*

D. Does any other city-owned land warrant protection as conservation land?

Separate from wellheads, the City owns various tracts of land that are neither currently in use, nor do they have an intended purpose. Do any of these warrant some level of conservation protection?

It is possible that some of these tracts of land have a significant conservation value that has never been evaluated. Each should be evaluated prior to being offered for sale by the city.

Action: Conservation Commission

E. Raise public awareness of accessible conservation lands.

We note that while more than 1,300 acres of conservation land is publically accessible, it is difficult for most members of the public to identify and therefore take appropriate advantage of these resources.

There seem to be a number of ways public awareness could be raised. While traditional methods such as posting signs and distributing brochures should be pursued, current technical capabilities should be considered as well. A web presence on the city's web site, links to/from local conservation groups, and even smart phone apps that could identify trail sites have all been suggested as possible tools.

*Action: Conservation Commission
Planning Department*

F. Re-invigorate the Conservation Commission and the Open Lands Committee (OLC)

While their accomplishments in the past decade are noteworthy, the steering committee has noted that both the Conservation Commission and the OLC have undergone significant turnover of personnel in recent years. Current members do not always have a strong grasp of the relevant technical issues or the statutes that direct their efforts. There is general agreement that most of their meeting agendas are consumed with current issues, leaving little time to devote to long range planning.

The relationship between the Conservation Commission and the OLC has also become unclear and should be re-invigorated.

*Action: Conservation Commission
Action: Open Lands Committee*

Implementation Program Summary

Based on the previous discussions, the following action recommendations are proposed. To achieve a workable and realistic program, these actions will need to be implemented over varying time frames.

The timeline involves the following classifications for each action:

- Ongoing: Actions which are continuous or are already being carried out
- Immediate: Actions which should be undertaken in 1 – 2 years
- Short: Actions which should be undertaken within 3 – 5 years

| TASK | TIMELINE | RESPONSIBILITY |
|---|-----------------|--|
| 1. Modify Acquisition Criteria | Immediate | Open Lands Committee |
| 2. Improve protection of Bouchard and Hughes Wellheads | Short | Planning Department Community Services Department |
| 3. Evaluate city-owned tracts for conservation value and permanent protection | Immediate | Conservation Commission |
| 4. Raise public awareness of accessible conservation lands | Immediate | Conservation Commission Planning Department |
| 5. Re-invigorate the Conservation Commission | Ongoing | Conservation Commission |
| 6. Re-invigorate the Open Lands Committee | Ongoing | Open Lands Committee |

APPENDICES

Appendix I

Access on Protected Lands*

| Protection Level | Public Access Allowed | Public Access Not allowed | Public Access Restricted | Total |
|--------------------------------|-----------------------|---------------------------|--------------------------|--------------|
| Permanent Conservation Land | 1,154 | 767 | 605 | 2,526 |
| Unofficial Conservation Land | 141 | | | 141 |
| Unprotected Water Supply Lands | 54 | 313 | | 367 |
| Developed Public Lands | 77 | | | 77 |
| Total | 1,426 | 1,080 | 605 | 3,111 |

*All numbers are acres

Appendix II

Summary - Protection by Agency

| PRIMARY PROTECTION AGENCY | ACRES |
|--|--------------|
| Level of Protection | |
| AUDUBON SOCIETY OF NEW HAMPSHIRE | |
| Permanent | 37 |
| CITY OF DOVER | |
| Developed Public Land | 71 |
| Permanent | 1005 |
| Unofficial Conservation Land | 139 |
| Unprotected Water Supply Lands | 254 |
| CITY OF PORTSMOUTH | |
| Permanent | 119 |
| Unprotected Water Supply Lands | 70 |
| NH DEPT. OF TRANSPORTATION | |
| Unofficial Conservation Land | 1 |
| NH FISH & GAME | |
| Permanent | 565 |
| OTHER | |
| Developed Public Land | 6 |
| Permanent | 190 |
| SOCIETY FOR THE PROTECTION OF NH FORESTS | |
| Permanent | 265 |
| STRAFFORD COUNTY CONSERVATION DISTRICT | |
| Permanent | 90 |
| STRAFFORD RIVERS CONSERVANCY | |
| Permanent | 276 |
| US DEPT. OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE | |
| Permanent | 7 |
| US GOVERNMENT | |
| Unprotected Water Supply Lands | 41 |

Appendix III

City of Dover Open Lands Committee and Conservation Commission
Land Protection Project Completion Report - February 2012

| Project Name | Location | Type & Date | Total Purchase Price | City of Dover Contribution | Outside Grant Contribution | Acres | Cost Per Acre |
|---------------------------|---------------------------------------|--|--|----------------------------|-----------------------------------|-------|------------------------------|
| Strafford County Property | County Farm & County Farm Cross Roads | Conservation Easement December 2002 | Unappraised Value Donated by County | \$22,000 | \$0 | 212.5 | Unappraised Value Donated |
| Cassily | Sixth and Whittier Streets | Fee Simple Purchase April 2003 | \$340,000 | \$265,000 | \$75,000 LCHIP | 23.9 | \$14,200 |
| Towle | Tolend Road | Conservation Easement July 2003 | \$85,000 | \$85,000 | \$0 | 17 | \$5,000 |
| Browne | Blackwater Road | Conservation Easement August 2003 | \$266,000 | \$180,692 | \$18,808 FRPP \$66,500 DES | 23 | \$11,600 |
| Williams | Varney Road | Conservation Easement January 2005 | \$100,000 | \$75,000 | \$25,000 DES | 17.4 | \$5,750 |
| Measured Progress | Sixth Street | Conservation Easement October 2005 | \$140,000 | \$140,000 (1) | \$0 | 12 | \$11,700 |
| Smith/Murphy | County Farm Cross Road | Conservation Easement October 2005 | \$400,000 | \$400,000 | \$0 | 33.8 | \$10,300 |
| Kageleiry/Kane | Fisher Street | Fee Simple Purchase December 2005 | \$185,000 | \$185,000 (2) | \$0 | 2.6 | \$71,100 |
| Stern | Tolend Road | Conservation Easement September 2006 | \$236,250 | \$236,250 (1) | \$0 | 14.6 | \$16,182 |
| Holley | Sixth Street | Conservation Easement September 2006 | \$737,280 | \$380,640 | \$356,640 FRPP | 98 | \$7,500 |
| Tuttle | Dover Point Road | Conservation Easement Final: January 2007 | \$2,690,778 | \$1,195,135 | \$155,643 FRPP \$1,340,000 DOT | 120.1 | \$23,258 |
| Hunt | Back Road | Conservation Easement July 2007 | \$1,125,000 | \$625,000 | \$500,000 FRPP | 59.3 | \$18,971 |
| Frazer | Blackwater Road | Conservation Easement February 2008 | \$450,000 | \$365,000 (1) | \$85,000 DES | 22.45 | \$20,045 |
| Ayer | McKone Lane | Fee Simple Purchase April 2008 | \$2,460,000 | \$460,000 | \$2,000,000 Nature Conserv. | 13.19 | \$186,505 |
| Day | Sixth Street | Conservation Easement January 2009 | \$225,000 | \$0 | \$225,000 NHDOT | 39.95 | \$5,632 |
| Olde Forest LLC/Philbrick | Back Road | Fee Simple Purchase March 2010 | \$1,250,000 | \$250,000 (1) | \$1,000,000 Nature Conserv. | 27.96 | \$44,707 |
| Forbes/Parks | Long Hill Road | Conservation Easement February 2012 | \$275,000 | \$275,000 | \$0 | 58.06 | \$5,000 |

Total: \$10,965,308 \$5,139,717 \$5,847,591 795.81

Average Cost Per Acre for fee simple purchases: \$62,602 Average Cost Per Acre for easements (3): \$14,107 Outside Contribution Percent: 53.3%

Footnotes:

LCHIP – State Land and Community Heritage Investment Program

DES - NH Department of Environmental Services, Water Supply Protection Program

(1) – Bargain sale, appraised conservation easement or purchase price value higher.

(2) - This value could be used as non-Federal match for Dover Community Trail Project.

(3) - This average cost does not include Strafford County acreage or value.

FRPP – Federal Farm and Ranchland Protection Program

DOT – NH Department of Transportation, Wetlands Mitigation for Newington-Dover Project

Updated By SLB: 02/21/12