

Atkinson Conservation Commission Minutes
Wednesday, August 24, 2022, 7:00 PM
Atkinson Town Hall

Non-Public Session

Sealed (in public session) on August 24, 2022
Approved September 28, 2022
Unsealed September 28, 2022

Members Present:

Paul Wainwright, Chair
Bill Steele, Vice Chair
John Fournier, Secretary
Scott Kukshel
Jeff Nenart
Monique Chrétien, Alternate (voting)
Hannah Fried, Alternate (voting)

Others Present:

9. Non-Public Session Under NH RSA 91-A:3, II (d), for consideration of the acquisition of land

The Commission went into non-public session at around 8:25 PM.

Chair Wainwright gave an update on the status of the discussions between Deborah Lang and Sally Manikian of the Conservation Fund, and stated that they are close to signing a Purchase and Sale agreement for The Conservation Fund to purchase the land on Atkinson's behalf.

Chair Wainwright also reported that the Aquatic Resource Mitigation (ARM) fund is requiring that a separate, deeded conservation easement be placed on the land, and held by a qualified organization, and he is negotiating with the Southeast Land Trust to do that.

Chair Wainwright handed out the two attached budget estimates for the "best case" and "worst Case" funding that would be needed from the Town to complete the acquisition of the land by the Town. In order for The Conservation Fund to acquire the land on our behalf, they need to be assured that the Town of Atkinson will follow through with purchasing the land from them even in the unlikely event that neither the LCHIP or ARM funding comes through.

Chair Wainwright asked for a motion in this regard.

Member Nenart made a motion to re-affirm our commitment to acquire the 15-acre Lang parcel at the end of Knightland Road regardless of the

availability of grant funding, and, pursuant to RSA 36-A:5 II, to conditionally approve expending for this purpose from the town's conservation fund up to the worst-case cost estimate of \$301,700, conditioned upon holding a Public Hearing pursuant to RSA 36-A:5 II, and conditioned upon a vote by the Select Board to accept the land as Town property pursuant to RSA 36-A:4 I. Alternate Fried seconded the motion. Vote: 7/0/0, the motion carried.

Vice Chair Steele made a motion to exit non-public session. Member Kukshtel seconded. Vote: 7/0/0, the motion carried.

The meeting continued in public session around 8:40 PM.

Best-Case Budget

Town of Atkinson/ Lang Parcel (Project Name?)			
	Item/ Funding Source	Cost Estimate	Notes
Expenses	Acquisition: Land Cost 15 acres	\$ 237,000	Appraisal to be updated--agreed upon sale price from previous appraisal
	Appraisal	\$ 6,500	Original appraisal 2021, updated 2022
	Survey	\$ 15,000	Survey
	Title and closing, Transfer tax--acquisition by TCF	\$ 6,000	Title research/ opinion, title insurance, transfer taxes, closing fees
	Title and closing--acquisition by Town of Atkinson	\$ 2,500	
	Natural Resource Inventory--Rick Van De Poll	\$ 3,500	
	Environmental Assessment--TCF acquisition	\$ 2,000	Phase 1 Environmental Hazard Assessment
	ESA--Update	\$ 1,500	If necessary--possible that initial ESA might be sufficient?
	TCF Project Management	\$ 11,850	Project management, legal, and fundraising
	TCF Hold/ cost of using internal funds	\$ 11,850	Cost of TCF's deployment of internal funds
	<i>Total</i>	\$ 297,700	
Income			
	Bargain sale from landowner	\$ 8,000	
	Landowner donation/ cover of costs	\$ 15,000	Landowner paid for survey as part of the project
	NH LCHIP	\$ 125,000	Available at Closing
	NH ARM	\$ 125,000	Available at Closing
	Town of Atkinson	\$ 25,000	
	<i>Total</i>	\$ 298,000	
	Gap:	\$ (300)	

Worst-Case Budget

Town of Atkinson/ Lang Parcel (Project Name?)			
	Item/ Funding Source	Cost Estimate	Notes
Expenses	Acquisition: Land Cost 15 acres	\$ 237,000	Appraisal to be updated--agreed upon sale price from previous appraisal
	Appraisal	\$ 6,500	Original appraisal 2021, updated 2022
	Survey	\$ 15,000	Survey
	Title and closing--acquisition by TCF	\$ 6,000	Title research/ opinion, title insurance, transfer taxes, closing fees
	Title and closing--acquisition by Town of Atkinson/ conveyance of CE	\$ 4,500	Title research/ opinion, title insurance, closing fees
	Natural Resource Inventory--Rick Van De Poll	\$ 3,500	Completed
	Environmental Assessment--TCF acquisition	\$ 2,000	Phase 1 Environmental Hazard Assessment
	ESA--Update	\$ 1,500	If necessary--possible that initial ESA might be sufficient?
	TCF Project Management and hold cost	\$ 23,700	Project management, fundraising, hold of property
	SELT--CE negotiation/ drafting, project management, baseline documentation	\$ 15,000	
	Stewardship Contribution and Legal Defense Fund	\$ 15,000	
	<i>Total</i>	\$ 329,700	
Income	Bargain sale from landowner	\$ 3,000	
	Landowner donation/ cover of costs	\$ 15,000	Landowner paid for survey as part of the project
	Town of Atkinson	\$ 311,700	
	<i>Total</i>	\$ 329,700	
	Total Income needed to cover expenses not already paid for:	\$ 301,700	Total from 'Town of Atkinson' income line minus appraisal and Rick VDP