

**Atkinson Conservation Commission Minutes**  
**Thursday, April 29, 2021 7:00 PM**  
**Non-Public Session**  
Via Zoom (no physical venue)

Approved May 26, 2021

Unsealed September 28, 2022

**Members Present:**

Paul Wainwright, Chair  
Bill Steele, Vice Chair  
Pete McVay, Secretary  
Jeff Nenart  
Denise Legault  
Dennis Krause  
Scott Kukshtel  
Suzie Newman (Alternate)

**Others Present:**

[See the minutes from the 4/29/2021 Public Session for the vote to enter Non-Public Session]

**15. Non-public discussion under NH RSA 91-A:3 II(d) for the consideration of the acquisition of land**

Chair Wainwright opened the discussion by stating that the issue is Debbie Lang's land at the end of Knightland Road, Map 18 Lot 40. He reminded the Commission that Member Krause and he met with the landowner a little more than a year ago, and that she was interested in selling the land to the Commission, but would not be able to accept a deeply-discounted "bargain sale." Chair Wainwright also stated that if the asking price was fairly significant, he would want to apply for grant money to help fund the sale, which would take time. Chair Wainwright also stated that the landowner realizes that this would be a long-term project, and has stated that she is not in a hurry to sell.

Chair Wainwright stated that in order to get the process started, we need a professional appraiser to determine a fair market value for the land. Since the appraiser we used for the Boulder Cove Road land has retired, Chair Wainwright stated that he recommends we hire Chet Rogers, one of the other two appraisers who bid on the Boulder Cove Road appraisal. These other two responders to the Boulder Cove Road appraisal were within \$100 of each other. Furthermore, Chet is highly regarded by the Southeast Land Trust.

Chet Rogers' proposal, together with a summary of his qualifications, are attached to these minutes. Chair Wainwright pointed out that, similarly to the Boulder Cove Road appraisal, he has asked the appraiser for two numbers: a) the "highest and best" value of the land (for house lots), and b) the value of the land for passive recreation by the public and for sustainable, managed timber harvesting. Chair

Wainwright stated that we should try to negotiate a price somewhere between those two numbers.

Chair Wainwright continued that Deborah Lang has said that she would really like to see the land be preserved as open space. She is a member of the conservation commission in Sutton, NH.

Member McVay reminded the Commission that discussions with Deborah Lang started almost 10 years ago when he met Ms. Lang at a NH Coverts training session, and that we walked the land with her shortly after that.

Chair Wainwright continued that this would be an ideal piece of land to preserve. It abuts existing conservation land on the western side of the Sawmill Swamp, one of our eight Prime Wetlands, and contains several significant vernal pools. Plus, we already have trails on the land.

Chair Wainwright requested a motion to hire Chet and pay him from the Conservation Fund.

**Member Nenart made a motion to accept the proposal from Chet Rogers to perform an appraisal of Map 18 Lot 40 on Knightland Road, to pay for his services from the Conservation Fund, the total amount not to exceed \$5000, to authorize the Chair to sign the agreement on behalf of the Conservation Commission, and to pay the \$1000.00 retainer from the Conservation Fund, the balance to be paid upon receipt of the appraisal report. Member Legault seconded the motion. Vote: 7/0/0 (the results of the roll call vote are attached to these minutes).**

Chair Wainwright asked if there was any additional discussion about this proposed land acquisition. There was none.

Chair Wainwright asked for a motion to exit Non-Public session.

**Member Steele made a motion to exit the non-public session. Member McVay seconded the motion. Vote: 7/0/0 (the results of the roll call vote are attached to these minutes).**

The meeting continued in Public Session.

Attachments:

- a. Proposal from assessor Chet Rogers, together with a summary of his qualifications.

**J. CHET ROGERS, LLC**  
Commercial Real Estate Appraiser  
P.O. Box 1138  
Hollis, New Hampshire 03049

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April 27, 2022

Mr. Paul Wainwright, Chair  
Atkinson Conservation Commission  
Town of Atkinson  
19 Academy Avenue  
Atkinson, NH 03811

**RE: 15.35 Acre Parcel, Map 18 Lot 40, Atkinson, New Hampshire**

Dear Mr. Wainwright:


In response to a recent request, I am pleased to submit my proposal to undertake a current market value appraisal of the above-captioned property for budgeting purposes to secure grant funding and with negotiations with the seller. The intended users are the Town of Atkinson and The Conservation Fund. This is an update of an appraisal I performed in August of 2021. Completion time would be by mid-June 2022.

The report will be submitted in Appraisal Report format in accordance with the instructions, standards, and specifications as promulgated by Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal will value the fee simple interest in the property and will employ the Sales Comparison Approach.

The appraisal fee includes all normal expenses and preparation of one pdf copy of the appraisal report. Fee for this assignment will be \$4,500 with balance due upon submission of the report. Should further consulting or court testimony be required, it will be provided at an hourly rate of \$200 (excluding the first hour) to include preparation, travel time and all expenses.

Enclosed are my appraisal qualifications. Should this proposal be acceptable to you with respect to the fee, timing, and payment please indicate your acceptance by returning a copy of this letter with your signature and date of acceptance.

Very truly yours,



J. CHET ROGERS, MAI  
Certified General Appraiser, NHCG-727

DATE: April 28, 2022

ACCEPTED BY:



Paul Wainwright, Chair  
Atkinson Conservation Commission

The Atkinson Conservation Commission voted to accept this proposal on April 27, 2022