



Gilmanton Conservation Commission

PO Box 550
Gilmanton NH 03237-0550

JOINT HEARING - PUBLIC NOTICE

Gilmanton Conservation Commission
&
Gilmanton Board of Selectmen

Academy Building, 503 Province Rd, Gilmanton, NH
Monday, August 21, 2017
6:30 PM

Notice is hereby given, in accordance with RSA 36-A:4 and 36-A:5 II, that the Gilmanton Conservation Commission will conduct a joint Public Hearing with the Board of Selectmen to receive public comment regarding the disbursement of conservation funds in the amount of forty-two thousand dollars (\$42,000.00) as a contribution to the Gilmanton Land Trust (GLT) to assist in its acquisition and permanent protection of the 10.87-acre Gilmanton Tax Map 419, Lot 044, and that in association with said contribution the Town, acting through its Conservation Commission, shall receive from GLT on said contribution date fee ownership of the 10.87-acre Gilmanton Tax Map 419, Lot 44, subject to:

- a) A conservation easement that will have been conveyed by GLT to the Five Rivers Conservation Trust immediately following and on the same day as GLT's purchase of the unrestricted fee interest from the Twigg family; and
- b) Certain conservation restrictions regarding field and view maintenance to be created and retained by GLT within the deed by which GLT conveys the restricted fee interest to the Town, acting through its Conservation Commission, immediately following and on the same day as GLT's conveyance of the aforementioned conservation easement.

Said contribution from the Conservation Fund is informed by a Fair Market Value appraisal by George Lamprey indicating a value of \$143,000 for the property in its unrestricted condition as of October 5, 2016, a copy of which appraisal has been provided to the Conservation Commission. Further, the Town's contribution from its Conservation Fund shall only be paid into an escrow account created and held for the aforementioned project by the Escrow and Closing Agent, Attorney Paul H. MacDonald, of the firm Ransmeier & Spellman, P.C., of Concord, NH, and shall be released from escrow at closing only upon the recording of the deed to the Town

The purpose of this proposed purchase is to add to and continue to preserve and maintain the outstanding scenic, agricultural, historic, wildlife habitat, and recreational values of the properties already procured for the Town in the 2013 Twigg Land Conservation Project.

Tracy Tarr, Vice Chair
Gilmanton Conservation Commission