

Pike Lamprey River Conservation Project

Request Tonight:

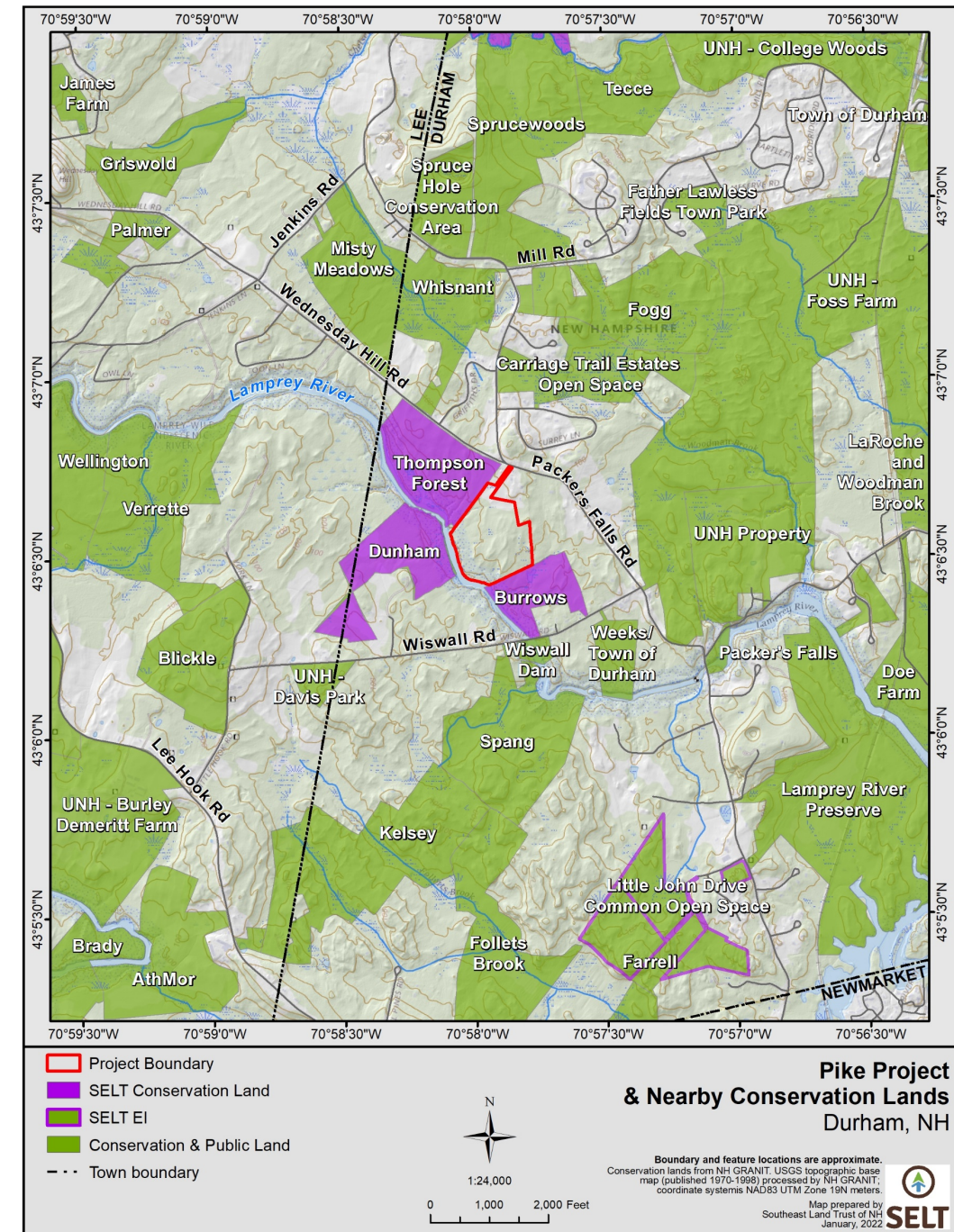
- Recommend Town Council accept ownership of the approximately 36.16-Pike conservation property subject to a conservation easement held by SELT
- Commit funding in the amount of \$35,000 from the Durham Conservation Fund toward the Pike conservation project costs



Pike Lamprey River Conservation Project

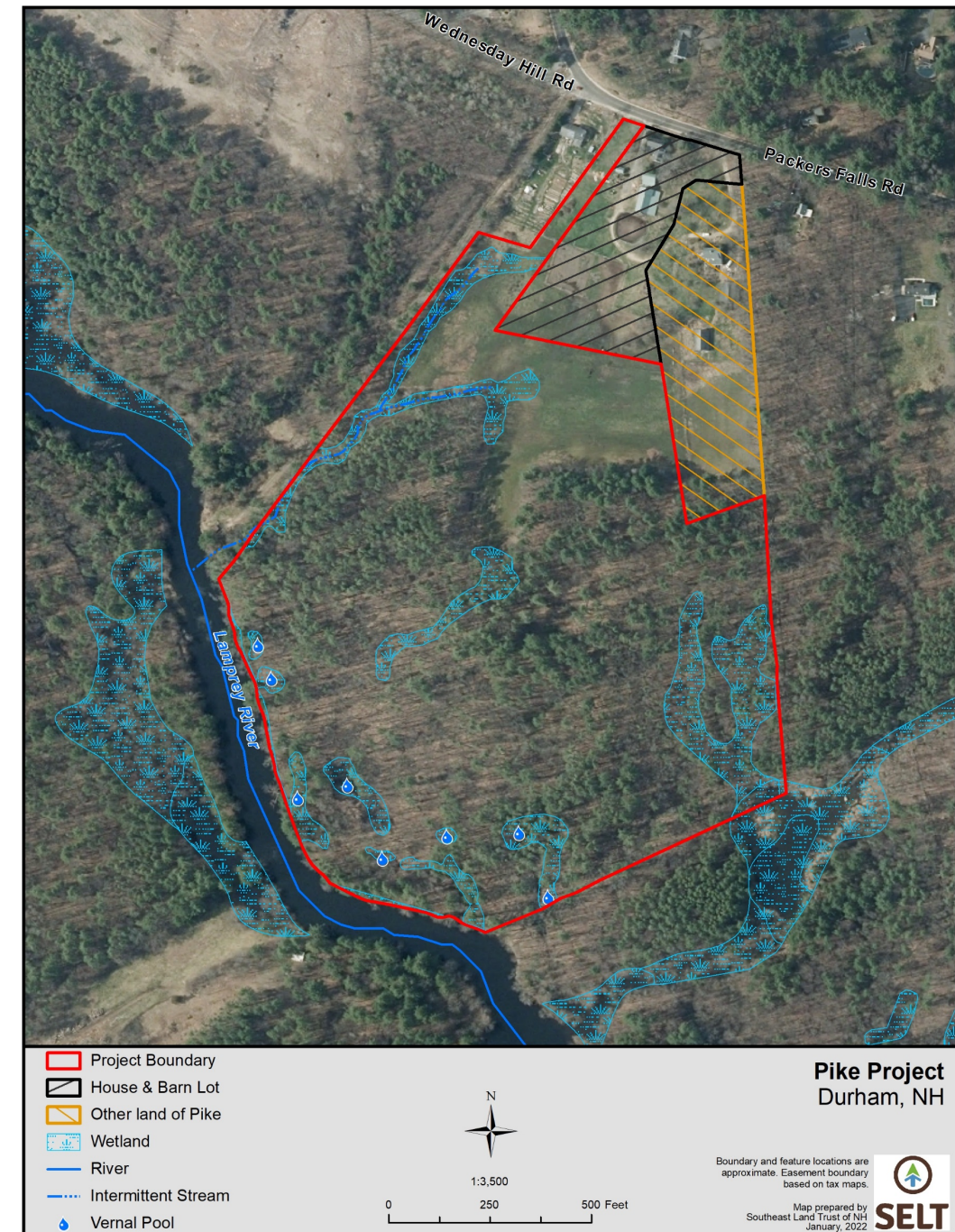
Nearby Conservation Lands:

- Abuts 54 ac Town of Durham #1 (Thompson Forest)
- Across River from 50 ac Dunham Conservation Easement
- Abuts 28 ac Burrows Cons. Easement
- 56 ac Whisnant NRCS WRE
- Contiguous 400 ac block of conservation lands
- Larger 5,740 ac block of conservation/public lands



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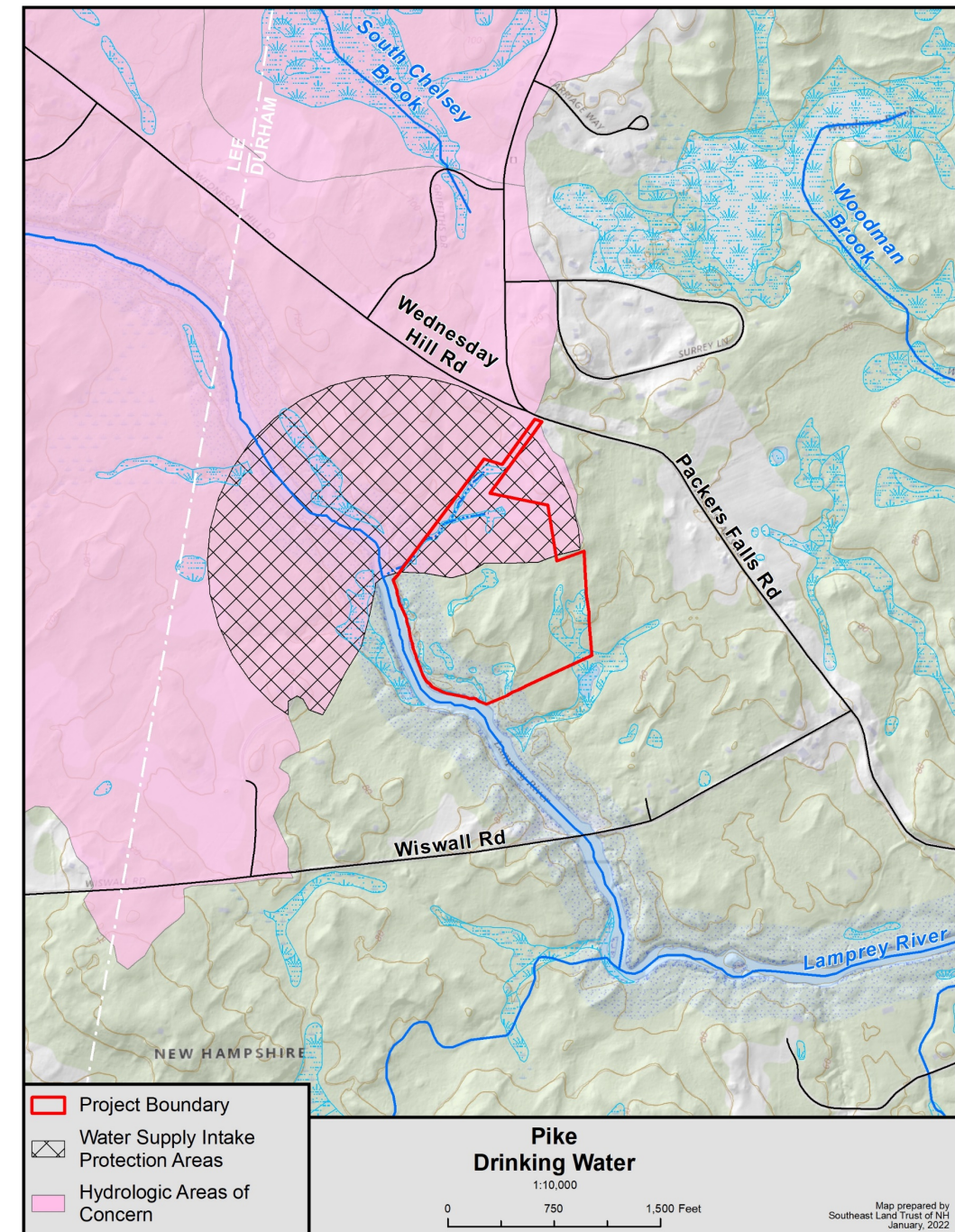
- 39.6-acre total acreage
- 36.2 ac Conservation Property
 - 26.5 ac forest
 - 4.7 ac pasture
 - 4.9 ac wetlands
- Con Comm Site Walk 12/14/21
- February ZBA and Planning Board to subdivide off Existing house and 3.45-acres
- 50 ft frontage on Packers Falls Road
- 1,221 ft along the Lamprey River



Pike Lamprey River Conservation Project

Drinking Water Resources

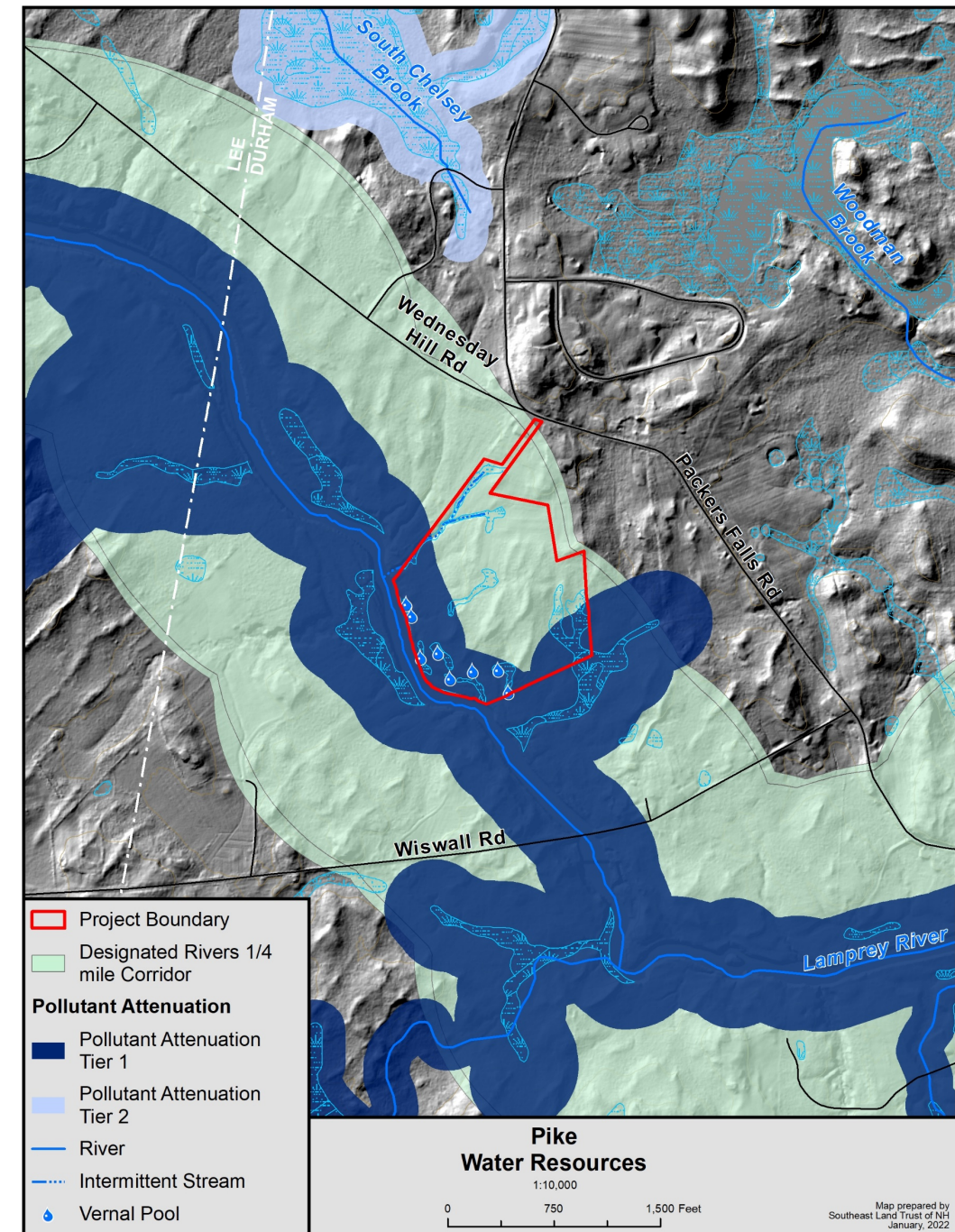
- Abuts intake for Durham-UNH water supply and within Hydrologic Area of Concern
- Land use on Pike could directly impact water quality at intake
- Max. Lamprey withdrawal for UNH/Durham 1.8 million gallons per day when flow \geq 16 cfs
 - During low flow 100,000 gallons per day
- Conservation and ownership by Town provides flexibility/opportunity for future improvements if needed



Pike Lamprey River Conservation Project

Wildlife & Water Resources

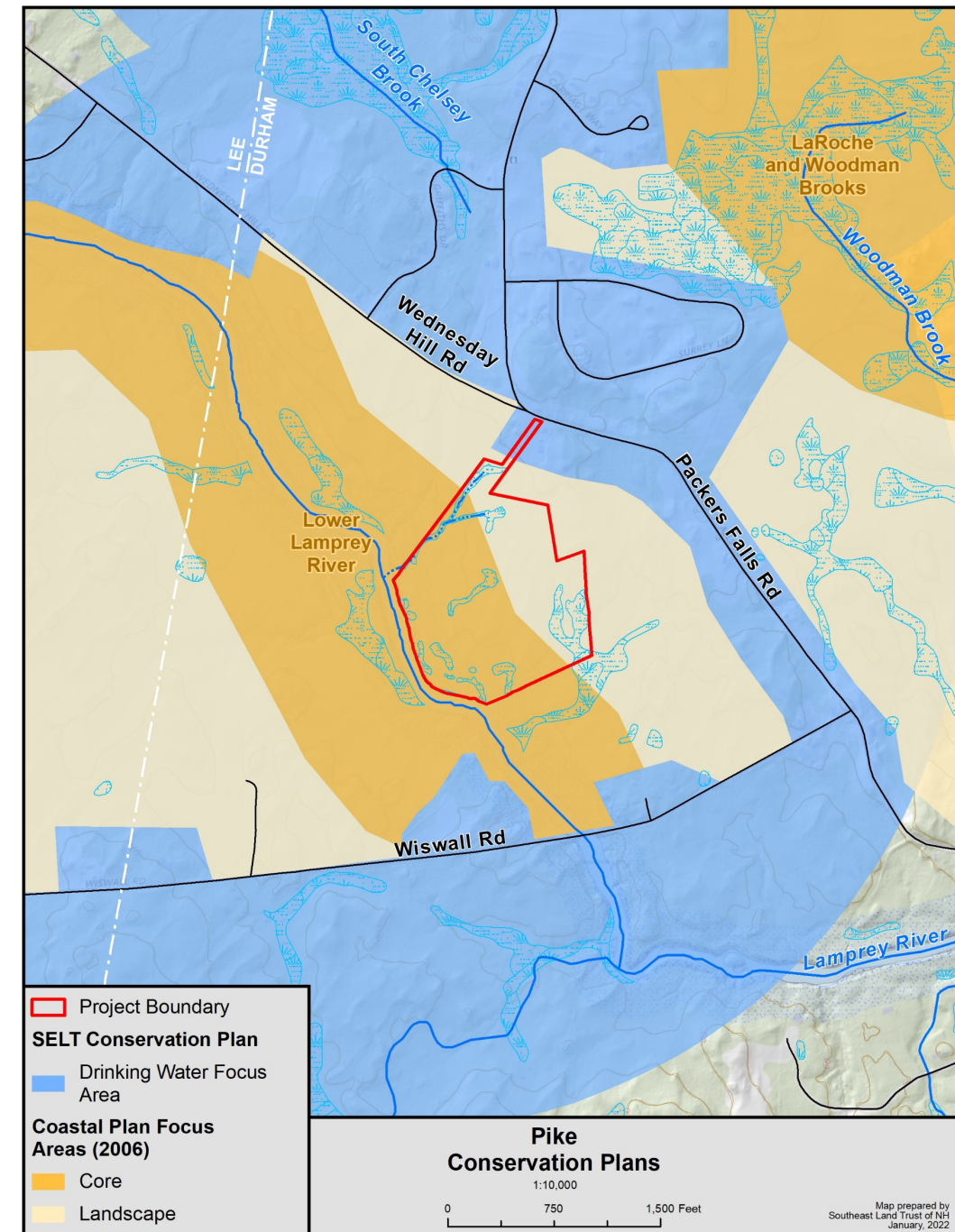
- 13 ac in Pollutant Attenuation Tier 1
- Entirely within the river corridor of a DES Designated River
- 1,221' Frontage on Federally designated Wild & Scenic River
- 5.6 ac of wetlands
- 8 vernal pools, all within 200' of river
- Section of river documented occurrences of three rare reptile species in NH



Pike Lamprey River Conservation Project

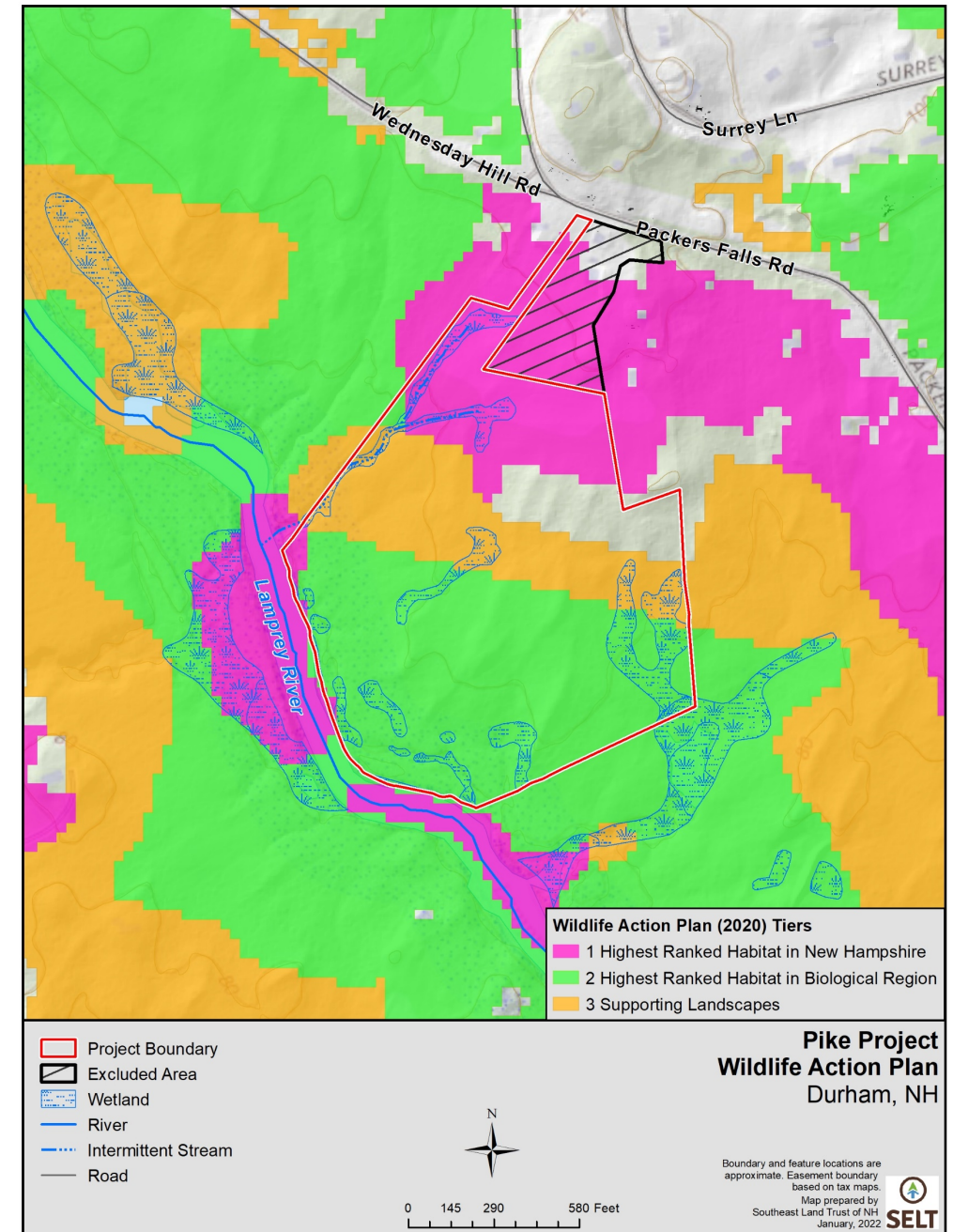
Conservation Plans

- SELT Conservation Plan;
 - Entirely within Drinking Water Focus Area
- NH Coastal Plan(2006): 35.8 ac Lower Lamprey River
- Connect The Coast: 21.9 ac Lower Lamprey Prioritized Habitat Block
- Wildlife Action Plan
 - 19% Tier 1
 - 52% Tier 2
 - 21% Supporting Landscape



Pike Lamprey River Conservation Project

- Bonnie Pike is widow and wants to sell the land along with unoccupied circa 1888 house, barn and garage
- Gave conservation opportunity
- SELT managing entire acquisition, conservation project separate from the house-barn sale



Pike Lamprey River Conservation Project

Ownership/Conservation Easement:

- Propose Town own property since owns abutting 50-acre Thompson Forest subject to SELT CE
- CE held by SELT will include terms required by:
 - ARM – buffers/BMPs; archeol for ground disturbance; no trails but can request approval from NHDES/Army Corps; forestry only for wildlife purpose; and management plan for all forestry
 - DWGTF – State of NH enforcement rights; allowance of drinking water infrastructure;
 - RCPP – USA hold enforcement rights; agriculture limited to existing field; must define building envelopes



Pike Lamprey River Conservation Project

Due Diligence:

- Title: SELT will provide Certificate of Title from attorney and can also secure title insurance
- Phase 1: SELT will hire firm to prepare Phase 1 and provide to Town
- Boundary Survey: Completed and boundary will be “tin squared” with SELT signs. All corners will be set



Pike Lamprey River Conservation Project

Budget:

Land Conservation Total Cost \$598,496

- \$ 505,000 purchase property
- \$ 42,146 Transaction Costs (survey, phase 1, title, legal...)
- \$ 20,000 Project Management
- \$ 7,500 Professional Services (mailing/wetlands inventory)
- \$ 15,100 SELT Stewardship Fund & Legal Defense
- \$ 1,500 Capital Costs (kiosk if desired)
- \$1,500 Archeological investigation

Revenue for Land Conservation

- \$ 35,000 Town Conservation Fund (requested)
- \$ 220,000 NHDES ARM (awarded)
- \$ 87,606 DGWTF (awarded)
- \$ 202,500 NRCS RCPP (selected project)
- \$ 35,639 LRAC (will request)
- \$ 22,075 GBRPP (awarded)

Durham \$35,000 contribution is 5.8% of the total project cost



Questions?



PLAN REFERENCES:

- LIMITED SUBDIVISION; LAND OF; MARY BURROWS"
BY: G.L. DAVIS & ASSOC.
DATED: MAY, 1975
S.C.R.D. POCKET #15, FOLDER #1, PLAN #33
- "SUBDIVISION OF PROPERTY OF; MARGUERITE E. CARULSE"
BY: M.E. JENKINS & SONS
DATED: JANUARY, 1979
S.C.R.D. PLAN #170-59
- "PROPOSED SUBDIVISION OF LAND; FOR; WILSON PIKE; IN; DURHAM,
NEW HAMPSHIRE"
BY: SEACOAST ENGINEERING ASSOCIATES, INC.
DATED: FEBRUARY 20, 1980
S.C.R.D. PLAN #21-20
- "FINAL SUBDIVISION; PLAN OF LAND; OWNED BY; DUANE C. &
DOROTHY J. CARULSE"
BY: JAMES M. LAVELLE ASSOCIATES
DATED: AUGUST 28, 1980
S.C.R.D. PLAN #38A-83
- "CONSERVATION EASEMENT PLAN"
BY: AMES INC.
DATED: JUNE 21, 2007
S.C.R.D. PLAN #61-52
- "CONSERVATION EASEMENT PLAN; TAX MAP 14, LOT 8-3;
WEDNESDAY HILL ROAD; DURHAM, NH; OWNER: MURELL G.
THOMPSON REV. TRUST; SHIRLEY THOMPSON, TRUSTEE; C/O
KIMBERLY LAUGHTON"
BY: ERIC C. MITCHELL & ASSOC., INC.
DATED: DECEMBER 30, 2015
S.C.R.D. PLAN #111-24
- "LOT LINE REVISION PLAN; FOR; SOUTHEAST LAND TRUST OF NH;
LAND OF; PIKE FAMILY REVOCABLE TRUST; PACKERS FALLS ROAD;
DURHAM, N.H.; TAX MAP 14, LOTS 10-2 & 10-3"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 19, 2022
FILE #2021-164
TO BE RECORDED

N/F BOLEY FAMILY REVOCABLE TRUST
10 JUNIPER LANE
DURHAM, NH 03824
TAX MAP 14, LOT 27-2
S.C.R.D. BOOK 4652, PAGE 288

N/F RICHARD S. LYONS
REVOCABLE TRUST AND
VIRGINIA K. LYONS REVOCABLE
TRUST
68 WSWALL ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 27-1
S.C.R.D. BOOK 3668, PAGE 298

N/F CODY, JAMES
88 WSWALL ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 29-0
S.C.R.D. BOOK 2716, PAGE 664

N/F UNIVERSITY OF NH
DURHAM, NH 03824
TAX MAP 14, LOT 6-50NH

N/F TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
TAX MAP 14, LOT 8-3
S.C.R.D. BOOK 4368, PAGE 2016

WEST ENVIRONMENTAL, INC.
MARK WEST, CWS #10

WETLAND NOTE:

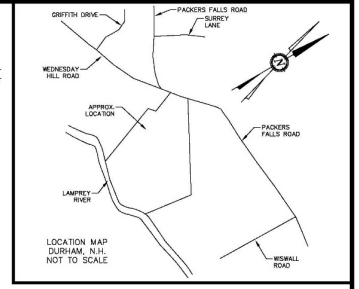
- THE WETLAND DELINEATION WAS COMPLETED JANUARY 2021 ACCORDING TO THE FOLLOWING STANDARDS:
1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
- U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEERS RESEARCH AND DEVELOPMENT CENTER, 3909 HALLS FERRY ROAD, VICKSBURG, MS 39180-6199, JANUARY 2012, ERDC/EL TR-12-1
- COWARDIN, LEWIS M., COLETT, FRANCIS C. AND LARGE, EDWARD T., CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS, DEPT. OF THE INTERIOR, WASH., D.C., 1979.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE: 2017 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA

DURHAM
APPROVED
PLANNING BOARD

SIGNATURE

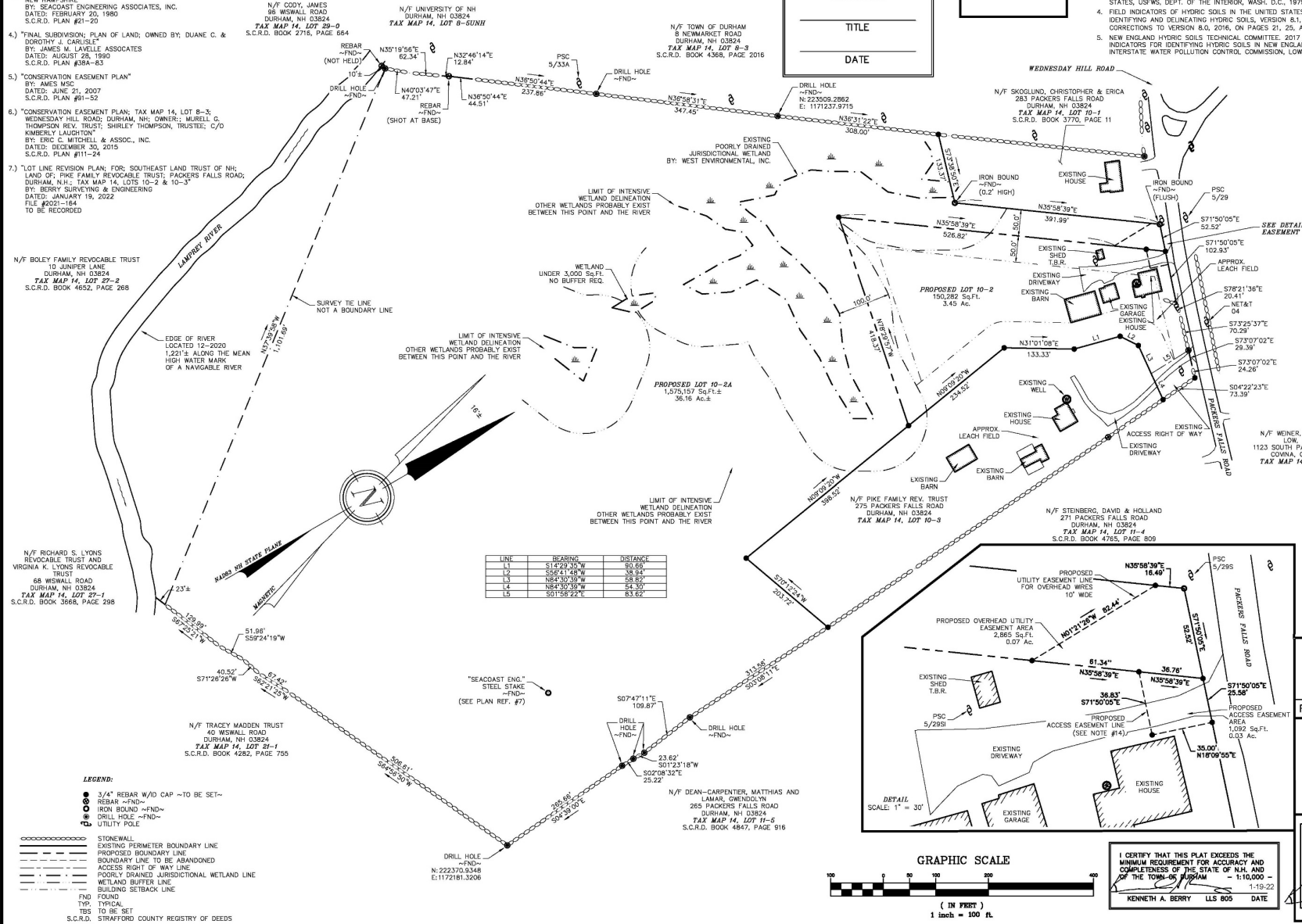
TITLE

DATE

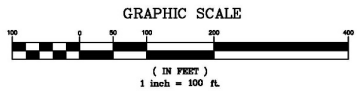
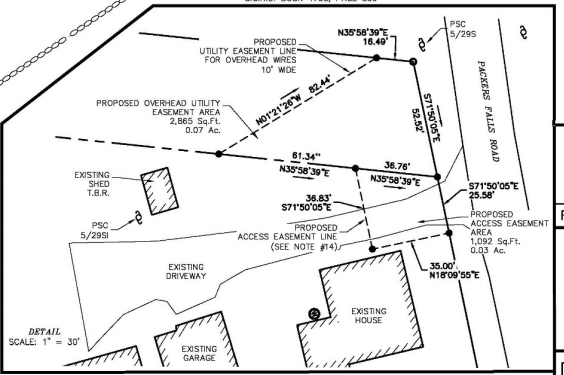


NOTES:

- OWNER: PIKE FAMILY REVOCABLE TRUST
275 PACKERS FALLS ROAD
DURHAM, NH 03824
- TAX MAP 14, LOT 10-2
- LOT AREA: 1,725,439 Sq.Ft., 39.61 Ac.±
- S.C.R.D. BOOK 4931, PAGE 1026
- THE INTENT OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 14, LOT 10-2 INTO TWO LOTS, UTILIZING THE PORKCHOP LOT ORDINANCE.
- BOUNDARY LINES BASED ON A TRAVERSE PERFORMED IN 2020 ON THE ENTIRE PARCEL WITH A CLOSURE ERROR OF BETTER THAN 1 PART IN 10,000.
- ZONING: RURAL, LOT AREA: 150,000 Sq.Ft. FRONTAGE (TRADITIONAL SUB.) 300' PORKCHOP LOT FRONTAGE: MIN. 50', AVERAGE 125' SETBACKS:
FRONT - 30'
SIDE AND REAR - 50'
WETLAND BUFFER - 100'
SEPTIC WETLAND SETBACK - 125'
- THERE WERE NO CEMETRIES OBSERVED ON THE LOT.
- NO ENCROACHMENTS WILL RESULT FROM THE SUBDIVISION, THE EXISTING SHED ON THE PARCEL IS TO BE RELOCATED OR REMOVED.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE DURHAM PLANNING DEPARTMENT AT 603-888-8064. THIS IS A TWO PAGE PLAN SET, WITH SHEET 2 SHOWING TOPOGRAPHY AND ADDITIONAL FEATURES. SHEET 1 IS INTENDED FOR RECORDING.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #33045, MAP #3307037E, DATED: SEPTEMBER 30, 2015. THIS AREA IS ADJACENT TO THE LAMPREY RIVER, THE HIGHEST FLOOD ELEVATION ON THE PROPERTY IS 84.1.
- ELECTRIC AND TV/CABLE UTILITIES ARE LOCATED OVERHEAD ON THE UTILITY POLES AS SHOWN.
- LOT 10-2 WILL BE SUBJECT TO INDES SUBSURFACE SUBDIVISION APPROVAL, DUE TO THE SIZE BEING LESS THAN 5 Ac.
- LOT 10-2 AND LOT 10-2A WILL HAVE A JOINT DRIVEWAY LOCATED ON LOT 10-2 IN THE AREA OF THE PROPOSED ACCESS EASEMENT.



LINE	BEARING	DISTANCE
L1	S14°29'30"W	50.69'
L2	S56°41'48"W	38.24'
L3	N84°30'39"W	58.89'
L4	N64°30'39"W	54.30'
L5	S01°58'22"E	83.82'



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF DURHAM - 1:10,000 - 1-19-22
KENNETH A. BERRY ILS 605 DATE

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN
FOR
SOUTHEAST LAND TRUST OF NH
LAND OF
PIKE FAMILY REVOCABLE TRUST
PACKERS FALLS ROAD
DURHAM, N.H.
TAX MAP 14, LOT 10-2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : JANUARY 19, 2022
FILE NO. : DB 2021 - 164

- LEGEND:**
- 3/4" REBAR W/D CAP ~TO BE SET~
 - REBAR ~FND~
 - IRON BOUND ~FND~
 - DRILL HOLE ~FND~
 - UTILITY POLE
 - STONEWALL
 - EXISTING PERIMETER BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE TO BE ABANDONED
 - ACCESS RIGHT OF WAY LINE
 - POORLY DRAINED JURISDICTIONAL WETLAND LINE
 - WETLAND BUFFER LINE
 - BUILDING SETBACK LINE
 - FND FOUND
 - TYP. TYPICAL
 - TRIS TO BE SET
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

