

# **Town of Windham**

**I-93 Community Technical Assistance Program**

## **Open Space Report**

**Report to the  
Windham Planning Board  
and Windham Board of Selectmen**



*Prepared for the Windham Open Space Task Force  
by the Rockingham Planning Commission*

*May 2010*

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Membership and representation of the Windham Open Space Task Force:

<b>Bev Donovan</b>	<b>Task Force Coordinator</b>
<b>Bruce Breton</b>	<b>Selectman/Planning Board</b>
<b>Karl Dubay</b>	<b>Resident</b>
<b>Jim Finn</b>	<b>Conservation Commission, Chair</b>
<b>Wayne Morris</b>	<b>Rail Trail Committee</b>
<b>Kay Normington</b>	<b>Heritage Committee</b>
<b>Dennis Senibaldi</b>	<b>Recreation Commission, Chair</b>
<b>Pam Skinner</b>	<b>Planning Board</b>

with assistance from Laura Scott, Community Development Director  
and Elizabeth Wood, Community Planner

The Rockingham Planning Commission (RPC) facilitated the task force planning process and provided technical support including mapping, data collection and analyses for this report. Participating RPC staff include:

**Julie LaBranche (Senior Planner)**  
**Robert Pruyne (GIS Analyst/IT)**  
**Tom Falk (Transportation Analyst/GIS Coordinator)**

*Cover Photos:*

*Winter at Taylor's Farm (left) and Deer Leap (right)  
courtesy of Wayne Morris*

*This document is for informational and planning purposes only. The Town of Windham does not intend this document to be used for regulatory purposes and does not constitute any commitment on the part of the town or landowners to implement the recommendations contained herein.*

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## EXECUTIVE SUMMARY: WINDHAM OPEN SPACE PLAN

### *I-93 Community Technical Assistance Program*

The Windham Open Space Plan was developed as part of Phase 2 of the I-93 Community Technical Assistance Program (CTAP). CTAP was developed in cooperation with the State of New Hampshire's Department of Transportation, Office of Energy and Planning, Department of Environmental Services, and the Regional Planning Commissions to provide planning assistance to the 26 I-93 corridor communities expected to experience additional growth that may result from the I-93 expansion project. This multi-year initiative provides assistance to these corridor communities to help them meet the wide range of planning and community development challenges in the region. CTAP provides access to technical information and tools to implement innovative land-use planning and resource conservation practices that address the impacts of growth and development including Phase 1 2008-2009 activities: community planning assessments, conservation commission forums, projects funded by technical assistance grants, detailed land use mapping, buildout analyses, and open space planning.

### *Windham Open Space Plan Development*

To develop the Windham Open Space Plan, a Task Force was appointed with representation from the following community interests: Board of Selectman, Planning Board, Conservation Commission, Rail Trail Committee, Heritage Committee, Recreation Commission, and residents.

The basis of the Open Space Plan was identification of high value resources and their occurrence relative to one another throughout the town. These co-occurrence areas comprise the "Green Infrastructure" or those areas where the high value resources occur in the greatest concentration. The Green Infrastructure was developed based on the relative weight (or numeric scoring) placed on the four highest scoring resources. The four high scoring natural resources selected by the Open Space Task Force were:

- ✓ Unfragmented Lands of 500 acres or greater (38%)
- ✓ Agricultural Soils (33%)
- ✓ Scenic Views/Ridgelines/Hilltops (13.5%)
- ✓ Wetlands/Streams/Rivers/Lakes/Ponds plus the 250 foot buffer (12%)

Within the Green Infrastructure, the Task Force identified 18 parcels that if protected would provide significant benefits to the community by preserving open space and valuable ecosystem and natural resource functions (refer to the summary table below).

<b>Protection Priority Ranking</b>	<b>Acres</b>	<b>Assessed Value</b>
<b>High Priority Parcels (10)</b>	396.4	\$5,260,800
<b>Medium Priority Parcels (8)</b>	399.4	\$6,977,800
<b>Totals</b>	<b>773.8*</b>	<b>\$11,919,600</b>

\* Priority parcels represent 4.3 percent of the total area of Windham (17,817 acres)

The Windham Open Space Plan can serve as a guidance document for the community in implementing planning and resource protection initiatives, and making capital improvement and budgetary decisions relating to land and resource preservation. The plan can also help guide voluntary efforts to implement land conservation easements and promote stewardship of both private and public lands.

## SECTION 1 INTRODUCTION

### ***A. Purpose Statement***

The purpose of the Windham Open Space Task Force was to identify critical resources, and agricultural, open and undeveloped land in Windham, and to select and prioritize those lands that should be excluded from residential, commercial and industrial growth. In doing so, the Town will sustain the ecosystem services provided by its resource base and maintain the rural character envisioned in Windham's Master Plan (2005).

Resulting from the planning process completed by the Windham Open Space Task Force, this report will serve as a guide for future open space planning and land protection in the town. The products developed during the planning process identify where protection is deemed most appropriate, and identify where and how to implement various modes of protection.

### ***B. CTAP Open Space Task Force***

The Windham Open Space Task Force ('Task Force') met five times from July through September 2009. Open Space Task Force members included: Bruce Breton, Karl Dubay, Jim Finn, Wayne Morris, Kay Normington, Dennis Senibaldi, and Pam Skinner.

The Open Space Planning Process consisted of a series of six meetings during which the Task Force prioritized and evaluated natural resource information to ultimately identify open space lands most suitable for preservation. The first exercise of the Task Force was to identify the features of the town's natural resources and to assign relative values to rank the various resources. A map showing the distribution of these resources throughout the Town enabled the Task Force to identify the natural network or green infrastructure that links them together. Once key parcels were identified within the network – parcels that linked important resources, habitats and corridors, and were adjacent to or nearby existing conservation lands - the Task Force recommended preservation strategies to guide Windham's open space protection efforts. The estimated cost associated with achieving preservation of the identified parcels was then determined using local assessment data.

### ***C. CTAP Open Space Report***

This report is organized to provide a summary of the Task Force work and recommendations, including the criteria used to evaluate and identify open space resources and lands, analysis of spatial and statistical data, and maps products developed during the open space planning process. Detailed information on the technical methods, meeting minutes and presentation materials considered by the Task Force are contained in the appendices to this report.

Appendix C includes the list of 20 priority parcels that the town should consider protecting. There are a number of additional parcels that are not appropriate for town purchase or for easements, but are more appropriately protected through formal or informal voluntary agreements with landowners and as part of development review and approval process.

### A. *What is Open Space?*

For the purpose of this report, open space is defined as any lands that remain in a natural and undeveloped condition that contribute ecological, scenic or recreational value. The definition of open space may be expanded to include working lands (forests, agriculture, field corners, fence rows and abandoned pastures) and managed green space such as golf ranges, parks, and recreation areas. The terms ‘natural environment’ and ‘natural resources’ are used to broadly describe Windham’s air, water, and land resources including, but not limited to, the town’s scenery, air quality, aquifers, streams, soils, plants and animals. These features form an integrated natural network or “green infrastructure” in which the town’s built environment and its key cultural and historic resources are embedded. The green infrastructure provides the ecosystem services required to sustain a vibrant and healthy community.

*Open space preservation serves multiple goals within a community and provides the following benefits:*

- *Attracts investment by residents and businesses seeking high quality of life*
- *Revitalizes town and village centers*
- *Supports of resource based tourism economy*
- *Helps prevent flooding and flood related damage*
- *Protects farms and agricultural lands*
- *Promotes sustainable development patterns*
- *Protects environmental resources (water, aquifers, air, forests)*
- *Provides recreational and educational opportunities*

### B. *Benefits of Preserving Open Space*

Studies from across the nation have demonstrated that farmland open space preservation can provide more revenue to a community than is incurred in expenditures, resulting in a net fiscal benefit. In many instances, the costs associated with support of residential and commercial development often exceed the costs to support farmland and open space. Tax benefits are maximized when a conservation easement is placed on land already enrolled in current use.

A study conducted by the Trust for Public Land (see below *Managing Growth: The Impact of Conservation and Development on Property Taxes in New Hampshire, 2005*) concluded that towns that have the most permanently protected land have slightly lower tax bills on average. It is unlikely that land conservation alone is responsible for these tax benefits. However, land conservation is a tool that shapes the landscape of a community by:

- ✓ helping maintain the rural character of a community,
- ✓ creating more centralized, dense development patterns,
- ✓ creating more efficient municipal service areas, and
- ✓ providing multiple environmental and aesthetic benefits.

Thus, the resulting landscape is a direct result and reflection of the community's support of open space preservation.

### ***Managing Growth :***

#### ***The Impact of Conservation and Development on Property Taxes in New Hampshire (Trust for Public Land, 2005)***

The Trust for Public Land found that in the short term, land protection, by fully or partially exempting land from taxation, often reduces the tax base and results in a tax increase for a finite period. In the long term, contrary to the common perception that development will bring lower taxes, property tax bills are generally higher in more developed towns than in rural, less developed towns. Further, findings also indicate that tax bills are not higher in the towns that have the most permanently protected land regardless of the method and ownership used to conserve the land.

The study suggests that patterns of growth have an effect on both the livability and affordability of a town. Land conservation can be used as a tool in both protecting resources that contribute to quality of life (from drinking water protection to scenic beauty and recreation), as well as to help guide the path and location of municipal growth to those areas that are most appropriate and that are most cost-effective for towns to service.

In general, it is true that land increases in value when it is developed —thereby adding taxable value to the town's tax base. However, development usually requires town services—thereby increasing the budget. The tax bill on the typical house is, on average, higher in towns where:

- There are more residents, and/or
- There are more buildings.

***In the long term***, contrary to the common perception that development will bring lower taxes, property tax bills are generally higher in more developed towns than in rural towns, and towns with more development have higher tax bills.

### ***C. Support for Open Space Preservation***

#### ***Town and Citizen Support***

The citizens of Windham have continuously voiced a strong vision to maintain Windham's rural character, maintain the open space and forested areas for public enjoyment, protect historic resources, and preserve natural resources. The Town currently has approximately 1,500 acres of open space permanently protected by conservation easement or in town ownership (reported as of July 2007). In addition, the citizens of Windham have voted consistently at various Town meetings to protect these lands and resources.

In 2003, voters rejected a warrant article which proposed redirecting 50 percent of funds collected from the land use change tax to the town's general fund. Since 1998, the Conservation Commission is currently authorized on behalf of the Town to use 100 percent of funds collected from the land use change tax toward land acquisition and conservation for the protection of open space. In recent years, the Town's Land Use Change Tax (LUCT) and grant funds have been

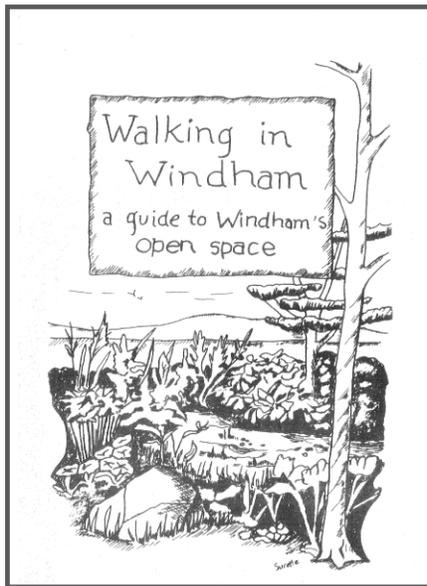
used for the purposes of land acquisition and conservation. From 2000 to 2009, a total of \$5,985,034 in LUCT funds has been collected.

### *Master Plan*

Windham's Master Plan - Goals, Objectives and Strategies for Natural Resources and Open Space (2005) vigorously supports the Town's vision described above by encouraging: establishment of conservation areas; preservation of open space, protection of the functions and values of natural resources (ponds, wetlands and prime wetlands, surface water and groundwater, woodlands, agricultural and forested lands, unusual and rare plant and animal species); protection of rural residential character; and protection of historic resources.

### *Conservation Commission*

Protection of open space lands that define Windham's rural character has long been a priority of the Windham Conservation Commission. The Commission has worked diligently to identify and protect open space lands through a variety of protection mechanisms including acquisition using funds from the town's land use change tax, negotiating private conservation easements, and purchasing development rights. The Commission has been heavily involved with the I-93 widening project, working with the NH DOT to identify local mitigation and land preservation efforts. The Commission also promotes the use and enjoyment of public open space lands and supports this effort by conducting seasonal walks on conservation lands.



The Commission also works closely with the Windham Trails Committee to develop and implement a comprehensive trails program on conserved lands. The program includes trail maintenance, building new trails, and identifying ways to establish connections between trails. Local partners in the trails program include: the Rail Trail Alliance, Girl Scouts, Boy Scouts, Ventures Scouts and the Windham Garden Club (who have awarded funds for trail maintenance). In addition, Eastern Mountain Sports (Salem) contributed staff and funds to build two new bridges and perform trail maintenance. The *Walking in Windham: a Guide to Windham's Open Space* was last updated in 2006 to include a description of the Rail Trail including maps.

*Conservation Lands Subcommittee.* This subcommittee has taken the lead in evaluating town-wide possibilities for land protection consistent with the town's Priority Land Conservation Plan and the goals of the 2005 Master Plan.

*Easement Subcommittee.* Formed in 2000, this subcommittee implements the conservation easement stewardship program which includes monitoring of easements and trails, and establishing property baselines.

**TABLE 1. Land protection efforts by the Windham Conservation Commission, 2000-2007**

Year	Property	Description	Funds Used
2000	Town-owned lands (6 parcels); Conservation area approved by warrant article	Variety of habitat types, abundance of plants, birds and animals, and a trail network.	N/A
2001	Ingersoll Property	Adjacent to Town Forest and Beaver Brook	Purchase \$24,000
2003	Ingersoll Tri-Town Tree Forest (Windham portion)	One of the last tree farms in southern NH, 27 acres adjacent to Andrews Town Forest	LCIP, NHDES Water Supply Land Grant
2003	Preservation of several properties	200 acres with an average price per acres ~\$7,300 (Pesando 10 acres, Stolarz 79.5 acres, Lord 70 acres)	\$1.4 million
2005	Cyr property (portion of)	84 acres adjacent to Town Forest	Purchase \$1.75 million
2005	Rau property	27 acres adjacent to Town Forest	Purchase \$40,000
2005	Castle Reach	386 acres adjacent to state I-93 for mitigation relating to the I-93 expansion project	Purchase by State of NH
2007	Blanchard property	53.6 acres adjacent to Andrews Town Forest funded by a NHDES Wellhead and Watershed Protection grant	Purchase \$167,000
<b>Trails Maintenance Program</b>			
2000	Foster Pond	Two new bridges	\$1,500, Volunteers
2005	Foster's Pond, Bayberry and Deer Leap Conservation Areas	New and replacement bridges and walkways	\$4,500 with \$4,500 match from Conservation Commission

**D. Land Use Change Tax (LUCT)**

Windham designates 100 percent of its Land Use Change Tax collected each year toward land conservation. The LUCT has been a consistently significant funding source for land conservation efforts in the town. Annual LUCT collections are summarized in the table below.

**TABLE 2. Summary of funds collected through the Land Use Change Tax (LUCT)**

Year	LUCT Collected	Year	LUCT Collected
2000	\$259,336	2005	\$1,490,411
2001	\$578,150	2006	\$800,694
2002	\$286,700	2007	\$485,066
2003	\$1,242,820	2008	\$573,069
2004	\$213,223	2009	\$55,565

**Total Collected from 2000 to 2009**

**\$5,985,034**

**Annual Average from 2000 to 2009**

**\$598,503**

## SECTION 3 OPEN SPACE PLANNING PROCESS

*Note: It is extremely important to recognize that landowners whose land falls within the green infrastructure or identified as an open space protection area are free to dispose of their land as they choose, consistent with applicable federal, state and local laws and regulations. Inclusion of land within the green infrastructure or identified as an open space protection area is NOT an indication that the Town of Windham has any legal interest in the land or has any intention of taking the land for a public purpose.*

### **Step 1: Identification of High Value Natural Resources**

**Process.** Step 1 in the open space planning process was the identification of high value natural resources that will be used to define open space lands within the town. The Open Space Task Force selected the following high value resources from the list shown in Table 3 below:

- ✓ Unfragmented Areas of 100 acres or greater
- ✓ Agricultural Soils
- ✓ Scenic Views/Ridgelines/Hilltops
- ✓ Wetlands/Streams/Rivers/Lakes/Ponds plus 250' buffer

The natural resources were grouped into four broad categories (shown in green highlight) based on their resource function or type. Note: Data for each natural resource will be displayed on maps in Steps 2-4 using Geographic Information Systems (GIS) data from NH GRANIT database and/or other local data sources.

**TABLE 3. Description of Natural Resources Evaluated for Open Space Protection**

Natural Resources	Description
<i>Soil Types</i>	
Important Forest Soils	<i>Groups 1A and 1B that support diverse high-quality hardwood species</i>
Agricultural Soils	<i>Includes prime soils, and soils of statewide and local importance</i>
<i>Open Space Continuity</i>	
Unfragmented Areas 50 acres or greater	<i>Lands of any type including forest, agricultural land, wetlands and surface waters</i>
Unfragmented Areas 100 acres or greater	
Unfragmented Areas 500 acres or greater	
NH Wildlife Action Plan - highest ranked habitats	<i>Habitat types of exemplary quality and rare habits in the region or statewide</i>
<i>Water Quality</i>	
Stratified Drift Aquifer	<i>Drinking water source areas</i>
Special Flood Hazard Zones	<i>As identified on FEMA maps; areas subject to inundation and erosion</i>
Wetlands, streams, lakes, ponds plus 250' buffer	<i>Surface water resources important for maintaining water quality</i>
Prime wetlands plus 100' buffer	<i>High value wetlands and habitats</i>

<i>Views/Quality of Life</i>	
Scenic Views/Ridgelines & Hilltops	<i>Quality of life, aesthetics and land value</i>
Forest (general)	<i>All forested areas; timber resource and unfragmented lands</i>
Forest (Hemlock/Pine)	<i>Two specific forest types prevalent in certain parts of the state</i>
Forest (Appalachian Oak/Pine)	

**Step 2: Assign Relative Weights to Natural Resources to Establish Importance for Protection**

**Process.** Step 2 in the open space planning process was to assign weights to the high value natural resources selected in Step 1 to establish their relative importance for protection. Weights were assigned through a “Delphi” process during which individual Task Force members: 1) assigned numeric values to each resource type (a total of 100 points per task force member), 2) compared their scores to the group average, 3) discussed differences in scoring, and 4) revised their scores as deemed appropriate. After the second iteration of this scoring process the members had reached a consensus.

Table 4 on the following page lists the relative weight, based on numeric scoring, placed on each of the four highest scoring resources selected by the Open Space Task Force. The four high scoring natural resources were:

- ✓ Unfragmented Areas of 100 acres or greater (38%)
- ✓ Agricultural Soils (33%)
- ✓ Scenic Views/Ridgelines/Hilltops (13.5%)
- ✓ Wetlands/Streams/Rivers/Lakes/Ponds plus 250’ buffer (12%).

RPC staff then computed natural resource co-occurrence values across the entire town based on the numeric weighting of these resources shown in *Table 4* above. *Map 1 Highest Scoring Natural Resource Co-occurrence Areas* shows results of combining both the physical co-occurrence of natural resources, where multiple resources occur together, and the numeric weighting for each resource. The inset maps on *Map 1 Highest Scoring Natural Resource Co-occurrence Areas* show, respectively, the distribution of the individual resources. Each map is graduated by standard deviation to highlight areas of exceptional resource co-occurrence and value.

*Map 1 Highest Scoring Natural Resource Co-occurrence Areas* will provide the basis for all subsequent Task Force work by locating, in a spatial context, the highest value natural resource areas, and therefore those lands most in need of protection. Other features displayed on this map include: wetlands, surface water bodies, state roads, and local public roads. ***Parcels were not displayed on this map*** because the focus was to display the resource co-occurrence areas and to use the value of these co-occurring resources as the basis for selecting open space protection areas.

**TABLE 4. Natural Resource Data and Weighting Scheme**

<b>Natural Resources</b>	<b>Round 1 Resource Score</b>	<b>Round 2 Resource Score</b>	<b>Relative Percent</b>
<b>Soil Conditions</b>			
Important Forest Soils	<b>0.0</b>	<b>0.0</b>	
Agricultural Soils	<b>157.5</b>	<b>230.0</b>	<b>33%</b>
<i>Soil Condition Total Score</i>	<i>157.5</i>	<i>230.0</i>	<i>33%</i>
<b>Open Space Continuity</b>			
Unfragmented Areas 50 acres or greater	<b>65.0</b>	<b>25.0</b>	<b>3.5%</b>
Unfragmented Areas 100 acres or greater	<b>170.0</b>	<b>265.0</b>	<b>38%</b>
Unfragmented Areas 500 acres or greater	<b>0.0</b>	<b>0.0</b>	
NH Wildlife Action Plan- highest ranked habitats	<b>0.0</b>	<b>0.0</b>	
<i>Open Space Continuity Total Score</i>	<i>235.0</i>	<i>290.0</i>	<i>41.5</i>
<b>Water Quality</b>			
Stratified Drift Aquifer	<b>0.0</b>	<b>0.0</b>	
Special Flood hazard Zones	<b>8.0</b>	<b>0.0</b>	
Wetlands, streams, rivers, lakes, ponds plus 250' buffer	<b>120.0</b>	<b>85.0</b>	<b>12%</b>
Prime wetlands plus 100' buffer	<b>0.0</b>	<b>0.0</b>	
<i>Water Quality Total Score</i>	<i>128.0</i>	<i>85.0</i>	<i>12%</i>
<b>Views/Quality of Life</b>			
Scenic Views/Ridgelines & Hilltops	<b>0.0</b>	<b>95.0</b>	<b>13.5</b>
Forest (general)	<b>100.0</b>	<b>0.0</b>	
Forest (Hemlock/Pine)	<b>79.5</b>	<b>0.0</b>	
Forest (Appalachian Oak/Pine)	<b>0.0</b>	<b>0.0</b>	
<i>Views/Quality of Life Total Score</i>	<i>179.5</i>	<i>95.0</i>	<i>13.5</i>
<b>Total</b>	<b>700.0</b>	<b>700.0</b>	<b>---</b>

**Step 3: Define the “Green Infrastructure”**

Step 3 in the open space planning process was to define the “green infrastructure” meaning the contiguous resource network and natural areas across town. The green infrastructure is the area that, if protected from development or degradation, should ensure that the services provided by the natural environment to Windham’s residents could be sustained. These natural services include:

- Maintaining the quality of groundwater and surface water;
- Protecting the health of rivers and streams;
- Improving air quality;
- Providing sufficient habitat for plants and animals;
- Providing an opportunity for outdoor recreation for residents at a reasonable distance from their homes;
- Creating a pleasant and scenic environment in which to live; and
- Preserving interconnected green spaces that allow for trails connecting the various parts of town and allowing for the movement of wildlife.

***Parcel boundaries were not displayed on Map 3 Green Infrastructure as the focus of this exercise was to use specific criteria to select area for open space protection.***

***Process.*** To develop *Map 3 Green Infrastructure* the Task Force followed general guidelines and constraints to select priority areas using *Map 1 Highest Scoring Natural Resource Co-occurrence Areas*:

- Include areas of exceptionally high resource value for a particular category
- Include areas where multiple resource values occur in the same place
- Give added consideration to lands near existing conservation lands
- Give added consideration to lands that allow residents reasonable access to open space
- Avoid areas slated for industrial or commercial development, unless they contain exceptionally high quality resources
- Include at least 25 percent of the Town's land area to ensure the sustainability of natural processes
- Exclude 50 percent or more of the Town's land area, to allow for future development

In addition to the individual natural resource maps, the Task Force consulted *Map 2 Gravity Model*, which assigns special weight to areas located near existing conservation land. As identified on *Map 3 Green Infrastructure*, approximately 6,702 acres or 38 percent of the town is located within the Green Infrastructure. This includes a wide diversity of land uses, including vacant properties and already developed or protected lands.

#### **Step 4: Parcel Based Refinement of Priority Protection Areas**

Step 4 in the open space planning process, information from *Map 3 Green Infrastructure* was ***superimposed over the town's tax maps (showing parcel boundaries) to determine which parcels or portions of parcels were included in the green infrastructure.*** GIS staff computed the natural resource value of each parcel or partial parcel lying within the green infrastructure. Although a number of parcels within the green infrastructure had some development on them, the developed areas were essentially excluded from the parcel value by assigning a natural resource score of 0 to the developed portion.

***Process.*** From the parcels located in the green infrastructure (approximately 913 parcels), the Open Space Task Force limited detailed consideration to those parcels over 5 acres in size and in private ownership. Parcels of lesser size were presumed likely to remain in their current condition or, if developed, were considered as not critical to the integrity of the green infrastructure. Roughly 121 parcels greater than 10 acres in size fell within the green infrastructure. The Task Force examined these parcels to identify which parcels would be selected for open space protection and to evaluate whether to assign a protection strategy for each parcel.

The result of Step 4 was the development of *Map 4 Parcels Identified for Open Space Protection*. The parcels were further evaluated and assigned a ranking of high or medium priority for protection.

### ***Protection Priority Ranking***

Each parcel selected for priority protection was assigned a protection priority ranking of “high” or “medium”. The Task Force evaluated the following factors to determine this ranking:

- proximity to or connectivity with existing conservation or town and state owned lands;
- proximity to the rail trail;
- occurrence of priority resources (agricultural soils, unfragmented and forested lands, surface waters, scenic views); and
- occurrence of riparian areas and shorelands. These priority parcels were ranked as follows: 14 high priority parcels, and 10 medium priority parcels.

### ***Land Protection Strategies***

Because the Task Force concluded that acquisition was the preferred method of protection, each parcel was not assigned a protection strategy. In addition to acquisition, the Task Force supports implementation of purchase of easements or development rights, creation of open space through conservation subdivision, protection through existing regulatory measures (i.e. wetlands, shorelands), and voluntary protection measures.

In Table 5 below, the various protection strategies are identified as “high cost” and “low/no cost” protection strategies as well as a listing of their associated benefits.

***TABLE 5. Land protection strategies and their benefits***

<b>Protection Strategy</b>	<b>Benefit</b>	<b>Cost</b>
<b><i>Land Acquisition</i></b>	Purchase of land at fair market value or as a bargain sale where the difference between fair market value and sale price becomes a tax-deductible donation; Public access, leverage for securing funding	High
<b><i>Purchase of Easements/ Development Rights</i></b>	Growth management tool; retain development density and tax base if rights transferred to growth areas	High
<b><i>Regulatory Protection</i></b>	Preservation of public resources and their functions and values to the community; federal, state and local implementation	Low/No
<b><i>Land Use Regulations</i></b>	Adoption of an incentive based Conservation Subdivision ordinance can provide large tracts of open space lands as part of development approval	Low/No
<b><i>Voluntary Protection and Conservation Easements</i></b>	Voluntary conservation easements involving donation of development rights; Private stewardship and management; public access permitted in some cases	Low/No
<b><i>Land and Resource Management</i></b>	Fosters public participation and stewardship	Low/No
<b><i>Transfer of Development Rights</i></b>	Voluntary transfer of development rights from designated open space areas to designated growth areas that allow greater development density	Low/No

## SECTION 4 LAND PROTECTION PRIORITIES

### A. *List of Lands Identified for Protection as Open Space*

The Task Force developed a list of lands that they recommend should be protected in some manner. This list is provided in **Table 7** on the following page and **Appendix C**. The properties are reported relative to their ranking from the weighted co-occurrence mapping exercise and the priority ranking assigned by the Task Force (high or medium priority). Ultimately, the list elevates these 20 parcels in priority over the other roughly 5,463 parcels in Windham. The many additional properties within the green infrastructure, but not appearing in the priority list of lands identified for conservation due to their smaller size, are still vital to the success of open space preservation efforts. However, due to their smaller size, the most appropriate protection strategy is likely to be cooperation with landowners to ensure the sensitive parts of the properties are properly managed.

### B. *Results of Open Space Planning Process*

Below is a summary of acreage, development potential (new units at buildout) and assessed value statistics for lands prioritized for conservation (refer to complete list in **Table 7** and **Appendix C**).

**TABLE 6. Lands Prioritized for Conservation**

	Acres	New Units at Buildout	Assessed Value
<b>High Priority Parcels (10)</b>	386.1	61	\$5,260,800
<b>Medium Priority Parcels (8)</b>	387.4	36	\$6,977,800
<b>Totals</b>	<b>773.8*</b>	<b>97</b>	<b>\$11,919,600</b>

\* Priority parcels represent 4.5 percent of the total area of Windham (17,817 acres)

**Notes:**

- 1) *The roughly 1,500 acres of existing conserved and open space lands represents 8.4 percent of the total land area of Windham.*
- 2) *Buildout statistics were developed as part of the CTAP Buildout Analysis completed for Windham by RPC (2010).*

Below is a summary of lands within the green infrastructure identified for priority protection by zoning district, including estimates of current assessed value and new units at buildout.

**Table 7. List of Lands Identified for Priority Protection as Open Space**

Parcel Map ID	Map / Lot	Zoning District	Address	Co-Occurrence Weighted Value	Acres	Protection Priority	Assessed Value	New Units at Buildout
A	3-A-800	NBD	122 NO LOWELL RD	57.8	35.6	High	\$1,149,300.00	8
C	8-C-500	PBT	ROCKINGHAM RD	54.3	23.1	High	\$223,000.00	0
D	8-B-650	RDB	ROCKINGHAM RD	47.4	5.5	High	\$11,000.00	0
E	1-C-100	RD	137 KENDALL POND RD	47.3	62.2	High	\$289,500.00	5
F	8-B-500	RDB	86 ROCKINGHAM RD	45.6	119.4	High	\$1,080,000.00	14
<b>G</b>	<b>1-C-2550</b>	<b>RD</b>	<b>LONDONDERRY RD</b>	<b>44.8</b>	<b>15.4</b>	<b>High</b>	<b>\$127,000*</b>	<b>4</b>
H	11-A-1418	RD	76 MEETINGHOUSE RD	41.1	39.9	High	\$461,600.00	12
I	24-F-1120	RD	WILSON RD	35.6	24.4	High	\$469,000.00	9
J	8-B-3002	NBD	140 ROCKINGHAM RD	30.1	43.6	High	\$1,094,000.00	9
K	21-F-60	RD	1 WESTON RD	26.1	17.0	High	\$283,400.00	0
L	8-B-6150	RDB	ROCKINGHAM RD	53.7	19.5	Med	\$105,000.00	1
M	5-A-1	RD	1 COUNTRY CLUB RD	51.0	153.9	Med	\$4,204,400.00	1
N	3-B-290	RD	41 FLAT ROCK RD	50.8	35.3	Med	\$627,000.00	9
O	24-F-1100	RD	CASTLE HILL RD	48.2	27.2	Med	\$186,000.00	0
<b>P</b>	<b>11-A-1400</b>	<b>RD</b>	<b>MEETINGHOUSE RD</b>	<b>46.2</b>	<b>84.2</b>	<b>Med</b>	<b>\$677,000*</b>	<b>15</b>
Q	8-B-6100	RDB	ROCKINGHAM RD	44.2	16.1	Med	\$105,000.00	6
S	24-F-5	RD	15 FIELD RD	38.1	21.1	Med	\$355,400.00	0
<b>T</b>	<b>2-B-400</b>	<b>RD</b>	<b>E NASHUA RD</b>	<b>29.8</b>	<b>30.4</b>	<b>Med</b>	<b>\$472,000*</b>	<b>4</b>
<b>Totals</b>					<b>795.8acres</b>		<b>\$12,045,600.00</b>	<b>109 units</b>

\* Appraised Value for parcels in Current Use

Note: Parcels B and R are not included in this table as priority parcels.

**TABLE 8. Lands for Priority Protection by Zoning District**

<i>Lands for Priority Protection by Zoning District</i>	<i>Acres</i>	<i>Current Assessed Value</i>	<i>New Units at Buildout</i>
Rural District (RD)	511.1	\$8,152,300	59
Residence District – B (RDB)	160.5	\$1,301,000	21
Neighborhood Business District (NBD)	79.2	\$2,243,300	17
Professional Business & Technology (PBT)	23.1	\$223,000	0
<b>Total</b>	<b>773.8</b>	<b>\$11,919,600</b>	<b>97</b>

**C. Land Selection and Protection Criteria**

The Task Force believes that every parcel in *Appendix C* is worthy of protection as each is an important link in the green infrastructure that should be protected using appropriate, site specific strategies.

**Protection Criteria**

Further, the Task Force believes protection priorities should be based on three broad criteria:

1. The “threshold” criterion of being within the green infrastructure or a designated growth area.
2. The “competitive” criterion of cost per resource value, computed at the time a purchase is considered.
3. The “qualitative” set of criteria that includes: geography (key links, abutting land); threat of development; ability to get outside money; sales price; possible bargain sale; cost avoidance if no development (self-paying).

The *threshold criterion* acts as a broad filter that identifies both parcels of interest to the Town and parcels that are best dedicated to further development.

The *competitive criterion* is strictly a computation of resource value that assumes that all other factors are equal. This criterion promotes the greatest amount of conservation value for the least amount of dollars, but can only be applied to a specific parcel at a specific sale price at a given point in time.

The *qualitative criteria* provide for the intervention of best professional judgment on a case-by-case basis. This judgment must be exercised by the Conservation Commission as they recommend parcels for protection, the Board of Selectmen as they consider the Conservation Commissions recommendations, and by residents who will vote to approve acquisition at Town Meeting.

The Task Force recommends using the qualitative criterion, recognizing that land availability and financial resources are most often the limiting constraint in executing open space preservation. It is these qualitative criteria that will play the most important role, for the simple reason that Windham can only acquire interests in open space from willing sellers, whose numbers will likely vary over time. However, it is important to note that the threshold criterion

may apply in cases where lands available for acquisition have exemplary natural resource, recreational, historical or cultural assets that the town considers of high value to the community.

**D. Land Conservation and Protection Strategies**

Land conservation and protection strategies include land ownership, voluntary and regulatory and management actions that serve to preserve the green infrastructure by protecting open space and natural resources. These strategies and their associated benefits are listed below.

<b>Protection Strategy</b>	<b>Benefit</b>	<b>Cost</b>
Land Acquisition	Purchase of land at fair market value or as a bargain sale where the difference between fair market value and sale price becomes a tax-deductible donation; Public access, leverage for securing funding	High
Purchase of Easements/ Development Rights	Growth management tool; retain development density and tax base if rights transferred to growth areas	High
Regulatory Protection	Preservation of public resources and their functions and values to the community; federal, state and local implementation	Low/No
Land Use Regulations	Adoption of an incentive based Conservation Subdivision ordinance can provide large tracts of open space lands as part of development approval	Low/No
Voluntary Protection/Easements	Voluntary conservation easements involving donation of development rights; Private stewardship and management; public access permitted in some cases	Low/No
Land and Resource Management	Fosters public participation and stewardship	Low/No
Transfer of Development Rights	Voluntary transfer of development rights from designated open space areas to designated growth areas that allow greater development density	Low/No

## SECTION 5 FINANCIAL PLANNING

### A. Funding Projections

For the purposes of budgeting and assigning land protection strategies, the time horizon of this plan is indefinite: it looks forward to the day when opportunities for both “land preservation” and “build out” in Windham have been maximized. This indefinite timeframe has limited use in computing the total cost of implementing open space preservation for two reasons:

- the predicted range for build out may occur differs depending on the buildout scenario applied; and
- predicting the rate of inflation, much less fluctuations in real estate values even 10 years or more into the future would be highly speculative.

Therefore, two scenarios were used to project timeframes for acquisition or preservation of the lands identified for priority protection based on their current assessed value (refer to **Table 8** below):

1. historic funding levels (based on various combined funding sources including town bonds, grants and LUCT); and
2. historic funding levels using a more conservative annual average of LUCT collection (which excluding outlying years of 2003 and 2005).

**Table 8** below summarizes historic and current funding sources, land values and projected timeframes for completion of land protection.

**TABLE 9. Summary of Funding for Land Acquisition and Protection**

<b>Summary of Annual Funding Levels</b>	
	<b>Funding Sources and Levels</b>
Land Use Change Tax <sup>1</sup>	\$5,985,034
<b>Current Available Funding</b>	<b>\$403,026</b>
Average Annual Funding Collected	\$598,503
Value of Priority Open Space Parcels	\$11,919,600
Years to Completion (low) <sup>3</sup>	19.9
Years to Completion (high) <sup>4</sup>	29.3

<sup>1</sup> Total collected from 2000 to 2009

<sup>2</sup> Balance currently available from Land Use Change Tax and other sources

<sup>3</sup> Assumes funding based on past annual average LUCT collected from 2000 to 2009 (annual average of \$598,403)

<sup>4</sup> Assumes funding based on annual average LUCT collected, excluding outlying years of 2003 and 2005 (annual average of \$406,475)

The “Years to Completion” projections above assume the town acquires parcels at roughly their current assessed valuation, which is optimistic because it does not consider that land costs are likely to rise over time.

## **B. Previous Funding**

For the period of fiscal years 2003 through 2008 Windham has authorized \$4,805,283 in open space funding, for an annual average of \$800,880.

Historically Windham has succeeded in leveraging its own resources with federal, state and private money. In addition, the Town properties could be used as leverage to match other federal and state grants in the future. The Task Force assumes that this rate can be sustained, at least in the near term. The Town should continue to apply for matching grant funds to support land acquisition and protection, including the NH wetlands mitigation fund, water and watershed grants, habitat protection grants, and federal transportation funding.

It is important to recognize that open space preservation can serve multiple community objectives, and funding is often specific to certain needs, from planning and community process, to land acquisition and development, to maintenance of infrastructure. For example, purchasing an open space corridor could serve to provide stormwater retention, improve water quality, provide aquifer recharge, provide recreational opportunities, and establish bicycle and pedestrian connections within the community. Furthermore, funds for purchasing the open space corridor could be shared among several departments and other sources within the capital budget.

## **C. Adaptive Approach**

*Alternatively, the Task Force believes the town should take an adaptive approach to financial planning, recognizing that the recommendations of this plan represent a “best guess” as to what the financial needs are in the near term and will be in the future to execute open space preservation as recommended in this report.*

However, since the ability to predict land values beyond the near term is very limited, the Task Force recommends reviewing the open space financial plan on an annual basis, in conjunction with the annual budget and Capital Improvement Plan process, as well as the availability of outside funding sources.

In the foreseeable future, the Task Force assumed an equal level of funding for open space protection, and since, as discussed above, it is not possible to predict how much time is left before the town is essentially built out, the question of how much funding to dedicate on an annual basis is largely a question of risk. The risk is that the point of build out will be reached before the open space protection acquisitions are complete. At too low a level of annual funding, Windham may not be able to preserve the parcels recommended for protection in this report, because they will be developed before the Town has raised sufficient funds to protect them. At too high a level of annual funding, taxpayers may feel they simply cannot afford to support open space acquisition, even though they support the concept of open space protection.

#### ***D. Funding Strategy***

The challenge when evaluating options is to strike a balance between what improves the community in the long term, what taxpayers can afford, and what other interests need to be served. An option to address the funding dilemma is to follow the adaptive financial management approach discussed above.

Appendix D lists grant programs and other funding sources that can help the town achieve their land protection and open space preservation goals.

*The Task Force recommends that the Town consider annual funding levels that voters have supported in the past, but that the town commit to annual reviews of this level of funding to ensure the risk of not completing the planned open space acquisitions does not become too high.*

The Task Force believes the choice of implementing specific funding levels in the future will be a policy decision that must be balanced by Windham's leadership with all the other competing demands on town resources. The Task Force notes that, unlike many capital projects, the acquisition of open space adds an appreciating rather than a depreciating asset to the Town. In addition, most studies conclude that open space has a net positive effect on taxes, because it reduces the future cost of Town services.

## SECTION 6 TASK FORCE RECOMMENDATIONS

The Windham Open Space Task Force recommends the following to implement long term open space preservation in the town:

1. The green infrastructure identified in this report should be viewed as the Windham’s “greenprint” for open space preservation to guide growth and development, and inform future land use planning and zoning changes.
2. The parcels identified in *Appendix C* of this report should be pursued for protection using the strategies recommended for each parcel.
3. The Conservation Commission should work expeditiously and cooperatively with owners of developed parcels and those parcels proposed for development within the recommended green infrastructure to ensure that open space is preserved or managed to the extent possible.
4. The Conservation Commission should retain 100 percent of the Land Use Change Tax toward conservation, as well as utilize the Capital Improvement Plan and other sources of funding to support land conservation and acquisition purposes.
5. The Conservation Commission should review the recommendations of this report every two to three years.
6. The Town should review the open space financing plan annually and make recommendations for land acquisition as part of the Capital Improvement Plan and municipal budget process.
7. Windham’s Capital Improvement Plan should include an annual open space investment placeholder reflective of the protection priorities identified in this open space plan and any land acquisition opportunities that may arise in a given year.

## **APPENDICES**

**Appendix A Map Products**

**Appendix B List of Scenic Views and Vistas**

**Appendix C List of Lands Identified for Protection as Open Space**

**Appendix D Grant Resources**

## **APPENDIX A MAP PRODUCTS**

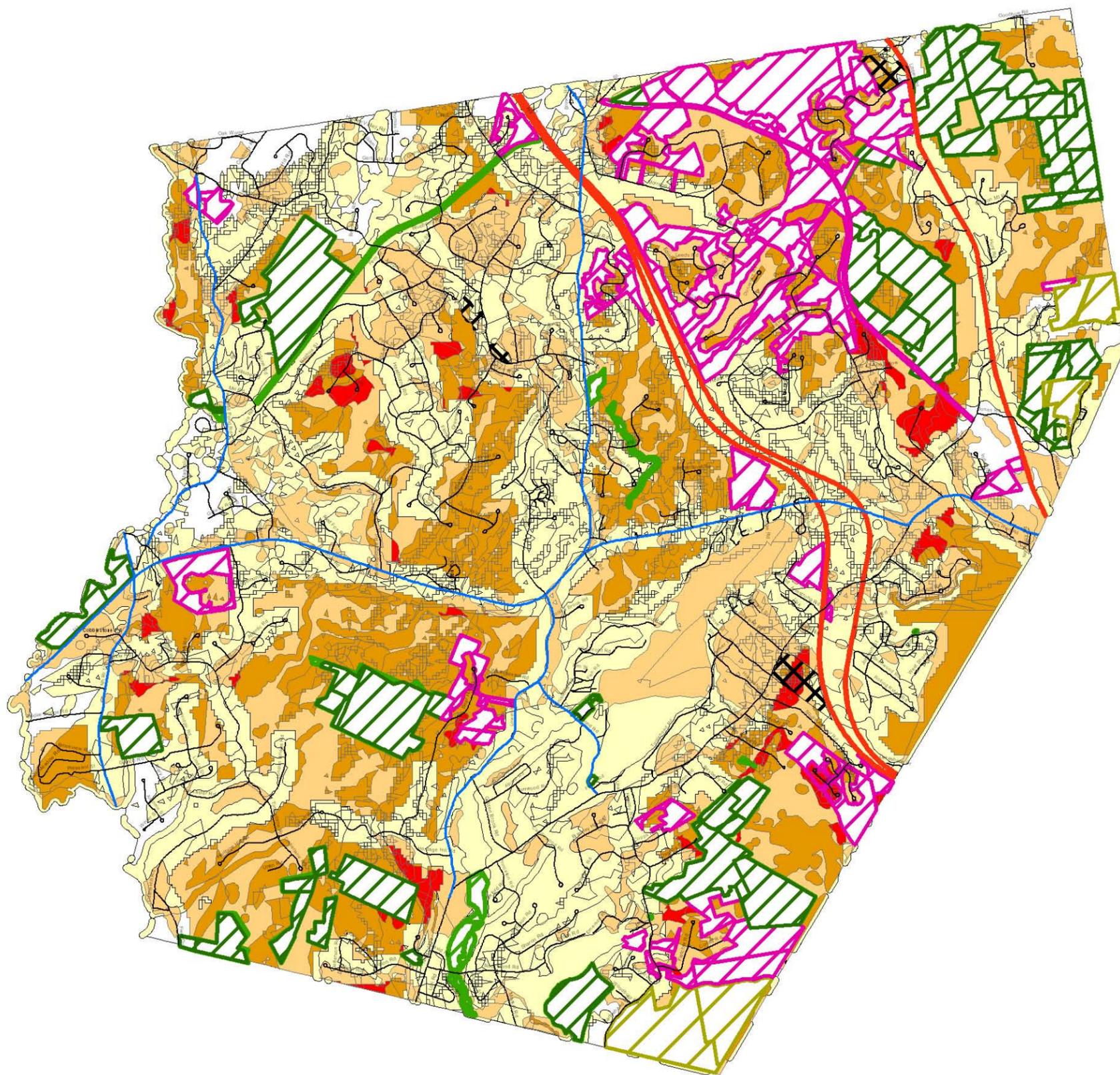
**Map 1A - Highest Scoring Natural Resource Co-occurrence Areas**

**Map 1B - Combined Co-occurrence values and highest ranking specialist features**

**Map 2 – Gravity Model of lands weighted by proximity to Conservation Areas**

**Map 3 - Identified Green Infrastructure**

**Map 4 - Parcels Identified for Open Space Protection**



**Co-Occurance**

- < -0.50 Std. Dev.
- 0.50 - 0.50 Std. Dev.
- 0.50 - 1.5 Std. Dev.
- > 1.5 Std. Dev.

**Conservation and Other Land**

**Conservation & Other Lands**

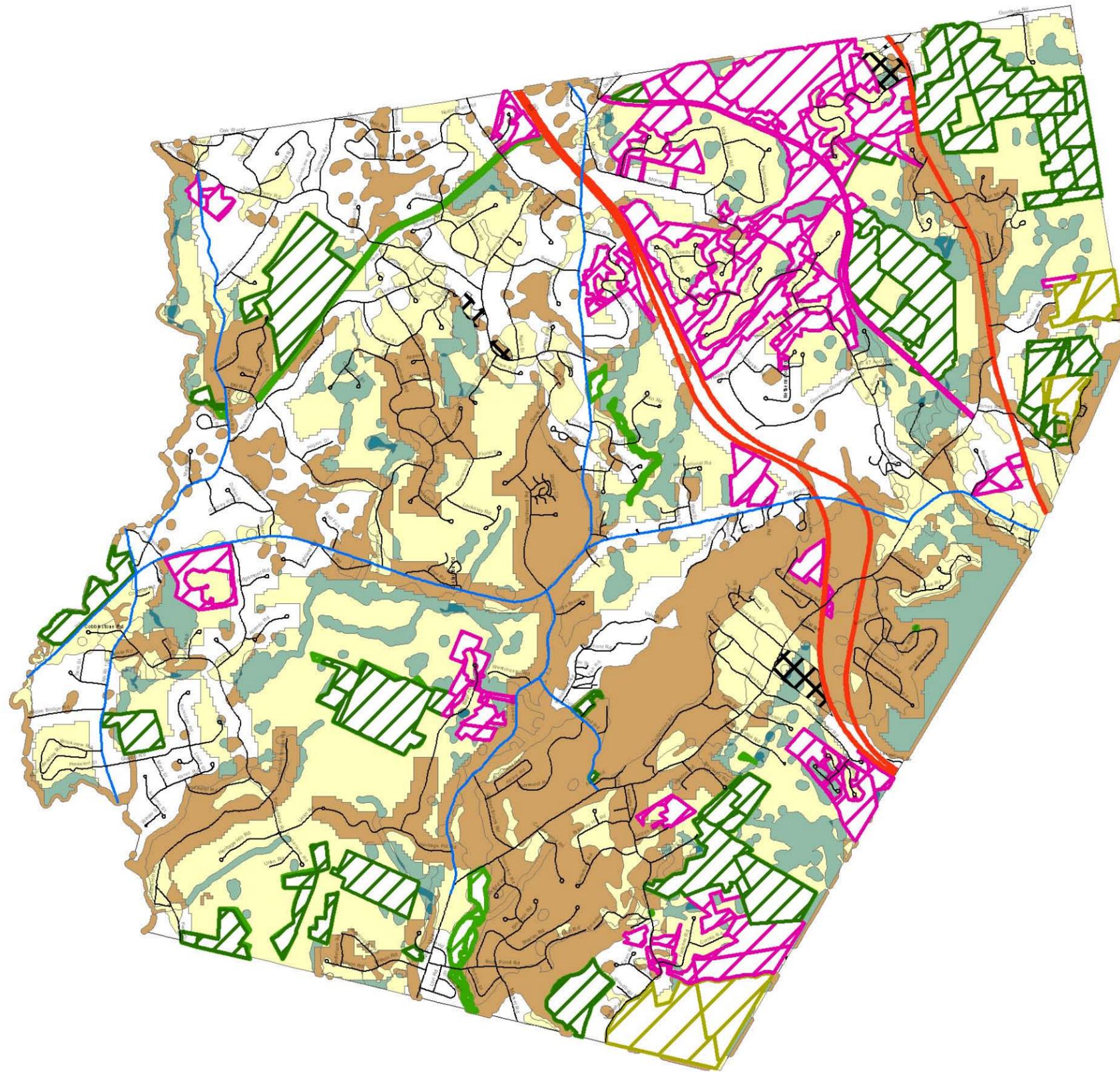
- Conservation Land
- Open Space
- State Owned
- Town Owned

**Roads**

- State Primary
- State Secondary
- State Secondary
- Local
- Town Boundaries

This map was produced for reference purposes during the deliberations of the Open Space Task Force, during spring 2009. Displayed features represent results of a spatial analysis to rate identified natural resource features on a scale of 1 to 100. Areas from the highest standard deviations of each specialist class are presented on the map.

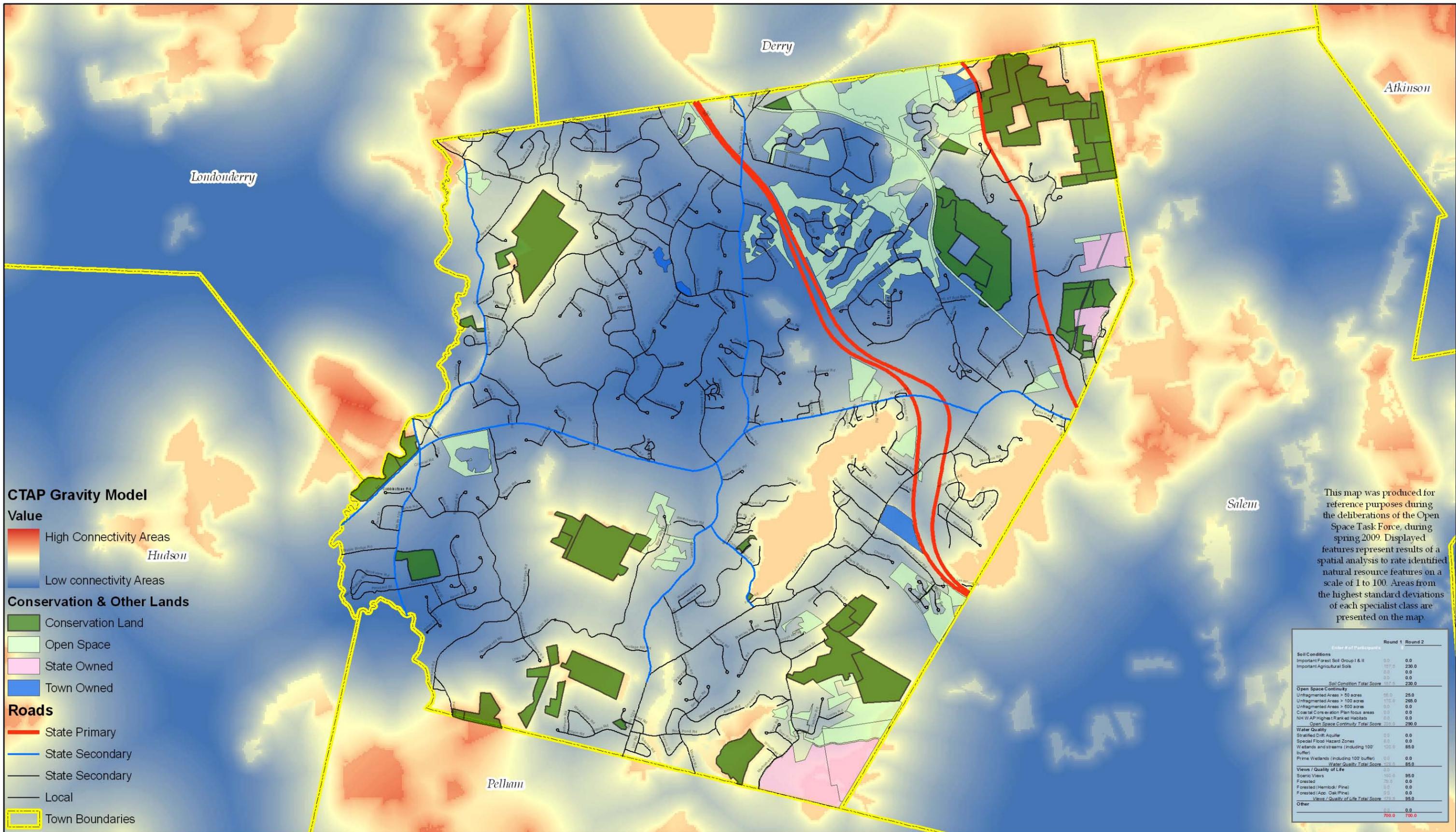
	Enter # of Participants	Round 1	Round 2
<b>Soil Conditions</b>			
Important Forest Soil Group I & II	0.0	0.0	
Important Agricultural Soils	197.5	230.0	
	0.0	0.0	
	0.0	0.0	
<b>Soil Condition Total Score</b>	<b>197.5</b>	<b>230.0</b>	
<b>Open Space Continuity</b>			
Unfragmented Areas > 50 acres	95.0	25.0	
Unfragmented Areas > 100 acres	170.0	265.0	
Unfragmented Areas > 500 acres	0.0	0.0	
Coastal Conservation Plan focus areas	0.0	0.0	
NH WAP High Rank Habitats	0.0	0.0	
<b>Open Space Continuity Total Score</b>	<b>265.0</b>	<b>290.0</b>	
<b>Water Quality</b>			
Stratified Drift Aquifer	0.0	0.0	
Special Flood Hazard Zones	0.0	0.0	
Wetlands and streams (including 100' buffer)	132.0	85.0	
Prime Wetlands (including 100' buffer)	0.0	0.0	
<b>Water Quality Total Score</b>	<b>132.0</b>	<b>85.0</b>	
<b>Views / Quality of Life</b>			
Scenic Views	165.0	95.0	
Forested	70.0	0.0	
Forested (Hemlock/ Pine)	0.0	0.0	
Forested (Ac. Oak/Pine)	7.0	0.0	
<b>Views / Quality of Life Total Score</b>	<b>242.0</b>	<b>95.0</b>	
Other	0.0	0.0	
	<b>700.0</b>	<b>700.0</b>	



- Co-Occurrence Weighted**
- < -0.50 Std. Dev.
  - 0.50 - 0.50 Std. Dev.
  - 0.50 - 1.5 Std. Dev.
  - 1.5 - 1.9 Std. Dev.
- Conservation & Other Lands**
- Conservation Land
  - Open Space
  - State Owned
  - Town Owned
- Roads**
- State Primary
  - State Secondary
  - State Secondary
  - Local
  - Town Boundaries

This map was produced for reference purposes during the deliberations of the Open Space Task Force, during spring 2009. Displayed features represent results of a spatial analysis to rate identified natural resource features on a scale of 1 to 100. Areas from the highest standard deviations of each specialist class are presented on the map.

Enter # of Participants	Round 1	Round 2
<b>Soil Conditions</b>		
Important Forest Soil Group I & II	0.0	0.0
Important Agricultural Soils	197.5	230.0
	0.0	0.0
	0.0	0.0
<b>Soil Condition Total Score</b>	<b>197.5</b>	<b>230.0</b>
<b>Open Space Continuity</b>		
Unfragmented Areas > 50 acres	95.0	25.0
Unfragmented Areas > 100 acres	170.0	265.0
Unfragmented Areas > 500 acres	0.0	0.0
Coastal Conservation Plan focus areas	0.0	0.0
NH WAP Highest Ranked Habitats	0.0	0.0
<b>Open Space Continuity Total Score</b>	<b>265.0</b>	<b>290.0</b>
<b>Water Quality</b>		
Stratified Drift Aquifer	0.0	0.0
Special Flood Hazard Zones	0.0	0.0
Wetlands and streams (including 100' buffer)	132.0	85.0
Prime Wetlands (including 100' buffer)	0.0	0.0
<b>Water Quality Total Score</b>	<b>132.0</b>	<b>85.0</b>
<b>Views / Quality of Life</b>		
Scenic Views	165.0	95.0
Forested	70.0	0.0
Forested (Hemlock/ Pine)	0.0	0.0
Forested (App. Oak/Pine)	7.0	0.0
<b>Views / Quality of Life Total Score</b>	<b>242.0</b>	<b>95.0</b>
<b>Other</b>	<b>0.0</b>	<b>0.0</b>
	<b>700.0</b>	<b>700.0</b>



**CTAP Gravity Model**

- Value**
- High Connectivity Areas
  - Low connectivity Areas

**Conservation & Other Lands**

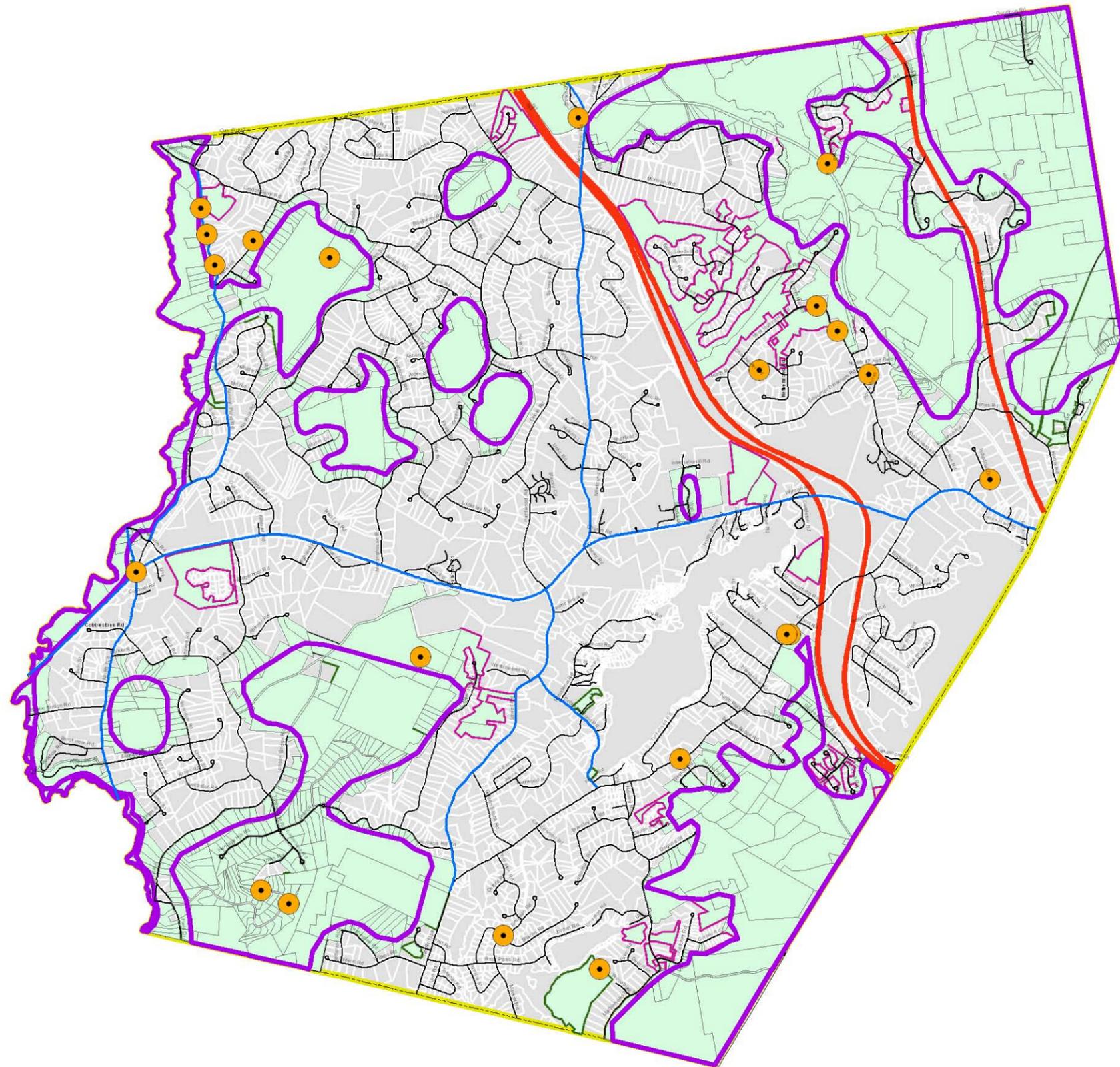
- Conservation Land
- Open Space
- State Owned
- Town Owned

**Roads**

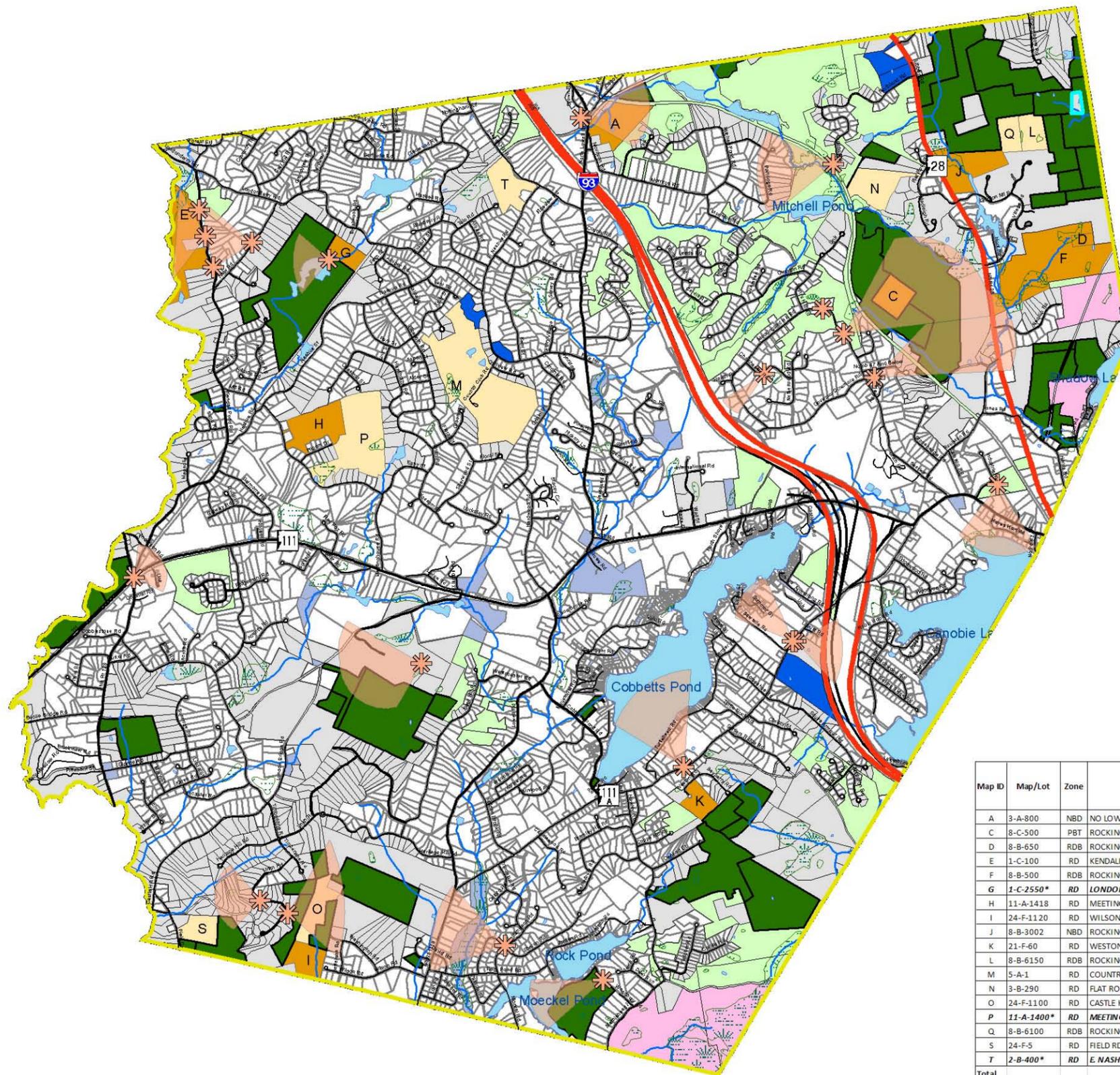
- State Primary
- State Secondary
- State Secondary
- Local
- Town Boundaries

This map was produced for reference purposes during the deliberations of the Open Space Task Force, during spring 2009. Displayed features represent results of a spatial analysis to rate identified natural resource features on a scale of 1 to 100. Areas from the highest standard deviations of each specialist class are presented on the map.

	Round 1	Round 2
Enter # of Participants		
Soil Conditions		
Important Forest Soil Group I & II	0.0	0.0
Important Agricultural Soils	187.5	230.0
	0.0	0.0
	0.0	0.0
<b>Soil Condition Total Score</b>	<b>187.5</b>	<b>230.0</b>
Open Space Continuity		
Unfragmented Area > 50 acres	50.0	25.0
Unfragmented Area > 100 acres	175.0	265.0
Unfragmented Area > 500 acres	0.0	0.0
Coastal Conservation Plan focus areas	0.0	0.0
NH WAP High Rank Habitats	0.0	0.0
<b>Open Space Continuity Total Score</b>	<b>225.0</b>	<b>290.0</b>
Water Quality		
Stratified Drift Aquifer	0.0	0.0
Special Flood Hazard Zones	0.0	0.0
Wetlands and streams (including 100' buffer)	125.0	85.0
Prime Wetlands (including 100' buffer)	0.0	0.0
<b>Water Quality Total Score</b>	<b>125.0</b>	<b>85.0</b>
Views / Quality of Life		
Scenic Views	100.0	95.0
Forested	70.0	0.0
Forested (Hemlock/ Pine)	0.0	0.0
Forested (App. Oak/Pine)	0.0	0.0
<b>Views / Quality of Life Total Score</b>	<b>170.0</b>	<b>95.0</b>
<b>Other</b>	<b>0.0</b>	<b>0.0</b>
	<b>700.0</b>	<b>700.0</b>



- Id**
- Scenic Vistas (as defined by Open Space Workgroup)
  - Priority Area as Defined by Open Space Group
  - Green Infrastructure Parcels
- Conservation & Other Lands**
- ▨ Conservation Land
  - ▨ Open Space
  - ▨ State Owned
  - ▨ Town Owned
- Green Infrastructure by Priority**
- High
  - Med
  - None
- Roads**
- State Primary
  - State Secondary
  - State Secondary
  - Local
  - Parcels 2008
  - Town Boundaries



- Vista Points
- Vista Extents
- Road Network**
- State Primary
- State Secondary
- State Secondary
- Local Road
- Windham Town Line
- Hydrography Larger than 15Ac**
- Open Water
- Wetland
- Water Lines
- Conservation & Other Lands**
- Conservation Land
- Open Space
- State Owned
- Town Owned
- Priority**
- High
- Med
- None
- Town Owned

Map ID	Map/Lot	Zone	Address	Co-Occurrence Weighted Value	Acres	Comments	Protet. Priority	Protection Strategy	Value	New Units at Buildout
A	3-A-800	NBD	NO LOWELL RD	57.77	35.60	On Rail Trail	High		\$1,149,300.00	8
C	8-C-500	PBT	ROCKINGHAM RD	54.27	23.11		High		\$223,000.00	0
D	8-B-650	RDB	ROCKINGHAM RD	47.41	5.46		High		\$11,000.00	0
E	1-C-100	RD	KENDALL POND RD	47.33	62.22	Campbell Farm	High		\$289,500.00	5
F	8-B-500	RDB	ROCKINGHAM RD	45.60	119.43		High		\$1,080,000.00	14
G	1-C-2550*	RD	LONDONDERRY RD	44.82	15.37		High	Aquisition	\$127,000.00	4
H	11-A-1418	RD	MEETINGHOUSE RD	41.12	39.87		High		\$461,600.00	12
I	24-F-1120	RD	WILSON RD	35.64	24.42		High	Aquisition	\$469,000.00	9
J	8-B-3002	NBD	ROCKINGHAM RD	30.13	43.62		High		\$1,094,000.00	9
K	21-F-60	RD	WESTON RD	26.08	16.99		High	Aquisition	\$283,400.00	0
L	8-B-6150	RDB	ROCKINGHAM RD	53.66	19.55		Med		\$105,000.00	1
M	5-A-1	RD	COUNTRY CLUB RD	51.04	153.87	Golf Course	Med		\$4,204,400.00	1
N	3-B-290	RD	FLAT ROCK RD	50.79	35.32		Med		\$627,000.00	9
O	24-F-1100	RD	CASTLE HILL RD	48.17	27.15		Med	Aquisition	\$186,000.00	0
P	11-A-1400*	RD	MEETINGHOUSE RD	46.16	84.22		Med		\$677,000.00	15
Q	8-B-6100	RDB	ROCKINGHAM RD	44.17	16.11		Med		\$105,000.00	6
S	24-F-5	RD	FIELD RD	38.11	21.12		Med	Aquisition	\$355,400.00	0
T	2-B-400*	RD	E NASHUA RD	29.80	30.40		Med		\$472,000.00	4
<b>Total</b>				<b>773.84</b>					<b>\$11,919,600.00</b>	<b>97</b>

\* Appraised land value for parcels in Current Use  
 Note: The parcels "B" and "R" were existing town owned land and have been removed from this table.

**APPENDIX B LIST OF SCENIC VIEWS AND VISTAS**

<b>VIEWS AND VISTAS</b>				
<b>Map Code</b>	<b>Name</b>	<b>Location</b>	<b>Views and Vistas</b>	<b>Description</b>
<b>A</b>	<b>Apple Acres</b>	Off Searles Road	Views to Haverhill	Active farm
<b>B</b>	<b>Taylor Farm</b>	North Lowell Road at Depot Road	Open fields	Horse pastureland
<b>C</b>	<b>Johnson Farm</b>	From Range Road	Open fields	Livestock, flowers, vegetables
<b>D</b>	<b>Campbell Farm</b>	Kendall Pond Road	Open fields	Tree farm, homestead (near Beaver Brook)
<b>E</b>	<b>Landry Ski Hill</b>	Off Lowell Road	Open fields, elevated terrain	Conserved land (town owns development rights)
<b>F</b>	<b>Windham High School/Gage Conservation Lands</b>	London Bridge Road	Views west to Mt. Monadnock	Also known as the Central Town Lands, designated as conservation land at 1978 town meeting; 135 acres accessible by walking or parking along Bear Hill Road or London Bridge Road
<b>G</b>	<b>Deer Leap Natural Area</b>	Marblehead Road	Natural cliff	54 acre natural area purchased in 1989 with assistance through the NH LCIP program
<b>H</b>	<b>Foster's Pond Natural Area</b>	Nashua or Londonderry Road	Esker, pond, trails, habitat	Acquired as conservation land in 1985 and enlarged by 19.5 acres in 1996
<b>I</b>	<b>Mitchell Pond</b>	Near Depot Road	Open water and uplands	Adjacent to rail trail
<b>J</b>	<b>Canobie Lake</b>	Off Hayes Hart Road	From Town boat launch	Water recreation
<b>K</b>	<b>Jenny's Hill</b>	Off Mockingbird Hill Road	Views of old fire tower and highlands	
<b>L</b>	<b>Griffin Park</b>	From the Park	View of the Searles Castle	
<b>M</b>	<b>Cemetery on the Hill</b>	Off Range Road	Within the cemetery and from hill	
<b>N</b>	<b>Anderson Road</b>	From roadside	View of natural waterfall	
<b>O</b>	<b>Ryan Farm</b>	Ryan Farm Road	Views northwest	
<b>P</b>	<b>Rail Trail</b>	Northeast of I-93 corridor	Scenic views on/off trail	Public access for walking and biking

**SCENIC ROADS (undesignated)**

<b>Name</b>	<b>Location</b>	<b>Views, Vistas and other Features</b>
<b>Searles Road</b>	Off Route 111-A northeast of I-93	At the base of Searles Road lies the historic Searles Chapel, a building given to the town by Edward Searles in exchange for the old brick school house at the former junction at Range Road. The historic stone walls that surround historic Searles Castle are visible as the road winds its way up the rolling hillside to reveal scenic vistas at Apple Acres farm. Orchards, woodlands and trailheads make this one of Windham’s most scenic drives.
<b>Kendall Pond Road</b>	Between Londonderry Road and Route 111 along border with Londonderry, from the Londonderry town line, Kendall Pond Road follows Beaver Brook into West Windham.	The road meanders past historic homes, a tree farm, rolling fields and horse pastures before crossing the old Nashua & Rochester railroad bed and ending near the historic Union Hall at West Windham.
<b>Range Road</b>	Beginning on the easterly side of town and bordering Canobie Lake	Range Road passes several historic homes and buildings. The Searles Chapel, Windham Playhouse and Chick Austin homestead can be seen along this scenic by-way with its stone walls, views of Searles Castle and Cobbett’s Pond, as well as Griffin Park and the Cemetery on the Hill. The working Johnson Farm is also located along the route, which comes to an end shortly after crossing Golden Brook near the junction of Lowell Road.
<b>North Lowell Road</b>	North central from Route 111 at the Derry line, North Lowell Road begins at the junction of the Manchester & Lawrence and Nashua & Rochester railroads.	Near the junction is the scenic Taylor Farm with its expansive horse pasture and bounded by the Windham Rail Trail. As the road winds its way to Windham’s center, several of Windham’s historic homes and stone walls can be viewed. North Lowell Road leads into the quintessential New England town center, which includes historic landmarks such as the town pound, Town Hall, Armstrong Building and Presbyterian Church.
<b>Mammoth Road</b>	Beginning at the historic West Windham village, Mammoth Road follows Beaver Brook from the falls at the Burnham Mill site to the Pelham line.	Several historic homes can be seen along the route, as well as scenic rolling fields and stone walls. The village at West Windham was the site of the Nashua & Rochester train station.
<b>London Bridge Road</b>	Southeast of Route 111	London Bridge Road winds past wetlands, rock ledges, brooks, a stone causeway, pine and hardwood forest lands, trails and the new Windham High School. At the crest of the hill, one can see Mount Monadnock to the west as well as panoramic views of Windham. The trails through the Gage Lands lead to an historic sheep pen.

**APPENDIX C LIST OF LANDS IDENTIFIED FOR PRIORITY PROTECTION AS OPEN SPACE**

<b>Parcel Map ID</b>	<b>Map / Lot</b>	<b>Zoning District</b>	<b>Address</b>	<b>Co-Occurrence Weighted Value</b>	<b>Acres</b>	<b>Protection Priority</b>	<b>Assessed Value</b>	<b>New Units at Buildout</b>
A	3-A-800	NBD	122 NO LOWELL RD	57.8	35.6	High	\$1,149,300.00	8
C	8-C-500	PBT	ROCKINGHAM RD	54.3	23.1	High	\$223,000.00	0
D	8-B-650	RDB	ROCKINGHAM RD	47.4	5.5	High	\$11,000.00	0
E	1-C-100	RD	137 KENDALL POND RD	47.3	62.2	High	\$289,500.00	5
F	8-B-500	RDB	86 ROCKINGHAM RD	45.6	119.4	High	\$1,080,000.00	14
<b>G</b>	<b>1-C-2550</b>	<b>RD</b>	<b>LONDONDERRY RD</b>	<b>44.8</b>	<b>15.4</b>	<b>High</b>	<b>\$127,000*</b>	<b>4</b>
H	11-A-1418	RD	76 MEETINGHOUSE RD	41.1	39.9	High	\$461,600.00	12
I	24-F-1120	RD	WILSON RD	35.6	24.4	High	\$469,000.00	9
J	8-B-3002	NBD	140 ROCKINGHAM RD	30.1	43.6	High	\$1,094,000.00	9
K	21-F-60	RD	1 WESTON RD	26.1	17.0	High	\$283,400.00	0
L	8-B-6150	RDB	ROCKINGHAM RD	53.7	19.5	Med	\$105,000.00	1
M	5-A-1	RD	1 COUNTRY CLUB RD	51.0	153.9	Med	\$4,204,400.00	1
N	3-B-290	RD	41 FLAT ROCK RD	50.8	35.3	Med	\$627,000.00	9
O	24-F-1100	RD	CASTLE HILL RD	48.2	27.2	Med	\$186,000.00	0
<b>P</b>	<b>11-A-1400</b>	<b>RD</b>	<b>MEETINGHOUSE RD</b>	<b>46.2</b>	<b>84.2</b>	<b>Med</b>	<b>\$677,000*</b>	<b>15</b>
Q	8-B-6100	RDB	ROCKINGHAM RD	44.2	16.1	Med	\$105,000.00	6
S	24-F-5	RD	15 FIELD RD	38.1	21.1	Med	\$355,400.00	0
<b>T</b>	<b>2-B-400</b>	<b>RD</b>	<b>E NASHUA RD</b>	<b>29.8</b>	<b>30.4</b>	<b>Med</b>	<b>\$472,000*</b>	<b>4</b>
<b>Totals</b>					<b>795.8acres</b>		<b>\$12,045,600.00</b>	<b>109 units</b>

\* Appraised Value for parcels in Current Use

Note: Parcels B and R are not included in this table as priority parcels.

**CTAP Theme B: *Environmental Protection, Land Use and Open Space***

**LIST OF GRANT FOR LAND CONSERVATION and OPEN SPACE PROGRAMS**

**Tip:** *If you are uncertain of the funding program to fit your need, contact the Center for Land Conservation at the Society of NH Forests at (603) 224-9945 or [www.forestsociety.org](http://www.forestsociety.org) or [www.clca.forestsociety.org](http://www.clca.forestsociety.org) or.*

**Grant Program: NH Land and Community Heritage Investment Program (LCHIP)**

**Brief explanation:** Funds to acquire conservation land, historic buildings, sites

- **Name of grantor agency:** NH Land and Community Heritage Investment Program (LCHIP)
- **Key contact person(s):** Deborah Turcott, Executive Director
- **Amount of funding available:** \$0 for FY 2009; Varies
- **Key criteria for applications:** Significant natural resource area; significant historic buildings and sites
- **Funding cycle and deadlines:** Hopefully in FY 2010
- **Website address:** [www.lchip.org](http://www.lchip.org)

**Grant Program: Land and Water Conservation Fund**

**Brief explanation:** Municipalities can apply for assistance for local parks and recreation programs.

- **Name of grantor agency:** Division of Parks and Recreation, NH DRED
- **Key contact person(s):** Shari Colby, Community Outreach Specialist
- **Amount of funding available:** \$20,000 per project; 50/50 match
- **Key criteria for applications:** Outdoor recreation proposals; see Project Evaluation criteria
- **Funding cycle and deadlines:** Late January
- **Website address:** <http://www.nhparks.state.nh.us/community-programs/land-and-water-conservation-fund/>

**Grant Program: Farm and Ranchland Protection Program**

**Brief explanation:** Farm and Ranch Land Protection Program (FRPP) provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. USDA provides up to 50 percent of the fair market easement value of the conservation easement.

- **Name of grantor agency:** US Natural Resources Conservation Service
- **Key contact person(s):** Jody Walker, Assistant State Conservationist
- **Amount of funding available:** Varies based on Congressional appropriation
- **Key criteria for applications:** See website below
- **Funding cycle and deadlines:** Open; on-going acceptance
- **Website address:** <http://www.nrcs.usda.gov/programs/frpp/>

### **Grant Program: National Fish and Wildlife Foundation**

Brief explanation: The National Fish and Wildlife Foundation provides funding on a competitive basis to projects that sustain, restore and enhance the Nation's fish, wildlife, plants and their habitats through our *Keystone Initiative Grants* and other *Special Grant Programs*.

- Name of grantor agency: National Fish and Wildlife Foundation
- Key contact person(s): Mike Slattery
- Amount of funding available: Keystone \$50 to \$300k; special – varies
- Key criteria for applications: Specific to program
- Funding cycle and deadlines: June and November; Pre-proposal-April 1<sup>st</sup>; Full June 1<sup>st</sup>
- Website address: <http://www.nfwf.org/AM/Template.cfm?Section=Grants>

### **Grant Program: Forest Legacy Program**

Brief explanation: The Forest Legacy Program is a partnership between states and the USDA Forest Service to identify and help conserve environmentally important forests from conversion to nonforest uses. The main tool used for protecting these important forests is conservation easements. The Federal government may fund up to 75% of program costs, with at least 25% coming from private, state or local sources

- Name of grantor agency: Division of Forest and Lands, NH DRED
- Key contact person(s): Susan Francher, Forester
- Amount of funding available: Varies annually; based on national competition
- Key criteria for applications: Project identified in a Forest Legacy Area (FLA) and meet continuation of traditional forest uses including forest
- Funding cycle and deadlines: July 15<sup>th</sup> annually
- Website address: <http://na.fs.fed.us/legacy/index.shtm>

### **Grant Program: Transportation Enhancement (TE)**

Brief explanation: The intent of the TE program is to afford an opportunity to develop “livable communities” by selecting projects that preserve the historic culture of the transportation system and/or enhance the operation of the system for its users. Projects with a water quality component associated with transportation facilities are eligible. 80/20 funding.

- Name of grantor agency: Bureau of Planning and Community Assistance, NH DOT
- Key contact person(s): Thomas Jameson, PM, (603) 271-3462
- Amount of funding available: \$3.8 M for TE
- Key criteria for applications: TE: encourage non-motorized transportation, pedestrian
- Funding cycle and deadlines: Summer of odd years and submit to the RPC; TE Advisory Committee recommends projects
- Website address: <http://www.nh.gov/dot/municipalhighways/tecmaq/details.htm>

### **Grant Program: Grassland Reserve Program**

Brief explanation: The Grassland Reserve Program (GRP) is a voluntary program offering landowners the opportunity to protect, restore, and enhance grasslands on their property. The program helps landowners restore and protect grassland, rangeland, pastureland, shrubland and certain other lands.

- Name of grantor agency: US Natural Resources Conservation Service
- Key contact person(s): Jody Walker, Assistant State Conservationist
- Amount of funding available: Varies based on Congressional appropriation
- Key criteria for applications: See website below
- Funding cycle and deadlines: Open; on-going acceptance
- Website address: <http://www.nrcs.usda.gov/programs/GRP/>

### **Grant Program: Water Supply Land Protection Grant Program**

Brief explanation: Also known as the Source Water Protection Program, NH DES can make 25 percent matching grants to municipal water suppliers for the purchase of land or conservation easements critical to their water quality. These water supply lands must be currently unprotected and within the wellhead protection area for a groundwater source or within the source water protection area and within five miles of the intake of a surface water source. These match sources can include donated land or easements that are also within the source water protection area, public funds, transaction expenses, or private funds. Also, there is a low interest loan fund available from DES that may be used to finance the match.

- Name of grantor agency: NH DES
- Key contact person(s): Holly Green
- Amount of funding available: Uncertain, but DES is soliciting applications; 25/75
- Key criteria for applications: Unprotected water supply land
- Funding cycle and deadlines: November
- Website address:  
[http://des.nh.gov/organization/divisions/water/dwgb/dwspp/land\\_acqui/ws\\_landgrant.htm](http://des.nh.gov/organization/divisions/water/dwgb/dwspp/land_acqui/ws_landgrant.htm)

### **Grant Program: Chloride Reduction in the I-93 Watershed Municipal Program**

Brief explanation: Also known as the Salt Reduction Program, NH DOT has funding for designated communities for planning and implementation

- Name of grantor agency: NH DOT
- Key contact person(s): Mark Hemmerlein ([mhemmerlein@dot.state.nh.us](mailto:mhemmerlein@dot.state.nh.us) 603-271-1550)
- Amount of funding availability: Approximately \$2.5 million to aid communities in the TMDL watersheds (Salem, Windham, Derry, Londonderry and Chester)
- Key criteria for applications: Location in the TMDL watershed
- Funding cycle and deadlines: Open
- Website address: <http://www.rebuildingi93.com/documents/Municipal%20Program%20-%20TMDL.pdf>

***For special purpose land conservation projects, the following may be of interest:***

#### **Ecologically Important Land**

- Sweet Water Trust <http://www.sweetwatertrust.org/>
- Wildlife Heritage Foundation of New Hampshire provides funds for NH Fish and Game projects. Contact: Chuck Miner at (603) 271-3511 <http://www.wildlife.state.nh.us/foundation>.
- Endangered Species Fund is a federal fund available to states for the conservation of T & E species. <http://www.fws.gov/endangered/ESA/sec6.html>

- The Neo-tropical Migratory Bird Conservation Fund establishes a matching grants program to fund projects that promote the conservation of these birds.  
<http://www.fws.gov/birdhabitat/Grants/index.shtm>

### **Wetlands, Waterfowl, Fisheries Habitat**

- The North American Wetlands Conservation Act provides matching grants to organizations and individuals who have developed partnerships to carry out wetlands conservation projects for the benefit of wetlands-associated migratory birds and other wildlife. Administered through the federal Fish and Wildlife Service. Contact Atlantic Coast Joint Venture Coordinator Andrew Milliken at [andrew\\_milliken@fws.gov](mailto:andrew_milliken@fws.gov). <http://www.fws.gov/birdhabitat/Grants/index.shtm> and <http://birdhabitat.fws.gov/NAWCA/USstandgrants.html>
- NH Fish and Game Department has a Small Grants Program to help landowners with a minimum of 25 acres restore or enhance habitat for wildlife. For more information, contact the Wildlife Division at (603) 271-2461, <http://www.wildlife.state.nh.us/Wildlife/wildlife.htm>  
For the Fisheries Habitat Conservation Program contact John Magee  
Fish Habitat Biologist [john.a.magee@wildlife.nh.gov](mailto:john.a.magee@wildlife.nh.gov)
- The Moose Plate program: <http://www.mooseplate.com/overview.html>
- Wetlands mitigation funds. Funds which permitting authorities (NH Dept. of Environmental Services, US Army Corps of Engineers) may require developers to provide for land conservation as mitigation for loss of wetland values resulting from proposed development. Contact municipal planning officials or the developer for details about specific projects.
- NH Department of Environmental Services established the Aquatic Resource Mitigation Fund to compensate for loss of wetlands. Contact: Lori Sommer at (603) 271-4059 or [lori.sommer@des.nh.gov](mailto:lori.sommer@des.nh.gov)  
<http://des.nh.gov/organization/commissioner/pip/factsheets/wet/documents/wb-17.pdf>
- Ducks Unlimited. <http://www.ducks.org/> State contact: Ed Robinson, NH Fish & Game Department, (603) 271-2462.
- Trout Unlimited Contact: Elizabeth Maclin, Vice President for Eastern Conservation Programs: [emaclin@tu.org](mailto:emaclin@tu.org). For local projects involving a component of stream habitat restoration or improvement, there is the Embrace-A-Stream grant program that is available through state councils and local chapters of TU. The TU council or chapter must be the applicant for the funds. For more information about the EAS program go to:  
<http://www.tu.org/site/c.kkLRJ7MSKtH/b.3198137/k.9DD6/EmbraceAStream.htm>
- Watershed Action Grants. The Conservation Fund, Contact: Nancy Bell, Vermont Representative  
<http://www.conservationfund.org/>

### **PARKS**

#### **Grant Program: Recreational Trail Program (RTP)**

Brief explanation: RTP funds may be used for maintenance and restoration of existing trails, purchase and lease of trail construction and maintenance equipment, construction of new trails, development and rehabilitation of trailside and trailhead facilities, trail linkages, and acquisition of easements or property for trails.

Name of grantor agency: Bureau of Trails, NH DRED

Key contact person(s): Chris Gamache, Program Coordinator

Amount of funding available: \$25,000 maximum;

Key criteria for applications: 80/20 match

Funding cycle and deadlines: January

Website address: <http://www.nhtrails.org/grants-and-programs/recreational-trails-program/>  
<http://www.fhwa.dot.gov/environment/rectrails>

### **Grant Program: Land and Water Conservation Fund (LWCF)**

**Brief explanation:** LWCF funds may be used for acquisition, development and restoration of existing or proposed parks.

**Name of grantor agency:** Division of Parks, NH DRED

**Key contact person(s):** Shari Colby, Outreach Coordinator

**Amount of funding available:** \$20,000 cap per project

**Key criteria for applications:** Applications must be submitted by a municipality, school district, county or state agency / department for government owned property. 50/50 match required.

**Funding cycle and deadlines:** January

**Website address:** <http://www.nhstateparks.org/community-programs/land-and-water-conservation-fund/grant-round-information-and-application-packet/>

### **Other Grant Sources**

#### **Farm Bill**

For information on the 2008 Farm Bill, visit <http://www.ers.usda.gov/FarmBill/2008/>

#### **Piscataqua Regional Estuaries Program (Coastal CTAP)**

This program is of interest to the I-93 CTAP Towns of Candia, Chester, Danville, Deerfield, Fremont and Raymond as they are located in the Coastal Zone watershed area. See:

<http://www.nhep.unh.edu/programs/community-assistance.htm>

#### **Moose Plate Grants**

The state's Moose Plate program provides funding for cultural heritage, conservation and environmental programs. For details, see: <http://www.mooseplate.com/grants.html>.

*Source: Grant Resources Guide: Grant Opportunities for CTAP Communities (prepared for the Rockingham Planning Commission by TF Moran, Inc. 2010)*

## CTAP OPEN SPACE PLANNING PROTOCOL

### Meeting 1: Identification of High Value Natural Resources

#### Tools and Data Provided

The CTAP facilitator will explain how Geographic Information Systems (GIS) data and NH GRANIT (New Hampshire Geographically Referenced Analysis and Information Transfer System) natural and cultural resource data layers can be used to assist in open space planning.

The CTAP facilitator will describe the various data layers in the CTAP master ARCGIS project. Due to the variable distribution of resources within the region, some resources will be more or less prevalent in one municipality versus another. Note: The scarcity of resource does not necessarily reflect its importance locally.

#### Task Force Activities

1. Following the Delphi process, the Task Force will use a master spreadsheet listing the GIS data layers to arrive at consensus of a set of resource features. During the process, each individual will assign a numerical weighting for each of the individual data layers, making sure to assign a total of exactly 100 points to the data set.
2. The group will then discuss the results of the weighting exercise, evaluating the group average results against differences of individual weighting. The Task Force will then repeat the weighting exercise having considered the views of other members.
3. The Task Force will continue to refine the weighting process through discussion until a consensus emerges within the weighting results. Finally, the Task Force will identify and agree on a list of highest ranking resources. This list may include as many resources as the Task Force deems of highest importance.

The resulting matrix of weighted resources will provide the basis for development of the resource maps which will be used for the activities in Meeting 2.

### Meeting 2: Define the Green Infrastructure

#### Tools and Data Provided

Meeting 2 activities will utilize a map set derived from the weighting exercise results developed through the Delphi process during Meeting 1. The map set will include:

Map 1. Resource Generalist Map - areas of co-occurring resource values (grades by 1, 2, and 3 standard deviations above the average acre in the municipality)

Map 2. Resource Specialist Map – areas at least two standard deviations above average in one, and only one, of the related resource groups identified in Meeting 1

Map 3. Resource Gravity Model Map – areas given special weight when near existing conservation land

These maps provide the basis for all subsequent work of the Task Force by locating the highest value natural resource areas and therefore those areas of town most in need of protection.

### **Task Force Activities**

1. The Task Force will identify the areas that, if protected from development, should ensure that the functions, values and services provided by these resources to the town's residents will continue indefinitely. These services include:
  - Maintaining the quality of ground and surface water
  - Improving air quality
  - Providing sufficient habitat for plant and animal species to thrive
  - Providing an opportunity for outdoor recreation for all residents at a reasonable distance from their homes
  - Creating a pleasant and scenic environment in which to live
  - Creating interconnected green spaces that allow for trails connecting the various parts of town and allow for the movement of wildlife
2. The Task Force will use the following guidelines to define the green infrastructure (new Map 4):
  - Include areas of exceptionally high resource value for a particular category
  - Include areas where multiple resource values occur in the same place
  - Give added consideration to lands near existing conservation lands
  - Give added consideration to lands that allow each resident reasonable access to open space
  - Avoid areas slated for industrial or commercial development, unless they contain exceptionally high quality resources
  - Include at least 25% of the town's land area to ensure the sustainability of natural processes
  - Do not include over 50% of the town's land area, to allow for future development
  - Try to combine high value polygons into a single polygon, by including "linking lands" that are feasible to protect
3. The Task Force will draw the boundaries of the green infrastructure area(s), attempting to follow the above guidelines and/or others proposed by the members. These areas will be drawn on an acetate overlay on the resource maps.

## **Meeting 3: Developing Protection Strategies**

### **Tools and Data Provided**

**Map 4.** The green infrastructure areas identified during Meeting 2 will be displayed on a map including the acreage of each area (drawn as a polygon on the map). The tax parcels will be displayed over the green infrastructure.

The total resource value of each tax parcel falling within the green infrastructure will be calculated. The resource based value of each parcel will be exported to two spreadsheets: one reported as highest to lowest total resource value per parcel; the other reported by the highest to lowest resource value per acre. [Note: Many parcels may contain some type of development, however the developed portion is usually located outside the green infrastructure, which yields a natural resource score of 0 for that portion of the parcel.]

### **Task Force Activities**

1. The Task Force will review thoroughly the green infrastructure identified on the map and confirm that it captures the key resources, is sustainably linked together, and is of adequate size.
2. The Task Force will use the parcel and per acre valuation spreadsheets to examine the top scoring parcels and to develop a protection strategy for them. The general protection categories may include:
  - Ownership interest (fee or conservation easement) by a conservation entity
  - Regulatory protections (i.e. wetlands, steep slopes, aquifers, surface water)
  - Management agreement (i.e. powerline corridors, rod and gun club, public park)
  - Voluntary agreements (i.e. homeowner back-lots pledge to follow BMPs)
3. The Task Force evaluates each of the most valuable parcels until it reaches a point where further work does not justify the added effort.

## **Meeting 4: Assigning Resources**

### **Tools and Data Provided**

The RPC GIS Specialist will complete a buildout analysis for parcels in the green infrastructure areas and use these results to generate an estimate of the fair market value of the parcels that have an assigned protection strategy, requiring an ownership interest by the town, and an estimate of when projected buildout will occur.

The CTAP facilitator will use this data to define an annual funding estimate for five buildout scenarios:

1. Fast buildout/high land prices (worst case)
2. Fast buildout/low land prices (intermediate case)
3. Slow buildout/high land prices (intermediate case)
4. Slow buildout/low land prices (best case)
5. Moderately paced buildout/moderate land prices (most likely case)

These five buildout scenarios will demonstrate the sensitivity of the assumptions.

### **Task Force Activities**

1. The Task Force will decide upon one scenario against which to estimate funding requirements based on the acceptable level of risk. Alternatively, the Task force can develop a funding plan for multiple scenarios.
2. The Task Force will also agree upon assumptions regarding:
  - What percentage of the required funding can be supplied by grants and/or bargain sales?
  - How many parcels can be conserved by other than the town, e.g NGO or agency?

## **Meeting 5: Review of Task Force Report**

The Task Force may conduct one last meeting to review and comment on the final Task Force Report.

## **APPENDIX F      TASK FORCE MEETING MINUTES**

### **Windham Open Space Task Force Meeting Minutes – Draft Meeting #1 - July 8, 2009**

Meeting began at 7:15pm.

Members Present:      Bruce Breton, Dennis Senibaldi, Pam Skinner, Karl Dubay, Jim Finn, Kay Normington.

Also Present:          Julie LaBranche of Rockingham Planning Commission, Laura Scott, Wayne Morris, Beverly Donovan

Introductions were made and the group agreed to appoint Wayne Morris to the Task Force as a citizen member.

Julie LaBranche explained the role of RPC as planning assistant in the I-93 C-TAP study of Windham's Open Space. There will be a series of four meetings that will encompass the following:

- 1.) Identification of High Value Natural Resources
- 2.) Define the Green Infrastructure
- 3.) Develop Protection Strategies
- 4.) Assign Resources.

The group was tasked to review and focus on categories of resources (soil conditions, Open Space continuity, water quality and views/ quality of life) that would be considered high priority for Windham. This was done without the aid of maps so that the group could focus on concepts rather than parcels. After two rounds of rating the resources using the Delphi process, the group settled on the areas considered most important as:

- 1.) Important Agriculture Soils,
- 2.) Un-fragmented Areas of 100 Acres or more,
- 3.) Wetlands and Streams and
- 4.) Scenic Views.

Laura Scott questioned the inclusion of protected open space by deed restriction on the GIS maps that RPC will generate. Julie stated that they could be displayed in different colors. Eric DeLong and Rex Norman have been working with RPC on updated maps. Laura will make sure they are included.

The next three meetings will take place at the Planning Office at 7pm unless otherwise posted and will occur on July 29<sup>th</sup>, August 12<sup>th</sup> and August 26<sup>th</sup>.

Meeting adjourned at 8:15pm. Minutes in draft submitted by Beverly Donovan.

### **Windham Open Space Task Force Meeting Minutes – Draft Meeting #2 - July 29, 2009**

Meeting began at 7:15pm.

Members Present:      Bruce Breton, Dennis Senibaldi, Pam Skinner, Karl Dubay, Jim Finn, Kay Normington

Also Present:          Julie LaBranche & Rob Pruyne of Rockingham Planning Commission, Beverly Donovan, John McRobbie

Introductions made and welcome extended to John McRobbie.

Motion was made by Pam Skinner, seconded by Bruce Breton to accept the July 8<sup>th</sup> draft minutes as presented. All in favor.

Julie LaBranche and Rob Pruyne presented GIS maps that depicted the results from Meeting 1:

- Map 1 Resource Generalist Map – areas of co-occurring resource values.
- Map 2 Resource Specialist Map – areas at least two standard deviations above average in one of the related resource groups identified in Meeting 1.
- Map 3 Resource Gravity Model map – areas given special weight when near existing conservation land.

The goal of the activity was to locate the highest value natural resource areas to determine which areas are most in need of protection. The first focus of the group was the “Scenic Views” category and the following areas were identified (as views *from* the area):

- A.) Apple Acres
- B.) Taylor Farm
- C.) Johnson Farm (East & West views)
- D.) Campbell Farm
- E.) Landry Ski Hill
- F.) Windham High School site
- G.) Deer Leap
- H.) Foster’s Pond
- I.) Mitchell Pond
- J.) Hayes Hart Road
- K.) Jenny Hill Road
- L.) Cemetery on the Hill
- M.) Anderson Road (Falls)
- N.) Ryan Farm (Green Mountain)

The following roads were also identified as “Scenic” by the group:

- A.) Searles Road
- B.) Range Road
- C.) Kendall Pond Road
- D.) North Lowell Road
- E.) Mammoth Road
- F.) London Bridge Road

Rob explained that the next exercise would involve the intersecting of “Scenic Views” with identified conservation land, which will then be assigned a value. The group reviewed the weighted gravity model map, looking at riparian and conservation areas, to determine areas (corridors) of connectivity.

Julie expanded the discussion to include issues of water quality, wetlands, lakes and streams; soil and important agriculture areas; open space/ unfragmented areas greater than 100 acres. As in Meeting 1, no parcel boundaries were given. The group was asked to consider how the areas relate to identify potential protection areas. The eventual goal will be a preservation strategy that can be successfully implemented.

Karl suggested that we compare our work to existing Conservation Commission work. Rob suggested to the group that there may be “undiscovered” parcels.

The next meeting will focus on overlaying the maps to assign values to the parcels, with particular attention paid to the location of wetlands and streams. The parcels will be given a High, Low or

Intermediate value. Next meeting will be at the Planning Office on August 12, 2009 at 7pm, unless otherwise posted.

Meeting adjourned at 8:45pm. Minutes submitted in draft by Beverly Donovan

**Windham Open Space Task Force Meeting Minutes - Draft  
Meeting #3 - August 12, 2009**

Members Present: Jim Finn, Kay Normington, Karl Dubay, Pam Skinner

Also Present: Julie LaBranche, Rob Pruyne, Bev Donovan

Rob presented the latest version of the Windham Open Space map (in progress). The task force examined the parcel mapping of Windham's green infrastructure. Ranking has been revised to show scenic areas. The darker the color, the higher the score/ co-occurrence. The top 100 parcels identified on the map correspond to the spreadsheet provided.

Julie explained the contents of the columns, urging the group to pay close attention to the Conservation Land and weighted average. Top 50% of ranked parcels are identified in the spreadsheet. The goal is to assign protection strategies: Ownership interests, Regulatory protections, Management agreements, Voluntary agreements, and Zoning and land uses.

The task force then compared parcels on the green infrastructure map to Windham's GIS map on-line to pare down the list, eliminating known conservation lands, open space, lands in development and town and school district owned parcels.

The Viewsheds map was examined. The green areas show the calculated viewsheds from the points suggested (only taking in topography). This information will be helpful if the town decides to adopt a ridgeline ordinance.

Proximity to conservation and farmland, soils, rail trails was taken into consideration. Group tasked to think about additional strategies, leveraging conservation funds. There may be opportunities to sell off particular parcels to better utilize resources. Grants may be available (watershed, etc.) to creatively purchase parcels.

Minutes - Karl offered an amendment to remove the words "Green Mountain" from the description of Ryan Farm Road. Karl also would like minutes to reflect that references to scenic roads are the committee's suggestions for specific views from the road and not roads designated "scenic" by RSA.

Motion by Pam Skinner to accept minutes of July 29, 2009 as amended, Kay Normington seconded. All in favor. Meeting adjourned at 9:10pm.

**Windham Open Space Task Force Meeting Minutes - Draft  
Meeting #4 - August 26, 2009**

The meeting convened at 7:00pm.

Members Present: Dennis Senibaldi, Pam Skinner, Jim Finn, Kay Normington, Jim Wayne Morris  
Also Present: Julie LaBranche (Rockingham Planning Commission)

Julie presented the revised open space map which incorporated the prioritized parcels identified by the Task Force at the previous meeting. The members reviewed the map and made adjustments to include several additional parcels that provided connections between existing and proposed open space areas. Several additional town-owned properties and conservation easements for recent subdivisions were also identified.

The Task Force decided not to assign specific protection mechanisms to each of the identified open space parcels as this would be decided on a parcel-specific basis. However, members agreed that fee simple acquisition would be the preferred method over placement of a conservation easement.

Julie asked the Task Force to identify any specific information that they would like included in the final Open Space Report. Members discussed including: a general discussion of the benefits to the community from open space preservation; a cost of services comparison between residential and commercial development versus open space preservation (based from the Managing Growth study by Trust for Public Lands); and a brief description of the different methods available for providing funding for open space acquisition.

The final Task Force meeting is scheduled for Wednesday, September 30, 2009. Results of the Open space Report will be presented to the Planning Board on Thursday, October 17, 2009.

**Windham Open Space Task Force Meeting Minutes - Draft  
Meeting #5 - October 8, 2009**

Members Present: Jim Finn, Kay Normington, Wayne Morris, Bruce Breton, Pam Skinner  
Also Present: Julie LaBranche, Bev Donovan

Minutes of August 26<sup>th</sup>: Wayne Morris motioned to approve, Jim Finn seconded. Approved 4-0 (Bruce Breton abstained due to absence).

Julie LaBranche presented the revised map of Conservation and Other Lands. There is still some information needed for report, as well as a photo and town seal logo for the cover page. Suggestions will be made by the OSTF and submitted to Julie LaBranche. Findings and Recommendations section needs to be filled out. Jim Finn will assist in getting the missing information to Julie. Annual dollar amount should include grants. Bruce Breton suggested using the phrase LUCT (land use change tax) in the paragraph regarding Town & Citizen Support. Bruce also requested adding in the Windham Rail Trail Alliance as a partner in the Walking in Windham project.

Table 1: Julie will send the table via e-mail to the task force for comment/ filling in of missing information.

Protection Strategy paragraph will be revised to reflect the multiple strategies used on a case-by-case basis. Add the word *donations* under the Voluntary Protection/ Easements strategy.

Section 4: A generic funding source/ strategy of collateral will be added to section as a low-cost/ low-risk way to fund purchases.

Table 4: Julie will take some information from parcel report provided by Wayne. Jim will also provide some information via e-mail.

Section 3: Prioritized list of lands accompanies the map presented, along with comments on projected build-out, assessed value, etc. List will be rechecked for accuracy before being brought to Planning Board. The OSTF is tasked with reviewing the report and sending comments to Julie. Another meeting will be added to make corrections and additions to the report.

Task Force Recommendations/ Points to consider: Identified parcels should be viewed as the town's "blueprint" for open space preservation; funding sources should include CIP allocations as a possibility; recommendations should be review at least every three years; financing plan should be reviewed every two to three years.

Julie will send revised text for review and coordinate with Bev Donovan and Laura Scott to plan next meeting.

Wayne Morris motioned to adjourn, Jim Finn seconded. All in favor.

Meeting adjourned 7:25pm.

### **Windham Open Space Task Force Meeting Minutes - Draft Meeting #6 - Monday, October 26, 2009**

Meeting began at 5:15pm

Members Present: Wayne Morris, Dennis Senibaldi, Bruce Breton, Pam Skinner, Jim Finn, Kay Normington, Julie LaBranche, Bev Donovan

Review of updated color-coded map. Orange and tan high and medium priority, dark green is conservation land and light green is open space. Surface waters and large wetlands are shown (smaller water bodies are not shown). Grey depicts green infrastructure. Julie LaBranche would like feedback before Friday, November 5th.

Pages 3 & 4 - Reviewed. Missing 2001 & 2002 Current Use tax amounts. Ms. LaBranche will follow up with Dana Call.

Page 10 – Prioritized land table will be updated and numbered by Ms. LaBranche.

Assessed value of high/ medium parcels is 11 million dollars (approximately 800 acres). Mr. Breton questioned assessed value, suggesting the addition of a note that land may be in current use and might not reflect market value. Mr. Breton added that he would like to see total dollar value of all parcels vs. total dollar value of conservation acres and suggested Ms. LaBranche contact Rex Norman to find out about current use totals. Ms. LaBranche pointed out that the OSTF needs to be mainly concerned with parcels that the committee has identified. She will look at listing current use properties in a new format, such as in cost per acre for current use vs. full assessed value.

Page 11 – Break down by zoning district. Ms. LaBranche will revamp the calculations and recreate the table. Protection Criteria: Ms. LaBranche would like to know which (or all) methods the group would choose to use as criteria. After discussion, it was decided that the protection criteria of Threshold and Competitive and Qualitative would be used when defining prioritized parcels. Future choices will be determined using a mix of criteria, as markets and needs change. The task force recommended taking out the last sentence on page 12.

Page 14 – Jim Finn will send to Ms. LaBranche the total dollar amount of outside funding received. Mr. Breton suggested asking Rex Norman what the projection of land coming out of current use is, as Mr. Norman should be able to estimate the acreage and value of the land. Ms. LaBranche will separate the issues on the updated table, adding language that explains that the data includes over 10 years (2000 – 2008+). She will use average and mean. High priority column will assume contribution of outside sources. Current use will also be identified as a source of funding. Mr. Breton suggested that the report identify easements, including 3<sup>rd</sup> party, as part of report footnotes.

Page 15 – Task Force Recommendations. Mr. Breton would like to see language to the effect that the Conservation Commission would recommend a plan each year to the CIP. The committee agreed that it should be part of the language in #4 (after annually...), Ms. LaBranche will update. In #3, substitute Conservation Commission for town. #5 – Take out the language after the word investment and add “reflective of the protections priorities of this plan, and consistent with other capital needs”. Ms. LaBranche will work on a way to express the investment.

Appendix B – The committee filled in descriptions of views and vistas. Mr. Finn will update and send to Ms. LaBranche. The Rail trail will be added to the list.

Appendix F – Mr. Finn questioned the accuracy of the list. Ms. LaBranche will check Windham’s database against RPC information. Kay Normington asked if the Historic Districts could be called out on the maps. Ms. LaBranche will check into the possibility of adding the information.

Motion to adjourn at 6:20pm by Mr. Morris, seconded by Ms. Skinner. All in favor.  
Minutes submitted in draft by Bev Donovan

***I-93 Community Technical Assistance Program (CTAP)*** - developed in cooperation with the State of New Hampshire's Department of Transportation, Office of Energy and Planning, Department of Environmental Services, and the Regional Planning Commissions to provide planning assistance to the 26 I-93 corridor communities expected to experience additional growth that may result from the I-93 expansion project. CTAP is a multi-year initiative that provides assistance to I-93 corridor communities to address planning and community development challenges through access to technical information and tools to implement innovative land-use planning and resource conservation practices that address the impacts of growth and development. (Refer to page iv.)

***Open Space*** - For the purpose of this report, is defined as any lands that remain in a natural and undeveloped condition that contribute ecological, scenic or recreational value. The definition of open space may be expanded to include working lands (forests, agriculture, field corners, fence rows and abandoned pastures) and managed green space such as golf ranges, parks, and recreation areas. (Refer to page 2.)

***Natural Environment and Natural Resources*** – broadly used to describe air, water, and land resources including, but not limited to, the town's scenery, air quality, aquifers, streams, soils, plants and animals. (Refer to page 2.)

***Co-Occurrence Areas*** – lands that combine both the physical co-occurrence of natural resources, where multiple resources occur together, and the numeric weighting for each resource as assigned during the resource prioritization process in Step 1. (Refer to page 7.)

***Green Infrastructure*** - the contiguous resource network and natural areas across town. The green infrastructure is the area that, if protected from development or degradation, should ensure that the services provided by the natural environment to Windham's residents could be sustained. (Refer to page 8.)

***Land Protection Strategy*** - implementation of a voluntary restriction, purchase of easements or development rights, creation of open space through conservation subdivision, protection through regulatory requirement (i.e. wetlands, shorelands), or voluntary protection measure that preserves the natural resources and features of land. (Refer to page 10.)

***Build Out Analysis*** – using Geographic Information Systems (GIS), an estimation of the maximum number of units supported per parcel, excluding unbuildable lands (typically limited by soil conditions) and lands subject to state or local regulations, based on assumed land use and zoning scenarios (i.e. existing zoning, proposed zoning scenario, land use such as land conservation/open space preservation goals or transfer of development rights).