



## LAKES REGION CONSERVATION TRUST

### Fogg Hill Conservation Area Expansion Project (Bascom Parcel)

Center Harbor Conservation Commission  
December 3, 2015

#### Proposed Project:

- LRCT purchase of 42.7 acres on Piper Hill Rd. (part of Center Harbor Map 225, Lot 12)

#### Conservation Values:

- Expansion of conservation land: Abuts 192-acre Fogg Hill Conservation Area (which LRCT owns and on which Town will hold conservation easement), so would expand permanently conserved land to 235 acres.
- Unfragmented habitat: Part of largest roadless/unfragmented area in town (over 900 acres).
- Shoreline: 1,250 feet of pristine shoreline on Bear Pond.
- Wildlife habitat: Woodlands and wetlands that provide significant wildlife habitat.
- Plant communities: Potential exemplary natural communities (semi-rich mesic sugar maple-red oak forest and black birch-red oak wooded talus), Back's sedge (NH--endangered), and American Ginseng (NH-threatened) (Source: Rick Van de Poll).
- Surface and ground water quality protection: (1) Wetlands and surface waters in Waukegan watershed that are used for drinking water and recreation. (2) Ground waters used for drinking water, including part of stratified drift aquifer that is located around Bear Pond. (3) New location for water quality monitoring in Bear Pond (at headwaters of watershed) by Waukegan and Winona Watershed Protective Association as part of State of NH Volunteer Lake Assessment Program (VLAP).
- Recreation and education for public: Opportunities for low impact recreation and nature observation and education by public. Trails for hiking, snowshoeing, and cross-country skiing and for trailhead parking area on Piper Hill Rd. providing access to entire Fogg Hill property, eliminating need to rely on Fogg Hill Rd. (private road).

#### Proposed Transaction:

- Owned by James and Angella Bascom
- LRCT has signed purchase and sale agreement.
- Project budget — \$154,800 (purchase price is \$129,880, based on NH Conservation Real Estate opinion of value).
- Contingencies — LRCT Board has approved (9/19/15); raising sufficient funds; Planning Board has approved subdivision of Bascom parcel (10/6/15); clear title; no hazardous waste.
- Anticipated closing by end of 2015.

- Gifts, pledges, and other funds available (as of 12/3/15) — \$126,805.
- Proposed grant of \$18,000 from Center Harbor Conservation Fund to acquire conservation easement on property, using same model as Center Harbor Woods and Fogg Hill Conservation Area. \$18,000 represents 13.9% of property value (11.6% of project budget) (conservation easements often represent 50-75% of property value).