

FORM A

CAPITAL PROJECT REQUEST

Excluding Equipment

Department & Activity: Conservation Commission Date Prepared: April 30, 2015																																
Contact Person: Marie Samaha Phone Number: 707-1324																																
1. Project Title: Lee's Pond Preserve	2. Purpose of Project Request Form (Check One) ☒ Add a new item to the program ☐ Delete an item in a year already a part the program ☐ Modify a project already in the adopted program																															
3. Department Priority: High																																
4. Location: Moultonborough Map/Lot 76/4																																
5. Description: Purchase 37 acres of undeveloped land with 3800 feet of shoreline on the Red Hill River and Lee's Pond with frontage on Rte. 25 in the Moultonborough Falls area. The land is located in a high priority conservation zone, identified in the natural Resources Inventory, which provides diverse wildlife habitats and corridors and borders sensitive wetlands. There is also historic value to this property. Approximately 5 acres of the land are zoned commercially. The property is listed at \$335,000. 5.a. Describe Alternatives Considered: Considered splitting off commercial areas and purchasing remaining 32 acres. Also considered purchasing a buffer parcel along the 3800 feet of shoreline to protect water quality. The owner was not interested in dividing the parcel.																																
6. Justification & Useful Life: 1. Protect water quality for Lee's Pond and Moultonborough Bay. The Red Hill River is currently protected from Garland Pond to Rte. 25 and this acquisition would provide additional protection from Rte. 25 to Lee's pond. The development of this property would potentially increase stormwater runoff and increase phosphate levels in Lee's Pond and Moultonborough Bay. 2. Protect wildlife corridors and habitat. This area is designated high priority for conservation and protection of wildlife as identified in the 2007 Natural Resources Inventory and the Conservation Commission Wildlife Action Plan of 2013. 3. Protect and hi-light a Moultonborough historical site. The 37 acres of Lee's Pond Preserve area was part of the thriving village of Moultonborough Falls in the 1800's.																																
<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">BUDGET FY</th> <th style="text-align: left;">TOTAL*</th> <th style="text-align: left;">RECOMMENDED SOURCES OF FINANCING</th> </tr> </thead> <tbody> <tr> <td>Program year FY 2015</td> <td>\$10,200</td> <td>Conservation Fund</td> </tr> <tr> <td>Program year FY 2016</td> <td>\$6,500</td> <td>Conservation Fund</td> </tr> <tr> <td>Program year FY 2017</td> <td>\$340,000</td> <td>Fund raising campaign - \$210,000</td> </tr> <tr> <td></td> <td></td> <td>Grants - \$80,000, Town support - \$50,000</td> </tr> <tr> <td>Program year FY _____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Program year FY _____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Program year FY _____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>TOTAL SIX YEARS</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>After Sixth Year</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table> If adjusted for inflation, indicate adjustment percentage here: _____ *Interest cost not included.			BUDGET FY	TOTAL*	RECOMMENDED SOURCES OF FINANCING	Program year FY 2015	\$10,200	Conservation Fund	Program year FY 2016	\$6,500	Conservation Fund	Program year FY 2017	\$340,000	Fund raising campaign - \$210,000			Grants - \$80,000, Town support - \$50,000	Program year FY _____	_____	_____	Program year FY _____	_____	_____	Program year FY _____	_____	_____	TOTAL SIX YEARS	_____	_____	After Sixth Year	_____	_____
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8. Net Effects on Operating Costs (+/-) None Direct Costs personnel: number _____ \$ amount _____ purchase of service _____ materials & supplies _____ equipment purchases _____ utilities _____ other _____ Subtotal () _____ Indirect Operating Costs fringe benefits _____ general admin. Costs _____ other _____ Subtotal () _____ Total Operating Cost _____ Debt Service (P&I) _____ Total Operating Cost _____		9. Net Effect on Municipal Income (+/-) None taxes _____ other income _____ Subtotal _____ gain from sale of _____ replaceable assets _____ Total _____ 10. Submitting Authority Submitted by _____ Date _____ Position _____ Signature _____ 11. Reserved																														

FORM C

CAPITAL IMPROVEMENT PROGRAM DETAILED PROJECT DESCRIPTION

(May be filled out by CIP Committee to summarize Project Information)

A. IDENTIFICATION & CODING INFORMATION

1. Date: 12-May-15

2. Project Name: Lee's Pond Preserve

3. Program: _____ 4. Department: Conservation Comm.

B. EXPENDITURE SCHEDULE (000'S)

Cost Elements \$ Total	Thru FY 2015	Est. FY	Total 6 Years	Year 1 FY	Year 2 FY 2016	Year 3 FY 2017	Year 4 FY	Year 5 FY	Year 6 FY	Beyond 6 Years
1. Appraisal Title search Environ Site Assess Landscape Architect Consultant	\$10,200				\$6,500					
2. Land						\$335,000				
3. Site Improvements Trails Info Boards						\$5,000				
4. Construction										
5. Furniture & Equipment										
6. Total										

C. FUNDING SCHEDULES (000'S)

Fund raising: \$210,000

Conservation fund: \$7,300

General Fund: \$50,000

Capital Reserve: _____

Grant Funding: \$80,000

D. DESCRIPTION & JUSTIFICATION

Acquire a 37 acre parcel (map 76 lot 4) of undeveloped land with 38,000 feet of shoreline on the Red Hill River and Lee's Pond with frontage on Rte. 25. The acquisition of this parcel will protect water quality in Lee's Pond and Moultonborough Bay, protect wildlife corridors and habitat, and preserve a Moultonborough historical site.

E. ANNUAL OPERATING BUDGET IMPACT (000'S)

Program Costs: Staff _____

Other _____

Facility Costs: Maint. _____

Other _____

Debt Service _____

Total Costs _____

Other Revenue _____

or Cost Savings _____

F. MAP Reference Code:

Lot 76 map 4

WILDLIFE CORRIDOR

Wildlife and Wildlife habitats are fundamental to the makeup of Moultonborough. The animals, birds, reptiles and the environments that support them are essential to the character of our town.

The diversity of the landscape and the adjacent marsh area provide a quality habitat for wildlife. Over 20 varieties of birds and water fowl and 10 species of animals have been identified in this area. In the 2013 Wildlife Action Plan, the Conservation Commission identified Lee's Pond as one of eight high priority habitats. In the 2007 Natural Resource Inventory conducted by the Town of Moultonborough, a 76.9 acre area on Lee's Pond was identified as a high priority area for conservation. This 37 acre parcel is part of the identified area.



Conservation Commission Chair: Marie Samaha

For more information visit the following links:

Lee's Pond Preserve Facebook page: www.facebook.com/leespondpreserve

[leespondpreserve](http://leespondpreserve.com)

Project page on the Moultonborough Town web site, moultonboroughnh.gov/Pages/MoultonboroughNH_BComm/Concom/leespond

Email to: leespondpreserve@gmail.com.



Wildlife viewed within 300 yards of Lee's Pond Preserve

BIRDS

Bald Eagles (immature and mature)
Loon
Osprey

Great Blue Heron
Green Heron
Turkey Vulture

TURKEY

Marsh Hawk (Northern Herrier)

Coopers Hawk

Sharp Shinned Hawk

Broad Wing Hawk

Barred Owl

Great Horned Owl

Red Shoulder Hawk

DUCKS

Mallard

Wood Duck

Green-Winged Teal

Hooded Merganser

Common Merganser

Ring Necked Duck

Goldeneye Duck

Black Duck

MAMMALS

Canada Geese

Moose

Deer

Bear

Otter

Fisher Cat

Ermine

Red Fox

Gray Fox

Peromyscus

Raccoon

REPTILES

Snapping Turtle

Painted Turtle

MOULTONBOROUGH CONSERVATION COMMISSION THE CAMPAIGN TO SAVE LEE'S POND PRESERVE



Location: Moultonborough, New Hampshire

Description:

- 37 Acres
- Commercial Frontage on Route 25
- 3800 feet of Shoreline on Lees Pond & Red Hill River

Public Benefits

- Protection of Wildlife corridor and Habitats
- Water Quality
- Maintain a pristine area and provide opportunities for Low impact Recreation and Environmental Education
- Historical Value

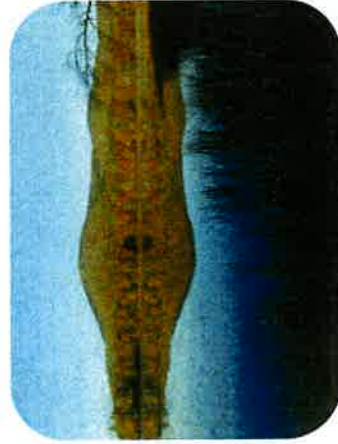
The Property



- Identified in the 2007 Natural Resource Inventory as a high priority area for conservation. Was recently identified by the Conservation Commission as a high priority Wildlife Corridor supporting a large variety of birds, waterfowl and animals.
- Has a diverse upland cover with the presence of steep slopes and unfragmented land, providing good wildlife habitats. The adjacent area is a large marsh complex providing potential habitat to rare marsh birds and other aquatic animals.
- Has frontage on Route 25 and is adjacent to an historic site with stone foundations from various mills built over time beginning in 1765.

Water Quality Protection

Maintaining undeveloped land protects water flowing from Gar-land to Lee's Pond and ultimately Lake Winnepesaukee. The riparian buffer and the heavily wooded area facilitate the mitigation of storm water and support infiltration helping to sustain a quality aquifer.



Historical Story



The 37 acres of Lee's Pond Preserve area was part of the thriving village of Moultonborough Falls in the 1800's. Located near the Red Hill River and the intersections of what is now Sheridan Road and Route 25, it extends back to the marshlands of Lee's Pond. Historical photographs from the time show houses of the area that are still occupied, although most have undergone extensive renovations. Numerous foundations can still be found on some properties and the cemetery from that era is still maintained. The efforts to purchase the Don-Lau property has an historical value,

in addition to the conservation value for wildlife habitats and water quality. Commercial and residential development would forever shift the look and feel of the area away from what remains of the Moultonborough Fall's history.

