

## RESOLUTION

**AUTHORIZING THE EXPENDITURE OF UP TO THREE HUNDRED AND EIGHTY FOUR THOUSAND DOLLARS (\$384,000) FROM THE NASHUA CONSERVATION FUND TO ASSIST IN THE FUNDING OF A CONSERVATION EASEMENT AT THE SULLIVAN FARM PROPERTY.**

### *CITY OF NASHUA*

*In the Year Two Thousand and Eighteen*

**RESOLVED** by the Board of Aldermen of the City of Nashua that the Mayor is authorized to expend up to \$384,000 from the Nashua Conservation Fund (Fund #4080), to assist in the funding of a conservation easement at the Sullivan Farm Property located on Coburn Road.

**LEGISLATIVE YEAR 2018**

**RESOLUTION:**

**R-18-027**

**PURPOSE:**

**Authorizing the expenditure of up to three hundred and eight four dollars (\$384,000) from the Nashua Conservation Fund to assist in the funding of a conservation easement at the Sullivan Farm Property.**

**SPONSOR(S):**

**Mayor Jim Donchess**

**COMMITTEE  
ASSIGNMENT:**

**FISCAL NOTE:**

**Fiscal impact is the expenditure of up to \$384,000. The current balance of the Conservation Fund (Fund #4080) is \$1,958,054.**

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**ANALYSIS**

This resolution would authorize the City to expend up to \$384,000 from the Nashua Conservation Fund (Fund #4080), to assist in the funding of a conservation easement at the Sullivan Farm Property located on Coburn Road. The Conservation Commission, by vote on October 3, 2017 unanimously approved the expenditure.

The total appraised cost of the conservation easement is \$1,300,000. The total budget is \$1,370,000 which includes direct project costs such as closing costs, survey and the initial stewardship endowment. The total funding sources for the project are as follows:

City of Nashua Conservation Fund	\$384,000
City of Nashua Land and Community Heritage Investment Program (LCHIP) grant	213,000
Society for the Protection of New Hampshire Forests (SPNHF) various grants	<u>773,000</u>
	<b>\$1,370,000</b>

NRO §5-118 provides that monies in the Conservation Fund may be expended by the Conservation Commission in accordance with applicable law and ordinances, subject to the approval of the Board of Aldermen. RSA Chapter 36-A provides that money may be expended from the Conservation Fund consistent with the purposes found in that chapter, which broadly includes “the proper utilization and protection of the natural resources” of the City.

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**Approved as to account  
structure, numbers,  
and amount:**

**Financial Services Division**

By: 

**Approved as to form:**

**Office of Corporation Counsel**

By: 

Date: April 18, 2018



# City of Nashua

## Community Development Division

City Hall, 229 Main Street, PO Box 2019  
Nashua, New Hampshire 03061-2019  
[www.nashuanh.gov](http://www.nashuanh.gov)

Community Development	589-3095
Planning and Zoning	589-3090
Building Safety	589-3080
Code Enforcement	589-3100
Urban Programs	589-3085
Conservation Commission	589-3105
Transportation	880-0100
FAX	589-3119

Date: April 5<sup>th</sup>, 2018

To: Board of Aldermen

From: Sarah Marchant, Community Development Division Director

Re: Sullivan Farm Conservation Easement, LCHIP grant, and Conservation Commission funds

Sullivan Farm has been a high priority conservation property for the City of Nashua for quite some time. The City has an interest in protecting the Sullivan Farm property from future development because it is the last remaining working farm in the City and the approximately 50 acre property has natural resources with important conservation value including soils, wetlands, and Coburn Pond. The Farm is well known to Nashua residents and the apple orchards that flank both sides of Howe Road are a particularly recognizable and loved scenic feature.

The City of Nashua and its Conservation Commission, in partnership with the Society for the Protection of New Hampshire Forests (SPNHF), are working together to conserve Sullivan Farm. SPNHF and the City have worked closely with land owners, Katherine and Bobby Williams, to ensure that the conservation easement will match their vision and desire for the future of their property. SPNHF and the City have also collaborated to raise the necessary funds needed to purchase the conservation easement for Sullivan Farm.

The conservation easement will prevent the subdivision or sale of portions of the property from the whole. It will also prevent any future development beyond limited designated areas reserved for structures specifically needed to support farming activity. The easement will specifically allow agricultural use on the property but not allow any other development or use.



The purchase and sales agreement for the conservation easement is between the property owner, Katherine Williams, and SPNHF. SPNHF will hold the conservation easement and will periodically monitor the property to ensure current and future property owners are in compliance with the easement. The City has collaborated similarly and successfully with SPNHF on previous conservation projects.

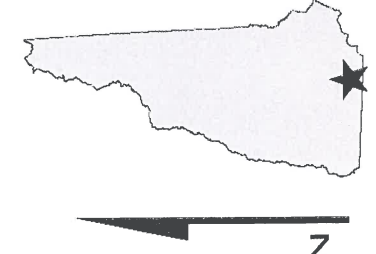
The total appraised cost of the conservation easement for the Sullivan Farm property is \$1,300,000. The total budget is \$1,370,000 which includes direct project costs such as closing costs, survey, and the initial stewardship endowment.

The City has been awarded a Land and Community Heritage Program (LCHIP) grant in the amount of \$213,000 to contribute towards the cost of the conservation easement. On October 3<sup>rd</sup>, 2017, the Nashua Conservation Commission voted unanimously to contribute up to \$384,000 from the Conservation Commission Current Use fund towards the Sullivan Farm easement.

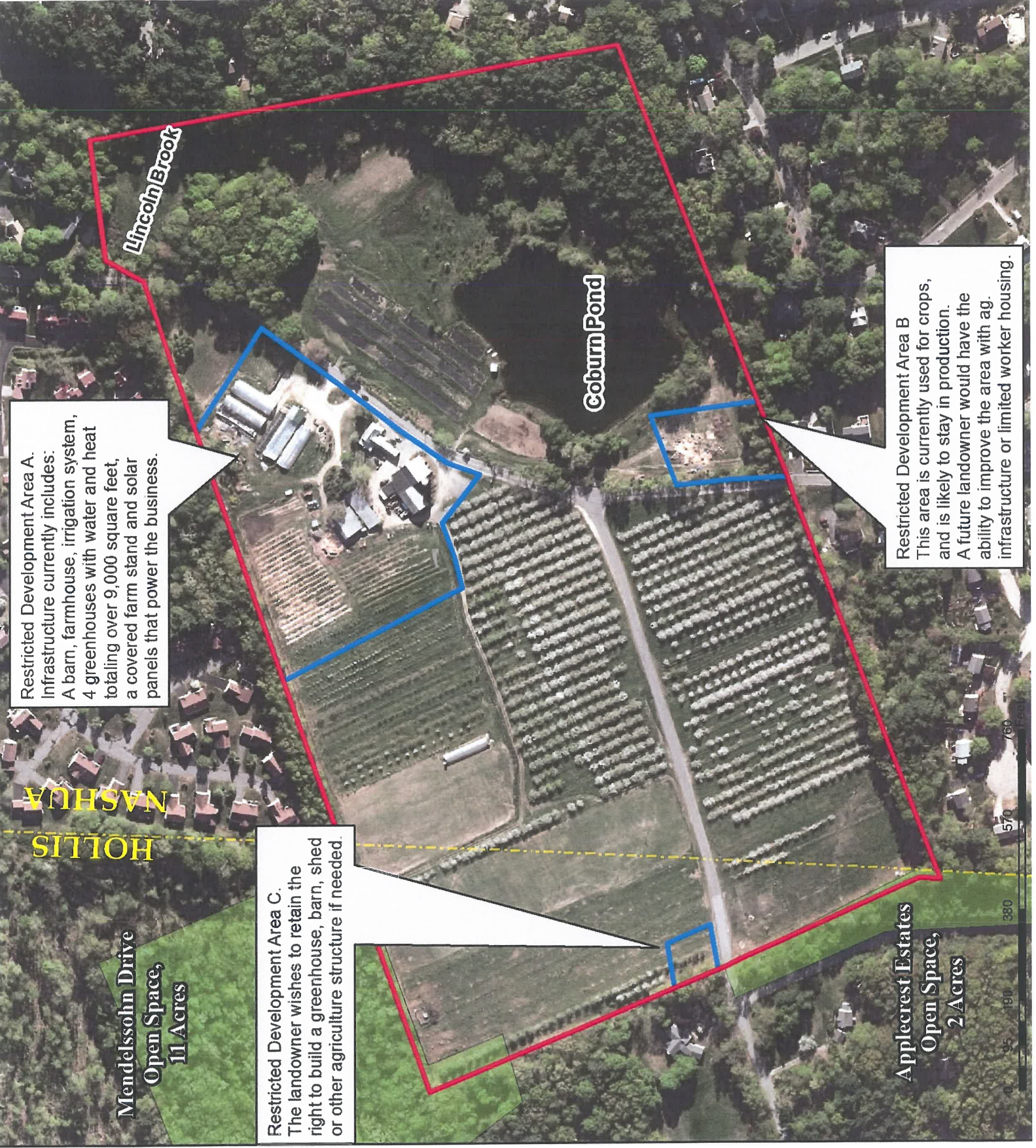
**EXHIBIT A**  
to the  
Purchase  
and Sale  
Agreement:  
Aerial  
photo and  
approximate  
Restricted  
Development  
Areas

**Sullivan Farm**  
50 ± acres  
Nashua, NH

-  Sullivan Farm Conservation Easement
-  Restricted Development Areas



Date: 4/9/2018



Restricted Development Area A.  
Infrastructure currently includes:  
A barn, farmhouse, irrigation system,  
4 greenhouses with water and heat  
totalling over 9,000 square feet,  
a covered farm stand and solar  
panels that power the business.

Restricted Development Area C.  
The landowner wishes to retain the  
right to build a greenhouse, barn, shed  
or other agriculture structure if needed.

Restricted Development Area B  
This area is currently used for crops,  
and is likely to stay in production.  
A future landowner would have the  
ability to improve the area with ag.  
infrastructure or limited worker housing.

Mendelssohn Drive  
Open Space,  
11 Acres

Applecree Estates  
Open Space,  
2 Acres

NASHUA  
HOLLIS

380  
190  
570  
760