

- If you can't afford to donate, consider selling your land or an easement at a reduced rate. This is called a *"bargain sale."*

Note: The Conservation Commission or a land trust will do their best to design land protection projects to meet a landowners needs. For example, less sensitive portions of the land can be subdivided into house lots and kept or sold for development. We will also pay for any required property surveys and appraisals. Funding sources other than LCHIP are available and we will research them and apply for grants.

What else can I do to help?

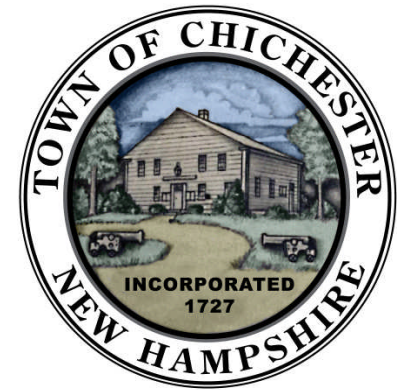
- Write to your state senators and representatives and ask their support for the permanent funding of the Land & Community Heritage Investment Program (LCHIP).
- Purchase a "Moose Plate," the revenues for which fund conservation/historical preservation efforts statewide.
- Consider making a donation to the Chichester Conservation Fund or including the fund in your will.
- Volunteer as a member or to assist the Conservation Commission in their annual monitoring of the easements.

- Volunteer to help the Conservation Commission fundraise or to research and apply for grants.
- Support future zoning ordinance changes proposed by the Planning Board that protect Chichester's natural resources.
- Support local farmers by buying locally produced food and lumber.

Where can I find more information?

Call Jeff Andrews at 798-4735 or Bob Mann at 798-5371

The Land Protection Subcommittee has a lending library with books and other information on land protection. We can also ask other land conservation partners such as the Five Rivers Conservation Trust and the Center for Land Conservation Assistance for help.



Chichester Conservation Commission

Land Protection Subcommittee

**In the Year 2050
what will Chichester
look like?**

**What legacy will
we leave?**

One Possible Vision of 2050: As development pressure continued in the early 2020's the zoning ordinance was revised to allow half-acre house lots. The sewer was extended from Concord in 2030 to address the problems with failed septic systems. The majority of open space was built on and the amount of pavement and roofs increased so that wells and streams began to dry up and flooding increased. Since no reliable water resources were available the town was forced to purchase water from nearby private water companies. With the urbanization, noise, traffic congestion and taxes most of our grandchildren moved away.

Our Preferred Vision: The significant natural resource areas in town have been permanently preserved. The four major natural resource areas are linked by ridgelines or streams that serve the dual purpose as recreational trails and wildlife corridors. Chichester residents continue to enjoy scenic views and there are still several working forests, horse pastures, hayfields and one dairy farm in town. The wetlands that were protected continue to recharge groundwater, filter runoff and reduce downstream flooding.

Thanks to the overwhelming support of Chichester residents and several landowners we are well on our way to helping make the second vision a reality. Some of the successes in town include:

- In 1991 close to 300 acres of land were permanently protected under the LCIP program. This included significant wildlife habitat, scenic views, forests and agricultural soils.
- At the 1999 town meeting a local funding source for conservation was established when residents voted to deposit 50% of the Land Use Change Tax (LUCT) revenue into the Conservation Fund.
- In 2003, a Natural Resources Inventory (NRI) was completed. The NRI identified areas in town with the most natural resource values.
- At the 2004 town meeting residents voted to increase to 75% the percentage of the LUCT deposited into the Conservation Fund.
- In 2007, 5 acres of land next to the Town Hall was purchased with Conservation Fund monies. The land links the Town Hall to the Madeline Sanborn Conservation Area.
- In 2008, a detailed wetlands inventory was completed that identified 28 "high-value" wetlands.

What can I do to help?

- Read the NRI, copies of which are available at the Town Hall and Library. View the large scale NRI maps in the Town Hall.
- Read the NRI's recommendations and determine if land you own is located in the four "focus areas" or the eleven "priority areas" as identified in Figure 9 (page 35) of the NRI.
- If you own land within a focus area, priority area or a linking parcel consider donating your land or a conservation easement* to the Conservation Commission or to a land trust. Donations of land and easements can reduce income and estate taxes and help keep land in the family.

** Conservation Easement – A deed restriction or covenant lasting in perpetuity (forever) that prevents a property from being subdivided and developed. Farming and forestry activities are allowed and structures associated with agriculture are permitted.*