

DELEGATION MEETING
Administration Building
3855 Dartmouth College Highway
North Haverhill, NH
December 13, 2017

PRESENT: See attached sign in sheet

Rep. Sykes called the meeting to order at 9:00AM and began with the Pledge of Allegiance led by Rep. Boutin.

Rep. Smith called the roll. Fourteen (14) members were present and a quorum was declared.

Commissioner Ahern stated at the last UNH Cooperative Extension Advisory meeting Forester Jim Frohn presented the group with an auction notice regarding a 61 acre piece of property that abuts county property. He stated that the Forester has done a great job putting together a packet outlining the property. Commissioner Ahern stated that he went over the auction packet and the values of the property. There are four (4) abutters to this property, the county being one of them. There is timber ready to be harvested on this property within the next year that would provide income. He stated that he feels this is a win win situation for the county and taxpayers. It would add to the County's present woodland operation and forest management plan. It is a very rare and unique opportunity for the County to be at the auction and the potential to pick up an investment.

Forester Jim Frohn discussed the attached packet laying out all the information regarding the piece of property. He answered questions from the Delegation.

* 9:42 AM -- Rep. Darrow moved to enter into non-public session for the purposes of consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community according to RSA 91-A:3, II (d). Rep. Maes seconded the motion. This motion requires a roll call vote, Rep. Smith called the roll. Fourteen (14) Reps., Almy, Bennett, Boutin, Darrow, Dontonville, Higgins, Josephson, Ladd, Maes, Massimilla, Nordgren, Schwaegler, Smith and Sykes were in favor and none were in opposition. Rep. Sykes stated that a majority of the Delegation voted "yes" we will now go into non-public session.

*10:00 AM Rep. Sykes declared that the meeting was now back in public session. We voted during the non-public session to seal the minutes of that session. We will now move on to the next item of business.

Other Business:

Rep. Sykes stated that there is a vacancy on the Executive Committee and at this time Representative Darrow would like to appoint Representative Bonnie Ham.

Rep. Darrow moved to appoint Rep. Ham to the Executive Committee. Rep. Nordgren seconded the motion and all were in favor.

Rep Higgins moved to adjourn the meeting. Rep. Smith seconded the motion and all were in favor.

10:02AM with no further business the meeting adjourned.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Darrow". The signature is written in black ink and is positioned above a horizontal line.

For Suzanne Smith, Clerk

Delegation Meeting December 13th, 2017



Sign In Sheet ~ PLEASE PRINT

1 Rose W. Doughtonville

31

2 Skylar Boutin

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3 KEVIN Maes

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4 Travis Bennett

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5 Patricia Higgins

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6 Chad Miller

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7 Rick Ladd

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8 Tim Josephson

38

9 Susan Kelly

39

10 Bob Dawson

40

11 Gynanne Smith

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12 Linda Massimilla

42

13 George Sule

43

14 Victoria Schaefer

44

15 Julie Loby

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16 Sam Narcross

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17 Cameron Akern

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18 Linda Lawer

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Ashcroft Estate – 61 Acre Woodlot Adjoining Grafton County Farm property
Jim Frohn, Grafton County Forester, UNH Extension

December 13, 2017

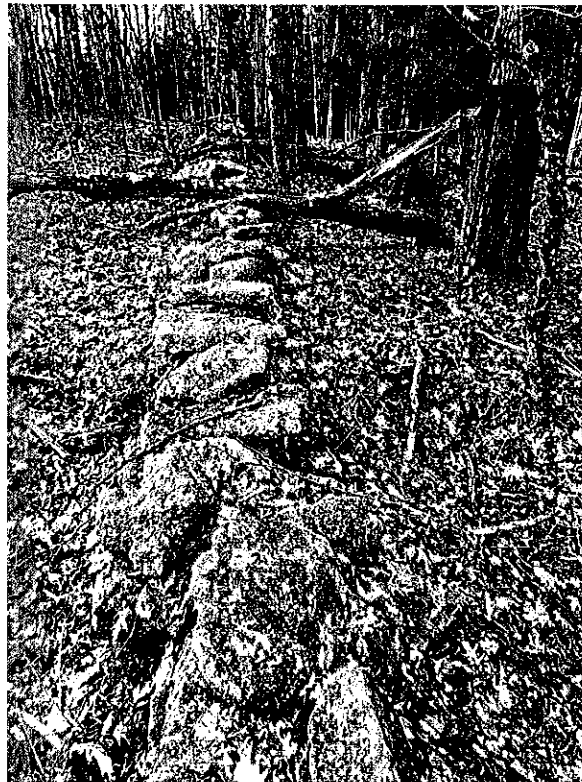
The 61 acre woodlot owned by the Earl Ashcroft estate adjoins the Grafton County Farm property on the east side of the portion that lies east of NH Route 10. The lot will be sold at auction on December 18, 2017.

Access

The lot currently has no deeded access, making one of the four adjoiners the most logical buyers for the property. Internal access is via an old gravel woods road that leads from the northwestern corner of the property, where it adjoins the County Farm, towards the eastern boundary line of the Ashcroft property. In the event that the County purchases the property, access would be from the main gravel road that accesses the back fields of the County Farm.

Boundary lines

Boundary lines consist of a mix of old wire fence, stone walls, and painted blazes. Three out of four corner pins have been located, and most of the lines are easily found.



Stone wall along boundary line

Terrain and Operability

The lot consists of moderately sloping lands with westerly and easterly aspects. The height of land on the property is Mace Hill, which is found in the south end of the property. The slopes are easily operable by logging equipment, as evidenced by old skid trails throughout the woodlot.

Soils

Soils on the property are Tunbridge-Lyman-Rock Outcrop complex, which are generally well drained, productive forest soils, suited for growing red oak and white pine, plus other hardwood and softwood species typical of the area.

Timber

Tree species on the property include:

- Red oak
- Red maple
- Sugar maple
- White birch
- Yellow birch
- Beech
- Aspen
- Hemlock
- White pine

Hemlock is the most abundant softwood; red oak, red maple, and white birch appear to be the most abundant hardwoods.

Trees are generally poletimber (5" to 9" diameter breast height (dbh)) to small sawtimber (10" to 15" dbh) in size, with a few larger sawtimber trees (15" dbh +).

Stocking, or tree density, is approximately 20 cords per acre, with higher stocking (30 + cords/acre) in the hemlock stands.



Oak, Hemlock, and White Birch

Timber harvesting

Under a program of long term forest management, one of the goals is to grow well-stocked stands of higher value sawtimber. This means growing vigorous trees of good form and valuable species to larger diameters (16 – 18" dbh for hardwoods, 22" – 30" dbh for white pine).

The initial harvest on the Ashcroft lot would consist of thinning and crop tree release to increase growth and vigor of the favored trees and to move species composition toward more valuable species (red oak, white pine, yellow birch, red maple). There would be some group and patch cuts in hemlock stands and groups of mature aspen (popple) to encourage seedling establishment. A small amount of mature sawtimber would be harvested.

Based on a rough, ocular estimate, an initial harvest (based on sustainable management) could yield 10 cords or 25 tons per acre, all products combined. The volume would be approximately 80% pulpwood and firewood, and 20% sawtimber.

Based on current average stumpage prices, as published by NH Timberland Owners Association (NHTOA), an initial harvest may yield \$12,000 to \$15,000 of stumpage value.

Please keep in mind that these numbers are *estimates only*, and are based on ocular observations and a harvest that is geared toward long term improvement of the quality and value of the timber resource, plus current *average* stumpage prices. Actual payment received for the wood will likely be different, and depends on market conditions, as well as the volume and quality of the harvested wood.



Red Oak stand

Taxes

The property is enrolled in the NH Current Use program, and the 2017 tax bill was \$42.00. In the scenario of County ownership, the property would remain enrolled in Current Use and taxes would continue to be paid.

In addition to the annual Current Use property tax, a severance tax is collected by the town when wood is harvested, as per the NH Timber Tax Law. The tax is assessed at 10% of stumpage value. If the land is

under county ownership and management, the town is likely to receive more regular and increasing timber tax revenues. The property would have legal access, making regular harvests (every 10-15 years), more likely. If the land is managed for increased growth and value, subsequent harvests will generate higher stumpage revenues, and therefore higher timber tax revenues for the town.

In the meantime, wooded land has virtually no demand for services, so tax revenues for the town will far exceed costs.

Wildlife and Recreation

The property provides habitat for deer, turkey, songbirds, and other species. Generally even-aged, the woods lack some habitat diversity, but this can be improved with active management.

Recreational use includes hunting and mountain bike riding.

Hunting, especially deer hunting, is an important activity enjoyed by local people. It not only provides local people with healthy venison, it also helps keep deer numbers in check, which ensures regeneration of new trees and development of young forest habitat.

There is currently a system of bike trails on the property that connect with the trails in use on the County Farm. Formalizing a mountain bike trail system, along with oversight and maintenance, can add to the economic resources of the area.



Mountain bike trail