

## Bodwell Farm Conservation Project

### Frequently Asked Questions

#### Where is the Bodwell Farm?

The Bodwell Farm straddles Stumpfield Road and Dearborn Road in Kensington, along the East Kingston boundary.

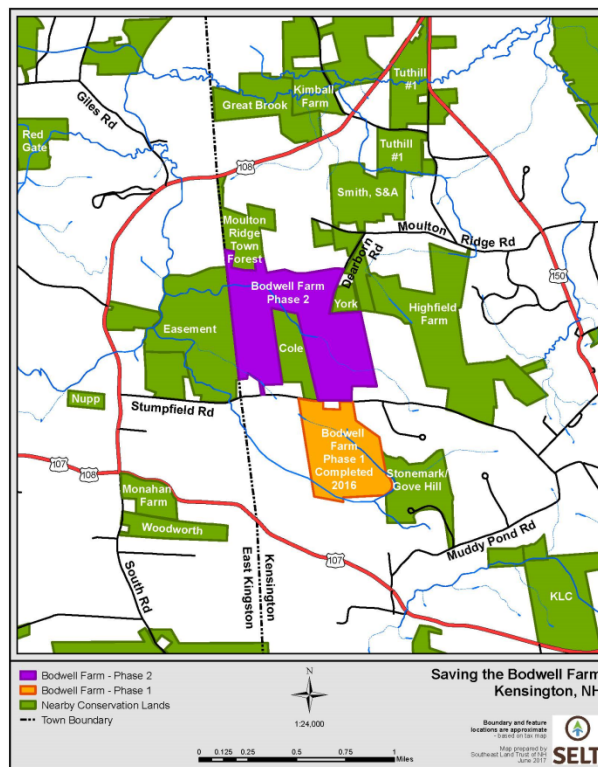
#### How much land is being conserved?

SELT and the Bodwell family have agreed to conserve approximately 317 acres of the Bodwell Farm through two phases. Phase 1 was completed in December 2016 and permanently protected 105 acres on the southern side of Stumpfield Road. Phase 2 – for which SELT is seeking the final gifts – will conserve the remaining 212 acres on the north side of Stumpfield Road.

#### Why conserve the Bodwell Farm?

- **Productive farm:** More than half of the Bodwell Farm Phase 2 project is considered important farmland soil – especially fertile for growing crops. Its fertile soils represent the unending potential to grow what New Hampshire needs, whether that is hay for cows or tomatoes for the market.
- **Wildlife friendly:** Bodwell Farm lies in the middle of a 2,000 acre area of conserved lands, and within the Great Brook Conservation Focus Area of the *Land Conservation Plan for New Hampshire's Coastal Watershed*. Its conservation will help link critical habitats and streams that feed Great Brook and eventually the Exeter River.
- **Scenic beauty:** With more than 1,000 feet of frontage on Stumpfield Road and 3,600 feet on both sides of Dearborn Road, Bodwell Farm stretches before you. Its scenic rolling hayfields are a joy to see and connect us to our rural heritage.
- **Public engagement:** The Bodwells have long supported public enjoyment of their land, hosting local school children to learn first-hand about a farm. Public access will be allowed, subject to commonsense restrictions to protect the crops and critters of the farm. For instance, the owners will be able to post against access when fields are growing crops or when livestock are in the fields.

#### What is a conservation easement?



A conservation easement is a legal document that establishes a set of limitations on the future use and development of a property. The Bodwell Farm conservation easement will prohibit additional residential, commercial, and industrial development and activities (such as mining and extraction activities) while allowing compatible uses such as agriculture, forestry, and non-commercial outdoor recreation. A conservation easement is perpetual and binding on the current and all future owners. SELT will hold the conservation easement on the Bodwell Farm, with other funding partners have contingent rights of enforcement. As the easement holder, SELT has the perpetual obligation to monitor activities and uses of the property and enforce the limitations in perpetuity.

### **Who will own the land?**

After the sale of the conservation easement, the Bodwell family will remain owners of the Bodwell Farm. As the owner, the Bodwells would continue to manage the farm subject to the restrictions of the conservation easement and pay local property taxes.

### **Would public access be allowed?**

Yes with commonsense limitations. The Bodwells have historically supported public enjoyment of their land and such uses will continue, subject to reasonable limitations to protect people and the farm. For instance, the property can be posted when livestock are in the fields or if active agriculture is underway (like a field of vegetable crops).

### **What is the total project cost?**

The total budget for Phase 2 of the Bodwell Farm is approximately \$1.01 million. This includes the purchase price of the easement (\$935,000), the transactional and due diligence costs (\$48,400 for boundary survey, title insurance, legal fees, hazardous waste review and more), project management (\$12,500 for staff and direct costs), and long-term stewardship funds to support perpetual monitoring and legal responsibilities (\$16,800).

### **How was the purchase price determined?**

The purchase price for the conservation easement is the appraised fair market value as determined by an independent appraisal completed by a licensed New Hampshire appraiser.

### **What are the other sources of funding?**

SELT has secured funding from many public and private sources including:

- \$175,000 - the NH Land and Community Heritage Investment Program (LCHIP)
- \$467,500 – US Natural Resources Conservation Service Agricultural Land Easement Program
- \$100,956 – Town of Kensington Conservation Fund

In addition, SELT has secured private donations from individuals and foundations, including the 1772 Foundation. Total commitments as of 6/22/2017 represent 93% of the project's cost.