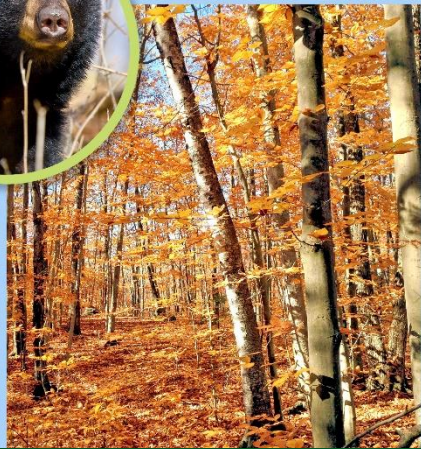




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WILDLIFE HABITAT PROGRAM

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Land Acquisition Process



Conserve Habitat



Manage Habitat



Steward Land



Help Landowners

CONSERVING LANDS AND EASEMENTS

- 115 Wildlife Management Areas - >62,000 acres
- 105 conservation easements - 25,000 acres
- Funding sources
 - USFWS Wildlife Restoration Program Funds
 - Land Conservation Incentives Program (LCIP)
 - NOAA/NAWCA
 - Donations
- Match
 - Value of donated lands
 - Partner funds
 - Wildlife Habitat Account



AUTHORITY TO CONSERVE & MANAGE LANDS

212:1 Acquisition by Purchase, Lease or Gift. – The state may acquire title to or control of lands or waters ... suitable for the protection and propagation of fish, game and fur-bearing animals, or for fishing or hunting or administrative purposes, by purchase, lease or gift.



Deer Hill WMA



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AUTHORITY TO CONSERVE & MANAGE LANDS

212:7 Title and Control. – The title to any land acquired by purchase, gift, or lease, shall be approved by the attorney general and shall be taken by the executive director in the name of the state...The entire control of such land shall be under the direction of the executive director.



Kearsarge WMA



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AUTHORITY TO CONSERVE & MANAGE LANDS

RSA 212:8 Reasonable Price. – The executive director, with the approval of the governor and council, may pay a fair and reasonable price for waters, lands or rights therein ...required for...fish and game department uses for the protection, regulation and management of wildlife resources and the implementation of department programs.



William B. Ruger Jr. WMA



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STAFF EVALUATION

- Habitat & public access values
 - Size (250+ acres)
 - Proximity to WMAs or other cons lands
 - Habitat diversity or critical habitats
 - Wildlife diversity – game, nongame, T&E
 - Parking and legal access
- Stewardship challenges
 - Lots of abutters/encroachments?
 - Rogue ATV, hiking or mtn bike trails?
 - Dumping/partying?
 - Poor infrastructure?
 - Buildings, particularly historic?



Staff reconning Glover Farm



Glover Farm building issue



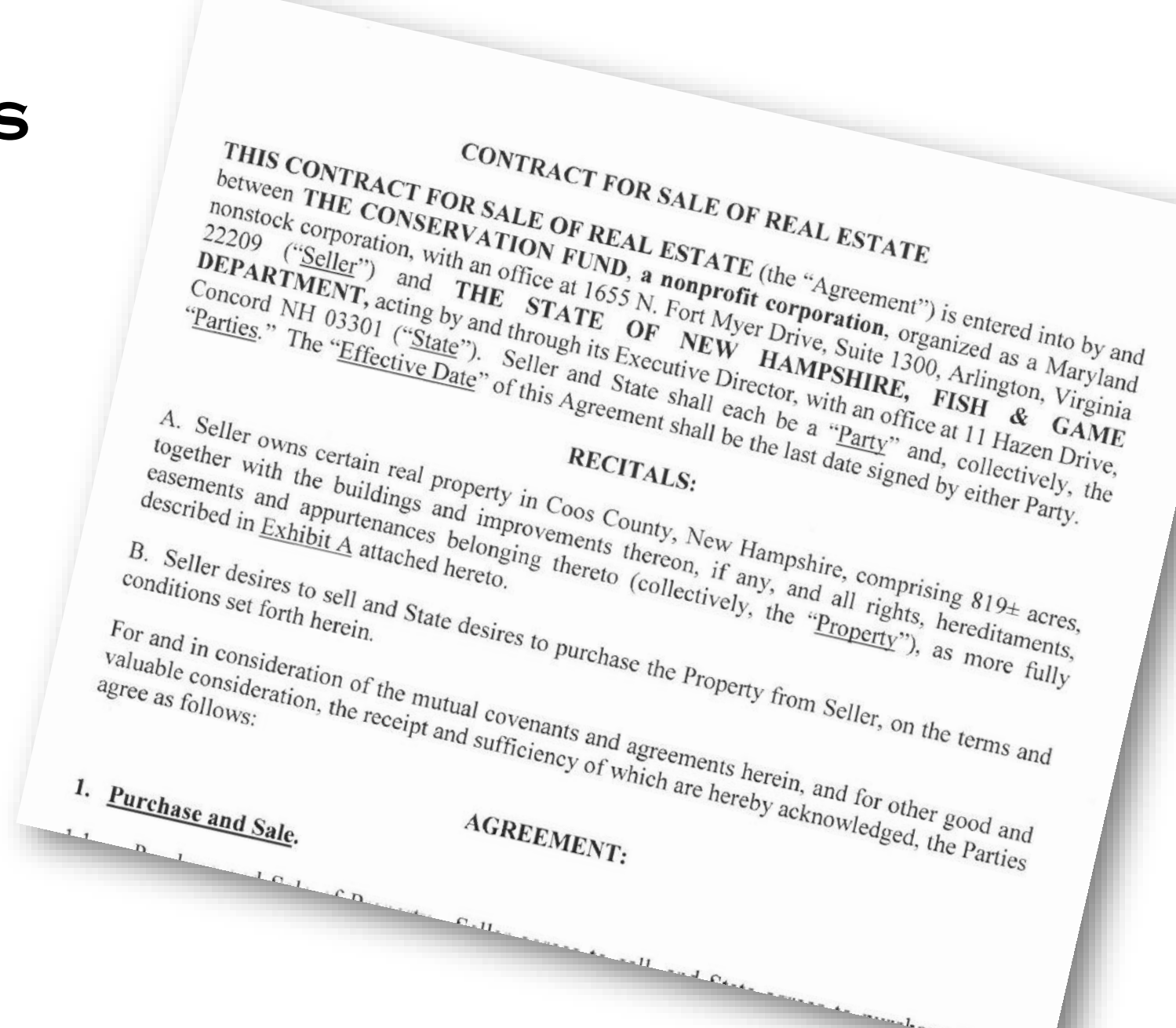
LANDS TEAM EVALUATION

DIRECTOR AND DIV CHIEF(S)



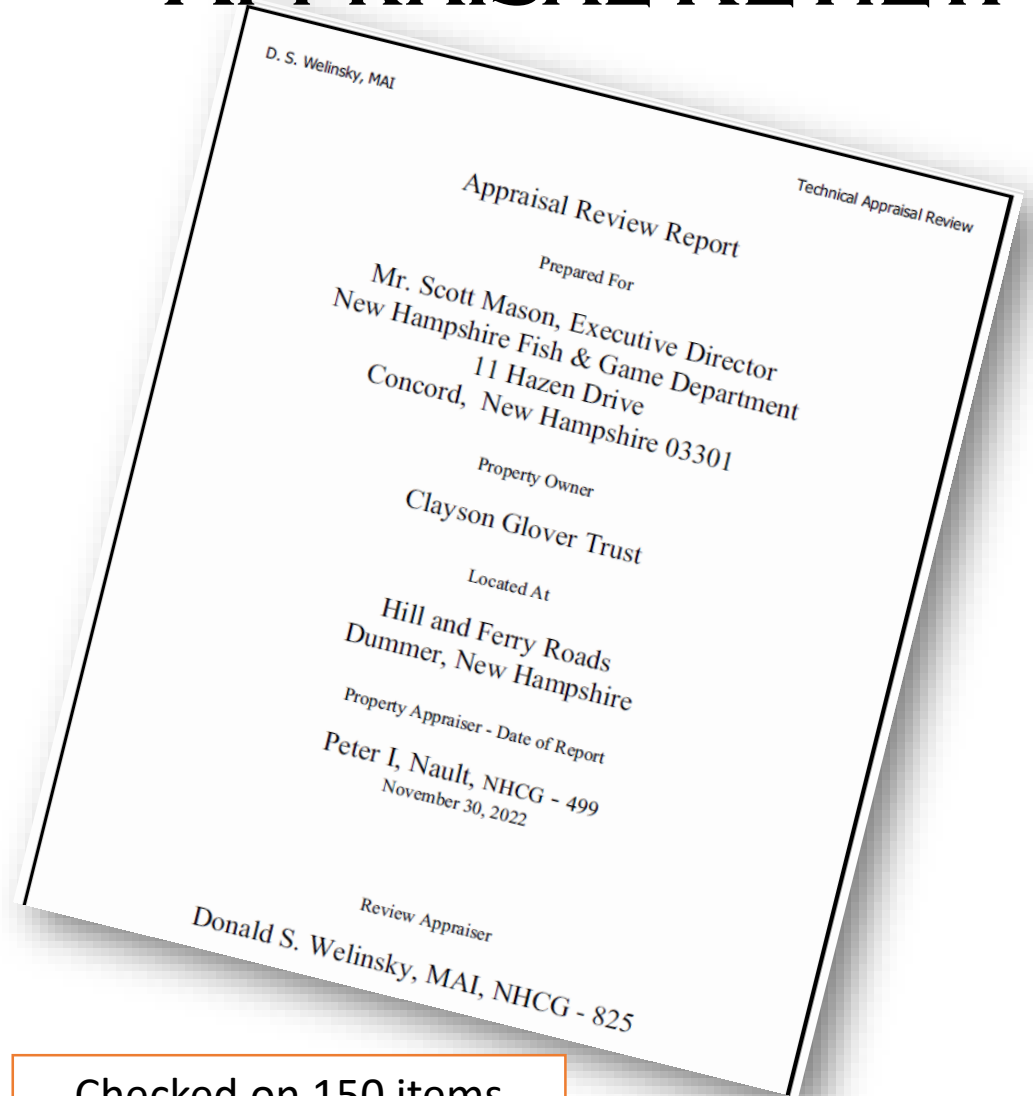
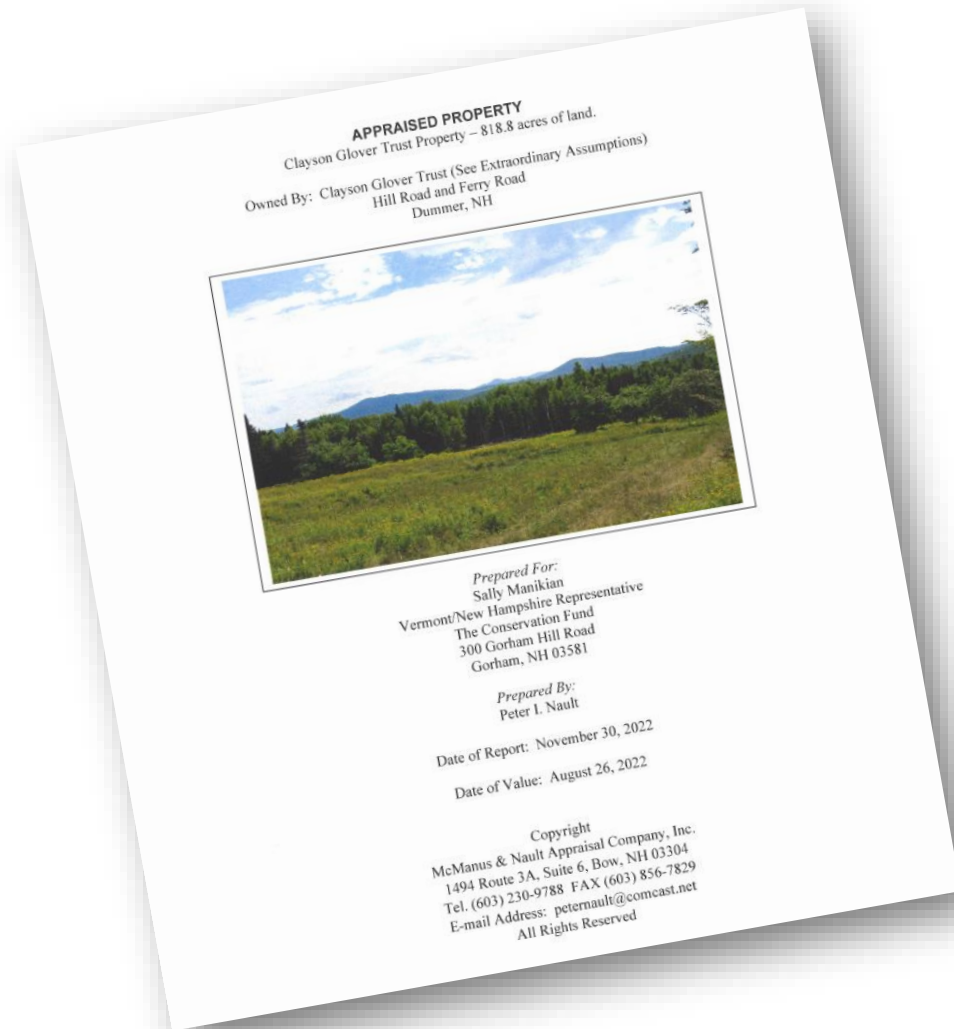
PURCHASE AND SALES

- Closing Date
- Conditioned on:
 - Purchase price
 - Hazardous waste assessment
 - Title search
 - Fed and state approvals



APPRAISAL

APPRAISAL REVIEW

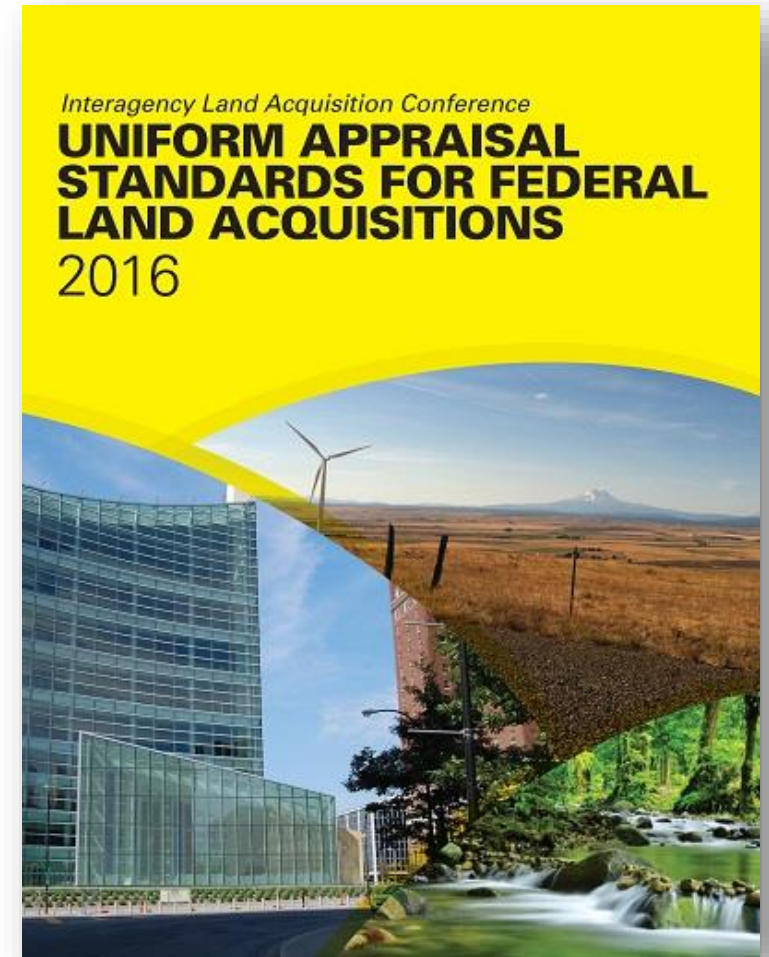


Checked on 150 items



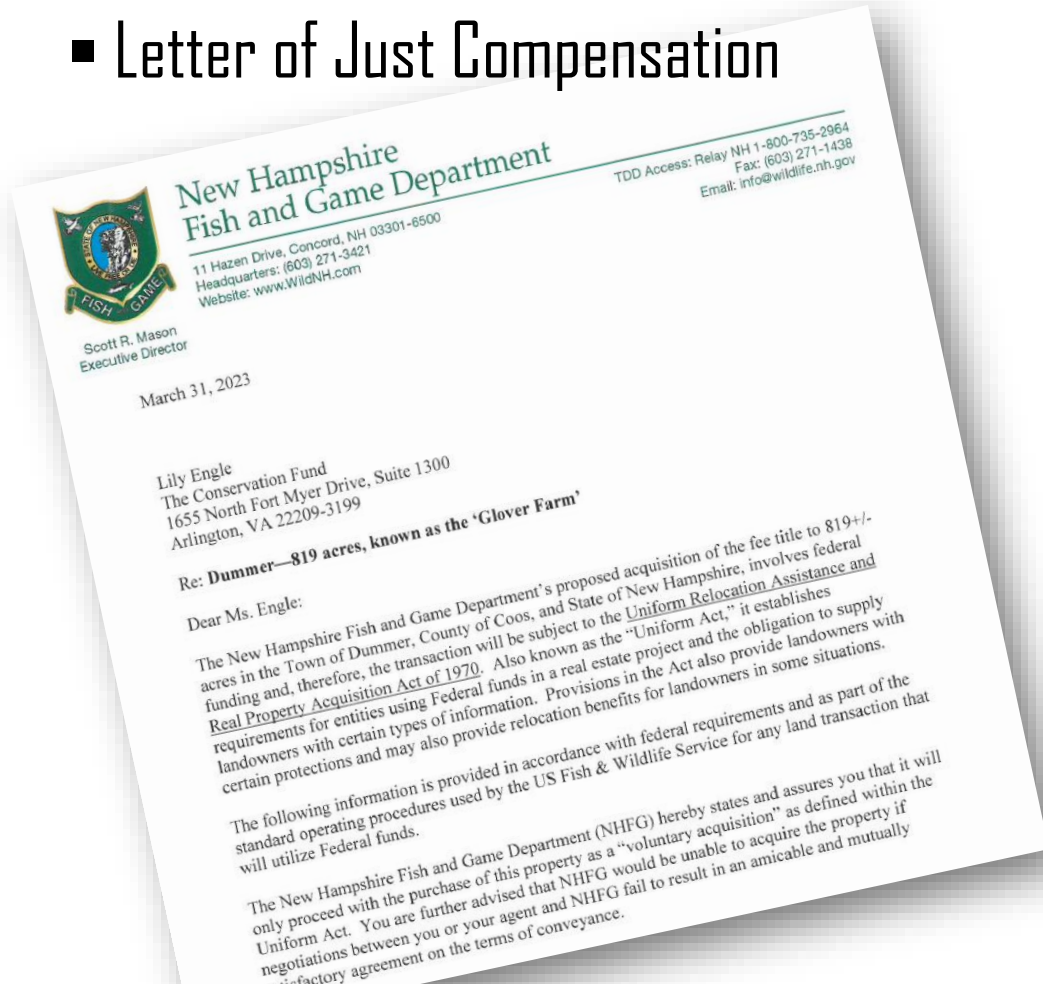
YELLOW BOOK VS. STANDARD APPRAISAL

- Specific to acquisitions using federal funding;
- It emphasizes transparency, objectivity, and consistency in appraisal practices;
- It ensures that the valuation process is fair to both the government and property owners.



COMING TO AGREEMENT

- Agree on price
- Letter of Just Compensation



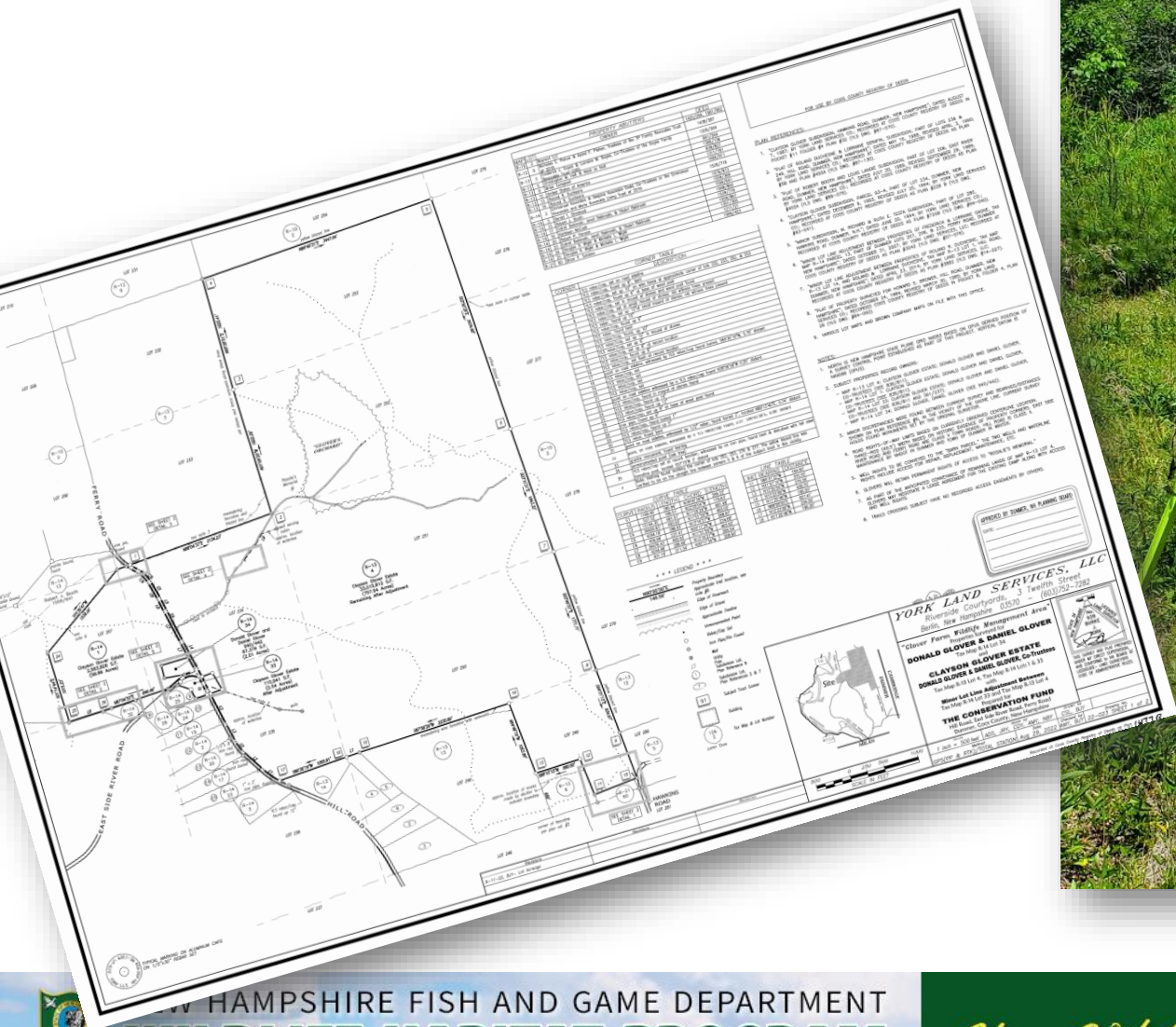
ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT GLOVER FARM WILDLIFE MANAGEMENT AREA TAX MAP R13, Lot 4 & Tax Map R14, Lots 1, 33 & 34 DUMMER, NEW HAMPSHIRE

RECORDS REVIEW	
5.1 Standard Environmental Record Sources (Regulatory Database Research)....	
5.2 Regulatory Agency Record Sources	
5.3 Vapor Encroachment Screening	
5.4 Physical Setting Sources	
5.4.1 Bedrock Geology	
5.4.2 Surficial Geology	
5.5 Historical Use Information on the Property and Adjoining Properties.....	
5.5.1 Historic Topographic Maps	
5.5.2 Sanborn Fire Insurance Maps	
5.5.3 City Directories Research	
5.5.4 Aerial Photograph Research	
5.6 Previous Environmental Reports	
SITE RECONAISSANCE	
6.1 Methodology and Limiting Conditions.....	
6.2 General Site Setting	
6.3 Site Reconnaissance.....	
6.3.1 Hazardous Materials	
6.3.2 Wastewater Systems / Discharges	
6.3.3 Air Emissions.....	
6.3.4 Polychlorinated Biphenyls (PCBs)	
6.3.5 Pesticides.....	
6.3.6 Dry Cleaners	
6.3.7 Landfills/Solid Waste.....	
6.3.8 Above and Underground Storage Tanks	
6.3.9 Stained Soil or Pavement.....	
6.3.10 Stressed Vegetation.....	
6.3.11 Wells	



SURVEY & BOUNDARY MARKING



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NEPA COMPLIANCE

- Evaluate impacts to....
 - Historic Resources
 - Federally listed plants/animals



REQUEST FOR REVIEW Date: September 23, 2022

Applicant: NH Fish and Game Department

Project: State Wildlife Management Area Enhancement (NH W-108-L-2)
Glover Farm Acquisition, Dummer NH

RESPONSE REQUESTED BY: October 23, 2022

This request is forwarded to the NH Division of Historical Resources for review and comment. The National Historic Preservation Act of 1966 requires federal agencies to consider the effects of federal actions, including those that they fund, to ensure that the proposed actions are in agreement with national policies relating to the preservation of historical and cultural properties and resources.

FOR MORE INFORMATION CONTACT: Jim Oehler, Wildlife Habitat Program Supervisor
603-271-0453

COMMENTS: Check one. Please include any additional comments on a separate sheet.

CONCUR (Project, as described, has no adverse impacts to historic or cultural resources) *FINDING IS FOR LAND ACQUISITION ONLY. FUTURE ALTERATIONS OF LAND MAY REQUIRE ADDITIONAL CONSULTATION.*

CONCUR WITH CONDITIONS (Indicate major reservations about the project and the specific substantive changes or modifications desired.)



BASELINE DOCUMENTATION

DATA & NARRATIVES

Property Condition Certification

Summary Sheet

Description and Background Information

- Acquisition Details and Location
- Directions and Access, Tract Description, Physical Environment
- Target Elements, Ecological Features, & Conservation Values
- Man-made Structures and Improvements
- Land Uses Affecting the Easement

MAPS

Road Map Showing Property Location and Access

Aerial Photo Map Showing Property Boundaries

Ecological Features Map Showing Property Boundaries

USGS Topo Map Showing Tract Boundaries

Tax Map of the Easement Property and adjacent parcels

Survey Map of the Easement Property

Photo Locations Maps (North & South)



Map ID: 26 **Description:** Photo 26a. Pole barn front **Date:** Nov. 15, 2022
Direction: N20W **Lat:** 44.64230900 **Long:** -71.21518500 **Photographer:**
Norman Spicher

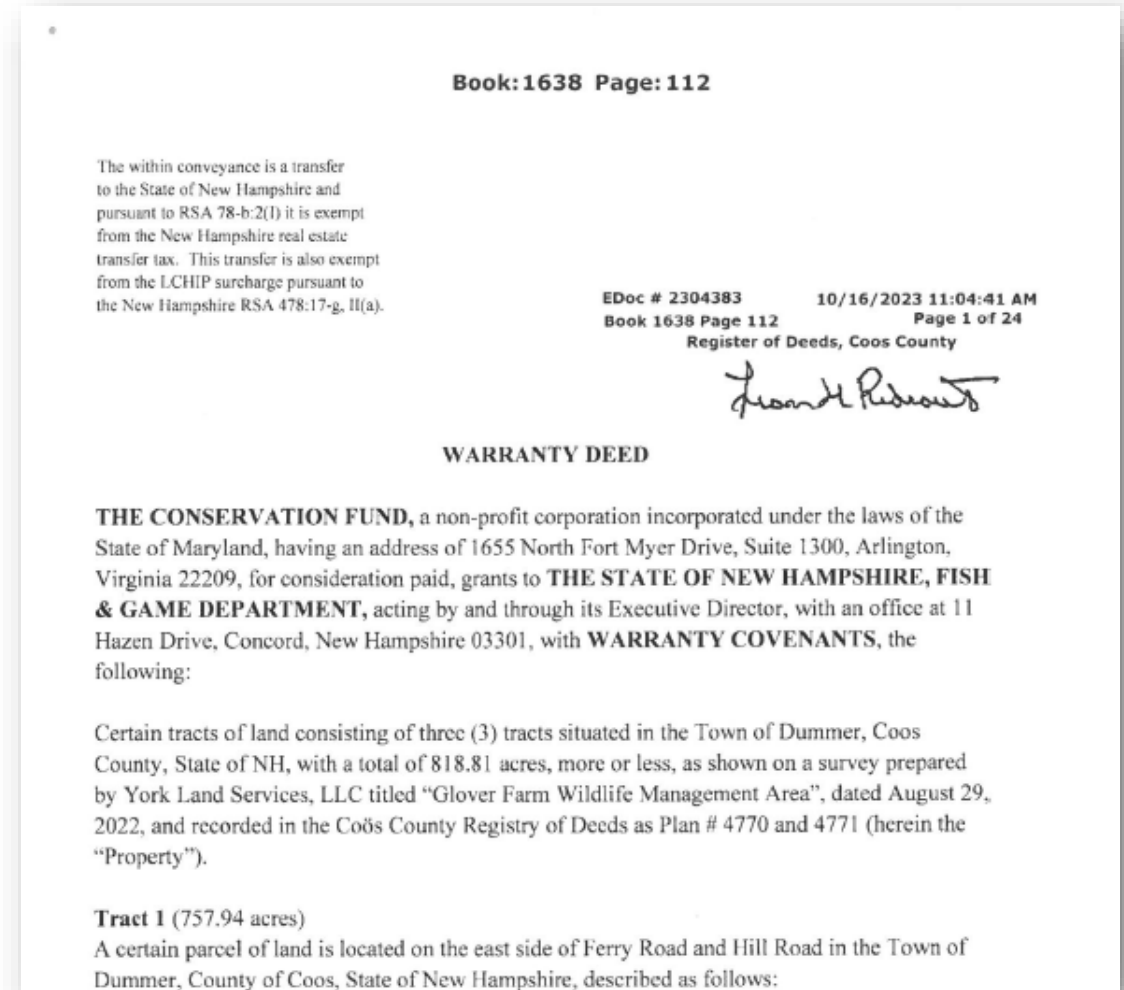


Map ID: 53 **Description:** Photo 53. View west from road at top of hill **Date:**
Nov. 14, 2022 **Direction:** S60W **Lat:** 44.64631400 **Long:** -71.19926200
Photographer: Chris Kane



WARRANTY DEED & LEGAL SERVICES

- Legal Description
- Closing Attorney and Title Search
- Notice of Federal Grant Participation
 - Acquired for conserving wild birds and mammals and their habitats in perpetuity.
 - Provide compatible public access.
 - Maintain control of land for these purposes.
 - If we lose control, control must be fully restored or the property must be replaced, within three years with a like property of equal value OR repay in cash at current market prices.



FEDERAL AID GRANT PREP

- Need – Purpose - Objective
- Expected results or benefits
- Approach
- Location + Maps
- Project Budget
- Partners
- All due diligence items + forms



Glover Farm WMA



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FISCAL COMMITTEE

- Add federal funds to budget

GOVERNOR & COUNCIL



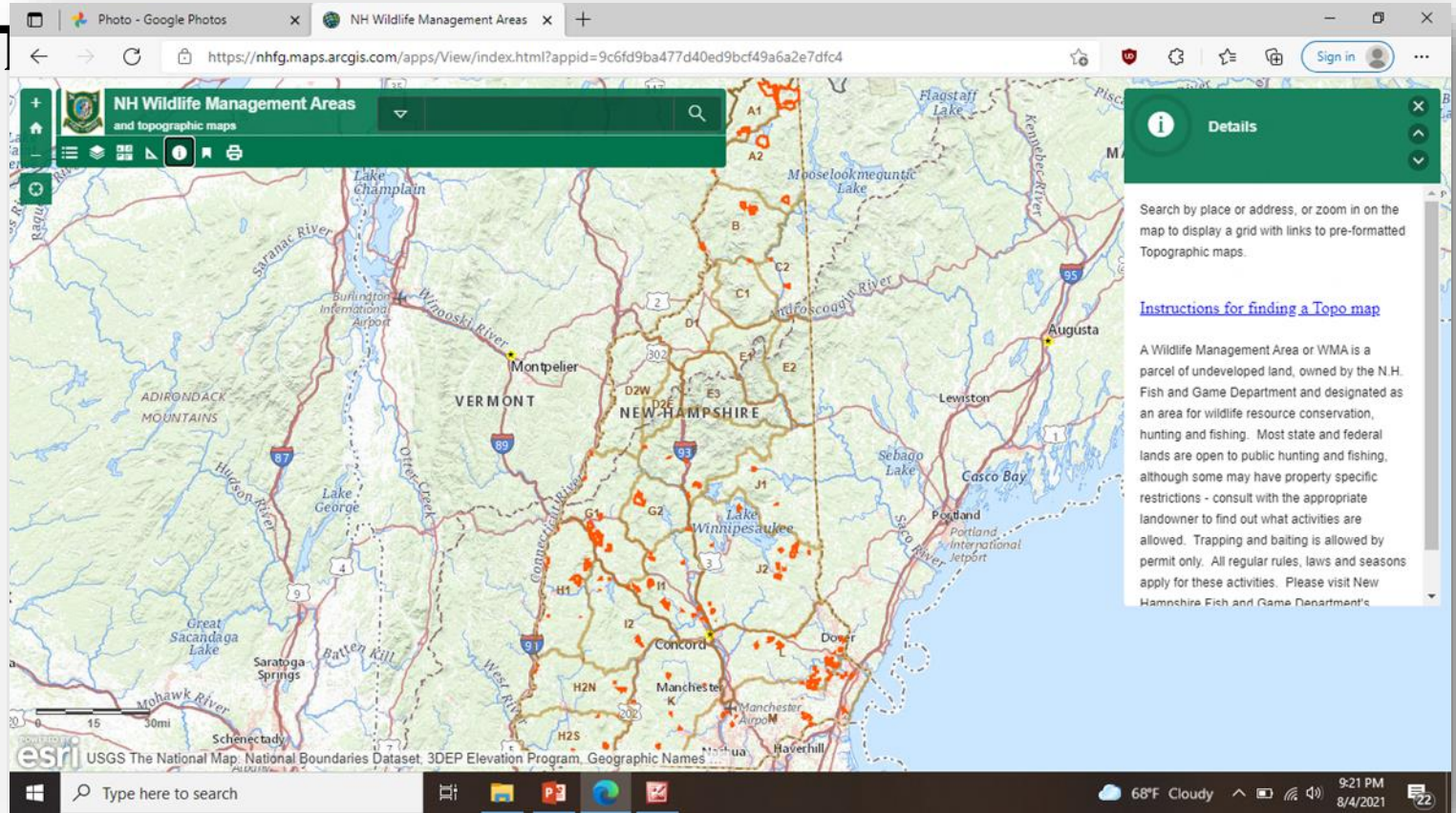
WIRE MONEY & CLOSING

- Money held in escrow by closing attorney;
- Warranty Deed and all closing docs signed by both buyer and seller;
- Recorded at registry.



PROJECT CLOSEOUT

- Lands files and databases
- GIS updates – internal WMAs & statewide cons layer
- Federal completion report



Search for “wildlife management areas” at wildnh.com



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HOW LONG DOES IT TAKE??

- Glover Farm WMA
 - Staff recon – 11/05/2021
 - Closing – 10/16/2023

**CONTRACTS
CONTRACTS
CONTRACTS**



Glover Farm WMA



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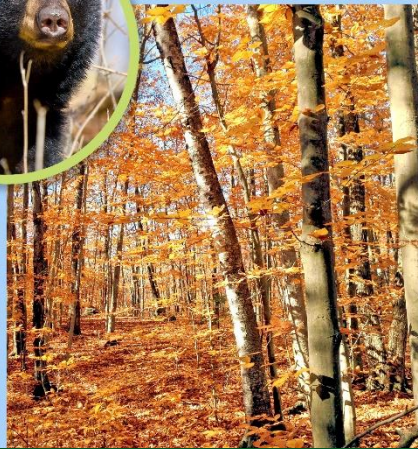
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#nhhabitathappenings