

**CANTERBURY CONSERVATION COMMISSION
PROJECT SUMMARY, ACCEPTANCE CRITERIA, PROPOSED VOTE**

PROPOSED LAND PROJECT

(Name of Landowner)

(Location & Acreage)

(Date of visit & visitors)

LANDOWNER (DONOR):

Name, Address:

Phone, E-mail:

Other Contacts:

EASEMENT HOLDER:

BACK-UP EASEMENT HOLDER:

DONOR'S OBJECTIVES:

PROJECT SUMMARY:

CANTERBURY CONSERVATION COMMISSION EASEMENT CRITERIA

The Canterbury Conservation Commission legally must demonstrate that its land protection projects provide a public benefit. Each land protection proposal will be carefully reviewed by the Conservation Commission and Selectmen before the Town accepts protective interest in the property. The following criteria favoring and considerations weighing against the project will be taken into account when deciding how to proceed on each project.

CRITERIA FAVORING A LAND PROTECTION PROPOSAL

YES NO Protection of the property would **benefit the general public**.

YES NO The property is contiguous or close to land that is already protected.

YES NO The property protects a lake, stream, river, wetlands or an important watershed area.

YES NO The property **contains significant wildlife habitat**, or an **important natural community**.

YES NO The property contains unusual natural features such as a waterfall.

YES NO The property is productive agricultural land.

YES NO The property is part of a large unfragmented block of land.

YES NO The property is **visible to the general public**, protects a scenic view or is part of a scenic vista.

YES NO The property or an aspect of the property is **historically significant** to the Town.

YES NO The property is threatened by a force that could change the rural character of the area.

YES NO The property or a resource on it has been **identified in the Master Plan** as a priority to be preserved or is within the Natural Resource Zone.

YES NO The property provides **public access and/or recreational use for the public**.

YES NO The property has frontage on a Class VI or scenic road..

YES NO There is widespread community support for the project.

YES NO The project can pay for itself or lend itself to special fundraising.

YES NO The property may encourage abutting landowners to protect their properties.

YES NO The property is appropriate for town conservation rather than conservation by staffed organization.

YES NO The Conservation Commission has the capacity to steward the easement with its current monitoring system.

YES NO Other _____

YES NO The project will qualify for an income tax deduction. (See information below)

- IRS criteria for a deductible conservation easement must include protection of at least one of the following resource categories:
 - Public recreation/and or education
 - Significant natural habitat
 - Scenic enjoyment by the general public(don't rely on this as the only category for a deductible easement)
 - Pursuant to local governmental policy (Town masterplan, state RSA)
 - Historic preservation
- All landowners should seek legal advice, if tax benefits are important

CONSIDERATIONS WEIGHING AGAINST A LAND PROTECTION PROPOSAL

YES NO Protection of the property primarily benefits a single landowner or developer for personal gain, including tax benefits or to insure personal privacy.

YES NO The property would be a monitoring or stewardship problem which would make it difficult for the Town to protect forever.

YES NO The property would be expensive for the Town to protect and use up significant financial resources or goodwill of the Conservation Commission.

YES NO The development of abutting properties is possible and would diminish the conservation values of the proposed protected property.

YES NO The landowner is unable to obtain a mortgage subordination.

YES NO The property owner insists on retaining rights to the land that are inconsistent with relevant criteria, in the section indicating Criteria Favoring a Land Protection Proposal.

YES NO The property is found to be contaminated.

YES NO Other _____

All of the preceding notwithstanding, the Conservation Commission and Selectmen retain discretion over acquisition or disposition of conservation easements and will review each on a case-by-case basis.

Proposed Vote:

The Canterbury Conservation Commission recommends that the Board Selectmen accept with gratitude, the donation of a grantee interest in a conservation easement on approximately ### acres of land owned by LANDOWNERNAME on ROADNAME(S) in Canterbury, contingent on:

(1) receipt by the Conservation Commission of a recordable or recorded survey showing the conservation easement;

(2) conservation easement boundaries are permanently monumented on the ground; and

[(3) inclusion of public passive non-commercial outdoor recreation use in the conservation easement; and] OPTIONAL.

(4) approval as to form by the Town's Attorney

Prepared DATE by PREPARER'SNAME, Project reviewed by the Conservation Commission on DATE