

## FY 2010 NH-NRCS WETLAND RESERVE PROGRAM GARCs

**To estimate your GARC value:**

Step 1: Determine your parcel size (<15 acres or >15 acres)

Step 2: Determine your town's community tier (see page 2)

Step 3: Determine your parcel's physical characteristics (see page 3)

Step 4: Multiply the Value/Acre (in red) with your parcel size. This is your estimated GARC.

*Example: A 100 acre parcel in Columbia (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$140,000 (**\$1,400** x 100 acres).*

COUNTY	WRP GARC PARCELS < 15 ACRES			WRP GARC PARCELS > 15 ACRES		
	Community Tier	Physical Characteristics	Value/Acre	Community Tier	Physical Characteristics	Value/Acre
Coos	I	Subdivision	\$5,346	I	Subdivision	\$1,980
		High	\$4,860		High	\$1,800
		Moderate	\$2,430		Moderate	\$900
		Limited	\$972		Limited	\$360
		Restricted	\$243		Restricted	\$90
	II	Subdivision	\$4,752	II	Subdivision	\$1,760
		High	\$4,320		High	\$1,600
		Moderate	\$2,160		Moderate	\$800
		Limited	\$864		Limited	\$320
		Restricted	\$216		Restricted	\$80
	III	Subdivision	\$4,158	III	Subdivision	\$1,540
		High	\$3,780		High	\$1,400
		Moderate	\$1,890		Moderate	\$700
		Limited	\$756		Limited	\$280
		Restricted	\$189		Restricted	\$70
	IV	Subdivision	\$3,564	IV	Subdivision	\$1,320
		High	\$3,240		High	\$1,200
		Moderate	\$1,620		Moderate	\$600
		Limited	\$648		Limited	\$240
		Restricted	\$162		Restricted	\$60

# Coos Community Tiers

Tier I Communities (average residential values > \$300,000)  
Tier II Communities (average residential values \$200,000-\$300,000)  
Tier III Communities (average residential values \$100,000-\$200,000)  
Tier IV Communities (average residential values < \$100,000)

Tier I Communities

Carroll

Tier II Communities

Shelburne

Tier III Communities

Columbia  
Gorham  
Jefferson  
Milan  
Pittsburg  
Randolph  
Stark  
Whitefield

Tier IV Communities

Berlin  
Clarksville  
Colebrook  
Dalton  
Dummer  
Errol  
Lancaster  
Northumberland  
Stewartstown  
Stratford

## Parcel Physical Characteristics

### **I: Approved Subdivisions:**

- 1) The parcel has a town-approved subdivision on record containing 3 or more subdivided lots.

### **II: Parcels with High Development Potential:**

- 1) Greater than 35% of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit areas and locations of these soils within the parcel facilitate a high potential for development (Example: Upland soils are located directly on town maintained road frontage).
- 2) The parcel contains adequate frontage on a Class V (or better) road, or is accessible by proven rights of way, and is free of any encumbrances, such that it is economically feasible and legal (meets the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

### **III: Parcels with Moderate Development Potential:**

- 1) Between 10% and 34% of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit area and location of these soils within the parcel facilitates a moderate potential for development. Example: Parcel contains adequate road frontage but uplands are located in the back of the parcel and wetlands must be crossed to access them.
- 2) The parcel contains adequate frontage on a Class V (or better) road, or is accessible by proven rights of way, and is free of encumbrances, such that it is economically feasible and legal (meets the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

### **IV: Parcels with Low Development Potential:**

- 1) Less than 10% of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit area and location of suitable soils within the parcel facilitates limited potential for development. Example: Parcel contains limited upland soils and significant restrictions such as wetlands, ledge, etc. must be overcome to access developable soils.
- 2) The parcel contains adequate frontage on a Class V (or better) road, or is accessible by proven rights of way, and is free of encumbrances, such that it is economically feasible and legal (meets the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

### **V: Restricted Parcels:**

- 1) None of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit areas and locations within the parcel facilitate no potential for development (Example: Parcel contains some developable soils but they are inaccessible).
- 2) The parcel does not contain adequate frontage on a Class V (or better) road, is not accessible by proven rights of way, or is not free of encumbrances (Example: Deed language stipulates the land must be maintained as a wildlife refuge), such that it is not economically feasible and legal (does not meet the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

### **VI: Special Consideration:**

- 1) If a landowner has an eligible application to multiple NH-NRCS Easement Programs, the parcel may qualify under the highest physical characteristics category of the total acreage.