

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 Dover (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$350,000 (\$3,500 x 100 acres).

COUNTY	WRP GARC			WRP GARC		
	PARCELS < 15 ACRES			PARCELS > 15 ACRES		
	Community Tier	Physical Characteristics	Value/Acre	Community Tier	Physical Characteristics	Value/Acre
Strafford	I	Subdivision	\$8,019	I	Subdivision	\$4,950
		High	\$7,290		High	\$4,500
		Moderate	\$3,645		Moderate	\$2,250
		Limited	\$1,458		Limited	\$900
		Restricted	\$365		Restricted	\$225
	II	Subdivision	\$7,128	II	Subdivision	\$4,400
		High	\$6,480		High	\$4,000
		Moderate	\$3,240		Moderate	\$2,000
		Limited	\$1,296		Limited	\$800
		Restricted	\$324		Restricted	\$200
	III	Subdivision	\$6,237	III	Subdivision	\$3,850
		High	\$5,670		High	\$3,500
		Moderate	\$2,835		Moderate	\$1,750
		Limited	\$1,134		Limited	\$700
		Restricted	\$284		Restricted	\$175
	IV	Subdivision	\$5,346	IV	Subdivision	\$3,300
		High	\$4,860		High	\$3,000
		Moderate	\$2,430		Moderate	\$1,500
		Limited	\$972		Limited	\$600
		Restricted	\$243		Restricted	\$150

Strafford 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

Madbury

Tier II Communities

Barrington

Durham

Lee

New Durham

Rollinsford

Strafford

Tier III Communities

Dover

Farmington

Middleton

Milton

Rochester

Somersworth

Tier IV Communities

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.