

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 Alstead (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$161,000 (**\$1,610** 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
Cheshire	I	Subdivision	\$9,900	I	Subdivision	\$2,277
		High	\$9,000		High	\$2,070
		Moderate	\$4,500		Moderate	\$1,035
		Limited	\$1,800		Limited	\$414
		Restricted	\$450		Restricted	\$104
	II	Subdivision	\$8,800	II	Subdivision	\$2,024
		High	\$8,000		High	\$1,840
		Moderate	\$4,000		Moderate	\$920
		Limited	\$1,600		Limited	\$368
		Restricted	\$400		Restricted	\$92
	III	Subdivision	\$7,700	III	Subdivision	\$1,771
		High	\$7,000		High	\$1,610
		Moderate	\$3,500		Moderate	\$805
		Limited	\$1,400		Limited	\$322
		Restricted	\$350		Restricted	\$81
	IV	Subdivision	\$6,600	IV	Subdivision	\$1,518
		High	\$6,000		High	\$1,380
		Moderate	\$3,000		Moderate	\$690
		Limited	\$1,200		Limited	\$276
		Restricted	\$300		Restricted	\$69

Cheshire 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

Dublin

Tier II Communities

Fitzwilliam
Harrisville
Nelson
Rindge
Roxbury
Stoddard
Surry
Walpole
Westmoreland

Tier III Communities

Alstead
Chesterfield
Gilsum
Jaffrey
Keene
Marlborough
Marlow
Richmond
Sullivan
Swanzey
Troy
Winchester

Tier IV Communities

Hinsdale

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.