

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 Antrim (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$329,000 (\$3,290 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
Hillsborough	I	Subdivision	\$13,068	I	Subdivision	\$4,653
		High	\$11,880		High	\$4,230
		Moderate	\$5,940		Moderate	\$2,115
		Limited	\$2,376		Limited	\$846
		Restricted	\$594		Restricted	\$212
	II	Subdivision	\$11,616	II	Subdivision	\$4,136
		High	\$10,560		High	\$3,760
		Moderate	\$5,280		Moderate	\$1,880
		Limited	\$2,112		Limited	\$752
		Restricted	\$528		Restricted	\$188
	III	Subdivision	\$10,164	III	Subdivision	\$3,619
		High	\$9,240		High	\$3,290
		Moderate	\$4,620		Moderate	\$1,645
		Limited	\$1,848		Limited	\$658
		Restricted	\$462		Restricted	\$165
	IV	Subdivision	\$8,712	IV	Subdivision	\$3,102
		High	\$7,920		High	\$2,820
		Moderate	\$3,960		Moderate	\$1,410
		Limited	\$1,584		Limited	\$564
		Restricted	\$396		Restricted	\$141

Hillsborough 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)

<u>Tier I Communities</u>	<u>Tier II Communities</u>	<u>Tier III Communities</u>	<u>Tier IV Communities</u>
Amherst	Brookline	Antrim	Greenville
Bedford	Francestown	Bennington	
Hollis	Greenfield	Deering	
Litchfield	Hancock	Goffstown	
New Boston	Hudson	Hillsborough	
Pelham	Lyndeborough	Manchester	
	Mason	Milford	
	Merrimack	Nashua	
	Mont Vernon	Peterborough	
	New Ipswich	Windsor	
	Sharon		
	Temple		
	Weare		
	Wilton		

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.