

# **Open Space**

## Introduction

The purpose of this chapter is to look at ways to identify, protect, and manage open space in the Town of Plaistow. Open space can be defined as any environmentally sensitive land or water area that has ecological, recreational, or aesthetic value.

Open space in Plaistow is a mixture of public, semi-public, and private land. However, there is a difference between *protected* and *unprotected* open space. Protection can come through a variety of methods such as acquisition, conservation restrictions, easements, and regulations designed to preserve important resources. While Plaistow contains several parcels which are owned and protected by the town through the Conservation Commission, a significant portion of remaining land could be sold for development in the future. The town needs to take action to protect key parcels in order to meet the open space and recreation needs of the community as well as to protect and preserve the town's character.

Open space can be broken down into the following categories based on the type of protection that is afforded:

- *Protected Conservation and Recreation Land.* This category includes all land that is held in fee simple ownership by a municipal, state, or federal agency expressly for preservation or recreation purposes or by a non-profit conservation agency. These lands are owned and managed specifically for the purpose of conservation and/or recreation as opposed to a municipality, which owns land for a future school site, for example.
- *Restricted Open Land.* This category consists primarily of privately owned land from which development is restricted through a conservation restriction in perpetuity or an agricultural preservation restriction. A conservation restriction placed on a property allows for the development rights to be held by the state, a municipality, or a non-profit agency. It ensures that the land will remain in its natural, open state.
- *Moderately Restricted Open Land.* This includes private land that is taxed as forest, farm, or recreation land under the "Current Use" category for tax assessment or land on which development is restricted through a short term (5-30 years) conservation restriction. These tax programs are often used to lower taxes until such time as development or sale is economically feasible or desirable and are seldom used on a long-term basis. The purpose of the Current Use assessment program is to encourage the preservation of open space and a ten percent of market value penalty is paid to the town on lands that are being converted from open space to commercial or residential use. However, in spite of the intent of this program and the financial penalty imposed on lands that are removed from this tax classification, the lands are quite vulnerable to development.
- *Unprotected Land.* Unprotected land can be broken down into two categories: public and private. Included in these is vacant land that is zoned for residential, commercial,

or industrial that has not yet been developed. In addition, this category includes open land associated with major institutions (public or private) where the open space use is secondary to a non-conservation use. Examples include schools, colleges, cemeteries, hospitals, and military installations. It also includes commercial recreational facilities, such as golf courses. These lands are often perceived as being a secure part of the open space network of a community because of the length of time they have existed as such, but often they are not protected from potential development.

## **Existing Undeveloped or Protected Conservation Lands**

According to the 2002 Plaistow Land Use Chapter of the Master Plan, the town currently has approximately 3,768 acres of land that is classified as either undeveloped or as transitional (land that is between open and forested). This represents slightly more than half of Plaistow's total land area (55.49%). This type of land can be found scattered throughout the town with large amounts located near the northern section of town along the Hampstead, Atkinson, and Kingston town borders.

Protected conservation and recreation land includes all land that is held in fee simple ownership by a municipal, state, or federal agency expressly for preservation or recreation purposes or by a non-profit conservation agency.

As of 1996, the town of Plaistow had 376 acres of land that was considered conservation lands (Source: RPC Open Space Plan). This is approximately 5.5 percent of the town's total land area.

GRANIT Systems at the Complex Systems Research Center at UNH completed a conservation/public lands inventory in March of 2002. A list of parcels in Plaistow that are currently in the Conservation/Public Lands data layer can be found in **Appendix A**. The parcels are also shown on the **Conservation and Public Lands Map**. The appendix lists the parcel name along with the size of the parcel, protection type, tax map number – if available, and the managing agency. The thirty-eight parcels range in size from just over two acres up to 79.1 acres. The majority of the listed parcels are protected through fee ownership.

Plaistow has six certified tree farms that are part of the New Hampshire Tree Farm Program. The acreage and general location of each is listed in **Table OS-1**. This was the best available data from the Rockingham County Extension office in Brentwood, NH. At present, these tree farms represent protected open lands with all being held in private ownership. There is no long-term guarantee or legal restriction to ensure that these areas will continue in the Tree Farm Program or remain as open space. Town forest properties in Plaistow are not in the Tree Farm Program but they do have a written forest management plan (“Forest Management Plan for the Plaistow Town Forestlands”) that was completed in April of 2000.

**Table OS-1: Tree Farms in Plaistow, NH**

	<b>location</b>	<b>acreage</b>
1	Center Road	18
2	Smith Corner Road	40
3	Route 108/Newton Road	14
4	North Avenue	10
5	Main Street	28
6	Hale Spring Road	22

*Source: Rockingham County Extension, Brentwood, NH, 2002*

**Restricted Open Lands**

Land that falls into this category is primarily privately owned land from which development is restricted through a conservation restriction in perpetuity or an agricultural preservation restriction. At this time, there is no land in the town of Plaistow that falls under this category.

**Moderately Restricted Open Lands**

Moderately restricted open land includes private land that is taxed as forest, farm, or recreation land under the “Current Use” category. Current Use is a program that was statutorily established and administered locally. Its purpose is to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment. It was created to help prevent the loss of open space due to property taxation at values incompatible with open space usage. The means for encouraging preservation of open space authorized under the statute is the assessment of land value for property taxation on the basis of current use. It is intended to encourage but not to require management practices on open space lands under current use assessment.

The amount of land in Plaistow that is in Current Use has fluctuated between 1989 and 2000. It has gone from a low of 757.81 acres in 1989 to a high of 989.11 acres in 1994 (see **Table OS-2**). The greatest percent change was between 1990 and 1991 – land in current use increased by 12.36 percent (see **Table OS-3**).

**Table OS-2: Current Use Land in Plaistow, NH 1989-2000 (acres)**

<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
757.81	760.24	854.24	957.98	945.79	989.11	994.02	918.9	916.35	926.35	899.49	883.92

*Source: Assessor’s Office, Town of Plaistow, NH*

**Table OS-3: Current Use Percent Change in Plaistow, NH 1989-2000**

<b>1989-1990</b>	<b>1990-1991</b>	<b>1991-1992</b>	<b>1992-1993</b>	<b>1993-1994</b>	<b>1994-1995</b>	<b>1995-1996</b>	<b>1996-1997</b>	<b>1997-1998</b>	<b>1998-1999</b>	<b>1999-2000</b>
0.32%	12.36%	12.14%	-1.27%	4.58%	0.50%	-7.56%	-0.28%	1.09%	-2.90%	-1.73%

**Unprotected Lands**

This category includes open land associated with major institutions where the open space is secondary to a non-conservation use. Often these lands are not protected from potential development. Once the town obtains a parcel of land, it can then be determined if it is to be maintained as conservation land and moved to protected land status.

Areas that are considered favorable for development are mainly served by public utility systems and have soils with low development costs. Areas that are considered less favorable for development include those with steep slopes, soils with high development costs, small wetlands, and “unofficial conservation land.” There are approximately 3,894 acres in the town of Plaistow that have the potential to be developed.

**Lands of Interest**

One of the goals of the Conservation Commission is to acquire land or limit development in certain areas for preservation purposes. An effort has been made by the commission to protect lands which are currently perceived as open space yet are vulnerable to development. The town has identified two potential areas that it would like to protect. The first is the Cox Farm on Crane Crossing Road, which has approximately 35 acres, and the second is the Goodreault Farm on Route 108 (see **Appendix B**). These two sites have been added to the list that the Rockingham Planning Commission created in March of 2000 as described in the next section – Regional Open Space Plan.

The primary purpose of conservation property is to ensure that land is protected and that it enhances the natural features and ecological systems of the community. Providing additional amenities such as improved access for the disabled, informational signs, and picnic tables can enhance public access. However, some areas are not suitable for this type of use. These areas may be the home of valuable, rare, or endangered species, which are best left undisturbed or may be fragile landscapes that would be destroyed by an increase in pedestrian traffic. Some areas may not have adjacent parcels, which are not as sensitive and could be used for nature and wildlife observation. Active management of conservation land is necessary to ensure that their quality is maintained.

An important component of an open space plan is to create a network of open lands and parks that provide opportunities to link these amenities to one another when possible rather than existing in isolation. Greenways are open space networks that can be used for preservation, natural corridors, and linkages between destinations such as residential neighborhoods. They can be established along a natural corridor such as a river or stream valley or along man-made corridors such as an old railroad right-of-way, a canal, or a scenic road. These areas become valuable to a community through the multitude of uses

that a greenway can provide. They may contain walking trails, bike paths, boat launches, as well as serve as a mechanism for preservation and environmental protection. It may be possible to create a greenway, which connects one part of the community with another by using linear features such as the railroad or Kelley Brook, Bryant Brook, or the Little River. The potential also exists to create a series of smaller open space or trail loops throughout Plaistow.

### **Regional Open Space Plan**

The Rockingham Planning Commission (RPC) completed its Regional Open Space Plan in March of 2000. There were three main objectives for the plan. The first objective was to identify large unfragmented areas of undeveloped land (“Open Space”) that are important as natural, scenic or cultural resources and a priority for protection. The second objective was to identify linkages between open space areas that are possible for protection or can be restored to maintain an interconnected network or wildlife corridors. The third objective was to act as both a regional planning tool and a reference document useful to local planning and conservation officials that can assist them in creating local land conservation strategies and plans.

Each community was given an opportunity to recommend local historical, natural, and cultural resources that are worthy of protection. The RPC staff worked with local conservation officials during 1997 and 1998 to assist with the identification of each resource the town deemed worthy of protection. Data was collected through December 1998.

In addition to these sites, local town officials in 2002 identified two more sites – the Cox Farm and the Goodreault Farm as mentioned in the previous section that they feel should be added to the list. The sites that the Town of Plaistow recommended are listed in Appendix B. The name/location of each of the twenty-two sites along with the reason the site is worthy of protection and estimated acreage are listed. The sites range from seven acres in size up to two hundred acres in size. Many of these are adjacent to existing protected lands, or are needed for wildlife habitat, watershed, wetland, and water quality protection.

## **Recommended Strategies for Open Space Protection**

In all towns including Plaistow, it is necessary to preserve key open space areas in order to manage development, protect natural resources, and maintain the community's rural character. There are two ways to accomplish this. One involves the use of regulatory means such as zoning ordinances. The second way is through non-regulatory means such as land acquisition and conservation easements.

One of the major resource protection issues facing the town is due to increasing residential development that results in a diminishing supply of valuable open space. Open space can be protected through acquisition, but in many cases, protection can be attained by guiding development to appropriate locations while avoiding sensitive resource areas. Protection may also be achieved by working with private landowners to maintain large tracts of land that contribute to the character of the community.

### **Review Local Regulatory Documents**

The Town of Plaistow Zoning Ordinance, amended in March of 2002, provides some opportunity for open space protection in the Residential-Conservation District and in Planned Residential Developments (PRDs). The purpose of the Residential-Conservation District is to protect an identified potential water source for the town. The area is generally described as the land area within the Kelley Brook watershed encompassed by the two-hundred-two foot contour, terminating at the northerly end at the Hampstead town line and at the southerly end by the site of the proposed reservoir dam. The district includes a three hundred-foot protective buffer around the area described above. The minimum lot size is five acres with at least three hundred feet of frontage. The ordinance includes a detailed list of permitted uses allowed by special exception. These include single family residence, forestry, agriculture, accessory uses, and private recreation.

The objective and purpose of PRDs is to encourage the use of land in such a manner that open spaces, wetland areas, topographical extremes, and other considerations can be addressed with a view to preserving and protecting the natural attributes of areas which sometimes suffer as a result of the allowed "grid" concept. Some requirements of PRDs include the following: the tract of land in a single or consolidated ownership at the time of application shall be at least ten (10) acres in size and a minimum of fifty (50) percent of the PRD site shall remain as open space. Permitted uses in PRDs include one-family, two-family, up to four-unit townhouse dwelling, manufactured/mobile home housing, and incidental private recreational uses. A more thorough description of PRDs can be found in the Town of Plaistow Zoning Ordinance.

While the Conservation Commission continues to protect wetland areas, it also plans to increase preservation efforts for upland areas. Upland open space areas such as forests and open land are more susceptible to commercial or residential development than are lands with environmental constraints and are therefore in need of varying levels of protection where appropriate. These open space corridors provide linkages within an overall open space network.

## **Conduct and Maintain an Inventory of Town-Owned Parcels**

One of the most important actions in order to secure open space and recreation lands is to assess the inventory of properties which are currently under town-ownership and inventory those properties which should be targeted for acquisition or protection. A sample form titled “Open Space Inventory Worksheet” is included at the end of this plan, which can be used to gather information about the parcels.

This inventory and assessment process will allow the town to combine the assessment of needs presented in this chapter with short-term and long-range strategies for expansion and maintenance of open space and recreation areas. This effort should identify open space lands and recreation facilities that are not protected in order to examine potential connections and strategic planning for facility investments. Redevelopment and rehabilitation may apply to open space just as it does to residential neighborhoods or commercial development. Developed land might be reused as open space and existing open space might be renewed or rehabilitated.

The Open Space Committee should be responsible for periodically reviewing and updating the inventory. The inventory should serve as a resource when determining changes in use of a particular town-owned parcel and for determining appropriate locations for meeting the open space and recreation needs described above.

Any town departments or boards that have interest in the parcels included in the inventory should be required to consult with the Open Space Committee before action is taken. The Open Space Committee should evaluate the request in order to assess how the parcel and proposed use fits within the overall open space and recreation objectives of the town. Priorities for open space and recreation should be on providing additional playing fields, acquiring upland open space for preservation, improving accessibility, and the existing condition of recreation and open space areas.

In order to make the review process most useful to the town, the Open Space Committee should prepare an acquisition plan that clearly defines the qualities and general areas for open space acquisitions on both a neighborhood and a town-wide basis. The inventory process described above will play a critical role in this process.

## **Develop a Comprehensive Management Plan**

The town needs to assess the relative importance of various parcels for acquisition and preservation; otherwise, it is likely to be placed in the position of reacting to individual parcels as they become available for acquisition and/or development. In addition, it is equally important to assess the most appropriate use for each parcel that is currently owned by the town.

One of the primary needs for both open space and recreation areas is a comprehensive management plan that evaluates the use of existing town-owned properties as well as guides decision making for future acquisitions and improvements. Another primary concern for the Town of Plaistow is the struggle that currently exists between developing

recreational facilities that will serve the town's needs and preserving the rural character of the town along with open space. This section will address some of the changes that will be necessary in order for Plaistow to meet its open space and recreation goals in a strategic manner.

This plan is a starting point for prioritizing parcels for acquisition and protection. However, a detailed acquisition plan that clearly defines the qualities and general areas for open space acquisition should be created and utilized in future decision making. Developing a detailed plan will allow for a comprehensive strategy for preservation so that land is not acquired in a piece-meal fashion with little relation to other parcels and not part of a town-wide open space system. The criteria for selecting parcels for acquisition and protection should be based on the needs, goals, and priorities of the town of Plaistow. Suggested criteria are described below. This list can be modified in order of importance as the needs of the community become clearer.

- Potential linkages to existing open space, to recreation facilities, and to similar areas in adjacent communities.
- Environmental sensitivity and importance of the parcel such as the presence of aquifers, rivers, wetlands, wildlife, and scenic qualities. This includes wildlife corridors, unique habitat, and endangered, threatened, and rare species.
- Location in areas that do not have enough public open space or are threatened by continued development. Does the purchase of the parcel encourage town-wide distribution of open space and recreation?
- Town-wide versus special group benefit. Would the acquisition of this parcel benefit the town as a whole or a select group of residents in need of additional opportunities? The importance of addressing each need will depend on the specific goals of the town.
- Cost and availability of the parcel. This should account for the amount residents are willing to pay to purchase open space (in the form of increased taxes) and the availability of funding sources that would be available if a particular property were targeted for acquisition.
- The financial cost or benefit that removing that parcel from development will have on the town.
- Aesthetic benefits to the general public and the preservation of the town character.

### **Maintain the Newly Created Open Space Committee**

A standing Open Space Committee consisting of representatives from the Recreation Department, Conservation Commission, Planning Board, and others with specific areas of relevant expertise in open space and recreation planning has been created to perform the following:

- Identify and evaluate parcels for acquisition and protection.
- Develop an overall management plan for existing town-owned property.

- Recommend new subdivision regulations and other mechanisms that give the town more authority to create permanent, useable open space, and recreation areas in and near new subdivisions.

In addition to the specific responsibilities mentioned above, the Open Space Committee could also serve as an advocate for the creation and implementation of a comprehensive Open Space Plan.

### **Identify and Solicit Funding Sources**

Plaistow's recent efforts to provide funding for open space and recreation should be continued. Funds which are readily available for open space and recreation purposes will allow the town to move quickly on opportunities which may otherwise be lost if there is a delay due to assembling funds.

Funding options for open space acquisition and protection include the use of grants, working with non-profit organizations such as land trusts, and issuing bonds to purchase open space. Potential funding sources are discussed below.

#### *Plaistow Conservation Funds*

There are two different conservation funds in the town of Plaistow. The first fund is the "Conservation Fund" and it is used solely for acquiring land. This fund requires only the approval of the selectmen when the town wishes to acquire land. Funds for it are raised and appropriated at the town meeting. There is approximately \$14,000 to \$15,000 in this fund at this time.

The second fund is the "Conservation Fund 36-A" and is used for both forest management and land acquisition. The 36-A Fund requires both the Conservation Commission and the Selectmen's approval in order for money to be removed from it. The Plaistow Conservation Commission receives one hundred percent of the current use penalty money to support the Conservation Fund 36-A. There has been no money added to it through penalties in the past five years. Currently, there is approximately \$30,000 in this fund.

New Hampshire RSA, Title 3, Chapter 36-A establishes the responsibilities and authority of Conservation Commissions. Section 36-A:4 of the statute states that the Conservation Commission may receive gifts of money and property in the name of the town and the town may appropriate money as deemed necessary for the purposes of open space protection. Money may be placed in a conservation fund and allowed to accumulate from year to year. The municipal treasurer has custody of the money in the conservation fund and can disperse funds upon order of a majority of the Conservation Commission. The Conservation Commission is required to hold a public hearing prior to the use of the funds for the purchase of any interest in property.

### *The Society for the Protection of New Hampshire Forests*

The Society for the Protection of New Hampshire Forests (SPNHF) helps private landowners conserve land through two primary methods. The first is through easements and the second is through land donations. Easements leave the land in private hands for forest management and other conservation purposes while permanently prohibiting mining, subdivision, and development. Land donations become part of the Society's reservation system and are managed for recreation, timber, wildlife habitat, watershed protection, and scenery. Most of the reservations are open to the public.

### *New Hampshire Land and Community Heritage Commission*

The New Hampshire Land and Community Heritage Commission (LCHC) manages a new program that establishes a public/private partnership to protect natural, cultural, and historic resources. Established in May of 2000, this program provides matching grants to municipalities and non-profit organizations to help save locally determined open spaces and historic sites. The Land and Community Heritage Investment Program (LCHIP) can assist the town of Plaistow in purchasing land for conservation purposes, protect land with conservation easements, or support the stewardship of already protected resources. The legislature appropriated three million dollars for the program's first year of land conservation and historic preservation projects. Another four million dollars was budgeted in 2001.

One of the criteria used to judge projects is the imminence of threat to the land or property such that the preservation of endangered structures and land conservation projects that are in densely developed or rapidly developing areas of the state. These types of areas shall receive a higher ranking.

The private sector role in the partnership would include providing at least a forty percent match for all project funding; identification of potential projects; preparation of project applications and supporting materials; volunteer time on the public board through providing staffing to the effort; stewardship of resources and contributions to private endowment created for the program, among other responsibilities.

### *River and Trails Conservation Assistance Program*

The National Park Service provides this program and twenty percent to thirty-three percent of a staff person's time for one year in order to assist a community in developing a trail. The application for funding consists of a letter which describes how the project will meet the following five criteria:

1. Resource significance
2. Tangible conservation
3. Public support
4. Project goals
5. Broad cooperation

### *The Nature Conservancy*

The Nature Conservancy was founded in 1951 and its mission is to preserve the plants, animals, and natural communities by protecting the habitats. The Conservancy accomplishes this by purchasing the threatened land and supporting the fragile ecosystems and endangered species. It is funded by individuals, foundations and grants, and corporate partners.

The Nature Conservancy accepts two types of land: natural area, which is preserves and “tradelands” (properties of no ecological value, which would acquire funds for the purchase of ecologically significant areas).

### *Public-Private Partnerships and Other Creative Funding Mechanisms*

As is the case with many aspects of municipal services, the Plaistow Recreation Department and Conservation Commission have found it difficult to keep pace with needed repairs and upgrades of existing facilities, as well as the creation of new recreational opportunities and open space preservation efforts due to a shortage of funding.

Creative funding approaches, such as coordinating efforts with school PTA organizations for fundraising and selling small portions of existing property can provide some resources for improvements in Plaistow.

The difference between tax-based revenue and total needed revenue has generated many new fund raising techniques such as corporate promotions, donations, and an increased reliance on user fees.

- *Corporate Promotions.* Businesses will often fund a project in exchange for displaying a company sign or logo at the facility. The town should develop guidelines for appropriate advertising, such as limiting the number of signs, so that a facility does not become too commercialized.
- *Donations.* Gifts and donations are additional methods of receiving funding that may not be associated with the town, public recognition, or advertising. Many individuals and some corporations are willing to make contributions to park agencies and programs simply to improve the community in which they live or operate. Non-profit and volunteer organizations can provide assistance in generating funds by seeking gifts and donations from individuals and corporations, and organizing fund raising events.
- *User Fees.* Most town park agencies charge fees for certain activities but user fees are controversial due to difficulties with public relations. Park users have already paid for the parks once through taxes and many argue that a user fee is perceived to be yet another cost without increasing the benefit.

## Implementation of Recommendations

The recommended strategies for enhancing open space in Plaistow will need to be implemented over varying time frames. Some actions may require a relatively long time frame to implement, while others should be addressed over a much shorter term.

The following implementation program organizes the recommendations discussed previously by type of activity. These categories are organization and management, inventory, and funding and acquisition.

### Organization and Management

1. Continued efforts of the Plaistow Open Space Committee to plan for open space acquisition and management.
2. Develop clear criteria for open space acquisition and protection.
3. Prepare an acquisition plan that defines the qualities and general areas for open space acquisition on a town-wide basis.
4. Develop an open space management plan that evaluates the use of existing town-owned properties as well as guides decision making for future acquisitions and improvements.
5. Develop an integrated system of greenways and trails throughout Plaistow that link open space areas, community facilities and recreational facilities. In part this may be accomplished by using linear features such as the railroad or Kelley Brook, Bryant Brook, or the Little River.
6. Work with non-profit and volunteer organizations to enhance existing open space areas.
7. Create a maintenance plan for open space properties owned by the town.
8. Actively participate with regional organizations that support acquisition and protection of open space such as the regional planning commission and the Rockingham Land Trust.
9. Ensure the protection of usable open space areas during the review of Planned Residential Developments. To the greatest extent possible try to link the residential open space to a larger town-wide greenway plan.
- 10. Maintain a map and database of conservation and public lands (Appendix A) and sites that are worthy of protection (Appendix B) that are linked to the town's GIS system. (See Public Lands Map).**

## **Inventory**

1. Complete an accurate inventory of currently protected open space parcels and continue to update on an annual basis.
2. Complete an inventory of areas in Plaistow that should be targeted for varying levels of protection or areas to be used as recreation sites.

## **Funding and Acquisition**

1. Continue to allocate an established amount of funding to the Conservation Fund each year as a regular budget item.
2. Apply for grants and technical assistance available through non-profit state and federal agencies for open space protection.
3. Work with local organizations who use existing facilities in order to raise funds for necessary improvements.
4. Institute a program to transfer the Current Use Penalty Tax to the town's Conservation Fund.

# Appendices

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## Appendix A – Conservation and Public Lands

	Parcel Name	Protection Type*	Reported Parcel Size (acres)	Tax Map #	Primary Protection Agency
1	Autumn Circle Backland	FO	3.7	67-1-7 +11	Plaistow
2	Deer Hollow Road Open Space	SA		25 + 27	Plaistow
3	Downing Parcel	FO	5.0	70-2-5D	Plaistow
4	Forrest Street Parcel	FO	6.3	82-1-1	Plaistow
5	Frog Pond Woods	FO	16.0	9	Plaistow
6	Frog Pond Woods	FO	2.6		Plaistow
7	Frog Pond Woods	FO	7.9		Plaistow
8	Frog Pond Woods	FO	3.0	11-1-3	Plaistow
9	Frog Pond Woods	FO	23.0	21-1-5	Plaistow
10	Greenfield Hill Open Space	SA	38.5		Plaistow
11	Lower Street Wells & Fire Pond	FO	38.5	21-4-1, 2, 3, 4, 5	Plaistow
12	Old County Road Backland	FO	25.5	30-1-1	Plaistow
13	Old County Road Backland	FO	3.5	31-3-10	Plaistow
14	Old Stagecoach Road Parcel	FO	3.1	6-2-4	Plaistow
15	Parcel at 266 Main Street	FO	38.0	23-1-4	Plaistow
16	Timberlane School Science Pond	FO			Timberlane School
17	Smith Tract	CE	27.8		Rockingham Land Trust
18	Parcel at 280 Main Street	FO	38.0	24-1-1	Plaistow
19	Parcel at 307 Main Street	FO	12.5	7-2-1	Plaistow
20	Parcel at 41 Old County Road	FO	2.4	32-5-1	Plaistow
21	Parcel at 43 Greenough Road	FO	2.3	19-1-4	Plaistow
22	Parcel at 45 Old County Road	FO	5.5	31-3-15	Plaistow
23	Plaistow Town Forest	FO	21.5	24-3-3	Plaistow
24	Stonebridge Village Open Space	SA	15.8	50	Plaistow
25	Taylor Lot	FO	3.5	94-1-5	Plaistow
26	Town of Plaistow Land	FO	2.3	5-2-5	Plaistow
27	Town of Plaistow Land	FO	7.4	8-1-5	Plaistow
28	Town of Plaistow Land	FO	5.0	8-1-4	Plaistow
29	Town of Plaistow Land	FO	14.7	25-1-4	Plaistow
30	Town of Plaistow Land	FO	7.0	60-2-37	Plaistow
31	Town of Plaistow Land	FO	5.9	80-1-6B	Plaistow
32	Town of Plaistow Land	FO	6.8	18-1-11	Plaistow
33	Town of Plaistow Land	FO	4.0	17-2-11	Plaistow
34	Turner Land	FO	79.1	1-1-3/9-1-2	Plaistow
35	Well Area	FO	3.6	73-1-1	Plaistow

\*FO=Fee Ownership; SA="Set Aside" Open Space Areas of Development; CE=Conservation Easement  
Source: GRAN IT Systems at the Complex Systems Research Center – UNH, March 2002

## Appendix B – Sites Worthy of Protection

	Name	Reason	Est Acres
1	Adjacent to Hampstead; SW of RT 121A; adjacent to existing protected lands	Frog Pond Woods, extend trail system, prime wildlife & wetland habitat, forested, watershed/water quality protection	40
2	West of Frog Pond Woods; north of Atkinson border; east of Hampstead border	Adjacent to existing protected lands that extend into Atkinson; wildlife corridor enhancement; wildlife habitat area & trail system development	15
3	In between Old County and North Main Road; west of RT 125	Adjacent to existing protected lands; protection along Kelley Brook; water quality & watershed protection; continue expansion of wildlife corridor	30
4	East of RT 125; south of Old County Road; adjacent to existing protected lands	Adjacent to existing protected lands; protection along Kelley Brook; water quality, wetland, & watershed protection; continue expansion of wildlife corridor	7
5	Little River; near RR line, east of RT 125; north of North Main Road (crosses road)	Adjacent to Little River; watershed protection; wetland protection; wildlife habitat protection; water quality	100
6	Little River; near RR line, east of RT 125; north of Old County Road; near Newton border	Adjacent to Little River; watershed protection; wetland protection; wildlife habitat protection; water quality; near protected lands in Newton	130
7	South of Seaver Brook; in between Forest Street and Harriman Road	Tributary to Seaver Brook; watershed protection; wetland protection; wildlife habitat protection and water quality protection	15
8	South of Forest Street; east of RT108; near existing protected lands	Adjacent to existing protected lands; prime farmland soils; near natural heritage inventory data; water quality & watershed protection	10
9	East of RT 108; south of Sweet Hill Road; adjacent to existing protected lands	Adjacent to existing protected lands; prime farmland w/ adjacent wetland hogs; natural heritage inventory data; water quality & watershed protection and wildlife habitat protection	20
10	West of RT 125; behind Walmart; near Mass. Border; east of RR track	Adjacent to existing protected lands (cross tracks); important wetland complex & wildlife habitat; important for water quality & watershed protection	20

	Name	Reason	Est acres
11	Other side of Bryant Brook/border of Atkinson; west of RR track; south of East Road	Adjacent to existing protected lands in Atkinson; important wildlife habitat corridor protection; water quality & watershed protection	10
12	Adjacent to Country Club; west of RT 108; south of Forest Street; close to Mass. Border	Adjacent to existing protected lands; two surface waterways converge; prime farm soils; important watershed & water quality protection	80
13	West of RR; south of Main Street; east of RT 125	Adjacent to protection priorities; watershed protection; adjacent to protected lands (conservation easement)	40
14	South of Sweet Hill Road; north of Harriman Road	Adjacent to existing protected lands (across street); important wetland complex to protect – water quality; watershed protection & wildlife habitat	30
15	West of RT 108; adjacent to Newton border; north of Sweet Hill Road	Adjacent to existing protected lands; wildlife habitat; wetlands & watershed protection	40
16	Adjacent to Mt. Misery; adjacent to Kingston; east of Sweet Hill Road; east of RT 125	Adjacent to existing protected lands; two surface waterways converge (Kelley Brook & Little River); limited road frontage; important watershed, water quality and wildlife protection	200
17	East of North Main Street; north of Harriman Road	Very developed area; needed water quality; watershed protection for Seaver Brook; watershed protection – river frontage protection needed	5
18	East of RT 125; Little River; east and south of RR track	Wildlife habitat protection; wetlands protection; watershed protection for Little River	5
19	West of RT 108; adjacent to Haverhill, MA; north of Forest Street	Wetlands protection; water quality; water resources & watershed protection; habitat protection; natural heritage inventory data; bog protection	15
20	West of RT 108; adjacent to Haverhill, MA; south of Forest Street	Prime farmland; water quality protection; water resource & watershed protection; habitat protection – important farmland protection	60
21*	Cox Farm – Crane Crossing Road	Currently open space but vulnerable to development	35
22*	Goodreault Farm – Route 108	Working farm vulnerable to development	

Source: Regional Open Space Plan by the Rockingham Planning Commission, March 2000

\*identified by town officials in 2002, they felt that these two site should be added to the list