



CITY OF CONCORD

REPORT TO MAYOR & CITY COUNCIL

FROM: Kathryn H. Temchack, Director of Real Estate Assessments

DATE: May 24, 2019

SUBJECT: Request for Renewal of the Discretionary Preservation Easement RSA 79-D for property at 233 Hopkinton Rd owned by Sally Stouten Hatch Revocable Trust.

Recommendation

Accept this report and set for public hearing at the request of Sally Stouten Hatch trustee of the Sally Stouten Hatch Revocable Trust for renewal of the Discretionary Preservation Easement per RSA 79-D. The approval and terms of the easement are to be determined by the legislative body of the community.

Background

In 2004, the City of Concord received its first request for a Discretionary and Preservation Easement under RSA 79-D. The City Council directed the Heritage Commission and the Director of Real Estate Assessments to review the application, and to determine and recommend a rating for adjustments and submit a report to the City Council for consideration. Ms. Hatch's request was granted for a Discretionary Preservation Easement under RSA 79-D for 10 years in 2009. The easement expired on March 31, 2019 and a renewal application was timely filed.

Discussion

The Heritage Commission and the Director of Real Estate Assessments met with Ms. Hatch on May 2, 2019 to review her application, the supporting documents and the reasons why the Discretionary Preservation Easement should be granted. The easement encourages the preservation and maintenance of an existing agricultural building. A side of the barn is painted every year, structural beam supports and brackets have been installed to level and maintain the integrity of the structure and new floor boards were installed. The Heritage Commission commended Ms. Hatch for her efforts to preserve and maintain the barn. Based upon the information submitted and discussed, the Heritage Commission voted unanimously to approve the application and recommended the same conditions as approved with the 2009 application. Those conditions are:

1. The Discretionary Preservation Easement should be granted for 10 years with no recapture at the end of the easement.
2. The recommended exemption is 75% for the barn and the land area of 6,440 square feet associated with the barn and the earthen ramp leading to the entrance in the rear.

Please refer to the attached application, sketch, rating sheet, pictures, supplemental documents and the minutes of the May 2, 2019 Heritage Commission meeting. If the City Council grants the discretionary preservation easement exemption for 2019 the property assessment will be reduced from \$386,600 to \$345,600, a reduction of \$41,000, for a reduction in taxes of \$1,155.79. The assessment and tax reductions stated above are based upon the 2018 assessment and the 2018 tax rate. The dollar amount of the assessment and tax reduction will change each year based upon the final assessment and final tax rate.
