



# CITY OF CONCORD

*New Hampshire's Main Street™  
Conservation Commission*

## REPORT TO THE MAYOR AND CITY COUNCIL

**FROM:** Kearsten O'Brien, Senior Planner, on behalf of the Conservation Commission

**DATE:** February 6, 2026

**SUBJECT:** Authorization to accept the donation of a 33.1-acre parcel of land, identified as Tax Map 02Z Lot 7, appraisal value of \$121,700 and an assessed value of \$2,352 for the purpose of conserving the land in perpetuity.

### **Recommendation**

Approve the attached consent resolution authorizing the City Manager to accept a donation of undeveloped land from the Bois De Brodeur Trust for conservation purposes.

### **Background**

In September of 2025, Daniel Brodeur contacted the Planning Division to start discussions with the Conservation Commission about donating a parcel of land identified as Tax Map 02/Z Lot 7 located on Hoit Road.

The subject property is a 33.1-acre owned by the Bois De Brodeur Trust and is conserved with a conservation easement held by Five Rivers Conservation Land Trust. The property is located adjacent to other conservation properties including Riley, Glen Ellen Subdivision, Keller Easement, and is close to Hoit Marsh owned by the State of New Hampshire (please see the attached map).

The assessed value of the property is \$2,350, as it is enrolled in Current Use. Without the Current Use exemption, the parcel would have an appraised value of \$121,700. The purpose of this donation is consistent with the goals of the City's 2030 Master Plan and 2017 Conservation and Open Space Plan Update. Commission members noted the quality of the forest land and that it was in one of the areas of focus for conservation, and agreed that the land was worth continuing protecting.

### **Discussion**

The subject property is located with the Conservation Focus Area identified as "Hoit Road Lowland/Oak Hill" in the 2017 Conservation Open Space Plan. The parcel is already subject to a Conservation Easement held by Five Rivers Conservation Land Trust. If the City were to accept the donation the City would be subject to the easement. In addition to the abovementioned conservation values, there is potential value for the City from future timber sales, and at the

direction of the Conservation Commission, the Consultant City Forest may update the City's Forest Management Plan to include this property upon acquisition.

The Commission held a site walk on December 9, 2025 and held a public hearing on January 14, 2026. No public comments were received, and the Commission voted unanimously to recommend that City Council accept the donation of land for conservation purposes.

Upon the City Council's approval of the attached resolution, and completion of the title search to the satisfaction of the City Solicitor, City staff will move forward with the completion of the quitclaim deed which will include a clause that the land be conserved in perpetuity, and schedule a closing with the property owners for the transfer of the property.

A letter of thanks on behalf of the City of Concord Conservation Commission will be sent to Bois De Brodeur Trust. The City will incur no cost as a result of this donation except for \$500 allocated from Conservation Commission FY2026 budget.