

December 20, 2023

Subject: Recommendation for Map 2 Lot 29 property on Methodist Hill Road

Objective: To determine the best use for this property.

To: The Select Board of the Town of Enfield, NH

We recommend that the property on Methodist Hill Road be sold at auction at a cost to cover the back taxes owed plus any administrative and legal fees associated with the sale. There are approximately 25 acres on the southeast corner that could be developed. It is recommended that a reverter clause be used to ensure that a minimum of 3 but not more than 5 housing units be built with each property accessible from Methodist Hill Road. The remaining approximately 70-80 acres shall be deeded for conservation use with the ability to develop trails on it for hiking, mountain biking, snow shoeing and cross-country skiing. It must also be made available and easily accessible to the public, preferably with a small parking area. To minimize the impact on wildlife and to maintain the serenity of this area, snow mobiles, ATVs and other motorized vehicles should be prohibited.

This recommendation is being made for the following reasons:

- The overwhelming feedback we received from the abutters and other Enfield residents is that the primary use for this property should be for recreational purposes to preserve the history of the land, to maintain the wildlife habitat and to have a conservation area in this part of town.
- This proposal adheres to the town's Master Plan including providing much needed housing but also maintaining the rural character of the town.
- The housing will more than likely not be low income housing but may help preserve lower income housing that would otherwise have been bought and upgraded or occupied by people that may be able to afford more.
- This proposal provides the best economic benefit for the town by selling the property and would provide future tax revenue from both the land and housing development.
- This land already has interested buyers, so it will most likely sell quickly.
- The few houses which could be developed on this property would have only a minimal impact on the town's resources, traffic and water use in the area, which is a major concern for many of the abutters and nearby residents.

Sincerely,

The Methodist Hill Property Committee:

Susan Brown (Chair)

Jason Archambeault (Vice Chair)

Thomas Claus

Barbara Jones (Opposed to this recommendation)

Ryan Little

Kevin Marker (Recreation Director)

Ed Morris (Town Manager)