



Mason Tax Title Parcel A-13 on Pratt Pond Road, 66.6 acres

Terrain

Hydrology: Six culverts drain onto A-13, through which at least four year-round streams flow. These streams have many seasonal tributaries adding up to 2.7 miles of water courses in A-13.

Steep Slopes: Half of A-13's frontage, and half its area, have steep slopes of 15% to 35%.

Problem soils: 42% of A-13 is mapped as 161D, a mixture of shallow soils and bedrock outcrops, on 15 to 35% slopes. Another 5.3% of A-13 is mapped as very poorly drained soil.

Forest Soils: 52.7% of A-13 is mapped as good quality forest soils – Groups IA and IB.

Farmland Soils: No prime farmlands. 41% of A-13 is mapped as farmland soils of local importance.

Benefits to Town from A-13 Conservation

- * **Recreational potential** – extends Mason's trail system to link Potter Overlook with the State Forest.
- * **Wildlife Habitat** - 53 acres mapped by NH Fish and Game as Highest Quality Habitat and Corridors
- * **Priority Wildlife Corridor connecting two major protected lands** – Russell-Abbott State Forest and Bronson Potter's Overlook providing important wildlife support, protected on public lands.
- * **Significant water resources** – at least four year-round streams, all headwaters of Spaulding Brook, with many seasonal streams, totaling 2.7 miles, along with various types of wetlands.
- * **Good quality forest soils** - Long-term forest management can enable Mason CC to raise funds to protect and manage Mason's open spaces.
- * **No cost to Town** – Conservation Commission would pay all transfer costs.

Risks to Town from A-13 Development.

- * **Increased long term town costs** – “residential developments contribute less in revenue than they require in government expenditures” (UNH Department of Resources Economics, *An Introduction to the Cost of Community Services Studies*)
- * **Increased highway costs** – Development along Scripps Lane's 2,000' caused sharply increased town road maintenance. Pratt Pond Road between Batchelder and Starch Mill Roads is more than 3X longer (7,220'), narrow, winding and crossed by several streams and 6 culverts. At present there are no residential driveways along this road section. New homes here will require major road upgrading – widening, drainage, and perhaps even paving.
- * **Increased school costs** – Mason now has only 0.25 school age children per household, well below the NH average of 0.41 children per household. Households moving to Mason are likely to be closer to the NH average size, leading to more students, backed by a proportionally small tax base.