

Candia Conservation Commission

Petition Warrant Article #29

Candia's Conservation Commission has submitted a petitioned warrant article to the Town Ballot for voter approval on March 9, 2021. We hope the information below will be helpful in understanding it.

The article reads:

“To see if the Town will vote to rescind the twenty-five thousand dollar (\$25,000) maximum annual contribution established by Article 31 on the ballot for the March 10th, 2009 Candia Town Meeting, and to clarify and certify that the percentage to be deposited in the Candia Conservation Commission Fund, in accordance with RSA 79-A: 25, is twenty-five percent (25%) of each receipt of a Land Use Change Tax (LUCT) payment.”

What is the Land Use Change Tax?

The Land Use Change Tax (LUCT) is levied when a landowner takes land out of Current Use designation (for which s/he pays lower taxes). This usually happens when the land is going to be developed. Typically these taxes go into a town's conservation fund. Candia allows 25% of these taxes to be deposited into the conservation fund, with a \$25,000 annual cap. The Commission is seeking to remove the \$25,000 annual cap. We are not asking to change the 25% of the LUCT going into the Conservation Fund.

Why does the Commission want to remove the \$25,000 annual cap?

Candia is starting to see a noticeable increase in development. We are also seeing an increase in requests for Commission projects. Our Master Plan makes numerous references to residents' desire to maintain the “rural character” of town. While we realize and accept the need for development to take place in town, our mandate as a Commission is to assure that our natural resources and the wildlife that help maintain them will remain viable.

How much does the Conservation Fund currently have?

As of December 31, 2020, the Fund has a balance of \$329,404.66. Since 2011 the Conservation Fund has received about \$54K in LUCT. It would not be uncommon to spend that much on just the transaction costs of a project.

The Commission does not purchase land. Only the Town may purchase land with voter approval. We use money from the Conservation Fund to support land protection projects. The cost of these projects is affected by real estate prices. If you are familiar with the current market, the average of \$5400 per year will not stretch very far!

How can I get more information about this Warrant Article?

Contact the Conservation Commission with your questions at:

info@candiaconservationcommission.org.