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New Hampshire Council on Resources and Development

DRAFT MINUTES – May 7, 2026

MEMBERS PRESENT

- Heather Shank, Designee, Department of Business and Economic Affairs, Chair
- Jared Nylund, Designee, Department of Administrative Services
- Patrick Hackley, Designee, Department of Natural and Cultural Resources
- Eric Sargent, Designee, Department of Transportation
- Jim Oehler, Designee, Fish and Game Department
- Jack Ruderman, Designee, New Hampshire Housing
- Kim Houghton, Designee, Department of Education
- John B. Martin, Designee, Department of Health and Human Services

OTHER PARTICIPANTS

- Brendan McDowell, Staff to CORD, NH Office of Planning and Development
- Chris Aslin, Attorney to CORD, Attorney General’s Office, Department of Justice
- Charlotte Harding, NH Conservation Land Stewardship Program
- Sam Simpson, NH Conservation Land Stewardship Program
- Kathy LaBonte, NH Fish and Game Department
- Ben Nugent, NH Fish and Game Department
- William Kelly, LCIP/Landowner
- Tammy Kelly, LCIP/Landowner
- Brenda Kelly, LCIP/Landowner
- John Riff, Attorney of Mr. Blanchard a LCIP/Landowner

I. INTRODUCTIONS

The meeting was opened at 3:00 PM by Chair Shank. Introductions were made by members of CORD.

II. MINUTES

Approval of March 5, 2026 meeting minutes.

March 5, 2026 minutes were reviewed, and no changes were made.

MOTION: *On a motion by Mr. Oehler, seconded by Mr. Ruderman, March 5, 2026, minutes were approved with 5:2:0 vote. With Ms. Houghton and Mr. Martin abstaining*

51 **III. CONSERVATION LAND STEWARDSHIP PROGRAM (CLSP)**

52
53 **A. CLSP Disbursement Request**

54
55 Charlotte Harding of the Conservation Land Stewardship Program at the NH Department of Fish
56 and Game (NH F&G) presented a memo of current endowment disbursements. The 2026
57 disbursement has already been authorized by CORD and this memo seeks approval of an
58 additional withdrawal of approximately \$8,750 to support monitoring of other NH F&G
59 conservation interests.

60
61 The memo provides language supporting monitoring activities by CLSP for conservation property
62 interests required through the Land Conservation Investment program (LCIP) as well as State
63 held non-LCIP land conservation easements where stewardship funds have been deposited into
64 the endowment and income is disbursed to support Department of Natural and Cultural
65 Resources (DNCR) monitoring program where stewardship contributions have been made for
66 those properties.

67
68 Ms. Harding drew the council's attention to the authorization from the October 9, 2025 CORD
69 meeting, where CORD authorized a maximum withdrawal of \$303,582 for FY26 and FY27 to be
70 allocated between CLSP and DNCR based on proportional value of contributions that are
71 intended to support the respective monitoring programs.

72
73 RSA 162-C:6 II allows CORD to provide funds from the endowment to cover the costs of
74 monitoring other land conservation interests held by the State of New Hampshire. In accordance
75 with this authority, NH F&G requests an additional disbursement of approximately \$8,750 for fiscal
76 year 2026 – the amount previously funded by NHFG as its 25% share under the former MOA.
77 These funds would support CLSP's monitoring of non-LCIP department-held conservation
78 easements for which no stewardship contributions have been deposited into the endowment.

79
80 CLSP's FY26 budget includes \$245,246 in planned withdrawals from the endowment. Adding the
81 requested \$8,750 results in a total withdrawal of approximately \$253,996- an amount that remains
82 below the previously authorized maximum disbursement of \$279,761. The actual total
83 disbursement will be brought to the August 6th CORD meeting for final approval of the withdrawal.

84
85 Mr. Hackley asked a clarifying question, about how CLSP calculates their \$245,246 planned
86 withdrawals. Ms. Harding explained it was budgeted based on a previous year's budget for the
87 program costs.

88
89 **MOTION:** *On a motion by Mr. Hackley, seconded by Mr. Nylund, to Authorize an additional*
90 *disbursement of approximately \$8,750 from the Land Conservation Endowment for FY26 to*
91 *support the CLSP's monitoring of non-LCIP, non-endowment properties on behalf of the NH Fish*
92 *and Game Department were approved with 5:2:0 vote. With Ms. Houghton and Mr. Oehler*
93 *abstaining.*

94
95 **B. Kelly Farm Conservation Easement Violation Update**

96
97 Brief introductions were made by Ms. Harding, who introduced William Kelly, Tammy Kelly, and
98 Brenda Kelly. Attorney John Riff was also introduced as the attorney of Charles Blanchard.

99
100 Ms. Harding gave an overview of the violation and its notices to the parties involved. A portion of
101 the Kelly Farm conservation easement in Winchester, NH has been subdivided off and conveyed

102 to another person. The conservation easement, which includes six parcels owned by Kelly
103 Scoville Farm, LLC, states the six conservation easement parcels may be conveyed to another
104 owner but the parcels themselves cannot be subdivided.

105
106 In the spring of 2025 Ms. Harding discovered Parcel #6, of the conservation easement, had been
107 subdivided via a Quitclaim Deed and conveyed to Charles Blanchard. It was also discovered that
108 a portion of conservation easement Parcel #4 was subdivided and described incorrectly on the
109 Quitclaim Deed as Lot 106-1. Parcel #4 is Lot 103 according to Winchester Tax Maps and Lot
110 106-1 is a 0.4 acre adjacent lot.

111
112 During a site visit by Ms. Harding, a camper, truck, and shed were found on the southerly portion
113 of Parcel #4 which constituted an additional breach in the easement. Mr. Blanchard had conveyed
114 the southern portion of Parcel #4 to Daryn Sampson and Amanda Wheeler, which was further in
115 breach of the easement.

116
117 Letters were sent to both the Kelly's and Mr. Blanchard regarding the first breach of easement on
118 Parcel #6 in June and additional letters were sent to both parties in August regarding the breach
119 on Parcel #4 including the issue of the camper. The parties were tasked with proposing a solution
120 for the easement breaches for CORD to review by November 7, 2025. A letter from the Kelly's
121 attorney, Attorney Howard Lane Jr., stated the issues regarding Parcel #4 would be resolved by
122 the Kelly's repurchasing the lot from Mr. Sampson and Ms. Wheeler. According to Attorney Lane's
123 letter, the camper trailer and pick-up truck have been removed from the property. However, no
124 date has been determined when the property will be repurchased, and no resolution has been
125 reached for Parcel #6.

126
127 Ms. Harding drafted a letter to the parties involved requesting an action plan with deadlines for
128 the Kelly's to provide a proposal to resolve the violation and suggested they attend the May 7th
129 CORD meeting to present the plan for CORD approval. The letter was sent on February 18, 2026
130 requesting an action plan by April 28th 2026.

131
132 The steps needed to bring the easements in violation back into compliance include Parcel #6
133 being brought under single ownership by either the Kelly's repurchasing Lot 72 or Mr. Blanchard
134 purchasing the other two lots in Parcel #6, which are Lots 73 and 73-1. The transaction needs to
135 be reflected in a new deed and the State must be notified within 10 days of the sale.

136
137 For Parcel #4 Lot 103, which also must return to single ownership, is more complicated because
138 the incorrect lot was referenced in both deeds during the subdivision and then sale of the property,
139 which calls into question the validity of the subdivision. A corrective deed is necessary to clarify
140 ownership of the lot.

141
142 Mr. Kelly gave a summary of the intent of the subdivision. The lots were conveyed to Mr.
143 Blanchard to remove his "interest" in the Kelly family farm business which had been granted to
144 Mr. Blanchard during his divorce to Mr. Kelly's sister. Mr. Kelly was unaware of the conservation
145 easements when he and Mr. Blanchard had come to an agreement on which lots would be
146 conveyed to Mr. Blanchard. Along with the transfer of Lot 72 and Lot 106-1, they added that Mr.
147 Blanchard could use 200 feet of the southern portion of Lot 103 for the purpose of planting a
148 garden but could not sell the portion of Lot 103 he was granted access. Mr. Blanchard then sold
149 the 200 feet of Lot 103 to Mr. Sampson and Ms. Wheeler, who put a trailer and truck on the
150 property over the 200 foot boundary into Lot 103. The trailer and truck have been removed but
151 the southern portion of Lot 103 remains in Mr. Sampson and Ms. Wheelers name.

152

153 The confusion arises from the language Mr. Kelly used to allow Mr. Blanchard to use 200 feet of
154 the southern portion of Lot 103. Mr. Kelly did not intend to convey a portion of Lot 103 to Mr.
155 Blanchard. But the same language was used in the sale to Mr. Sampson and Ms. Wheeler. Lot
156 103 was not officially subdivided or surveyed. Attorney Aslin clarified that the deed rather than
157 simply giving permission to Mr. Blanchard to plant a garden, actually conveyed that portion of the
158 property to him. Since the lot was not subdivided there would be a cloud on the deed which needs
159 to be corrected by drafting and filing a corrective deed with the town.

160
161 Attorney Riff, who represents Mr. Blanchard, sent Mr. Kelly and his Attorney an offer on December
162 10, 2025 and did not receive a response. Between an increase in communication and
163 cooperation, Attorney Riff expressed confidence that a resolution on the issue of bringing the lots
164 back into compliance could be resolved in a few months.

165
166 After some discussion between CORD members, Mr. Kelly, and Attorney Riff it was agreed that
167 the responsibility was on the parties to convene and come to an agreement on how to solve the
168 breach in easements. A proposal was suggested to be presented by the next CORD meeting on
169 August 6th or the case will be differed to the Department of Justice.

170
171 **MOTION:** *On a motion by Chair Shank, seconded by Mr. Oehler to postpone referring the violation*
172 *to legal action until the August 6th CORD meeting if a proposal is presented by both parties. If a*
173 *proposal is not presented or is unsatisfactory by August 6th then the case will be referred to legal*
174 *action by the DOJ, were approved with 7:0:0 vote.*

175
176 **VI. OTHER BUSINESS**

177
178 **A. Next meeting – August 6, 2026, at 3:00 PM**

179
180 *SLR application deadline is June 22nd for the August meeting, and a department staff member*
181 *must attend to present any requests their agency refers to CORD.*

182
183 Chair Shank adjourned the meeting at 3:49 PM.

184
185

186 *Meeting Minutes Prepared by Brendan McDowell*