



New Hampshire Fish and Game Department

11 Hazen Drive, Concord, NH 03301-6500
(603) 271-3421
FAX: (603) 271-5829

www.wildlife.nh.gov
Email: info@wildlife.nh.gov
TDD Access: Relay NH 1-800-735-2964

Stephanie L. Simek, Ph.D.
Executive Director

June 11, 2025

Charles Blanchard
66 Clark Road
Winchester, NH 03470

Dear Mr. Blanchard;

NH Fish & Game is the manager of a conservation easement held by the State of NH on certain property known as the Kelly View Farm in the Town of Winchester and currently owned by Kelly Scoville Farm, LLC. A copy of the easement is attached for your reference. I was recently informed that in August 2024, Kelly Scoville Farm, LLC sold three parcels of land to you, which included one lot that is encumbered by the easement—Lot 72 of parcel #6 of the easement (see enclosed maps).

This letter is notice to you that Lot 72 is encumbered by the Easement and that Kelly View Farm's transfer of Lot 72 was in violation of Paragraphs 2B and 3A of the Easement. Specifically, the Easement prohibits subdivision of the Property beyond certain pre-existing Parcels. Lot 72, which you purchased, is part of Parcel #6 in the Easement and may only be conveyed along with Lots 73 and 73-1.

The State, through the NH Fish & Game Department and the Council on Resources and Development (CORD), will be engaging with Kelly Scoville Farm, LLC to resolve this breach of the Easement. Resolution of the breach may include your transferring Lot 72 back to Kelly Scoville Farm, LLC or them selling Lots 73 and 73-1 to you.

In the meantime, **you are hereby put on notice that use of Lot 72 is restricted by the terms of the Easement.** In particular, Paragraph 2C of the Easement specifically prohibits the construction of structures, including a house or other dwelling, other than certain improvements ancillary to permitted agricultural or forestry uses of the Property. You are advised to cease and desist any development activities on Lot 72 and to consult with NH Fish & Game and/or CORD before initiating any such activities. Please also be advised that Lot 72 is open to public access for hunting, fishing, and transitory passive recreational purposes.

If you have further questions, you can contact me at james.d.oheler@wildlife.nh.gov or 603-271-0453.

Sincerely,

A handwritten signature in blue ink that reads "James D. Oehler".

James D. Oehler
Wildlife Habitat Program Supervisor

Cc: Brendan McDowell, Council on Resources and Development
Charlotte Harding, Conservation Land Stewardship Program

Kelly-Vu Farm
Winchester
2015 Aerial

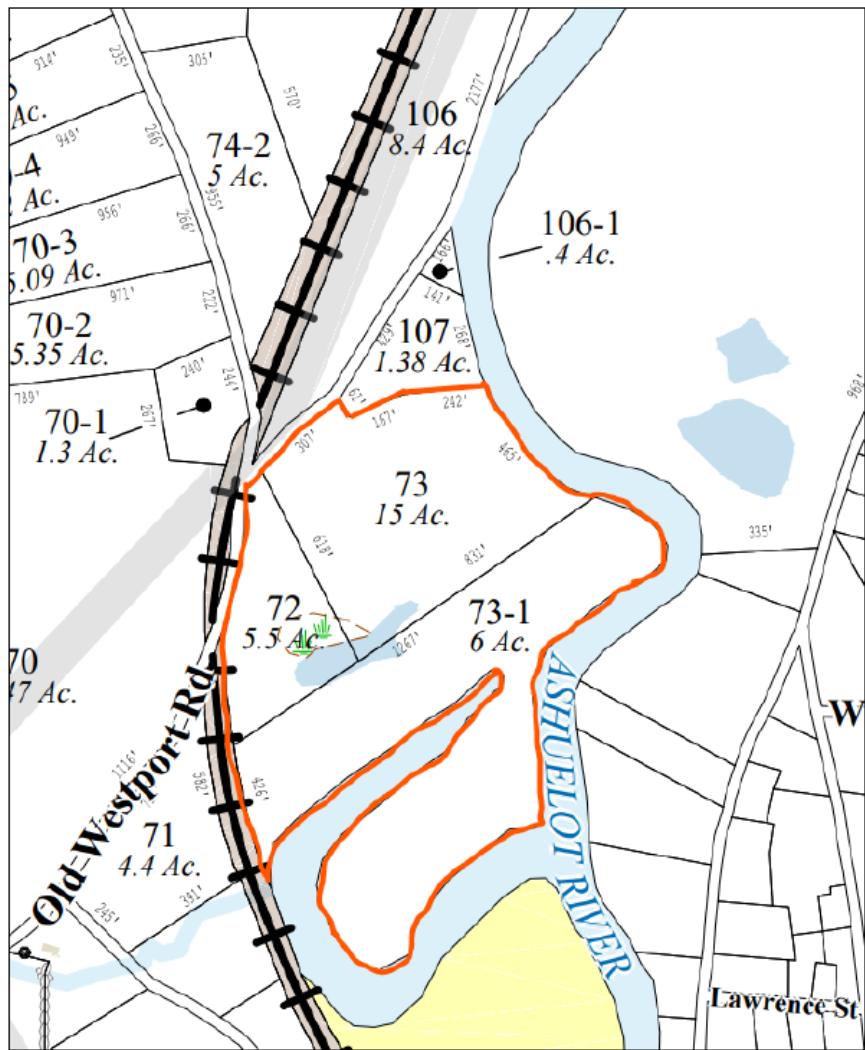


Legend

- Kelly #1 Bound
- Kelly #2 Bound
- Kelly #3 Bound
- Kelly #4 Bound
- Kelly #5 Bound
- Kelly #6 Bound

2,600 1,300 0 2,600 Feet

Kelly View Farm easement parcels numbered as per the easement deed.



Portion of Winchester Tax Map 8.

Parcel #6 of the Kelly View Farm easement is comprised of Lots 72, 73, and 73-1 of which Lot 72 was sold to Charles Blanchard.