



New Hampshire Fish and Game Department

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Stephanie L. Simek, Ph.D.
Executive Director

August 13, 2025

William Kelly III
428 Old Westport Road
Winchester, NH 03470

Re: Notice of Additional Breach of Conservation Easement

Dear Mr. Kelly;

After sending the letter dated June 11, 2025 in which I notified you of a breach of easement, additional issues have come to light. Therefore, I am writing to inform you of an additional breach and a non-permitted use.

As mentioned in the June 11 letter, the sale of Lot 72 of easement parcel #6 to Charles Blanchard is a breach of easement. Now, we have also identified an issue with easement parcel #4. I understand that Lot 106-1 was conveyed to Charles Blanchard in the same August 21, 2024 quitclaim deed as Lot 72. Although the deed clearly names Lot 106-1, which is not part of the conservation easement, the legal description clearly corresponds to a portion of Lot 103 (aka easement parcel #4) located south of a stream that flows into the Ashuelot River. This conveyance constitutes an additional subdivision and breach of easement. See attachments for additional information.

In addition to the conveyance of a portion of easement parcel #4, Fish & Game is also aware of a camper trailer and pickup truck parked on that portion of Lot 103 and their use as a dwelling (see attached pictures). This is a prohibited use of the property under section 2C of the easement, and the camper and any associated improvements must be removed from the property. This issue is also being raised with Mr. Blanchard.

Any resolution of these issues must be approved by the state Council on Resources and Development (CORD), which is the successor to the Land Conservation Investment Program and the ultimate decision maker for the State with regard to your easement. Neither Fish & Game nor CORD are requiring immediate compliance with these issues. Instead, please draft a proposed solution for CORD review by November 7, 2025. You may want to seek assistance from a reputable and experienced attorney in land transactions to develop your proposal. Please email your proposal to Brendan McDowell of the NH Department of Business and Economic Affairs, who is the administrative assistant for CORD. You may reach Brendan at Brendan.M.McDowell@livefree.nh.gov or 603-271-1765.

Page 2 of 2

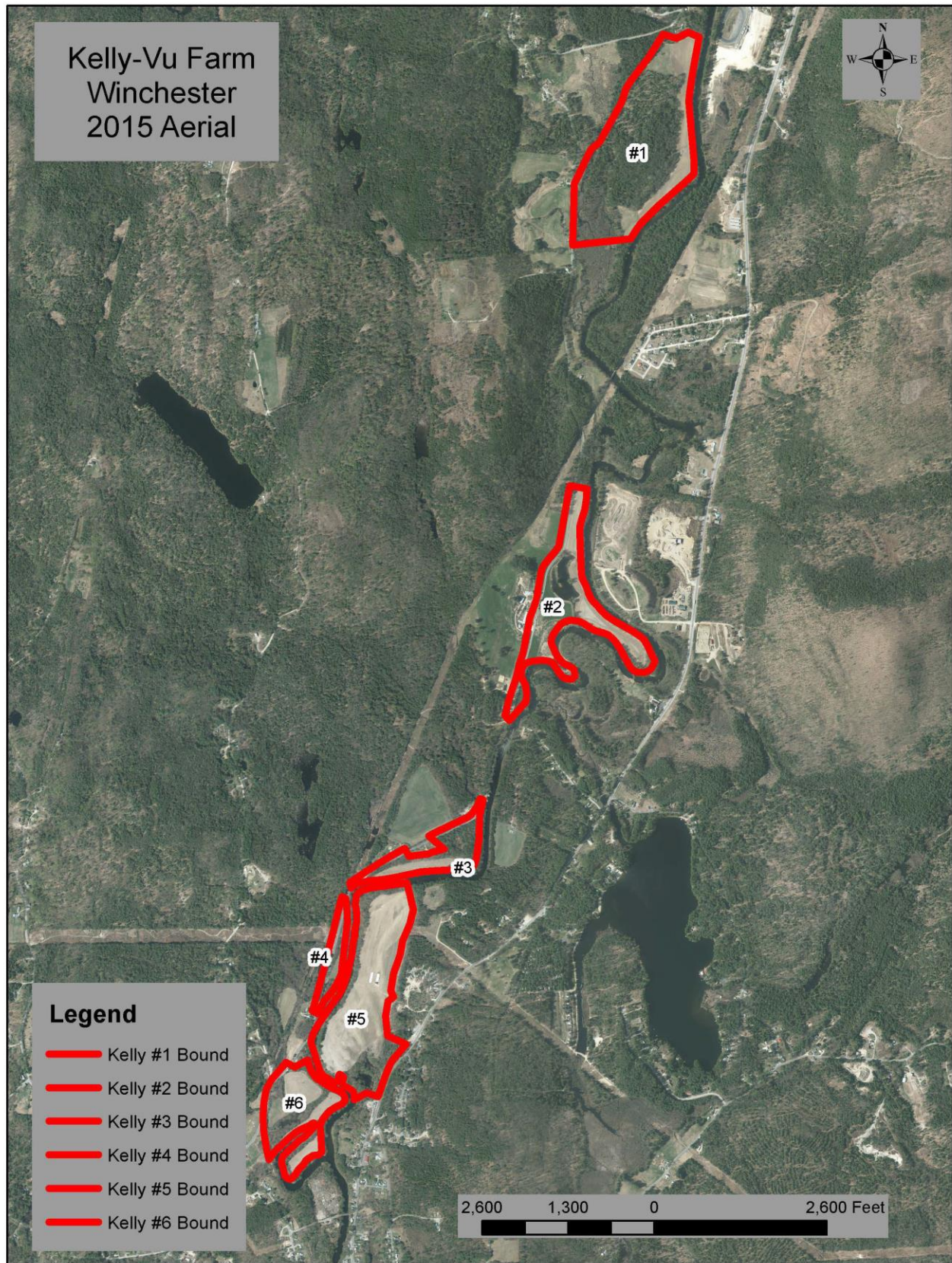
Re: Notice of Additional Breach of Conservation Easement

Sincerely,

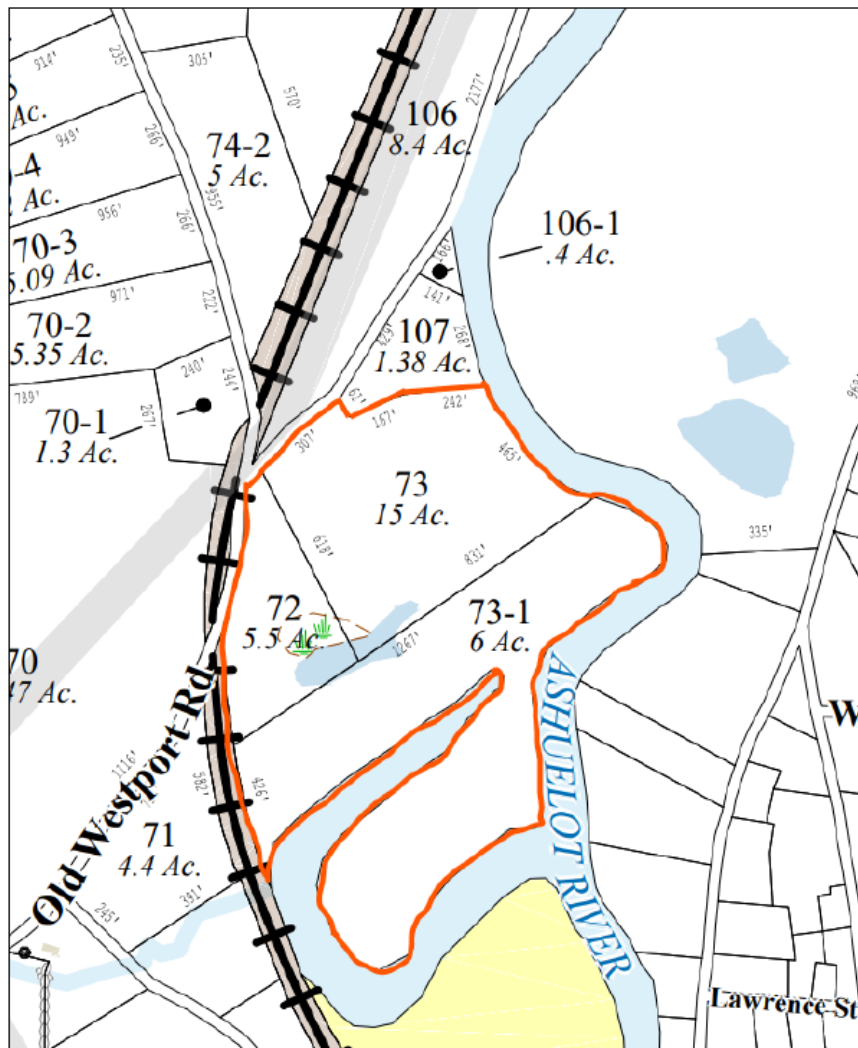
A handwritten signature in blue ink, appearing to read "James D. Oehler". The signature is fluid and cursive, with the first name "James" and last name "Oehler" clearly legible, and "D." in the middle.

James D. Oehler
Wildlife Habitat Program Supervisor
James.D.Oehler@Wildlife.nh.gov
603-271-0453

Cc: Brendan McDowell, Council on Resources and Development
Charlotte Harding, Conservation Land Stewardship Program
Chris Aslin, Senior Assistant Attorney General, NH Department of Justice



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.

Lane and Bentley
@ Desk

Doc # 2405591 08/21/2024 03:06:00 PM
Book 3285 Page 871 Page 1 of 2
Register of Deeds, Cheshire County
LCHIP CHA128100 25.00
TRANS TAX CH857396 750.00

Anna L. Tipton

KNOW ALL MEN BY THESE PRESENTS:

THAT **Kelly Scoville Farm LLC**, a New Hampshire limited liability company with a principal place of business in Winchester, New Hampshire, for consideration paid, grant to **Charles Blanchard**, of 66 Clark Road, Winchester, New Hampshire 03470, with **QUITCLAIM COVENANTS**,

All the right, title and interest that Kelly Scoville Farm LLC owns in the following three parcels of land located in Winchester, New Hampshire:

Tax Map 8 Lot 72 containing 5.5 acres, more or less.

Tax Map 8 Lot 105 containing 15.5 acres, more or less.

Tax Map 8 Lot 106-1 bounded and described as follows:

Beginning at an iron pin at the junction of the east side of Old Westport Road and the west bank of the Ashuelot River;
thence northerly along the east line of Old Westport Road four hundred (400) feet, more or less, to the culvert which runs from Old Westport Road to the Ashuelot River;
thence easterly along said culvert two hundred fifty (250) feet, more or less, to the west bank of the Ashuelot River;
thence southerly along the west bank of the Ashuelot River four hundred (400) feet, more or less, to the iron pin at the point of beginning.

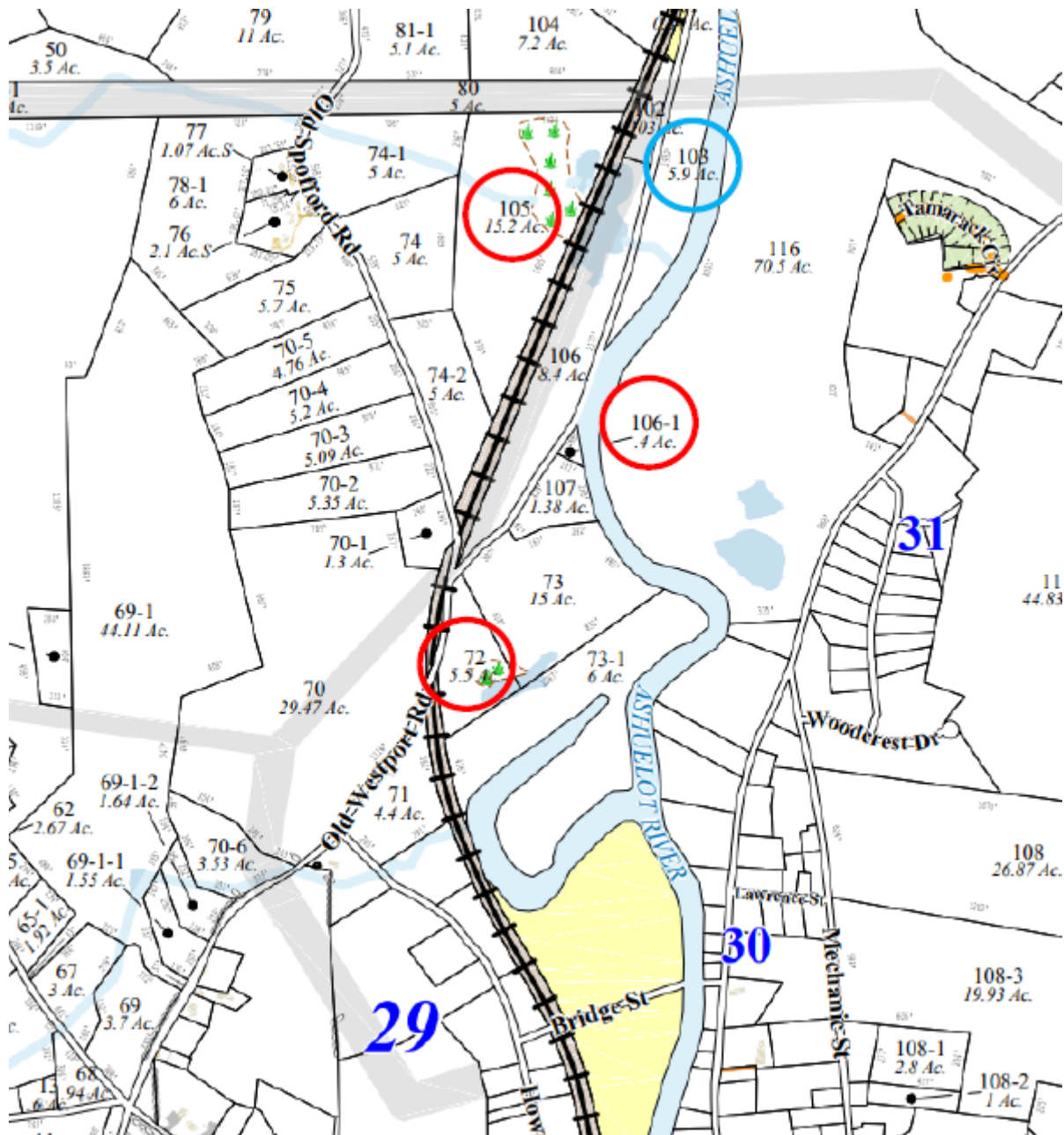
The premises conveyed by this deed are a portion of the premises conveyed by deed of William Kelly, Jr., et al, to Kelly Scoville Farm LLC dated April 14, 2009 recorded in Book 2584, Page 147 of the Cheshire County Registry of Deeds.

Signed and dated this 19 day of August, 2024.

KELLY SCOVILLE FARM LLC

By: *William M. Kelly III*
William M. Kelly III, Member

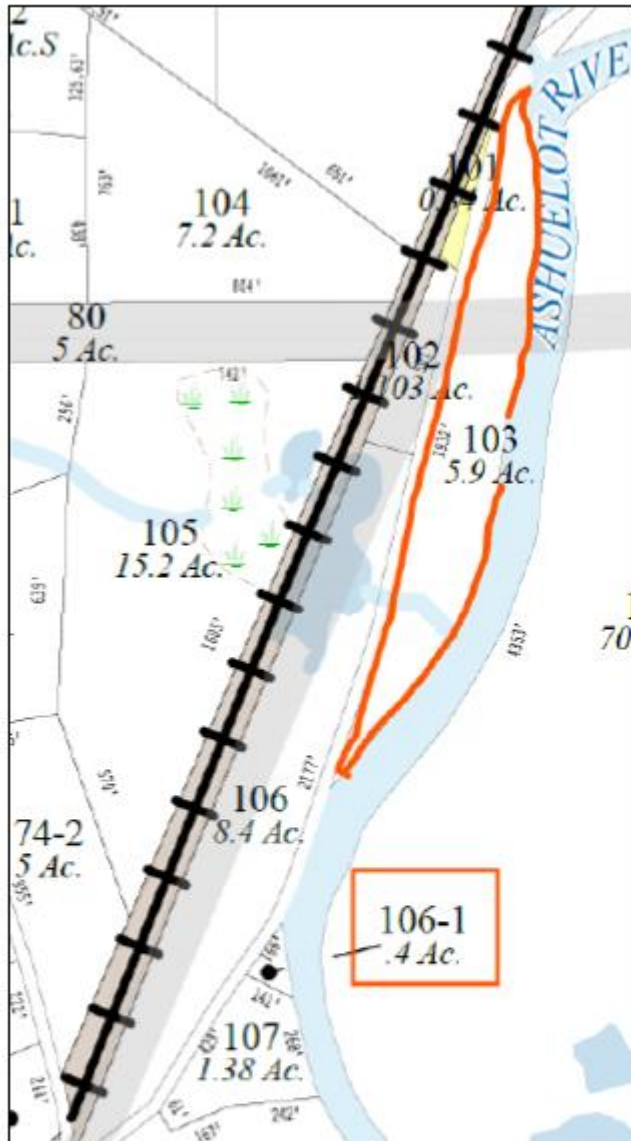
August 21, 2024 Quitclaim deed conveying Lot 106-1 with the property description being a portion of Lot 103 (southern portion of easement parcel #4).



Portion of Winchester Tax Map 8

Red circles indicate lots conveyed to C. Blanchard via 8/21/2024 quitclaim deed

Blue circle indicates Lot 103 which is CE Parcel #4



Portion of Winchester Tax Map 8

CE Parcel #4 is comprised of Lot 103

Lot 106-1 was conveyed to C. Blanchard via 8/21/2024 Quitclaim Deed.



Google Earth satellite image showing approximate boundary of CE Parcel #4



Close-up of southern portion of easement parcel #4.

Culvert and iron pin locations have been ground-verified.

Yellow lines on east and west sides measure approximately 400 feet.

This portion of easement parcel #4 was described in 8/21/2024 Quitclaim Deed and incorrectly attributed to Lot 106-1.

The camper trailer and vehicle parked on the easement are clearly visible in the image above.
Satellite imagery is dated April 29, 2025.



On-site photo showing camper trailer and vehicle parked on easement.
Photo taken July 15, 2025.