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New Hampshire Fish and Game Department

HEADQUARTERS: 11 Hazen Drive, Concord, NH 03301-6500
(603) 271-3421
FAX (603) 271-1438

www.WildNH.com
e-mail: info@wildlife.nh.gov
TDD Access: Relay NH 1-800-735-2964

January 23, 2015

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Pursuant to RSA 4:8, authorize the New Hampshire Fish and Game Department to accept the donation of 150 acres in the Town of Hillsborough, New Hampshire, from Loring L. Stephens upon date of Governor and Council approval.

EXPLANATION

Loring L. Stevens owns approximately 150 acres adjacent to the Farrar Marsh Wildlife Management area in Hillsborough NH. The property is located between Low State Forest and Farrar Marsh Wildlife Management Area and nearly touches the marsh along its southern boundary. The owner wishes to donate the property to NH Fish & Game increasing the size of Farrar Marsh WMA to 620 acres.

The entire property was subdivided into ten (10) individual house lots in 1976 by Ms. Steven's parents G. Prescott and Felice Low. None of the lots were sold. Ms. Steven's father was an avid hunter and fisherman and in the spirit of this desire to conserve land she would like to donate this property to Fish and Game Department. This donation was accepted by the NH Fish and Game Commission on November 19, 2014, and has an assessed value of \$473,000.

Respectfully submitted,

Glenn Normandeau
Executive Director

Kathy Ann LaBonte
Chief, Support Services

REGION 1

629B Main Street
Lancaster, NH 03584-3612
(603) 788-3164
FAX (603) 788-4823
email: reg1@wildlife.nh.gov

REGION 2

PO Box 417
New Hampton, NH 03256
(603) 744-5470
FAX (603) 744-6302
email: reg2@wildlife.nh.gov

REGION 3

225 Main Street
Durham, NH 03824-4732
(603) 868-1095
FAX (603) 868-3305
email: reg3@wildlife.nh.gov

REGION 4

15 Ash Brook Court
Keene, NH 03431
(603) 352-9669
FAX (603) 352-8798
email: reg4@wildlife.nh.gov

Inter-Department Communication

DATE: January 20, 2015


FROM: Christopher G. Aslin
Attorney

AT (OFFICE) Department of Justice
Environmental Protection Bureau

SUBJECT: Stevens Donation to Farrar Marsh WMA, Hillsborough, New Hampshire

TO: Betsey McNaughten, Land Agent
Fish & Game Department

The Office of the Attorney General has reviewed the Warranty Deed from Loring L. Stevens to New Hampshire Fish and Game and the other supporting documents provided in connection with the above referenced land acquisition, and pursuant to RSA 212:7 approves the Deed for form and substance only. Please note that once approved by Governor and Council, and signed by all parties, the Warranty Deed is to be returned to this office for final review of execution before it is recorded in the appropriate county registry of deeds.



Christopher G. Aslin

/cmc
Attachments

Mail to:
NH Fish & Game Department
11 Hazen Drive
Concord, NH 03301

THE WITHIN CONVEYANCE IS
A TRANSFER TO THE STATE OF
NEW HAMPSHIRE AND PURSUANT
TO RSA 78-B:2(I) IT IS EXEMPT
FROM THE NEW HAMPSHIRE REAL
ESTATE TRANSFER TAX.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **LORING L. STEVENS**, of 985 Memorial Drive, Apt. 101, Cambridge, Massachusetts 02138-5769 (herein after the Grantor) grants to **STATE OF NEW HAMPSHIRE** acting by and through its **Fish and Game Department** with an address of 11 Hazen Drive, Concord, New Hampshire 03301 (herein after NHFG),

with **WARRANTY COVENANTS**,

MEANING AND INTENDING to convey Ten (10) parcels of land in the Town of Hillsborough, county of Hillsborough and State of New Hampshire, shown as lots numbered "I" through "X" inclusive, on a plan entitled "Property of G. Prescott and Felice Low – The Carter Lot" approved by the Hillsborough Planning Board on April 1, 1976 and recorded at the Hillsborough County Registry of Deeds as Plan #8999. These parcels comprise a 150 acre lot (more or less) which was conveyed to grantors by the following description:

A certain tract of land situate in the said Hillsborough, bounded and described as follows, to wit:

On the north by land formerly owned by Samuel Carter, Jesse Clement and Ebenezer Wyman;

On the east by the line of the Town of Henniker;

On the south by land formerly of Stephen Farrar, the road and land formerly of Jonathan and Rodney Clement;

On the west by land formerly of said Stephen Farrar and land formerly owned by Jeremiah Dow;

Containing about two hundred (200) acres, be the same more or less.

Also a certain other tract of land situated in the said Hillsborough, bounded and described as follows, to wit:

Beginning at a stake and stones at the northeast corner of said tract:

Thence westerly on land formerly of James Carter about 14 rods to a stake and stones;

Thence northerly on land formerly of Jesse Clement about 10 rods to a stake and stones;

Thence easterly about 14 rods on said Clement land to the highway passing the residence of the late Eli Carter to Bradford;

Thence southerly on said highway to the bounds first mentioned.

Containing one (1) acre, be the same more or less.

Excepting, however, from the above described premises a tract of land about fifty (50) acres which tract was conveyed by Alonzo Carter to Henry J. Brown by deed dated April 24, 1882 and recorded in said Registry of Deeds, Volume 462, Page 346. Also excepting to the public all such rights of way through the same as they may have.

There is also conveyed any interest the grantors may have in roads abutting or within the parcel.

Being the same premises conveyed to the Grantor by Warranty Deed of G. Prescott Low and Felice Low recorded May 24, 1982, in the Hillsborough County Registry of Deeds at Book 2921, Page 466, and being the same conveyed by Richard C. Currier, et al., to G. Prescott and Felice Low, as the ninth (9th) tract in said deed dated August 16, 1951 and recorded in the Hillsborough County Registry of Deeds at Book 1298, Page 264.

Also known as Town of Hillsborough Tax Map 3, Lots 11, 13, 14, 15, 16, 18, 19, 20 and 21.

Property is not subject to any back taxes or tax liens.

Witness the hand of the _____ by its duly authorized officer this ____ day of _____, 2015

Loring L. Stevens

STATE OF NEW HAMPSHIRE
COUNTY OF _____

I, hereby certify that Loring L. Stevens personally appeared before me on this ____ day of _____, 2015 and acknowledged the foregoing Warranty Deed.

Notary Public/Justice of the Peace [seal]
My Commission Expires: _____

ACCEPTED:

Accepted by the New Hampshire Fish and Game Department this ____ day of _____, 2015;

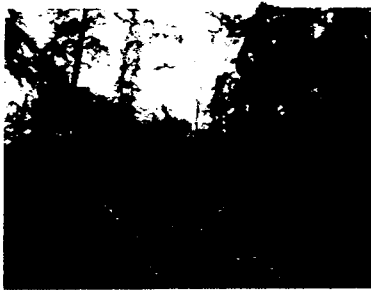
Glenn Normandeau, Executive Director

Approved by the New Hampshire Governor and Executive Council: _____

There are very few invasive exotic plants on the property. I came across a few multi-flora rose and glossy buckthorn. Those occurred along skid roads, which is where you would expect.

This property is certainly worth conserving and adding to the Farrar Marsh WMA.

Stevens Tract Hillsborough, NH



Thick regeneration coming in after harvests provides great food and cover for wildlife.



The Stevens Tract contains a series of beaver dams along an intermittent stream that flows into Farrar Marsh WMA. The ponded areas are in varying stages of succession from wet meadow, to alder swale, to small areas of shallow open water that provide a diversity of habitats.

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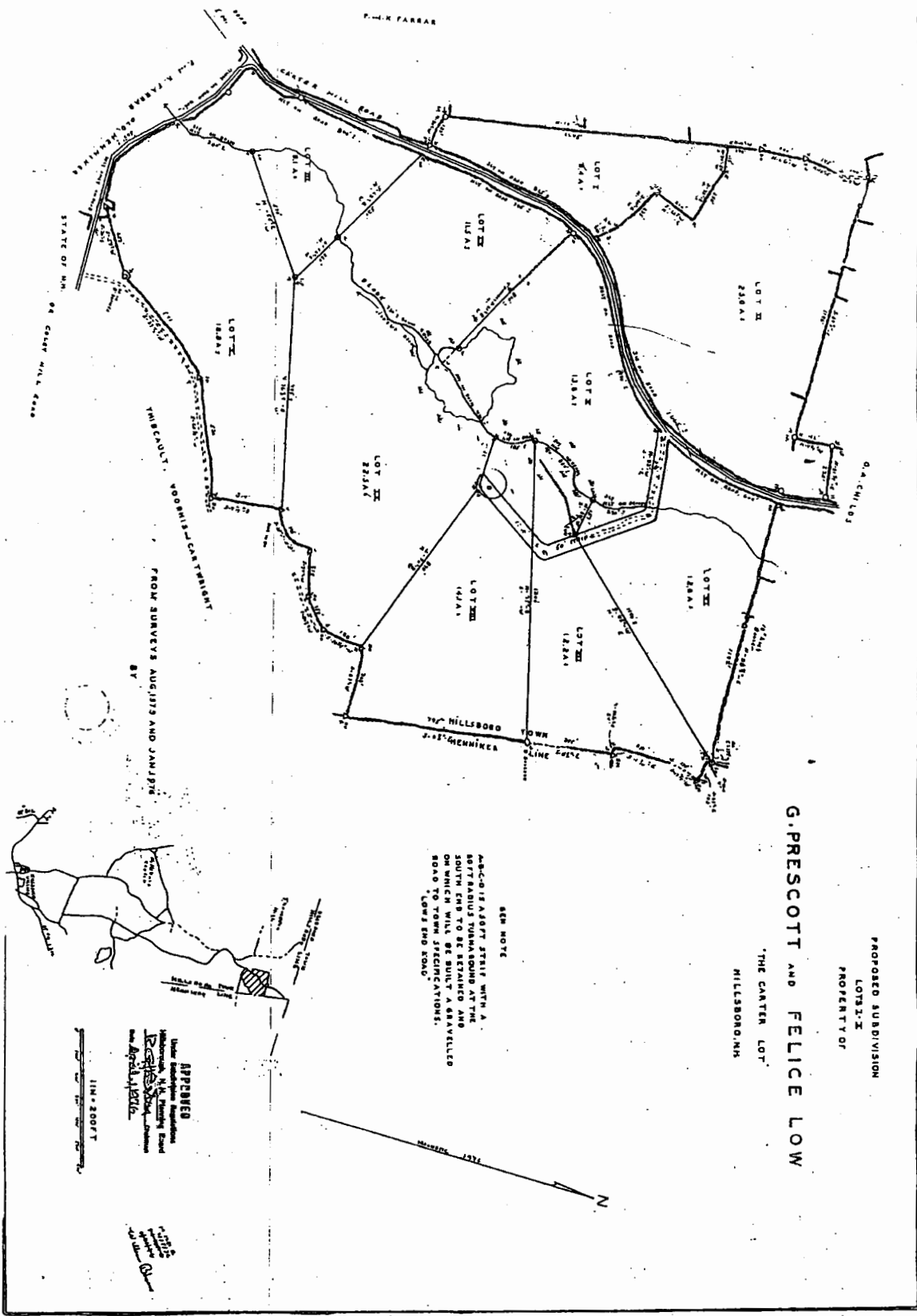
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PROPOSED SUBDIVISION
 LOT 1-X
 PROPERTY OF
G. PRESCOTT AND FELICE LOW
 THE CARTER LOT
 HILLSBORO, N.H.

SEE NOTE
 ASSOCIATED WITH STATE WITH A
 SET BACK TO BE RETAINED AT THE
 CORNER WILL BE BUILT A GRAVELLED
 ROAD TO TOWN SPECIFICATIONS.
 10' WIDE ROAD

FROM SURVEYS AUGUST 1913 AND JANUARY
 BY
 THE SCOUTS' PROPERTY CONTAINMENT

APPROVED
 Under Subdivision Regulations
 Hillsborough, N.H. Planning Board
 [Signature]
 and [Signature]

114-2807 T

MADE BY [Signature]
 M. W. H. [Signature]

NEW HAMPSHIRE FISH AND GAME DEPARTMENT

NOVEMBER 19, 2014 COMMISSION MEETING

Meeting Location: NH Fish & Game Department, 11 Hazen Drive Concord, NH 03301

Commissioners Present: J. McGonagle, V. Greco, W. Morse, R. Phillipson, J. Ryan, D. Patch, T. Hubert, S. Guaraldi, T. Tichy, and F. Clews.

Commissioners absent/excused:

Executive Director Normandeau – Present

Chairman Tichy called the meeting to order at 1:04 p.m., and asked the audience to join in the pledge of allegiance. He informed the audience that the public is entitled to attend all Commission meetings and when recognized by the chairman, the public may speak on any item on the agenda. The Chair reserves the right to limit comment to the extent necessary for the orderly conduct of the meeting.

ACTION ITEMS:

- 1.) Commissioner Clews moved to approve the October 8, 2014 Commission Minutes and the October 17, 2014 Special Commission Meeting Minutes as written and Commissioner Ryan seconded. The vote was unanimous in the affirmative.
- 2.) Commissioner Patch moved to accept items 2a – 2f as presented below and Commissioner Guaraldi seconded. The vote was unanimous in the affirmative.
 - 2a.) Commission accepted a \$50.00 donation from the “Friends of the Jaffrey Library”, to be deposited into the Small Gifts & Donations Account.
 - 2b.) Commission accepted a \$378.48 donation from the Lakeview Neurorehabilitation Center, for assistance received in locating a patient, to be deposited into the Search & Rescue Account.
 - 2c.) Commission accepted a \$100.00 donation from White Companies Charitable Trust, to be utilized by the Hunter Education & Aquatic Education Programs.
 - 2d.) Commission accepted 1 can of orange marking paint, a 300’ measuring tape, and several flagging stakes from Lowes Store, Epping, NH, valued at \$40.00, for use by the District Six Conservation Officers.
 - 2e.) Commission accepted a \$40.00 donation in memory of Howard Barker, from the Hopkinton School District SAU 66, to be utilized by the “Let’s Go Fishing Program.”
 - 2f.) Commission accepted a \$30.00 donation from Selma Bartlett, in memory of Thomas “Joe” Landry.

3.) Betsey McNaughten, Land Agent, came before the Commission requesting acceptance of the donation of 150 acres adjacent to Farrar Marsh Wildlife Management Area from Loring Low-Stevens.

Betsey reported that the Stevens Tract is located between Low State Forest and the Farrar Marsh Wildlife Management Area. It has been in the Low family since the 1950's, transferred to Loring Low Steven in 1982. There are no encumbrances on the property and it was surveyed in 1976, bounded almost entirely by stone walls. She stated, "Though the property doesn't abut Farrar Marsh directly, it would be a nice addition to the Wildlife Management Area with little cost to the department."

After discussion, Commissioner Ryan moved to accept the donation of 150 acres adjacent to Farrar Marsh Wildlife Management Area from Loring Low-Stevens and Commissioner Phillipson seconded. The vote was unanimous in the affirmative.

4.) The Commission discussed bear guide rule changes at length. Commissioner Patch moved to go forward with rulemaking as discussed and Commissioner Greco seconded. The vote was unanimous in the affirmative. (See attached)

INFORMATION ITEMS:

1.) Kathy LaBonte, Chief, Business Division, presented the monthly financial statement dated October 31, 2014 (See attached)

2.) Captain Wimsatt came before the Commission and provided an overview of the charity auction held by the NH Snowmobile Association at the Easter Seals Ride-In in February, 2014.

John reported that Peter Hanson of Belmont, NH, was the winning bidder at a charity auction held by the NH Snowmobile Association at the Easter Seals Ride-In. He reported that for the first time the number "0" was produced on a NH Snowmobile Registration Decal. The winning bidder earned the right to purchase the snowmobile registration at face value and display it on his/her snowmobile for the remainder of the registration year.

He further reported that this unique decal would be auctioned off every year at the Ride-In. All proceeds go towards the operation of Camp Sno-Mo in Gilman Iron Works, NH that ensures dozens of campers with a variety of life challenges to get the opportunity to experience everything that this camp offers, from fishing to hiking and much more. Mr. Hanson's bid was \$800, making it the most expensive snowmobile registration in department history.

In closing, John reported that in 45 years, \$2.8 million dollars have been raised for this purpose. He thanked everyone for their contributions and stated, "Camp Sno-Mo is a unique camp with very special people, special friends and is always a "Great Day!"

3.) Rich Cook, Land Agent, provided an overview of the newly purchased Marquis Property, consisting of 96.68 acres in Stark, NH. Rich reported that the Upper Ammonoosic River runs through the property, now referred to as the "Upper Ammonoosic Wildlife Management Area." He reported that this property has many diverse habitat types.

In closing, he reported that the property was appraised for \$85,000, sold to the