



# New Hampshire Fish and Game Department

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

[www.WildNH.com](http://www.WildNH.com)  
e-mail: [info@wildlife.nh.gov](mailto:info@wildlife.nh.gov)  
TDD Access: Relay NH 1-800-735-2964

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April 10, 2024

His Excellency, Governor Christopher T. Sununu  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

### REQUESTED ACTION

Authorize the New Hampshire Fish and Game Department (NHFG) to accept a donation, pursuant to RSA 4:29, of a 240-acre property located in the Town of Mont Vernon, having an appraised value of \$400,000, from the Estate of Joanne and Roger Pinchard to add to the Department's system of Wildlife Management Areas, effective upon the date of Governor and Council approval.

### EXPLANATION

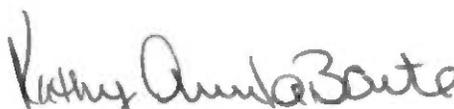
In 2013, the Pinchards were engaged in estate planning and reached out to several conservation organizations to inquire about donating their land, including NHFG. After evaluating their options, they determined NHFG best aligned with their values and how they wanted to see their land managed. An enforceable pledge was signed by both parties. The Pinchards have since passed away and their estate manager has reached out to initiate donation procedures.

The property consists of 50 acres of hay and cornfields, 60 acres of wetlands including a beaver impoundment, red maple swamp, and shrub swamp, with the remainder in hemlock, oak, red maple, and pine forest. This habitat diversity will support a variety of wildlife while also providing excellent wildlife-based recreation opportunities.

This donation was unanimously accepted by the NH Fish and Game Commission on February 20, 2024.

Respectfully submitted,

  
Scott R. Mason  
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](mailto: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](mailto: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](mailto: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](mailto:reg4@wildlife.nh.gov)

**Inter-Department Communication**

**DATE:** February 7, 2024

**FROM:** Christopher G. Aslin      **AT (OFFICE)** Department of Justice  
Senior Assistant Attorney General      Environmental Protection Bureau

**SUBJECT:** Pinchard Donation, Town of Mont Vernon

**TO:** Betsey McNaughten, Land Agent  
Facilities and Lands Division  
Fish & Game Department

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The Office of the Attorney General has reviewed the Warranty Deed and supporting documents provided in connection with the above referenced acquisition and approves the acquisition for form and substance only. Please note that once approved by Governor and Council, and signed by all parties, the Warranty Deed should be returned to this office for final review of execution before it is recorded in the appropriate county registry of deeds.

*Christopher G. Aslin*

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Christopher G. Aslin

The within conveyance is a transfer to the State of New Hampshire and pursuant to RSA 78-b:2(1) it is exempt from the New Hampshire real estate transfer tax. This transfer is also exempt from the LCHIP surcharge pursuant to the New Hampshire RSA 478:17-g, II(a).

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Bar Harbor Wealth Management, as Successor Trustee of THE JOANNE M. PINCHARD REVOCABLE TRUST, dated August 8, 2022 and amended on September 23, 2022 (the Trust or Grantee) with a mailing address of 90 North Main Street, Concord, New Hampshire 03301, for consideration paid and pursuant to the terms of the Trust, grants to THE STATE OF NEW HAMPSHIRE acting by and through its FISH AND GAME DEPARTMENT, with an address of 11 Hazen Drive, Concord, County of Merrimack, State of New Hampshire 03301 (the State), the following:

Certain tracts of land identified as the Town of Mont Vernon Tax Map 6, Lot 22, with an approximate total of 240 acres of undeveloped land in the County of Hillsborough, and State of New Hampshire (herein the "Property").

These tracts are described in a Warranty Deed from Donald Hartleb to Joanne Pinchard and Roger Pinchard, joint tenants with the right of survivorship, recorded December 30, 1998, at Book 6045, Page 1002 in the Hillsborough County Registry of Deeds, and described as follows:

### Lot I (Lamson)

Beginning at the Southeast corner of the premises of said lot at a stake and stones, thence

Westerly by land formerly of William Stevens and others about Ninety-four (94) rods, thence

Northerly at right angles with the first mentioned line by land formerly of Heirs of Abraham French about Seventy-four (74) rods to land formerly owned by Zephaniah Kittredge, thence

Easterly on a line parallel with the line upon the south side by land formerly of William Starrett and others about Ninety -four (94) rods to land formerly of John Hazen, thence

Southerly by land formerly of John Hazen about Seventy-four (74) rods to the bounds first mentioned.

Forty-three (43) acres, more or less.

Being the same premises conveyed to Donald Hartleb by William O. and Frank H. Lamson recorded in the Hillsborough County Registry of Deeds, Volume 2447, Page 775 dated April 2, 1976.

Lot II (Blanchard)

A certain tract or parcel of land situated in Mont Vernon on the Westerly side of the Francestown Turnpike, so-called, bounded and described as follows:

Beginning at a stake and stone situated on the Westerly side of the Francestown Turnpike, so-called, at the Southeast corner of the land formerly of one Byam and being the Northeast corner of the premises hereby conveyed; thence South 227 feet along the Westerly side of said Turnpike to a stonewall; thence Westerly along said stone wall to the second pipe at the N.E. corner of a field; thence Southerly by field to an iron pipe at land of Hazen; thence Westerly by said Hazen's land to iron pipe at land formerly of one Boisclair; thence continuing in the same Westerly direction by land of said Boisclair to a stake and stones; thence Southerly by land of said Boisclair to a stake and stones to land formerly of Joseph H. and Harry G. Blood; thence Westerly by land of said Joseph H. and Harry G. Blood to a stake and stones near a large oak tree on a knoll at land formerly of D. Whiting & Sons; thence Northerly by said Whiting land to an iron pin driven in the ground; thence westerly to an iron stake at the S.E. corner of land formerly of Blood and Morgan; thence Northerly by land formerly of Joseph H. Blood and Ralph Morgan to a stake and stones at land formerly of Charles Upton; thence Easterly by land formerly of Charles Upton to an iron pin driven in the ground at land formerly of Joseph H. Blood and Joseph Carleton; thence Southerly by said land of Blood and Carleton to an iron pin driven in the ground; thence Easterly by land of said Blood and Carleton to land of Hartleb; thence continuing Easterly by a stone wall and land of Hartleb to land of Pinchard; thence South five and one-half degrees West (S.5 1/2°W.) by stonewall and land of said Pinchard one hundred sixty feet (160) to the end of the stonewall; thence continuing in the same direction and by land of said Pinchard two hundred fifty-two feet (252), thence turning and running South 66 1/2 degrees East (S.66 1/2°E.) by land of said Pinchard five hundred forty five feet; thence turning and running South 78 degrees East (S.78°E.) four hundred forty-three (443) feet to the point of beginning.

Containing 110 acres, more or less.

Being the same premises conveyed to Donald Edwin Hartleb by Windsor-Embassy Chemical Corp by deed dated June 2 1954, recorded in the Hillsborough County Registry of Deeds, Vol 1390 Page 492, except for a transaction and adjustment of boundaries with abutter Reed B. Parks of Mont Vernon, County of Hillsborough, New Hampshire.

Lot III (Home Place)

Beginning on the West side of the Turnpike leading from Mont Vernon to Francestown and at land formerly of Mrs. George Blanchard; thence running Westerly by said Blanchard land about 55 rods to a stone wall; thence Northerly by former land of Blood & Carlton to land formerly of Charles Upton; thence Easterly by said Upton land about fifty-five rods to the Turnpike, so called; thence Southerly by the said Turnpike about forty-one rods to the bounds first mentioned.

Being the same premises conveyed to Donald Hartleb by Walter F. Hartleb and Helen T. Hartleb, dated April 10, 1972, recorded at Vol 2204, Page 154, Hillsborough County Registry of Deeds.

Lot IV (McCollum)

A certain tract of land situated in Mont Vernon, County of Hillsborough, State of New Hampshire, formerly known as the "McCollum Lot" in the northwest part of said town, bounded on the Northerly side by land formerly of Charles Upton, on the Easterly side by Lot III (Home Place) referenced in this deed, and on the Southerly and Westerly sides by Lot II (Blanchard) referenced in this deed.

Containing twenty-seven (27) acres, be the same more or less.

Being the same premises conveyed to Donald Hartleb by Mary B. Fletcher by deed dated June 2, 1954 recorded at Volume 1390, Page 490, Hillsborough County Registry of Deeds.

Lot V (Boisclair)

A certain tract of land situated in Mont Vernon, County of Hillsborough, State of New Hampshire, bounded and described as follows, to wit:

On the north by land formerly of Mrs. George Blanchard; on the East by land of Hazen; on the South by land formerly of Lamson and on the West by land of said Blanchard, containing fifty acres more or less.

Being the same premises conveyed to Donald Hartleb by F. H. Fletcher by deed dated June 2, 1954 recorded at Volume 1390, Page 491, Hillsborough County Registry of Deeds.

The above five parcels being a portion of the property conveyed by Joanne M. Pinchard, widow, to Joanne M. Pinchard, Trustee of The Joanne M. Pinchard Revocable Trust, recorded August 9, 2022, at Book 9641, Page 1632, Hillsborough County Registry of Deeds.

Roger Pinchard date of death is May 30, 2022  
Joanne Pinchards date of death is June 24, 2023

The undersigned Trustee, as Successor Trustee under The Joanne M. Pinchard Revocable Trust created by Joanne M. Pinchard as grantor under trust agreement dated August 8, 2022 and amended September 23, 2023, hereby states that pursuant to RSA 564-A:7 that said Trustee has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power to see to the application of any trust asset paid to Trustee relative to said conveyance.

In accepting the conveyance of the property described herein, THE STATE OF NEW HAMPSHIRE, acting by and through its FISH AND GAME DEPARTMENT, agrees that:

- a) The property conveyed herein shall not in the future be subdivided or commercially developed,
- b) The plan for management of the property is substantially the same as presented to Roger and Joanne Pinchard by the New Hampshire Fish and Game Department on June 18, 2013 which agreement is attached hereto as Exhibit A.

*(signature pages to follow)*

IN WITNESS WHEREOF, we have hereto set our hands on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

SELLER:

\_\_\_\_\_  
Bar Harbor Wealth Management, Trustee  
Nancy A. Silva  
V.P. and Wealth Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, hereby certify that Nancy A. Silva, personally appeared before me as an officer of Bar Harbor Wealth Management on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, (known to me or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that she executed the same on behalf of Bar Harbor Wealth Management in her capacity therein stated and for the purpose therein contained.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

ACCEPTED: STATE OF NEW HAMPSHIRE, FISH & GAME DEPARTMENT

The State of New Hampshire, acting through its Fish and Game Department on this day \_\_\_\_ of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scott R. Mason, Executive Director

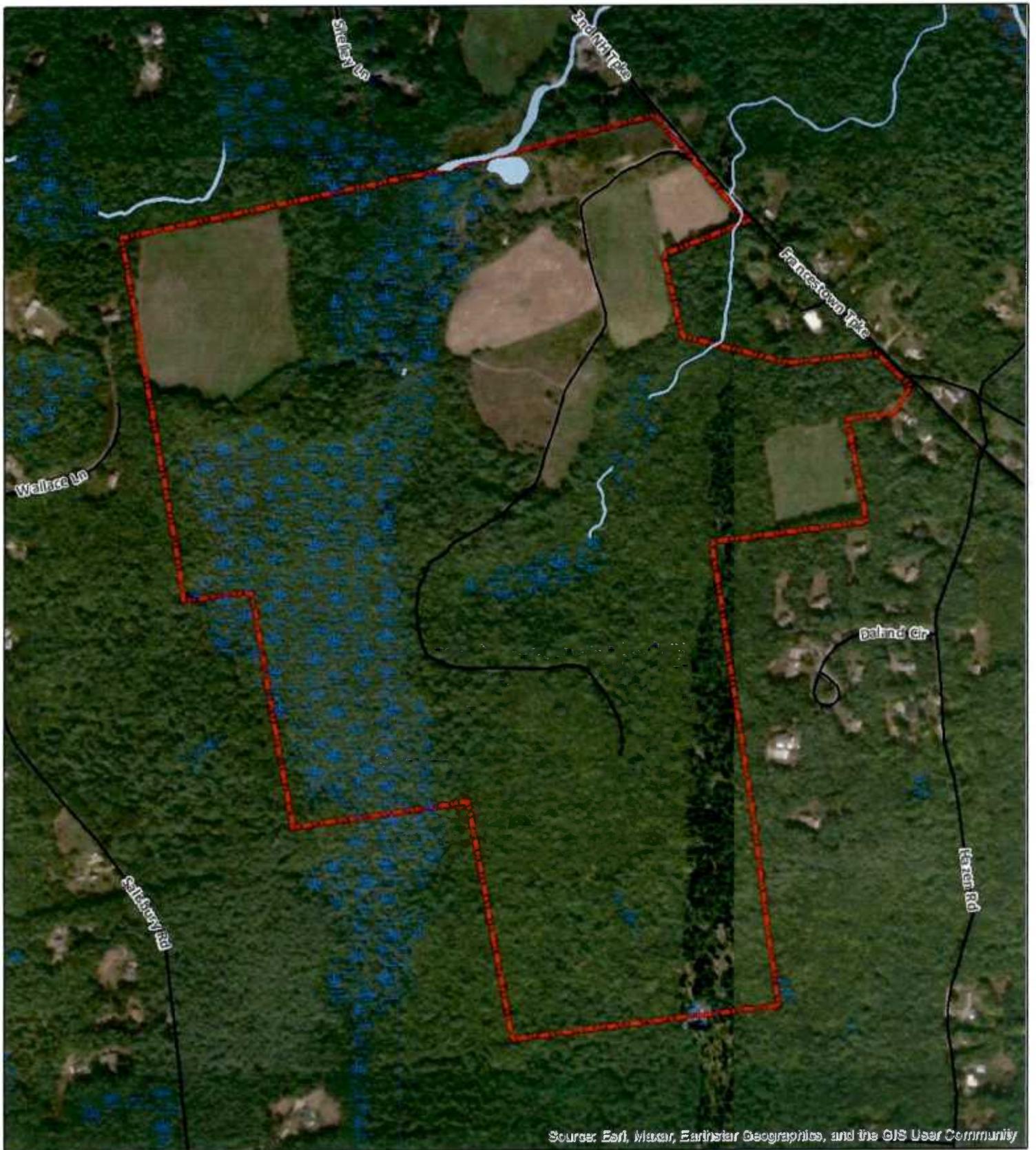
STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

Personally appeared before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, Scott R. Mason, who acknowledges himself the Executive Director for the New Hampshire Fish and Game Department, and as such is duly authorized to executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the State of New Hampshire.

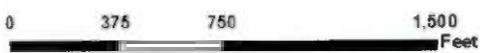
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

Accepted by the NH Fish and Game Commission on: February 20, 2024

Approved by the Governor and Executive Council: \_\_\_\_\_, Item# \_\_\_\_\_



**Pinchard Property  
Mont Vernon  
240 acres**



## ENFORCEABLE PLEDGE AGREEMENT

Between  
Roger and Joanne Pinchard  
and the  
New Hampshire Fish and Game Department

We hereby irrevocably pledge, in consideration thereof, to transfer to New Hampshire Fish and Game Department 240 acres, more or less, located at Francestown Turnpike, Mont Vernon, County of Hillsborough, State of New Hampshire and identified as Mount Vernon Tax Map 6, Lot 22 and shown on the attached map, at the time we no longer own the abutting property at 132 Francestown Turnpike, Mont Vernon, New Hampshire, also know as Mount Vernon Tax Map 6, Lot 21, or at such earlier date selected by us, contingent upon:

- New Hampshire Fish and Games determination that land is substantially the in same condition as it was in the date of signing of this agreement.
- The plan for management of the property is substantially the same as presented to Roger and Joanne Pinchard by the New Hampshire Fish and Game Department on June 18, 2013 and attached hereto.

Such transfer deed to be of the same form and containing the same warranties and assurances as are evidenced in the deed received when purchased by Roger and Joanne Pinchard, with the additional restrictions that the transferred property shall not in future be subdivided or commercially developed.

This Agreement may be altered only by a subsequent agreement in writing executed by us and by the New Hampshire Fish and Game Department. It is our intention that this Agreement shall create obligations that are binding and enforceable against us, our heirs, executors, administrators, representatives, assigns and estate. This Agreement shall be construed in accordance with and shall be governed by the laws of the State of New Hampshire, and shall be treated for all purposes as a sealed instrument.

This document has been executed in duplicate.

ENFORCEABLE PLEDGE AGREEMENT

Witness my hand and seal this 11 day of November, 2013.

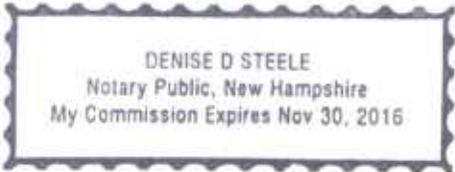
Joanne Pinchard  
Joanne Pinchard

Roger Pinchard  
Roger Pinchard

STATE OF NEW HAMPSHIRE  
COUNTY OF Hillsborough

On this 11 day of November, 2013, before me, the undersigned notary public, personally appeared Joanne and Roger Pinchard, to me personally known or otherwise proved to me through satisfactory evidence of identification to be they whose names are signed on the preceding document, and acknowledged to me that they signed such document voluntarily for its stated purpose.

Denise D Steele  
Notary Public (Seal)  
My Commission Expires: 11/30/2016



Pledge Accepted By State of New Hampshire Fish and Game Department:

Glenn Normandeau  
Glenn Normandeau  
Executive Director

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

Personally appeared before me on this 21<sup>st</sup> day of November, 2013, Glenn Normandeau, who acknowledges himself to be the Executive Director for the New Hampshire Fish and Game Department, and as such is duly authorized to executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the State of New Hampshire.

Tanya L Haskell  
Notary Public/Justice of the Peace  
My Commission Expires:

TANYA L. HASKELL, Notary Public  
My Commission Expires October 6, 2015

# LAND MANAGEMENT IDEAS FOR PINCHARD PROPERTY MONT VERNON, NH

Jim Oehler  
State Lands Habitat Biologist  
NH Fish & Game Department  
June 18, 2013

Property Size = 240 Acres

## Field Management

Fields would be maintained via agriculture agreement with the same local farmer. We would desire to have the majority of the fields (~70:30) maintained as grassland habitat for birds such as savannah sparrows and bobolinks. As such, we would restrict timing of haying using this language:

“The FARMER agrees to complete the first cut, and all associated management including raking, bailing and spreading of manure, by May 31st. The next cutting is allowed after 65 days. However, if weather conditions do not allow that the entire cutting, chopping/bailing, and fertilizer applications process be complete by May 31st, the first harvest may occur on July 15th.”

Those fields not maintained in hay, would be available for grain crop production such as corn, which is currently grown. Fields planted with corn would be required to have a few rows left unharvested as food for wildlife.

The 4-acre field just east of the man-made pond would be allowed to revert or planted to native shrubs, such as viburnums and dogwoods. These shrubs provide excellent wildlife food and cover, especially for many wildlife whose populations have been declining for many decades such as prairie warbler, chestnut-sided warbler, yellow warbler, and others.

We would look for opportunities to cut back the edges of the fields a bit to create, what is referred to as, a feathered edge – a gradual transition from field to forest. The feathered edges would consist of shrubs and young trees that again would provide habitat for a number of declining wildlife. This would also have benefit to the farmer by keeping shade off of the farm fields. From our site walk it appeared the edges of some of the fields were already cut back some years ago and now contain sapling to pole sized trees.

## Forest Management

Forest management has been used for many decades to enhance wildlife habitats on public and private lands. A well-planned and executed harvest can provide many wildlife

benefits including enhanced acorn production which in turn feed deer, bear, turkeys, and songbirds; increased berry production for songbirds that need to fuel up before their fall migration; improved woody browse to help deer get through the winter; enhanced understory cover that will provide wind breaks for deer and turkey in the winter and good nesting cover for songbirds in the spring and summer; and improved food and cover, in the form of densely packed stems of young trees, for species such as woodcock, grouse, chestnut-sided warblers, eastern towhee, and many others.

### **Planning a Harvest**

The foresters with the NH Division of Forests & Lands that we work with analyze forest resource data, soils information, past management history, wildlife information, and other factors to draft prescriptions that are reviewed in the field with NH Fish & Game's (NHFG) State Lands Habitat Biologist who oversees all management activities on WMAs. Once prescriptions are finalized, they are presented to an inter-agency team of resource professionals to ensure the project will have a net benefit to wildlife without having a negative impact on rare plants or wildlife, historic resources, wetlands, trails, or other important resources. Any input that is received is incorporated into a comprehensive project planning report that outlines the project in detail including descriptions of the current habitat condition on the property and the surrounding landscape; soils; known and potential wildlife; presence of rare species, historic resources, and wetlands and how any concerns associated with these resources will be addressed; how the project is going to be carried out; and other things. Once the plan is finalized, the public is notified of the pending project, the project is laid out in the field, trees are marked, the project is shown to logging contractors, and bids received. The foresters oversee the harvest from start to finish - coordinating with the logging contractor to schedule start up, occasionally visiting the job to ensure it is going as planned, and working with the contractor to put skid roads and the log landing to bed once the harvest is complete.

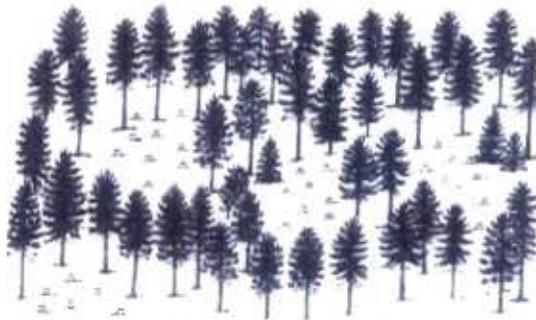
### **Managing Woodlands on Pinchard Property**

The woodlands on the Pinchard property appear to be a mix of hemlock, hardwoods such as oak and red maple, and white pine. In areas dominated by hemlock we typically employ harvest techniques referred to as single tree selection and small groups (1/10 - 1/4 acre). In oak and pine areas we typically cut larger groups (0.5-1+ acres). Descriptions of these techniques are provided below.



*Single tree selection - Individual trees are harvested to make space for natural regeneration.*

wildlife.



*Group selection - groups of trees are harvested to make space for natural regeneration.*

group for the first few years after harvest. As young trees start to take over in the group, it will provide enhanced nesting opportunities for many forest songbirds, woody browse for deer and moose, and better cover for grouse, at least in the larger groups. This technique can also result in enhanced acorn production of mature oaks that are left along the edge of the groups. The open space in the canopy allows the crowns of those oaks to grow bigger, thereby resulting in better acorn production.

## **Recreation Management**

The primary purpose of these lands is to protect, improve and restore habitats for wildlife to aid in maintaining the state's native biodiversity. A secondary goal is to provide appropriate public access to NHFG lands for recreational use of the state's fish and wildlife resources. The Pinchard property would be maintained open for low impact,

### Single Tree Selection

Scattered individual trees of multiple age classes are harvested. This type of harvest generally produces small canopy openings especially conducive to the establishment and growth of shade tolerant species such as hemlock and sugar maple. This technique helps to enhance understory cover that's particularly beneficial for nesting and foraging forest songbirds. It can also be used to improve the wind blocking and insulation properties of winter areas for deer, turkey, and other

### Group Selection

Removal of groups of trees ranging in size from 1/10 to 1+ acre each. Smaller groups are typically used to encourage regeneration of hemlock to improve the wind blocking capabilities and insulation qualities of wintering areas that are important for deer and turkey to survive our sometimes harsh winters. Larger groups will encourage species that require more sun such as white pine, red oak, red maple, and birches. This technique will enhance berry and seed production in the



public recreation such as hunting, fishing, hiking, wildlife watching, snowshoeing, cross country skiing, etc. Trails are not actively maintained except for management access. Use of trails by the public is at their own discretion. Trails would not be open for motorized wheeled vehicles, but we often enter into trail agreements with local snowmobile clubs and would likely do the same on this property given the historic use of trails.

A simple gravel parking area for 3-4 vehicles would be developed at the entrance to the property. A gate would be erected to deter motorized vehicles from traveling beyond the parking area, and a sign installed to let passersby know that the conserved property is owned by NH Fish & Game.

2c.) Approval to accept three donations totaling \$122.50 from the below individuals, for deposit into the Small Gifts & Donations Account:

- Stuart Marvin, Center Conway, NH - \$100.00
  - June, Jean & Jonathan Caron, Nashua, NH - \$ 12.50
  - Jerimiah & Andrea Beck, Gilford, NH - \$ 10.00
- Total: \$122.50

2d.) Approval to accept the donation of two islands, totaling 11± acres in the Pemigewasset River in Thornton, NH, from LCJ Holdings LLC. (J. Oehler)

2e.) Approval to accept the donation of a 240-acre property in Mount Vernon, NH, from the Estate of Joanne & Roger Pinchard, to add to the Department's system of Wildlife Management Areas. (J. Oehler)

2f.) Approval to accept the donation of \$50.00 from the NH Trappers Association, for use by the Wildlife Division for furbearer management. (D. Bergeron)

2g.) Approval to accept the donation of \$50.00 in memory of Ted Peabody from Thomas Angelosanto of Derry, NH, for use by the Wildlife Division for game management. (D. Bergeron).

3.) Approval to accept the following donations from The NH Council of Trout Unlimited, total value \$5,599.00: (D. Timmins)

- Check in the amount of \$500.00
- Firman 4550W Generator, valued at \$599.00
- Inflatable raft, valued at \$4,500.00

4.) Approval to expend \$7,000 from the Fisheries Habitat Account to pay dam registration fees to the Department of Environmental Services. (D. Timmins)

**INFORMATION ITEM:**

- 1.) Financial Statement. (K. LaBonte)
- 2.) Update on current moose research being conducted by the University of New Hampshire for the NH Fish & Game Department. (H. Jones)
- 3.) Update on developing a new 10-year Game Management Plan. (D. Bergeron/A. Timmins)
- 4.) Overview of future action item to expend up to \$30,000 from the Fisheries Habitat Account to conserve 140.3 acres in Hanover, NH. (J. Magee)
- 5.) Overview of future action item to expend up to \$38,000 from the Fisheries Habitat Account to hire seasonal employees in FY'24 & FY'25 to conduct Eastern Brook Trout Joint Venture fish surveys and NH Stream Crossing culvert and bridge surveys in multiple watersheds within Grafton County. (D. Timmins)