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Conservation Easement Stewardship and Monitoring and Assessment of Newfields Conservation Lands

Ellen Snyder
Ibis Wildlife Consulting

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Final Report to the Newfields Conservation Commission

Conservation Easement Stewardship and Monitoring

and

Assessment of Newfields Conservation Lands

and Other Open Spaces

Prepared by:

Ellen Snyder
Ibis Wildlife Consulting
26 Johnson Drive, Newmarket, NH 03857

This project was funded by

Newfields Conservation Commission

and

New Hampshire Estuaries Project, as authorized by the
U.S. Environmental Protection Agency's National Estuary Program



January 2, 2009

Ibis Wildlife Consulting worked with the Newfields Conservation Commission to ensure that the town meets sound easement stewardship practices. Project components involved preparing monitoring plans for seven conservation easements, completing two easement baseline documentation reports, completing an inventory of existing conservation lands in town, and completing an annual easement monitoring report for five conservation easements.

Tasks 1-3 were funded by the New Hampshire Estuaries Project and Task 4 was funded by the Newfields Conservation Commission. A DVD with copies of all project files is included with this final report to the Town of Newfields and to the NHEP.

Specifically, the following tasks were completed as described:

Task 1 Review of conservation easement documents and preparation of recommendations for easement monitoring and document filing

Based on a review of the permanent files at the Town Hall maintained for each of the seven town-held conservation easements and based on the 2008 annual monitoring reports for each of the seven easements, a set of recommendations is provided with this report.

The permanent files at the Town Hall are generally well-organized and fairly complete for the Anderson, Daley, Gilmore, and Moore easements. The Haughton, Cole, and Piscassic Greenway easements permanent files are less organized and less complete. A summary sheet listing the documents in the permanent file for each conservation easement is included with this report. A field file was created for each of the seven conservation easements that can be taken into the field during a monitoring visit. These field files were stored with the permanent files at the Town Hall. Landowner and Selectmen signatures were obtained for the Anderson, Daley, and Moore Baseline Documentation Reports completed by Chris Kane in 2006.

Task 2a Completed Baseline Documentation Report for the Haughton conservation easement

A Baseline Documentation Report was completed for the 11-acre Haughton conservation easement held by the Town of Newfields. The NH Department of Environmental Services provided partial funding for the acquisition of this easement. A copy of this baseline documentation report, therefore, was sent to NH DES to fulfill part of the grant agreement. The original copy of the baseline report, signed by the landowner and the town, was filed at the Town Hall. A copy was provided to the landowner and is also included in this final report to NHEP. Based on the site visit a 2008 annual monitoring report was also completed for this conservation easement with copies to the landowner, NH DES, and Town file.

Task 2b Completed a Baseline Documentation Report for the Gilmore (Silverstein) conservation easement

A Baseline Documentation Report was completed for the 30.97-acre Gilmore (Silverstein) conservation easement held by the Town of Newfields. A baseline documentation report was not completed prior to a change in ownership of this property. The new owners (Silverstein) opted not to sign this baseline documentation report. The original copy of the baseline report, signed by the town, was filed at the Town Hall. A copy was provided to the current landowners and is also included in this final report to NHEP. Based on the site visit a 2008 annual monitoring report was also completed for this conservation easement with copies to the landowner and Town file.

Task 3 Completed an inventory of town conservation lands and other open spaces

An inventory of town conservation lands and other open spaces was completed by researching the Town computer database, NH GRANIT, and the Rockingham Registry of Deeds. Based on this research, I created a spreadsheet for each of the following types of open space:

- Town-owned conservation lands
- Town-held conservation lands
- Other conservation land – non-town
- Subdivision open spaces
- Other town-owned lands or easements

A GIS map, using the tax parcel map as a base layer, was created showing the five different ownership types listed above. This map can be modified and updated as more information becomes available. Some information in the NH GRANIT mapper is incorrect. A list of changes related to Newfields is included here in the list of recommendations. This list will be submitted to the appropriate entities for update.

Task 4 Completed an annual monitoring report for five town-held conservation easements

An annual monitoring report, including a site visit, was completed for the following town-held conservation easements:

- Anderson conservation easement (31 acres)
- Cole conservation easements (2 easements; 69 acres)
- Daley conservation easement (80 acres)
- Moore conservation easement (40 acres)
- Piscassic Greenway conservation easement (316 acres)

Copies of the monitoring reports were provided to the respective landowners and were filed at the Town Hall. A copy of the Cole Farmland Easement monitoring report was submitted to the USDA Natural Resource Conservation Service per the deed requirement. A copy of the Piscassic Greenway monitoring report was provided to the NH DES per the funding agreement.

Recommendations to the Newfields Conservation Commission

Conservation Easement Stewardship and Monitoring

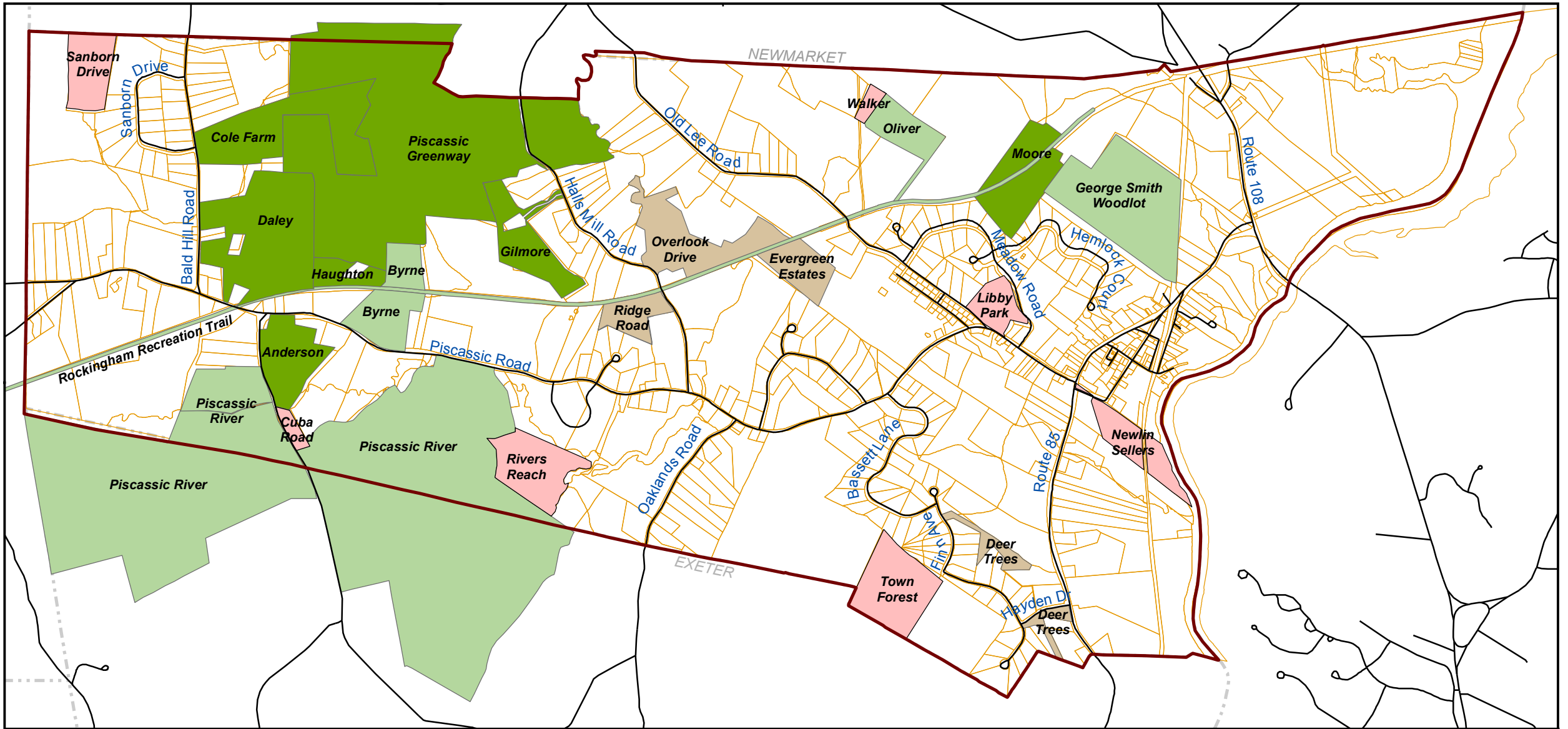
- Locate the seven original signed and recorded conservation easement deeds. Only the Piscassic Greenway original conservation easement deed is in the file. This and the other originals should be kept in a fire proof cabinet. Any other documents with original signatures should also be kept in fire proof storage.
- Survey and monument the exclusion areas for the Anderson and Moore easements.
- Consider more permanent and visible ways to monument the exclusion areas for the Daley easement. Any original exclusion area monuments may be buried or missing.
- Consider erecting “Newfields Conservation Easement” signs along boundaries of easements that are open to the public (i.e., Moore and Anderson). The Cole and Piscassic Greenway lands are already signed by the Southeast Land Trust. Daley and Gilmore (Silverstein) are not open to the public.
- Consider working with the Silversteins (Gilmore easement) to better monument the eastern boundary (south of the driveway) of the property/easement.
- Annually monitor each of the seven conservation easements. Provide copies of the report to the landowner and the original should be kept in the permanent file at the town hall. A copy of the Cole farmland monitoring report should be sent to the NRCS in Durham, NH. Copies of the Piscassic Greenway and Haughton monitoring reports should be sent to NH DES.
- Ask volunteers, consultants, and town officials to leave the permanent file at the town hall and use only the field file for the annual monitoring visit.
- Ensure that a copy of the Piscassic Greenway management plan and associated planning documents from the Southeast Land Trust of NH are added to the Piscassic Greenway permanent file at the Town Hall. Most of this information is not in the file. A further organizing of the Piscassic Greenway permanent file would be helpful to future Commission members.
- Continue to work collaboratively with the Southeast Land Trust of NH to implement the Management and Stewardship Plan for the Piscassic Greenway.

Town-Owned Conservation Lands

- Maintain, update, and modify as needed, the spreadsheet and GIS map of town-owned conservation lands.
- Take steps to ensure that these lands are designated and recognized as conservation lands by town decision-makers and residents.
- Periodically monitor these properties to ensure that conservation purposes and values are protected.
- Evaluate other town-owned lands to assess whether other parcels should be considered as conservation lands.
- Work with the Newfields Village Water and Sewer District to understand and support wellhead protection areas and ensure long term stewardship.
- Work with other conservation partners to update and maintain accurate information in the NH GRANIT data mapper. The following changes are needed to the existing GRANIT data layer:
 - The 41-acre “town forest” off Connor Lane in Deer Trees is labeled as “Inland Acres Town Forest” in the NH GRANIT. Is this an accurate name?
 - Daley CE shape file is incorrect. Provide corrected shape file
 - NH GRANIT includes a parcel labeled “Cheney-England”; the GRANIT database indicates that this is owned by TNC. This is incorrect. This parcel is in private ownership and is only protected through a deed restriction. Change to “subdivision open space” and label as “Ridge Road Open Space” and indicate it as privately owned, deed restricted. Provide corrected shape file.
 - Add to NH GRANIT the Overlook Drive Open Space lands: Map 208 Lot 4 43.3 acres; homeowner association
 - Check Town Planning Board files regarding the “Evergreen Easement”. No record in the Rockingham Registry of Deeds that this parcel was conveyed in fee or easement to the Town as required by the subdivision plan. This parcel (Map 209 Lot 4, 18.31 acres) listed as owned by Evergreen Estates, LLC.
- Consider creating permanent files at the Town Hall that contains information (e.g., deeds, surveys, etc) about each of these conservation land parcels.

Subdivision Open Spaces

- Work with town officials to ensure that Map 209, Lot 4, 18.83 acres is conveyed to the town in fee or easement as required by subdivision approval. See D-32226 and Book 4407 Page 1646. This parcel is shown as conserved in NH GRANIT but no recorded deed to indicate conveyance to the town.
- Review the Ridge Road subdivision open space to understand town's role and interests in this open space (Map 209 Lot 25.4, 13.37 acres).
- Consider creating permanent files at the Town Hall that contains information (e.g., deeds, surveys, etc) about each of these open space parcels.
- Work with the Newfields Planning Board to ensure that any open space associated with future subdivisions is clearly delineated and appropriate transfers of interests are completed and recorded and a shape file with associated information is provided to NH GRANIT. This can be a required element in the subdivision approval process.



Newfields Conservation Lands and Other Open Spaces Newfields, NH

- Newfields Conservation Lands
- Newfields Conservation Easements
- Other Conservation Land-Non Town
- Subdivision Open Space
- Newfields Town Boundary
- Newfields Tax Parcels



0 950 1,900 3,800 Feet

Feature locations are approximate. Conservation lands from NH GRANIT, Southeast Land Trust of NH, and Rockingham Planning Commission.



Map prepared by
Ibis Wildlife Consulting
January 2009

NEWFIELDS: Summary of Open Space Lands (December 29, 2008)

Open Space Type	Acres	
Town-Held Conservation Easements	583.17	
Town-Owned Conservation Land	153.01	
Other Conservation Land (Non-Tow	742.38	This includes the Piscassic Greenway (316.4 acres) and Cole Farm (69.4 acres) which are also counted under the Town-held Conservation Easements**
Subdivision Open Space	89.28	
Total =	1567.84	
	minus 316.4 and 69.4	
Total conserved acres =	1,182.04	

NEWFIELDS: Town-Owned Conservation Lands (December 29, 2008)

Name	Tax Map	Size	Date	Book and Page	Recorded Survey Plan #	Grantor	Comments
Elizabeth Battles Newlin Park	Map 102 Lot 83	0.29	12/5/2003	BK 4203 PG 2064	D-30949	Newlin-Sellers	SELTNH CE: 9/5/2003; BK 4143 PG 0566
Frank Farnham Battles Park	Map 203 Lot 1.2	12.65	12/5/2003	BK 4203 PG 2073	D-28910	Newlin-Sellers	SELTNH CE: 9/5/2003; BK 4143 PG 0577
Lucy Bell Wait Battles Wildlife Refuge	Map 203 Lot 2	8.48	12/5/2003	BK 4203 PG 2068	D-28910	Newlin-Sellers	SELTNH CE: 9/5/2003; BK 4143 PG 0590
Sanborn Drive	Map 213 Lot 2.01	24.09	8/31/1995	BK 3116 PG 1786	D-23901	Biery	includes a 45' ROW access from Sanborn Drive
Runaway Road	Map 210 Lot 45	44.3	11/5/1999	BK 3435 PG 2158	D-27624	Falzone	Called Rivers Reach Open Space in GRANIT; a 10' ROW access along boundary of Map 213 Lots 17 & 19 off Oaklands Road
Newfields "Town Forest"	Map 205 Lot 3	41	11/4/1963	BK 1694 PG 491		Connor	Access off Connor Lane
Cuba Rd	Map 211 Lot 16	3.6	??	??		??	
Walker	Map 207 Lot 8	4.1	8/31/1994	BK 3068 PG 2393		Walker	landlocked; abuts SELTNH Oliver CE
Libby Park	Map 103 Lot 5.1	11	6/24/1991	BK 2880 PG 2882		tax deed	between Old Lee Road and Meadow Road
	Map 103 Lot 2	1.02	8/26/1992	BK 2940 PG 1454		tax deed	
	Map 103 Lot 3	1.01	8/26/1992	BK 2940 PG 1455		tax deed	
	Map 103 Lot 4	1.47	8/26/1992	BK 2940 PG 1453		tax deed	
	Total Acres =	153.01					

NEWFIELDS: Town-Held Conservation Easements (December 29, 2008)

Name	Tax Map	Acres	Date	Deed Book and Page	Recorded Survey Plan	Grantor	Current Owner	Annual Monitoring Reports**	Date Last Monitoring Visit
Anderson	Map 211 Lot 14	30.9	6/9/2004	BK 4307 PG 2954	D-31665	Anderson	Anderson		9/18/2008
Cole I (Farmland)	Map 213 Lot 7	33.306	11/15/2006	BK 4733 PG 0529	D-34288	Cole Trust	Southeast Land Trust	NRCS	9/24/2008
Cole II (Wildlife)	Map 214 Lot 7	36.166	11/15/2006	BK 4733 PG 0507	D-34288	Cole Trust	Southeast Land Trust		9/24/2008
Daley	Map 214 Lot 30.1 Map 213 Lots 8.1, 8.2	84.23	11/3/2004	BK 4389 PG 1967	D-32077	Daley	Daley		7/30/2008
Gilmore (Silverstein)	Map 212 Lot 3.11	30.97	8/30/2004	BK 4354 PG 0123	D-31933	Gilmore	Silverstein		9/19/2008
Gilmore Revised			6/9/2005	BK 4493 PG 2071					
Updated Survey			6/1/2008		unrecorded				
Haughton	Map 211 Lot 2.1	11.061	4/28/2006	BK 4648 PG 0475	D-33692	Haughton Trust	Haughton	NH DES	10/23/2008
Haughton revision			4/28/2006	BK 4648 PG 0571					
Moore	Map 207 Lots 4,5	40.1	12/22/1999	BK 3445 PG 1423	D-21219	Moore	McCarthy		7/1/2008
Piscassic Greenway	Map 211 Lot 2, 212 Lots 4, 5, 6 208 Lot 1; Newmarket Map R- 7 Lot 31	316.441	4/28/2006	BK 4648 PG 0495	D-33692	Halls Mill Road Realty Trust et al	Southeast Land Trust	NH DES	9/24/2008
PG re-recorded			7/14/2006	BK 4682 PG 0553					
PG revision			4/28/2006	BK 4648 PG 0571					
	Total Acres =	583.174							

** In addition to sending a copy of the annual monitoring report to the current landowner and filing a copy at the Town Hall, send to those listed

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NEWFIELDS: Other Conservation Land - Non-Town (December 29, 2008)

Name	Tax Map	Acres	Date	Deed Book and Page	Recorded Survey Plan	Current Owner	Other Interests
Piscassic River ("Webb")	Map 211 Lot 8	153	1/22/2004	BK 4224 PG 0258	D-28636	NH Fish and Game	SELTNH CE
Piscassic River ("Dow")	Map 214 Lot 3	40.7	4/1/2005	BK 4459 PG 1314	D-32518	NH Fish and Game	
Piscassic River ("Nichols")	Map 214 Lot 4.5	24.48	6/3/2005	BK 4637 PG 2418	D-32680	NH Fish and Game	
George F. Smith Woodlot	Map 202 Lots 7,9	78	9/28/1990	BK 2853 PG 1459	D-21738	Society for the Protection of NH Forests	
			1/17/1977	BK 2274 PG 479			
Picassic Greenway	Map 208 Lot 1	34.9	4/28/2006	BK 4648 PG 0549	D-33692	Southeast Land Trust of NH	Town of Newfields CE
	Map 212 Lot 4	242	4/28/2006	BK 4648 PG 0549			
	Map 212 Lot 5	21.6	4/28/2006	BK 4648 PG 0540			
Cole	Map 213 Lot 7.1	69.4	11/26/2006	BK 4733 PG 0556		Southeast Land Trust of NH	Town of Newfields CE
Byrne Conservation Easement	Map 211 Lot 17	13.9	9/2/2004	BK 4356 PG 1588	D-26005	Byrne	SELTNH CE and Town of Newfields Executory Interest
	Map 211 Lot 3	22.9			D-34238		
Oliver Conservation Easement	Map 207 Lot 2	18	10/2/1998	BK 3330 PG 1429	D-26520	Oliver	SELTNH CE
Rockingham Recreational Trail	Map 202 Lot 18	1.22					State of NH: Division of Parks and Recreation

Rockingham Recreational Trail	Map 202 Lot 20.1	22.28					State of NH: Division of Parks and Recreation
	Total Acres =	742.38					

NEWFIELDS: Subdivision Open Space (December 29, 2008)

Name	Tax Map	Acres	Date	Deed Book and Page	Recorded Survey Plan #	Comments
Deertrees at Newfields Farms Homeowner's Association	Map 204 Lot 16	5.96	10/12/1994	BK 3074 PG 1569	D-23128	along Hayden Drive
	Map 204 Lot 37	8.34				off Finn Avenue
	name change			10/25/1994	BK 3076 PG 0629	
Evergreen Estates , LLC	Map 209 Lot 4	18.31		BK 4407 PG 1646	D-32226	conveyance of fee or easement to town has not occurred
Ridge Road Subdivision	Map 209 Lot 25.4	13.37	7/7/1997	BK 3224 PG 1428	D-25558	Deed restricted; Town and G.I.G. Realty Trust Homeowner's Association can enforce restrictive covenants; current owner Stephen Foster
			7/7/1997	BK 3224 PG 1426		Also see BK 3228 PG 1591; BK 3280 PG 2952; BK 3320 PG 1010; BK 3734 PG 1223
			7/7/1997	BK 3224 PG 1417		
Overlook Drive Homeowner's Association	Map 208 Lot 4	43.3	12/15/2005	BK 4595 PG 0058	D-32681	access off Halls Mill Road
	Total Acres =	89.28				

NEWFIELDS: Other Town-Owned Lands or Easements (December 29, 2008)

Name	Tax Map	Size	Date	Book and Page	Recorded Survey Plan #	Comments
Locust Grove Cemetery	Map 102 Lot 1	1.50	4/22/1953	BK 1279 PG 268		Grantor: Isabel Paul Estate
Newfields Cemetery	Map 202 Lot 14	3.70				off Rte 108
Thyng Family Cemetery	Map 210 Lot 18	0.02				off Oaklands Rd
Bald Hill Rd (Piscassic) Cemetery	Map 214 Lot 29	1.25		BK 1867 PG 554		off Bald Hill Rd
Fire Pond	Map 213 Lot 1.2	0.50	8/11/1988	BK 2754 PG 1265		Grantor: Patterson
Town Landing	Map 102 Lot 49	0.61				River Rd; access to Squamscot River
Revolutionary Park	Map 101 Lot 33.1	0.38				Main Street
Badger Memorial Park	Map 102 Lot 80	0.18	10/8/1945	BK 1038 PG 317		Grantor: Badger-Pike and Badger-Syvertsen
Newfields Town Hall	Map 102 Lot 20	1.20		BK 853 PG 212		65 Main St
Newfields Fire Station	Map 102 Lot 86	1.10				7 Piscassic Rd
Newfields Library	Map 102 Lot 10	1.00		BK 1279 PG 268		76 Main St
Lynch parcel	Map 102 Lot 78	0.44	12/29/2005	BK 4600 PG 2950	D-15313	Main St
Scout House	Map 102 Lot 74	0.13				Maple St
Heath Drive Lot	Map 104 Lot 4	0.44		BK 2855 PG 2103		
Heath Drive Lot	Map 104 Lot 9	0.25				landlocked
Bassett Lane Lot	Map 206 Lot 6.1	0.86	9/8/1994	BK 3069 PG 2956		tax deed
Halls Mill Rd Lot	Map 209 Lot 14	2.00				
George Virgin Lot	Map 209 Lot 23	0.50	2/5/1946	BK 1028 PG 0130		off Piscassic Rd
Newfields School District	Map 102 Lot 87	2.20	7/16/1954	BK 1322 PG 272		9 Piscassic Rd
Newfields School District	Map 103 Lot 10	1.60	7/6/2000	BK 3487 PG 1223		
Newfields School District	Map 103 Lot 11	0.56	9/24/2003	BK 4157 PG 0528		

NEWFIELDS: Other Town-Owned Lands or Easements (December 29, 2008)

Name	Tax Map	Size	Date	Book and Page	Recorded Survey Plan #	Comments
Sewer Pumping Station	Map 102 Lot 44	0.04		BK 2401 PG 1910		
Piscassic Rd Pumping Station	Map 104 Lot 35	0.04		BK 2401 PG 1911		
Halls Mill Rd turnaround	Map 212 Lot 3.2		4/24/1990	BK 2834 PG 1269	D-21793	
Oaklands Road: Access Easement	Map 210 Lots 17 & 19	10 ft wide	11/5/1999	BK 3435 PG 2171	D-27625	Davis; provides access to Runaway Road conservation lands
Hervey Court: Access Easement	Map 101 Lot 34	58,000 sq ft	7/19/2006	BK 4683 PG 1817		Water & Sewer District; provides access to town shed
Newfield Village Water & Sewer District						
Hemlock Court	Map 202 Lot 38	6.88	7/27/2004	BK 4335 PG 1927	D-17836	Town ("Dunlin Woods" originally from Sharp & Massicotte Partnership to Town BK 2736 PG 0055)
Baker Street	Map 101 Lot 8	13.70	2/3/2005	BK 4433 PG 1725		Town (originally from Littlefield to Town BK 1314 PG 0133)
Water tower	Map 102 Lot 7	0.14	8/10/2004	BK 4344 PG 0019		Town (originally from Chick to Town BK 1325 PG 0001)
Shady parcel	Map 203 Lot 22	0.60	7/27/2004	BK 4335 PG 1924		Town (originally from Rollins to Town BK 2399 PG 1328)
Hervey Court	Map 101 Lot 34	6.00		BK 2228 PG 691		
off Hervey Court	Map 101 Lot 35	8.00		BK 2228 PG 691		

NEWFIELDS: Other Town-Owned Lands or Easements (December 29, 2008)

Name	Tax Map	Size	Date	Book and Page	Recorded Survey Plan #	Comments
McLaughlin: Protective Easement		1.43	5/30/2003	BK 4043 PG 0018	D-12153	Also refer to BK 2600 PG 2707
Dunlin Woods: Protective Easement			4/19/1988	BK 2736 PG 0055	D-17836	From Sharp & Massicotte
Sudduth: Protective Easement		59,458 sq ft	5/25/1992	BK 2916 PG 0724		
Libby: Protective Easement		5,473 sq ft	9/2/1992	BK 2941 PG 2150		
Tuck Realty Corp: Protetive Easement		0.16	4/10/1995	BK 3095 PG 2095		
Reiser: Protective Easement		1.17	8/17/1995	BK 3114 PG 0833		

Anderson Conservation Easement (Newfields NH)

Recorded Deed	Book 4307 Page 2954	June 8, 2004
Recorded Boundary Survey	D-31665	June 1, 2004
Permanent file at the Newfields Town Hall	Property orientation sheet	yes
	CE Deed copy	yes
	Public meeting notices and meeting minutes approving acquisition: CC, PB, and Selectmen	yes
	Previous property deeds	no
	Title Insurance policy	yes
	Closing documents	yes
	Acquisition correspondence	yes
	Fullsize copy of boundary survey	yes
	Various property maps	yes
	Original baseline documentation report	yes, Oct 2006
	Original recorded CE deed	no
	Original recorded boundary survey	yes
	Annual monitoring reports	2006, 2008
Field file for annual monitoring (at Newfields Town Hall)	copy of entire baseline doc report	yes
	copy of boundary survey	yes
	copy of easement deed	yes
	copy of previous years annual monitoring report and any other recent correspondence	yes, 2008

Cole Conservation Easements (Newfields NH)

Recorded Deed	Book 4733 Page 0529 and Page 0507	November 15, 2006
Recorded Boundary Survey	D-34288	November 15, 2006
Permanent file at the Newfields Town Hall	Property orientation sheet	no
	CE Deed copy	no
	Public meeting notices and meeting minutes approving acquisition: CC, PB, and Selectmen	no
	Previous property deeds	no
	Title Insurance policy	no
	Closing statement	no
	Acquisition correspondence	no
	Fullsize copy of boundary survey	no
	Various property maps	no
	Original baseline documentation report	yes, 2006
	Original recorded CE deed	no
	Original recorded boundary survey	no
Annual monitoring reports	2008	
Field file for annual monitoring (One for Farmland CE and one for Wildlife CE)	copy of entire baseline doc report	yes
	copy of boundary survey	yes
	copy of easement deeds	yes
	copy of previous annual monitoring report and any other recent correspondence	2008

Daley Conservation Easement (Newfields NH)

Recorded Deed	Book 4389 Page 1967	November 3, 2004
Recorded Boundary Survey	D-32077 2 sheets original	October 20, 2004
Permanent file at the Newfields Town Hall	Appraisal	yes
	Property orientation sheet	yes
	CE Deed copy	yes
	Public meeting notices and meeting minutes approving acquisition: CC, PB, and Selectmen	yes
	Previous property deeds	yes
	Title Insurance policy	yes
	Closing documents	yes
	Acquisition correspondence	yes
	Fullsize copy of boundary survey	yes
	Various property maps	yes
	Original baseline documentation report	yes, 2006
	Original recorded CE deed	no
	Original recorded boundary survey	yes
	Annual monitoring reports	2007, 2008
Field file for annual monitoring at Newfields Town Hall	copy of entire baseline doc report	yes
	copy of boundary survey	yes
	copy of easement deed	yes
	copy of previous years annual monitoring report and any other recent correspondence	2008

Haughton Conservation Easement (Newfields NH)

Recorded Deed	Book 4648 Page 0475	April 28, 2006
Recorded Boundary Survey	D-33692 sheet 1 of 6	April 21, 2006
Permanent file at the Newfields Town Hall	Property orientation sheet	no
	CE Deed copy	yes
	Public meeting notices and meeting minutes approving acquisition: CC, PB, and Selectmen	no
	Previous property deeds	no
	Title Insurance policy	no
	Closing statement	no
	Acquisition correspondence	no
	Fullsize copy of boundary survey	yes
	Various property maps	no
	Original baseline documentation report	yes, 2008
	Original recorded CE deed	no
	Original recorded boundary survey	no
Annual monitoring reports	2008	
Field file for annual monitoring at Newfields Town Hall	copy of entire baseline doc report	yes
	copy of boundary survey	yes
	copy of easement deed	yes
	copy of previous years annual monitoring report and any other recent correspondence	2008

Moore Conservation Easement (Newfields NH)

Recorded Deed	Book 3445 Page 1423	December 22, 1999
Recorded Boundary Survey	D-21219	September 4, 1991
Permanent file at the Newfields Town Hall	Property orientation sheet	yes
	CE Deed copy	yes
	Public meeting notices and meeting minutes approving acquisition: CC, PB, and Selectmen	no
	Previous property deeds	yes
	Title Insurance policy	no
	Closing statement	no
	Acquisition correspondence	yes
	Fullsize copy of boundary survey	yes
	Various property maps	yes
	Original baseline documentation report	yes, 2006
	Original recorded CE deed	no
	Original recorded boundary survey	yes
	Annual monitoring reports	2007, 2008
Field file for annual monitoring at Newfields Town Hall	copy of entire baseline doc report	yes
	copy of boundary survey	yes
	copy of easement deed	yes
	copy of previous years annual monitoring report and any other recent correspondence	2008

Piscassic-Greenway Conservation Easement (Newfields NH)

Recorded Deed	Book 4648 Page 0495	April 28, 2006
Recorded Boundary Survey	D-33692	April 21, 2006
Permanent file at the Newfields Town Hall	Appraisal	yes
	Property orientation sheet	no
	CE Deed copy	yes
	Public meeting notices and meeting minutes approving acquisition: CC, PB, and Selectmen	no
	Previous property deeds	no
	Title Insurance policy	yes
	Closing statement	no
	Acquisition correspondence	no
	Fullsize copy of boundary survey	yes
	Various property maps	no
	Original baseline documentation report	yes, 2006
	Original recorded CE deed	yes
	Original recorded boundary survey	no
	Annual monitoring reports	2008
Field file for annual monitoring in Newfields Town Hall	copy of entire baseline doc report	yes
	copy of boundary survey	yes
	copy of easement deed	yes
	copy of previous years annual monitoring report and any other recent correspondence	2008

Gilmore (Silverstein) Conservation Easement (Newfields NH)

Recorded Deed	Book 4354 Page 0123	August 30, 2004
Recorded Boundary Survey	D-31933	August 30, 2004
	Appraisal	no
Permanent file at the Newfields Town Hall	Property orientation sheet	yes
	CE Deed copy	yes
	Public meeting notices and meeting minutes approving acquisition: CC, PB, and Selectmen	yes
	Previous property deeds	yes
	Title Insurance policy	yes
	Closing statement	yes
	Acquisition correspondence	yes
	Fullsize copy of boundary survey	yes, updated June 2008
	Various property maps	no
	Original baseline documentation report	yes, 2008
	Original recorded CE deed	no
	Original recorded boundary survey	no
	Annual monitoring reports	2008
Field file for annual monitoring at Newfields Town Hall	copy of entire baseline doc report	yes
	copy of boundary survey	yes
	copy of easement deed	yes
	copy of previous years annual monitoring report and any other recent correspondence	2008

Other Project Reports Available Upon Request

Baseline Documentation Reports:

- Silverstein Conservation Easement, Newfields, NH
- Haughton Conservation Easement, Newfields, NH

Monitoring Reports:

- Anderson Conservation Easement
- Cole Conservation Easements
- Daley Conservation Easement
- Gilmore (Silverstein) Conservation Easement
- Haughton Conservation Easement
- Moore Conservation Easement
- Piscassic-Greenway Conservation Easement

Contact PREP for electronic copies of these reports.