

Summary of Conservation Lands in Andover NH (September 2025) page 1

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

SECTION 1, CONSERVATION EASEMENTS

Barclin Land Company. Conservation Easement. 2009

- Current owner and contact information: Joseph V Costanzo costanzo@gmail.com (603) 977-0049 and (603) 303-6085
- Current owner address: 661 Raccoon Hill Rd Andover NH
- Original Grantor: Barclin Land Company
- Primary Grantee (and secondary grantee): ASLPT (executory interest: Town of Andover)
- Location and size: Shaw Hill and Raccoon Hill Rds. 17.75 ac
 - undeveloped forestland of high forest soil quality and wildlife habitat. Purpose: preserve as open space. The CE notes proximity of easement to Broshek, Gold Leaf, Green Mtn. and Fenvale easements. In the file are subdivision and location maps, copies of deed & old ASLPT inspec. reports
- Identification: Andover Tax Map(s) and Lot(s) map 3 lot 742-040
Merrimack County Deed by Book and Page: book 3171 pages 1429-1450
- ACC commitment:** ACC contributed \$1000 for stewardship in 2009
- Most recent inspection done by Sooze Hodgson and Tim Eliassen (ASLPT) 10/9/24. includes photos

***Bernhard/Mayman Conservation Easement.** 1991

- Current owner and contact information: Alex Bernhardt and Myra Mayman 735-5071
- Current owner address: PO Box 198/ East Andover NH/ 03231-0198
- Original Grantor: Alex Bernhardt and Myra Mayman
- Primary Grantee: Town of Andover AC
- Location and size: Between Maple St. and Old College Rd. 175 (190?) acres opposite Graves easement.
 - Purpose: preservation of open lands... Pasture and woods. Recent changes to the wording (2023) add further restrictions to permitted uses; now no logging is to be permitted on the CE. House, barn, orchard and fields surrounding house are excluded from easement. Our file contains draft of easement and letters discussing amendments to it. Also a helpful site plan map and a photocopy of a USGS quad
- Identification: Andover Tax Map(s) and Lot(s): map 17 lot 380-520
Merrimack County Deed by Book and Page: book 1873 page 2227 Dec 27, 1991
- ACC Commitment:** primary grantee
- Most recent inspection was performed by Derek Mansell A.C.C. on August 22, 2025

Begin Easement. 1992. CE. 1992

- Current Owner and Contact Information (Phone and email): Curt Webber and Karin Clough 735-5154
- Current Owner mailing address: PO Box 478 / East Andover NH / 03231-0198
- Original Grantor: PO Box 478 / East Andover NH / 03231-0198
- Primary Grantee (and back-up Grantee): Town of Andover
- Location and size: At the corner of Elbow pond Rd and Old College Rd. 4.14 acres
 - Features and Notes: The easement only prohibits subdivision, commercial mining and removal of sand, gravel or topsoil. Not mapped as conservation land by GRANIT. c.f. Buddenhagen and Mishcon easements
- Identification: Andover Tax Map(s) and Lot(s): map 17 lot 846-411
Merrimack County Deed by Book and Page: book 1897 page 77 Oct. 15, 1997 plan 8197 page 1
- ACC commitment:** ACC does not monitor or report on this property

Broshek/Bye & Munene Conservation Easements. 1998

- Current Owner and Contact Information (Phone and email): Andrea Bye & Anthony Munene Andrea: (603) 3879398 Anthony: (603) 2732081 (small parcel: Eliz. Irene Broshek (603) 6277237)
- Current Owner mailing address: 76 Shaw Hill Road/ Andover NH/ 03216-4043
- Original Grantor: Elizabeth Irene Broshek and Mary Anne Broshek
- Primary Grantee (and back-up Grantee): ASLPT (Back-up: ACC)
- Location and size: N. side of Shaw Hill Road 55 acres total (52.76 ac & 2.24ac)

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- Current Owner and Contact Information (Phone and email)
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 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

•Features and Notes: Mix of open field, abandoned pasture and forest. X-C skiing, walking, and natural studies. Purpose: Protect open space (habitat, beauty, recreation). Folder in file contains a copy of conservation easement deed and some correspondence relating to creation of easement; some old inspect. reports

- Identification: Andover Tax Map(s) and Lot(s): map 4 lot 019-041
Merrimack County Deed by Book and Page: book 2103 page 1694 June 17, 1998
- ACC commitment: ACC is designated back-up grantee
- Most Recent Monitoring, Visit or Communication: Recent inspection by Ken and Lee Wells (11/25/2024)

Buddenhagen Easement, 1992

- Current Owner and Contact Information (Phone and email): Paul and Patricia Buddenhagen 735-5997
 - Current Owner mailing address: 253 Marlborough St. Unit #17/ Boston MA/ 02216
 - Original Grantor: Paul and Patricia Buddenhagen
 - Primary Grantee (and back-up Grantee): Town of Andover
- Location and size: Taunton Hill Rd w/ additional frontage Elbow Pond Rd. 15.12 ac
 - Features and Notes: Easement only limits subdivision, and prohibits residential construction in the existing open fields. Not mapped as conservation land by GRANIT. c.f. Begin and Mishcon easements
- Identification: Andover Tax Map(s) and Lot(s): map 17 lot 842-346
Merrimack County Deed by Book and Page: plan 8197 page 1
- ACC commitment: ACC does not monitor or report on this property

Cline Conservation Easement. 2009

- Current Owner and Contact Information: Don and Lorraine Cline 648-2110 or 496-2783 lorraine@clinedesign.com
 - Current Owner mailing address: Cline Family Trust 42 Shaw Hill Rd. Andover 03216-4043
 - Original Grantor: Don and Lorraine Cline
 - Primary Grantee (and back-up Grantee): ASLPT (Executory Interest: Town of Andover)
- Location and size: Raccoon Hill Road. 33.21 acres in conservation, 2 acres reserved
 - Features and Notes: Purposes mentioned in deed include preservation of undeveloped character, conserve forest and wetland habitat, productive forest and soils; recreation, scenic enjoyment; mentions proximity to other conserved lands. File contains location map, article from ASLPT publication; baseline documentation/map; some old inspect. reports
- Identification: Andover Tax Map(s) and Lot(s): map 3 lot 847-040
Merrimack County Deed by Book and Page: book 3204 page 0008 (24)
- ACC commitment: ACC contributed \$1000 for stewardship in 2009
- Most recent insp. by Sooze Hodgson & Tim Elliassen (ASLPT) (10/9/2024)

Fairall Conservation Easement. 1992

- Current Owner and Contact Information (Phone and email): Martin Dennis Fairall 735-5317
 - Current Owner mailing address: 153 Old College Road / Andover NH/ 03216-3724
 - Original Grantor: Martin Dennis Fairall and Marianne R.Fairall
 - Primary Grantee (and back-up Grantee): SPNHF
- Location and size: 153 Old College Road (west side) 7+/- acres
 - Features and Notes: Deed mentions preservation of open spaces; preservation of the Taunton Hill community. Maintain productive farm & forest; scenic enjoyment. File contains site map, copy of deed.
- Identification: Andover Tax Map(s) and Lot(s): map 17 lot 841-316
Merrimack County Deed by Book and Page: book 1897 page 0098 Oct 15, 1992
- ACC commitment: ACC does not monitor or report on this property
- No recent inspection reports are on file with ACC

*Fenvale Conservation Easement. 2/13/1989

- Current Owner and Contact Information (Phone and email): Paul and Jane Fenton 735-5754
 - Current Owner mailing address: 125 Beech Hill Road, Andover 03216-3605

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Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

- Original Grantor: Paul and Jane Fenton
 - Primary Grantee (and back-up Grantee): Town of Andover (ACC) (SPNHF is designated as back up should the Town fail to file inspection reports.)
- Location and size: Rivers Edge Road, several pieces protected 60+ acres
 - Features and Notes: Includes a large parcel that surrounds beaver pond, and also several strips along Blackwater River (and Bays) and a stream corridor joining beaver pond and river. Lot 39 is the agricultural land at jct Fenvale Rd. Easements granted at time of subdivision that created "Fenvale". File contains several old monitoring reports, and maps, correspondence relating to the creation of Fenvale subdivision and the heron rookery easement; also sheets of photos and a copy of tax maps 4 and 5
- Identification: Andover Tax Map(s) and Lot(s): map 4 lots 884,036; 802,036; 815,105; 798,181; 647,219; 640,259; and 532,248
Merrimack County Deed by Book and Page: book 1773 page 0421
- ACC commitment: ACC monitors annually and submits a report to SPNHF electronically. (See note at end of this document about how this is done.)
 - Most recent report submitted to SPNHF along with a written report w/ photos filed by Derek Mansell in late August 2025.

Graves Conservation Easement. 2000

- Current Owner and Contact Information (Phone and email): The 3 heirs of Cordelia Graves jgraves@tds.net 735-5697
 - Current Owner mailing address: Sandra Graves 525 Elbow Pond Rd/ Andover NH/ 03216-3711
 - Original Grantor: John Graves
 - Primary Grantee (and back-up Grantee): ASLPT
- Location and size: Frontage on Maple Street and Highland Lake 53.13 acres
 - Features and Notes: Pastureland. 200 ft frontage on Highland lake, 2150 feet frontage on Maple Street. Preservation of open pasture and scenic views. Folder in file contains Conservation Easement deed and survey map.
- Identification: Andover Tax Map(s) and Lot(s): map 17, lot 822,410
Merrimack County Deed by Book and Page: book 2284, page 0773 July 31, 2001
- ACC commitment: ACC contributed \$1500 for stewardship in 2001
 - Most recent inspection by Lee Carvalho (ASLPT) 9/18/2024

*Green Mountain Conservation Easement. 1990

- Current Owner and Contact Information (Phone and email): Lee and William Donaldson 735-6145
 - Current Owner mailing address: 177 Plains Rd/Andover NH/ 03216-4027
 - Original Grantor: Green Mountain Realty
 - Primary Grantee (and back-up Grantee): Town of Andover
- Location and size: Plains Road at Rayno Brook, adjacent to 177 Plains Road. 9 acres
 - Features and Notes: South part of brook floodplain, forested and interspersed with open wet lands. In w. half, the easement includes some of the upland plain just south of the brook floodplain. Wildlife habitat, brook water quality.
- Identification: Andover Tax Map(s) and Lot(s): map 3, lot 822,410
Merrimack County Deed by Book and Page: book 1840, page 1120 June 21, 1990
- ACC commitment: ACC monitors annually
 - Most recent inspection completed by Derek Mansell (A.C.C.) on August 21, 2025

Gross Conservation Easement. 2009

- Current Owner and Contact Information (Phone and email): Donald J. Gross etc. 735-6083
 - Current Owner mailing address: 444 Main St./ Andover NH/ 03216
 - Original Grantor: Donald J Gross, Donna Vilsmeier and others
 - Primary Grantee (and back-up Grantee): ASLPT (executory interest SPNHF)
- Location and size: Route 11, east and south of Ragged Mtn Fish & Game Club. 100ac
 - Features and Notes: Primarily forested but with open fields. Bordering or near 1,202 acres of conserved land. High-quality wildlife habitat. Ginseng and Wood Turtle have been sighted. Stated purposes include: maintain undeveloped, forested, open space; rare plant and wildlife habitat; forest and agricultural soils file contains site map and deed. No monitoring reports in file or notebook
- Identification: Andover Tax Map(s) and Lot(s): map 27, lot 468-78

Summary of Conservation Lands in Andover NH (September 2025) page 4

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

Merrimack County Deed by Book and Page: book 3172, page 1403 Dec 29, 2009

- ACC commitment:** This is listed as an ASLPT property, yet we do not receive reports concerning it. In a phone call made by Lee Carvalho to Sooze Hodgson, we learned that annual inspections are done, but we don't get copies because SPNHF, not ACC are the back up grantee.

Hall Conservation Easement. 1992

- Current Owner and Contact Information (Phone and email): Current owner and contact info unknown
 - Current Owner mailing address: 24 US Route 4/ Wilmot NH/ 03287
 - Original Grantor: Donald Hall
 - Primary Grantee (and back-up Grantee): SPNHF
- Location and size: Route 4 and New Canada Rd in Andover and Wilmot. 150 ac +/- (mostly in Wilmot)
 - Features and Notes: Preservation of open spaces. Encourage the continued use of the land for farm and forestry purposes. Most of this land is in Wilmot, but two small pieces (0.35 and 0.37 acres) are in Andover. Fie and folder show location of small parts in Andover. We need to update with info about the new owner.
- Identification: Andover Tax Map(s) and Lot(s): map 35 lots 307-584 and 335-569
Merrimack County Deed by Book and Page: book 1888 page 2223 July 16, 1992
- ACC commitment:** We do not monitor nor receive reports about the small properties in Andover
 - Most Recent Monitoring, Visit or Communication: none

Hersey (Gerald) Conservation Easements (1 &2). 2007

- Current Owner and Contact Information (Phone and email): Gerald E Hersey 735-5593
 - Current Owner mailing address: 1057 Franklin Hwy./ Andover NH/ 03216-4154
 - Original Grantor: Gerald E. Hersey
 - Primary Grantee (and back-up Grantee): ASLPT (Executory Interest: Town of Andover)
- Location and size: 1057 Franklin Highway at Sam Hill Road 189.7 ac and 78 ac
 - Features and Notes: Forest and open fields. Working farm and related forestry practiced by the Hersey family for six decades. High quality soils, frontage on Sucker Brook, the Northern Rail Trail. Scenic views. Possibly to be included in the State and National Registers of Historic Places. Notebook contains site maps and deed plus the recent monitoring reports, and the folder contains many publicity articles and documents relating to the process by which the easements were created, financed, etc.
- Identification: Andover Tax Map(s) and Lot(s): map 15 lot 838-426; map 16 lots 44-465 & 48-234; map 23 lot 38-33
Merrimack County Deed by Book and Page: book 3009 pages 44, 67 & 86
- ACC commitment:** ACC contributed \$25,000 for surveying, appraisal, 2007
 - The most recent monitoring reports are: Hersey, Gerald (1) Rick and Karine Wallis (10/8/24) and (2) by Bob Newman, Scot Everhart and Jamie Wilson (10/24/25)

Hersey (Roger and Lori) Conservation Easement. 2010

- Current Owner and Contact Information (Phone and email): Roger Hersey email contact: lorihersey@yahoo.com
 - Current Owner mailing address: Lori Hersey / 1225 The Alameda / Berkeley CA / 94709
 - Original Grantor: Roger and Lori Hersey
 - Primary Grantee (and back-up Grantee): ASLPT (Executory Interest: Town of Andover)
- Location and size: South side of Rte 11, adjacent to Gerald Hersey C.E. 54.25 ac
 - Features and Notes: The focus of the language of the easement is on the preservation of valuable agricultural land, including land categorized as prime. Mention is made of import and grassland and being part of a working farm. Folder contains ASLPT baseline documentation report as well as location map, easement deed and older monitoring report
- Identification: Andover Tax Map(s) and Lot(s): map 15 lot 892-092
Merrimack County Deed by Book and Page: book 3222 page 930, Oct 20, 2010
- ACC commitment:** The Town of Andover is listed as having executory interest
 - Most recent report by Leslie and Steve Mulcahy 11/19/24

Hiller Trust Conservation Easement. 1992

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 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

- Current Owner and Contact Information (Phone and email): Edward Hiller 735-5690 ehiller@tds.net
 - Current Owner mailing address: PO Box 207/ East Andover NH/ 03231-0207
 - Original Grantor: Edward Hiller, Trustee
 - Primary Grantee (and back-up Grantee): ASLPT (Executory Interest: Town of Andover)
- Location and size: Valley Rd. 1300 ft frontage on Sucker Brook & tributaries 69.2 ac
 - Features and Notes: Purposes include retaining predominantly undeveloped open space conditions; plant and wildlife habitat; productive forest land and soils; protect ground and surface waters; notes proximity to additional 370 ac. of conserved land. The folder contains location map, excerpt from ASLPT publication highlighting easement and the Baseline Documentation Report
- Identification: Andover Tax Map(s) and Lot(s): map 23 lots 328-74 and 376-64
Merrimack County Deed by Book and Page: book 3232 page 1922, Dec 22, 2010
- ACC commitment: ACC contributed \$4000 for appraisal, stewardship and legal fees
- Most recent monitoring report filed by ASLPT, by Lee Carvalho, 9/18/2024

*Jones Conservation Easement. 1992

- Current Owner and Contact Information (Phone and email): Jeff Hall (239) 451-9570
 - Current Owner mailing address: 346 Maple St./ Andover NH/ 03216
 - Original Grantor: Everett N. and Joyce D. N. Jones
 - Primary Grantee (and back-up Grantee): Town of Andover (ACC)
- Location and size: Taunton Hill Road (346 Maple Street) CE covers 27 acres of a larger property
 - Features and Notes: Folder contains a letter of intent describing the portions of the two properties reserved. Preservation of open space, scenic character. Easement prohibits subdivision and mining/removal of rocks, sand, gravel and fill. No public access granted.
- Identification: Andover Tax Map(s) and Lot(s): map 17 lots 664-354 & 760-297
Merrimack County Deed by Book and Page: book 1897 page 0108 Oct. 15, 1992
- ACC commitment: ACC does annual monitoring report
- Most recent inspection was performed by Derek Mansell (A.C.C.) on August 22, 2025

Lebo Conservation Easement. 2001

- Current Owner and Contact Info (Phone and email): Joseph Bonanno & Nicole Hook (603) 410-7568 nicoledhook@hotmail.com
 - Current Owner mailing address: 455 Old College Road (may not be a working mailing address)
 - Original Grantor: Nelson F Lebo III
 - Primary Grantee (and back-up Grantee): ASLPT
- Location and size: 455 Old College Rd. 37.77 ac of which CE is 31.2 acres
 - Features and Notes: Provides a critical link between two larger tracts: Bernhard/Mayman and Newman. Sensitive natural area, views, trails. Tilton Brooks flows through (?) Goals include open space, lands for agriculture and forestry. Folder contains a copy of the conservation easement deed.
- Identification: Andover Tax Map(s) and Lot(s): map 24 Lot 429-539
Merrimack County Deed by Book and Page: book 2326 page 839 Dec 28, 2001
- ACC commitment: The ACC contributed \$1580 for surveying.
- The most recent monitoring report was by Lee Carvalho (ASLPT) on 9/18/2024.

Mishcon Easement, 1992

- Current Owner and Contact Information (Phone and email): Vicky and Jonathan Mishcon 735-6401 or 735-6402
 - Current Owner mailing address: 520 Elbow Pond Rd/ Andover NH/ 03216-3710
 - Original Grantor: Merrit, Jonathan and Victoria Louise Mishcon
 - Primary Grantee (and back-up Grantee): Town of Andover (ACC)
- Location and size: On s. side of Elbow Pond Rd near Old College Rd. 5.02 acres
 - Features and Notes: Easement only prohibits subdivision, commercial mining and removal of sand, gravel or topsoil. Not mapped as conservation land in GRANIT. Site map for this property is included in the Begin Easement file
- Identification: Andover Tax Map(s) and Lot(s): map 17 lot 893-414 (841-316?)

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Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

Merrimack County Deed by Book and Page: book 1897 page 72. Oct 15, 1997. see Plan 8197 Page 1

- ACC commitment:** ACC does not monitor this property
 - Most Recent Monitoring, Visit or Communication: none

*Newman Conservation Easement. 1992

- Current Owner and Contact Information (Phone and email): Jason Akus (617) 650-6255 jasonakus@gmail.com
 - Current Owner mailing address: 321 Old College Road, E. Andover NH and 14 Bantry Road, SouthboroughMA 01772-1452
 - Original Grantor: Leon and Linda Newman
 - Primary Grantee (and back-up Grantee): Town of Andover (ACC) and CLSP (Charlotte Harding, Stewardship Specialist Conservation Land Stewardship Program. Office of Strategic Initiatives 107 Pleasant St, Johnson Hall Concord, NH 03301 (603)-271-6809 Charlotte.J.Harding@clsp.nh.gov
- Location and size: Old College Road to Hill town line. 727 acres (696.62? acres)
 - Features and Notes: Large property includes forest, Mountain Brook (and falls) Notebook contains most recent monitoring report for the A.C.C. and the form created by State of NH Land Conservation Investment Program (and a copy is sent to CLSP). The folder is our thickest one so far, with many maps and much background info, recent forestry plans (1994 and 2004) and older town and LCIP (now CLSP) reports. Notebook and folder also contain notes made during partial inspections made each fall of 2016-2019 by D Mansell or other ACC member
- Identification: Andover Tax Map(s) and Lot(s): map 24 lot 643-344
Merrimack County Deed by Book and Page: book 1894 page 1163. Sept 21 1992
- ACC commitment: ACC paid for services of a forester (\$8,419.80). ACC prepares a report annually to be kept in our files and appended to the CLSP form submitted to the state program. Derek has been trying to refresh markings on forested boundaries; as of August 2025 the northern part of the west boundary and the western part of the north boundary remain to be located/refreshed.
 - Most Recent Monitoring, Visit or Communication. Derek Mansell visited the site on August 23 and 30, 2025, and contacted Jason Akus to explain the process and invite him to get to know the ACC. A copy of the report sent to CLSP will be emailed to Jason.

Perry Conservation Easement. 2001

- Current Owner and Contact Information (Phone and email): Wm. Radzelovage & Marie Nardino 671-8066 cell: (570) 406-7850
 - Current Owner mailing address: 95 Hoyt Rd./ Andover NH/ 03216-3303
 - Original Grantor: Perry/Nardino
 - Primary Grantee (and back-up Grantee): ASLPT
- Location and size: 95 Hoyt Road 41.8 acres
 - Features and Notes: Forest, open field, abandoned sugar orchard and pasture. Goals include preservation of open lands and lands for forestry and agriculture. Folder contains copies of conservation easement deed, draft of the easement, survey and location map.
- Identification: Andover Tax Map(s) and Lot(s): map 15 lot 434,250
Merrimack County Deed by Book and Page: book 2257 page 1244. April 26, 2001
- ACC commitment:** ACC contributed \$1,100
 - The most recent monitoring report was prepared by Bill Hoffman (ASLPT) on 11/6/2024.

Ragged Mountain Fish and Game Conservation Easement. 1995

- Current Owner and Contact Information (Phone and email): Ragged Mountain F&G 735-5361
 - Current Owner mailing address: RMF&C/ c/o Treasurer/ 217 Ragged Mtn Club Rd/ Andover NH/ 03216-3214
 - Original Grantor: Ragged Mountain F&G
 - Primary Grantee (and back-up Grantee): SPNHF
- Location and size: Route 11 to Hill town line. 799 acres (1248 ac?)
 - Features and Notes: CE is adjacent to Proctor Academy and other conserved lands (Gross, Woods (B & D)). Purposes include preservation of open spaces, productive forest lands, scenic enjoyment, ridge line views, natural resources in general. Only contents of notebook & folder are location map from GRANIT, and the deed.
- Identification: Andover Tax Map(s) and Lot(s): map 26 lot 880,420
Merrimack County Deed by Book and Page: book 1995 page 795. Jan 24, 1995

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 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

- ACC commitment:** we do not make or receive reports on this SPNHF property
 - Most Recent Monitoring, Visit or Communication: none

Reiner Woodland Conservancy Conservation Easement. 1993

- Current Owner and Contact Information (Phone and email): Carl Reiner, Trustee
 - Current Owner mailing address: 8 Mountain Ave. / Westerly RI / 02091-1725
 - Original Grantor: Catherine C and Elliot R Reiner
 - Primary Grantee (and back-up Grantee): SPNHF
- Location and size: Bradley Lake Rd. S. end of Bradley Lake, to and beyond the Salisbury line. 197 acres in Andover, total acreage 859 acres.
 - Features and Notes: Purposes include: compatible outdoor recreation; preservation of open spaces; restricts building and commercial activity apart from forestry and agriculture
- Identification: Andover Tax Map(s) and Lot(s): map 6, lot 089,036
Merrimack County Deed by Book and Page: [book ?](#) [page ?](#) Dec. 16, 1993
- ACC commitment:** We do not make or receive reports for this SPNHF property
Most Recent Monitoring, Visit or Communication none

Taunton Hill Realty Trust Easement. 1992

- Current Owner and Contact Information (Phone and email): Wm. F. Hunting Jr and Barbara P Hunting 735-5760
 - Current Owner mailing address: PO Box 390/ Andover NH/ 03216-0390
 - Original Grantor: Barbara Roby (Trustee)
 - Primary Grantee (and back-up Grantee): SPNHF
- Location and size: Old College Road [3 \(4?\) parcels, 209.71 ac \(222 ac?\) total](#)
 - Features and Notes: Preservation of open spaces, farm; historically-important land. Limits commercial activity to agriculture and forestry. Notebook contains an old (1993) Easement Summary; folder contains documents relating to process of easement acquisition, site map and deed.
- Identification: Andover Tax Map(s) and Lot(s): map 17 lot 482,087 & map 10 lot 863,496
Merrimack County Deed by Book and Page: [book 1897](#) [page 85](#). Oct 15, 1992
- ACC commitment:** We do not make or receive reports for this SPNHF property
Most Recent Monitoring, Visit or Communication: none

Wood (B.) Conservation Easement. 1987

- Current Owner and Contact Information (Phone and email): James Wood (978) 376-7945
 - Current Owner mailing address: 7 Nichols St/ Danvers MA 01923
 - Original Grantor: Barbara M Wood (Trustee)
 - Primary Grantee (and back-up Grantee): SPNHF
- Location and size: Route 4 54 (52.5 ?) ac. East of Route 4 (w/ 800 ft frontage)
 - Features and Notes: This CE borders lands in easement owned by Douglas J Wood and Ragged Mtn. Fish & Game Club CE. Preservation of open land, esp. productive forest and farm.
- Identification: Andover Tax Map(s) and Lot(s): map 35 lot 083,369
Merrimack County Deed by Book and Page: [book 1698](#) [page 607](#). Dec. 31, 1987
- ACC commitment:** We do not make or receive reports for this SPNHF property
Most Recent Monitoring, Visit or Communication: none

Wood (D.) Conservation Easement. 1987 (& 1990?)

- Current Owner and Contact Information (Phone and email): Richard D. and Linda B. Wood (610) 562-5323
 - Current Owner mailing address: 142 Circle Rd Lenhartsville PA 19534-9314
 - Original Grantor: Douglas J. Wood
 - Primary Grantee (and back-up Grantee): SPNHF
- Location and size: Route 4 145 acres (95 acres?) East of Rte 4

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Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

•Features and Notes: Abuts Ragged Mountain Fish and Game Club land, as well as the Barbara Wood (Wood, B) CE. Preservation of open land, esp. productive agriculture and forestry land. In the folder there is also an easement deed dated 12/4/90.

- Identification: Andover Tax Map(s) and Lot(s): map 27 lot 810,429 & map 35 lot 083,369
Merrimack County Deed by Book and Page: book 1698 page 614. Dec. 31, 1987 or (?) book 1850 page 1828
- ACC commitment: We do not make or receive reports for this SPNHF property
Most Recent Monitoring, Visit or Communication: none

SECTION II (CONSERVATION) PROPERTIES OWNED BY THE TOWN OF ANDOVER or OTHER (e.g. ASLPT)

*Batchelder (Highland Lake) Island. Fee Ownership

- Current Owner and Contact Information (Phone and email): Town of Andover
- Location and size: Island on Highland Lake. 1.2 acres (estimated)
 - Features and Notes: Loon nesting, light day use, occasional camping. Mature pine tree cover, blueberries, small beaches.
- Identification: Andover Tax Map(s) and Lot(s): map 17 lot 82-177
Merrimack County Deed by Book and Page: ?
- ACC commitment:
 - Most Recent Monitoring, Visit or Communication: Many people keep an eye on this property, especially around loon nesting time, but we do not make annual visits or reports

*Bog Pond Parcel (Transfer Station) Fee Ownership, 1986

- Current Owner and Contact Information (Phone and email): Town of Andover
 - Current Owner mailing address:
 - Original Grantor: Sylvia Minard
 - Primary Grantee (and back-up Grantee): Town of Andover
- Location and size: Route 11 and bordering Northern Rail Trail adj. to Route 4. 59 ac
 - Features and Notes: Includes town transfer station; occupies former site of sand and gravel pits. 2400 ft of frontage on Bog Pond, wetlands in northern part of property, includes trail used by snowmobilers, bikers to travel from rail trail to Belletete commercial area. Since 2015, much more monitoring and activities have been taking place at this site, following encroachments on the wetlands related to exploiting the stone and gravel resources adjacent to it. ACC is promoting various ways to conserve the natural value of the wetlands sections of this parcel. In addition there is discussion of placing a cell tower on the highest part of the parcel. Ongoing, see minutes from many meetings starting in 2016
- Identification: Andover Tax Map(s) and Lot(s): map 28 lot 90-242
Merrimack County Deed by Book and Page: book 1567 page 844
- ACC commitment:
 - Most Recent Monitoring, Visit or Communication: Visits and comments in ACC meeting minutes are made when issues arise surrounding the property and how it is being used. Derek visited the property on Sept. 9, 2025, and observed that the pile of coarse gravel maintained by the town highway department (?) while not in the wetland area, is so close to it, that the proposed "nature trail" along the edge of the wetland cannot be built or used at this point.

*Bradley Lake property #1 Fee Ownership. 1994

- Current Owner and Contact Information (Phone and email): Town of Andover
 - Current Owner mailing address:
 - Original Grantor: Marion McKelvie
 - Primary Grantee (and back-up Grantee): Town of Andover
- Location and size: Bradley Lake Road, near s. end of lake. 0.44 acres
 - Features and Notes: 80 ft frontage on lake, s. of power-lines. Location and boundaries are vague. See notes and tax map image from the monitoring report for 2017
- Identification: Andover Tax Map(s) and Lot(s): map 6 lot 427-324
Merrimack County Deed by Book and Page: book 1965 page 87
- ACC commitment:

Summary of Conservation Lands in Andover NH (September 2025) page 9

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

•Most Recent Monitoring, Visit or Communication. Derek Mansell used to make annual visits. The property has been surveyed recently, and it is possible that some or all of it will be swapped with neighbor Randy Sirard's property. If plans go ahead, it is hoped that the town will agree to grant a CE on it, with the ACC as primary grantee. The idea would be to prevent development and possibly to create a nature trail or lakefront access.

*Bradley Lake Property #2 Fee Ownership

- Current Owner and Contact Information (Phone and email): Town of Andover
 - Current Owner mailing address:
 - Original Grantor: n/a
 - Primary Grantee (and back-up Grantee): Town of Andover
- Location and size: Bradley Point Lane, frontage facing west. 0.92 acres
 - Features and Notes: Thin piece of wooded property, usable lake area, in the northern (swimming allowed) part of the lake. Annual visits are made to assure that no encroachments have been made.
- Identification: Andover Tax Map(s) and Lot(s): map 13 lot 280-107
Merrimack County Deed by Book and Page: book ? page ?
- ACC commitment:
 - Most Recent Monitoring, Visit or Communication: Derek used to make annual visits and write a short report. It now seems likely that the property will be sold to neighbor (Mahoney); the resulting lot would still be too small to allow for a subdivision..

*Gold Leaf Open Space. 1988

- Current Owner and Contact Information (Phone and email): co-owned by the owners of Severance Road subdivision lots
 - Current Owner mailing address:
 - Original Grantor: A. Samuel Drye, Jr. (Gold Leaf Development Assoc.)
 - Primary Grantee (and back-up Grantee):
- Location and size: Severance Rd roundabout, includes a swath of power-line. The s. tip of the lot is along Severance Brook. 7 acres
 - Features and Notes: No record has been found specifying that this property is subject to an easement. It is owned in common by the owners of the lots in the subdivision.
- Identification: Andover Tax Map(s) and Lot(s): map 4 lot 267.561 also see Deed Plan 10235 page 1. March 24, 1998
Merrimack County Deed by Book and Page: ?
- ACC commitment:
 - Most Recent Monitoring, Visit or Communication. The site was visited in the 1990s, but, given the lack of a mandate for the ACC or the town, no monitoring has been done there since (that I know of). Activity in the part of the property through which a powerline right-of-way passes, and that includes a small wetland, should be monitored during work being done in the fall of 2025.

McDonough Sucker Brook property.

- Current Owner and Contact Information (Phone and email): Town of Andover
 - Current Owner mailing address: PO Box 61 Andover NH 03216-0061
 - Original Grantor:
 - Primary Grantee (and back-up Grantee): ASLPT
- Location and size: Along Rte 11, with frontage on Sucker Brook and the Northern rail trail. 5.12 ac
 - Features and Notes: More information will soon be added about this recent town acquisition.
- Identification: Andover Tax Map 15 and Lot: 582-198
Merrimack County Deed:(2/6/2024) Book 3848 Page: 2483
- ACC commitment: Town owns this Lot
 - Most Recent Monitoring, Visit or Communication

Mountain Brook Forest Preserve. Fee Ownership. 2020

- Current Owner and Contact Information (Phone and email): ASLPT 526-6555
 - Current Owner mailing address: ASLPT/ 71 Pleasant St. New London NH/ 03257
 - Original Grantor: Given by Frederick and Patrice Ficken
 - Primary Grantee (and back-up Grantee): ASLPT fee ownership

Summary of Conservation Lands in Andover NH (September 2025) page 10

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

- Location and size: Elbow Pond Rd and extending north to Newman CE, and hence adjacent to thousands of acres of already-conserved land. [size: ?](#)
- Features and Notes: The northwestern boundary coincides with Mountain Brook. An old woods Rd that comes off of Elbow Pond Rd may soon become part of a loop trail connecting to Mtn Brook Trail
- Identification: Andover Tax Map(s) and Lot(s): map 25 lot 248-28
[Merrimack County Deed by Book and Page:](#)
- ACC commitment:
 - [Most Recent Monitoring, Visit or Communication](#)

Old College Road Preserve. Fee Ownership. 2014

- Current Owner and Contact Information (Phone and email): ASLPT 526-6555
- Current Owner mailing address: ASLPT/ 71 Pleasant St. New London NH/ 03257
 - Original Grantor: Pine Summit Holdings
 - Primary Grantee (and back-up Grantee): ASLPT fee ownership
- Location and size: Old College Road to Agony Hill Rd. 54.1 acres
 - Features and Notes: Protects scenic resources visible from Old College Road, Agony Hill Road and Northern rail Trail. Contiguous to more than 2,400 acres. Vernal pools. Listed as a "Supporting Landscape" under the 2010 Wildlife Action Plan. Notebook contains deed and a short article from the ASLPT Chatter written by Myra Mayman
- Identification: Andover Tax Map(s) and Lot(s): map 10 lot 645-443
Merrimack County Deed by Book and Page: book 3433 page 789. March 14, 2014
- ACC commitment:
 - [Most Recent Monitoring, Visit or Communication](#)

Roby & McLeod Preserve. Fee Ownership. 2014 (?) 2020 (?)

- Current Owner and Contact Information (Phone and email): ASLPT 526-6555
- Current Owner mailing address: ASLPT/ 71 Pleasant St. New London NH/ 03257
 - Original Grantor: Taunton Hill Realty Trust/ Barbara Roby PO Box 266 Lyme NH 03768
 - Primary Grantee (and back-up Grantee): ASLPT is fee owner
- Location and size: South of Rte 11 and both s. and n. of Northern Rail Trail 66.7 acres total. Formerly two parts, and now includes a piece given by McLeod (in 2020 or 2021?)
 - Features and Notes: 850 ft frontage on Northern rail trail. Protects wetlands and aquifers on the property, and adjacent to more than 2,400 acres of conserved land, including a very large wetland to the east. High-quality wildlife habitat.
- Identification: Andover Tax Map(s) and Lot(s): map 11 lots 34-426 and 120-229
Merrimack County Deed by Book and Page: book 3568 page 586 (former Roby) book 3504 page 508 (former McLeod)
- ACC commitment:
 - [Most Recent Monitoring, Visit or Communication](#)

Tucker Mountain Road Common Land 1988

- Current Owner and Contact Information (Phone and email): Owned in Common by lots in the "Teddy Bear Inn Development"/Peta Realty
 - Current Owner mailing address: n/a
 - Original Grantor: Peta Realty
 - Primary Grantee (and back-up Grantee): owned in common
- Location and size: Between Tucker Mtn Road and N. Rail Trail. 21 acres
 - Features and Notes: No road frontage. In our file there is a map of the property and access R.O.W. as well as some comments made during Planning Board meetings. There are still questions relating to intended and permitted or restricted uses of the property. At present a small network of trails appear to be used by walkers, bikers and possibly skiers
- Identification: Andover Tax Map(s) and Lot(s): map 16 lot 727-277
[Merrimack County Deed by Book and Page: ?](#)
- ACC commitment:

Summary of Conservation Lands in Andover NH (September 2025) page 11

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

•Most Recent Monitoring, Visit or Communication. Our commitment to monitoring this property is unclear. Derek Mansell has been visiting the site annually and has written a report based on the visit. This report is kept in our file, and a copy has sometimes been given to Pecco Beaufays.

White Oak (Pit) Property Fee ownership (2018? 2021?)

- Current Owner and Contact Information (Phone and email): Town of Andover
 - Current Owner mailing address:
 - Bought from the State of New Hampshire
 - Primary Grantee (and back-up Grantee):
- Location and size: East of Rte 4 and encircled by the southern part of Horseshoe Pond and a section of the Blackwater River. Borders on and includes part of Prime Wetland and contains deposits of sand and gravel. Early documents list 10.95 ac; tax map shows 13.9 ac and index to Tax map states 10.44 ac
 - Features and Notes: Our interest in protecting the natural values of this property adjacent to the blackwater River and Horse Ponds and associated prime wetlands has sometimes been "in tension with" the interests of the town highway department...
- Identification: Andover Tax Map(s) and Lot(s): map 12 lot 7-358
Merrimack County Deed by Book and Page:
- ACC commitment:
 - Most Recent Monitoring, Visit or Communication: Site visits and other interactions have been described in ACC meeting minutes. Derek visited the site on September 9, 2025, and the parts that immediately border the river and wetlands look undisturbed. Some of the tall pines behind the older shed are dead and others appear to be dying... salt?

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email):
 - Current Owner mailing address:
 - Original Grantor:
 - Primary Grantee (and back-up Grantee):
- Location and size:
 - Features and Notes:
- Identification: Andover Tax Map(s) and Lot(s):
Merrimack County Deed by Book and Page:
- ACC commitment:
 - Most Recent Monitoring, Visit or Communication

Summary of Conservation Lands in Andover NH (September 2025) page 12

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
Merrimack County Deed by Book and Page. Date
 - ACC commitment
 - Most Recent Monitoring, Visit or Communication
-

Part III Useful (I hope) notes and information about contacts and methods of making our submissions to SPNHF and CLSP

Merrimack County Registry of Deeds website... Better results if using Chrome rather than Safari... not sure about other browsers. Sign in using derek @ proctornet.com pword andover283 contact for help: Charlene @ 2280101 Note: Sign-In and search. Once the item is selectable (the strip of info turns blue) just double click on it and it should appear in a form that can be read. To save a copy as a PDF document, click on "Print All Pages" and then when the PDF document opens select "Save Page As" (in the file menu). Note that when the PDF first appears it is usually zoomed way in, and often looks blank, but it's there; also note that even though the menu choice is "Save Page As," it saves the whole multi-page PDF document.

Newman CE-- reporting to LCIP

Each year, submit a report to the "Conservation Land Stewardship Program.

Our contact there is (as of 2021):

Charlotte Harding, Stewardship Specialist

Charlotte.J.Harding@clsp.nh.gov

(603) 271-6809

or

Stephen G. Walker, Director LCIP

NH office of Strategic Initiatives

107 Pleasant St, Concord 03301

stephen.g.walker@clsp.nh.gov

(603) 271-6834

<https://www.nh.gov/osi/>

(formerly our communication was with

Amanda Hollenbeck, Stewardship Specialist at LCIP)

The latest version of the report is available to be sent as an editable Word document (which I guess we request when it's time to fill it out and submit electronically) and it may soon be available to be sent as an editable PDF

To use GRANITViewII to look at and make location maps of the easements or properties:

Open GRANITViewII. Choose "Quick Tools" / zoom to Geography / enter town name Andover / then (in Quick Tools) choose "Open Map Layers Panel" / select "Conservation" and slide to make the layer semi-transparent / then select Topography / expand Topography to be able to select USGS 7.5-minute Topo and deselect Regional elevation. Also make this more or less transparent if necessary. Use arrows, zoom tool, pan, etc. to get the area framed / Use the "i" button to be able to get information about a particular easement or property. Sometimes it's necessary to click several times to get the conservation information. Once shown, click on the Conservation Lands heading for the information and that will open a window with more complete information. Move that to a convenient place and "GRAB" or take a screen shot.

Chris Phaneuf at UNH was very helpful answering my questions when I was learning to use GRANITViewII

(chris.phaneuf@unh.edu)

To make electronic submission of report for Fenvale to SPNHF, sign in at forestsociety.org, then select Log in. Our user name email address is . Our password (case AndoverConservationCommission@gmail.com sensitive) is ACC03216acc
Once logged in, click on "my account"

Summary of Conservation Lands in Andover NH (September 2025) page 13

Property or Easement Name. Type. Date Created

- Current Owner and Contact Information (Phone and email)
 - Current Owner mailing address
 - Original Grantor
 - Primary Grantee (and back-up Grantee)
 - Location and size
 - Features and Notes
 - Identification: Andover Tax Map(s) and Lot(s)
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-

Then click on the tab that says **Executory Interest Form**. Under the heading **Landowner Information**, click on the drop-down arrow on the right side of the **Easement*** field (which says “Select a property”). There you will find a list of the easements we have the grantee interest in (at the moment, only Fenton). Select the easement you are reporting on from the drop-down list. Now, as you scroll down the page, you will be asked the same questions as you would find on our standard paper report. When you have finished, click **Submit** at the bottom of the page. SPNHF will contact you if we have any questions about your report.

If you would like to submit **a report for another easement** (if you hold more than one with an executory interest behind it), click the **MY ACCOUNT** button at the top of the page, select the **Executory Interest Form** tab again, and select the next property in the drop-down list in the Easement field to begin the process again.

If you have **additional materials** beyond the report that you would like to send (such as photos or maps), you can email these as a pdf to eireporting@forestsociety.org. Be sure to reference the property name in your email.

To print a version of this report, log in, then go to “My Account”. In the middle of the page there is an item called “Executory Interest History.” Choose that.

To the very right of the items you can select for a given property is one called “view.” Select that and you will see a summary of the submitted report. If you select that you can print it by hitting command-P and then either print it at that moment or choose to save it as a PDF for later printing.