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February 17, 2016

Pierre Bedard
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Wilmot, NH 03287

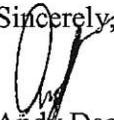
Re: Deming Subdivision

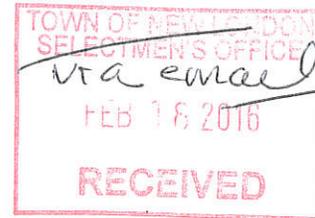
Dear Pierre,

In 1993, when Charles and Barbara Deming donated a Conservation Easement on their 125 acres in New London the relevant zoning for subdivisions required a minimum of 10 acres. The Conservation Easement has a reserved right that allows for the subdivision of the property into no more than two residential lots. This reserved right placed restrictions on the location of the subdivided lot that were reasonable when the zoning allowed for 10 acre lots in the area. Now for the landowner meet the required 25 acres under the current zoning the lot would have to be an unusual shape.

Since the land can only be subdivided into two lots the development of the area would be restricted. With the easement the property can not be subdivided further which fulfills the spirit of both the zoning in the Conservation District as well as the terms of the Conservation Easement.

Sincerely,


Andy Deegan
Stewardship Manager



Helping preserve the rural landscape of the Mt. Kearsarge/Lake Sunapee region.