

**Michael S. O'leary Custom Builder
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February 1, 2012

TO: Steve Halloran
Board of Selectman
Town of Plainfield NH

Robert Shulman Ladieu Road Sub division

Robert Shulman would like to give 19 + or - acres of land to the Town of Plainfield. The land is located south of the intersection of Ladieu and Porter Roads, with approximately 103.17' of road frontage on Ladieu Road to the east of the Coreyville Cemetery.

In preserving this property the family of Renée Ragen Shulman hopes to memorialize three values to which she was dedicated. First, and most important, was the prevention of animal suffering. She saw preservation of habitat from the encroachment of human activity as an integral part and she did not permit, hunting, fishing or trapping on her property. Second Renée was an avid hiker who took her dogs with her whenever possible and wanted the natural world to be accessible to as many people as possible. Third she enjoyed her rural life and the rural landscape. Any use of the area should attempt to balance these sometimes conflicting goals.

The land encompasses a significant portion of the Hilliard Brook Beaver Pond and is an area of significant value to wildlife. It is also the watershed for much of the Ladieu Hill and the French's Ledges area.

It is also Robert's hope that this would be the beginning of a community wildlife preserve area and a hiking trail that could eventually connect to the trail that is on the town owned Farnum lot which in turn would give connectivity to the community trail network at the Plainfield School. He is hopeful that by donating this land, other land owners that own land abutting the Hilliard Brook Beaver Pond area may consider adding some portion of their land to this protected area.

Conditions of the gift:

The Town of Plainfield will build a three car parking area, to the east of the cemetery for the cemetery and a future trail that would cross the land along the east side of the beaver pond.

No future development of the land will be allowed except the development of the trails and wildlife viewing area as outlined below and this will be specified in the deed.

A future trail will be allowed to be built across the property on the east side of the beaver pond with a spur trail to the end of the pine esker. And will be from 8' to 12' wide suitable for hiking, mountain biking, cross country skiing, dog walking and equestrian use. To improve the experience for the elderly and people with limitations, the trail to the wildlife viewing area at the end of pine esker may be further improved to facilitate access to that point. The pine esker has a nice view of the beaver pond and could be the spot for a wildlife viewing area where up to three rustic benches could be installed. No fires, fire pits or BBQ's will be allowed. No trashcans would be installed. It would be a carry out trash area. The area will be for day time use only.

If the wildlife viewing area is developed it will require the cutting of some small trees and brush to open this area up for a better view of the beaver pond.

No motorized equipment will be allowed except what would be necessary for the maintenance of the trail and wildlife viewing area.

No hunting fishing or trapping will be allowed. There will be a sign posted at the trail head/cemetery parking area stating this. No other posting of the land will be required.

The Shulman family will be allowed to place a plaque dedicating the area in Renee Shulman's memory and naming the area the Renee Shulman Wildlife area or something to that effect.

Robert Schulman's accountant is researching what documents he will need to obtain to be eligible for an IRS tax credit for this donation of land. The Town of Plainfield will provide and sign the applicable documents that they can.

Robert Shulman will pay for the necessary appraisal, transfer of title and attorneys fees.

Thank You

MICHAEL O'LEARY CUSTOM BUILDER, LLC

By: _____
Michael O'Leary, Sole Member

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consulting & management***