

January 10, 2019



Together, protecting forever
the land we love

Dear Friends,

Happy New Year! I am writing with good news about the Monadnock Conservancy's efforts to purchase and conserve 100 acres on Cunningham Pond in Peterborough.

First and foremost, **thanks to you** and more than 175 other generous individuals, families, and organizations, **we have officially passed the \$1 million mark** toward our \$1.5 million goal! To date, we have raised \$1,074,000 in cash and pledges. This includes a \$250,000 pledge from the Peterborough Conservation Commission and Open Space Committee to come from Peterborough's Land Acquisition Capital Reserve Fund, subject to final select board approval. The fact that this pledge is five times greater than the largest prior expenditure from the fund is testament to the special place that is Cunningham Pond.

Though we still have work to do, we have momentum on our side, and, thanks to the Peterson family, we also have time. A new purchase and sale agreement signed in December between the Monadnock Conservancy and the Petersons gives us all of 2019 to reach our fundraising goal and complete the purchase. That said, all parties agree that we intend to close as soon as possible. We are truly grateful to Virginia and Dorothy Peterson for granting us this extension.

You may know that the Peterson property includes two buildings — the iconic stone boathouse on the pond and a rustic cabin in the field above Route 101 — and I want to share our plans for these structures. As I hope you can appreciate, land trusts like the Monadnock Conservancy are specialists in land, but we are not well equipped to be owners of vacant buildings. Unless we have a programmatic use for buildings and a dedicated capacity to monitor them, all too often they are a liability and magnet for vandalism or other abuse. Accordingly, the cabin, which is already in some disrepair, will be dismantled and the site restored to open field.

The boathouse, however, is much too beautiful and too beloved a part of the pond's scenery to be torn down. While it is tempting to try to find a public use for it, providing public access would be problematic. Turning onto its driveway from Route 101 is quite dangerous, and the proximity to the highway would likely make it a magnet for abuse. Instead, our plan is to subdivide the boathouse and five acres adjacent to it (the skinny strip of land between the

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boathouse, Cunningham Pond Road, Route 101, and the pond; shown on the enclosed map) and resell them to a single buyer subject to permanent restrictions precluding any new residential development. If possible, we will complete the subdivision and advertise the boathouse parcel on the open market before closing on the purchase of the greater property from the Petersons, thereby allowing us to sell the boathouse parcel sooner. The proceeds from this sale will go toward meeting the \$1.5 million fundraising goal.

Finally, I would like to share with you the answers to several “frequently asked questions” about this project that have been asked of me in recent months:

How will the public access the property?

As shown on the enclosed map, we plan to build a new trailhead parking area on the property’s frontage along Cunningham Pond Road east of the town beach. This will be the main public access point, with new trails leading to the interior of the property, connecting with the existing carriage road along the pond, and looping to the hilltop field.

Will access be limited to Peterborough residents, like the town beach?

No. The property will be open to all, free of charge.

Will swimming be allowed?

We intend to keep the shorefront in a natural state, with no designated swimming area.

Will dogs be allowed?

Yes! Though we will likely require that they be kept on a leash.

How can I donate to the campaign or follow its status?

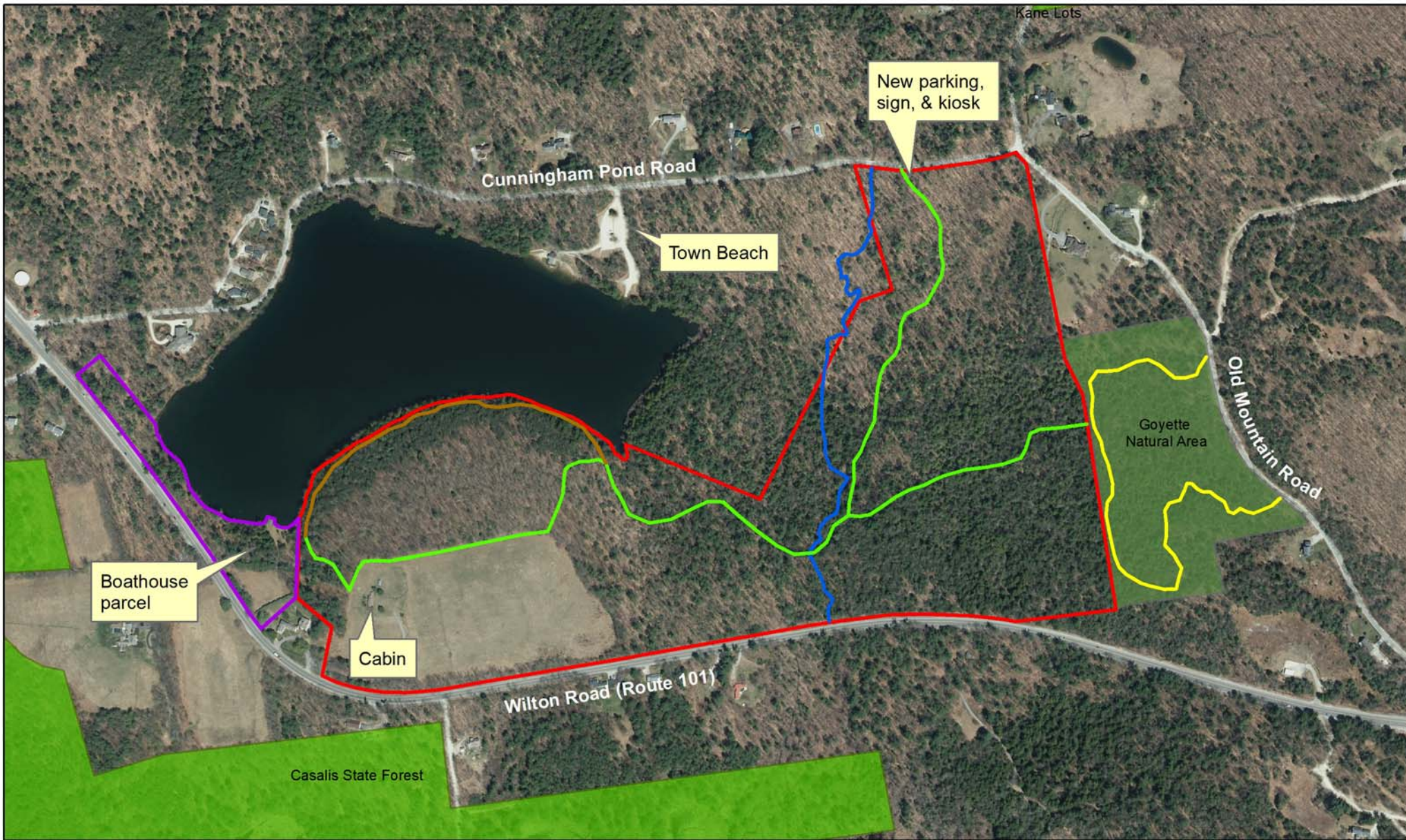
Visit www.savecunninghampond.org to make a secure online donation, learn about other giving options, and for campaign updates.

Thank you again for caring about Cunningham Pond. I will keep in touch with more updates in the future, and, in the meantime, please don’t hesitate to contact me with questions or concerns. You can reach me at Ryan@MonadnockConservancy.org or 603-357-0600, ext. 103.








Sincerely,

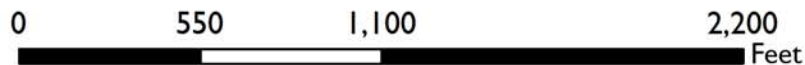
A handwritten signature in black ink, appearing to read "Ryan Owens". The signature is fluid and cursive, with the first name "Ryan" being more prominent than the last name "Owens".

Ryan Owens
executive director



Cunningham Pond, Peterborough

-  carriage road
-  new trail
-  Goyette trail
-  stream
-  Cunningham Pond property to be purchased
-  Monadnock Conservancy Lands
-  Other Protected Lands



1:7,000



NAD 83 - NH State Plane
 R. Brackett, 1/9/19
 Source: GRANIT & SWRPC
 Map not survey accurate