

JACKSON P. ENGLISH
P.O. Box 81
Grantham, New Hampshire 03753

13 January 1987

Dr. Jerold Weiner
33 Fairview Street
Lowell, MA 01852

Dear Dr. Weiner,

On Monday night, 11 January 1987, the Grantham Planning Board continued its adjourned meeting of January 7. I was present as a member of the public.

At that meeting Mrs. Ruth Gourley, acting as your agent, consulted the Planning Board on the suitability of your tentative plan for the development of the old Howard property on Stocker Pond. The Board pointed out that this plan did not meet the standards set forth in Grantham's Subdivision Regulations, a copy of which had been furnished you according to Mrs. Gourley, in several respects.

Either the engineer who prepared the plan had not seen the Subdivision Regulations or, if he had seen them had not read them, or, if he had read them he had not understood them.

My own concern has to do with the nature of the proposal in its proposed use of the pond front property, leaving aside any comment on the amateurish layout of the subdivision of the property west of the road.

The proposal had the notation "70 Units" on the pondside part of the property of about 12 acres. The insensitivity of proposing such a population density in the area is marked, regardless of this gross inattention to the many regulations applying to the development of such wetland and flood plain areas.

At our meeting of 26 September 1987 you stated that you and your partner intended to maintain the ambience of Stocker Pond as a living area. Your tentative proposal is hardly consistent with that statement. Has your plan changed?

Is it possible that this proposal was drawn up without the engineer seeing the land or of your seeing the plat?

for your info JPE

JACKSON P. ENGLISH
P.O. Box 81
Grantham, New Hampshire 03753

26 January 1987

Dr. Jerold Weiner
33 Fairview Street
Lowell, MA 01852

Dear Jerry,

It occurs to me that you and your partner might wish to address a letter to the members of the Stocker Pond Owners' Association describing your goals for your property on the pond.

I make this suggestion as such a letter could serve as a counter to the impression created by the unfortunate proposal submitted for comment to the Planning Board by Mrs. Gourley on your behalf. This has led several of our members to comment to me that this proposal seemed to contradict your statements at our meeting in the fall. While I have been able to report on our conversation of last week to some of these, I have not been able to reach all, nor have I tried. Thus, it might save misunderstandings if you stated your concepts.

I am sure that Mr. Warren Heinzelman, our Secretary-Treasurer, 603-882-4730, would supply you with a mailing list should you ask him.

Mrs. English and I will be away from February 3 to 25 and from March 2 to 17.

Sincerely,

A handwritten signature in dark ink, appearing to be 'JPE', written in a cursive style.

JACKSON P. ENGLISH
P.O. Box 81
Grantham, N.H. 03753

6 May 1987

Dear Warren,

After being asked about the ex-Howard property by both the Eckbreths and the Woolsons, I talked to Paul Franklin and composed the enclosed. It seems to me that it would be useful to send this to the membership as the rumors about what might happen are around and the questions will continue to arise.

Should you agree, would it be possible for you to duplicate the communication and send it to each of our members?

In addition, might it not be a good idea to send a copy to each of the new owners along with an invitation to join?

They are Mr. Jerold Weiner, 33 Fairview Street, Lowell, MA 01852 and Mr. Nicolas E. Nassar, 125 Clark Road, Lowell, MA 01852.

We hope that you have had a good winter and look forward to seeing you when you come up.

Sincerely,


Jackson P. English

PROPERTY OWNERS' ASSOCIATION OF STOCKER POND

GRANTHAM, N.H.

May 13, 1987

Dear Association Member:

Our Association President, Jackson P. English has requested me to sent you a copy of his letter of May 6, 1987 relative to information he has obtained on the sale of the former Howard property on Stocker Pond. This copy is enclosed.

Also enclosed is your copy of the Minutes of the Association's Annual Meeting of August 23, 1986.

I am also enclosing a copy of the Association's Treasures Report of August 19, 1986 to those Members who were not in attendance at the Annual Meeting.

In closing, PLEASE NOTE:-

As you can see from the Annual Meeting Minutes that again the attendance was poor with only seven Property Owners represented in person. We are trying for an improvement this year by combining the Annual Meeting with a "COOK-OUT".

SO:- Please reserve the afternoon of Saturday, July 18, 1987 for this GALA affair. Will look forward to seeing you then. More Later.

Sincerely,



Warren Heinzelmann
Secretary/Treasurer
41 Wood Street
Nashua, N.H. 03060
Phone:- (603) 882-4730

JACKSON P. ENGLISH
P.O. Box 81
Grantham, N.H. 03753

6 May 1987

Members of the Stocker Pond Owners' Association:

Several of you have recently asked me of my knowledge of the status of the ex-Howard property on the west side of Stocker Pond. Since my knowledge consisted only of rumors I turned to Mr. Paul Franklin, Town Manager of Grantham, for facts. I did this and am writing to you as we are all concerned with the quality of the ambiance of the pond.

As learned from him in a discussion on May 4, these are:

1) The land, 11.4 acres between the George's Mill Road and the pond and 30.8 acres up the hill from this road was sold to the Messrs. Jerold Weiner and Nicholas Nassar on 11 December 1986 for \$165,000.

2) There has been no approach, either informal or formal, to the Planning Board of Grantham up to the date of my conversation with Mr. Franklin. He has promised to inform me of any such approach.

3) Prior to the sale an engineer for the purchasers visited with Mr. Franklin and indicated that they were interested in the possibility of building condominiums on a shelf up the hill to be approached by the old Barton Road. This is the road on the right shortly after the George's Mill Road begins in East Grantham.

4) Any such development would be subject to the recently revised subdivision regulations of the Town of Grantham. Among other things these regulations specify road standards. Sanitary standards are enforced by the state.

5) Mr. Franklin agreed that an appreciable portion of the pondside land is in the flood plain as was clearly evident during the recent high water. He also agreed that any dredging of or the construction of major dockage facilities on the pond would require permits from the New Hampshire Water Resources Board.

I will endeavor to keep you informed of any significant developments.


Jackson P. English
President
Stocker Pond Owners Association

PROPERTY OWNERS' ASSOCIATION OF STOCKER POND

GRANTHAM, N.H.

May 13, 1987

On behalf of our Association President, Jackson P. English and myself we wish to welcome you and your partner as property owners on Stocker Pond, Grantham, N.H. and invite you and your partner to become a member of our Association.

The Property Owners' Association of Stocker Pond was formed many years ago to give our Property Owners a means of collectively addressing items of mutual interest and concern. We normally meet once a year and the annual dues are \$5.00/year/Property Owner.

For your interest I am attaching a copy of a letter dated May 6, 1987 from our President, Mr. English to the Membership regarding the Property that you and your partner have just aquired.

Also attached for your interest is a copy of the Minutes of our last Annual Meeting of August 23, 1986.

Again, we welcome you and your partner and do hope that you join our Association. If you and your partner do wish to join us I would appreciate a letter from you indicating your interest along with your 1987 Dues of \$5,00 (Make payable to the Property Owners' Association of Stocker Pond). Please note that since you and your partner are joint owners that you are treated as one owner with one vote and subject to one \$5.00 Dues per year. I would also appreciate receiving a single mailing address for future correspondence. I have send a identical letter to your partner this time.

Please do not hesitate to write or call me if I can provide any additional information.

Sincerely,



Warren Heinzelmann
Secretary/Treasurer
41 Wood Street
Nashua, N.H. 03060
Phone:- (603) 882-4730

cc:- Jackson P. English
President
P.O.A. of S.P.