

The Bradford Bridge

COMMUNITY NEWS for NEIGHBORS by NEIGHBORS

Note: This article is re-printed in its entirety since the continuation was inadvertently omitted in September.

ZBA Denies Application for Hunting Preserve

The Zoning Board of Adjustment held a public hearing August 2 on the request from Anthony Rosa for a special exception for a hunting preserve on East Washington Road, Map 8 Lots 30 & 31, Map 12, Lots 12 & 15. He outlined his proposal and ZBA Chair Brooks McCandlish explained the criteria for a Special Exception and the format of the Public Hearing. Supporters of the project spoke first and then those opposed presented their concerns. Motion was passed to close the public hearing at 8:43pm, followed by a motion to have a special meeting on August 16th to further the discussion on the Rosa application. At that meeting, two motions were approved by the ZBA:

#1 – To approve the “Findings of Fact” relative to the Rosa Special Exception...and enter them into the record for the Rosa Special Exception File.

#2 – To deny the application by Anthony Rosa Jr. for a Special Exception in order to construct and operate a hunting preserve in the Rural Residential Zone on his property on East Washington Road, for the following reasons:

1. The ZBA finds that the proposed hunting preserve is not an appropriate use of the site, which is currently forested, and is hilly, with very rocky

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Warner River Watershed Conservation Project

The Warner River Watershed Conservation Project is a partnership begun in 2012 between NH Fish and Game, Basil W. Woods, Jr. Trout Unlimited, and local grass roots connections such as the Bradford Conservation Commission. It was inspired by studies done by NH Fish and Game in 2008/ 2009 finding that there were native wild brook trout in the Warner River watershed. Wild brook trout remain in only about 9% of their former range on the east coast and most of the best habitat is in far northern New England. To date, two-thirds of the streams surveyed hold wild brook trout indicating this is a high quality watershed worth preserving.

The organization American Rivers identifies the Merrimack, which the Warner eventually exits from by way of the Contoocook, as one of the most threatened rivers in the entire country. A US Forest Service Survey lists the Merrimack as the number one most threatened, despite the cleanup of some of the ‘point source’ pollution at factories, due to the development of private forest land that increases erosion, run-off, and sedimentation, pollution from landscaping and agriculture, and housing development. Changes in forestry practices haven’t helped.

Winters are less conducive to logging given the lack of frozen ground and the size of equipment has increased, compounding problems with runoff and erosion. Cutting near streams reduces tree canopy and causes stream temperatures to rise and salting of roads are other major hazards to fish and their habitats.



Volunteers identifying macroinvertebrates in the Warner River watershed

Problems in the Merrimack River start with problems upstream.

This partnership of organizations set to work examining all of the streams within the headwaters of the Warner River and much of Bradford is in the ‘Upper Warner River Subwatershed’. Twelve species of fish were found in the 2009 survey. Assisted by volunteers, fish were identified, water quality was tested, and macro-invertebrates (visible stream bugs) were catalogued to further inform researchers about the viability of the habitats surveyed.

Another benefit to these studies has been the observations made at culverts and bridges. Fish have a hard or impossible hard time moving up or downstream if culverts are ‘perched’ above stream level, corroded, or blocked. This is important because if

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The Bradford Bridge

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The Bradford Bridge is a free community newspaper supported by advertisers. To place an ad, call Maureen O'Keefe at 938-2941. The firm deadline for all ads and articles is the 20th of the month.

SUBMISSIONS

The Bradford Bridge is written by neighbors, for neighbors. Anyone is welcome to submit articles and/or photographs of interest to the community. We reserve the right to edit submissions.

Town Offices

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Friday: 8:00 AM - Noon

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Wednesday: 12 PM - 6 PM
Thursday & Friday: 8 am - 4 PM
(closed 12 - 1 pm)
2nd & 4th Saturday: 9 am - Noon

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call 938-5193 for appointment

Town offices are temporarily located at Bradford Area Community Center, 134 East Main St. P.O. Box 6. Bradford, NH 03221

Letter from the Editor

There is nothing New Englanders like better than talking/complaining about our weather. Recent news of hurricane following hurricane in the Caribbean and southern part of the mainland along with the earthquakes in Mexico makes us realize how relatively stable our part of the hemisphere is. We do experience the occasional hurricane, starting in my memory with the unnamed, unexpected one in 1938. That hurricane cost many lives, destroyed homes and felled trees, but understanding the nature of these events has greatly improved and there is time to prepare. More recently we have experienced flooding in 2005, '06 & '07, but have remained intact. As we sympathize with and help as we can those affected by Harvey, Jose and Maria and the earthquakes, we can be grateful for where we live.

One of the greatest problems throughout that region was the loss of communication as power was cut. This we do experience in Bradford when we lose power and there is little or no cell phone coverage.

Change has come to The Bradford Bridge – Michelle Makowiecki has taken a position that matches many of her talents. We thank her for her creativity over the past few years. We welcome design consultant Don Moss and Layout Designer (and Bradford native) Leah Cummings who will guide us through the intricacies of shaping The Bridge. Your comments would be welcome.

Now on to one of Bradford's favorite holidays. Halloween Tales of Horror for adults will be performed by Odds Bodkin on the Sweet Beet lawn, Friday October 13th 8 – 10 PM. Halloween decorations, including, of course, the famous toilet paper tree at Lafayette Park, are going up. Main Street residents, especially those at Brown Memorial Library, are preparing for the many trick or treaters who will pass through Bradford on October 31.

Enjoy the last few days of September summer and get ready for the next season of unpredictable weather.

*Marcia Keller,
Co-Editor*

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soils, steep and ledgy sections, and wetland areas.

2. The ZBA finds that the proposal may be detrimental and injurious to the neighborhood because the proposed buffers are not adequate to prevent shot from falling on abutting properties, and attendant noise pollution.

3. Because the proposed buffers are not adequate to prevent shot from falling on

the public roads, the ZBA finds that the proposal may cause undue hazard to pedestrian and vehicular traffic.

Minutes of both meetings including the full decision and the Findings of Fact can be found at bradfordnh.org.

A request for a rehearing has been submitted to the ZBA and will be considered on October 4.

Town Hall Progress Report: From the Ground Up



Report from the Town Hall Restoration Oversight Committee

The quick progress after the March town meeting was exciting to everyone. It seemed almost overnight that Rick Geddes was in there with his energetic army and the building lifted into the air. With accomplishments like that, it seemed as though the building would be having a grand reopening in a month at most. But, the building was not the only thing raised; we also raised expectations. Unrealistic expectations.

It is a fact of life that with a project of this magnitude and particularly when it involves a very old building, there will be problems that we did not and could not anticipate. The only certainty was uncertainty. Now that the building has been thoroughly investigated by the structural engineer, it is apparent that it needed a lot of structural repair and improvement. It will simply not be a safe building if that is not done. Those improvements alone will cost more than \$250,000.

Other expenses we are *now* facing will result in the project being underfunded by something in excess of \$750,000. Sad but true. In case anyone wonders, the Selectmen have no intention nor do

they have the authority to spend a single dollar beyond the amount appropriated by the voters at the town meeting. That being the case, they will prioritize the expenses from now on and then put options to the voters next March. That prioritization will be made soon and it will involve completing the basement foundation, lowering the building onto it, waterproofing and backfilling it and in general, making both the foundation and the building itself ready for winter. It is possible that that will be all that can be done.

As you know, matters came to a head when the fire marshal became involved. It is easy to point to that fact and resent the interference. It is far more important, though, that we do this project right. The fire marshal has been more than willing to work with us and, because of that, will probably allow the building to be lowered even without all of the plans being in place. That means the structural plans *do* need to be done.

Another decision that the selectmen made was to bring a general contractor (GC) on board. A GC will give focus to the project and provide a single responsible party for keeping all of the subcontractors and, importantly, the timing of their work under control. The fire marshal was clear that having a GC was essential and as we looked at the whole picture, we agreed. On

September 18th, Trumbull-Nelson was appointed. Making that choice was the result of a couple of significant factors. First, we had all agreed that having a GC was essential to coordinating the many aspects of the project. Second, without a GC, it was not likely we could get the building lowered onto a completed foundation before winter set in. And third, Trumbull-Nelson, a highly qualified and reputable organization, was available to start on the project very quickly. Although it might have been desirable to put the GC role out to bid, it is 100% clear that we would not have anyone actually on the job until it was too late to ready the building for winter. The damage to the foundation already poured, to say nothing of the fact that some of the foundation is not even poured yet, would jeopardize all of the work and expense to date. The selectmen made the only decision they could consistent with protecting the town's funds and protecting the town's building.

You will have the pleasure of meeting our architect at the town meeting but in the meantime, he will be writing progress reports and posting them on the Town website. In fact, the first of these is already there. See bradfordnh.org Town Hall Restoration Oversight Committee for copies of all correspondence from the architect.

*Brackett Scheffy for the THROC
See you next month!*



Bradford Bog Boardwalk Repair Day

It's that time of year – time for the annual Bog Boardwalk repair day. Every year forty hemlock boards are carried out to replace boards that got tired of the winters, the moose, and just living in a damp environment.

The Bog is located on East Washington Road, just over three miles from its intersection with West Road – on the left just before the town line. The Bog consists of an unusual Atlantic white cedar swamp that expands to a quaking bog that has its own specific set of plant life. There is an observation platform at the end of the boardwalk overlooking the fall colors of the wetland. For those interested in history, there is the small park with informational signage where the Bradford Springs Hotel once stood.

Repair Day begins at 9am on Sunday,



October 15th with a rain/snow day of the following Sunday, October 22nd. Wear sturdy shoes – the boardwalk is level but slippery when wet. A pair of loppers would be useful and gloves essential. Refreshments will be served! Sponsored by the Bradford Conservation Commission.

HEARTPOUNDERS: Halloween Tales of Horror!

Odds Bodkin performs scary stories for adults with his back to the cemetery on the lawn at Sweet Beet Market.

\$10 in advance
\$12 at the door

Food concessions
will be available.

Proceeds go
to the Bradford
INNovation
Project!

Friday, October 13th

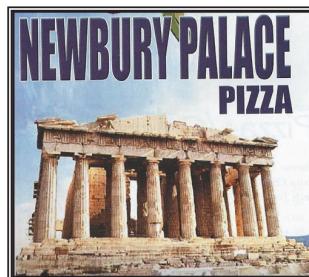
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Town Board Reports

Board of Selectmen

Town Hall Update Architect Jay Barrett presented the Board with several documents and explained that generally the building is in good condition considering its age. He recommended that the Town hire a general contractor immediately. The Board agreed that the project needs to move forward.

At a subsequent meeting, Trumbull-Nelson was engaged as general contractor for the project, followed by an on-site meeting of all interested parties, from engineers to LCHIP personnel. An early October schedule was set to resume activity. The first priority will be to get the building down onto its foundation, safely supported and buttoned up for winter.

Harry Wright will continue to work with LCHIP regarding the grant. Communications from the Architect to the Board are posted on bradfordnh.org. Scroll down to Town Hall Restoration Oversight Committee.

Driving School The Board signed the lease with Freyler's Driving School for space at the BACC formerly used by the preschool. The Town reserves the right to use the space for elections and public meetings with reasonable notice and will be responsible for maintenance of the room.

Movie License Used by the Senior Center and paid for in the past by the Friends of the BACC. The Board declined to make the 2017 payment, but will place the fee in the 2018 budget.

Roads The Town of Newbury confirmed they will continue to plow segments of five roads, but will not do the maintenance. Road Agents from Warner, Sutton and Bradford will meet to work on coordination of scheduling for such tasks as paving.

CIP While it may be helpful for the CIP Committee to have Department Heads attend their meetings, the Chair made it very clear that it is not within the CIP Committee's authority to require them to attend meetings. Town employees report to the Select Board, not the CIP Committee.

Propane tank at Police Station The Board agreed that the propane tank, needed for the generator, should continue to be filled by the current supplier since the town would not save anything at the lower bidder's propane rate.

Budget Selectman Jim Bibbo said development of the budget should be driven by the Select Board with Department Heads presenting their requests to the Board who then forwards it to the Budget Committee. The Budget Committee would be encouraged to attend the meetings with Department Heads.

Historical Society The Board was notified that the Society did not want to follow the recommendation of the Selectmen with regard to the brush cleanup and beautification of the lower part of the Naughton property. The Chair expressed disappointment in the Historical Society's letter.

Selectmen waived the demolition fee for removal of roofing on the Old Post Office.

Public Hearing – Highway Block Grant The Town received an additional \$76,730.84 in highway funding and discussed using it toward its portion of work to be done on the Bement Bridge. The Board voted to accept the funds, but chose not to designate them at this time.

Cell Tower Update Sue McKevitt has sent letters and made multiple phone calls with no results to date. She will continue to work on this.

Master Plan Katie Nelson from Central NH Regional Planning presented a contract for updating the 1996 Master Plan. The 2017 Town Meeting approved a \$5,000 warrant article for this purpose.

Repurchase of Deeded Property The previous owners repurchased property at Map 5/Lot 54, taken by tax deed in 2016, forwarding a repayment check for \$10,254.95. Selectmen declined to return \$3,731.34 which had been assessed in penalties.

Shooting Range Ordinance Selectman Bibbo presented an updated version of his proposed Shooting Range Ordinance to include "Small game shooting ranges will be allowed if they meet all laws, regulations, and rules as set forth by the State Legislature and enforced through the State Fish and Game Department who shall also monitor such operation." The Select Board voted 3-0 in favor of the proposed ordinance and asked that it be forwarded it to the Planning Board.

Planning Board

Gravel Pit Peter Isham will be notified that the date of closure of his pit on Pleasant Valley Road is August 22, 2017.

CIP All departments have their applications. Police and Highway Departments are scheduled to attend

the next meeting on October 20th at 6pm.

Zoning Board of Adjustment

Public Hearing will be held October 4 on the request from Pat and Susan Chumas for two variances and a special exception for the reconstruction of their lake house on East Shore Drive.

At that meeting, the Board will also consider two requests for re-hearings. One, the denial of the special exception for a game preserve on East Washington Road, Map 8/Lots 30 & 31 and Map 12/Lots 12 & 15. The second, an administrative appeal of the approval by the Planning Board of a home business, manufacture of ammunition, at Map 4/Lot 12, Fortune Road.

Library Trustees

A refund of \$135.00 will come from Ayer & Goss left over from pre-buying fuel last year. The library has joined the Town of Bradford/Warner oil consortium and will receive fuel through Huckleberry Propane & Oil.

The Trustees will submit their application to the Town of Bradford's Capital Improvement Plan (CIP) committee to include improvements that could be made to the library over the next five years.



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Bradford's Cornerstones in the 21st Century

Vistas

One of the more subjective Cornerstones selected by Town residents in 1992 is titled Vistas. The commentary at the time said: "Many of the open views of the hills and valleys have been obscured as farming has diminished and the forests have returned. One beautiful vista, gratefully left open, is of Lake Massasecum from the south end of Rowe Mountain Road." Thankfully, that view continues.

A brochure from the early 1900's offering lots for sale on Lake Massasecum extolls the mountains that can be seen from the property, including Mount Washington. Hyperbole or was New Hampshire indeed that open at the time?

The vistas change continually through the seasons and by land use over the years – open fields when sheep were grazed extensively, closed in as the trees took over, again open spaces through residential development and logging. The Conservation Easements put in place over the past twenty five years will help to stabilize many of the valuable scenic areas. There is no question that our hills, lakes and fall foliage add to the enjoyment of where we live.

What is considered beautiful by some, may not be appreciated by others. There is certainly subjectivity in the 'view tax' many find on their assessment cards.

Cemeteries

Residents in 1992 considered the seventeen cemeteries in Bradford worthy of protection. The small family plots – Pierce, Marshall, Howlett, Eaton, Durrell, Ames, Jonathan Baley, and Offin French - are no longer in use. The remaining – Burial Hill, Old Burial Yard at Bradford Center, Old Pond, New Pond, Union, and Pleasant Hill – are slightly

more accessible and a mecca for history buffs. Only two – Sunny Plains and New Pond Extension – have plots still available.

Three elected cemetery commissioners oversee the use and maintenance of the cemeteries. Commissioners' diligence and the availability of the computer in recent years has greatly improved access to information about the cemeteries and the graves in each of them. Using the website Find A Grave can locate the burial place of anyone in a Bradford cemetery and is updated regularly. The Town Office has maps of the cemeteries showing the location of each grave. The Trails and Public Lands Map prepared by the Conservation Commission indicates the location of the cemeteries.

The Commissioners addressed the issue of trash cans being improperly used for household waste by posting the cemeteries 'carry in, carry out' and have continued to remove dead trees and unsightly brush. Rules dealing with lot size are being revised to address the increasing preference for cremation.

Farms

The Cornerstone summary noted that twenty farms were scattered throughout the Bradford area in 1790 as sheep and dairy farms were developed over the years. The coming of the railroad in 1850 led to hotels and summer residences, and farmland was steadily

converted to other uses. By 1992 there were few working farms left in Bradford. Even as this trend continued, the smaller farms increased as people became more aware of where their food comes from and how it is grown.

Battles Farm continued throughout the decline and was placed under a conservation easement in 2011. This protects the farm from subdivision and development except for agricultural purposes. The property remains open to the public for low impact use where it doesn't interfere with agricultural operations. One of the requirements of the easement is that the view must be maintained from Center Road, assuring another open 'vista' for the future.

A local farmers market was held at the Community Center for several years and three years ago, an enterprising group of Bradford residents formed the Kearsarge Food Hub. This nonprofit organization is dedicated to rejuvenating the Kearsarge community by strengthening the local food system and its contributors. Currently ten local growers are listed among the many producers who provide items for sale at their Sweet Beet Market. Many more Bradford landowners raise domestic animals for pets or grow vegetables, fruits, livestock, and/or poultry in small quantity for private sale or personal consumption.

Marcia Keller

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streams reduces tree canopy and causes stream temperatures to rise and salting of roads are other major hazards to fish and their habitats.

Problems in the Merrimack River start with problems upstream.

This partnership of organizations set to work examining all of the streams within the headwaters of the Warner River and much of Bradford is in the ‘Upper Warner River Subwatershed’. Twelve species of fish were found in the 2009 survey. Assisted by volunteers, fish were identified, water quality was tested, and macro-invertebrates (visible stream bugs) were catalogued to further inform researchers about the viability of the habitats surveyed.

Another benefit to these studies has been the observations made at culverts and bridges. Fish have a hard or impossible time moving up or downstream if

culverts are ‘perched’ above stream level, corroded, or blocked. This is important because if water temperatures exceed 70 degrees some species, including wild brook trout, can’t survive. In addition, at about this time of year trout and others will need to move to spawning locations.

The information about the condition of culverts and their ability to withstand the increasing demands of increasingly bigger rain events has been given to town authorities. So far, it has been determined by an engineering model that 70% of the culvert-road crossings in Bradford are predicted to fail in a 100 year flood event. Up to 10% may fail with a 10 year event. The town’s Hazard Mitigation manager, Bruce Edwards, has been a volunteer on this project. (A 100 year flood is defined loosely as having a 1% chance of occurring every year. The years 2005 and 2006 may have seen three of these.)

The Upper Warner River subwatershed flood resiliency information from this year’s work including Bradford is available on the project website <https://tinyurl.com/yd66o2gs>. There was an informative public presentation of the information on September 14th at the Community Center. For further information and to learn what you can do to help: check out the Warner River Watershed Conservation Project at <http://warneriverwatershedconservation-project.wordpress.com> and the Basil W. Woods, Jr. Chapter of Trout Unlimited at www.concordtu.org.

J. Ann Eldridge, for the Bradford Conservation Commission



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Bradford Community Church

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October Events

Sunday Worship Services and Kingdom Builders (Sunday School) every Sunday at 10am.

October 1 – **Teen Challenge** will come and worship with us and share testimonies. Their men's choir will also sing. Teen Challenge has a mission of giving hope to addicts and families. It has been through the power of prayer and a personal relationship with God that thousands of individuals have turned a hopeless and addicted existence into a Christ centered purposeful life.

October 1 – **Crop Walk-a-thon** Elkins Beach, Elkins 1pm.

On October 7th, the youth will travel to Concord to help **Rise Again** hand out clothes to refugees and the homeless. NO meeting on October 8. Youth Group for grades 6-12 meet every Sunday at 11:30 am-1 pm in the church basement.

Men's Breakfast and devotion Saturday, October 7, 8am in the church office building. Theme: "The Case For Christ" by Lee Strobel.

On October 8th **Communion Service** will be served. Following the worship service will be a special meeting with the building committee and architect to look at updated concept for renovations.

Sister To Sister (women's group) Saturday, October 14 at 8:30 am in the church office building. Devotion, prayer and fellowship.

October 25th the **Bradford Community Food Pantry** will be open 5:30-6:30pm

October 25th – **Men's Fellowship** 6:30 pm at the home of Fred Hubley

October 31 – **Youth Group Halloween Outreach**, the youth will be on the front steps of the church again this year to hand out candy with a biblical message, cocoa and hotdogs and play contemporary Christian music.

Wednesday Night Prayer in the Sanctuary every week at 6pm.

Bible Study every Thursday at 6:30 pm; Studying the Book of Hebrews.

Mom's Group – New day every Wednesday at 9:30 am in the church office building. Child care provided.

No Christian Yoga in October.

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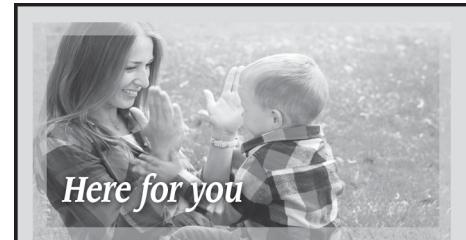
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World renowned trombonist, Delfeayo Marsalis playing in Henniker October 7

Delfeayo Marsalis Benefit Concert in Henniker

Save the Date! Benefit Concert and International Pot Luck Dinner on Saturday October 7, 2017 at 7 p.m. at the Henniker Congregational Church, Maple Street, Rte. 114, Henniker, NH.

New Orleans born jazz trombonist, **Delfeayo Marsalis and Friends** will give a musical concert to benefit the Uptown Music Theatre located in New Orleans, Louisiana.

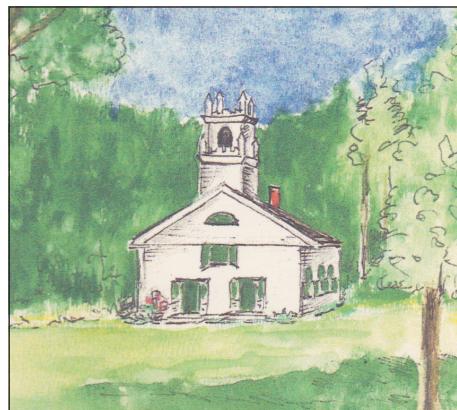
The Uptown Music Theatre is community theatre. Children ages 6 to 18 have opportunities to enrich their lives through dance, music, and theatrical performances that draw inspiration from the folklore, history, literature, distinctive landmarks and cultural traditions of New Orleans.

Organizer Barbara French encourages people of all ages to come to an International Pot Luck Dinner at 5:30 p.m. in the Grange Hall, 21 Western Ave., Henniker (a short walking distance to the church). "Bring an international dish for dinner in the Grange Hall at 5:30 p.m., hear a great performance in the church, at 7, and help children in need". Donations: adults, \$10; students, \$5; under 6, free.

All persons buying a ticket are eligible for door prizes generously provided by area merchants. The concert is sponsored by the Henniker Peace Community. For more information, contact: Barbara French @603-428-3366.

Bradford Center Meetinghouse

Join us for a fundraiser planning meeting, 10am on Sunday October 22 Potluck to follow at noon.



Painting by Susan Smith

Bradford Historical Society

On October 25, 2017, the Bradford Historical Society will hold its Annual Meeting at 6:00pm at the Tin Shop.

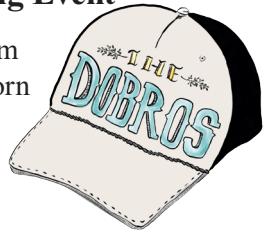
At 7:00pm, Wayne and Judy LaPorte of Newbury Harbor will entertain with their stories of what they have found during their many years of diving in Lake Sunapee. Please join us.

This program is free and open to the public. Refreshments will be served.



Bradford Center Meetinghouse Fall Fundraising Event

The DoBros – Farm Funk Music, Popcorn and Cider Tasting



Friday October 27th, 6-8pm
30 Rowe Mountain Road, Bradford
Donations are always welcome!
Bring your family and friends and help us support our beloved Meetinghouse
For information call Leah 938-2017



Area Events

WARNER

70th Warner Fall Foliage Festival
October 6-8, 2017. Check www.wfff.org for events and times

Schoodac's Coffee Shop Open Mic every Sunday from noon to 5 pm.

Warner Area Farmers Market Every Saturday on the Town Hall green, 9 am to 1 pm.

SUTTON

Harvest Day Weekend at Muster Field Farm Museum Sunday, October 1, 2017, 10:00 am – 4:00 pm, Information and/or directions: 603-927-4276 or visit musterfieldfarm.com

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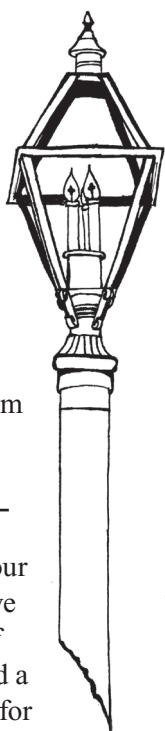
Library Hours:

Monday 10:00am – 8:00pm

Wednesday 10:00am – 7:00pm

Saturday 10:00am – 3:00pm

Sunday 11:00am – 3:00pm



Staff Picks. Look on top of our card catalog (yes, we still have one of those!) for a display of “Staff Picks”. We recommend a variety of our favorite books for your reading pleasure. We are a diverse bunch of readers here at the library and that will be reflected in our choices.

New Art Show. Come in to see the latest art to grace our walls. We are currently feasting our eyes on Jane Melanson’s watercolors. This show will be up through early January.

October 9. The library is *open* on Monday, October 9 in celebration of Indigenous Peoples’ Day. A traditional Yurok Tribe *na ah* (baby basket) and rattle will be on display.

Book Discussion. On Wednesday, October 18 at 7pm we will meet to talk about T.C. Boyle’s *A Friend of the Earth*. The book was written in 2000 about eco-warriors in the year 2025. How much of this fiction has become fact? We hope you can join us. Copies of the book are available at the circulation desk.

Halloween. Even though the library is normally closed on Tuesday, we will be open to Trick-or-Treaters from 5-7pm on October 31st. What will the weather bring this year? We are casting our spell for clear weather!

Meet Kevin (the hedgehog)! Come in to the library on Saturday, October 28

between 10am and noon to meet Kevin the Hedgehog. His owner, Lilly, will be on hand to explain all the ins and outs of having a hedgehog as a pet.

Some of the new books added to your library in September

For Adults

Young Jane Young / Gabrielle Zevin

Glass Houses / Louise Penny

The burning girl / Claire Messud

The talented Ribkins / Ladee Hubbard

Fierce kingdom / Gin Phillips

One another's equals: the basis of human equality / Jeremy Waldron

A simpler way of life: old farmhouses of New York & New England / William Morgan

The fate of the west: the battle to save the world's most successful political idea / Bill Emmott

For Children & Youth

Hank's big day: the story of a bug / by Evan Kuhlman

A bike like Sergio's / Maribeth Boelts

Dragon was terrible / Kelly DiPucchio

The only fish in the sea / Philip C. Stead

Elwood Bigfoot : wanted, birdie friends! / by Jill Esbaum

Meg Fearnley – Librarian

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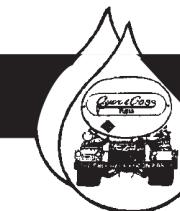
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Dockside is proud to introduce our new stylist Sarah Bowin, on April 4th. She loves color and specializes in men's cuts! Walk-ins & appointments are available.

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Summer Madness

Happy Halloween Loyal Readers! You must have thought I took the summer off because my every-other-month real estate articles disappeared! I assure you I was right here all along, trying to keep up with what became a rather insane, extremely busy real estate market from April on, and it continues. The only lull was in mid-August when vacations and getting ready to go back to school kicked in; it should be a strong fall and winter as well.

So, let's look at some numbers statewide through the end of July according to the New Hampshire Association of REALTORS®:

The number of single family residential, condo and mobile/manufactured homes that sold is 12,727, only a slight uptick from 2016, surprisingly. The breakdown is 9,505 single family homes, which is down 2% from last year; 2,635 condos, up a significant 9.5% from last year and 587 mobile homes, down 3.9% from last year. The above sales represent a total dollar volume of \$3,500,000,000 and here is the key number, up 6.9% from last year.

Simply put, sellers are getting more for their property and buyers are having to be buy-ready and to make a solid offer right out of the gate if they want to get the property. The most expensive single family home sold was in North Hampton for \$5,476,000 and the most expensive parcel of land to sell was 12.4 acres in Sandwich for \$2,800,000. On the subject of land, there were 917 land sales and the largest parcel to sell was in Lisbon and consisted of 263 acres.

The most recent statistics from August keep the good news train chugging along and showed an increase in both unit sales and median price, both reaching near-historically high levels. The statewide median price of \$265,000 is nearing the high of \$270,000 we had back in 2005; remember those days?! Last year saw the most unit sales in NHAR records, 17,567, up 64 percent

from five years ago and this year should be no different and pending sales are up 14 percent from last year. Days on market continues to drop, down from 82 to 69 (it was as high as 133 in 2008) and the month's supply of 4.5 months shows low inventory is still a major factor. The year to date sales volume is up 6%, the highest dollar volume in NHAR's history. As a result, you will not be surprised to see the number of sales below since my last article in April.

There are 23 active and 2 pending residential listings ranging in price

from \$132,000 to \$2.20M, 16 active and 1 pending land listing ranging in price from \$18,000 to \$349,000, 0 active or pending commercial listings and 4 active and 0 pending multi-family listings ranging in price from \$194,900 to \$215,000. 1 active residential listing is a foreclosure or a short sale. Both the sale of Autocraft and Valley Fire were in lieu of foreclosure.



Laura Hallahan

Recent Sales in Bradford

- 16 Hogg Hill Road, 1978 Cape on .52 acres for \$81,000 (foreclosure)
- 17 Cilley Lane, 1950 Ranch on 1.55 acres for \$85,750 (foreclosure)
- 2005 State Route 114 (Autocraft) 1995 Garage on 2.70 acres for \$110,000
- 63 Marshall Hill Road, 1888 New Englander on 1.50 acres for \$173,500
- 045 State Route 114, 2001 Manufactured Home on 5.08 acres for \$179,000
- 35 Old Sutton Road, 1947 Bungalow on 2.70 acres for \$184,000
- 2068 State Route 114, 1941 Log Home on .47 acres for \$193,900
- 681 West Road, 1972 Ranch on 5.20 acres for \$195,000
- 456 Center Road, 1960 Ranch on 4.0 acres for \$195,500
- 62 Melvin Mills Road, 1935 Bungalow/Cape on 3.70 acres for \$210,000
- 124 Rowe Mountain Road, 1977 Colonial on 3.18 acres for \$200,000
- 51 West Main Street, 1847 New Englander on .29 acres for \$235,000
- 2630 State Route 103, 2013 Log-faced Cape on 5.60 acres for \$267,000
- 28 Bacon Road, 1800 Waterfront Cape on 1.50 acres for \$269,000
- 92 Center Road, 1910 Farmhouse on 3.0 acres for \$269,900
- 183 Breezy Hill Rd., 2001 Waterfront Cape w/in-law on 3.20 acres for \$274,000
- 34 Bible Hill Road, 1992 Waterfront Contemporary on 5.0 acres for \$280,000
- 494 West Road, 2005 Colonial on 5.03 acres for \$300,000
- 62 Breezy Hill Road, 1820 Farmhouse on 24.90 acres for \$315,000
- 8 Sunset Lane, 1850 Waterfront Farmhouse on 1.30 acres for \$375,000
- 114 East Main Street, Commercial Building on .83 acres for \$175,000
- 2345 State Route 114 (Valley Fire) 1987 Comm. Bldg. on 34.6 acres for \$800,000
- 0 Massasecum Avenue, 5 acres of vacant land for \$20,000
- Lot 1A Cressy Road, 2.16 acres of vacant land for \$30,000 (foreclosure)
- Lot 58 Bagley Hill, 6.50 acres of vacant land for \$35,000
- 0 Johnson Hill Road, 24.86 acres of vacant land for \$75,000
- 0 West Road, 151.90 acres of vacant land for \$200,000

Update on the Warner River Nomination

The Warner River has been nominated into the NH River Management and Protection Program. This was an initiative spearheaded by the Warner Conservation Commission several years ago and involving interested citizens of Warner, Bradford, Sutton, Webster, and Hopkinton. This month, the River Management Advisory Council (RMAC) approved the nomination unanimously after the final public hearing on July 11th in Warner. NH Department of Environmental Services River Program, the RMAC and the Rivers Council formally join the local chapter of Trout Unlimited in supporting and advocating for this nomination.

The recommendation and nomination has been sent to the NH Department of Environmental Services Commissioner and if approved, the nomination is sent to the General Court. The primary sponsor will be Senator Dan Feltes who will join with other co-sponsors in bi-partisan support to submit Bills to both Senate and House

for inclusion in the 2018 legislative session.

This designation provides a few protection measures for a river that are not offered by other State laws and programs – primarily in the siting of solid and hazardous waste facilities. Its primary function though is to bring awareness to the river and establishment of a Local Advisory Commission that will act as a forum for multi-town and multi-interest coordination of efforts to protect and manage valuable river resources. Involvement and education of land-owners is paramount. The designation can also help by attracting grants for any restoration or similar measures needed.

More information can be found at: www.warnerrivernomination.wordpress.com and through the NHDES website under 'Rivers Management and Protection Program'.

See also the accompanying article on Warner Watershed studies (page 1) which greatly helped inform the recommendation.

New Watercolor Painting Exhibit Opens

The Bradford Art Group announces the opening of a new exhibit, Watercolor Paintings by Jane Melanson, in Brown Memorial Library, beginning in October.

Jane Melanson of Danbury has lived in New Hampshire since 1978. She has a Masters degree in Communication Disorders from the University of New Hampshire. The majority of her career was spent working with children in the public school systems. Bradford hold a special place in her heart as she was honored to work with children and their families in the Kearsarge Regional School District for the past 25 years.

Jane, a student of Becky Darling, began taking painting lessons in the middle of her career. She said, "I thought it would be a little hobby to relax by, but instead it sparked major excitement for lifelong learning about art, the world and life in general."

The exhibit in Brown Memorial Library continues until early January, 2018. The barrier-free library is located at 78 W. Main St., Bradford. Library hours are: Mon. 10 - 8; Wed. 10 - 7; Sat. 10 - 3; and Sun. 11-3. For more information, call: 938-5562.

Washington Area Artisans Open Studios

Artisans in the East Washington/Bradford area offer a show and self-guided tour on September 30 & October 1 and October 7 & 8, from 10:00 AM to 4:00 PM each day.

Come visit this scenic area and see the beauty made here. Check us out on Facebook, too.

Details and map at www.washingtonareaartisans.wordplay.com



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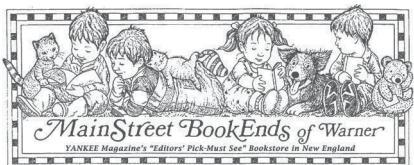
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Cemetery Notes

Open season has been busy. There have been 14 burials so far this year. Also one large lot has been sold at Sunny Plains recently. Besides the mowing and trimming at all cemeteries there has been a major focus on removing dead shrubs, so those are being removed. Rule #11 of the "Rules and Regulations" requires that shrubs can not be taller than the monuments, so they are being removed, as well.

This is the time of year that the smaller 12 cemeteries that are scattered throughout the town are mowed and trimmed. The Colby Cemetery off Day Pond Road is one that can be reached only with a four wheeler. Another is Burial Hill Cemetery, which is an up-hill hike behind the old golf course where some of the earlier Bradford residents are buried.

A Bradford resident recently informed a committee member that there are missing cannon balls from the Civil War Monument at Pleasant Hill Cemetery. The memorial was built in 1906 with cannon balls from the Portsmouth Navy Yard. The monument has the name of 10 soldiers from Bradford who fought in the Civil War. Carey Rodd and Jim Lord have found three in the

bordering river. There is one cannon ball missing from the monument and 4 are missing from the corners of the lot. An attempt will be made to retrieve these balls and secure them so they can not be removed again.

Head stone cleaning is progressing slowly. The most impressive stones when cleaned are the white marble stones which were popular in the mid 1800's. These stone have blackened with age, but some return to close to pure white when scrubbed with a bio-degradable solution called D-2. The stones covered with moss usually can be scraped and then treated with the D-2. The cleaning also makes it easier to read the inscriptions and epitaphs.

In September to October a professional headstone repair company will be visiting 5 of the larger cemeteries to repair stones and lift some that have fallen over. Last year 20 leaning stones at the Old Burial Ground were straightened before they fell over.

The cemeteries close the first day of December when the ground will most likely be frozen.

Diane Whalley
Cemetery Commissioner

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Community Events Calendar

All events take place at the Bradford Area Community Center (938-6228) or the Mountain View Senior Center (938-2104) unless otherwise noted. Call to confirm dates and times in case there has been a change to the submitted information.

Mon. October 2nd

8:45am MVSC Fitness
1pm Bridge Group
5:30pm Selectmen's Meeting

Tues. October 3rd

10am Quilting Group
12pm Senior Dining
12:30–4:30pm Planning Board Office
2pm Watercolor Class
6pm Yoga
7pm Zoning Board of Adjustment

Thurs. October 5th

12pm Senior Dining
1pm Mahjong Group

Fri. October 6th

TOWN CLERK CLOSED
8:45am MVSC Fitness
11:30am First Friday Brunch
1pm Mahjong Group

Mon. October 9th

NO SCHOOL
LIBRARY OPEN!
8:45am MVSC Fitness
1pm Bridge Group
5:30pm Selectmen's Meeting

Tues. October 10th

10am Quilting Group
12pm Senior Dining
12:30–4:30pm Planning Board Office
1pm Mahjong Group
2pm Watercolor (downstairs)
5:30pm THROC
7pm Rural Heritage Connection
7pm Planning Board

Wed. Oct. 11th

1pm Knitting group
6pm Yoga

Thurs. October 12th

12pm Senior Dining
1pm Mahjong Group
5pm BACC & Parks/Rec

Fri. October 13th

8:45am MVSC Fitness
8pm Halloween Tales of Horror
w/ Odds Bodkins at Sweet Beet

Sat. October 14th

9am-12pm Town Clerk Open



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Wed. - Fri.:	10am-6pm
Saturday:	9am-6pm
Sunday:	10am-6pm

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Sun. October 15th

Bradford Bog Repair Day
(rain date 22nd)

Mon. October 16th

8:45am MVSC Fitness
1pm Bridge Group
5:30pm Selectmen's Meeting

Tues. October 17th

10am Quilting Group
12pm Senior Dining
12:30–4:30pm Planning Board Office
1pm Watercolor

Wed. October 18th

ATTN: Veterans & Spouses:
1pm Presentation by NH
Office of Veterans Services
6pm Yoga
7pm Book Discussion, BML

Thurs. October 19th

11-12pm Blood Pressure
Clinic provided by LSVNA
12pm Senior Dining
1pm Mahjong Group

Fri. October 20th

8:45am MVSC Fitness
9:30–11:30 AM Foot Care
Clinic by LSVNA at North Ridge
10am Movie: GIFTED
12 noonish Senior Dining
1pm Mahjong Group

Sun. October 22nd

10am Fundraiser Planning meeting
Followed by potluck at Noon
Center Meetinghouse

Mon. October 23rd

8:45am MVSC Fitness
1pm Bridge Group
5:30pm Selectmen's Meeting

Tues. October 24th

9:30-11:30am LSVNA Foot
Care at Warner Pharmacy
10am Quilting Group
12pm Senior Dining
12:30–4:30pm Planning Board Office
1pm Mahjong Group
1 pm Watercolor (downstairs)
7pm Planning Board

Wednesday October 25th

10:30 -12 PM Blood Pressure
Clinic at Warner Senior Room
6pm Yoga
6:00 pm Bradford Historical
Society Annual Meeting
7:00pm Wayne and Judy
LaPorte, Tin Shop

Thurs. October 26th

12pm Senior Dining
1pm Mahjong Group

Fri. October 27th

8:45am MVSC Fitness

Sat. October 28th
9am-12pm Town Clerk Open
6-8pm Haunted Happenings
at KRES Bradford

Mon. October 30th

8:45am MVSC Fitness
1pm Bridge Group
5:30pm Selectmen's Meeting

Tues. October 31st

10am Quilting Group
12 Noon Senior Dining
2:30-4:30pm Planning Board Office
1pm Mahjong
5-7pm Trick-or-Treat at the Library
7pm Planning Board
4-8pm Town-wide Trick or Treating



Calendar Abbreviation Key

- BACC** – Bradford Area Community Center
- BBC** – Bradford Baptist Church
- BML** – Brown Memorial Library
- FGC** – Fish & Game Clubhouse Gillingham Drive
- KAP** – Kearsarge Area Preschool
- KRES** – Bradford Elemen. School
- MVSC** – Mountain View Senior Ctr
- TH** – Bradford Town Hall
- ZBA** – Zoning Board of Adjust.
- KLC** – Kearsarge Learning Center

Birth Announcement

A son, Jaxson William Shampney was born August 22, 2017 at Concord Hospital to Kendra Howe and John Shampney. Grandparents are David and Aimee Howe and James Shampney and Ann Snape.

Obituary

William C. Simpson Sr., of Contoocook, died Sept. 7, 2017, at the Concord Hospice House. Bill was born on March 31, 1931, to Otto Dan and Hessie Otalie (Blanchard) Simpson in Washington, VT.

Bill was predeceased by Ann, his wife of 60 years; and his brother, Richard. He is survived by five children, William C. Simpson Jr.; a daughter, Laura Marshall of Bradford and her husband, Richard; Debra and Jim Walter; Sharon and Marc Russell; and Phyllis Shea. He leaves sisters-in-law, Lou Ann Phillips, Pandora Martel and Liz Westgate; brother-in-law, Bud Phillips; 10 grandchildren, nieces and nephews.

The family requests donations to Honor Flight New England, PO Box 16287, Hooksett, NH 03106 or Concord Regional VNA Hospice House, 240 Pleasant Street, Concord, NH 03301. Visit: holtwoodburyfh.com.

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- Attend one of our **Community Health Forums** (free and open to all) to share your thoughts and concerns about the health and wellness of our region.
 - October 11:** Claremont Savings Bank, Claremont
 - October 17:** Hypertherm, Lebanon
 - October 26:** Wilmot Community Association Red Barn, Wilmot

To sign up for a Forum (RSVPs appreciated!) or with any questions please call the number below or e-mail:
 Jeana Newbern (jnewbern@lakesunapeevna.org) or
 Cathy Raymond (craymond@lakesunapeevna.org). **Thank you!**

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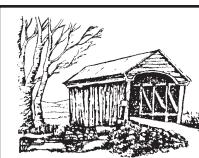
Out & About

Many of you are enthusiastic about recording the beauty that surrounds us. Therefore, I'd like to invite photographers to share images to be included in this article. Of course proper credit will be given. The most interesting photographs will be from Bradford and close-by places. An accompanying caption would be nice. One last request is to submit the images in jpg or jpeg format.

Kathleen Bigford



Mushrooms have been in full bloom this year. I found this one on Jackson Road in Bradford.



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