

New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

CORD Meeting
Thursday, September 12, 2019
Johnson Hall, 3rd Floor Conference Room
107 Pleasant Street, Concord, NH
Time: 9:30 A.M.

FINAL AGENDA

- I. ROLL CALL AND INTRODUCTIONS**
- II. MINUTES - Approval of July 11, 2019 draft minutes 1**
- III. LAND AND COMMUNITY HERITAGE INVESTMENT PROGRAM (LCHIP)**
Request authorization to pay summer stewardship interns with funds from the Community Conservation Endowment, as approved by LCHIP Board of Directors.
- IV. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)**
Request for CORD approval and authority to execute easement consent concerning certain property located in Danbury, New Hampshire.
- V. SURPLUS LAND REVIEW**
 - A. 2019 SLR 06 (Hampton).....7**
Request from the Department of Administrative Services to dispose of excess land surrounding future new Interstate 95 Northbound and Southbound NH Liquor and Wine Outlet Stores in Hampton.
 - B. 2019 SLR 007 (Hopkinton)28**
Request from the Department of Natural and Cultural Resources to exchange 30.3 acres of state-owned land known as Contoocook State Forest for a 97-acre parcel of forest land known as the Hopkinton Town Forest in Hopkinton.
- VI. OTHER BUSINESS**

Reminder – Remaining 2019 Meeting Dates: November 14

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DRAFT Minutes – July 11, 2019

MEMBERS PRESENT

Jared Chicoine, Chair, Director, NH Office of Strategic Initiatives
Glen Normandeau, Executive Director, NH Fish and Game Department
Christopher Way, Designee, NH Department of Business and Economic Affairs
Tracy Boisvert, Designee, NH Department of Natural and Cultural Resources
Amy Clark, Designee, NH Department of Education
Stephen McLocklin, Designee, NH Department of Administrative Services
Shawn Jasper, Commissioner, NH Department of Agriculture, Markets & Food
Adam Smith, Designee, Department of Transportation
Melissa St. Cyr, Designee, Department of Health and Human Services
Tim Drew, Designee, NH Department of Environmental Services
Marta Modigliani, Designee, NH Department of Safety
David Trubey, Designee, Division of Historic and Cultural Resources – non-voting member

OTHERS PRESENT

Michael Klass, NH Office of Strategic Initiatives
Noah Hodgetts, NH Office of Strategic Initiatives
Betsey McNaughten, Land Agent, NH Fish and Game Department
Jeff Donald, Chair, Brentwood Conversation Commission
Michael Wimsatt, Waste Management Division Director, NH DES
Michael Unger, Water Engineer, NH Department of Environmental Services

I. ROLL CALL AND INTRODUCTIONS

The meeting was opened at 9:36 AM by Chairman Chicoine. CORD members and guests introduced themselves

II. MINUTES - APPROVAL OF MAY 9, 2019 DRAFT MINUTES

MOTION: On a motion by Commissioner Jasper, seconded by Director Normandeau, the May 9, 2019 minutes were approved unanimously by the Council with Ms. St. Cyr and Mr. Smith abstaining.

III. SURPLUS LAND REVIEW

- A. 2019 SLR 004 (Brentwood) - Request from the NH Fish and Game Department to surplus property known as the Brentwood Game Farm off South Road.

Director Normandeau gave an overview of 2019 SLR 004 including a brief history of the property. Fish and Game acquired the property in Brentwood many years ago. The property was used as a pheasant farm until the late 1960's/early 1970's. After closure of the pheasant farm, UNH used the property to do research on white tail deer. For the last twelve plus years, Fish and Game has used the property solely as housing for conservation officers in training. Fish and Game also has a property in Greenland which is part of the Research Reserve on Great Bay, called Emery Farm now known as Great Bay Farm, which comprises 110 acres, with 3,000 feet of frontage on Great Bay. The property has a farm house, rebuilt in 1916, a barn, and several other buildings. The Great Bay property had a life estate on it when it was given to Fish Game. A year and a half ago the person in charge of the life estate passed away, leaving Fish and Game in charge of the upkeep of the buildings on the property. Fish and Game's intent is to sell the Brentwood property and use the proceeds of the sale as match for federal grants to refurbish and tear down buildings at Emery/Great Bay Farm.

Director Normandeau concluded his remarks stating that the Brentwood property is isolated and has limited use to the agency. He also noted that the plan is for the refurbished buildings at Great Bay Farm to accommodate the future housing needs for training conservation officers.

Commissioner Jasper noted that because there is already a property named the Great Bay Farm in Greenland, it may be a problem to have the same name of a farm for another property. Director Normandeau said that the name is an informal issue. Regarding structures, Ms. McNaughten stated there were several chicken houses from when the property was used as chicken farm prior to being used for pheasants. Director Normandeau said that a hazardous materials assessment was completed on the property 11 years ago, which also resulted in some buildings being taken down. Ms. McNaughten also stated there is over 1,000 feet of road frontage in response to a question from Commissioner Jasper.

Ms. McNaughten noted that DHR commented about the need for the completion of an historic inventory of the structures on the property, and that Fish and Game is in the process of contracting for such an assessment by an architectural historian. Mr. Trubey offered to help Ms. McNaughten go through the process of completing the Historic Inventory Form and that the form is being requested by DHR because the structures are older than 50 years and the property as a whole has historic significance for wildlife management and recreational hunting.

Jeff Donald, Chair of the Brentwood Conservation Commission discussed the details of what entity would be most likely to purchase the property for conservation purposes and the timeline for doing so. Director Normandeau in response to a question from Ms. Boisvert about whether the property would be sold in fee-simple ownership responded in the affirmative and said Fish and Game would prefer to have a deal up front with the Town of Brentwood. Director

Normandeau said he planned to take this item to the Long Range Capital Planning and Utilization Committee for approval at their September 4, 2019 meeting.

Mr. Klass noted that the item on the table for discussion concerns the general disposition of the Brentwood property as a means to raise revenue for the renovations to the Great Bay property, with details that can be worked out later.

Ms. Modigliani raised the option of delaying voting on the matter in light of the Great Bay Farm name issue and the need for the Historic Inventory Form to be completed. Chairman Chicoine suggested moving forward given that the Council is only the first step in the surplus land disposal process and not knowing Long Ranges' future meeting schedule.

Mr. Jasper stated that he hoped the land could be preserved for farm use. Ms. Modigliani asked whether DHR will have any concerns about the sale of the property after the Inventory Form is completed and received by DHR. Mr. Trubey stated his understanding of the inventory form is that the architectural historian completing the form will trace property ownership back as far as they can, assess the buildings architectural style and the buildings condition, but that completion of the form is solely about creating a record of the buildings today as relates to their historic significance related to wildlife management and recreational hunting in case the buildings cease to exist in the future. Mr. Trubey also stated that DHR is only concerned with the completeness of the form, not the substance of it and that there are no restrictions which would be placed on the property if the form found the structures to be historically significant.

MOTION: Commissioner Jasper made a motion, seconded by Mr. Way to recommend Approval of 2019 SLR 004 (Brentwood). The motion was approved unanimously by the Council.

B. 2019 SLR 005 (Salem) - Request from the Department of Natural and Cultural Resources to dispose a portion of a 0.10 acre parcel of land, and to convey an access right-of-way, to the Town of Salem.

Ms. Boisvert gave an overview of 2019 SLR 005. She stated that two parcels located between Route 28 and the Rockingham Recreation Trail on the Windham-Salem town line that total less than half an acre, were transferred to DNCR from DOT. Currently most of the parcels are used for parking for rail trail users, which is under a 25-year lease with the Town of Windham. The Town of Salem and Department of Environmental Services is in need of a space in this vicinity for a structure for DES to locate a pressure reducing valve and metering facility. DNCR identified a grassy portion of the property currently not being used for parking. DOT is currently appraising the property and conducting a survey for the proposed structures. DNCR could potentially also grant an easement to access this structure through the existing parking lot to remove the need for a second curb cut.

Michael Wimsatt, Director of the DES Waste Management Division stated he has been working for two years on the Southern New Hampshire Interconnection Project, which will provide water from Manchester's new supply well to several communities in Southern New Hampshire, to

ensure that these communities which currently have water supply and quality problems have access to safe, clean drinking water. The project involves extending mains and upsizing water mains to make sure that once water reaches Plaistow at the end of the line, there is sufficient water pressure and capacity. When determining where pressure reducing valves and disinfecting facilities should be located for this water line, this parcel stood out.

Mr. Way stated that the State Drinking Water-Ground Water Trust Fund has made this a high priority project. Mr. Wimsatt further noted that there are grants and loans being made from the Drinking Water Trust Fund for communities within the project area to build more robust potable water supply distribution systems in each of their communities in addition to hosting the main water line. There is some money budgeted in these grants for the Town of Salem to acquire this property after the appraisal is completed, with the condition that the Town of Salem would be responsible for maintaining the property over time.

Ms. Modigliani asked if the project is going to Danville. Mr. Unger said not as part of Phase 1, but possibility in the future.

MOTION: Mr. Way made a motion, seconded by Ms. Modigliani to recommend Approval of 2019 SLR 005 (Salem). The motion was approved unanimously by the Council.

IV. OTHER BUSINESS

Mr. Chicoine stated that on two recent occasions agencies have submitted an SLR to CORD without having received required Lakes Management Advisory Committee (LMAC)/Rivers Management Advisory Committee (RMAC) approval. Chairman Chicoine stated that statute prohibits CORD from acting on an SLR until RMAC or LMAC has commented/made a recommendation. Mr. Chicoine asked Council members to bring this message back to their respective agencies to make sure the RMAC and LMAC process is followed.

A brief discussion ensued concerning the issue.

In response to a question by Mr. Way, Mr. Klass said that CORD conditional approvals have been granted in the past but they are disfavored. Some applications, such as the pending Hampton SLR have been continued to accommodate LMAC/RMAC review timeframe.

Ms. Boisvert asked if agencies going forward need to contact RMAC and LMAC before submitting an SLR application to CORD. Mr. Chicoine said that it depends if the property is within RMAC/LMAC jurisdiction. Mr. Chicoine stated that an August meeting may be scheduled in place of the September meeting to hear the Hampton SLR application.

Ms. Boisvert suggested adding a requirement to the SLR application about contacting LMAC/RMAC similar to the historic resources question on the application. Mr. Chicoine said additional research is needed before such a requirement could be placed on the SLR application.

Mr. Chicoine also suggested possibly having Tracy Sales at DES explain the LMAC/RMAC process to the Council at a future meeting.

MOTION: With business completed, Director Normandeau moved to adjourn the meeting, which Commissioner Jasper seconded. The motion was approved unanimously by the Council.

Meeting adjourned at 10:19 AM

Reminder - 2019 Meeting Dates

~~January 10~~

~~May 9~~

September 12

March 28 (rescheduled from March 14)

July 11

November 14

DRAFT

Klass, Michael

From: Robert Stephens <rsstephens@stephensengineers.com>
Sent: Wednesday, July 24, 2019 4:32 PM
To: Klass, Michael
Subject: CORD Surplus Land Review, July 11, 2019

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Mr. Klass:

Per our discussion by telephone of a few minutes ago, please revise the draft minutes of the CORD Surplus Land Review of July 11, 2019 to reflect the comments, including details, made by Mr. Jeff Donald, Brentwood Conservation Commission, regarding "what entity would be most likely to purchase the property for conservation purposes and the timeline."

I understand that an audio recording of the meeting exists. I further request complete audio recording of the meeting.

Thanks,

Bob
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MEMORANDUM

TO: CORD Members and Other Interested Parties <i>Via Email Distribution Lists</i>	Rockingham County Board of Commissioners c/o Brenda Santos 119 North Road Brentwood, NH 03833 <i>Via Email (bsantos2@co.rockingham.nh.us)</i>
Town of Hampton c/o Town Manager's Office 100 Winnacunnet Road Hampton, NH 03842 <i>Via Email (fwelch@town.hampton.nh.us, kostman@town.hampton.nh.us)</i>	Tim Roache, Executive Director Rockingham Planning Commission 156 Water Street Exeter, NH 03833 <i>Via Email (troache@rpc-nh.org)</i>

FROM: Michael A. Klass, NH Office of Strategic Initiatives
DATE: June 12, 2019

SUBJECT: *State Owned Land, Surplus Land Review, Hampton, NH
 2019 SLR 006*

RESPONSE DEADLINE: Wednesday, July 10, 2019

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please provide this office with any comment(s) in writing by the response deadline indicated above. Responses may be emailed to Michael.klass@osi.nh.gov.

The Council on Resources and Development will consider the request at its meeting scheduled for **July 11, 2019**. Information regarding CORD and its meetings may be obtained at: <https://www.nh.gov/osi/planning/programs/cord/index.htm>.

The Department of Natural and Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
25 Capitol Street - Room 120
Concord, New Hampshire 03301

Charles M. Arlinghaus
Commissioner
(603) 271-3201

Joseph B. Bouchard
Assistant Commissioner
(603) 271-3204

Catherine A. Keane
Deputy Commissioner
(603) 271-2059

June 11, 2019

Jared Chicoine, Director
Office of Strategic Initiatives
107 Pleasant Street
Johnson Hall, 3rd Floor
Concord, NH 03301

RE: Proposed Disposal of Excess Liquor Commission Land surrounding Future New Interstate 95 Northbound and Southbound NH Liquor and Wine Outlet Stores in Hampton, New Hampshire

Dear Director Chicoine:

The Department of Administrative Services (the "Department"), acting on behalf of the New Hampshire Liquor Commission (NHLC), proposes to dispose of all existing Hampton Interstate 95 northbound and southbound NHLC Liquor and Wine Outlet land, excluding only such land as the NHLC requires for the future construction of new northbound and southbound Liquor and Wine Outlet buildings. The NHLC hopes to identify a buyer to expand the existing development of the subject land in conjunction with the design and construction of the new stores.

In accordance with 2017 N.H. Laws 156:148, the NHLC has extended a formal offer to transfer the subject land to the New Hampshire Department of Transportation (NHDOT). The NHLC hopes to receive a formal response to this offer from the NHDOT before the end of this month. This surplus land review application is being submitted in anticipation of the NHDOT's decision not to accept the proposed transfer of the subject land. Given certain attributes of the land that the Department expects may elicit comments from the Department of Environmental Services, the Rivers Management Advisory Committee, and possibly the Lakes Management Advisory Committee, the NHLC desires to begin the surplus land review process as soon as possible. If the NHDOT responds other than as expected, then the Department may withdraw this application without further delay.

Please submit the enclosed application to the Council on Resources and Development (CORD) for review at its next meeting scheduled on July 11, 2019. If you have any questions, then please contact Jared Nylund at (603) 271-7644.

Sincerely,

Charles M. Arlinghaus, Commissioner

Enclosures

Cc: Jared Nylund, Real Property Asset Manager
Andrew Davis, NHLC Real Estate and Leasing Administrator

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Administrative Services (DAS), on behalf of the
New Hampshire Liquor Commission (NHLC)

Agency Contact Person: Jared Nylund, Real Property Asset Manager
Address: 25 Capitol Street, Concord, NH 03301
Phone Number: (603) 271-7644
E-Mail: jared.nylund@das.nh.gov

Applicant Contact Person: same
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: Interstate 95 Northbound and Southbound Liquor Store Land,
Hampton, NH

Acreage: Approximately 87 acres total

Requested Action: Dispose of land surrounding future new liquor store building
footprints (to be determined in conjunction with buyer)

Term of Lease or Easement: N/A

Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Office of Strategic Initiatives, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

1. What is the current use of this property?

The subject land currently hosts the northbound and southbound Interstate 95 NH Liquor and Wine Outlets and paved rest area parking lots, but the majority of the subject land area is undeveloped or wetlands. The New Hampshire Liquor Commission (NHLC) land abutting the northbound Interstate 95 lanes consists of three tax parcels with a combined total area of approximately 64.17 acres. The NHLC land abutting the southbound lanes consists of one tax parcel with a total area of approximately 23.72 acres.

2. What is the proposed use of this property if surplusd? Please note if proposed use is intended to create a public benefit.

The NHLC proposes to dispose of all of the subject land except for whatever is needed to retain fee title to the building footprint land situated beneath the future new Liquor and Wine Outlets to be constructed on site. The NHLC's objective is to attract a buyer to develop northbound and southbound turnpike service plazas offering expanded fueling and retail services to motorists. The NHLC intends to replace the existing Liquor and Wine Outlets on site by constructing two new stores to be incorporated into the service plaza development plan. One public benefit would be the additional State revenue from the resulting increased liquor and wine sales projected by the NHLC, as well as from the sale of the subject land. Another public benefit would be the availability of expanded fueling and retail services to Interstate 95 motorists traveling in either direction, all of which would be directly accessible from Interstate 95.

3. Does the proposed use of this property entail new development? Yes No

- a. If yes, is it consistent with adjacent and existing development? Yes No
- b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or surroundings.

The developed turnpike Liquor and Wine Outlet service areas, both as existing and as proposed, abut the Interstate 95 limited access right of way on one side and are surrounded on other sides by wooded areas or wetlands. The subject land is bounded by the Taylor River to the south and southwest; residential subdivisions to the west, northwest, and northeast; a major power line corridor to the north; and tidal flat wetlands to the east. As an expansion of an existing use of the subject land, the proposed use would appear to initiate little change in the use of the surrounding property, especially given that access to the property would continue to be solely from Interstate 95.

4. Are there any structures located on this property? Yes No

- a. If yes, please describe the structures including how many and what kind.

Two NH Liquor and Wine Outlet buildings and paved rest area surface parking lots.

5. Are there historical architectural or archaeological resources identified on this site? Yes No

- a. If yes, describe the resource(s)?

- b. If no, contact the NH Division of Historical Resources prior to application submission.

6. Is there any existing development or structures on adjacent sites? Yes No

- a. If yes, describe the use and number of structures of adjacent sites.
If no, where is the nearest development? (Describe distance, use, and number)

See item 3b above.

7. Does the site represent the entire state property in this location? Yes No

- a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

Yes, but the subject property abuts both sides of the Interstate 95 corridor.

8. Is access to this property available? Yes No

- a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Directly from Interstate 95 via dedicated limited access turnpike ramps.

- b. If yes, is there a potential for public access interruption? Yes No

9. Are there water resources related to this property such as:
Lakes/Ponds - Yes No Rivers - Yes No Wetlands - Yes No

- a. If yes, please indicate the size or extent of such resources.

The subject land has frontage along the Taylor River Reservoir (abutting Interstate 95 to the west) and the Taylor River, and portions of the subject land are located within the

Hampton Salt Marsh Complex.

b. If yes, is the property located within 250 feet of a lake/pond or river?

Yes

c. If yes, please describe any municipal regulations and/or Shoreland Water Quality Protection Act (RSA 483-B) provisions that apply to the development of the property.

Wetland Conservation District provisions of the Hampton Zoning Ordinance (Section 2.3) and possibly certain provisions of RSA Chapter 483-B.

d. If there are water resources, please describe current public or private access from the site to the water body. Public Private No Access Available

e. How would the proposal affect the access opportunities described in d?

10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increased impervious surface	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Potential stormwater flow changes.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please provide a description for any "yes" responses to question #10.

The subject land includes areas of both palustrine and prime tidal wetlands. The prime tidal wetlands on the subject land also appear to be a "highest ranked habitat in NH" as shown by GIS "wildlife action plan" layer mapping in GRANITView. It is actually unknown at this time whether or to what extent the proposed development of the property may result in some increase in impervious surface and/or potential storm water flow changes. However, it is anticipated that any resulting storm water flow changes likely would be limited to the area comprising and immediately surrounding the developed portions of the subject land.

11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

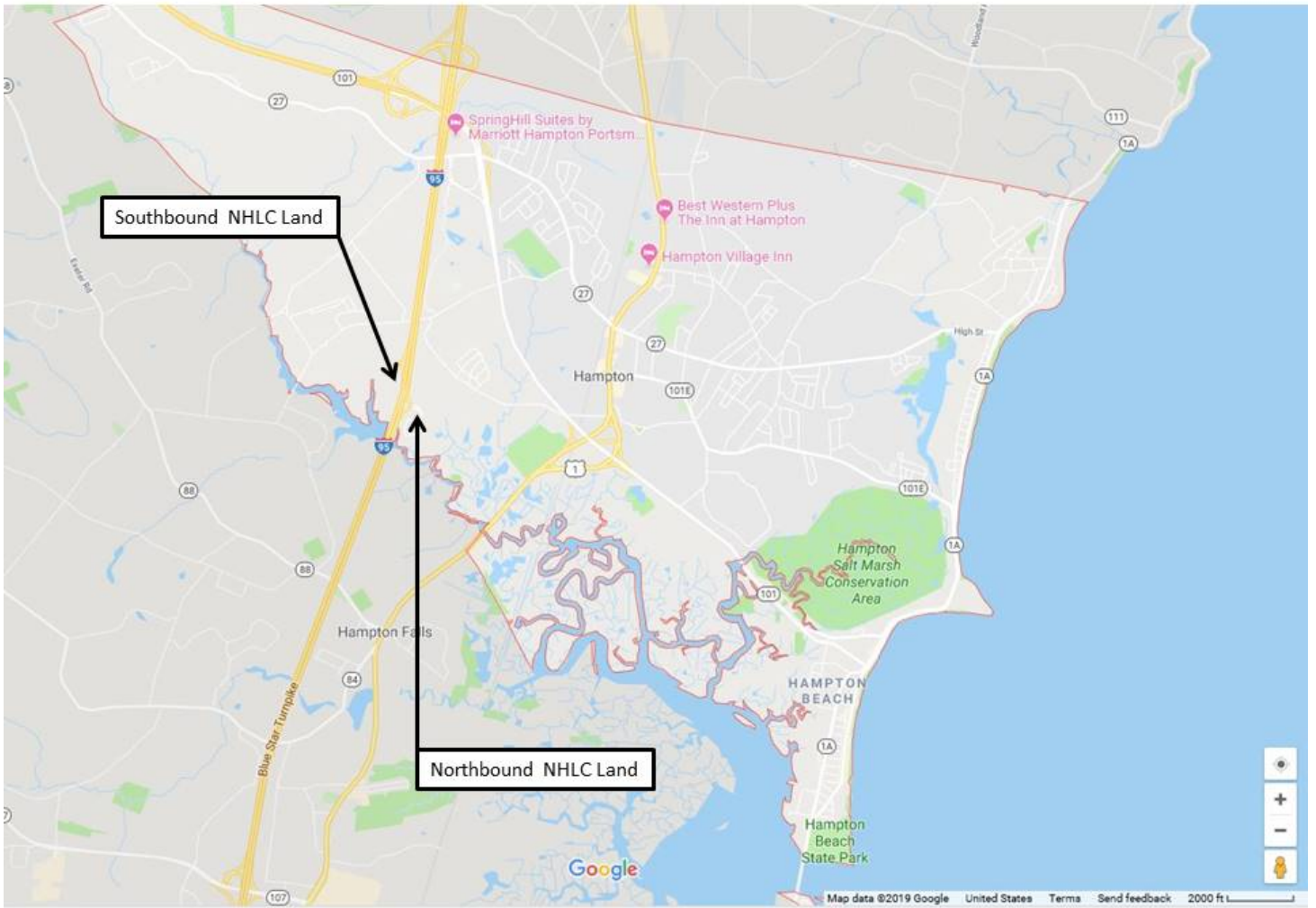
- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features*
- c. Aerial Photograph*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities or topographic features are welcome but not required

* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

Please paste any maps and photographs submitted as part of this application here.



Aerial View Showing Tax Parcel Boundaries
Northbound and Southbound Interstate 95 NH Liquor and Wine Outlet Land
Hampton, New Hampshire



Google Maps
Location of Northbound and Southbound Interstate 95 NH Liquor and Wine Outlet Land
Hampton, New Hampshire

MAP 157 LOT 8
N/F
ROBERT N. & SUSAN E. WALKER
248 DRAKESIDE ROAD
HAMPTON, NH 03842
PROBATE #00758

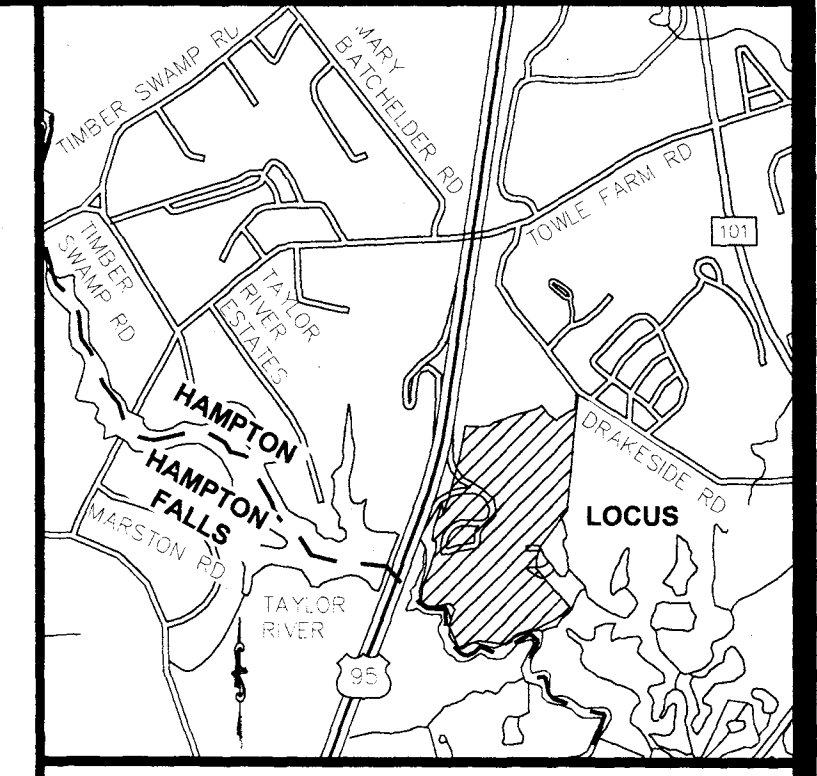
MAP 172 LOT 13
N/F
FIRST HAMPTON ASSOCIATES LLC
80 NASHUA ROAD, SUITE 24
LONDONDERRY, NH 03842
RCRD BK.#5441 PG.#2693

MAP 172 LOT 7
N/F
SZACIK REVOCABLE TRUST
220 DRAKESIDE ROAD
HAMPTON, NH 03842
RCRD BK.#5077 PG.#0477

MAP 200 LOT 1
N/F
TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH 03842-2119
RCRD BK.#3231 PG.#1022

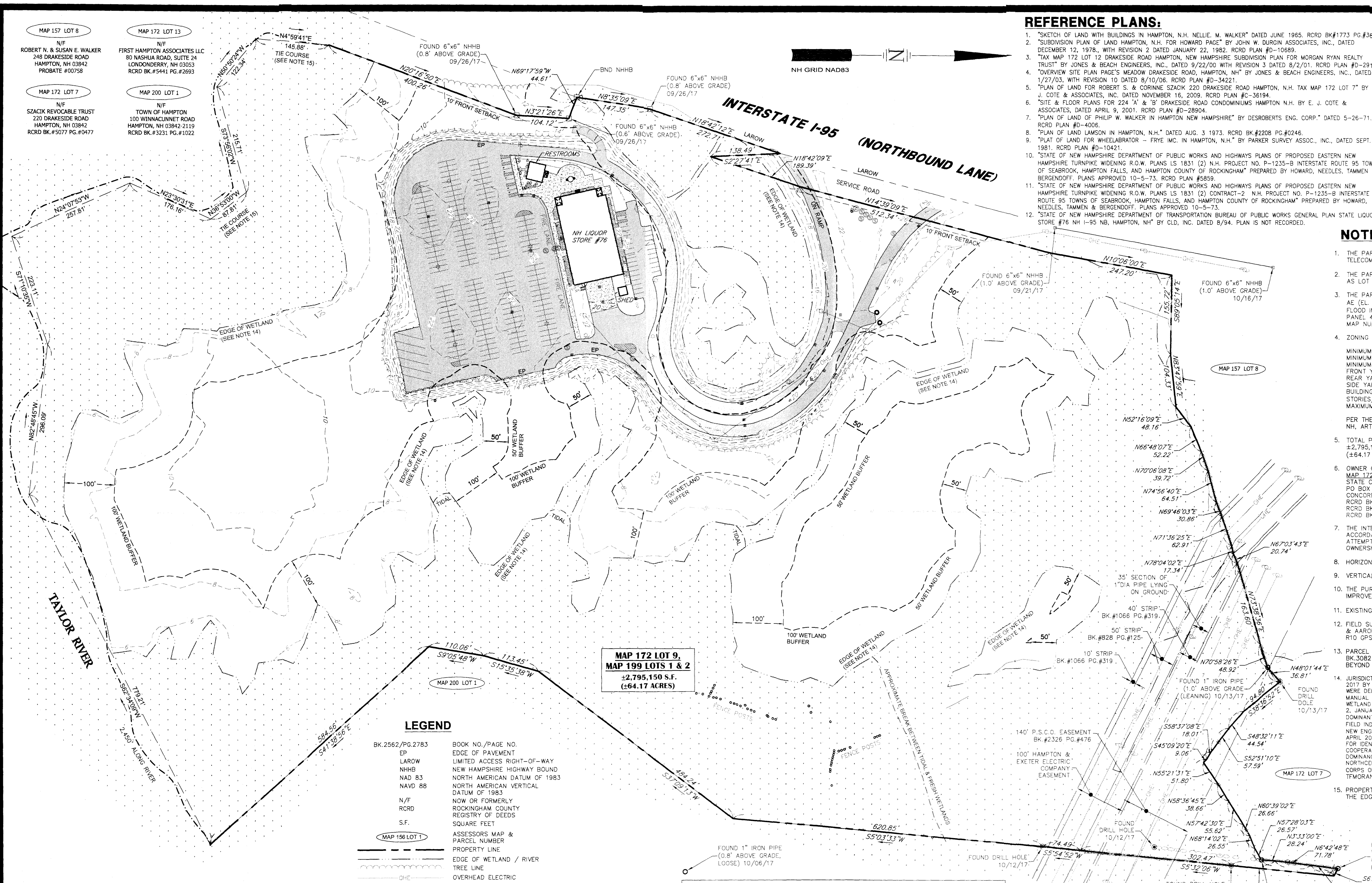
REFERENCE PLANS:

- "SKETCH OF LAND WITH BUILDINGS IN HAMPTON, N.H. NELLIE. M. WALKER" DATED JUNE 1965. RCRD BK#1773 PG.#388.
- "SUBDIVISION PLAN OF LAND HAMPTON, N.H. FOR HOWARD PAGE" BY JOHN W. DURGIN ASSOCIATES, INC., DATED DECEMBER 12, 1978, WITH REVISION 2 DATED JANUARY 22, 1982. RCRD PLAN #0-10689.
- TAX MAP 172 LOT 12 DRAKESIDE ROAD HAMPTON, NEW HAMPSHIRE SUBDIVISION PLAN FOR MORGAN RYAN REALTY TRUST" BY JONES & BEACH ENGINEERS, INC., DATED 9/22/00 WITH REVISION 3 DATED 8/2/01. RCRD PLAN #0-29194.
- "OVERVIEW SITE PLAN PAGE'S MEADOW DRAKESIDE ROAD, HAMPTON, NH" BY JONES & BEACH ENGINEERS, INC., DATED 1/27/03, WITH REVISION 10 DATED 8/10/06. RCRD PLAN #0-34221.
- "PLAN OF LAND FOR ROBERT S. & CORINNE SZACIK 220 DRAKESIDE ROAD HAMPTON, N.H. TAX MAP 172 LOT 7" BY E. J. COTE & ASSOCIATES, INC. DATED NOVEMBER 16, 2008. RCRD PLAN #C-36194.
- "SITE & FLOOR PLANS FOR 224 'A' & 'B' DRAKESIDE ROAD CONDOMINIUMS HAMPTON N.H. BY E. J. COTE & ASSOCIATES, DATED APRIL 9, 2001. RCRD PLAN #0-28904.
- "PLAN OF LAND OF PHILIP W. WALKER IN HAMPTON NEW HAMPSHIRE" BY DESROBERTS ENG. CORP., DATED 5-26-71. RCRD PLAN #0-4006.
- "PLAN OF LAND LAMSON IN HAMPTON, N.H." DATED AUG. 3 1973. RCRD BK.#2208 PG.#0246.
- "PLAT OF LAND FOR WHEELABRATOR - FRYE INC. IN HAMPTON, N.H." BY PARKER SURVEY ASSOC., INC., DATED SEPT. 1981. RCRD PLAN #0-10421.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED EASTERN NEW HAMPSHIRE TURNPIKE WIDENING R.O.W. PLANS LS 1831 (2) CONTRACT-2 N.H. PROJECT NO. P-1235-B INTERSTATE ROUTE 95 TOWNS OF SEABROOK, HAMPTON FALLS, AND HAMPTON COUNTY OF ROCKINGHAM" PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF. PLANS APPROVED 10-5-73. RCRD PLAN #5859.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED EASTERN NEW HAMPSHIRE TURNPIKE WIDENING R.O.W. PLANS LS 1831 (2) CONTRACT-2 N.H. PROJECT NO. P-1235-B INTERSTATE ROUTE 95 TOWNS OF SEABROOK, HAMPTON FALLS, AND HAMPTON COUNTY OF ROCKINGHAM" PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF. PLANS APPROVED 10-5-73.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION BUREAU OF PUBLIC WORKS GENERAL PLAN STATE LIQUOR STORE #76 NH I-95 NB, HAMPTON, NH" BY CLD, INC. DATED 8/94. PLAN IS NOT RECORDED.



NOTES:

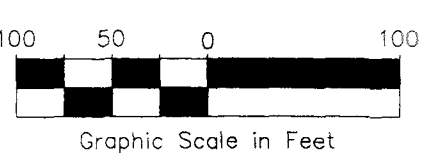
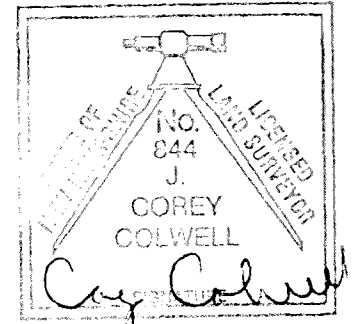
- THE PARCELS ARE LOCATED IN THE GENERAL (G) ZONE AND TELECOMMUNICATIONS DISTRICT OVERLAY.
- THE PARCELS ARE SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 172 AS LOT 9, MAP 199 LOTS 1 & 2.
- THE PARCELS ARE PARTIALLY LOCATED IN FLOOD HAZARD ZONE X & ZONE AE (EL. 9) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 428 OF 681, MAP NUMBER: 33015C0428E AND PANEL 436 OF 681, MAP NUMBER: 33015C0436E, EFFECTIVE DATE: MAY 17, 2005.
- ZONING REQUIREMENTS: **REQUIRED:**
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM FRONTAGE: 125 FT
MINIMUM LOT WIDTH: 125 FT
FRONT YARD SETBACK: 10 FT
REAR YARD SETBACK: 7 FT
SIDE YARD SETBACK: 7 FT
BUILDING MAXIMUM STOREY/HEIGHT: 3/35 FT
MAXIMUM SEALED SURFACE: 60%
PER THE ZONING ORDINANCE AND BUILDING CODE OF THE TOWN OF HAMPTON, NH, ARTICLE IV.
- TOTAL PARCEL AREA: ±2,795,150 S.F. (±64.17 ACRES)
- OWNER OF RECORD: MAP 172 LOT 9, MAP 199 LOTS 1 & 2
STATE OF NEW HAMPSHIRE
PO BOX 883
CONCORD, NH 03302-0483
RCRD BK.#2950 PG.#1878
RCRD BK.#2950 PG.#1880
RCRD BK.#2950 PG.#2750
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- VERTICAL DATUM IS NAVD 88, PER STATIC GPS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND MAJOR IMPROVEMENTS OF THIS PROPERTY.
- EXISTING USE OF THE PROPERTY IS COMMERCIAL (STATE LIQUOR STORE).
- FIELD SURVEY COMPLETED BY RICHARD WARD, ROLLIN KNAUND, MARTY GAVIN & AARON LAMOND IN OCTOBER 2017 USING A SOKKIA SET 330R, TRIMBLE R10 GPS & SOKKIA CX.
- PARCEL IS SUBJECT TO CONSERVATION COVENANTS AS DESCRIBED IN RCRD BK.#3082 PG.#0902. THERE ARE NO BUILDABLE AREAS ON THE PROPERTY, BEYOND THE LIMITS OF EXISTING IMPROVEMENTS.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN OCTOBER 2017 BY CHRISTOPHER K. DANFORTH OWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1). WETLANDS ARE FIELD LOCATED BY TFMORAN, INC. IN OCTOBER 2017.
- PROPERTY LINE FROM NORTHBOUND RIGHT OF WAY TO MAP 200 LOT 1 IS THE EDGE OF THE TAYLOR RIVER.



MAP 172 LOT 9, MAP 199 LOTS 1 & 2
±2,795,150 S.F.
(±64.17 ACRES)

LEGEND

- | | |
|-----------------|---------------------------------------|
| BK.2562/Pg.2783 | BOOK NO./PAGE NO. |
| EP | EDGE OF PAVEMENT |
| LAROW | LIMITED ACCESS RIGHT-OF-WAY |
| NHNB | NEW HAMPSHIRE HIGHWAY BOUND |
| NAD 83 | NORTH AMERICAN DATUM OF 1983 |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1983 |
| N/F | NOW OR FORMERLY ROCKINGHAM COUNTY |
| RCRD | REGISTRY OF DEEDS |
| S.F. | SQUARE FEET |
| MAP 156 LOT 1 | ASSESSORS MAP & PARCEL NUMBER |
| | PROPERTY LINE |
| | EDGE OF WETLAND / RIVER |
| | TREE LINE |
| | OVERHEAD ELECTRIC |
| | EXISTING CONTOUR |
| | GUARD RAIL |
| | UTILITY POLE |
| | SIGN POLE |
| | LIGHT POLE |
| | CATCH BASIN |
| | FLAG POLE |
| | SEWER MANHOLE |
| | CONCRETE PAD |
| | WETLAND / SURFACE |
| | WATER |
| | PAVEMENT |



TAX MAP 172 LOT 9, MAP 199 LOTS 1 & 2
EXISTING CONDITIONS PLAN
NEW HAMPSHIRE LIQUOR STORE #76
I-95 NORTHBOUND
HAMPTON, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
STATE OF NEW HAMPSHIRE
LIQUOR COMMISSION

SCALE: 1" = 100' (22x34)
1" = 200' (11x17)

OCTOBER 30, 2017



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceingineers.com

47272.00	DR	ID	FB
	CK	CADFILE	

REV.	DATE	DESCRIPTION	DR	CK

F:\MSC Projects\47272 - Interstate 95 - Hampton\Drawings\47272-EAST Existing Features Plan.dwg

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



LEGEND

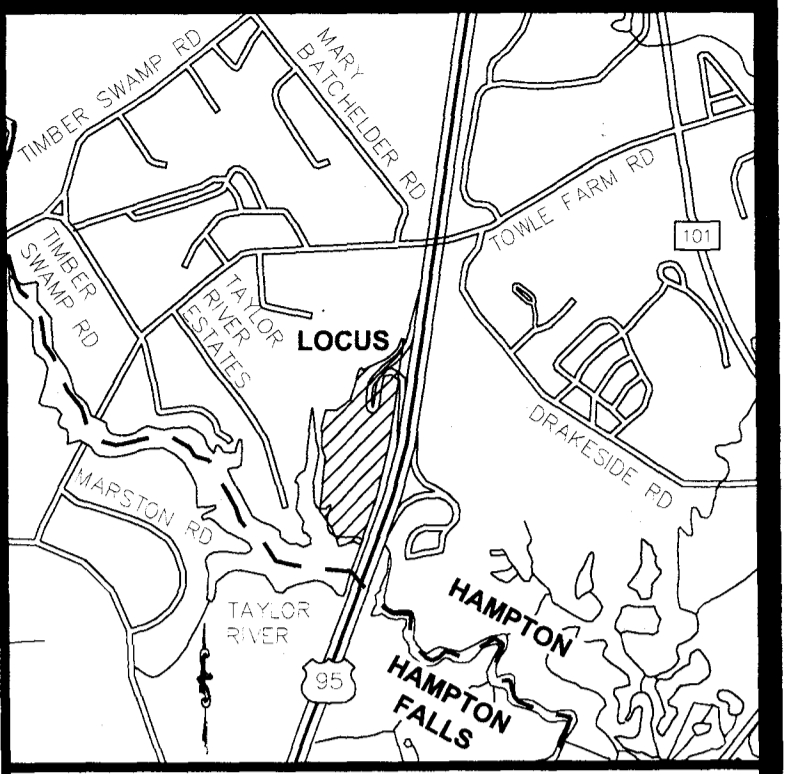
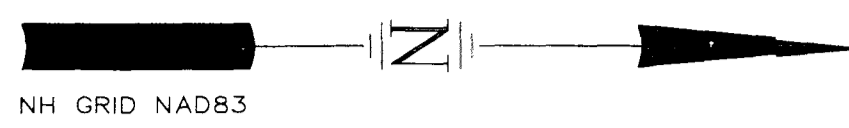
- BK.2562/PG.2783 BOOK NO./PAGE NO.
- EP EDGE OF PAVEMENT
- LAROW LIMITED ACCESS RIGHT-OF-WAY
- NHHB NEW HAMPSHIRE HIGHWAY BOUND
- NAD 83 NORTH AMERICAN DATUM OF 1983
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1983
- N/F NOW OR FORMERLY
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- STA STATION
- S.F. SQUARE FEET
- MAP 156 LOT 1 ASSESSORS MAP & PARCEL NUMBER
- PROPERTY LINE
- EDGE OF WETLAND / RIVER
- TREE LINE
- STONE WALL
- EXISTING CONTOUR
- CHAINLINK FENCE
- GUARD RAIL
- UTILITY POLE
- SIGN POLE
- LIGHT POLE
- CATCH BASIN
- FLAG POLE
- SEWER MANHOLE
- CONCRETE PAD
- WETLAND / SURFACE WATER
- PAVEMENT
- BUILDABLE AREA

MAP 156 LOT 1
N/F
JUDITH M. HAUFLEUR
C/O HAUFLEUR ASSOCIATION
22 WASHINGTON STREET
NORWELL, MA 02061
RCRD BK.#2385 PG.#0061

MAP 156 LOT 2
N/F
DIANNE LEBLANC & PAUL E. BEAUDRY
178 TOWLE FARM ROAD
HAMPTON, NH 03842
RCRD BK.#2836 PG.#1359

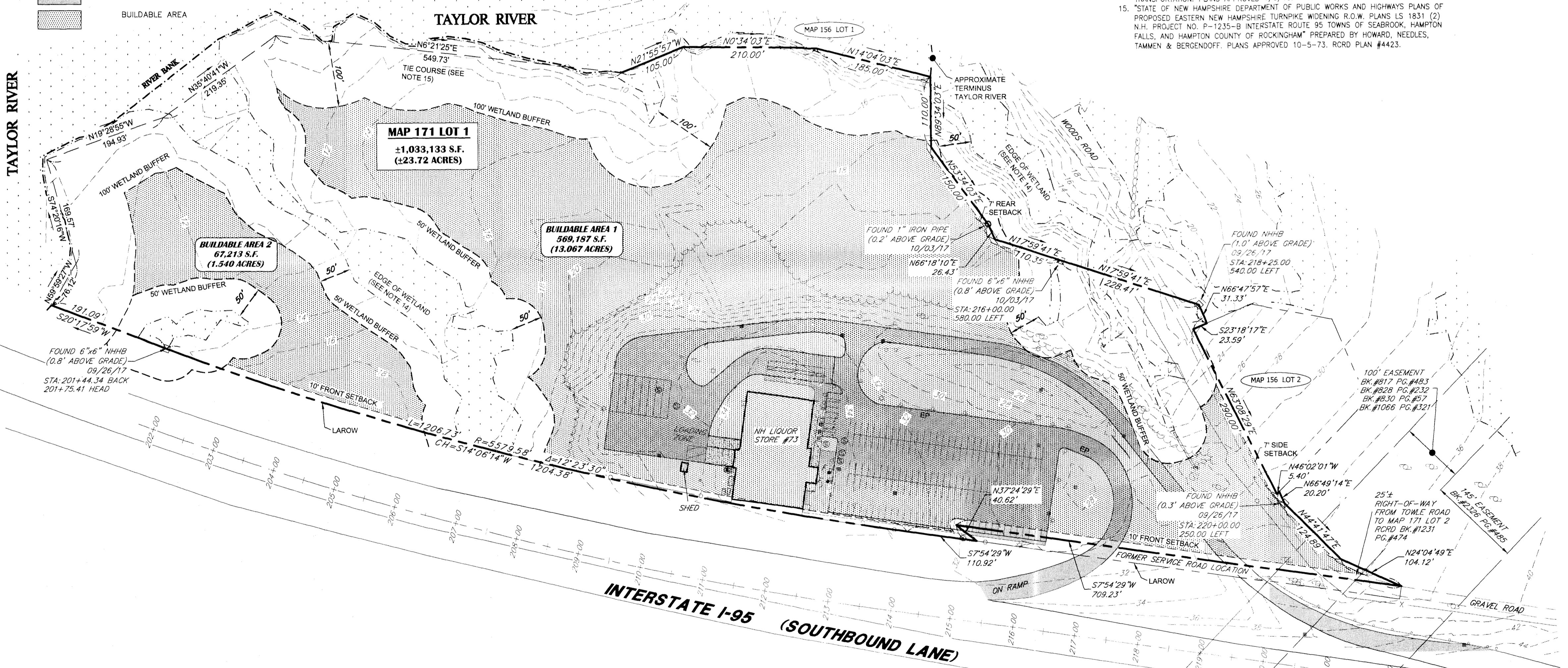
REFERENCE PLANS:

- "PLAN OF LAND HAMPTON, N.H. PHILIP W. WALKER" BY PARKER SURVEY ASSOC. INC. DATED APRIL 1970. RCRD PLAN #2126.
- "SKETCH OF LAND WITH BUILDINGS IN HAMPTON, N.H. NELLIE. M. WALKER" DATED JUNE 1965. RCRD BK.#1773 PG.#388.
- "SUBDIVISION PLAN FOR SHORELAND DEVELOPMENT CORP. TOWLE FARM ROAD COUNTY OF ROCKINGHAM HAMPTON, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED AUGUST 1985, WITH REVISION 1 DATED 11/17/86. RCRD PLAN #0-16052.
- "SUBDIVISION PLAN FOR JAMES HOUSE ASSOCIATION TOWLE FARM ROAD & INTERSTATE ROUTE 95 COUNTY OF ROCKINGHAM HAMPTON, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED FEBRUARY 3, 1995. RCRD PLAN #0-23814.
- "SUBDIVISION PLAN FOR JAMES HOUSE ASSOCIATION TOWLE FARM & INTERSTATE ROUTE 95 COUNTY OF ROCKINGHAM HAMPTON, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED FEBRUARY 3, 1995 WITH REVISION 2 DATED 6/13/1995. RCRD PLAN #0-24018.
- "CONDOMINIUM SITE PLAN LOT NO. 20 TAX ASSESSORS MAP NO. 155 CAMPBELL DRIVE HAMPTON, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" BY CIVILWORKS ENGINEERS & SURVEYORS" DATED 2/3/89. RCRD PLAN #0-19149.
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN OF LAND THE RIVER AT HERON LANDING TAX MAP 5 LOT 53, 53-1 & 55 TOWLE FARM AND BROWN ROADS HAMPTON FALLS NEW HAMPSHIRE" BY ERIC C. MITCHELL & ASSOC. INC. DATED JANUARY 8, 2001 WITH REVISION G DATED 2/04/02. RCRD PLAN #0-29614.
- "PLAN OF LAND OF PHILIP W. WALKER IN HAMPTON NEW HAMPSHIRE" BY DESROBERTS ENG. CORP." DATED 5-26-71. RCRD PLAN #0-4006.
- "PLAN OF CONDOMINIUM TAYLOR RIVER ESTATES CONDOMINIUM HAMPTON, N.H." BY THOMAS F. MORAN, INC. DATED AUG. 8 1983. RCRD PLAN #0-17866.
- "LAND IN HAMPTON, N. HAMP. PHILIP & BARBARA WALKER AND NELLIE WALKER" BY CHESTER A. LEACH, C.E. HAMPTON, N.H. RCRD PLAN DRAWER I - SECTION C #425.
- "PLAN OF LAND IN HAMPTON, N.H. OF EDWARD J. A. BOISVERT & ANN L. BOISVERT" BY DAVID R. NOYES, DATED 1970. PLAN IS NOT RECORDED.
- "PLOT PLAN OF LAND HAMPTON N.H. FOR ALFRED WALKER". RCRD PLAN #01763.
- "UPDATED SITE PLAN TAYLOR RIVER ESTATES CONDOMINIUM HAMPTON, NH" BY O'NEIL SURVEY ASSOCIATES, INC., DATED MAY 6, 1991. RCRD PLAN #0-2108.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS BRIDGE OF IMPROVEMENTS N.H. PROJECT NO. 13408B I-95 OVER THE TAYLOR RIVER TOWNS OF HAMPTON FALLS & HAMPTON COUNTY OF ROCKINGHAM" BY HOYLE, TANNER & ASSOCIATES, INC. & NHDOT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION. PLANS APPROVED 1/9/15.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED EASTERN NEW HAMPSHIRE TURNPIKE WIDENING R.O.W. PLANS LS 1831 (2) N.H. PROJECT NO. P-1235-B INTERSTATE ROUTE 95 TOWNS OF SEABROOK, HAMPTON FALLS, AND HAMPTON COUNTY OF ROCKINGHAM" PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF. PLANS APPROVED 10-5-73. RCRD PLAN #4423.



NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL (G) ZONE AND TELECOMMUNICATIONS DISTRICT OVERLAY.
- THE PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 171 AS LOT 1.
- THE PARCEL IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X & ZONE AE (EL. 9) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 428 OF 681, MAP NUMBER: 33015C0428E AND PANEL 436 OF 681, MAP NUMBER: 33015C0436E, EFFECTIVE DATE: MAY 17, 2005.
- ZONING REQUIREMENTS: REQUIRED:
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM FRONTAGE: 125 FT
MINIMUM LOT WIDTH: 125 FT
FRONT YARD SETBACK: 10 FT
REAR YARD SETBACK: 7 FT
SIDE YARD SETBACK: 7 FT
BUILDING MAXIMUM STORIES/HEIGHT: 3/35 FT
MAXIMUM SEALED SURFACE: 60%
PER THE ZONING ORDINANCE AND BUILDING CODE OF THE TOWN OF HAMPTON, NH, ARTICLE IV.
- TOTAL PARCEL AREA: 1,033,133 S.F. (±23.72 ACRES)
- OWNER OF RECORD: MAP 171 LOT 1 STATE OF NEW HAMPSHIRE LIQUOR COMMISSION STORRS STREET CONCORD, NH 03301 RCRD BK.#2385 PG.#1273 RCRD BK.#2385 PG.#0753 RCRD BK.#2388 PG.#0207
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- VERTICAL DATUM IS NAVD 88, PER STATIC GPS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, MAJOR IMPROVEMENTS AND BUILDABLE AREAS OF THE PROPERTY. BUILDABLE AREAS ARE BASED ON ZONING REGULATIONS ONLY. NO SOILS INVESTIGATION WAS COMPLETE TO VERIFY SOILS ARE ADEQUATE FOR BUILDING.
- EXISTING USE OF THE PROPERTY IS COMMERCIAL (STATE LIQUOR STORE).
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN SEPTEMBER 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
- PARCEL IS SUBJECT TO COVENANTS, RESTRICTIONS, RIGHTS AND EASEMENTS AS DESCRIBED IN RCRD BK.#1148 PG.#423; RCRD BK.#817 PG.#483; BK.#828 PG.#232; BK.#830 PG.#57; BK.#1066 PG.#321; RCRD BK.#2326 PG.#485; RCRD BK.#1231 PG.#474.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN OCTOBER 2017 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDRIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1). WETLANDS ARE FIELD LOCATED BY TFMORAN, INC. IN OCTOBER 2017.
- PROPERTY LINE FROM SOUTHBOUND RIGHT OF WAY TO MAP 156 LOT 1 IS THE EAST BANK OF THE TAYLOR RIVER.



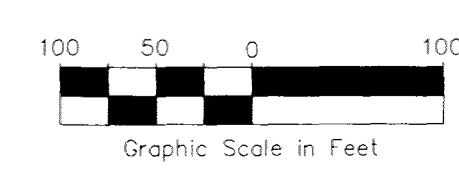
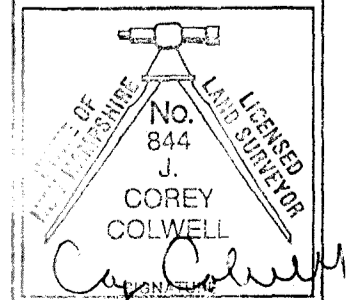
TAX MAP 171 LOT 1
EXISTING CONDITIONS PLAN
NEW HAMPSHIRE LIQUOR STORE #73
I-95 SOUTHBOUND
HAMPTON, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
STATE OF NEW HAMPSHIRE
LIQUOR COMMISSION

SCALE: 1" = 100' (22x34)
1" = 200' (11x17)

OCTOBER 30, 2017

Nov 06, 2017 - 11:35am
F:\MSDC\Projects\47272 - Interstate 95 - Hampton\Drawings\47272-WEST-Existing Features Plan.dwg

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REV.	DATE	DESCRIPTION	DR	CK

TFM **MSC**
A division of TFMoran, Inc.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceingineers.com

47272.00
DR ID FB
CK CADFILE



I-95 NHLC Land

Hampton, NH



June 10, 2019

1 inch = 600 Feet

www.cai-tech.com



Large Scale	ROAD	BUFFER	UTILITY	Prime Tidal Wetlands
CAI Town Line	ROAD-PVT	EASEMENT	WETLAND	Normandean Wetlands
COMMON	WATER-P	MISC-PL	LACUSTRINE	
PROPERTYLINE	Planimetric Roads	RW	PALUSTRINE	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Natural and Cultural Resources 603-271-3483
19 Pillsbury Street, Concord, NH 03301-3570 603-271-3558
Voice/ TTY RELAY ACCESS 1-800-735-2964 FAX 603-271-3433
<http://www.nh.gov/nhdhr> preservation@nh.gov

June 19, 2019

Jared Nylund, Real Property Asset Manager
Department of Administrative Services
25 Capitol Street
Concord, NH 03301

Re: State Owned Land, Surplus Land Review, Hampton, NH
2019 SLR 006 (DHR# 10810)

Dear Mr. Nylund:

In accordance with RSA 227C-9, the Division of Historical Resources (DHR) has been asked to comment on the parcels of state-owned land referenced above.

The DHR has reviewed its records regarding the four parcels comprising the New Hampshire Liquor Commission land abutting the north and southbound lanes of Interstate 95 in Hampton. Based on the topography of these parcels, their proximity to the Taylor River and associated wetlands, the subject land is considered sensitive for the occurrence of pre-contact archaeological deposits. A Phase I-A archaeological survey of the undeveloped portions of these parcels is necessary before the DHR can provide informed comment on their proposed disposal.

Should you have any questions regarding our comments, please feel free to contact David Trubey, Review & Compliance Coordinator, at 271-2813.

Sincerely,

Nadine Miller
Deputy State Historic Preservation Officer

NM/dwt

Klass, Michael

From: Winters, Shelley
Sent: Tuesday, June 25, 2019 3:23 PM
To: Klass, Michael
Subject: RE: CORD Surplus Land Application - 2019 SLR 006 (Hampton)

Michael,
The NH Department of Transportation's Bureau of Rail & Transit appreciates the opportunity to review. The Bureau of Rail & Transit does not need this property now or in the foreseeable future for railroad or transit purposes.

Thank you,
Shelley

Shelley Winters

Administrator, Bureau of Rail & Transit
New Hampshire Department of Transportation
PO Box 483
Concord, NH 03302-0483
Tel: (603) 271-3497

From: Klass, Michael
Sent: Wednesday, June 12, 2019 4:03 PM
To: Klass, Michael
Subject: CORD Surplus Land Application - 2019 SLR 006 (Hampton)

Dear All,

Please find the attached Surplus Land Review application for your review.

As reflected in the cover memo, the comment deadline for this request is July 10, 2019, and it is scheduled to be heard at CORD's July 11, 2019 meeting.

Please contact me if you have any questions.

Best,
Mike

Michael A. Klass
Principal Planner
New Hampshire Office of Strategic Initiatives – Division of Planning
107 Pleasant Street, Johnson Hall, 3rd Floor, Concord, NH 03301
Main - 603-271-2155 | Direct - 603-271-6651
www.nh.gov/osi/planning/

Klass, Michael

From: Rayann Dionne <rdionne@town.hampton.nh.us>
Sent: Wednesday, June 26, 2019 4:45 PM
To: Klass, Michael
Subject: RE: CORD Surplus Land Application - 2019 SLR 006 (Hampton)

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Mike,

The Conservation Commission had their monthly meeting last night and they would like to express their interest in being offered the opportunity to purchase the property should the NHDOT decline. Granted our ability to purchase the land will be dependent on the cost but we would certainly like the opportunity to consider it more closely.

If this email sufficient or do you need the comment presented on Conservation letterhead?

Thanks!

Rayann Dionne, CFM

Conservation Coordinator
Town of Hampton, NH
Phone: 603-929-5808
Email: rdionne@town.hampton.nh.us
Office Hours - Monday, Tuesday & Wednesday 8:00 am to 5:00 pm

----- Original Message -----

From: <Klass> , Michael <Michael.Klass@osi.nh.gov>
To: 'rdionne@town.hampton.nh.us' <rdionne@town.hampton.nh.us>
Cc:
Date: Wednesday, June 19 2019 9:40 AM
Subject: RE: CORD Surplus Land Application - 2019 SLR 006 (Hampton)

Good Morning Rayann,

My role is simply here is to help administer these SLR requests, so I'll defer to the agency/applicants for substantive questions.

That said, I asked about DOT's role here and understand that the land was offered to DOT because DOT is specifically authorized by the chapter laws cited in the CORD submission to 'purchase' the property at fair market value from the NHLC but there is no requirement that the NHLC either must offer or sell it to DOT. The NHLC just wants to make sure that DOT is given a formal opportunity to acquire the property before issuing an RFP to hire a broker.

Hope this helps. If you have additional substantive questions about the submission, I recommend that you contact Jared Nylund, whose number is 271-7644. I can certainly help with any CORD or surplus land-related process questions.

You can also submit written comment(s) to me before the July 11th meeting, which I will include in the written record for the Council's consideration.

Thanks, and please let me know if you have any other questions.

Best,
Mike

From: Rayann Dionne [<mailto:rdionne@town.hampton.nh.us>]
Sent: Monday, June 17, 2019 2:43 PM
To: Klass, Michael
Subject: CORD Surplus Land Application - 2019 SLR 006 (Hampton)

ATTENTION: This email has originated from outside of the organization. Do not open attachments or click on links unless you recognize the sender and know the content is safe.

Hi Michael,

I was just reading through this information that was forwarded to me by our Town Manager. I was just curious to understand the reasoning behind transferring the land to NHDOT as opposed to a land conservation group given the extensive wetlands.

Thanks!

Rayann Dionne, CFM

Conservation Coordinator
Town of Hampton, NH
Phone: 603-929-5808
Email: rdionne@town.hampton.nh.us
Office Hours - Monday, Tuesday & Wednesday 8:00 am to 5:00 pm

Voting Members:

David Packard
Chair
NH Lakes Assn.

Bruce Allen
Conservation
Commissions

Mark Borrin
Tourism Industry

Shane Bradt
Scientific Community

Edmund Crawford
Marine Trades
Association

Tiffany Grade
Conservation
Community

Janet Kidder
Planning Boards

Frank Lemay
NH BIA

Lisa Morin
State Conservation
Committee

Rex Norman
Municipal Official

Dick Smith
Fishing Interests

Bruce Temple
NH Fish & Game
Commission

Mary Truell
NH Association of
Realtors

Non-Voting Members:

Garret Graaskamp
Vice Chair
NH Fish & Game Dept.

Capt. Tim Dunleavy
NH Dept. of Safety

Eric Feldbaum
NH Dept. of Natural and
Cultural Resources

Jennifer Gilbert
NH Office of Strategic
Initiatives

Mark Hemmerlein
NH Dept. of Trans.

David Rousseau
NH Dept. of
Ag, Markets & Food

Staff:

Tracie Sales
Program Manager

Jen Drociak
Watershed Coordinator

Mariah Mitchell
Program Assistant

N.H. Lakes Management and Protection Program
N.H. Lakes Management Advisory Committee

July 30, 2019

Michael A. Klass
NH Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, NH 03301

RE: CORD Surplus Land Application - 2019 SLR 006 (Hampton)

Dear Mr. Klass:

The Lakes Management Advisory Committee (LMAC) appreciates the opportunity to comment on the Liquor Commission's proposed sale of service plaza parcels surrounding the New Hampshire liquor and wine outlet stores on the northbound and southbound sides of Interstate 95 in Hampton, New Hampshire. According to the information provided in the Request for Surplus Land Review Action, the land would be sold for development of additional traveler services, including fueling. Of the lots proposed for sale, the parcel on the southbound (west) side of I-95 lies immediately adjacent to the Taylor River Pond and therefore within the LMAC's area of interest for disposals of state owned land.

On July 30, 2019, the LMAC met to consider 2019 SLR 006 in Hampton, with a representative of New Hampshire Administrative Services attending the meeting. After extensive discussion regarding the potential impact of additional development and fueling on the adjacent pond, river, prime wetlands, and other wetlands, as well as concerns about future sea level rise, salt marsh migration, and groundwater rise, the following two motions were made and approved:

1. The LMAC recommends that the sale of the property be limited to existing, contiguous developable land with a subdivision made prior to the sale. All in favor.
2. The LMAC further recommends that other agency recommendations be taken into account when developing the Request for Proposals for the broker, and those agency recommendations be included as limitations and guidance on the development that will be allowed. All in favor.

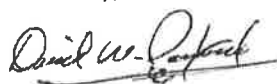
During discussion, the LMAC clarified that "other agency" referred to any agency other than the applicant agency.

The LMAC is a legislatively created body charged to work with the New Hampshire Department of Environmental Services (NHDES) to administer RSA 483-A, the Lakes Management and Protection Program. The Governor and Council appointed Committee

is comprised of 19 members representing academia, business, conservation organizations, lake associations, tourism, fish and game commission, marine trades, realtors, municipal government as well as several state agencies. Among its other responsibilities, the LMAC reviews legislation relevant to the Program and the state's lakes and ponds, and advises the NHDES Commissioner on the merits of such legislation.

Should you have further questions about this testimony, please feel free to contact me at (603) 867-9299 or appliedforce52@gmail.com.

Sincerely,



David Packard
Chair

ec: LMAC Representatives
Robert R. Scott, Commissioner, NHDES
Tom O'Donovan, Director, Water Division, NHDES
Timothy Drew, Public Information Office, NHDES
Tracie Sales, Rivers and Lakes Programs Manager, NHDES

Voting Members:

Michele L. Tremblay
Chair
Conservation
Community

Larry T. Spencer
Vice Chair
Conservation
Commissions

Edna Feighner
Historic/Archeological
Interests

Christopher Hodgdon
NH Fish & Game
Commission

Mark Lombardi
Granite State
Hydropower
Association

Frederick J. McNeill
Municipal Officer

Allan G. Palmer
Business & Industry
Association

Norman Sims
Recreational Interests

Ruth Ward
Local River Management
Advisory Committees

Donald L. Ware
Public Water Suppliers

Vacant
Agricultural Community

Non-Voting Members:

Jennifer Gilbert
NH Office of
Strategic Initiatives

Mark Hemmerlein
NH Department of
Transportation

John Magee
NH Fish & Game
Department

Gail McWilliam Jellie
NH Department of
Agriculture,
Markets & Food

Alexx Monastiero
NH Department of
Safety

Vacant
NH Department of
Natural and Cultural
Resources

Staff:

Tracie Sales
Program Manager

Jen Drociak
Watershed Coordinator

Mariah Mitchell
Program Assistant

N.H. Rivers Management and Protection Program

N.H. Rivers Management Advisory Committee

August 2, 2019

Michael A. Klass
NH Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, NH 03301

RE: CORD Surplus Land Application - 2019 SLR 006 (Hampton)

Dear Mr. Klass:

The Rivers Management Advisory Committee (RMAC) appreciates the opportunity to comment on the New Hampshire Liquor Commission's proposed sale of approximately 87 acres, minus the area required for the footprints of new liquor store buildings, associated with the Interstate 95 northbound and southbound state liquor and wine outlet stores in Hampton, New Hampshire. According to the information provided in the Request for Surplus Land Review Action, land would be sold for development of additional traveler services, including fueling, with the redeveloped liquor stores remaining in state ownership. Of the lots proposed for sale, the parcel on the southbound (west) side of I-95 and two of the three parcels on the northbound (east) side of I-95 lie immediately adjacent to the Taylor River and therefore within the RMAC's area of interest for disposals of state owned land.

On August 2, 2019, the RMAC met to consider 2019 SLR 006 in Hampton, with representatives of the Liquor Commission and its consultants, New Hampshire Administrative Services, and New Hampshire Department of Environmental Services (NHDES) senior leadership attending the meeting. After extensive discussion regarding the potential impact of development at these sites on the adjacent river, pond, prime wetlands, and other wetlands, as well as concerns about future sea level rise, salt marsh migration, and groundwater rise, the following two motions were made:

Larry Spencer moved that the RMAC recommend the sale of the property (lots 171-001-000, 172-009-000, 199-002-000, and 199-001-000) with a conservation easement placed on the wetlands. The motion was seconded by Ruth Ward. The RMAC voted 5-2 in favor of the disposal, with no abstentions.

Larry Spencer moved that the RMAC request participation in the development of the Request for Proposals of the sale and development of the subject property. The motion was seconded by Ruth Ward. The RMAC voted 6-0 in favor of this condition on the disposal, with no abstentions.

The RMAC is a legislatively created body charged to work with NHDES to administer RSA 483, the Rivers Management and Protection Program. The Governor and Council appointed Committee is comprised of members from business, agriculture, hydroelectric, municipal government, water supply, conservation, recreation, fish and game, and historical interests. Among its other responsibilities, the RMAC is charged with reviewing proposed disposals of state-owned land near, or providing access to, rivers and with advising the NHDES Commissioner and the Council on Resources and Development on the merits of such disposals.

Should you have any questions regarding this letter, please feel free to contact me at 603.796.2615 or MLT@naturesource.net.

Sincerely,



Michele L. Tremblay
Chair

cc: RMAC Representatives
Robert R. Scott, Commissioner, NHDES
Tom O'Donovan, Director, Water Division, NHDES
Timothy Drew, Public Information Office, NHDES
Tracie Sales, Rivers and Lakes Programs Manager, NHDES



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

August 21, 2019

Michael A. Klass, Principal Planner
New Hampshire Office of Strategic Initiatives
3rd Floor, Johnson Hall
107 Pleasant Street
Concord, NH 03301

RE: CORD SURPLUS LAND REVIEW (SLR 19-006) – REQUEST FOR Proposed Disposal of Excess Liquor Commission Land Surrounding Future New Interstate 95 Northbound and Southbound NH Liquor and Wine Outlet Stores in Hampton, New Hampshire

Dear Mr. Klass:

In response to your recent request, the New Hampshire Department of Environmental Services (NHDES) has completed its review of the subject proposal. Based on a review of pertinent files, Geographic Information System databases, and staff discussions, NHDES offers the following findings and recommendations.

Based on discussions with members of the Senior Leadership Team and appropriate technical staff, NHDES offers its support for the proposed disposal of the two subject rest area properties located along the southbound and northbound lanes of Interstate 95. However, it is important to note that any such development or expansion/reuse of these two properties and their existing "footprints" that may occur following disposal must adhere to state environmental law and administrative rules to protect the ecologically high value of these two properties; including protection and preservation of the municipally-designated prime wetlands, surface water and groundwater resources.

Thank you for the opportunity to comment.

Sincerely,

Robert R. Scott
Commissioner

cc: Clark B. Freise, Assistant Commissioner, NHDES
Thomas O'Donovan, Director, Water Division, NHDES
Tracie Sales, Rivers & Lakes Programs Manager, NHDES
Timothy Drew, CORD Designee, NHDES



"Learning....a voyage for a lifetime"

HAMPTON SCHOOL DISTRICT
SCHOOL ADMINISTRATIVE UNIT 90

7 Scott Road, Hampton, NH 03842
Phone 603.926.4560 • Fax 603.926.5070

KATHLEEN A. MURPHY
Superintendent of Schools

NATHAN D. LUNNEY
Business Administrator

JESSICA L. PARBONS
Director of Pupil Services

August 11, 2019

Mr. Michael Klass
NH Office of Strategic Initiatives
107 Pleasant Street
Concord NH 03301

RECEIVED

AUG 22 2019

OFFICE OF STRATEGIC
INITIATIVES

Dear Mr. Klass,

The Hampton School District was recently made aware of available land that currently abuts the Northbound Interstate NH Liquor and Wine Outlet land in Hampton NH. The Hampton Public Works Department as well as the Board of Selectmen believe that this property may be suitable for a future school site an/or athletic and recreation fields for the community.

I understand that the Council on Resources and Development may have already considered requests, however, on the chance this has not occurred I wish to submit the school district's interest in the property in Hampton.

Thank you for your consideration of this request.

With Regards,

Kathleen A. Murphy
Superintendent of Schools
SAU 90

Cc: Mr. Fred Welsh Hampton Town Manager
Mr. Rusty Bridle Hampton Selectman
Mr. Tim Roache Executive Director Rockingham Planning Commission
Mr. Chris Jacobs Director of Public Works

New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives
 107 Pleasant Street, Johnson Hall
 Concord, NH 03301
 Phone: 603-271-2155
 Fax: 603-271-2615



TDD Access: Relay NH
 1-800-735-2964

MEMORANDUM

TO: CORD Members and Other Interested Parties <i>Via Email Distribution Lists</i>	Merrimack County Board of Commissioners 333 Daniel Webster Highway, Suite #2 Boscawen, NH 03303 <i>Via Regular Mail</i>
Town of Hopkinton c/o Neal Cass, Town Administrator 330 Main Street Hopkinton, NH 03229 <i>Via Email (townadmin@hopkinton-nh.gov)</i>	Michael Tardiff, Executive Director Central New Hampshire Regional Planning Com. 28 Commercial Street, Ste. 3 Concord, NH 03301 <i>Via Email (mtardiff@cnhrpc.org)</i>

FROM: Michael A. Klass, NH Office of Strategic Initiatives
DATE: July 3, 2019

SUBJECT: *State Owned Land, Surplus Land Review, Hopkinton, NH
 2019 SLR 007*

RESPONSE DEADLINE: Friday, August 2, 2019

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please provide this office with any comment(s) in writing by the response deadline indicated above. Responses may be emailed to Michael.klass@osi.nh.gov.

The Council on Resources and Development will consider this request at a public meeting, the date of which has yet to be determined. Information regarding CORD and its meetings may be obtained at: <https://www.nh.gov/osi/planning/programs/cord/index.htm>.

The Department of Natural and Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



STATE OF NEW HAMPSHIRE
DEPARTMENT of NATURAL and CULTURAL RESOURCES
OFFICE OF THE COMMISSIONER

172 Pembroke Road Concord, New Hampshire 03301
Phone: 271-2411 Fax: 271-2629
TDD ACCESS: Relay NH 1-800-735-2964

June 21, 2019

Jared Chicoine, Director
Office of Strategic Initiatives
107 Pleasant Street
Johnson Hall, 3rd Floor
Concord, NH 03301

RE: Surplus of State Land in Hopkinton (Contoocook State Forest 30.3 acres), proposed exchange for 97 acres owned by the Town of Hopkinton abutting Mast Yard State Forest

Dear Director Chicoine,

The Department of Natural and Cultural Resources proposes to exchange, with the Town of Hopkinton, 30.3 acres of state-owned land under its management, known as Contoocook State Forest, in Hopkinton, NH for a 97-acre parcel of forest land, known as the Hopkinton Town Forest that abuts Mast Yard State Forest.

The Town of Hopkinton approached the State last year regarding this potential swap as the Town desires to incorporate the State property, along with others, into a larger proposed economic development initiative. Their plan would aggregate properties adjacent to the intersection of Routes NH 202/US 9 and NH 127 (Maple Street) and then seek to partner with private parties to develop the area into a mixed use residential and commercial district. This area of Hopkinton currently has commercial and industrial uses within the vicinity of the State's land.

Contoocook State Forest is comprised of three individual parcels (9.7 acres, 7.2 acres, and 13.4 acres), which are bisected by Routes 202/9 and Maple Street/Route 127. Due to the parcel configuration, and small size, Contoocook State Forest is not an economically viable working forest. Therefore, DNCR desires to exchange the 30.3 acre Contoocook State Forest for the 97 acre Hopkinton Town Forest because of its larger size and strategic location to Mast Yard State Forest. The Hopkinton Town Forest also has approximately 3,500 linear feet of frontage on the Contoocook River, which the Contoocook State Forest does not have. A recently completed appraisal determined the combined value of the three parcels comprising Contoocook State Forest to be \$68,000 and the Hopkinton Town Forest value to be \$105,000.

Please submit this proposal to the Council on Resources and Development (CORD) for review at its next meeting. If you have any questions, please contact either Tracey Boisvert or Bob Spoerl at (603) 271-2214.

Sincerely,

ELS

Sarah L. Stewart
Commissioner

**Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION**

Name of Requesting Agency: Department of Natural and Cultural Resources

Agency Contact Person: Tracey Boisvert
 Address: 172 Pembroke Road, Concord, NH, 03301
 Phone Number: 603-271-2214
 E-Mail: Tracey.boisvert@dncr.nh.gov

Applicant Contact Person: same
 Address: _____
 Phone Number: _____
 E-Mail: _____

Location of Property: Jct. of Rt. 202 and Rt. 127, Hopkinton, NH

Acreage: Three separate tracts of land totaling 30.3 +/- acres

Requested Action: Approve exchange of this land (30.3 acres) for a parcel of land owned by the Town of Hopkinton (97 +/- acres) that abuts Mast Yard State Forest

Term of Lease or Easement: Transfer of fee ownership



Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Office of Strategic Initiatives, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@osi.nh.gov.

1. What is the current use of this property?

Managed forest

2. What is the proposed use of this property if surplusd? Please note if proposed use is intended to create a public benefit.

The Town of Hopkinton desires to acquire the State property as part of a larger economic development plan. The plan would aggregate properties adjacent to the intersection of Routes NH 202/US 9 and BG 127 (Maple Street) and then seek to partner with private parties to develop the area into a mixed use residential and commercial district.

3. Does the proposed use of this property entail new development? Yes No

a. If yes, is it consistent with adjacent and existing development? Yes No

b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or surroundings.

There is mixed commercial development in the immediate vicinity of this property and the intention is to increase additional mixed commercial/residential use of the area.

4. Are there any structures located on this property? Yes No

a. If yes, please describe the structures including how many and what kind.

5. Are there historical architectural or archaeological resources identified on this site?

Yes No

a. If yes, describe the resource(s)?

[Empty text box]

b. If no, contact the NH Division of Historical Resources prior to application submission.

6. Is there any existing development or structures on adjacent sites? Yes No

a. If yes, describe the use and number of structures of adjacent sites.
If no, where is the nearest development? (Describe distance, use, and number)

Dunkin Donuts (1), Sand and gravel plant (numerous)

7. Does the site represent the entire state property in this location? Yes No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

[Empty text box]

8. Is access to this property available? Yes No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Two of the three tracts can be accessed via State Highway (Rt. 127). The most southern tract is landlocked.

b. If yes, is there a potential for public access interruption? Yes No

9. Are there water resources related to this property such as:

Lakes/Ponds - Yes No Rivers - Yes No Wetlands - Yes No X

a. If yes, please indicate the size or extent of such resources.

The state property is close to the Contoocook River but does not abut it.

b. If yes, is the property located within 250 feet of a lake/pond or river?

N/A

c. If yes, please describe any municipal regulations and/or Shoreland Water Quality Protection Act (RSA 483-B) provisions that apply to the development of the property.

[Empty text box]

d. If there are water resources, please describe current public or private access from the site to the water body. Public Private No Access Available

[Empty text box]

e. How would the proposal affect the access opportunities described in d?

--

10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

	Yes (property)		Yes (adjacent property)		No
a. Steep slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increased impervious surface	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Potential stormwater flow changes.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please provide a description for any "yes" responses to question #10.

<p>d. A portion of two of the three tracts are identified in GIS as Wildlife Action Plan, tier 1 habitat, likely because of relatively close proximity to the river</p> <p>e. & f. Future development would likely involve road and buildings, potentially requiring altering terrain and potential stormwater flow changes</p> <p>g. Soil types are identified in GIS as important agriculture soils (local importance) but are all entirely forested and not used as agriculture lands</p>
--

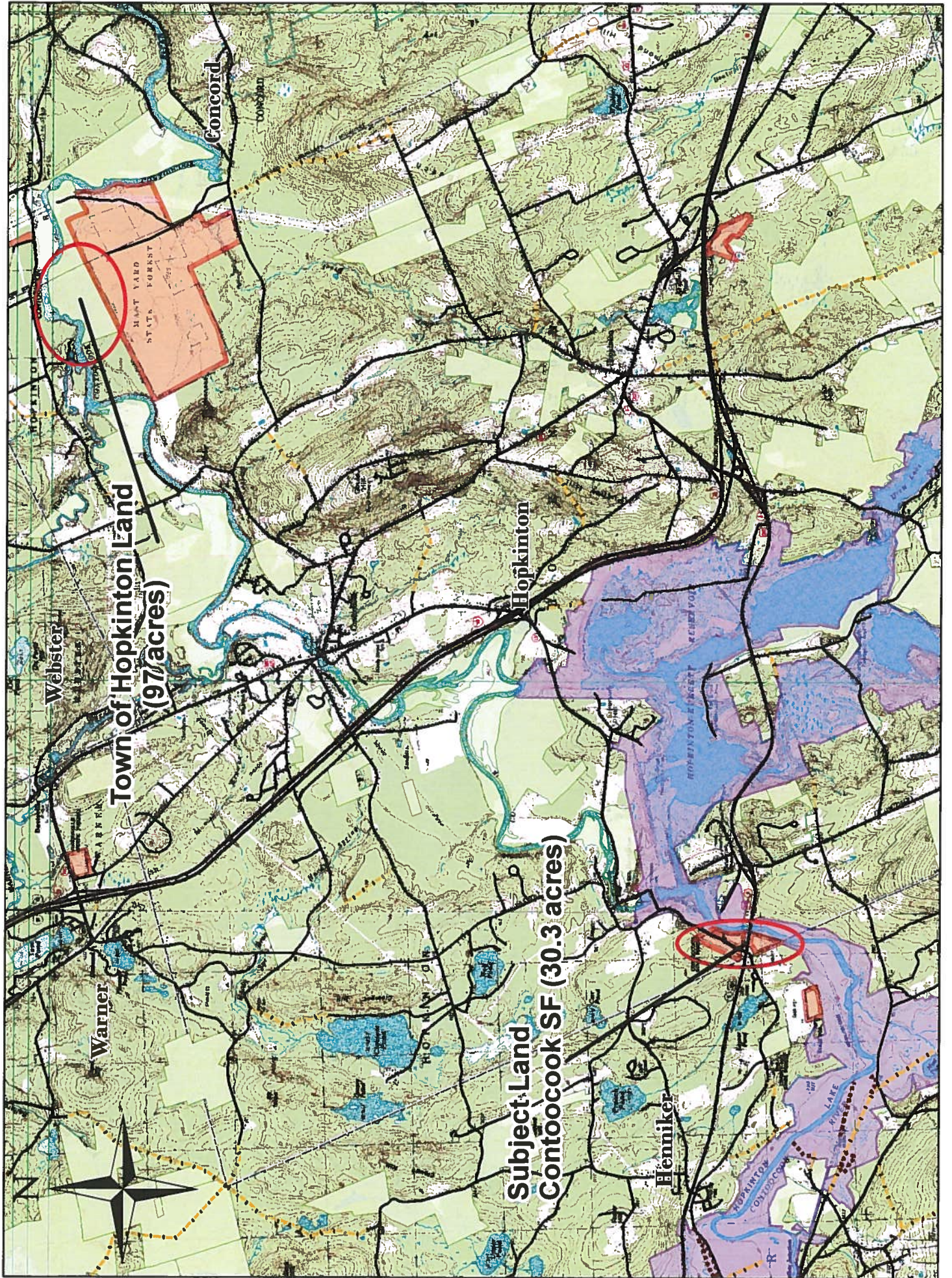
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features*
- c. Aerial Photograph*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities or topographic features are welcome but not required

* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

Please paste any maps and photographs submitted as part of this application here.

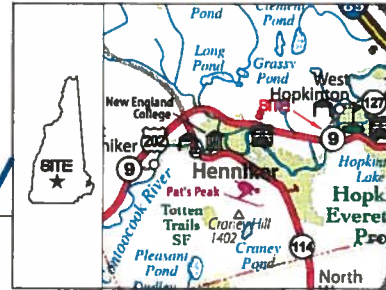
Location Map



Not to Scale

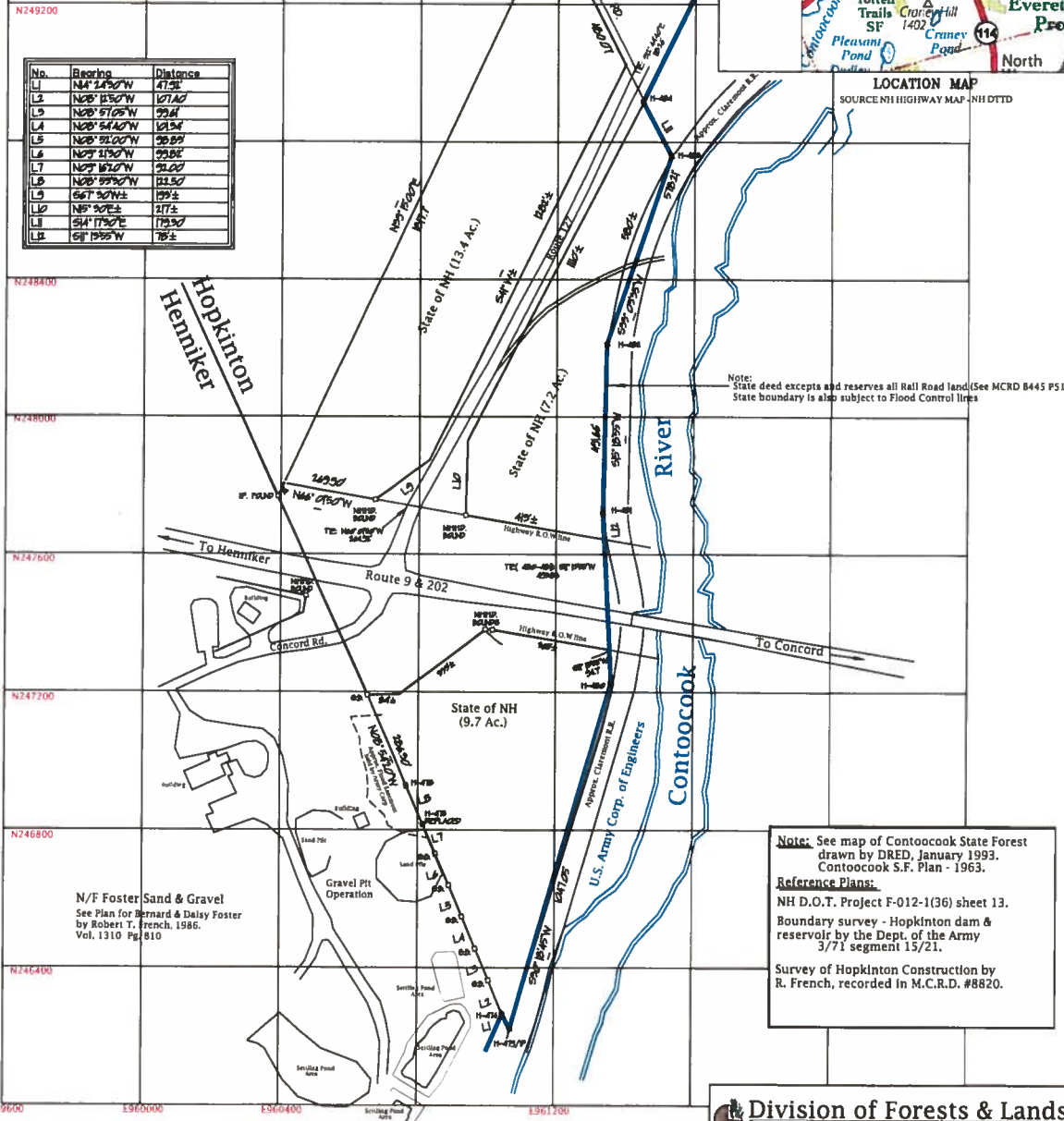


The bearings indicated on this plan are based on a Magnetic Orientation. The parcel has been situated on the NH State Plane Coordinate System (NAD 83) for utilization in GIS projects and placement should be considered general.



LOCATION MAP
SOURCE: NH HIGHWAY MAP - NH DTD

No.	Bearing	Distance
L1	N4° 14' 30" W	47.3±
L2	N08° 18' 30" W	107.6±
L3	N08° 57' 05" W	99.6±
L4	N08° 54' 40" W	121.9±
L5	N08° 51' 00" W	76.8±
L6	N08° 11' 30" W	93.8±
L7	N08° 07' 00" W	82.8±
L8	N08° 59' 30" W	83.5±
L9	S67° 30' ± E	89.2±
L10	N8° 30' ± E	217.2±
L11	S14° 11' 30" E	178.9±
L12	S6° 19' 55" W	78.2±



Note: State deed excepts and reserves all Rail Road land (See MCRD B445 P519). State boundary is also subject to Flood Control lines.

Note: See map of Contoocook State Forest drawn by DRED, January 1993. Contoocook S.F. Plan - 1963.
Reference Plans:
NH D.O.T. Project F-012-1(36) sheet 13.
Boundary survey - Hopkinton dam & reservoir by the Dept. of the Army 3/71 segment 15/21.
Survey of Hopkinton Construction by R. French, recorded in M.C.R.D. #8820.

N/F Foster Sand & Gravel
See Plan for Bernard & Dalsey Foster by Robert T. French, 1986. Vol. 1310 Pg 810

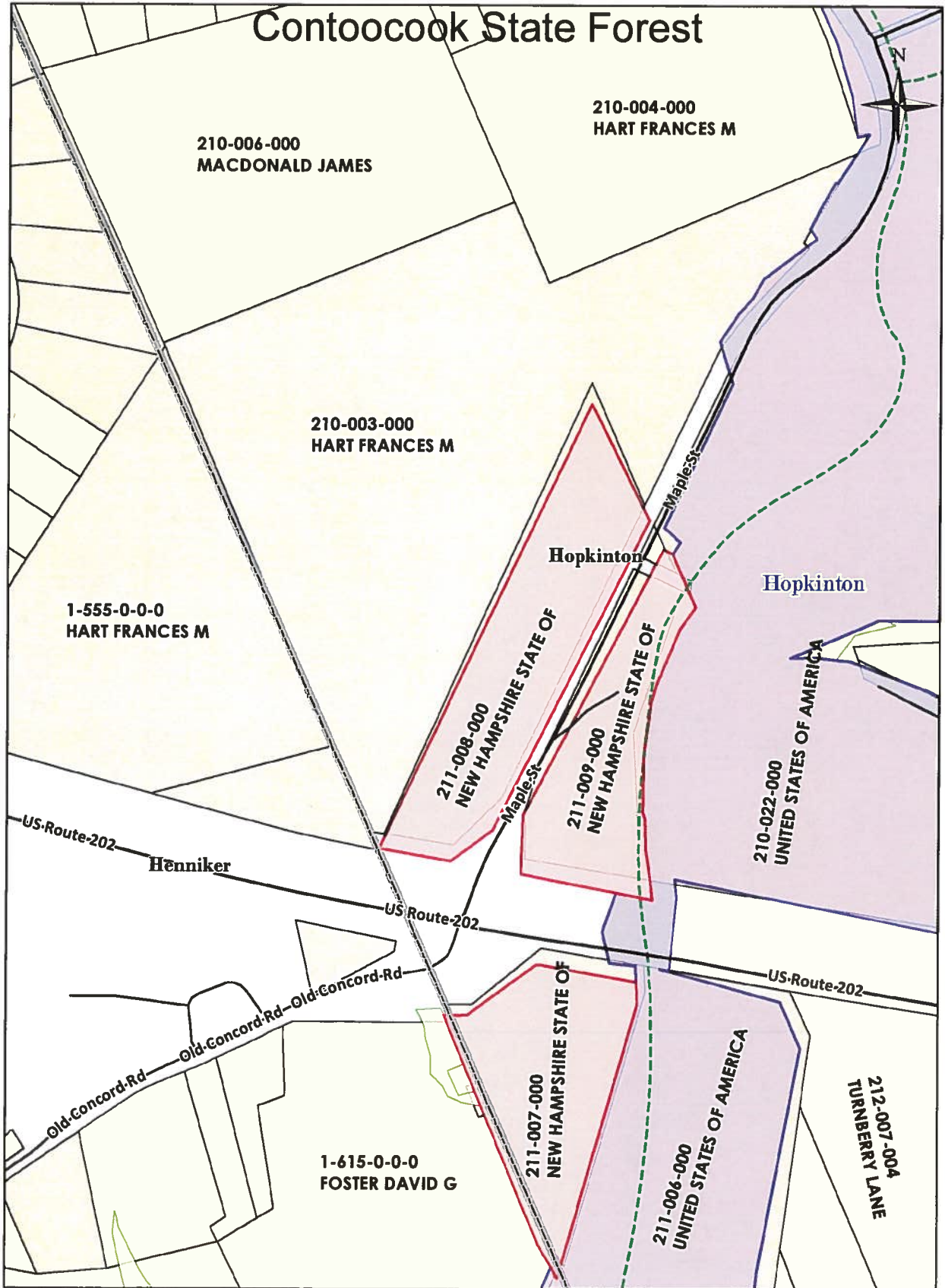
BENCH JOB: \OJ-2002 #38
ACAD DWG: DWG01 Contoocook SF
ADD. LAYERS:
REMARKS:
Rotated/Transformed-7/2011

AERIAL PHOTOGRAPHY AND OLD MAPS HAVE BEEN UTILIZED IN THE MAPPING PROCESS OF ROADS, WATER BODIES, BUILDINGS ETC. AND LOCATION SHOULD BE CONSIDERED APPROXIMATE

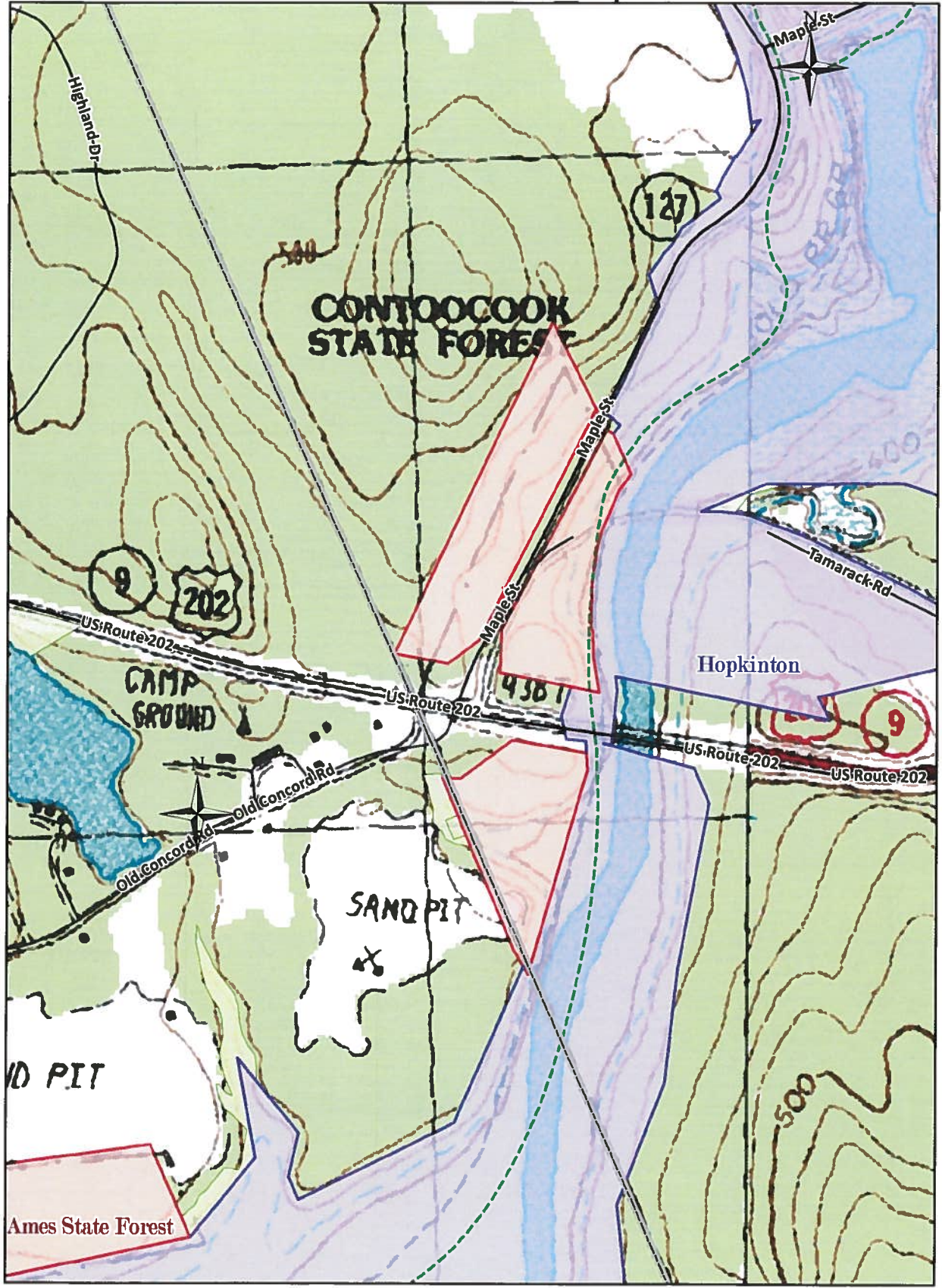
Division of Forests & Lands
Contoocook State Forest
Hopkinton, New Hampshire

SCALE: 1" = 200'
DATE: Redrawn October 2002
AREA = 30.3± Acres
SURVEYED BY: D.R.E.D.

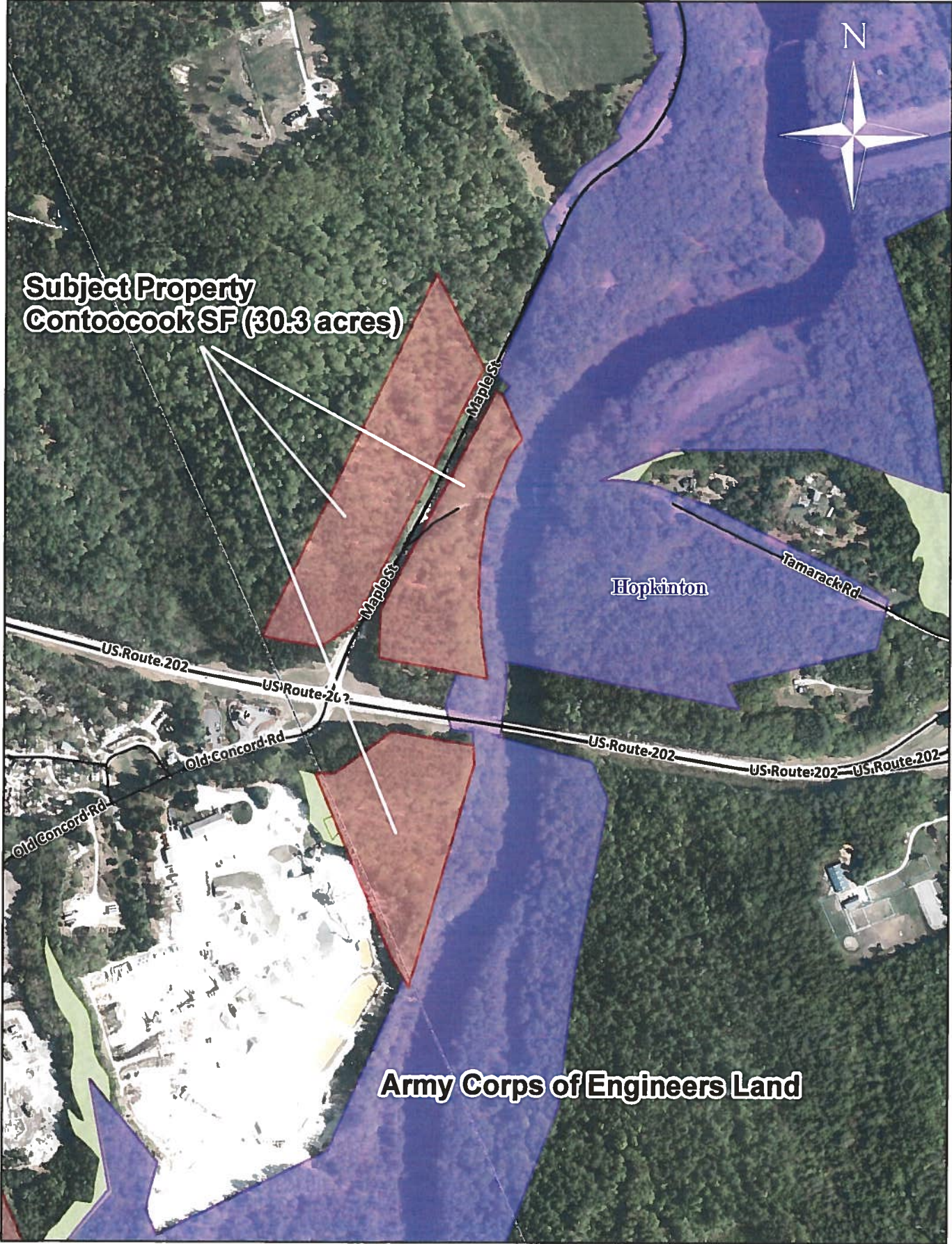
Contoocook State Forest



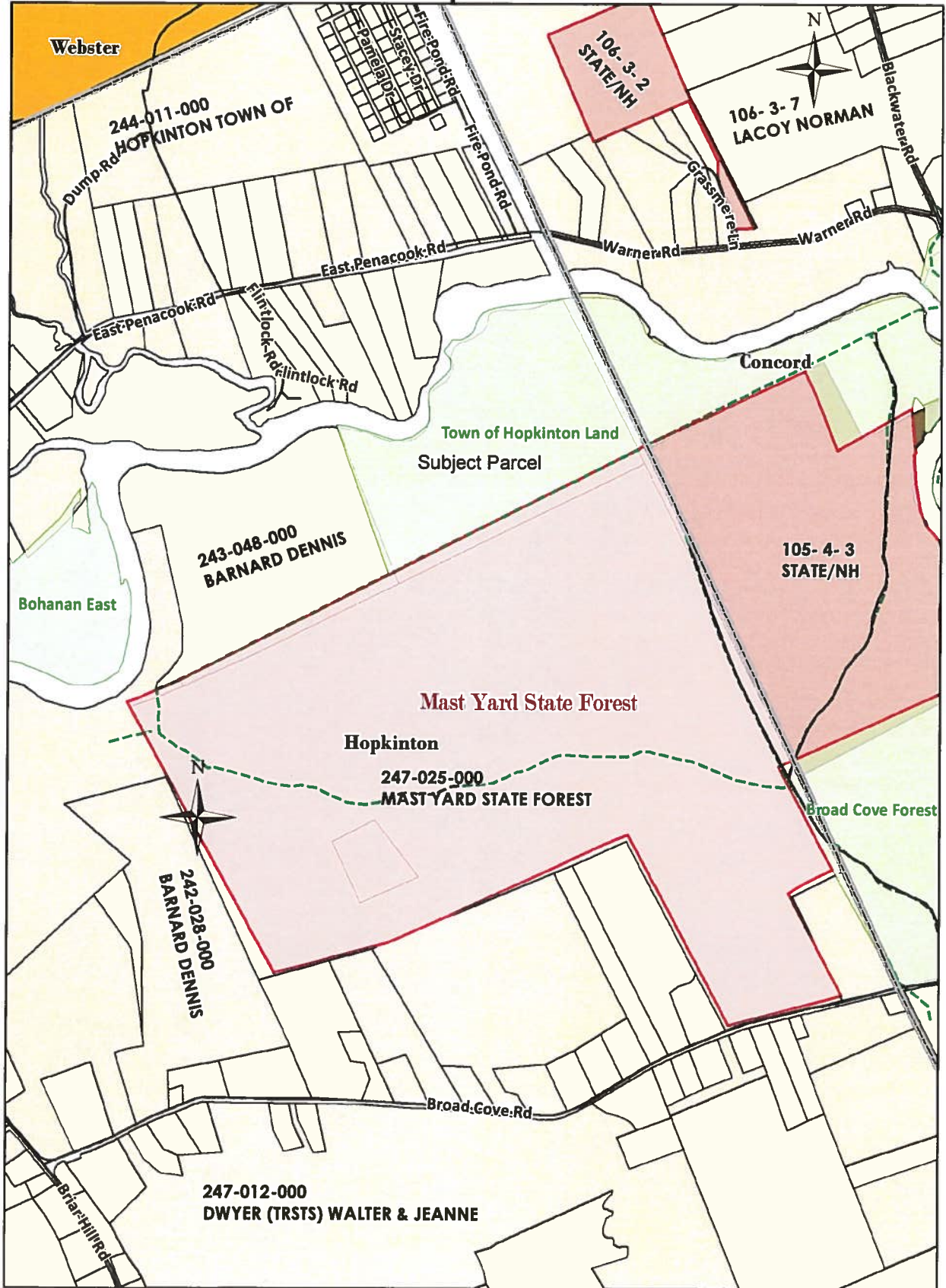
Contoocook SF topo



Aerial



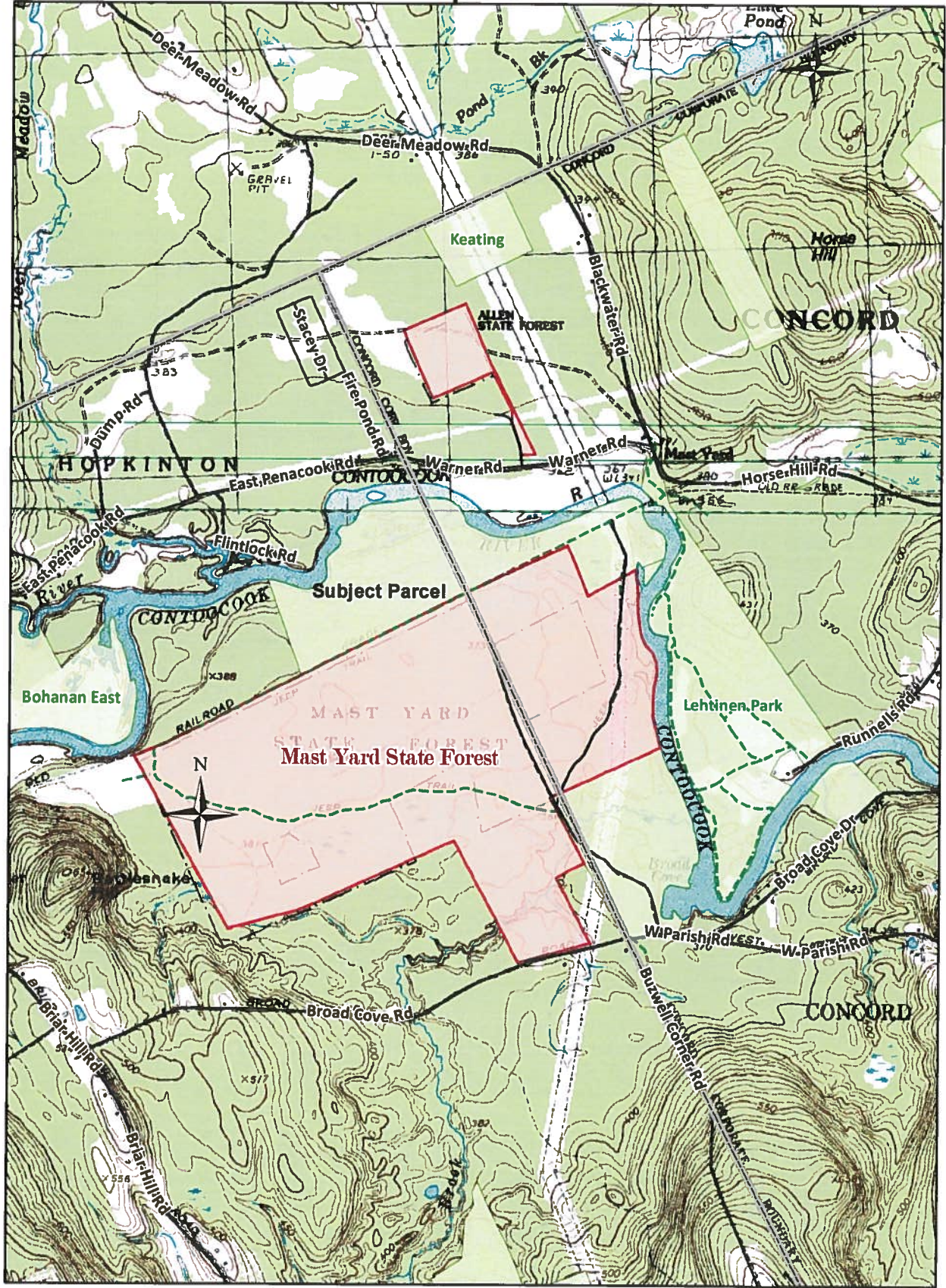
Town of Hopkinton Land



Aerial - Addition to Mast Yard State Forest - 97 acres



Town of Hopkinton Land



Klass, Michael

From: Winters, Shelley
Sent: Wednesday, July 24, 2019 5:19 PM
To: Klass, Michael
Subject: RE: CORD Surplus Land Application - 2019 SLR 007 (Hopkinton)

Michael,

The NH Department of Transportation's Bureau of Rail & Transit appreciates the opportunity to review and from the Bureau of Rail & Transit does not need this property now or in the foreseeable future for railroad or transit purposes.

Thanks,
Shelley

Shelley Winters

Administrator, Bureau of Rail & Transit
New Hampshire Department of Transportation
PO Box 483
Concord, NH 03302-0483
Tel: (603) 271-2468

From: Klass, Michael
Sent: Wednesday, July 3, 2019 10:59 AM
To: Klass, Michael
Subject: CORD Surplus Land Application - 2019 SLR 007 (Hopkinton)

Dear All,

Please find the attached Surplus Land Review application for your review.

As reflected in the cover memo, the comment deadline for this request is August 2, 2019. The matter will be heard by CORD on a date to be determined, with meeting information available online here:

<https://www.nh.gov/osi/planning/programs/cord/meetings/index.htm>

Please contact me if you have any questions.

Best,
Mike

Michael A. Klass
Principal Planner
New Hampshire Office of Strategic Initiatives – Division of Planning

107 Pleasant Street, Johnson Hall, 3rd Floor, Concord, NH 03301
Main - 603-271-2155 | Direct - 603-271-6651
www.nh.gov/osi/planning/



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Natural and Cultural Resources 603-271-3483
19 Pillsbury Street, Concord, NH 03301-3570 603-271-3558
Voice/ TTY RELAY ACCESS 1-800-735-2964 FAX 603-271-3433
<http://www.nh.gov/nhdhr> preservation@nh.gov

July 9, 2019

Michael A. Klass
NH Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, NH 03301

Re: State Owned Land, Surplus Land Review, Hopkinton, NH
2019 SLR 007 (DHR# 10863)

Dear Mr. Klass:

In accordance with RSA 227C-9, the Division of Historical Resources (DHR) has been asked to comment on the parcels of state-owned land referenced above.

The DHR has reviewed its records regarding the three parcels comprising the Contoocook State Forest. Based on the topography of these parcels and their proximity to the Contoocook River, the subject land is considered sensitive for the occurrence of pre-contact archaeological deposits. A Phase I-A archaeological survey of these parcels is necessary before the DHR can provide informed comment on their proposed disposal.

Should you have any questions regarding our comments, please feel free to contact David Trubey, Review & Compliance Coordinator, at 271-2813.

Sincerely,

Nadine Miller
Deputy State Historic Preservation Officer

NM/dwt



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

July 26, 2019

Michael A. Klass
Principal Planner
Division of Planning
New Hampshire Office of Strategic Initiatives
3rd Floor, Johnson Hall
107 Pleasant Street
Concord, NH 03301

RE: CORD SURPLUS LAND REVIEW (SLR 19-007) – REQUEST TO EXCHANGE THE CONTOOCOOK STATE FOREST [30.3 ACRES] FOR 97 ACRES OWNED BY THE TOWN OF HOPKINTON ABUTTING MAST YARD STATE FOREST IN HOPKINTON, NH

Dear Mr. Klass:

In response to your recent request, the New Hampshire Department of Environmental Services (NHDES) has completed its review of the subject proposal. Based on a review of pertinent files, Geographic Information System databases, and staff discussions, NHDES offers the following findings and recommendations.

Through its review, NHDES did not discover any existing concerns relative to either potential environmental impacts or public health considerations resulting from this proposed land exchange.

Thank you for the opportunity to comment.

Sincerely,

Timothy W. Drew
Administrator
Public Information and Permitting Unit
Office of the Commissioner

Enc.

cc: Robert R. Scott, Commissioner, NHDES
Tracie Sales, Rivers & Lakes Management, NHDES

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: 271-2867 TDD Access: Relay NH 1-800-735-2964

CORD p. 44



COUNTY OF MERRIMACK

333 DANIEL WEBSTER HIGHWAY, STE. 2
BOSCAWEN, NH 03303

(603) 796-6800 FAX: (603) 796-6840

COMMISSIONERS
TARA REARDON, CHAIRMAN, CHAIR
BRONWYN ASPLUND-WALSH, VICE CHAIR, FRANKLIN
PETER J. SPAULDING, CLERK, HOPKINTON

COUNTY ADMINISTRATOR
ROSS L. CUNNINGHAM

July 30, 2019

Mr. Michael A. Klass
NH Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, New Hampshire 03301

Dear Mr. Klass:

The Merrimack County Board of Commissioners' at their meeting
July 29, 2019 declared no interest in 2019 SLR 007.

If you have any questions, please feel to contact this office at the above
number.

Sincerely,

Ross L. Cunningham
County Administrator

RLC:mah

Voting Members:

Michele L. Tremblay
Chair
Conservation
Community

Larry T. Spencer
Vice Chair
Conservation
Commissions

Edna Feighner
Historic/Archeological
Interests

Christopher Hodgdon
NH Fish & Game
Commission

Mark Lombardi
Granite State
Hydropower
Association

Frederick J. McNeill
Municipal Officer

Allan G. Palmer
Business & Industry
Association

Norman Sims
Recreational Interests

Ruth Ward
Local River Management
Advisory Committees

Donald L. Ware
Public Water Suppliers

Vacant
Agricultural Community

Non-Voting Members:

Jennifer Gilbert
NH Office of
Strategic Initiatives

Mark Hemmerlein
NH Department of
Transportation

John Magee
NH Fish & Game
Department

Gail McWilliam Jellie
NH Department of
Agriculture,
Markets & Food

Alexx Monastiero
NH Department of
Safety

Vacant
NH Department of
Natural and Cultural
Resources

Staff:

Tracie Sales
Program Manager

Jen Drociak
Watershed Coordinator

Mariah Mitchell
Program Assistant

N.H. Rivers Management and Protection Program

N.H. Rivers Management Advisory Committee

August 2, 2019

Michael A. Klass
NH Office of Strategic Initiatives
107 Pleasant Street, Johnson Hall
Concord, NH 03301

RE: CORD Surplus Land Application - 2019 SLR 007 (Hopkinton)

Dear Mr. Klass:

The Rivers Management Advisory Committee (RMAC) appreciates the opportunity to comment on the New Hampshire Department of Natural and Cultural Resources's proposed exchange of 30.3 acres within the Contoocook State Forest for 97 acres of the Hopkinton Town Forest abutting the Mast Yard State Forest in Hopkinton, New Hampshire. Two of the three parcels proposed for disposal to the Town of Hopkinton lie within 250 feet of the Contoocook River and therefore fall with the RMAC's area of interest. In addition, all three parcels proposed for disposal lie within the designated river corridor of the Contoocook River, and therefore within the jurisdiction of the Contoocook and North Branch Rivers Local Advisory Committee.

On August 2, 2019, the RMAC met to consider 2019 SLR 007 in Hopkinton. The RMAC did not receive a recommendation on this surplus land disposal from the Contoocook and North Branch River Local Advisory prior to its meeting. At the meeting, Larry Spencer moved to support the disposal of the 30.3 acres of the Contoocook State Forest in exchange for 97 acres of the Hopkinton State Forest. The motion was seconded by Chris Hodgdon. The RMAC voted 4-3 in favor of the disposal, with no abstentions.

The RMAC is a legislatively created body charged to work with the New Hampshire Department of Environmental Services (NHDES) to administer RSA 483, the Rivers Management and Protection Program. The Governor and Council appointed Committee is comprised of members from business, agriculture, hydroelectric, municipal government, water supply, conservation, recreation, fish and game, and historical interests. Among its other responsibilities, the RMAC is charged with reviewing proposed disposals of state-owned land near, or providing access to, rivers and with advising the NHDES Commissioner and the Council on Resources and Development on the merits of such disposals.

In conclusion, the RMAC has no objection to the disposal outlined in 2019 SLR 007 in Hopkinton.

Michael Klass
Office of Strategic Initiatives
2019 SLR 007 August 2, 2019
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Should you have any questions regarding this letter, please feel free to contact me at 603.796.2615 or MLT@natureresource.net.

Sincerely,



Michele L. Tremblay
Chair

cc: RMAC Representatives

Robert R. Scott, Commissioner, NHDES

Tom O'Donovan, Director, Water Division, NHDES

Timothy Drew, Public Information Office, NHDES

Tracie Sales, Rivers and Lakes Programs Manager, NHDES

Matt Lundsted, Chair, Contoocook and North Branch Rivers LAC