

# 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, January 14, 2021  
Time - 9:30 AM

*This meeting will be conducted remotely on the Microsoft Teams platform. You can participate online or over the phone using the following information.*

To join on your computer or mobile app, click here:

[Click here to join the meeting](#)

Or call in (audio only)

+1 603-931-4944 United States, Concord

Phone Conference ID: 296 633 378#

## **FINAL AGENDA**

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	A. Kelsey Notch Trail 3-Year Assessment	
<b>IV.</b>	<b>SURPLUS LAND REVIEW</b>	
	A. 2021 SLR 001 (Lancaster) .....	4
	Request from the Department of Military Affairs and Veterans Services to convey the Lancaster Armory to NH Fish & Game	

- B. 2021 SLR 002 (Concord).....17  
Request from the Department of Administrative Services, acting on behalf of the Department of Environmental Services, to grant a utility easement to a certain DES parcel located adjacent to the south side of the I-89 right-of-way corridor on Silk Farm Road in Concord.

**V. LAND & COMMUNITY HERITAGE INVESTMENT PROGRAM (LCHIP)**

- A. Request authorization to transfer funds from the Community Conservation Endowment

**VI. OTHER BUSINESS**

- A. Smart Growth Report update
- 

**Reminder – Tentative 2021 Meeting Dates**

January 14  
July 8

March 11  
September 9

May 13  
November 11

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## **DRAFT Minutes – November 12, 2020**

### **MEMBERS PRESENT (via remote participation)**

Jared Chicoine, Chair, Director, NH Office of Strategic Initiatives (with Michael Klass)  
Tracy Boisvert, Designee, NH Department of Natural and Cultural Resources (alone)  
Tim Drew, Designee, NH Department of Environmental Services (alone)  
Shawn Jasper, Commissioner, Department of Agriculture (alone)  
John Martin, Designee, NH Department of Health and Human Services (alone)  
Stephen McLocklin, Designee, Department of Administrative Services (alone)  
Scott Mason, Director, NH Fish and Game Department (alone)

*[NOTE: Adam Smith (NH Department of Transportation) was present telephonically at this meeting, but was unable to communicate with the council due to technological issues.]*

### **OTHER PARTICIPANTS**

Michael Klass, NH Office of Strategic Initiatives  
Steve Walker, NH Office of Strategic Initiatives

### **I. ROLL CALL AND INTRODUCTIONS**

The meeting was opened at 9:32 AM by Chairman Chicoine who began with a right-to-know compliance checklist as this was a virtual meeting. He finished with a roll call for CORD member attendance.

### **II. MINUTES**

A. Approval of September 24, 2020 draft minutes

**MOTION:** On a motion by Mr. Martin, seconded by Commissioner Jasper, the September 24, 2020 minutes were approved unanimously by the Council (via roll call vote).

### **III. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)**

A. Kelsey Notch Trail 3-Year Assessment

Chairman Chicoine reminded members that this is a continuation of a previously discussed item. CORD made findings in 2016 with regard to ATV/UTV use in Nash Stream Forest, including requiring a 3-year assessment of ATV use on the Kelsey Notch Trail, which has now passed. CORD is now tasked with determining whether: additional information is necessary; or if use of ATV/UTV on Kelsey Notch Trail is consistent with RSA 162-C:6; or if use of ATV/UTV on Kelsey Notch Trail is not consistent with RSA 162-C:6 and the trail should cease to be open for AV/UTV use. Chairman Chicoine also noted that CORD met with its attorneys since the last public meeting to address certain legal questions.

Chairman Chicoine referenced the specific language contained in RSA 162-C:6, II and III and said that CORD has received three legal memos to date, including one received the day before (which was a state holiday), disagreeing on what the Kelsey Notch easement allows as pertains to Section II of RSA 162-C:6. Chairman Chicoine suggested members focus discussion on Section III of the statute based on the additional data contained in the three-year assessment.

That said, Chairman Chicoine said that DNCR's annual assessment of the Kelsey Notch Trail was submitted on Tuesday. Mr. Klass also noted that a sizable book with information from a member of the public was also received earlier in the week. In light of the additional information submitted this week, Chairman Chicoine recommended taking the next two months to digest the additional information and deliberate on the issue at the next meeting (tentatively scheduled for January 14, 2021).

Mr. Klass said that he would circulate additional materials received during the past week to members and also post them on the CORD website.

Ms. Boisvert noted that there is an MOU between the DNCR Trails Bureau, DNCR Forest and Lands, and Fish Game, and another MOU between the Trails Bureau and the local ATV club. She noted that the MOUs are three-year agreements and will be expiring at the end of December 2020. She said that these need to be updated going into the new year and recommended that there is an agreement in place going into the new year.

Chairman Chicoine said that seemed like a decision for agencies to make in consultation with their staff and attorneys.

Ms. Boisvert noted that DNCR has committed to updating both agreements.

#### B. LCIP Annual Report

Steve Walker, Conservation Land Stewardship Program Director

Mr. Steve Walker gave an overview of the LCIP Annual Report. He noted that the report changes little year to year, but that he added context on page 9 with being down a staff person. In general, the program is doing well, but like in past years there are a few properties that required some additional attention.

Mr. Walker summarized the content of the appendices in the annual report. Appendix A includes information on state-held easements. Appendix B includes municipal-held easements and notes how municipalities are doing their monitoring and responding. Mr. Walker noted that the program tries to visit municipal held easements and meet with conservation commission members every 4-6 years. Appendix C & D include LCIP fee-owned properties. Appendix C is prepared by Fish & Game and Appendix D is prepared by DNCR as these state agencies own and manage their own easements. Appendix E discusses the Land Conservation Investment Program Endowment, and Mr. Walker noted that he is still waiting for information that breaks down the LCIP endowment portion from non-LCIP Fish & Game/DNCR portions. Appendix F is a visual on where properties are located and how the Land Conservation Stewardship program is structured.

Mr. Walker noted that after adoption of the report, it will be distributed to various parties including the Governor, Legislature, and State Library.

John Martin asked if additional information in Appendix E is needed to adopt the FY2020 LCIP Annual Report. Mr. Walker said that this additional information was not a requirement of the report. Mr. Chicoine said that he felt that the report could be adopted without this information.

**MOTION:** Tim Drew moved for CORD to adopt the FY2020 LCIP Annual Report, which was seconded by John Martin. The motion was approved unanimously by the Council (via roll call vote).

#### **IV. OTHER BUSINESS**

A. Next Meeting: Tentatively scheduled for January 14, 2021 at 9:30 AM

B. Mr. Klass reminded members that he is working on the Smart Growth report and that it would be helpful to have material from all the agencies for the report, which is required under the Council's statute.

**MOTION:** With business completed, Commissioner Jasper moved to adjourn the meeting, which Director Mason seconded. The motion was approved unanimously by the Council (via roll call vote).

Meeting adjourned at 10:03 A.M.

# 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

<b>TO:</b>	CORD Members and Other Interested Parties  <i>Via Email Distribution Lists</i>	Coos County Board of Commissioners c/o Jennifer Fish P.O. Box 10 West Stewartstown, NH 03597 <i>Via Email (<a href="mailto:jennifer.fish@cooscountynh.us">jennifer.fish@cooscountynh.us</a>)</i>
	Edward Samson, Town Manager Town of Lancaster 25 Main Street Lancaster, NH  <i>Via Email (<a href="mailto:townmanager@lancasternh.org">townmanager@lancasternh.org</a>)</i>	Michelle Moren-Grey, Executive Director North Country Council 161 Main Street Littleton, NH 03561  <i>Via Email (<a href="mailto:mmoren@nccouncil.org">mmoren@nccouncil.org</a>)</i>

**FROM:** Michael A. Klass, NH Office of Strategic Initiatives

**DATE:** December 11, 2020

**SUBJECT:** *State Owned Land, Surplus Land Review, Lancaster, NH  
2021 SLR 001*

**RESPONSE DEADLINE:** Monday, January 11, 2021

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](mailto:Michael.klass@osi.nh.gov).

The Council on Resources and Development will consider the request at its meeting scheduled for **January 14, 2021**. 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 MILITARY AFFAIRS AND VETERANS SERVICES

BUSINESS ADMINISTRATION  
STATE MILITARY RESERVATION  
4 PEMBROKE ROAD  
CONCORD, NEW HAMPSHIRE 03301-5652

David J. Mikolaities, Major General  
*The Adjutant General*

Warren M. Perry  
*Deputy Adjutant General*

Phone: 603-225-1360  
Fax: 603-225-1341  
TDD Access: 1-800-735-2964

December 9, 2020

Jared Chicoine, Director  
New Hampshire Office of Strategic Initiatives  
Governor Hugh J. Gallen State Office Park  
Johnson Hall, 3rd Floor  
107 Pleasant Street  
Concord, NH 03301

Dear Director Chicoine:

Please find the enclosed Request for Surplus Land Review Action from the Department of Military Affairs and Veterans Services. The Adjutant General has determined that the Department no longer has a need for the Lancaster Armory. The department proposes to convey the property to New Hampshire Fish and Game.

Please submit this proposal to the Council on Resources and Development (CORD) for review. We respectfully request that this item be placed on the agenda for the January 11, 2021 meeting of CORD in order to ensure timely subsequent review by the Long Range Capital Planning and Utilization Committee and the Governor and Executive Council. If you have any questions, please contact me at 603-225-1361.

Sincerely,

Erin M. Zayac  
Administrator

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

**Name of Requesting Agency:** Department of Military Affairs and Veterans Services

**Agency Contact Person:** Erin Zayac

Address: 4 Pembroke Road Concord, NH 03301

Phone Number: 603-225-1361

E-Mail: erin.m.zayac@DMAVS.nh.gov

**Applicant Contact Person:** Same as above

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**Location of Property:** 532 Main Street, Lancaster, NH 03584

**Acreage:** 2.78

**Requested Action:** State disposal of property

**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, 3<sup>rd</sup> Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

**1. What is the current use of this property?**

Armory

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

Storage Facility for Fish & Game

**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.

n/a

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

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

Armory building; out building

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

Yes  No

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

Yes, the Site was determined Eligible for listing on the National Register of Historic Places (under Criteria A and C) on 09/27/2006. The eligible boundary is the



property's tax parcel (Map R-2, Parcel 31), as mapped by the Town of Lancaster. The property was surveyed for archaeological resources including: a Ph1A in 1999), a combined Ph1A/Ph1B survey of 1.5 acres (along the southernmost extent of the property (including a portion of the 65-acre Lancaster Fairgrounds property) in 2015 and a Ph1B of 1.0 acres in 2017, focusing on undisturbed portions of the Lancaster Armory property not previously investigated. No artifacts were recovered in 2015 and 2017. It was concluded from the 2015 and 2017 surveys combined that the 2.78 acre Lancaster Armory property is no longer considered to be archaeologically sensitive.

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)

Adjacent residential housing to the north and northwest; fair grounds with structures to the South and East.

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).

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)

Road

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.

Approximately 0.25 acres of wetlands exist behind the military vehicle parking area. Wetlands were delineated in 2017.

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

It is not located within 250 feet of a lake pond or river. It is located within 250 feet of another wetland.

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.

- 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?

n/a

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Increased impervious surface .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance .....	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>

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

Less than 1 acres (0.25 acres) of wetlands exist behind the military vehicle parking area. Wetlands were delineated in 2017. Agricultural soils of local importance exist on the Armory property. Prime farmland soils and agricultural soils of local importance exist on adjacent properties. Grasslands (Wildlife Action Plan Critical Habitat) are directly adjacent to the site, but are utilized as part of the Lancaster Fairgrounds.

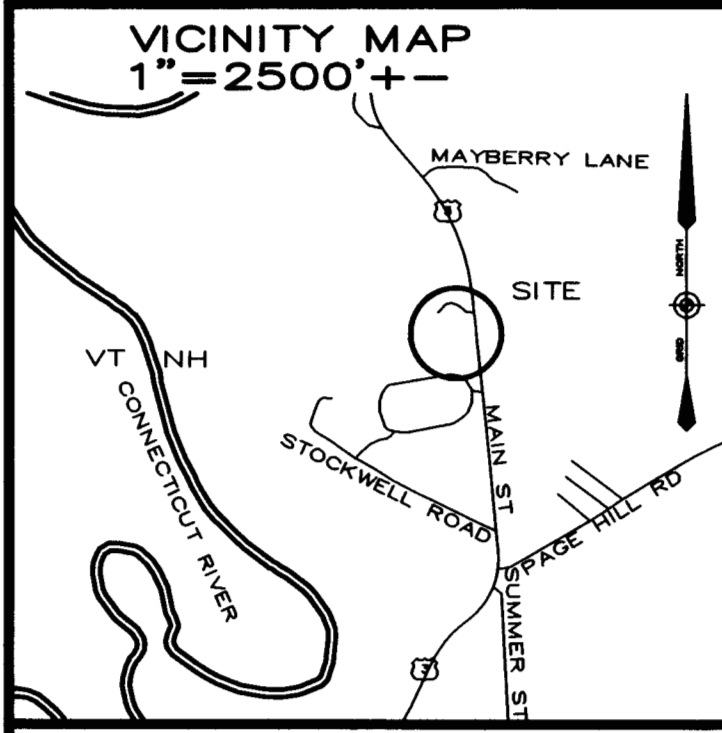
**11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.**

- 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.





Kenneth M. Burke Jr.  
Marva V. Burke  
6 Pine Haven Road  
Lancaster, NH 03584  
Vol. 1457, Page 0499

Map R-2, Lot 34  
Donald A. Paquette  
Shelley S. Paquette  
10 Pine Haven Road  
Lancaster, NH 03584  
Vol. 1441, Page 0113

Map R-2, Lot 35  
Richard P. Desautelle  
36 Anchor Road  
Lancaster, NH 03584  
Vol. 1488, Page 0090

Map R-2, Lot 28  
Coos & Essex Agri. Society  
c/o Julie Aldrich  
PO Box 515  
Lancaster, NH 03584  
Vol. 812, Page 59

Map R-2, Lot 29  
Coos & Essex Agri. Society  
c/o Julie Aldrich  
PO Box 515  
Lancaster, NH 03584  
Vol. 812, Page 63

Map R-2, Lot 32  
Karl & Tonya Perkins  
PO Box 557  
Lancaster, NH 03584  
Vol. 929, Page 598

Map R-2, Lot 31  
NH National Guard  
Adjutant General Department  
4 Pembroke Road  
Concord, NH 03301  
Vol. 417, Page 43  
121,201 sq. ft. or 2.78 ac.

**CERTIFICATIONS**

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

CERTIFICATION PER R.S.A.—676:18, III: "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

SIGNATURE: [Signature] LICENSE NO. 741 DATE: 12/3/15

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF TOWN OF LANCASTER IN ACCORDANCE WITH R.S.A.—676:18 (1)." SIGNATURE: [Signature] LICENSE NO. DATE:

**LEGEND**

---	PROPERTY LINE	---	EDGE OF WOODS
---	EDGE OF PAVEMENT	---	CONCRETE
---	EDGE OF GRAVEL	---	IRON PIPE OR REBAR
---	OVERHEAD UTILITY LINES	---	UTILITY POLE
---	DRAINAGE LINE	---	SEWER MANHOLE
---	WATER LINE	---	DRAIN INLET
---	DASHED YELLOW LINE	---	DROP INLET
---	SINGLE WHITE LINE	---	WATER SHUTOFF
---	CHAIN LINK FENCE	---	SHRUB
---		---	DELINEATOR POST

- NOTES**
- Survey by total station between the dates of November 12 and 13 2015. Control Traverse error of closure 1:64,928
  - Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
  - Vertical datum is based on NAVD 88.
  - Owner of record: State of New Hampshire, reference CCRD volume 417, page 43.
  - The subject premises is within the Agricultural zoning district. Minimum lot size = 1 acre, Minimum frontage = 50'. Building setbacks: front=50'; rear & side=40'.
  - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
  - The intent of this plat is to depict the existing conditions of Map R-2, Lot 31.

- REFERENCES**
- Plat entitled "Sub-Division Plot Plan Gregory J. & Lynette M. Westcott" dated July 27, 1990 by Donald Doolan and recorded at the CCRD as Plan no. 647A.
  - Plat entitled "Property Sub-Division for Pine Haven Homes" dated January 4, 1985 by Donald Doolan and recorded at the CCRD in Pocket 9, Folder 4, Plan no. 49.
  - Plat entitled "Property Sub-Division of John E. James A. Brooks" dated March 30, 1985 by Donald Doolan and recorded at the CCRD in Pocket 8, Folder 4, Plan no. 48.
  - NHDOT highway plan, FAP project no. F-FG 035-1(3), sheets 6 and 7 of 58 and on file at the NHDOT office in Concord, NH

Map R-2, Lot 46  
Coos & Essex Agri. Society  
c/o Julie Aldrich  
PO Box 515  
Lancaster, NH 03584

NO.	DATE	REVISION
1	12/2/15	WATER & SANITARY SEWER

11/20/20 updated with Dept of Revenue parcel data records by BLC/NHARG/FMO/PPB/



**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
Fax.: (603) 224-6261  
info@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS

**EXISTING CONDITIONS PLAT**  
NH National Guard Armory

PROJECT: MAP R2, LOT 31  
LOCATION: 532 MAIN STREET, LANCASTER, NH

GRAPHIC SCALE: 0' 20' 40'  
DATE: NOV. 18, 2015  
JOB NO.: 1015.218  
SHEET 1 OF 1



# Lancaster Armory General Vicinity



0 800 1,600 3,200 4,800 6,400 Feet  
 1:31,000 scale, NAD 1983 State Plane New Hampshire FIPS 2800 feet

**Legend**

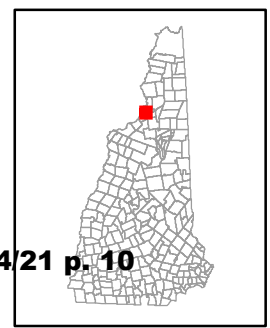
- Site Boundary
- Roads
- Railroad

Map depicting the general vicinity of the Lancaster Armory.

Data Source: ESRI, NHARNG

**Disclaimer:** No warranty is made by NH National Guard as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. This map is a "living document", in that it is intended to change as new data become available and is incorporated into the Enterprise GIS database.

Map created December 2020 by Jarred Jones, NGNH-FMO-ENV





# Lancaster Armory Aerial Imagery



0 250 500 1,000 1,500 Feet  
1:6,000 scale, NAD 1983 State Plane New Hampshire FIPS 2800 feet

## Legend

 Site Boundary

Aerial imagery depicting Lancaster Armory and surrounding area.

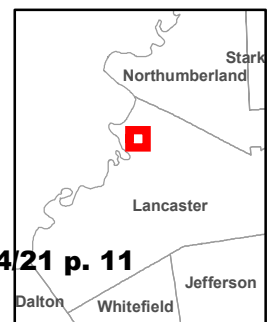
Data Source: Digital Globe, NHARNG

Disclaimer: No warranty is made by NH National Guard as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. This map is a "living document", in that it is intended to change as new data become available and is incorporated into the Enterprise GIS database.

Map created December 2020 by Jarred Jones, NGNH-FMO-ENV

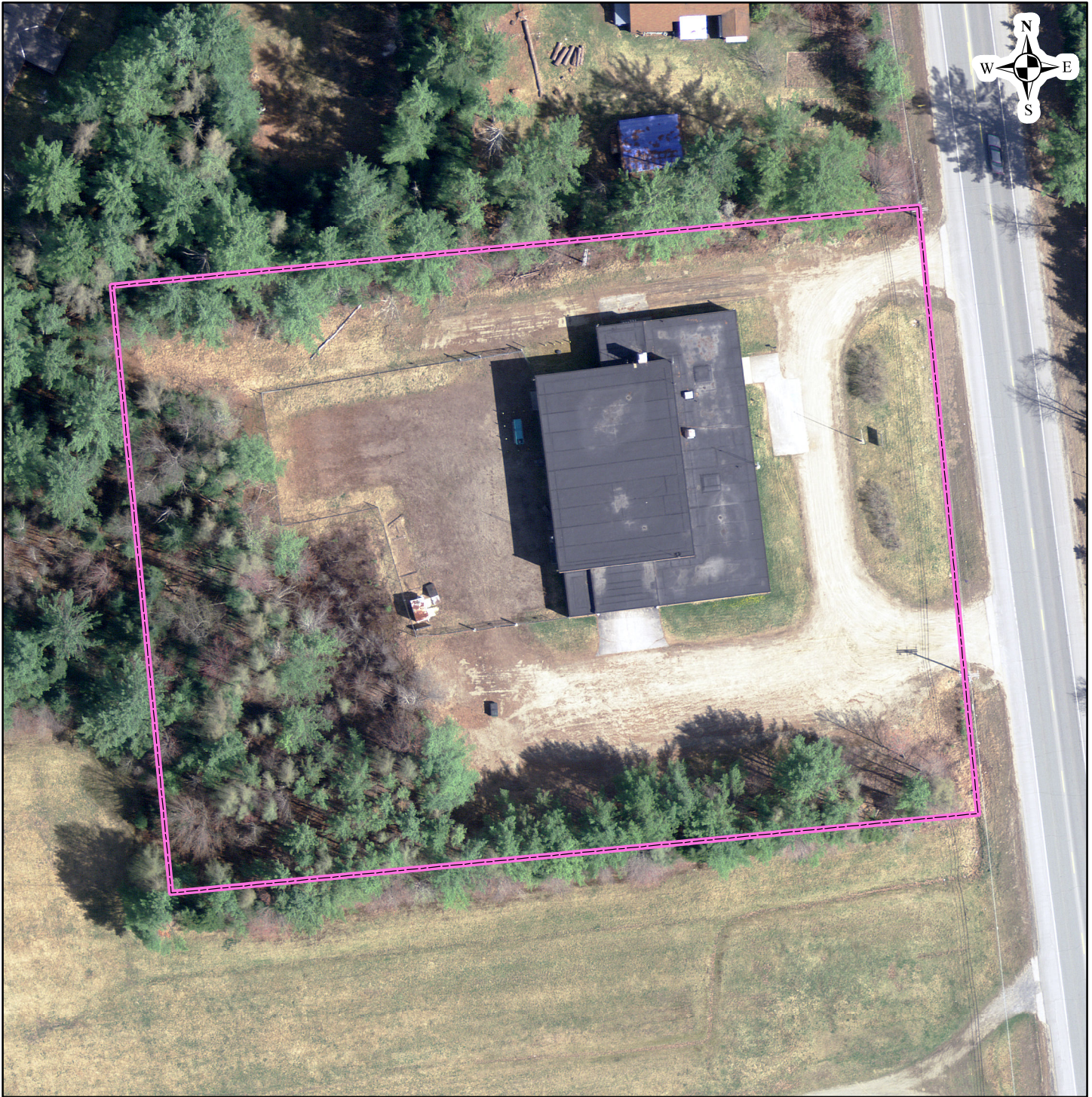


CORD 1/14/21 p. 11





# Lancaster Readiness Center




100 50 0 100 Feet

Scale: 1:1,200

1 inch = 100 feet

NAD 1983 State Plane New Hampshire FIPS 2800 feet

## Legend

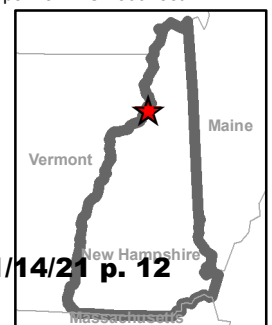
 Installation Boundary

Fugro Earthdata 2015

Data Source: NHARNG

Disclaimer: No warranty is made by NH National Guard as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. This map is a "living document", in that it is intended to change as new data become available and is incorporated into the Enterprise GIS database.

Date: 9/18/2015 by Becky Carr, NGNH-FMO-PPB



CORD 1/14/21 p. 12



## Klass, Michael

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**From:** Sales, Tracie  
**Sent:** Tuesday, December 15, 2020 8:41 AM  
**To:** Klass, Michael  
**Cc:** Michele L. Tremblay (MLT@naturesource.net); Larry Spencer; David W. Packard (appliedforce52@gmail.com); Graaskamp, Garret; Drew, Tim  
**Subject:** RE: CORD Surplus Land Request Application - 2021 SLR 001 (Lancaster)

Dear Mike,

On behalf of both the Rivers Management Advisory Committee (RMAC) and the Lakes Management Advisory Committee (LMAC), thank you for the opportunity to comment on CORD SLR 2021-001, a proposed transfer of the state-owned armory in Lancaster to New Hampshire Fish and Game.

Based on the information provided, the property proposed for transfer does not lie within 250 feet of any river or lake, nor does it provide access to any river or lake. As a result, this property lies outside of the RMAC's and the LMAC's area of interest for review of surplus land disposals.

If you have any questions about the RMAC or the LMAC response, please contact RMAC Chair Michele L. Tremblay at [mlt@naturesource.net](mailto:mlt@naturesource.net) or LMAC Chair David Packard at [appliedforce52@gmail.com](mailto:appliedforce52@gmail.com).

Thank you,  
Tracie Sales

Tracie Sales  
Rivers & Lakes Programs Manager  
NH Department of Environmental Services  
(603) 271-2959

---

**From:** Klass, Michael <Michael.A.Klass@osi.nh.gov>  
**Sent:** Friday, December 11, 2020 1:47 PM  
**To:** Jennifer Fish <jennifer.fish@cooscountynh.us>; 'townmanager@lancasternh.org' <townmanager@lancasternh.org>; 'Michelle Moren-Grey' <mmoren@nccouncil.org>  
**Subject:** CORD Surplus Land Request Application - 2021 SLR 001 (Lancaster)

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 January 11, 2021, and it is scheduled to be heard at CORD's January 14th 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

## Klass, Michael

---

**From:** Winters, Shelley  
**Sent:** Tuesday, December 15, 2020 10:23 AM  
**To:** Klass, Michael  
**Subject:** RE: CORD Surplus Land Request Application - 2021 SLR 001 (Lancaster)

Michael,

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

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 <Michael.A.Klass@osi.nh.gov>  
**Sent:** Friday, December 11, 2020 1:47 PM  
**To:** Jennifer Fish <jennifer.fish@cooscountynh.us>; 'townmanager@lancasternh.org' <townmanager@lancasternh.org>; 'Michelle Moren-Grey' <mmoren@nccouncil.org>  
**Subject:** CORD Surplus Land Request Application - 2021 SLR 001 (Lancaster)

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 January 11, 2021, and it is scheduled to be heard at CORD's January 14th 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/](http://www.nh.gov/osi/planning/)





The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

December 24, 2020

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 21-001) – REQUEST FOR THE TRANSFER OF THE LANCASTER ARMORY FROM THE NEW HAMPSHIRE DEPARTMENT OF MILITARY AFFAIRS AND VETERANS SERVICES TO THE NEW HAMPSHIRE DEPARTMENT OF FISH AND GAME**

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. The New Hampshire Department of Military Affairs and Veterans Services (NHDMAS) has proposed to convey the existing Lancaster armory to the New Hampshire Department of Fish and Game. The facility has been declared as surplus to the needs of the NHDMAS.

The NHDMAS armory is currently registered by NHDES as a Small Quantity Hazardous Waste Generator, and its status is listed under the designation "active" for the New Hampshire Army National Guard (NHANG). Since the facility is to be transferred to another operator, the NHANG will need to submit an Inactivation/Declassification form to close out its current registration number. After checking with the NHDES One Stop database (Site# 199502009), the facility doesn't have an active underground or aboveground petroleum storage tank system registered to serve the armory. From the description of the proposed transfer between State agencies, it appears that the future use of the armory will continue similar operations as currently described. Therefore, NHDES has no further interests or concerns with this proposal.

Thank you for the opportunity to comment.

Sincerely,

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

Enc.

cc: Robert R. Scott, Commissioner, NHDES  
John Duclos, Administrator, Office of the Commissioner, NHDES  
Tracie Sales, Rivers & Lakes Programs Manager, NHDES



## 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](mailto:preservation@nh.gov)

December 23, 2020

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

RECEIVED

JAN 04 2021

OFFICE OF STRATEGIC  
INITIATIVES

Re: Request for Surplus Land Review, Lancaster, NH, 2021 SLR 001  
(DHR# 12287)

Dear Mr. Klass:

In accordance with RSA 227C-9, the Division of Historical Resources has reviewed the state-owned property referenced above and provides the following comments.

Based on Division records, the Lancaster Armory located at 532 Main Street in Lancaster, was determined eligible for listing to the National Register of Historic Places under Criteria A and C. The boundary for this property and its eligibility includes the 2.78-acre parcel on which the facility is situated.

Whereas the property will remain in state ownership and the Division has a relationship with the New Hampshire Fish and Game Department under RSA 227-C:9, the Division does not object to the proposed conveyance of this property from the Department of Military Affairs and Veterans Services to the Fish and Game Department.

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

Sincerely,

Nadine Miller  
Deputy State Historic Preservation Officer

NM/dwt

# 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

<b>TO:</b> 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 Email:</i> <i>Tara Reardon (<a href="mailto:treardon@merrimackcounty.net">treardon@merrimackcounty.net</a>)</i> <i>Stuart Trachy (<a href="mailto:strachy@merrimackcounty.net">strachy@merrimackcounty.net</a>)</i> <i>Peter Spaulding (<a href="mailto:pspaulding@merrimackcounty.net">pspaulding@merrimackcounty.net</a>)</i> <i>Ross Cunningham (<a href="mailto:rcunningham@mcdoc.net">rcunningham@mcdoc.net</a>)</i>
Thomas J. Aspell, Jr. Concord City Manager 41 Green Street Concord, NH 03301  <i>Via Email (<a href="mailto:citymanager@concordnh.gov">citymanager@concordnh.gov</a>)</i>	Michael Tardiff, Executive Director Central New Hampshire Regional Planning Com. 28 Commercial Street, Ste. 3 Concord, NH 03301  <i>Via Email (<a href="mailto:mtardiff@cnhrpc.org">mtardiff@cnhrpc.org</a>)</i>

**FROM:** Michael A. Klass, NH Office of Strategic Initiatives

**DATE:** December 14, 2020

**SUBJECT:** *State Owned Land, Surplus Land Review, Concord, NH  
2021 SLR 002*

**RESPONSE DEADLINE:** Wednesday, January 13, 2021

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](mailto:Michael.klass@osi.nh.gov).

The Council on Resources and Development will consider the request at its meeting scheduled for **January 14, 2021**. 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

December 8, 2020

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

**RE: Grant of Utility Easement to Unitil and Consolidated Communications  
DES Silk Farm Road Parcel, Concord, NH**

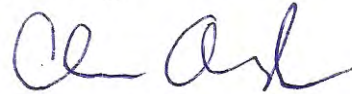
Dear Director Chicoine:

The Department of Administrative Services (DAS), acting on behalf of the Department of Environmental Services (DES), proposes to grant to Unitil Energy Systems, Inc. and Consolidated Communications of Northern New England Company, LLC (d/b/a Consolidated Communications – NNE), as tenants in common, a perpetual utility easement on State land for the construction, installation, operation, maintenance, and replacement of subsurface transmission and distribution lines and other supporting facilities and apparatus, including, without limitation, a new pad mount transformer, as needed to provide electrical and telecommunications utility service to the DES parcel located adjacent to the south side of the Interstate 89 right-of-way corridor on Silk Farm Road in Concord.

Unitil proposes to extend the existing utility pole line south along Silk Farm Road and to install a subsurface electrical distribution line extending from Silk Farm Road across part of the DES parcel to a new pad mount transformer, also to be installed by Unitil. These facilities are required for DES to be able to construct its planned new Dam Bureau Construction and Operations Facility on the 6.56-acre (+/-) Silk Farm Road parcel recently acquired by DES by interagency transfer from the New Hampshire Department of Transportation. The proposed easement area will be a 20-foot-wide strip of land with its center line fixed upon the proposed subsurface distribution line. The proposed easement is required to allow Unitil to begin installing the new electrical distribution facilities on site. In order to keep the DES construction project more or less on schedule, we request that this item be placed on the agenda for the January 14 meeting of the Council on Resources and Development (CORD).

Please submit this proposal to the Council on Resources and Development for review. If you have any questions, then please contact Jared Nylund, DAS Real Property Asset Manager at 271-7644.

Sincerely,



Charles M. Arlinghaus, Commissioner

Enclosures

Cc: Gary Lunetta, Director of Procurement and Support Services  
Jared Nylund, Real Property Asset Manager  
James Gallagher, Chief Engineer, DES Dam Bureau

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

**Name of Requesting Agency:** Department of Administrative Services

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

**Applicant Contact Person:** same as above  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** Silk Farm Road, Concord, NH (abutting I-89 LAROW)  
Unknown (proposed easement area is a 20-foot-wide strip of land running from Silk Farm Road to a new pad mount transformer to be installed on the host parcel)

**Acresage:** \_\_\_\_\_

**Requested Action:** Grant of utility easement to electric and telecoms utilities

**Term of Lease or Easement:** Perpetual

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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, 3<sup>rd</sup> Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

**1. What is the current use of this property?**

This "property" is an easement area defined as a strip of land 20 feet in width extending from utility pole 543/26 along Silk Farm Road across part of a 6.56-acre (+/-) State owned parcel of land abutting the south side of the Interstate 89 limited access right-of-way (LAROW) to a pad mount transformer to be installed therein. The center line of said strip of land shall be fixed upon a subsurface electrical distribution line to be installed on site. The parcel of land within which the "property" is located was previously part of the Interstate 89 LAROW. Said parcel is largely undeveloped at present but recently has been acquired by the NH Department of Environmental Services (DES) by interagency transfer from the NH Department of Transportation (DOT) for the construction of a new DES Dam Bureau Construction and Operations Facility.

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

The "property" would remain part of the Silk Farm Road DES parcel as it is developed and eventually would include the proposed new subsurface electrical distribution line and pad mount transformer. Unitil and Consolidated Communications also would gain the perpetual right to construct, install, operate, replace, repair, and maintain such fixtures and equipment on the "property" as needed to be able to provide electrical and telecommunications utility services to the new DES facility to be constructed.

- 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 proposed new subsurface supply line and transformer will be installed as part of the utility work to be done in connection with the development of the Silk Farm Road DES parcel and construction of the new DES facility on site. As indicated above, the DES parcel presently is largely undeveloped and abuts the Interstate 89 LAROW on three sides: the Interstate 89 corridor abuts to the north and west, and a paved bicycle path corridor constructed on a strip of LAROW land abuts to the south. Beyond the interstate highway and the bike path, the site is otherwise surrounded by a large open field to the south and other open space and undeveloped forest land owned by St. Paul's School and the Audubon Society of New Hampshire. While the grant of the proposed utility easement certainly portends development of the host parcel, it does not appear that the development of the host parcel is necessarily likely to initiate or inspire any adjacent development in the near future given the identities of the abutting landowners, their current use of the surrounding land, and its largely undeveloped "open space" character.

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

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

The proposed easement area currently includes no structures. There will be a new pad mount transformer (to be installed), subsurface electrical and telecommunications lines, and associated fixtures and equipment. The host parcel will include the entire new DES facility to be constructed, including at least one building, paved driveways and parking areas, and outdoor lighting.

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)

Adjacent sites include the Interstate 89 corridor, Silk Farm Road, a paved bicycle path, and the Audubon Society of New Hampshire's McLane Center (located about 1,100 feet to the southeast of the host parcel).

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).

See items 1, 3, and 6 above. The area of the "property" is a small fraction of the total area of the host DES Silk Farm Road parcel.

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)

The "property" will be accessed directly from Silk Farm Road.

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.

[Empty text box for size or extent of resources]

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

[Empty text box for location within 250 feet]

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 for municipal regulations]

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 for access description]

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

[Empty text box for proposal impact]

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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance .....	<input checked="" type="checkbox"/>	<input checked="" 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.

b. The large St. Paul's School parcel abutting the paved bicycle path to the south of the host parcel includes thousands of feet of Great Turkey Pond shoreline. However, the Turkey Pond is over 1,000 feet away from the host parcel at its nearest point.

g. According to GRANITView, the host parcel and all adjacent parcels include



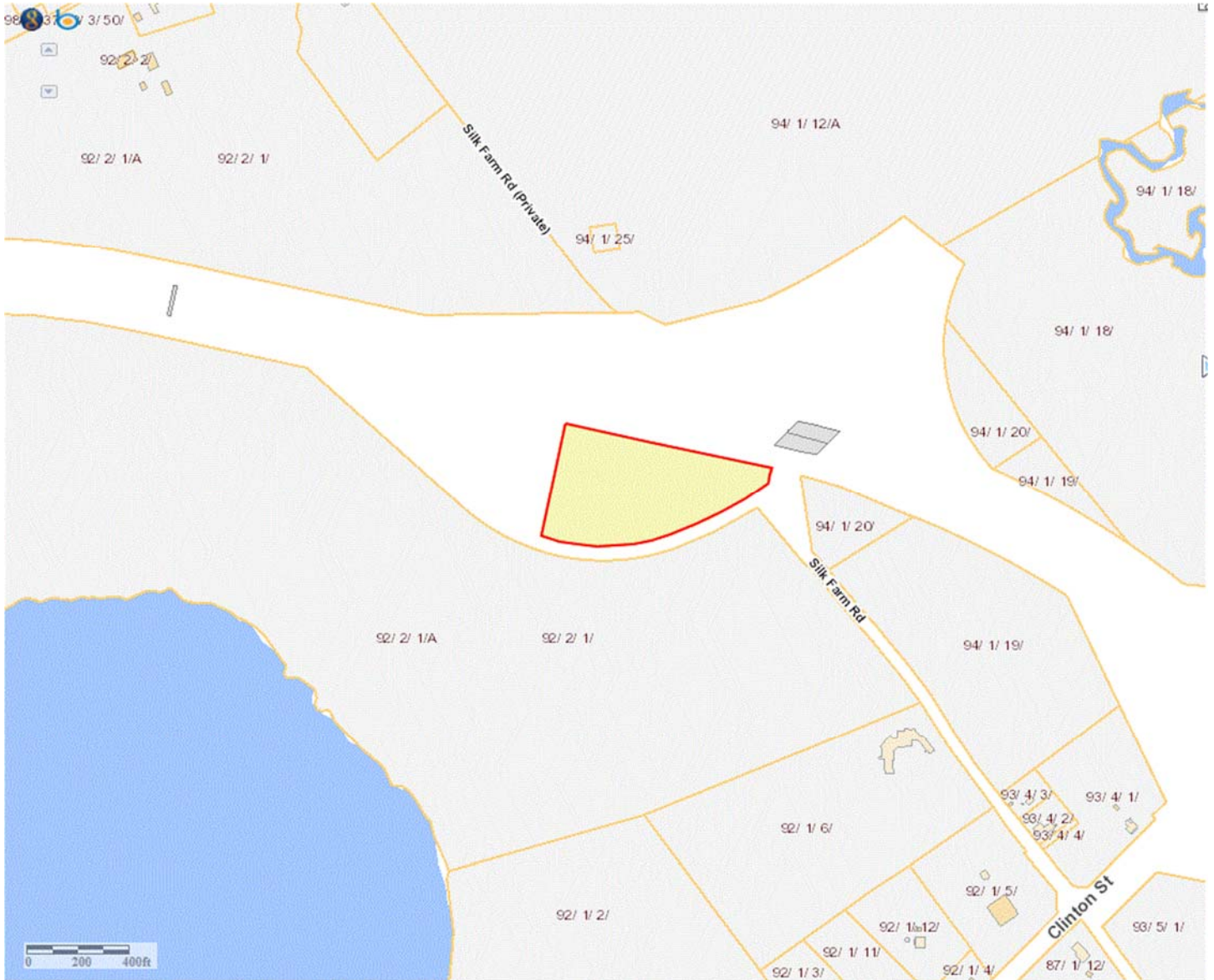
agricultural soils of prime and local importance.

**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

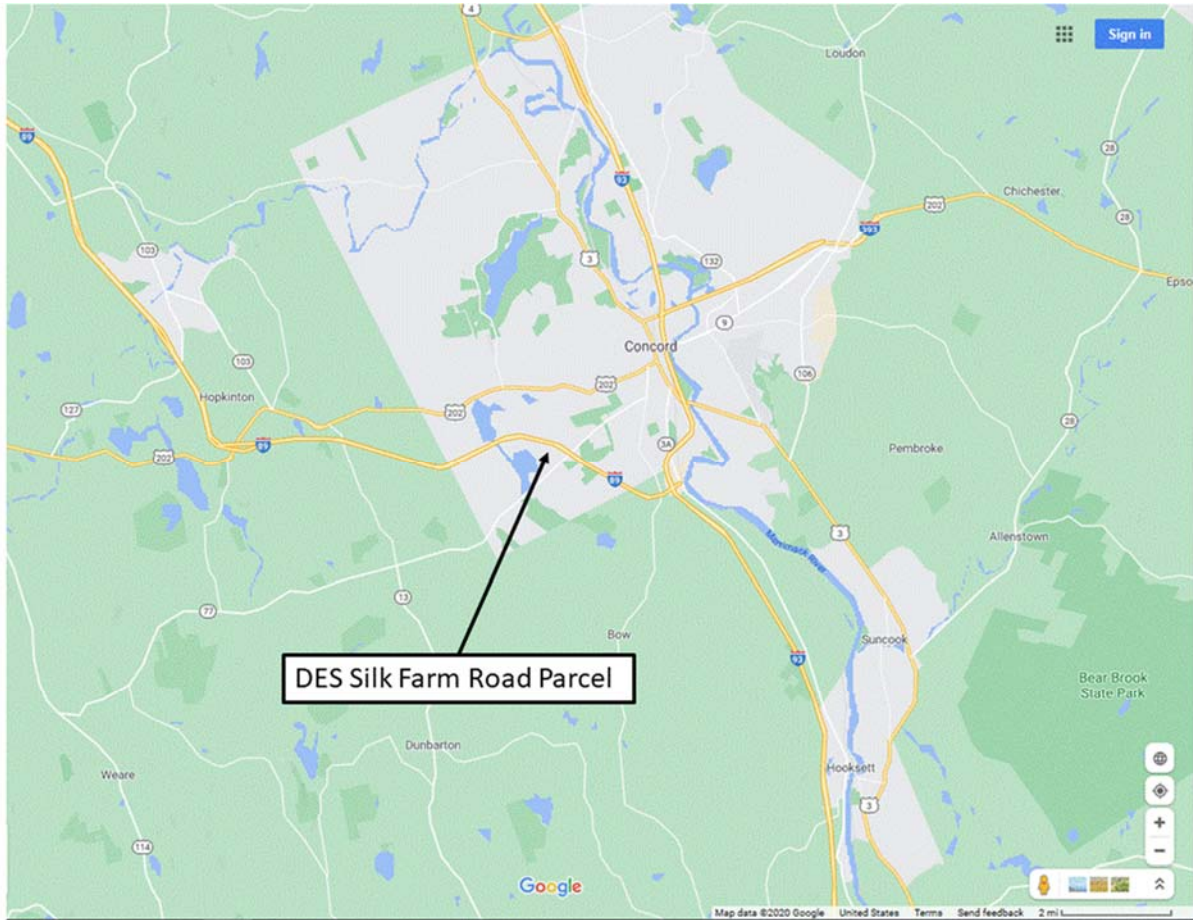
\* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

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



**DES Silk Farm Road Parcel  
Silk Farm Road, Concord, NH**

**Tax Map Detail  
(Proposed easement area located within highlighted parcel with no tax map/lot number)**



**General Location of DES Silk Farm Road Parcel  
Silk Farm Road, Concord, NH**

**Google Maps**



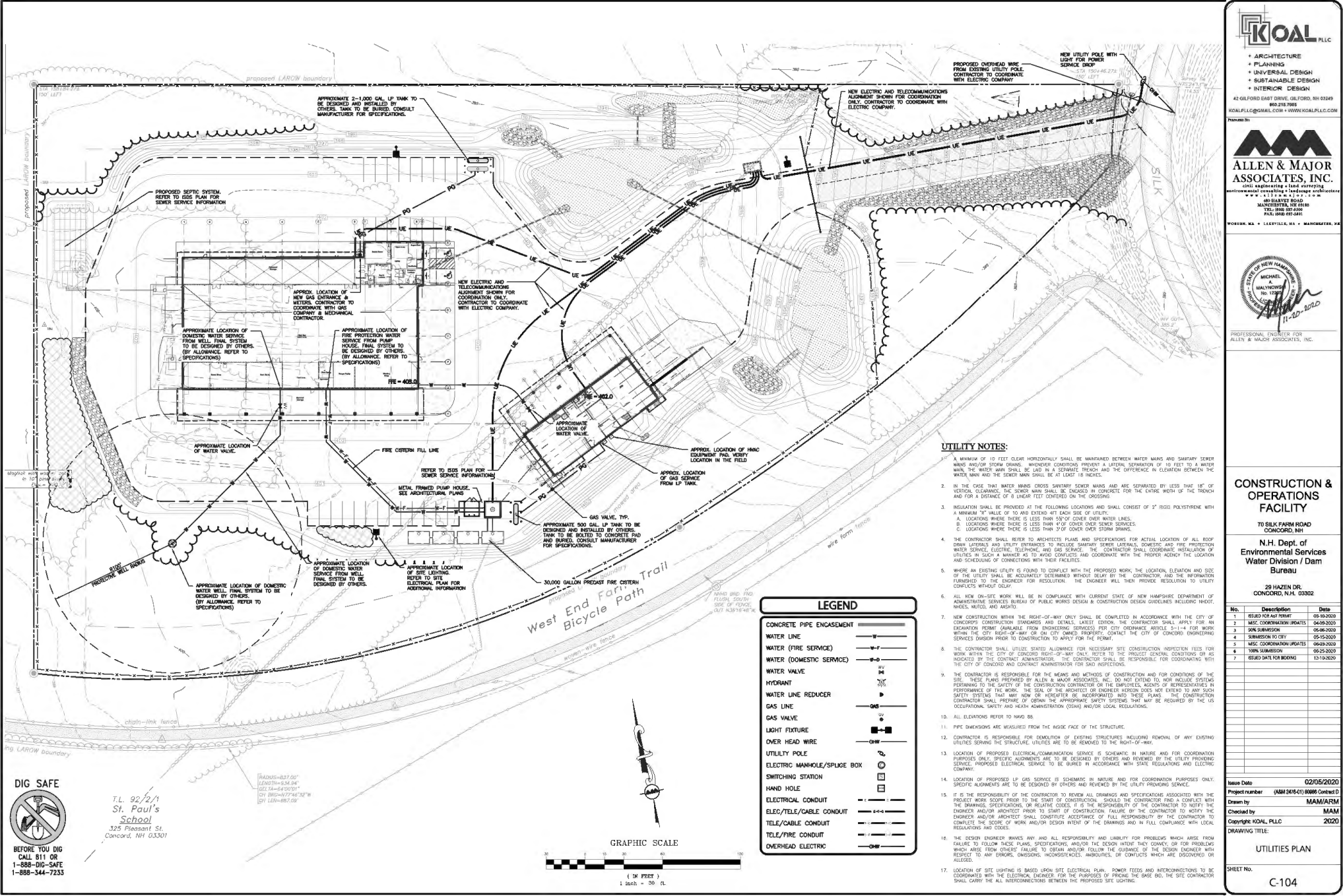


**DES Silk Farm Road Parcel  
Silk Farm Road, Concord, NH**

**Aerial View**

**(Proposed easement area located within highlighted parcel with no tax map/lot number)**



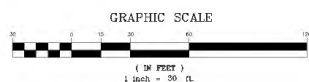


**UTILITY NOTES:**

- A MINIMUM 10' TO 12' FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE Laid IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
- IN THE CASE THAT WATER MAINS CROSS SANITARY SEWER MAINS AND ARE SEPARATED BY LESS THAN 18" OF VERTICAL CLEARANCE, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 3 LINEAR FEET CENTERED ON THE CROSSING.
- INSULATION SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS AND SHALL CONSIST OF 2" ROOF POLYURETHANE WITH A MINIMUM 1/2" GAPS OF 10' AND EXTEND 4FT EACH SIDE OF UTILITY:
  - LOCATIONS WHERE THERE IS LESS THAN 50" OF COVER OVER WATER LINES.
  - LOCATIONS WHERE THERE IS LESS THAN 4" OF COVER OVER SEWER SERVICES.
  - LOCATIONS WHERE THERE IS LESS THAN 4" OF COVER OVER STORM DRAINS.
 THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY PREPARATION TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTIVE WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR SERVICES.
- WHERE AN EXISTING UTILITY IS FOUND TO COMPLY WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RECORDATION. THE ENGINEER WILL THEN PROVIDE REGULATION TO UTILITY COMPANIES WITHOUT DELAY.
- ALL NEW ON-SITE WORK WILL BE IN COMPLIANCE WITH CURRENT STATE OF NEW HAMPSHIRE DEPARTMENT OF ADMINISTRATIVE SERVICES BUREAU OF PUBLIC WORKS DESIGN & CONSTRUCTION DESIGN GUIDELINES INCLUDING: INHOOT, INHOES, INHOLO, AND INHOVA.
- NEW CONSTRUCTION WITHIN THE RIGHT-OF-WAY ONLY SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CONCORDS CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION. THE CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT (OBTAINABLE FROM ENGINEERING SERVICES) FOR CITY ORDINANCE ARTICLE 5-11-4 FOR WORK WITHIN THE CITY RIGHT-OF-WAY OR ON CITY OWNED PROPERTY. CONTACT THE CITY OF CONCORD ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION TO APPLY FOR THE PERMIT.
- THE CONTRACTOR SHALL UPHOLD STATE ALLOWANCE FOR NECESSARY SITE CONSTRUCTION INSPECTION FEES FOR WORK WITHIN THE CITY OF CONCORD RIGHT-OF-WAY ONLY REFER TO THE PROJECT GENERAL CONDITIONS OR AS INDICATED BY THE CONTRACT ADMINISTRATOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE CITY OF CONCORD AND CONTRACT ADMINISTRATOR FOR SAID INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OR REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL ELEVATIONS REFER TO NAVD 83.
- PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- LOCATION OF PROPOSED ELECTRICAL/COMMUNICATION SERVICE IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. PROPOSED ELECTRICAL SERVICE TO BE BUNDLED IN ACCORDANCE WITH STATE REGULATIONS AND ELECTRIC COMPANY.
- LOCATION OF PROPOSED LP GAS SERVICE IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE.
- IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN ANSWERS FOLLOWING THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- LOCATION OF SITE LIGHTING IS BASED UPON SITE ELECTRICAL PLAN. POWER FEEDS AND INTERCONNECTIONS TO BE COORDINATED WITH THE ELECTRICAL ENGINEER. FOR THE PURPOSES OF PRICING THE BASE BID, THE SITE CONTRACTOR SHALL CARRY THE ALL INTERCONNECTIONS BETWEEN THE PROPOSED SITE LIGHTING.

**LEGEND**

CONCRETE PIPE ENCASEMENT	—
WATER LINE	—
WATER (FIRE SERVICE)	—
WATER (DOMESTIC SERVICE)	—
WATER VALVE	WV
HYDRANT	H
WATER LINE REDUCER	WLR
GAS LINE	—
GAS VALVE	GV
LIGHT FIXTURE	LF
OVER HEAD WIRE	OW
UTILITY POLE	UP
ELECTRIC MANHOLE/SPLICE BOX	EM
SWITCHING STATION	SS
HAND HOLE	HH
ELECTRICAL CONDUIT	—
ELEC./TELE./CABLE CONDUIT	—
TELE./CABLE CONDUIT	—
TELE./FIRE CONDUIT	—
OVERHEAD ELECTRIC	OW



**DIG SAFE**

BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233

T.L. 92/2/1  
St. Paul's School  
325 Pleasant St.  
Concord, NH 03301

PROJ. NO. 2017-01 CIVIL UTILITIES  
DATE: 02/05/2020

**KOAL** PLLC

- ARCHITECTURE
- PLANNING
- UNIVERSAL DESIGN
- SUSTAINABLE DESIGN
- INTERIOR DESIGN

41 GILFORD EAST DRIVE, GILFORD, NH 03349  
603.216.7005  
KOAL.PLLC@GMAIL.COM • WWW.KOAL.PLLC.COM

**ALLEN & MAJOR ASSOCIATES, INC.**

civil engineering • land surveying  
environmental consulting • landscape architecture

40 BLAINE ROAD  
CONCORD, NH 03301  
TEL: 603.227.4300  
FAX: 603.227.6101

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

**CONSTRUCTION & OPERATIONS FACILITY**

70 SILK FARM ROAD  
CONCORD, NH

N.H. Dept. of Environmental Services  
Water Division / Dam Bureau

28 HAZEN DR.  
CONCORD, NH, 03302

No.	Description	Date
1	8500 R/W ASY TRVET	09-20-2019
2	MISC COORDINATION (UPDATES)	04-09-2020
3	20% SUBMISSION	05-06-2020
4	SUBMISSION TO CITY	05-25-2020
5	MISC COORDINATION (UPDATES)	06-09-2020
6	100% SUBMISSION	05-25-2020
7	8500 R/W FOR RECORD	12-10-2020

Issue Date: 02/05/2020  
Project number: (AMM 2018-01) 80068 Concord D  
Drawn by: MAM/ARM  
Checked by: MAM  
Copyright: KOAL, PLLC 2020  
DRAWING TITLE: UTILITIES PLAN  
SHEET No.: C-104

## Klass, Michael

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**From:** Sales, Tracie  
**Sent:** Tuesday, December 15, 2020 8:48 AM  
**To:** Klass, Michael  
**Cc:** Michele L. Tremblay (MLT@naturesource.net); Larry Spencer; David W. Packard (appliedforce52@gmail.com); Graaskamp, Garret; Drew, Tim  
**Subject:** RE: CORD Surplus Land Request Application - 2021 SLR 002 (Concord)

Dear Mike,

On behalf of both the Lakes Management Advisory Committee (LMAC) and the Rivers Management Advisory Committee (RMAC), thank you for the opportunity to comment on CORD SLR 2021-002, a proposed utility easement on NHDES property in Concord.

Based on the information provided, the property proposed for the easement does not lie within 250 feet of any lake or river, nor does it provide access to any lake or river. As a result, this property lies outside of the LMAC's and the RMAC's areas of interest for review of surplus land disposals.

If you have any questions about the LMAC or the RMAC response, please contact LMAC Chair David Packard at [appliedforce52@gmail.com](mailto:appliedforce52@gmail.com) or RMAC Chair Michele L. Tremblay at [mlt@naturesource.net](mailto:mlt@naturesource.net).

Thank you,  
Tracie Sales

Tracie Sales  
Rivers & Lakes Programs Manager  
NH Department of Environmental Services  
(603) 271-2959

---

**From:** Klass, Michael <Michael.A.Klass@osi.nh.gov>  
**Sent:** Monday, December 14, 2020 3:12 PM  
**To:** 'citymanager@concordnh.gov' <citymanager@concordnh.gov>; Mike Tardiff <mtardiff@cnhrpc.org>; 'treardon@merrimackcounty.net' <treardon@merrimackcounty.net>; 'strachy@merrimackcounty.net' <strachy@merrimackcounty.net>; 'pspaulding@merrimackcounty.net' <pspaulding@merrimackcounty.net>; Ross Cunningham <rcunningham@mcdoc.net>  
**Subject:** CORD Surplus Land Request Application - 2021 SLR 002 (Concord)

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 January 13, 2021, and it is tentatively scheduled to be heard at CORD's January 14th meeting.

Please contact me if you have any questions.

Best,  
Mike

**Michael A. Klass**  
Principal Planner

## Klass, Michael

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**From:** Winters, Shelley  
**Sent:** Tuesday, December 15, 2020 10:31 AM  
**To:** Klass, Michael  
**Subject:** RE: CORD Surplus Land Request Application - 2021 SLR 002 (Concord)

Michael,

The NH Department of Transportation's Bureau of Rail & Transit appreciates the opportunity to review this. The Bureau of Rail & Transit does not need this property now or in the foreseeable future for railroad or transit purposes and is not adverse to the issuance of the proposed easement to Unitil and Consolidated Communications near Silk Farm Road in Concord.

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

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**From:** Klass, Michael <Michael.A.Klass@osi.nh.gov>  
**Sent:** Monday, December 14, 2020 3:12 PM  
**To:** 'citymanager@concordnh.gov' <citymanager@concordnh.gov>; Mike Tardiff <mtardiff@cnhrpc.org>; 'treardon@merrimackcounty.net' <treardon@merrimackcounty.net>; 'strachy@merrimackcounty.net' <strachy@merrimackcounty.net>; 'pspaulding@merrimackcounty.net' <pspaulding@merrimackcounty.net>; Ross Cunningham <rcunningham@mcdoc.net>  
**Subject:** CORD Surplus Land Request Application - 2021 SLR 002 (Concord)

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 January 13, 2021, and it is tentatively scheduled to be heard at CORD's January 14th 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/](http://www.nh.gov/osi/planning/)

**CORD 1/14/21 p. 29**



# COUNTY OF MERRIMACK

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

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

COMMISSIONERS  
TARA REARDON, CHAIRMAN, CHAIR  
STUART D. TRACHY, VICE CHAIR, FRANKLIN  
PETER J. SPAULDING, CLERK, HOPKINTON

COUNTY ADMINISTRATOR  
ROSS L. CUNNINGHAM

December 23, 2020

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  
December 22, 2020 reviewed and declared no interest in 2021 SLR 002.

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

Sincerely,

Ross L. Cunningham  
County Administrator

RLC:mah





## 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](mailto:preservation@nh.gov)

January 5, 2021

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

Re: State Owned Land, Surplus Land Review, Concord, NH, 2021 SLR 002  
(DHR# 12292)

Dear Mr. Klass:

In accordance with RSA 227C-9, the Division of Historical Resources has reviewed the proposed granting to Unutil Energy Systems, Inc. and Consolidated Communications-NNE a perpetual utility easement on state-owned land. This utility easement would provide for the construction, installation, operation, maintenance, and replacement of subsurface transmission and distribution lines and other supporting facilities and apparatus as needed to provide electrical and telecommunications utility service to the DES parcel located on Silk Farm Road.

Based on the topography of this parcel, its proximity to Great Turkey Pond and associated wetlands, the subject land is considered sensitive for the occurrence of pre-contact archaeological deposits. A Phase IA archaeological survey of the proposed utility easement is necessary before the DHR can provide informed comment on the property transfer.

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

Sincerely,

DN: cn=Nadine Miller, o, ou,  
email=nadine.miller@dncr.nh.go  
v, c=US  
Date: 2021.01.06 10:26:51 -05'00'

Nadine Miller  
Deputy State Historic Preservation Officer

NM/dwt