



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  
TDD Access Relay NH 1-800-735-2964 FAX 603-271-3433  
www.nh.gov/nhdhr preservation@dncr.nh.gov

April 10, 2019

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

RE: State Owned Land, Surplus Land Review, Concord, NH  
2019 SLR 002

Dear Mr. Klass,

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the proposed lease of rooftop and ground space to AT&T for wireless broadband antenna arrays and supporting telecommunications equipment at 29 Hazen Drive, Concord, NH.

The DHR does not object to the lease of the above-referenced property.

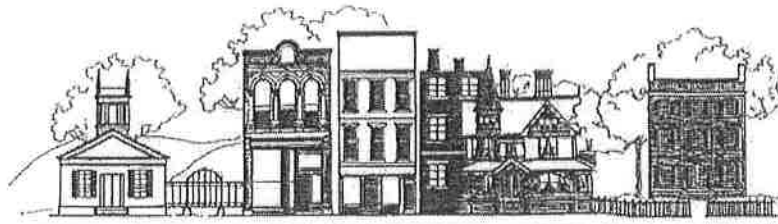
Should you have any questions regarding our comments, please feel free to contact me at 271-6628.

Sincerely,

Nadine Miller  
Deputy State Historic Preservation Officer

RPR 10617





## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

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May 8, 2019

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

Re: Convey armory in the City of Berlin 2019 SLR 003

Dear Michael:

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the conveyance of the NH Army National Guard (NHARNG) armory in the City of Berlin. The Berlin National Guard Armory was determined eligible for listing in the National Register of Historic Places in 2006. The building was designed by prominent architect Irving W. Hersey Associates and constructed in 1957. It is significant at the State level for its associations with the expansion of the State's National Guard during the Cold War as well as for its architecture.

The DHR has determined that transferring the Berlin Armory out of State ownership is an *Adverse Effect* and protective measures should be addressed prior to transfer. RSA 227-C:9 lays out a process in which state agencies consult with the DHR to determine the best plan of action for each particular undertaking. This plan can be in the form of a preservation easement on the property prior to transfer or other measures to address the Adverse Effect. We are currently working with the NHARNG on this matter.

Should you have any questions regarding our comments, please feel free to contact me at 271-6628.

Sincerely,

Nadine Miller  
Deputy State Historic Preservation Officer





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



**Robert R. Scott, Commissioner**

May 3, 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 19-003) – REQUEST FOR CONVEYANCE OR SALE OF THE BERLIN READINESS CENTER TO ANOTHER STATE AGENCY, THE CITY OF BERLIN, OR TO A PRIVATE PARTY**

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.

A review for this proposed property transfer in the NHDES OneStop database revealed an Emergency Generator Registration application, a Standard Dredge and Fill Permit, a Shoreland Permit, a Hazardous Waste Activity Notification regarding the generation and reporting of these materials, and a former leaking underground petroleum storage tank site. The Emergency Generator Registration application proved unnecessary since the potential emissions from its occasional use were modeled to be below the threshold for NHDES jurisdiction. The Standard Dredge and Fill Permit had been issued for impacts to occur by the replacement of 120 linear feet of sewer line between the Berlin Readiness Center and the City of Berlin's sewer interceptor. The issuance of a Shoreland Permit due to the project's proximity to the Androsgoggin River was satisfied to protect shoreland stability during construction. The hazardous waste reporting file was found to be current. The NHDES file associated with the discovery and completed cleanup of a leaking underground storage tank on the property is now closed. In all five cases, the Berlin Readiness Center is now in compliance with the appropriate laws, administrative rules and standards for these programs and no further actions by either NHDES or the New Hampshire Army National Guard are warranted at this time.

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  
Clark B. Freise, Assistant Commissioner, NHDES  
Tracie Sales, Rivers & Lakes Programs Manager, NHDES

[www.des.nh.gov](http://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

City of Berlin, NH  
City Manager's Office



May 6, 2019

Council on Resources and Development  
NH Office of Strategic Initiatives  
107 Pleasant St. Johnson Hall  
Concord, NH 03301

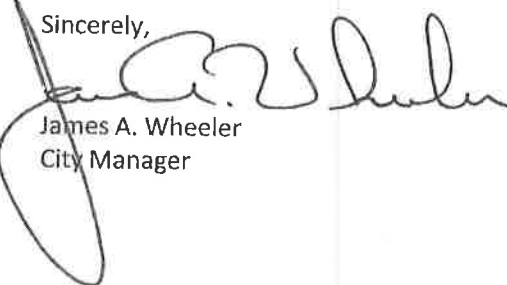
RE: Berlin Amory

Dear Council Members:

The City has become aware that there is interest from several law enforcement agencies in considering the future use of the Berlin Amory building and property to meet their needs. At a meeting held today at Berlin City Hall, representatives from NH Fish and Game, the Coos County Sheriff's Dept. and the Berlin Police Dept. discussed the potential of joint occupancy of the building. Conceptually, one agency would likely take the lead on "ownership" of the building and property and the others would be "renters" such that the operational cost of the property could be spread amongst multiple agencies. In addition to the agencies noted above, the White Mountain Community College has also expressed an interest in participating with the intent of satisfying some of their cold storage needs.

This proposal is not yet completely formed or vetted and will take some additional time to organize, however, on behalf of the City and the other interested parties, we wanted to be certain to make CORD aware of this interest. We understand you will be convening on May 9, 2019 to discuss the future of the property. Please let us know if we should continue our investigation into this proposed use.

Sincerely,

  
James A. Wheeler  
City Manager

City Hall, 168 Main Street  
Berlin, NH 03570  
Tel: 603-752-7532  
[www.berlinnh.gov](http://www.berlinnh.gov)

**TO:** Council on Resources and Development (CORD)  
**FROM:** Stephen Walker, Program Director  
Conservation Land Stewardship Program (CLS)  
Office of Strategic Initiatives (OSI)  
**RE:** **REVISED** - Disbursement request from Land Conservation Endowment (LCE) for  
FY 2020 & 2021  
**DATE:** May 9, 2019

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Income disbursed from the Land Conservation Endowment is used to support the Conservation Land Stewardship Program (CLS). These funds support staff positions to steward and monitor Land Conservation Investment Program (LCIP) conservation property interests, as well as a limited number of State-held, non-LCIP conservation easement projects where easement stewardship funds have been deposited into the endowment for that purpose.

The Land Conservation Endowment is managed through the Treasury Department by Fidelity Investments using a “growth with income” investment strategy, which has been approved by CORD.

For fiscal years 2020 and 2021, we are seeking authorization to allow disbursement of up to \$156,000 and \$161,000, respectively, based on OSI budget figures. These amounts are within the Treasury Department’s recommended withdrawal rate of 4% - 5% of the 12-quarter rolling average of the market value.

In addition, the Department of Natural and Cultural Resources (DNCR), through OSI, is seeking authorization to disburse up to an additional \$7,000 each fiscal year. In 2018, endowment contributions totaling \$157,000 were deposited into the LCE for the purpose of monitoring and stewardship of two conservation easements totaling 23,728 acres in the Unincorporated Town of Success. DNCR, which holds the easement, will use the disbursed funds to monitor the easements themselves. This \$7,000 amount is within the Treasury Department’s recommended withdrawal rate. The funds will be disbursed to DNCR through OSI per discussions with the Treasury Department.

Budget Director Jane Lemire and I conferred with staff from the Treasury Department and a Fidelity advisor to discuss the OSI-budgeted disbursement proposal and were advised, given the good performance of the portfolio, the 4.46% and 4.6% disbursements would be supported by the current endowment performance. Upon advice from Fidelity last biennium we have changed the timing of disbursements to better take advantage of good market performance. We now spread out disbursements throughout the year vs. withdrawing only at the end of the fiscal year to ameliorate market risk.

The 12-quarter rolling average of the market value of the LCE at the end of December 2018 and March 2019, respectively, was \$3,622,586.67 and \$3,949,149.58.