



# State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street

Concord, New Hampshire 03301

(603) 271-3201 | [Office@das.nh.gov](mailto:Office@das.nh.gov)

Charles M. Arlinghaus  
Commissioner

Catherine A. Keane  
Deputy Commissioner

Sheri L. Rockburn  
Assistant Commissioner

August 6, 2025

Taylor Caswell, Commissioner  
Heather Shank, Chair, Council on Resources and Development (CORD)  
NH Department of Business and Economic Affairs  
100 North Main Street, Suite 100  
Concord, New Hampshire 03301

**RE: CORD Surplus Land Review – Proposed Grant of Perpetual Utility Easement to Eversource Energy across Future Rochester Courthouse Land**

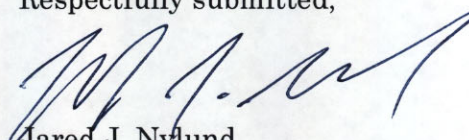
Dear Sir/Madam:

The Department of Administrative Services (DAS) proposes to dispose by transfer on behalf of the State of New Hampshire to Public Service Company of New Hampshire (d/b/a Eversource Energy) a perpetual utility line easement across a parcel of State land located at 296 Rochester Hill Road in the City of Rochester, New Hampshire, to accommodate the installation of a new subsurface electrical distribution line to serve the future Rochester Courthouse facility to be constructed on site. The proposed easement is to be granted to Eversource in exchange for making available and maintaining electrical utility services for the proposed new facility.

The parcel of land upon which the State intends to construct the Rochester Courthouse facility was acquired by the State from the City of Rochester in February 2025. The proposed easement area will run from abutting Rochester Hill Road along the easterly side of the proposed new driveway and will terminate at or near the courthouse building site. The proposed line and associated conduit, equipment, and apparatus will be installed underground within the host parcel except for a pull box and a transformer to be installed within the easement area.

Please submit the attached Surplus Land Review application to CORD for the requested review and recommendation for disposal of the proposed utility easement.

Respectfully submitted,

  
Jared J. Nylund  
Real Property Asset Manager

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

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

**Agency Contact Person:** Jared J. Nylund, Real Property Asset Manager  
Address: 25 Capitol Street, Room 308, Concord, NH 03301  
Phone Number: (603) 271-7644  
E-Mail: [jared.j.nylund@das.nh.gov](mailto:jared.j.nylund@das.nh.gov)

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

**Location of Property:** Future Site of Rochester Courthouse  
296 Rochester Hill Road, Rochester, NH 03867  
(Tax Map 255, Lot 21-1)

**Acreage:** Area of land to be subject to easement area unknown (20-foot-wide easement area)

**Requested Action:** Grant of subsurface utility line easement to Eversource across host parcel to serve new courthouse building to be constructed

**Term of Lease or Easement:** Perpetual utility line easement

.....

Please complete ALL questions below and submit one digital copy via email and one hardcopy with original signatures, of the completed application to:

NH Bureau of Economic Affairs  
Attn: NH Office of Planning & Development  
100 North Main St, Suite #100,  
Concord, NH 03301  
Attn: Stephanie N. Verdile, Principal Planner [brendan.m.mcdowell@livefree.nh.gov](mailto:brendan.m.mcdowell@livefree.nh.gov)

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

The host parcel is currently vacant land in the process of being redeveloped as the future site of a new courthouse.

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

Proposed easement area:

Perpetual subsurface electrical utility line easement to accommodate new distribution line to be run from the abutting roadway to the site of the new courthouse building to be constructed.

- 1. 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 its surroundings.

The host parcel is part of a business/industrial park development adjacent to Skyhaven Airport. The redevelopment of the previously rural surrounding neighborhood into a business/industrial park has been coordinated by the City of Rochester over the past several years. When construction is complete, the new courthouse will be one of the smaller recently constructed buildings in the neighborhood. Abutters include a church and what appears to be a large warehouse and distribution trucking terminal.

2. Are there any structures located on this property? ☐ Yes ☒ No

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

Not yet, but there will be a courthouse facility constructed on site.

3. 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.

4. 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 1b. above for buildings on abutting parcels. Larger multi-acre commercial/industrial land parcels in the immediate neighborhood appear to include significant land and tree buffers between buildings on abutting sites.

5. 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).

6. 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 the abutting public road (Rochester Hill Road).

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

7. Are there water resources related to this property, such as:  
Lakes/Ponds - ☐ Yes ☒ No OR Rivers - ☐ Yes ☒ No OR Wetlands - ☐ Yes ☒ No?

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

b. If yes, briefly describe how the requirements of RSA 483-B (Shoreland Water Quality Protection Act) apply to potential development of this property:

- c. If yes, briefly describe how any municipal zoning requirements for buffers or setbacks from lakes, rivers or wetlands apply to potential development of this property:

- d. Is the property within 250 feet of a lake/pond or river/stream? ☐ Yes ☒ No

- e. If lakes or rivers are related to this property, describe current public or private access from the site to the water body? ☐ Public ☐ Private ☐ No Access Available

Description:

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

**8. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input checked="" 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.

e. A paved parking lot and driveway will be constructed within the host parcel mostly outside of the proposed easement area.

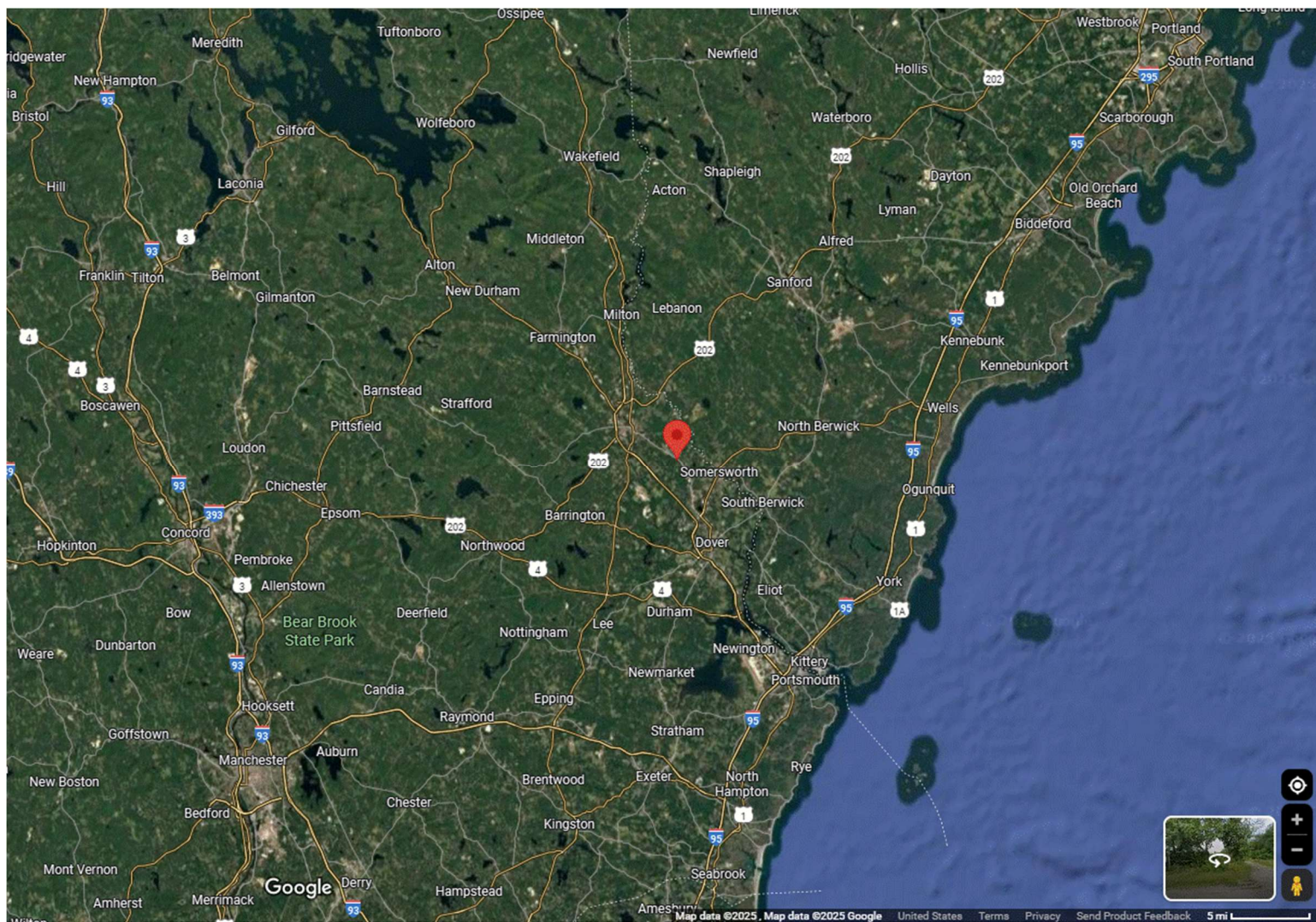
f. It is assumed that surface water drainage infrastructure will be installed within the host parcel outside of the proposed easement area to facilitate drainage of stormwater from the building site, landscaping, parking lot, and driveway.

g. GRANITView shows two types of prime farmland soil throughout the host parcel: Charlton fine sandy loam, and Sutton fine sandy loam.

- 9. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.**
- 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, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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





Site of Future Rochester Courthouse  
296 Rochester Hill Road  
Rochester, New Hampshire  
Google Location Map

(approximate location marked by red pin near center of map detail above)





Site of Future Rochester Courthouse  
296 Rochester Hill Road (Tax Map 255, Lot 21-1)  
Rochester, New Hampshire  
City of Rochester GIS Tax Map Detail

(host parcel appears marked by orange arrow above)





Site of Future Rochester Courthouse  
296 Rochester Hill Road  
Rochester, New Hampshire  
City of Rochester GIS Aerial Imagery Map  
(host parcel shown as Lot 21-1 at center above)



LAVALLEE  
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ARCHITECTS

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Bedford, NH 03110  
603.391.3900

NH Department of Public Works

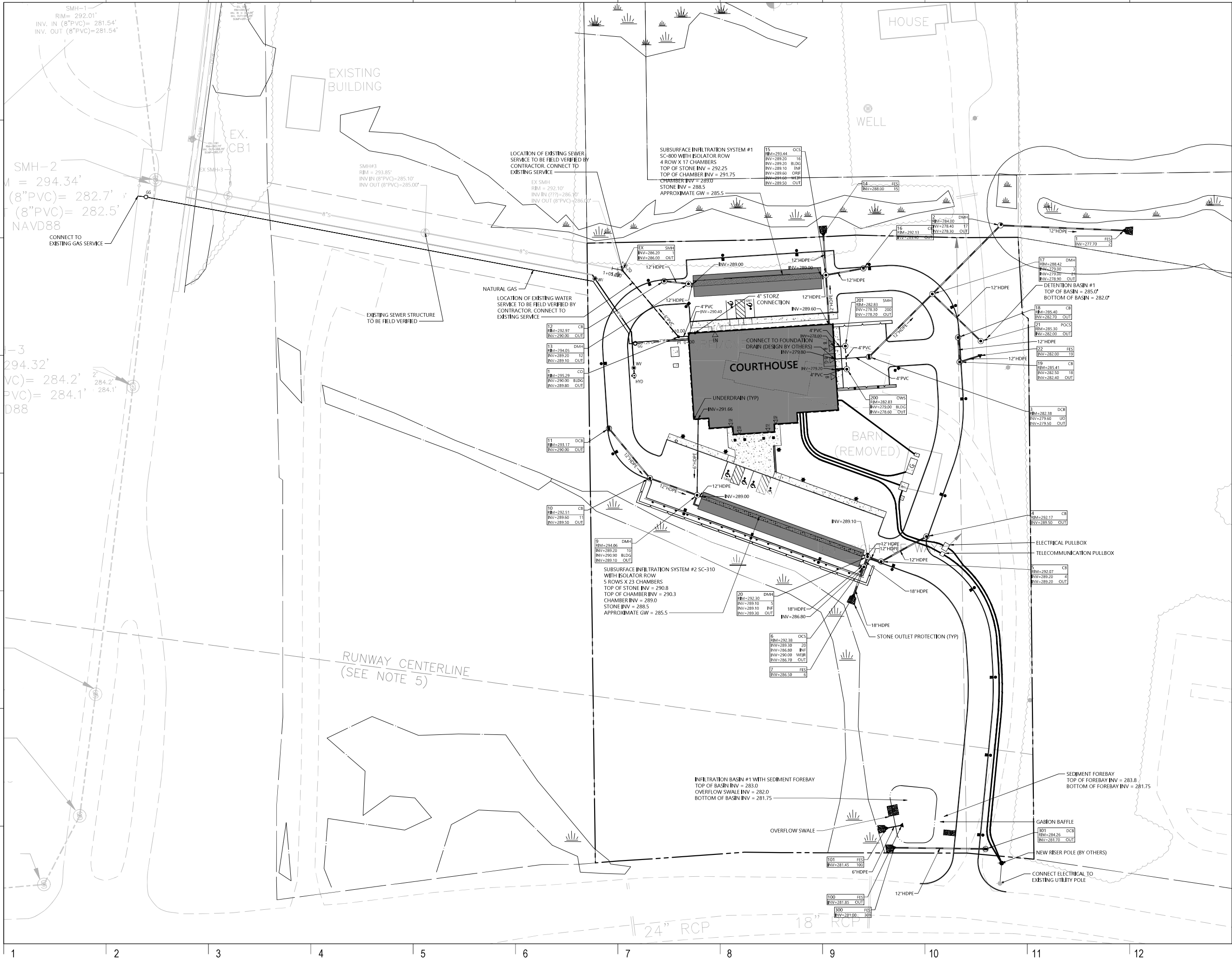
ROCHESTER  
COURTHOUSE

296 Rochester Hill Road  
Rochester, New Hampshire, 03867

NO.	DESCRIPTION	DATE



CONTENT: Utility Plan	
DRAWN BY:	SJF
PROJECT NO:	53052.00
DATE:	9/27/2024
REVISED:	
SCALE:	1" = 40' - 0"
C5.00	
Project Phase 100% CONSTRUCTION DOCUMENTS	
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State of New Hampshire  
DEPARTMENT OF NATURAL & CULTURAL RESOURCES  
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301  
Phone: 603-271-3483 Fax: 603-271-3433  
TDD Access: Relay NH 1-800-735-2964  
[nhdhr.dncr.nh.gov](http://nhdhr.dncr.nh.gov)



August 29, 2025

Brendan McDowell  
Business and Economic Affairs  
100 North Main Street, Suite 100  
Concord, NH 03301

Re: Surplus Land Review  
2025 SLR 006: Proposed Grant of Perpetual Utility Easement to Eversource Energy across Future Rochester Courthouse Land

Dear Mr. McDowell:

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the potential surplus land associated with the above-referenced project. The Department of Administrative Services (DAS) proposes to dispose by transfer on behalf of the State of New Hampshire to Public Service Company of New Hampshire (d/b/a Eversource Energy) a perpetual utility line easement across a parcel of State land located at 296 Rochester Hill Road in the City of Rochester, New Hampshire, to accommodate the installation of a new subsurface electrical distribution line to serve the future Rochester Courthouse facility to be constructed on site.

It is the opinion of the DHR that the transfer will not impact historic properties and would result in ***No Historic Properties Affected***. Therefore, the DHR does not have concerns regarding the proposed surplus land proposal.

Please feel free to contact me should you have any questions regarding our comment.

Sincerely,

Nadine Miller  
Deputy State Historic Preservation Officer



**From:** [Andrew Cadorette](#)  
**To:** [McDowell, Brendan](#); [Shank, Heather](#)  
**Subject:** RE: Surplus Land Review 2025-006 - Rochester, NH  
**Date:** Wednesday, August 13, 2025 9:33:12 AM

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Hello Brendan. NH Housing has no comments on this proposal.

Thanks for sharing.

Andy

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**ANDREW CADORETTE**  
Senior Manager, Marketing and Outreach  
Homeownership Division  
New Hampshire Housing  
PO Box 5087, Manchester, NH 03108  
32 Constitution Dr., Bedford, NH 03110  
D 603.310.9287 | M 603.310.9287  
[acadorette@nhhfa.org](mailto:acadorette@nhhfa.org) | [NHHousing.org](http://NHHousing.org)

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**From:** McDowell, Brendan <[Brendan.M.McDowell@livefree.nh.gov](mailto:Brendan.M.McDowell@livefree.nh.gov)>  
**Sent:** Tuesday, August 12, 2025 3:28 PM  
**To:** Shank, Heather <[Heather.R.Shank@livefree.nh.gov](mailto:Heather.R.Shank@livefree.nh.gov)>  
**Cc:** McDowell, Brendan <[Brendan.M.McDowell@livefree.nh.gov](mailto:Brendan.M.McDowell@livefree.nh.gov)>  
**Subject:** Surplus Land Review 2025-006 - Rochester, NH

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be on the October 9, 2025 CORD meeting agenda. If you have comments, please submit by September 26, 2025 to Brendan McDowell, cc'd above.

If you have questions on CORD, please see the OPD website: [CORD -Office of Planning & Development](#)

Best,

Brendan McDowell  
Principal Planner

Office of Planning and Development  
Department of Business and Economic Affairs  
State of New Hampshire  
P: 603-271-1765  
[nheconomy.com](http://nheconomy.com) // [choosenh.com](http://choosenh.com) // [visitnh.gov](http://visitnh.gov)



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**From:** [Gendreau, Sydney](#)  
**To:** [McDowell, Brendan](#)  
**Cc:** [Sales, Tracie](#); [Michele Tremblay](#); [Larry Spencer](#)  
**Subject:** RE: Surplus Land Review 2025-006 - Rochester, NH  
**Date:** Thursday, August 14, 2025 2:34:34 PM

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Dear Brendan,

The Rivers Management Advisory Committee (RMAC) has reviewed CORD SLR 2025-006 in Rochester and based on the information provided, this parcel is not near or providing access to a river. Therefore, the parcel is outside the jurisdiction of the RMAC.

If you have further questions related to this parcel, please feel free to reach out to RMAC Chair, Michele L. Tremblay at [mlt@naturesource.net](mailto:mlt@naturesource.net).

Thank you,  
Sydney

Sydney Gendreau  
Watershed Planning Assistant  
NH Department of Environmental Services  
[\(603\) 271-1522](tel:(603)271-1522)  
[Sydney.E.Gendreau@des.nh.gov](mailto:Sydney.E.Gendreau@des.nh.gov)  
*Pronouns: she, her, hers*

NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#).

---

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**Sent:** Tuesday, August 12, 2025 3:28 PM  
**To:** Shank, Heather <[Heather.R.Shank@livefree.nh.gov](mailto:Heather.R.Shank@livefree.nh.gov)>  
**Cc:** McDowell, Brendan <[Brendan.M.McDowell@livefree.nh.gov](mailto:Brendan.M.McDowell@livefree.nh.gov)>  
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If you have questions on CORD, please see the OPD website: [CORD -Office of Planning & Development](#)

**From:** [Gendreau, Sydney](#)  
**To:** [McDowell, Brendan](#)  
**Cc:** [Sales, Tracie](#); [Andrea LaMoreaux](#); [Graaskamp, Garret](#)  
**Subject:** RE: Surplus Land Review 2025-006 - Rochester, NH  
**Date:** Thursday, August 21, 2025 10:20:18 AM  
**Attachments:** [image001.jpg](#)

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Dear Brendan,

The Lakes Management Advisory Committee (LMAC) has reviewed CORD SLR 2025-006 in Rochester and based on the information provided, this parcel is not near or providing access to a lake. Therefore, the parcel is outside the jurisdiction of the LMAC.

If you have further questions related to this parcel, please feel free to reach out to LMAC Chair, Andrea LaMoreaux at [alamoreaux@nhlakes.org](mailto:alamoreaux@nhlakes.org).

Thank you,  
Sydney

Sydney Gendreau  
Watershed Planning Assistant  
NH Department of Environmental Services  
[\(603\) 271-1522](tel:(603)271-1522)  
[Sydney.E.Gendreau@des.nh.gov](mailto:Sydney.E.Gendreau@des.nh.gov)  
*Pronouns: she, her, hers*

NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#).

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**Cc:** McDowell, Brendan <[Brendan.M.McDowell@livefree.nh.gov](mailto:Brendan.M.McDowell@livefree.nh.gov)>  
**Subject:** Surplus Land Review 2025-006 - Rochester, NH

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If you have questions on CORD, please see the OPD website: [CORD -Office of Planning & Development](#)