

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

Final Minutes – July 11, 2019

MEMBERS PRESENT

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

OTHERS PRESENT

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

I. ROLL CALL AND INTRODUCTIONS

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

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

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

III. SURPLUS LAND REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV. OTHER BUSINESS

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

A brief discussion ensued concerning the issue.

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

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

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

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

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

Meeting adjourned at 10:19 AM

Reminder - 2019 Meeting Dates

~~January 10~~

~~May 9~~

September 12

~~March 28 (rescheduled from March 14)~~

~~July 11~~

November 14