



New Hampshire Council on Resources and Development

MEMORANDUM

| | | |
|------------|---|---|
| TO: | <p>CORD Members and Other Interested Parties</p> <p><i>Via Email Distribution Lists (Bcc)</i></p> | <p>Belknap County Board of Commissioners c/o Debra Shackett, County Administrator 34 County Drive Laconia, NH 03246</p> <p><i>Via Email dshackett@belknapcounty.org</i></p> |
| | <p>Town of Gilford, Board of Selectmen c/o Scott Dunn 47 Cherry Valley Rd Gilford, NH 03249</p> <p><i>Via Email sdunn@gilfordnh.org</i></p> | <p>Jeff Hayes, Executive Director Lakes Region Planning Commission 103 Main Street, Suite #3 Meredith, NH 03253</p> <p><i>Via Email jhayes@lakesrpc.org</i></p> |

FROM: Stephanie N. Verdile, Principal Planner, Office of Planning and Development

DATE: September 5, 2023

SUBJECT: ***State Owned Land, Surplus Land Review, Gilford, NH
SLR 2023- 005***

RESPONSE DEADLINE:

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 stephanie.n.verdile@livefree.nh.gov

Information regarding CORD may be obtained at Office of Planning & Development’s website:

[Welcome - NH Economy](#)

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.



ROBERT L. QUINN
COMMISSIONER

State of New Hampshire

DEPARTMENT OF SAFETY
JAMES H. HAYES BLDG. 33 HAZEN DR.
CONCORD, N.H. 03305
603-271-2791

EDDIE EDWARDS
ASSISTANT COMMISSIONER

STEVEN R. LAVOIE
ASSISTANT COMMISSIONER

August 2, 2023

Taylor Caswell, Commissioner
Department of Business and Economic Affairs
100 North Main Street, Suite 100
Concord, NH 03301

RE: Land Lease of State Land at 31 Dock Road, Gilford NH

Dear Commissioner Caswell,

The Department of Safety (DOS) seeks approval from the Council on Resources and Development (CORD) to lease approximately 5,700 sf of unused state property. DOS intends to negotiate a lease of this property to the adjacent landowner who will be responsible for any and all costs associated with improving the land for use as overflow parking. Improvements must be approved by DOS and ownership of the land will remain with the State. A request for review has been submitted to the Division of Historical Resources.

Please submit this proposal to the Council on Resources and Development (CORD) for review at the next scheduled meeting. Please contact Director of Administration Amy Newbury at (603) 223-8020.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Quinn".

Robert L. Quinn
Commissioner

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Safety

Agency Contact Person: Amy Newbury, Director of Administration
Address: 33 Hazen Drive
Phone Number: 603-223-8020
E-Mail: Amy.L.Newbury@dos.nh.gov

Applicant Contact Person: Amy Newbury, Director of Administration
Address: 33 Hazen Drive
Phone Number: 603-223-8020
E-Mail: Amy.L.Newbury@dos.nh.gov

Location of Property: 31 Dock Road, Gilford, NH 03249

Acreage: Approx 5,700 sf

Requested Action: Review for Land Lease

Term of Lease or Easement: Up to 20 Years

.....

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 stephanie.n.verdile@livefree.nh.gov

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

The property is not currently used.

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

Property will be improved to make suitable for additional parking.

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 its surroundings.

Overgrown vegetation on slope will be cleared and land improved for use as additional parking.

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

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

n/a

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

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

n/a - see attached Historical Recourses review

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)

Breeze Restaurant (1) - Private business
Marine Patrol HQ (1) - State of NH, Department of Safety Operations
DES Pumpstation and Gilford Town Restrooms (1) -

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).

Approx. 5,700 sf

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)

Yes, accessible through shared entrance.

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 OR Rivers - Yes No OR Wetlands - Yes No?

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

Lake Winnepesaukee is located approximately 375 ft from this land.

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

Any improvements to the land will need to be in accordance with RSA 483-B.

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:

There are no known local zoning issues associated with this section of land.

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

Public boat ramp for Town of Gilford residents and Private boat ramp for Marine Patrol are located on property adjacent to this parcel.

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

No impact to existing access.

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

| | Yes (property) | Yes (adjacent property) | No |
|---|--------------------------|--------------------------|-------------------------------------|
| a. Steep slopes..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Wetlands (Prime and NWI) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Threatened or endangered species | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Wildlife Action Plan Critical Habitats..... | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Potential river channel change | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Other special designations | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

| |
|-----|
| n/a |
|-----|

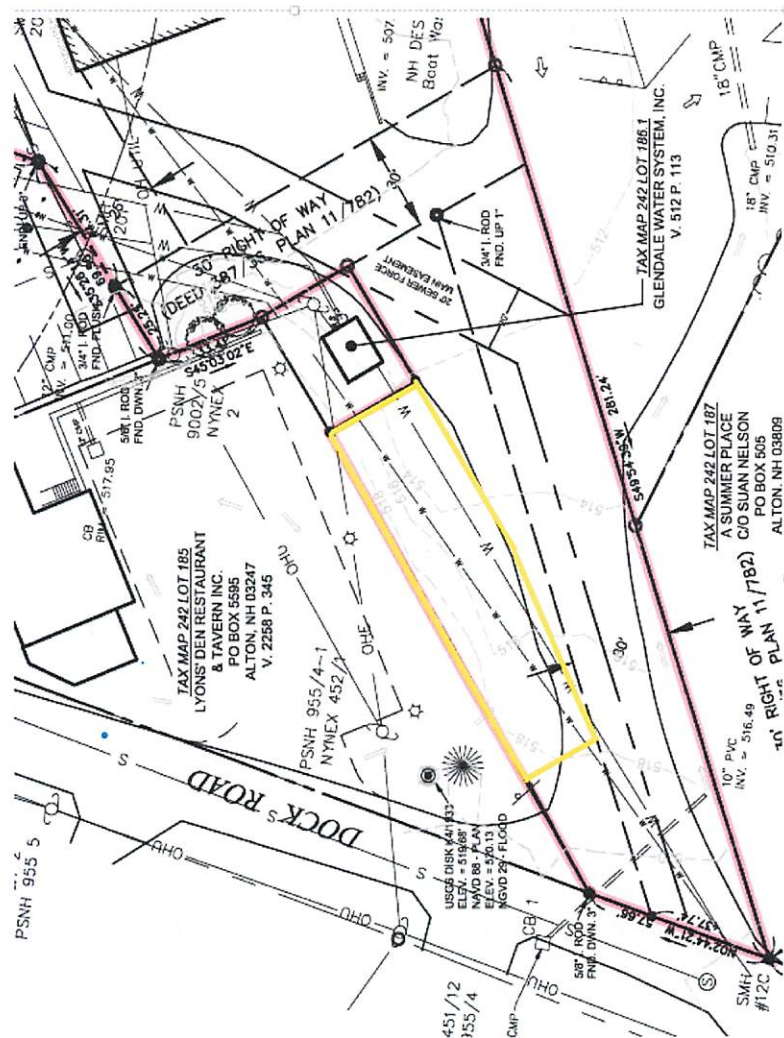
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.

- 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.





Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
172 Pembroke Road, Concord, NH 03301

RECEIVED JUL 31 2023

| | |
|---------------|---------|
| DHR Use Only | |
| R&C # | 15174 |
| Log In Date | 7/21/23 |
| Response Date | 7/31/23 |
| Sent Date | 8/2/23 |

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
- This is additional information relating to DHR Review & Compliance (R&C) #:

| |
|--|
| GENERAL PROJECT INFORMATION |
| Project Title Marine Patrol partial lot lease |
| Project Location 31 Dock Road |
| City/Town Gilford Tax Map 184 Lot # 242-184-000 |
| NH State Plane - Feet Geographic Coordinates: Easting Northing (See RPR Instructions and R&C FAQs for guidance.) |
| Lead Federal Agency and Contact (if applicable) (Agency providing funds, licenses, or permits) Permit Type and Permit or Job Reference # |
| State Agency and Contact (if applicable) Department of Safety James Minery Permit Type and Permit or Job Reference # |
| APPLICANT INFORMATION |
| Applicant Name NH Department of Safety |
| Mailing Address 33 Hazen Dr Phone Number 603-419-9451 |
| City Concord State NH Zip 03301 Email james.c.minery@dos.nh.gov |
| CONTACT PERSON TO RECEIVE RESPONSE |
| Name/Company |
| Mailing Address Phone Number |
| City State Zip Email |

*This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. **Please include a self-addressed stamped envelope. Project submissions will not be accepted via facsimile or e-mail.** This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.s.labash@dncr.nh.gov.*

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in Table 1. *(Blank table forms are available on the DHR website.)* Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
EMMIT or in-house records search conducted on / / .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.** Additional information is needed in order to complete review.
 - No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect
- Comments: *FINDING IS HOL PROPERTY LEASE ONLY. SHOULD FEDERAL AGENCY PERMITTING BE REQUIRED FOR ADDITIONAL PROJECT ELEMENTS, FURTHER DHR CONSULTATION WILL BE NECESSARY.*

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: *Nedra Miller, DSR* Date: *7/31/23*

From: [Newbury, Amy](#)
To: [Verdile, Stephanie](#)
Subject: RE: CORD SLR Application-Gilford
Date: Tuesday, September 12, 2023 11:51:08 AM
Attachments: [image001.png](#)

Hello Stephanie,

Thank you for taking the time to review and discuss. As I mentioned the edits to our application are, as follows.

Address update 17 Dock Road, previously noted as 31 Dock Road
Square Footage 3,300sf, previously noted as approx. 5,700sf

Thanks again and have a great day!

Amy



Amy L Newbury, MBA
Director of Administration
NH Department of Safety
33 Hazen Drive
Concord, NH 03305
P: 603-223-8020
C: 603-568-5427
E: Amy.L.Newbury@DOS.NH.GOV

From: Verdile, Stephanie <Stephanie.N.Verdile@livefree.nh.gov>
Sent: Tuesday, September 12, 2023 7:08 AM
To: Gilbert, Jennifer <Jennifer.R.Gilbert@des.nh.gov>; Newbury, Amy <Amy.L.Newbury@DOS.NH.GOV>
Subject: RE: CORD SLR Application-Gilford

Good morning Amy,

There is a 30-day notification requirement for SLR applications for various agencies to provide comments so I have to consider that in addressing changes.

Please feel free to reach out to me at 603-832-1322 to discuss changes to the Gilford SLR application.

Thank you-

Stephanie

From: Gilbert, Jennifer <Jennifer.R.Gilbert@des.nh.gov>

Sent: Monday, September 11, 2023 3:28 PM
To: Newbury, Amy <Amy.L.Newbury@DOS.NH.GOV>
Cc: Verdile, Stephanie <Stephanie.N.Verdile@livefree.nh.gov>
Subject: RE: CORD SLR Application-Gilford

Hi Amy,

I have copied Stephanie Verdile at the Office of Planning and Development at NH BEA, who is the staff contact for CORD and the person to submit the SLR revisions to. While I had been involved with the original Gilford SLR while at BEA, I have recently transferred to DES and am no longer involved with CORD.

Jen

Jennifer Gilbert, CFM (she/her)

Resilience Project Manager
Coastal Program/Watershed Management Bureau/Water Division
NH Department of Environmental Services
222 International Drive, Suite 175
Portsmouth, NH 03801
Office Phone: 603-559-0029
Email: jennifer.r.gilbert@des.nh.gov