



New Hampshire Council on Resources and Development (CORD) Meeting

Date: Thursday, October 12, 2023
Time: 3:00-4:00 P.M.
Location: Department of Business and Economic Affairs
Kinsman Conference Room
100 N. Main Street
Concord, NH 03301

FINAL AGENDA

- I. ROLL CALL AND INTRODUCTIONS**
- II. MINUTES**
 - A. Approval of August 10, 2023, draft minutes
- III. LAND & COMMUNITY HERITAGE INVESTMENT PROGRAM (LCHIP)**
 - A. Nothing at this time
- IV. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)**
 - A. The Bearcamp Center/Perkins Easement-Conservation Property update
- V. SURPLUS LAND REVIEW**
 - A. 2023 SLR 005
Request from the New Hampshire Department of Safety (NHDOS) to lease approximately 3300 sf of unused state property, for up to 20 years, 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. The property is located at 17 Dock Road in Gilford, NH.
- VI. OTHER BUSINESS**
 - A. Next Meeting: December 14, 2023, from 3:00 to 4:00 P.M.

II. MINUTES

- A. Approval of August 10, 2023,
draft minutes



New Hampshire Council on Resources and Development

DRAFT MINUTES – August 10, 2023

MEMBERS PRESENT

- Taylor Caswell, Chair, Commissioner, NH Department of Business and Economic Affairs.
- John Martin, Designee, NH Department of Health and Human Services
- Mark Doyle, Designee, Department of Safety
- Jack Ruderman, Designee, NH Housing Finance Authority
- Shawn Jasper, Designee, Department of Agriculture
- Jared Nylund, Designee, NH Department of Administrative Services (arrived at 3:10 PM)
- Stephen Labonte, Designee, NH Department of Transportation
- Betsy McNaughten, Designee, NH Fish & Game
- Patrick Hackley, Designee, NH Department of Natural and Cultural Resources
- Amy Clark, Designee, Department of Education
- Mark Sanborn, Department of Environmental Services

OTHER PARTICIPANTS

- Stephanie Verdile, NH Office of Planning and Development (CORD Staff)
- Alvina Snegach, NH Office of Planning and Development (CORD Staff)
- Charlotte Harding, NH Conservation Land Stewardship Program

ROLL CALL AND INTRODUCTIONS

The meeting was opened at 3:07 P.M. by Chair Caswell.

MINUTES

A. Approval of May 11, 2023, draft minutes

Draft May 11, 2023, minutes were reviewed and some minor changes were made.

MOTION: *On a motion by Mr. Sanborn, seconded by Mr. Ruderman, the May 11, 2023, minutes were approved as amended by a unanimous vote in favor.*

LAND CONSERVATION INVESTMENT PROGRAM (LCIP)

A. Presentation: An Overview of the Conservation Land Stewardship Program by Charlotte Harding, Stewardship Specialist, Conservation Land Stewardship Program.

Charlotte Harding, Stewardship Specialist, Conservation Land Stewardship Program, introduced herself and displayed the presentation on the screen. She presented the following aspects of the program:

- Agency History

- 51 • Housed within OSP → OEP → OSI → CLSP attached to DAS (July 2021)
- 52 • LCIP Origins
- 53 ○ Acquisitions totaling 100,876 acres
- 54 ○ Public funds and private donations
- 55 ○ State lands
- 56 ○ Municipal lands
- 57
- 58 • LCIP vs. LCHIP
- 59 ○ Ongoing conservation land acquisition with historic preservation added
- 60 ○ Separate endowment
- 61 ○ LCIP name changed to CLSP in 2004
- 62 ➤ Role of CORD
- 63 • RSA 162-C:6
- 64 ○ Authority transferred in 1993
- 65 ○ Defines the CLSP relationship to CORD
- 66 ○ Protection of interests in perpetuity
- 67 • RSA 162-C:8 “Land Conservation Endowment”
- 68 ○ Perpetual source of income for stewardship (no general funds)
- 69 ○ Oversight of / support to LCIP municipalities
- 70 ○ CORD has fiduciary responsibility for oversight and administration
- 71 ○ Custodial Account Agreement between CORD and Treasury
- 72 ○ Annual report on monitoring and status of LCIP lands
- 73 ➤ Memorandum of Agreements (MOAs)
- 74 ○ MOAs with Department of Fish & Game and DNCR
- 75 ○ Endowment contributions for new properties
- 76 ○ Housing stewardship of state CEs under one roof
- 77 ➤ Number of Properties per Acquisition Program and their different types.
- 78 ➤ CLSP Staff
- 79 ➤ CLSP Mission
- 80 ○ Protect the state’s investment in natural resources
- 81 ○ Conservation Purposes & Values
- 82 ○ Productive farmland & forests
- 83 ○ Outdoor recreation & education
- 84 ○ Scenic views & rural character
- 85 ○ Special habitats & wildlife
- 86 ○ Water quality & access
- 87 ○ Solve issues before they become problems
- 88 ➤ CLSP Primary Roles
- 89 ○ Landowner Communication
- 90 ■ The most important role
- 91 ■ Early contact is essential
- 92 ■ Help Landowners achieve their goals and interests within context of CE
- 93 ■ Conservation Easement Interpretation
- 94 ■ Educational resources
- 95 ■ Problem resolution
- 96 ■ Meet with foresters or property managers
- 97 ○ Monitoring
- 98 ■ Why monitor?
- 99 • Legal and ethical implications
- 100 • Maintain Landowner relationships

- 101 • Ensure Conservation Values and purposes
- 102 • Document change over time
- 103 ▪ Process
- 104 • Landowner contact
- 105 • Areas of new activity
- 106 • Access points
- 107 • Boundary conditions
- 108 ➤ Municipal Support and Oversight
- 109 ○ Annual outreach and reporting
- 110 ○ Field Visits every 4-6 years
- 111 ○ Technical support and training
- 112 ○ Issues – the most challenging area
- 113 ▪ No specified legal interest
- 114 ▪ CORD has important role
- 115 ➤ Challenges
- 116 ○ Landowners
- 117 ▪ Communication (or lack thereof)
- 118 ▪ Always changing
- 119 ▪ Accountability
- 120 ○ CE interpretations
- 121 ▪ Consistency matters, setting precedent
- 122 ▪ Original intent versus modern options
- 123 ▪ AG assistance needed more frequently
- 124 ○ Third Parties
- 125 ▪ Abutter encroachments
- 126 ▪ Public misuse and overuse
- 127 ▪ Parking, bathrooms, dogs
- 128 ➤ Municipal ownership
- 129 ○ Conflicts of interest
- 130 ○ Lack of funding and/or support
- 131 ○ CC members typically volunteer
- 132 ○ State has no specified legal interest
- 133 ○ CORD has role to play
- 134 ➤ Today and into the future...
- 135 ○ Policies and Procedures
- 136 ○ Team of 2 ¼ people
- 137 ○ Loss of DNCR MOA
- 138 ○ Director pending retirement
- 139 ○ CE stewardship increasingly more complex

141 Then Ms. Harding, Ms. McNaughten, and Mr. Hackley answered questions from Council
142 members about how the endowment is funded; reasons for which land is put in conservation,
143 and whether some are more prevalent (like recreation or preservation or natural resources);
144 whether there is any liability attached to the conservation easement holder; easement
145 monitoring responsibilities and how local municipalities address that; process of determining the
146 amount of contribution for monitoring when land is put under a conservation easement; and
147 baseline documentation preparation and who's responsible for it.

148
149
150 Chair Caswell thanked Ms. Harding for the presentation and answering Council's questions.

151
152
153
154
155
156
157
158
159
160
161
162
163
164
165

B. Updates from Steve Walker, Director Conservation Land Stewardship Program.

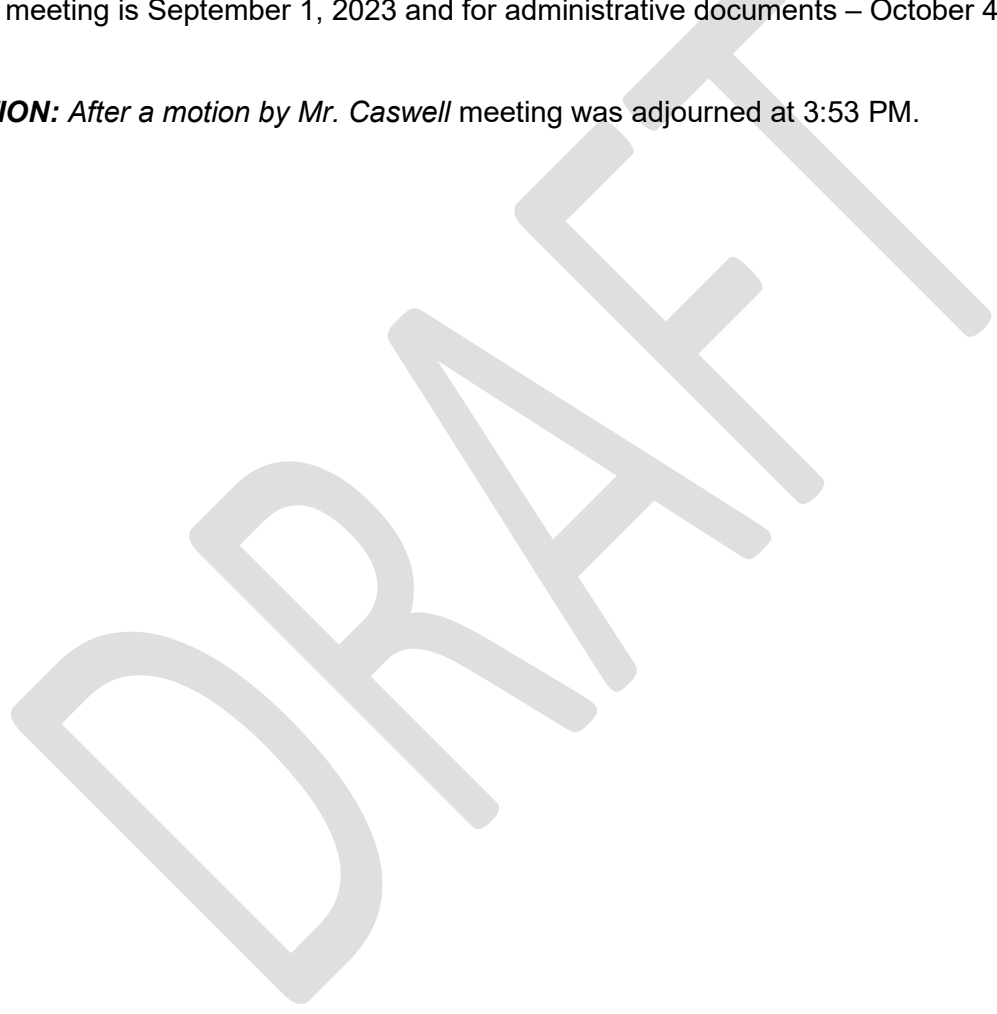
Ms. Verdile said there was a memo from Mr. Walker that was distributed to the members and it will be an agenda discussion item for the October Meeting.

OTHER BUSINESS

Next Meeting: October 12, 2023, from 3:00 to 4:00 P.M.

Ms. Verdile noted the deadline for submitting Surplus Land Review applications for the October 2023 meeting is September 1, 2023 and for administrative documents – October 4, 2023.

MOTION: *After a motion by Mr. Caswell meeting was adjourned at 3:53 PM.*



III. LAND & COMMUNITY HERITAGE INVESTMENT PROGRAM (LCHIP)

A. Nothing at this time

IV. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)

A. The Bearcamp Center/Perkins Easement-Conservation Property update

From: [Gilbert, Jennifer](#)
To: [Verdile, Stephanie](#); [Snegach, Alvina](#)
Subject: FW: The Bearcamp Center/Perkins Conservation Easement - Recorded Subdivision Plan and draft Deed to Zeromile Farm
Date: Thursday, August 17, 2023 10:15:58 AM
Attachments: [image001.png](#)
[2023 05 19 Recorded Subdivision Plan.pdf](#)
[2023 08 15 copy - Recorded Zero Mile Farm Corrective Deed.pdf](#)
[2023 08 15 copy - Recorded Zero Mile Farm Quitclaim Deed.pdf](#)

Hi Stephanie and Alvina – yesterday Charlotte sent the below email and attachments, which I have saved in the CORD/Perkins Easement/Resolution Docs Aug 2023 folder. Would be good to include this as a quick update item on the November agenda.

Jen

From: Harding, Charlotte <Charlotte.J.Harding@clsp.nh.gov>
Sent: Wednesday, August 16, 2023 11:13 AM
To: Gilbert, Jennifer <jennifer.r.gilbert@livefree.nh.gov>
Cc: Walker, Steve <stephen.g.walker@clsp.nh.gov>
Subject: FW: The Bearcamp Center/Perkins Conservation Easement - Recorded Subdivision Plan and draft Deed to Zeromile Farm

Hi Jen,

I received the below email with attachments yesterday from the Chair of the Tamworth Conservation Commission, Nelson O’Bryan. It appears the transfer of the central parcel of the Perkins conservation easement to the new landowners, Zeromile Farm LLC, has been completed. As a reminder, this is the property that was accidentally subdivided in 2021 by the previous landowner, “The Bearcamp Center,” and brought to CORD for discussions. I have updated our file for the property with these new deeds, and thought you may want to keep them for the CORD files, as well. Please let me know if you have any questions.

Thank you,

Charlotte Harding
Stewardship Specialist
Conservation Land Stewardship Program
107 Pleasant Street | Concord, NH 03301
Office: (603) 271-6809
www.clsp.nh.gov

From: Nelson Nelson Obryan <Ccchair@tamworthnh.org>
Sent: Tuesday, August 15, 2023 3:06 PM
To: Harding, Charlotte <Charlotte.J.Harding@clsp.nh.gov>
Subject: Fwd: The Bearcamp Center/Perkins Conservation Easement - Recorded Subdivision Plan and draft Deed to Zeromile Farm

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Charlotte,

I received the following email from Tamworth's attorney with the deeds for the final transfer of the Perkins CE property to ZeroMile Farm.

Let me know if you have any questions.

Nelson O'Bryan

Begin forwarded message:

From: "C. Christine (Fillmore) Johnston" <CJohnston@dwmlaw.com>
Date: August 15, 2023 at 13:51:26 EDT
To: Nelson Nelson Obryan <Ccchair@tamworthnh.org>
Subject: **FW: The Bearcamp Center/Perkins Conservation Easement - Recorded Subdivision Plan and draft Deed to Zeromile Farm**

Good afternoon Nelson,

I just received the email below from Chris Boldt with the attached documents. I think this should be the last detail to resolve the Perkins easement matter, at long last. Please let me know if you have any questions or need anything further on this.

Regards,
Christine

C. Christine (Fillmore) Johnston
Attorney

DJ 603.792.7417
CJohnston@dwmlaw.com

From: Christopher Boldt <cboldt@dtclawyers.com>
Sent: Tuesday, August 15, 2023 1:38 PM
To: C. Christine (Fillmore) Johnston <CJohnston@dwmlaw.com>; Brooks, Kelvin <kelvin.a.brooks@doj.nh.gov>; Quinlan, Diane <Diane.M.Quinlan@doj.nh.gov>
Subject: FW: The Bearcamp Center/Perkins Conservation Easement - Recorded Subdivision Plan and draft Deed to Zeromile Farm
Importance: High

****CAUTION**** This message originated from an external source. DO NOT reply, click links, or open attachments

unless you have verified the sender and know the content is safe.

Good Afternoon All:

I am happy to report that the Bearcamp Center/ZeroMile Farm Closing successfully occurred last Friday; and I have just received the attached copies of the recorded Corrective Deed (for the original transaction to refer to the Perkins Easement) and the recorded Quitclaim Deed (putting the Central Section into common ownership with ZeroMile Farm). For your convenience, I am also including another copy of the recorded Subdivision Plan that I sent to you back in May.

With this, I believe that the Conservation Easement issues are fully and finally resolved! I appreciate your collective efforts in this matter and I am glad that this chapter is now closed.

Please let me know if you have any questions or need anything further from me on this Easement matter.

All the best.

Chris

Chris Boldt, Esq.
Donahue, Tucker & Ciandella, PLLC

The information in this transmission contains information from the law firm of DONAHUE, TUCKER & CIANDELLA, PLLC which is privileged and confidential. It is intended to be used for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents is prohibited. If you receive this transmission in error, please notify us by telephone at (603) 778-0686 so that we can take appropriate steps to protect confidentiality and/or attorney-client privilege of this information. Thank you.

From: Christopher Boldt

Sent: Tuesday, May 23, 2023 4:35 PM

To: 'C. Christine Fillmore' <CFillmore@dwmlaw.com>; 'Brooks, Kelvin' <kelvin.a.brooks@doj.nh.gov>;
Quinlan, Diane <Diane.M.Quinlan@doj.nh.gov>

Subject: The Bearcamp Center/Perkins Conservation Easement - Recorded Subdivision Plan and draft Deed to Zeromile Farm

Importance: High

Good Afternoon All:

Attached please find a copy of the recorded Subdivision Plan and draft Deed to Zeromile Farm for the portion of the Bearcamp Center/Sandwich Community School's remaining property currently burdened by the Perkins Conservation Easement. I am hoping to share this Deed with the folks at Zeromile Farm in the next day or two so that we can finally close this matter. Accordingly, I would greatly appreciate hearing back from you asap if you have any questions or suggested changes to this Deed.

Just as a reminder, part of this Closing will include the recording of the previously agreed upon Corrective Deed to Zeromile Farm.

Many thanks for your time and attention.

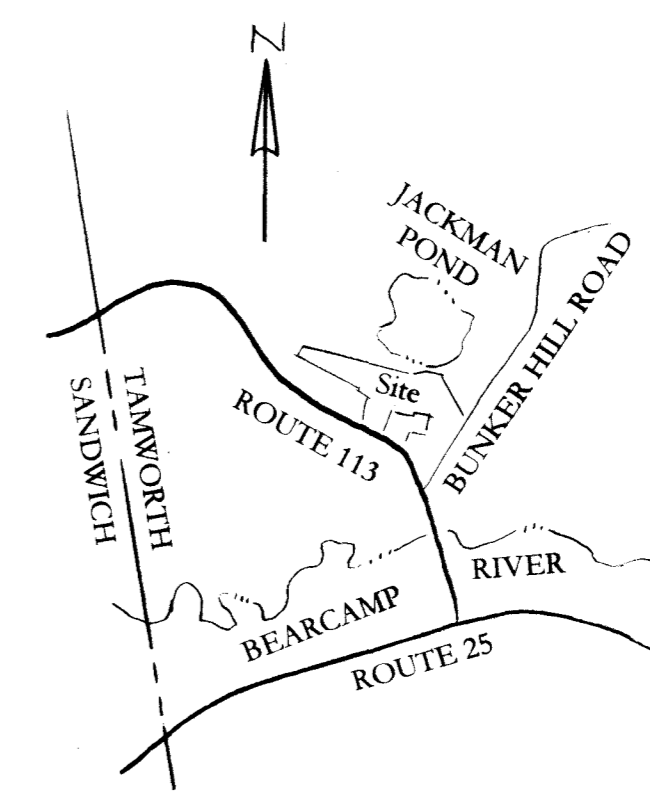
Chris

Chris Boldt, Esq.

Donahue, Tucker & Ciandella, PLLC

Please Note: Our Exeter office street name has changed to Acadia Lane, Exeter, NH 03833-4924 (WE HAVE NOT MOVED).

The information in this transmission contains information from the law firm of DONAHUE, TUCKER & CIANDELLA, PLLC which is privileged and confidential. It is intended to be used for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents is prohibited. If you receive this transmission in error, please notify us by telephone at (603) 778-0686 so that we can take appropriate steps to protect confidentiality and/or attorney-client privilege of this information. Thank you.



APPROVED TAMWORTH
 PLANNING BOARD
Sheldahl Perry
 Date May 16, 2023

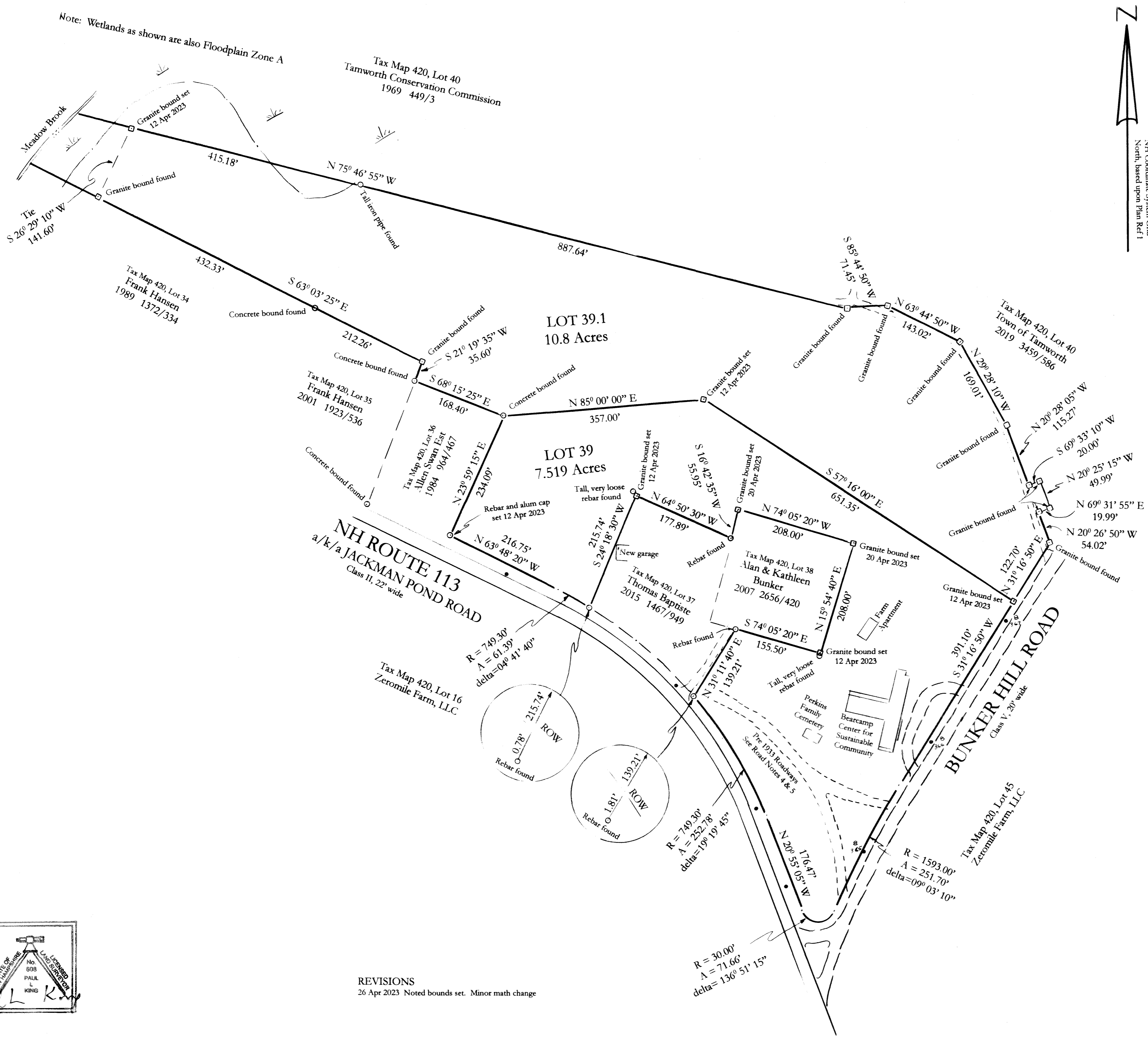
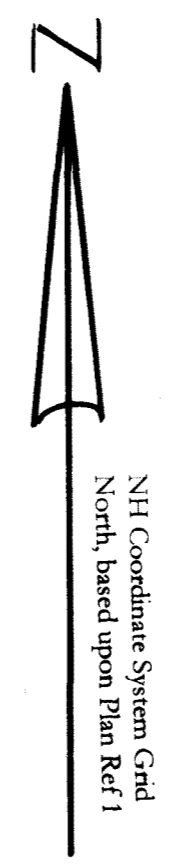
SUBDIVISION PLAN
 Of Land In
TAMWORTH, NH
 Property Of
SANDWICH COMMUNITY SCHOOL, INC.
 d/b/a BEARCAMP CENTER FOR SUSTAINABLE COMMUNITY
 Prepared by
 Paul L. King, LLS, PE
 PO Box 374, Tamworth, NH 03886
 603-323-7450 Feb 2023

NOTES:
 1. Street Address: 1164 Bunker Hill Road
 Source Deeds: 1991 Book 1467, Page 1016
 Tax Map 420, Lot 39
 2. All bounds were found during Jan 2023 or set during Mar 2023, unless otherwise noted.

PLAN REFERENCES:
 1. Tamworth Conservation Commission and Sandwich Community School, Inc, by Paul King, 2019, CCRD Plan Bk 241, Pg 73
 2. Survey for the Tamworth Conservation Commission of line between School and Hansen by Paul King, 2019, no plan
 3. Neal & Linda Hansen, by SB Coville, 1985, CCRD Plan Bk 78, Pg 68
 4. Perkins & Boewe, by SB Coville, 1991, CCRD Plan Bk 137, Pg 28
 5. Perkins, Estella, by SB Coville, 1991, CCRD Plan Bk 137, Pg 30
 6. Perkins, Estella, by SB Coville, 1991, CCRD Plan Bk 138, Pg 65

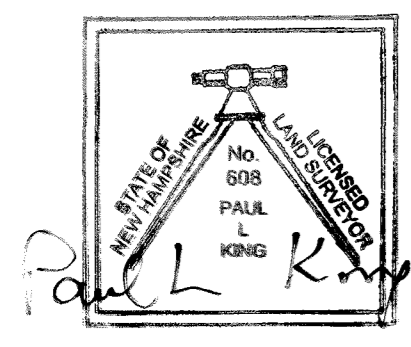
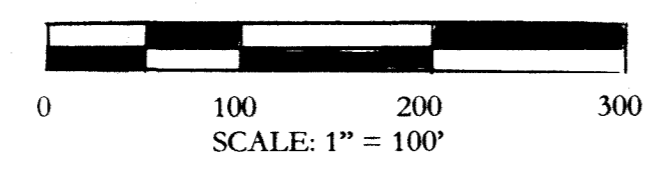
EASEMENT NOTE:
 1. Lot 39.1 is subject to a 12' right of way to access Jackman Pond, see 1467/1016 & 449/3
 2. Lot 39.1 is subject to a Conservation Easement, see 1467/1002

ROAD NOTES
 1. Bunker Hill Road, laid out 19 Sept 1801, see Tamworth Bk 1, Pg 217, no width specified
 2. The original traveled way for Rte. 113, laid out 3 Sept 1804, see Tamworth Bk 2, Pg 9, no width specified
 3. Present location of Rte. 113 - see 1933 NH Highway Dept. Project No. 258, 66' wide,
 4. The original traveled way for Rte. 113, outside of the 1933 State Project was discontinued, 3 Dec 1935, see Tamworth Bk 7, Pages 146 & 150.
 5. The old east-west connector between Rte. 113 and Bunker Hill Road was discontinued, 12 Mar 1957, see Tamworth Bk 8, Pg 353 & 356



LEGEND
 • Utility Pole
 --- Gravel Road

REVISIONS
 26 Apr 2023 Noted bounds set. Minor math change



I certify that this survey was made by me and those under my direct supervision, and that to the best of my knowledge, conforms with the NH Code of Administrative Rules LAN 500 for a Class U Standard Property Survey,
 10 MAY 2023 *Paul L. King*

Return to:
Zeromile Farm LLC
P O Box 33
South Tamworth, NH 03883

Carroll County New Hampshire Registry of Deeds
Book 3734 Page 0957 Page 1 of 7
eRecorded on 08/15/2023 at 08:21 AM
TID: 4264230 Doc # 202300070010

CORRECTIVE QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Sandwich Community School, Inc.**, a New Hampshire Corporation, of 1164 Bunker Hill Road, South Tamworth, NH 03883, for consideration paid grant(s) to **Zeromile Farm LLC**, a New Hampshire Limited Liability Company, of P O Box 33, South Tamworth, NH 03883 with QUITCLAIM COVENANTS:

Five certain lots or parcels of land with the buildings and improvements thereon located in Tamworth, County of Carroll and State of New Hampshire, bounded and described as follows:

TRACT I "WEST SECTION" (Tax Map 420-16 Commonly referred to as Jackman Pond Road)

Tract or parcel of land, together with all improvements thereon, situated on the northerly side of the Bearcamp River, in the town of Tamworth, New Hampshire, said property depicted on a plan entitled "Conservation Easement Plan for the property of Estella B. Perkins, Route 113 and Bunker Hill Road, Tamworth, N.H.", Scale 1" = 200' prepared by Stanley B. Coville dated September 12, 1991, revised October 3, 1991 and recorded in the Carroll County Registry of Deeds at Book 138, Page 065, ("Plan") and being more particularly bounded and described as follows:

Beginning at the thread of the Bearcamp River at or near the westerly side of the Route 113 bridge across said river, being the southeasterly corner of the parcel herein described; thence westerly along the thread of the Bearcamp River, as it meanders, a distance of approximately 4,210 feet to a point on the thread of said river opposite an iron pin set at the edge of the river, being the southwesterly corner of the parcel herein described;

thence turning and running N 6° 10' E to the iron pin on the bank of the river;

thence continuing N 6° 10' E for a distance of 3,186 feet, a portion of which is marked by a barbed wire fence, to an iron pin found, being the northerly most corner of the parcel described;

thence turning and running S 28° 15' E a distance of 326.0 feet to an iron pin found;

thence S 4° 30' E a distance of 141.0 feet to a point;

thence turning and running S 7° 15' E a distance of 332.8 feet to an iron pin found;

thence turning and running S 63° 00' E a distance of 142.0 feet to an iron pin found;

thence turning and running N 31° 30' E for a distance of 110.4 feet;

thence turning and running N 5° 45' W for a distance of 36.3 feet to an iron pin found;

thence turning and running N 46° 15' E for a distance of 134.5 feet to an iron pin found;

thence turning and running N 46° 15' E for a distance of 264.0 feet to an iron pin found;

thence turning and running N 35° 30' E for a distance of 102.8 feet to an iron pin found;

thence turning and running S 9° 35' E for a distance of 267.0 feet to an iron pin not found;

thence turning and running N 89° 50' E for a distance of 150.0 feet to an iron pin not found at the sideline of Route 113;

thence turning southerly along the westerly sideline of said roadway and running for a distance of approximately 2,643.0 feet to the point of beginning, at the thread of the Bearcamp River, comprising of 102.2 acres, more or less.

TRACT II "EAST SECTION" (Tax Map 420-45 Commonly referred to as 1164 Bunker Hill Road)

Tract or parcel of land, together with all improvements thereon, situated on the northerly side of the Bearcamp River, in the town of Tamworth, New Hampshire, said property depicted on a plan entitled "Conservation Easement Plan for the property of Estella B. Perkins, Route 113 and Bunker Hill Road, Tamworth, N.H.", Scale 1" = 200' prepared by Stanley B. Coville dated September 12, 1991, revised October 3, 1991 and recorded in the Carroll County Registry of Deeds at Book 138, Page 065, ("Plan") and being more particularly bounded and described as follows:

Beginning at a point at or near the easterly side of the Route 113 bridge over the Bearcamp River, at the thread of said river, being the southwesterly corner of the parcel herein described;

thence northerly along the easterly sideline Route 113 to the point of intersection with the sideline of Bunker Hill Road, thence northeasterly along the sideline of said Bunker Hill Road to an iron pin, the last two courses comprising a distance of 1292.0 feet;

thence turning and running S 42° 26' E for a distance of 295.0 feet to an iron pin found;

thence turning and running N 47° 34' E for a distance of 295.0 feet to an iron pin found;

thence turning and running N 46° 47' E for a distance of 299.1 feet to an iron pin found;

thence turning and running N 43° 14' W for a distance of 295.0 feet to an iron pin found at the

southeasterly sideline of Bunker Hill Road;

thence turning and running along the southeasterly sideline of said road N 49° 21' E for a distance of 299.2 feet to an iron pin found at the sideline of said road, being the northerly most corner of the parcel herein described;

thence turning and running S 73° 46' E for a distance of 324.5 feet to an iron bound found;

thence turning and running S 85° 50' E for a distance of 818.4 feet to an iron pin found;

thence turning and running S 76° 30' E for a distance of 782.0 feet to an iron pin found;

thence continuing S 76° 30' E for a distance of 788.0 feet to an iron pin found, being the northeasterly corner of the parcel herein conveyed;

thence turning and turning S 7° 40' W for a distance of 715.46 feet along an old wire fence to a stone wall;

thence turning and running along said stone wall S 7° 24' 38" W for a distance of 1,003.17 feet to the end of said stone wall;

thence turning and running S 7° 10' 54" W for a distance of 1,555.58 feet to an iron pin found on the edge of the Bearcamp River;

thence crossing a branch of said river, and continuing across a small island S 7° 10' 54" W for a distance of 100.0 feet, more or less, being the southeasterly most corner of the parcel herein described;

thence turning and following the southerly edge of said island in a westerly direction to the thread of said River, and following said thread, as it meanders, in a westerly direction for a distance of 4,518 feet, more or less, to the point of beginning, comprising of 184.1 acres, more or less.

Tract I and II are subject to:

1. Highway layout as described in deed of Pike G. Perkins to the Town of Tamworth dated 10/21/1933 and recorded at Book 197, Page 190;
2. An easement described in deed of Pike Perkins and Estella Perkins to New Hampshire Electric Cooperative, Inc. dated 3 March 1966 and recorded in the Carroll County Registry of Deeds in Book 400, Page 290;
3. The benefit of a thirty-foot (30') right-of-way reserved in deed of Pike G. Perkins and Estella B. Perkins to Tamworth Conservation Commission dated 28 July 1969 and recorded in the Carroll County Registry of Deeds in Book 449, Page 3;
4. A Slope Release described in document of Pike G. Perkins and Estella B. Perkins to the State of New Hampshire dated 21 June 1972 and recorded in the Carroll County Registry of Deeds in Book 515, Page 298;

5. Current Use Taxation by the Town of Tamworth recorded in the Carroll County Registry of Deeds in Book 827, Page 69; and
6. That certain Conservation Easement Deed of Robert H. Perkins and Peter H. Fauver dated December 01, 1991 and recorded in the Carroll County Registry of Deeds at Book 1467, Page 1002.

For Tract I and II described above: Meaning and intending to describe and convey a portion of the premises conveyed to Sandwich Community School, Inc. by virtue of a deed of Robert H. Perkins and Peter H. Fauver dated December 01, 1991 and recorded in the Carroll County Registry of Deeds at Book 1467, Page 1016 which are shown as Tract I and Tract III on said deed.

Tract III: (Tax Map 420-44 Commonly referred to as Bunker Hill Road)

A certain tract or parcel of land, with all improvements thereon, identified as Lot 1 on a plan entitled "Proposed Five - Lot Subdivision in Tamworth, NH owned by Estella B. Perkins, Map #1 (of Two) showing Lots #1, 2 and the location of Lot #3", Scale 1"=100', dated 10 June 1991, and revised through 14 August 1991, as prepared by Stanley B. Coville, said plan being recorded at the Carroll County Registry of Deeds at Plan Book 137, Page 29, and is more particularly described as follows:

Beginning at an iron pin set on the southeasterly side of Bunker Hill Road, being the westerly most corner of the parcel herein conveyed, and running South forty-two degrees twenty-six minutes zero seconds East (S 42° 26' 00" E) for a distance of two hundred ninety-five and zero hundredths feet (295.00) to an iron pin, being the southerly most corner of the parcel herein conveyed;

thence turning and running North forty-seven degrees thirty-four minutes zero seconds East (N 47° 34' 00" E) for a distance of two hundred ninety-five and zero hundredths feet (295.00') to an iron pin, being the easterly most corner of the parcel herein conveyed;

thence turning and running North forty-two degrees twenty-six minutes zero seconds West (N 42° 26' 00" W) for a distance of two hundred ninety-five and zero hundredths feet (295.00') to an iron pin set at the southeasterly sideline of Bunker Hill Road, being the northerly most corner of the parcel herein conveyed;

thence turning and running South forty-seven degrees thirty-four minutes zero seconds West (S 47° 34' 00" W) a distance of two hundred ninety-five and zero hundredths feet (295.00') to the point of beginning, comprising of a lot of 2.0 acres, more or less.

Together with a view easement for the benefit of the grantee herein, its successors and assigns, the same being identified on the plan entitled "Conservation Easement Plan for the Property of Estella B. Perkins, Route 113 and Bunker Hill Road, Tamworth, N.H.", Scale 1"=200', dated September 12, 1991, revised October 3, 1991, prepared by Stanley B. Coville and recorded in the Carroll County Registry of Deeds at Book 138, Page 065. No structures above grade, except for a road, shall be built within the view easement area.

The lot above shall be used for residential purposes only and shall be improved only by one residential building together with usual and customary outbuildings. The lot may not be subdivided.

Meaning and intending to describe and convey the same premises conveyed to Sandwich Community School, Inc. by virtue of a deed of Robert H. Perkins and Marie E. Perkins dated December 18, 1998 recorded in the Carroll County Registry of Deeds at Book 1783, Page 579.

TRACT IV: (Tax Map 420-43 Commonly referred to as 1019 Bunker Hill Road)

A certain tract or parcel of land, with all improvements thereon, identified as Lot 2 on a plan entitled "Proposed Five - Lot Subdivision in Tamworth, NH owned by Estella B. Perkins, Map #1 (of Two) showing Lots #1, 2 and the location of Lot #3", Scale 1"=100', dated 10 June 1991, and revised through 14 August 1991, as prepared by Stanley B. Coville, said plan being recorded at the Carroll County Registry of Deeds at Plan Book 137, Page 29, and is more particularly described as follows:

Beginning at an iron pin on the southeasterly side of Bunker Hill Road and running South forty-two degrees twenty-six zero seconds East (S 42° 26' 00" E) for a distance of two hundred ninety-five and zero hundredths feet (295.00') to an iron pin set, being the southerly most corner of the parcel herein conveyed;

thence turning and running North forty-six degrees forty-seven minutes zero seconds East (N 46° 47' 00" E) for a distance of two hundred ninety-nine and ten hundredths feet (299.10') to an iron pin, being the easterly most corner of the parcel herein conveyed;

thence turning and running North forty-three degrees fourteen minutes zero seconds West (N 43° 14' 00" W) for a distance of two hundred ninety-five and zero hundredths feet (295.00') to an iron pin set at the sideline of Bunker Hill Road, being the northerly most corner of the parcel herein conveyed;

thence turning and running South forty-six degrees forty-six minutes zero seconds West (S 46° 46' 00" W) for a distance of two hundred ninety-five and zero hundredths feet (295.00') to the point of beginning, comprising a lot of 2.0 acres, more or less.

The lot above shall be used for residential purposes only and shall be improved only by one residential building together with usual and customary outbuildings. The lot may not be subdivided.

Meaning and intending to describe and convey the same premises conveyed to Sandwich Community School, Inc. by virtue of a deed of Kurt W. Perkins dated April 5, 2002 recorded in the Carroll County Registry of Deeds at Book 2014, Page 60.

Tract V: (Tax Map 420-46 Commonly referred to as Bear Camp Highway)

Northerly by the Bear Camp River, Easterly by Beaver Brook, so called; Southerly by the highway known as Route 25 and 113; and Westerly by the highway known as Route 113, containing fifteen (15) acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to Sandwich Community School, Inc. by virtue of a deed of Robert P. Floyd dated December 30, 2010 recorded in the Carroll County Registry of Deeds at Book 2904, Page 405.

All Tracts are subject to Current Use including but not limited to recordings at Book 2286, Page 969; and Book 827, Page 69.

All Tracts are Subject to Easement to Tamworth Fire Department at Book 2149, Page 742 to access, repair and maintain a dry hydrant.

Also, subject to the following Restrictions, conditions, rights and Covenants:

1. With the exception of Parcels III and IV, above, which are acknowledged to have residential uses allowed upon them, the property will be operated as an agricultural property for a period of not less than ten (10) years (the "Commitment Period"), such agricultural use to include the raising and husbandry of livestock. The Community School, shall, in perpetuity through the life of the school, continue to use the farm and forests in connection with its school program during the school year. This right does not transfer to any other property holder after The Community School and the exercise if this right will be designed not to interfere with the operation of the property as a farm.

2. The grantees will develop agricultural educational programs to assist the School and the education of its students.

3. Both grantor and grantee will continue, for the Commitment Period, their collaboration in raising livestock, managing pastures and forests to rebuild soils and maintain habitat on the property, as well as for educational purposes. Grantees shall primarily be responsible for maintaining the property for these purposes.

4. The grantees will continue to run livestock on the property, buildings soils, and making husbandry instruction and practice for these animals accessible to school programs.

5. During the Commitment Period, the grantees with representatives from The Community School will collaborate on and develop programs for educational purposes or community benefit, and work to implement these programs, including but not limited to: scaleable composting with local and regional inputs; biodigester construction and management; dairy herd husbandry; animal husbandry; soil management; farm management for profit; agricultural carbon sequestration.

6. The grantor and grantees will continue to share equipment, maintenance, and relevant expenses for program and property management.

Not homestead property.

The purpose of this Corrective Deeds is to correct the Quitclaim Deed recorded at Book 3572, page 680 to clarify that Tracts I and II above are subject to the 1991 Conservation Easement referenced in Item 6 on Page 4, above, and that All Parcels are subject to the listed Items 1 through 6 on Page 6, above, to the extent applicable.

Executed this 11 day of August, 2023

Sandwich Community School, Inc.

By: [Signature]
Lianne Prentice, Director, Duly Authorized

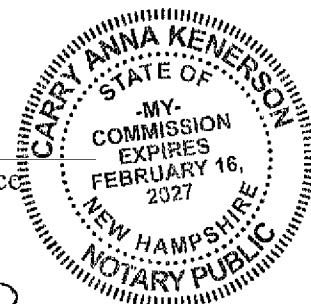
State of New Hampshire
County of Belknap

On this 11 day of August, 2023, personally appeared the above named Lianne Prentice, Director of Sandwich Community School, Inc., duly authorized and known to me or satisfactorily proven through proof of identification (i.e. her driver's license) to be the individual who executed the foregoing instrument, and swore to and acknowledged the same to be her voluntary act and deed in said capacity.

Before me,

[Signature]

Notary Public/Justice of the Peace
My commission expires:



ACCEPTED AND AGREED TO:

Zeromile Farm, LLC

By: [Signature]
Clayton Prill, Manager/Member
Duly Authorized

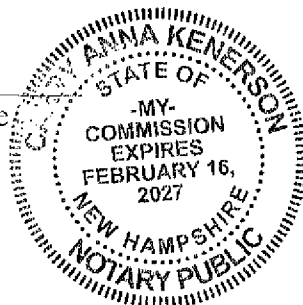
State of New Hampshire
County of Belknap

On this 11 day of August, 2023, personally appeared the above named Clayton Prill, Manager/Member of Zeromile Farm, LLC, duly authorized and known to me or satisfactorily proven through proof of identification (i.e. his driver's license) to be the individual who executed the foregoing instrument, and swore to and acknowledged the same to be his voluntary act and deed in said capacity.

Before me,

[Signature]

Notary Public/Justice of the Peace
My commission expires:



Carroll County New Hampshire Registry of Deeds
Book 3734 Page 0964 Page 1 of 4
eRecorded on 08/15/2023 at 08:21 AM
TID: 4264230 Doc # 202300070020
TT: 173.00 CA932406 LCHIP: 25.00 CAA156082

Please return to:

Zeromile Farm
PO Box 33
S. Tamworth, NH 03883
T/S: \$173.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **The Sandwich Community School, Inc., now known as The Bearcamp Center for Sustainable Community**, with a principal place of business at 1164 Bunker Hill Road, Town of South Tamworth, County of Carroll, State of New Hampshire 03883, grants to **Zeromile Farm, LLC** a New Hampshire limited liability company, with a mailing address of P.O. Box 33, South Tamworth, NH 03883,

WITH QUITCLAIM COVENANTS, the following described premises:

One tract or parcel of land, together with all improvements thereon, if any, situated on the westerly side of Bunker Hill Road, so called, in the Town of Tamworth, New Hampshire, said property being described as the "Central Section" in that certain Conservation Easement Deed from Robert H. Perkins and Peter H. Fauver, Esq., co-guardians of the property and person of Estella B. Perkins, to the Town of Tamworth as recorded at the Carroll County Registry of Deeds ("the Registry") at Book 1467, Page 1002 ("the Perkins Conservation Easement"), said property being depicted as Lot 39.1 on a plan entitled "Subdivision Plan of Land in Tamworth, NH Property of Sandwich Community School, Inc. d/b/a Bearcamp Center for Sustainable Community" prepared by Paul L. King, LLC, PE dated February 2023 ("the Plan"), as approved by the Tamworth Planning Board on April 26, 2023 and recorded at the Carroll County Registry of Deeds ("the Registry") in Plan Book 3722, Page 402, and being more particularly described as follows:

Beginning at a point on the northerly sideline of Bunker Hill Road, so-called, said point being 710.00+/- feet northeasterly of the intersection between said Bunker Hill Road and New Hampshire Route 113, so-called;

Thence following the northerly sideline of said Bunker Hill Road N 31° 16' 50" E a distance of 122.70 feet to a granite bound found at the land now or formerly of the Town of Tamworth;

Thence turning and running along the land of said Town the following courses and distances:

N 20° 26' 50" W a distance of 54.02 feet to a granite bound found;

Thence turning and running N 69° 31' 55" E a distance of 19.99 feet to a to a granite bound

found;

Thence turning and running N 20° 25' 15" W a distance of 49.99 feet to a granite bound found;

Thence turning and running S 69° 33' 10" W a distance of 20.0 feet to a granite bound found;

Thence turning and running N 20° 28' 05" W a distance of 115.27 feet to a granite bound found;

Thence continuing N 29° 28' 10" W a distance of 169.01 feet to a granite bound found;

Thence turning and running N 63° 44' 50" W a distance of 143.02 feet to a granite bound found;

Thence turning and running S 85° 44' 50" W a distance of 71.45 feet to a granite bound found;

Thence turning and running N 75° 46' 55" W a distance of 887.64 feet to a tall iron pipe found;

Thence continuing N 75° 46' 55" W a distance of 415.18 to a granite bound set on 04/12/2023 at the edge of a swamp;"

Thence continuing N 75° 46' 55" W to the thread of the stream referenced as Meadow Brook on the Plan;

Thence traveling in a southwesterly direction along the thread of said brook, said brook being the outlet to Jackman Pond, so-called, to a point as shown on the Plan;

Thence turning along a line running S 63° 03' 25" E to a granite bound found as shown on the Plan having a tie line between the last two granite bounds of S 26° 29' 10" W a distance of 141.60 feet;

Thence running along land now or formerly of Frank Hansen S 63° 03' 25" E a distance of 432.33 feet to a concrete bound found;

Thence continuing S 63° 03' 25" E a distance of 212.26 feet to a granite bound found;

Thence turning and running S 21° 19' 35" W a distance of 35.60 feet to a concrete bound found;

Thence turning and running along land now or formerly of Allen Swan S 68° 15' 25" E a distance of 168.40 feet to a concrete bound found;

Thence turning and running along other land of Grantor N 85° 00' 00" E a distance of 357.00 feet to granite bound set on 04/12/2023;

Thence turning and running S 57° 16' 00" E a distance of 651.35 feet to the point of beginning, comprising 10.8 acres more or less.

Meaning and intending to describe a portion of the premises conveyed to Pike G. Perkins and Estella B. Perkins by deed dated November 6, 1952, and recorded at the Registry at Book 1467, Page 990. Also see the Boundary Line Agreement executed by Estella B. Perkins and Ward A. Boewe and Gail A. Boewe on December 6, 1991, said Agreement being recorded at the Registry at Book 1467, Page 985. Also meaning and intending to describe a portion of the premises conveyed to The Sandwich Community School, Inc. by deed dated December 1, 1991, and recorded at Book 1467, Page 1016 at said Registry. Meaning and intending also to describe the same land previously referenced as the "Central Section" of land burdened by that certain Conservation Easement as recorded at the Registry at Book 1467, Page 1002 ("the Perkins Conservation Easement") as shown on that certain plan entitled "Conservation Easement Plan for the property of Estella B. Perkins, Route 113 and Bunker Hill Road, Tamworth, N.H.", Scale 1" = 200', prepared by Stanley B. Coville dated September 12, 1991, revised October 3, 1991, and recorded in the Registry in Plan Book 138, Page 065 ("the Perkins Conservation Easement Plan").

SUBJECT TO AND BURDENED BY THE FOLLOWING:

1. The Perkins Conservation Easement;
2. All notes, terms and conditions of the Perkins Conservation Easement Plan;
3. All notes, terms and conditions of the Plan;
4. A twelve-foot (12') wide right of way from Bunker Hill Road to Jackman Pond, for purposes of pedestrian access to Jackman Pond and vehicular access for the limited purpose of launching boats in Jackman Pond, and a twenty foot by fifty-foot (20' x 50') parking area for public parking of vehicles accessing Jackman Pond. The location of the right of way and parking area is as shown on the Perkins Conservation Easement Plan, or such other location as agreed to mutually in writing by Grantee its successors and assigns, and Town of Tamworth. The Town of Tamworth shall have the right to use the right of way for purposes of monitoring and maintaining the Jackman Pond Conservation Area.
5. A retained right for the benefit of Grantor, its successors and assigns to use the Premises conveyed herein for a future NH Department of Environmental Services approved subsurface leach field area serving the remainder of Grantor's property shown on the Plan.

This is not homestead property.

EXECUTED this 11 day of August, 2023.

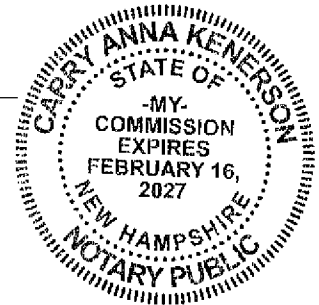
Sandwich Community School, Inc. now known
as The Bearcamp Center for Sustainable
Community

By: [Signature]
Lianne Prentice, Director,
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ~~CARROLL~~, ss. Belknap

On this 11 day of August, 2023, before me, personally appeared Lianne Prentice, Director of the Sandwich Community School, Inc. now known as The Bearcamp Center for Sustainable Community, known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

[Signature]
Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires: _____



V. SURPLUS LAND REVIEW

A. 2023 SLR 005

Request from the New Hampshire Department of Safety (NHDOS) to lease approximately 3300 sf of unused state property, for up to 20 years, 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. The property is located at 17 Dock Road in Gilford, NH.



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.

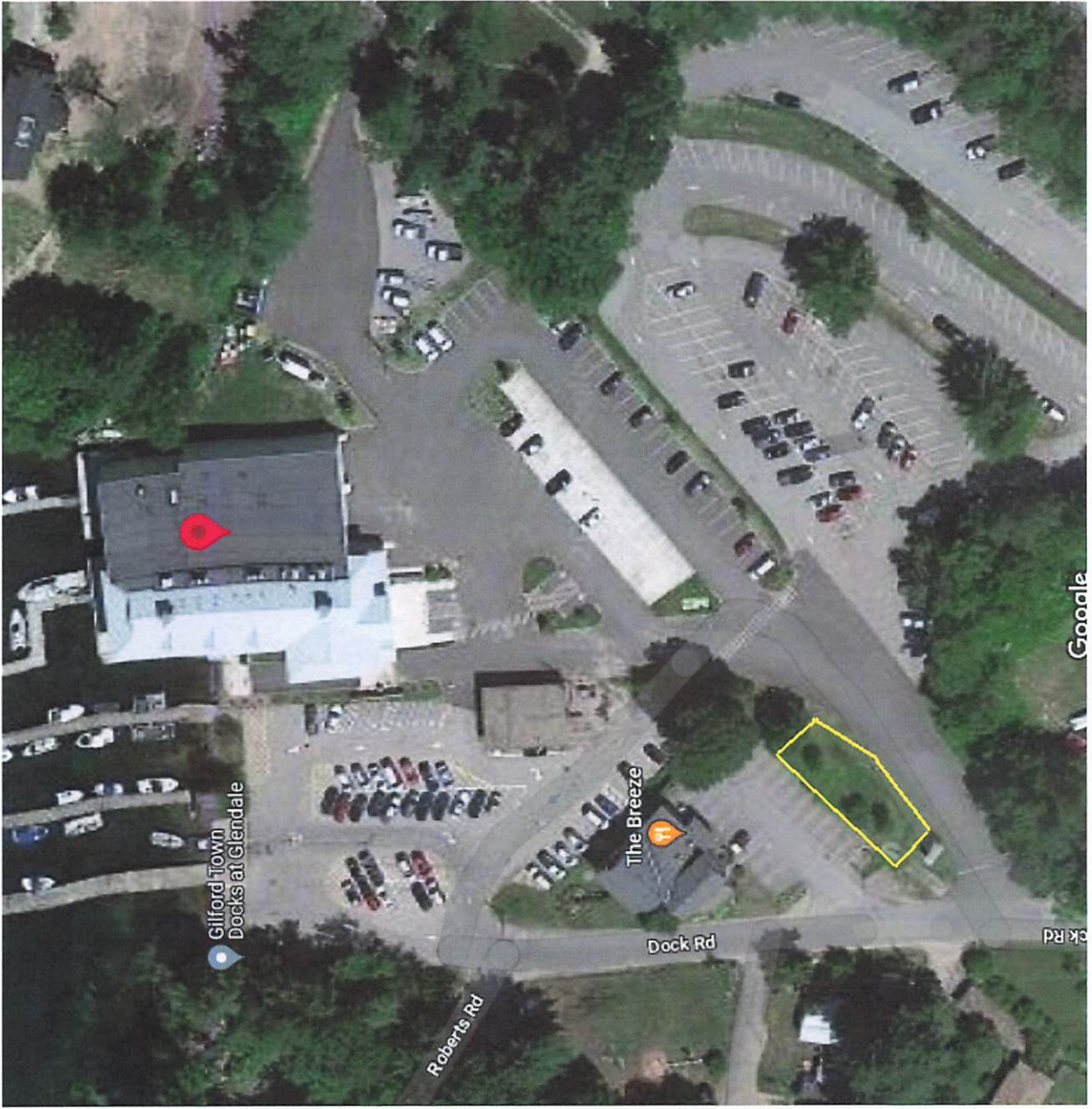
| |
|-----|
| n/a |
|-----|

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.



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

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*



State Conservation Committee

PO Box 2042 • Concord NH 03302-2042
nh.gov/SCC

NH Council on Resources and Development
c/o Stephanie N. Verdile, Principal Planner
Office of Planning and Development

September 29th, 2023

Subject: State Conservation Committee Response of Surplus Land Review, Dock Rd. Gilford (2023 SLR 005)

Ms. Verdile and NH Council of Resource Development,
The following comments **do not** represent an adopted position of the State Conservation Committee. In accordance with the Committee's CORD Surplus Land Review Response Procedure (adopted May 2023), I am providing two comments relating to the Committee's conservation priority of water quality.

First, the submitted application does not provide adequate detail about potential use of the site to enable a thorough review. For example, it's unclear what level of development for additional parking will be allowed. The applicant states development will be permitted in accordance with Shoreline Water Quality Protection Act (RSA 483-B). The lack of a detailed narrative in the application about how RSA 483-B applies prevents a more comprehensive review and response.

Second, and furthermore, increasing parking is inconsistent with best management practices related to reducing impervious surfaces near surface water. Even if the site was left as grass that could be parked on, the regular presence of motor vehicles would increase soil compaction resulting in decreasing rainwater absorption. Further development, including use of gravel or pavement, does not align with best management practices suggesting the need to limit impervious surfaces near surface water to reduce runoff.

Again, the comments provided **do not** represent adopted positions of the State Conservation Committee, and should not be taken as support or opposition to approval of the application.

Please reach out to me with any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Ian Hanley'.

Ian Hanley
Executive Director
NH State Conservation Committee

Cc: Pete Throop, SCC Chair

From: [Verdile, Stephanie](#)
To: [Snegach, Alvina](#)
Subject: FW: CORD SLR Application-Gilford
Date: Friday, October 6, 2023 7:58:47 AM
Attachments: [image001.png](#)
[image002.png](#)

These are the revised PWAAB comments

From: Thomas Quarles <tquarles@devinemillimet.com>
Sent: Monday, September 11, 2023 3:33 PM
To: Verdile, Stephanie <Stephanie.N.Verdile@livefree.nh.gov>; Graaskamp, Garret <Garret.W.Graaskamp@wildlife.nh.gov>
Cc: Snegach, Alvina <Alvina.Snegach@livefree.nh.gov>
Subject: RE: CORD SLR Application-Gilford

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

I need to retract that “no comment from the PWAAB” . Garret Graaskamp of our Board and Fish and Game’s Statewide Boating access coordinator is wondering what the additional parking would be used for. If it could provide parking for boaters, motorized or non-motorized , then the PWAAB would like that to be available. Garret had you been able to speak to Tim Dunleavy about this ?

Thomas Quarles, Jr. Esq.
Shareholder
p. 603-695-8641 | [Biography](#) |

DEVINE
MILLIMET MANCHESTER | CONCORD | PORTSMOUTH
ATTORNEYS AT LAW 603-669-1000 | [DEVINEMILLIMET.COM](#)



Proudly serving our clients,
colleagues and communities
throughout New England since 1947.

*****Important

Notice*****

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. This communication may contain material protected by attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the e-mail for the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you believe you have received this e-mail in error, please immediately notify Devine, Millimet & Branch by telephone at 603-669-1000.

From: [Graaskamp, Garret](#)
To: [Sales, Tracie](#); [Michele Tremblay](#); [Larry T. Spencer \(Its@mail.plymouth.edu\)](#); [jared@cruisenh.com](#); [Tom Quarles](#)
Cc: [Barker-Jobin, Amanda](#); [Newbury, Amy](#); [Verdile, Stephanie](#); [Snegach, Alvina](#); [Mason, Scott](#)
Subject: RE: CORD SLR Application-Gilford
Date: Thursday, September 14, 2023 10:43:41 AM
Attachments: [image001.jpg](#)

Good Morning,

After further discussion with Scott Mason, NHFG Director, it was decided that the Department will not pursue establishing parking spaces for trailered-boats on the subject parcel at this time.

As a clarification to the application and water resources related to the property, in Section 9(e), there is no public access for all citizens to Lake Winnepesaukee as defined in RSA 271:20-a. The Gilford Town Boat Ramp is restricted to town residents only at this time.

271:20-a Definition of Public Access. –

I. Public access to public waters means legal passage to any of the public waters of the state by way of designated contiguous land owned or controlled by a state agency, assuring that all members of the public shall have access to and use of the public waters for recreational purposes.

Garret Graaskamp, P.G.

Coordinator

Statewide Public Boat Access Program

NH Fish and Game Department

11 Hazen Drive, Concord, NH 03301

Direct: 603-271-1748

Garret.Graaskamp@wildlife.nh.gov

NH Fish and Game.....connecting you to life outdoors

www.wildnh.com

www.facebook.com/nhfishandgame

***Did you know?** New Hampshire Fish and Game manages 135 free public boat access sites to NH's 930 lakes and Great Ponds, 12,000 miles of rivers and 13 miles of coastline and of the 9,349 square miles within the state boundary of New Hampshire, 397 square miles (4.2%) are covered by water.*

From: Graaskamp, Garret

Sent: Tuesday, September 5, 2023 3:17 PM

To: Sales, Tracie <tracie.j.sales@des.nh.gov>; Michele Tremblay <mlt@naturesource.net>; Larry T. Spencer (Its@mail.plymouth.edu) <Its@mail.plymouth.edu>; jared@cruisenh.com; Tom Quarles <tquarles@devinemillimet.com>

Cc: Barker-Jobin, Amanda <Amanda.L.Barker-Jobin@des.nh.gov>; Newbury, Amy <Amy.L.Newbury@DOS.NH.GOV>

Subject: RE: CORD SLR Application-Gilford

Hello,

I think more in depth consideration should be given to this opportunity to create 2 or 3 trailered-boat parking spaces on state-owned land for the General Public to use after launching at one of the two ramps at this property. Three new trailered-boat spaces would increase the free public parking spaces

count for boat access on Lake Winnepesaukee from 18 to 21 (16.7 %).

Garret Graaskamp, P.G.

Coordinator

Statewide Public Boat Access Program

NH Fish and Game Department

11 Hazen Drive, Concord, NH 03301

Direct: 603-271-1748

Garret.Graaskamp@wildlife.nh.gov

NH Fish and Game.....connecting you to life outdoors

www.wildnh.com

www.facebook.com/nhfishandgame

Did you know? *New Hampshire Fish and Game manages 135 free public boat access sites to NH's 930 lakes and Great Ponds, 12,000 miles of rivers and 13 miles of coastline and of the 9,349 square miles within the state boundary of New Hampshire, 397 square miles (4.2%) are covered by water.*

From: [Scott Dunn](#)
To: [Verdile, Stephanie](#)
Cc: [Newbury, Amy](#)
Subject: RE: CORD SLR Application-Gilford
Date: Thursday, September 14, 2023 10:24:49 AM
Attachments: [image002.jpg](#)
[image003.png](#)

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Dear Stephanie,

Last night the Gilford Board of Selectmen voted unanimously not to oppose this lease. I do not believe that the change in square footage will alter their decision in any way.

Regards,

Scott J. Dunn, Town Administrator
47 Cherry Valley Road
Gilford, NH 03249
603-527-4706

From: Verdile, Stephanie <Stephanie.N.Verdile@livefree.nh.gov>
Sent: Thursday, September 14, 2023 9:07 AM
To: Jeff Hayes <jhayes@lakesrpc.org>; dshackett@belknapcounty.org; Labash, Marika <Marika.S.Labash@dncr.nh.gov>; Graaskamp, Garret <Garret.W.Graaskamp@wildlife.nh.gov>; Marks, Nisa M <nisa.m.marks@des.nh.gov>; Sales, Tracie <tracie.j.sales@des.nh.gov>; Tom Quarles <tquarles@devinemillimet.com>; Michele Tremblay <mlt@naturesource.net>; Scott Dunn <sdunn@gilfordnh.org>
Subject: FW: CORD SLR Application-Gilford

Good morning,

Please note the slight corrections to the Gilford SLR application that was submitted to CORD for review at the October 12, 2023, meeting.

If you have any questions about the application, please reach out to Amy Newbury, Director of Administration at the NH Dept. of Safety. Her contact information is below. If you have any questions about the meeting, please feel free to reach out to me.

Thank you!
Stephanie N. Verdile
Principal Planner
Department of Business and Economic Affairs
Office of Planning and Development
State of New Hampshire

VI. OTHER BUSINESS

- A. Next Meeting: December 14, 2023, from 3:00
to 4:00 P.M.**