



STATE OF NEW HAMPSHIRE  
DEPARTMENT of NATURAL and CULTURAL RESOURCES  
OFFICE OF THE COMMISSIONER

172 Pembroke Road Concord, New Hampshire 03301  
Phone: 271-2411 Fax: 271-2629  
TDD ACCESS: Relay NH 1-800-735-2964

January 23, 2023

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

RE: Surplus of State Land in Concord, NH (Allen State Forest) open market sale.

Dear Commissioner Caswell,

The Department of Natural and Cultural Resources is seeking CORD approval to dispose of the State property known as Allen State Forest. The Forest is comprised of one 30-acre parcel. Due to the parcels inherently difficult access, and small size, the Forest is not an economically viable working forest. Therefore, DNCR desires to sell it on the open market for fair market value as determined by an appraisal.

Please submit this proposal to the Council on Resources and Development (CORD) for review at its next meeting. If you have any questions, please contact Bob Spoerl at (603) 271-2765.

Sincerely,

A handwritten signature in cursive script that reads "Sarah L. Stewart".

Sarah L. Stewart  
Commissioner

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

**Name of Requesting Agency:** Department of Natural and Cultural Resources

**Agency Contact Person:** Robert Spoerl  
Address: 172 Pembroke Road, Concord, NH, 03301  
Phone Number: 603-271-2214  
E-Mail: Robert.spoerl@dncr.nh.gov

**Applicant Contact Person:** same  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** Warner Road, Concord, NH

**Acreage:** 30 acres

**Requested Action:** Review for sale at fair market value

**Term of Lease or Easement:** Fee simple sale In perpetuity



Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Office of Strategic Initiatives, Johnson Hall, 3<sup>rd</sup> Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

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

Managed forest

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

Maintain conservation integrity but as it will be a Private sale, unknown

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 surroundings.

Private individual would like to add it to other holdings in the area for conservation related activities.

4. **Are there any structures located on this property?**  Yes  No  
a. If yes, please describe the structures including how many and what kind.

5. **Are there historical architectural or archaeological resources identified on this site?**  Yes  No  
a. If yes, describe the resource(s)?

b. If no, contact the NH Division of Historical Resources prior to application submission.

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)

Nearest homes are 800 feet from property lines, also a mobile home park is within 1000 feet.

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).

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)

Does have a deeded right of way that is not developed but does not have actual road frontage. There is also wetlands/drainage issues that would need to be dealt with to use this access.

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 Rivers -  Yes  No Wetlands -  Yes  No

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

As shown on the Topo map there is a drainage the cuts across the access and then parallels it to the town road.

b. If yes, is the property located within 250 feet of a lake/pond or river?

No

c. If yes, please describe any municipal regulations and/or Shoreland Water Quality Protection Act (RSA 483-B) provisions that apply to the development of the property.

N/A

d. If there are water resources, please describe current public or private access from the site to the water body.  Public  Private  No Access Available

N/A

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

N/A

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Potential river channel change .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

See attached map or reports. In addition DNCR has been collaborating with Fish and Game regarding issues related to threatened or endangered species on adjacent lands.

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

- 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, NH GRANIT, or any other readily available mapping service.

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





