



MEMORANDUM

TO: Michael Carrier, Town Administrator, Town of Hampstead
Leila Mattila, Executive Coordinator, Rockingham County
Tim Roache, Executive Director, Rockingham Planning Commission
Members, Council on Resources and Development (CORD)

FROM: Heather Shank, Director, Division of Planning and Community Development
Brendan McDowell, Principal Planner, Office of Planning and Development

DATE: June 13, 2025

SUBJECT: Surplus Land Review
2025-005 SLR – Hampstead

The Council on Resources and Development (CORD) will hold a public meeting on the attached request on August 7, 2025, from 3-4 pm in the Kinsman Conference Room at the Department of Business and Economic Affairs (DBEA), 100 N. Main Street, Concord.

Please review the request and provide any comments in writing to Brendan.M.McDowell@livefree.nh.gov by July 24, 2025.

Please note, the application is also reviewed by the following organizations:

- The Department of Natural and Cultural Resources/NH Division of Historical Resources, in accordance with RSA 227-C:9.
- Members of the Public Water Access Advisory Board, in accordance with RSA 233-A.
- The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483-A:5, II.
- The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483:8, VII and 14.

For more information, see [DBEA – Office of Planning & Development – CORD](#).



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street
Concord, New Hampshire 03301
(603) 271-3201 | Office@das.nh.gov

Charles M. Arlinghaus
Commissioner

Catherine A. Keane
Deputy Commissioner

Sheri L. Rockburn
Assistant Commissioner

June 11, 2025

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

RE: CORD Surplus Land Review – Proposed Grant of Perpetual Utility Easement to Eversource Energy across Hampstead Hospital land

Dear Sir/Madam:

The Department of Administrative Services (DAS), acting on behalf of the New Hampshire Department of Health and Human Services (DHHS) at the request of the DAS Division of Public Works, proposes to dispose by transfer to Public Service Company of New Hampshire, d/b/a Eversource Energy, a perpetual utility line easement across portions of 2 abutting Hampstead Hospital land parcels to accommodate the installation of new electrical utility lines on site to serve the new facility currently under construction to replace the existing Sununu Youth Services Center in Manchester. The proposed easement is to be granted to Eversource in exchange for making available and maintaining electrical utility services for the proposed new facility.

The proposed easement area will run from abutting East Road, where the primary Hampstead Hospital access driveway begins, along the easterly side of the existing driveway (potentially through existing subsurface conduit), around behind (northwesterly of) the proposed new building, and will terminate at or near the parcel boundary with abutting Lot 128. It is not yet clear whether the proposed lines will remain subsurface or will be run overhead once the route of the proposed new utility lines breaks away from the existing driveway adjacent to the site of the proposed new building. The State-owned Hampstead Hospital campus property includes 3 tax parcels of land, 2 of which are likely to be affected by the proposed easement (Tax Map 13, Lots 3 & 128). The primary (largest) Hampstead Hospital parcel is Lot 3, which is where most of the existing Hampstead Hospital building is situated, where the proposed new building is being constructed, and where almost all of the proposed easement area will be located.

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

Respectfully submitted,

Jared J. Nylund
Real Property Asset Manager

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Administrative Services (on behalf of DHHS)

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

Applicant Contact Person: same as above
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: Hampstead Hospital Campus
218 East Road, Hampstead, NH 03841
(Tax Map 13, Lots 3, 128 & 129)

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

Requested Action: Grant of utility line easement to Eversource across campus land to serve new building currently under construction

Term of Lease or Easement: Perpetual utility easement

.....

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

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

1. What is the current use of this property?

Host parcels:

1. Location of existing State-owned Hampstead Hospital facility operated by Dartmouth Hitchcock under contract and lease agreement with State of NH/DHHS
2. Future location of new DHHS facility to replace Sununu Youth Services Center in Manchester (currently under construction)

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

Proposed easement area:

Perpetual electrical utility line easement to accommodate new lines to be run from abutting roadway to new building under construction, in part through existing subsurface conduit running along the main driveway access to the host parcel from East Road

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.

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

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

The Hampstead Hospital building and its associated outbuildings and facilities are located and operated on the host parcels. The proposed replacement facility for the SYSC in Manchester is currently under construction on the largest of the 3 host parcels (Tax Map 13, Lot 3). The proposed new utility easement areas may include existing and/or new structures to be installed within 2 of the 3 the host parcels (Tax Map 13, Lots 3 and 128) including utility lines, subsurface conduits, overhead pole lines, and associated electrical power transmission/distribution structures and apparatus.

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)

Abutting parcels are mostly developed single family residential house lots (to the southeast), or commercial properties (to the northwest), but there is also an adjacent apartment complex across East Road to the southwest and a few larger abutting parcels to the northeast that appear to be partially or fully undeveloped.

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).

In addition to the 2 host parcels to be affected by the proposed easement, the State owns a third abutting parcel with access from Garland Drive that is occupied by part of one wing of the main Hampstead Hospital building (Tax Map 13, Lot 129).

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)

Driveways from East Road and Garland Drive

- 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.

There appears to be a wet wooded swale or marshy woodland area partially located within the lowest (by elevation above sea level) portion of the largest host parcel near its southwesterly corner that appears to drain northwesterly away from the remainder of the host parcel. The portion of this wet area within the host parcel appears on the Town GIS maps and GRANITView to be roughly 6 acres in size.

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

N/A

- 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:

N/A to proposed easement

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

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

Description:

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

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 checked="" type="checkbox"/>	<input 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.

All responses above pertain to the proposed easement area only.

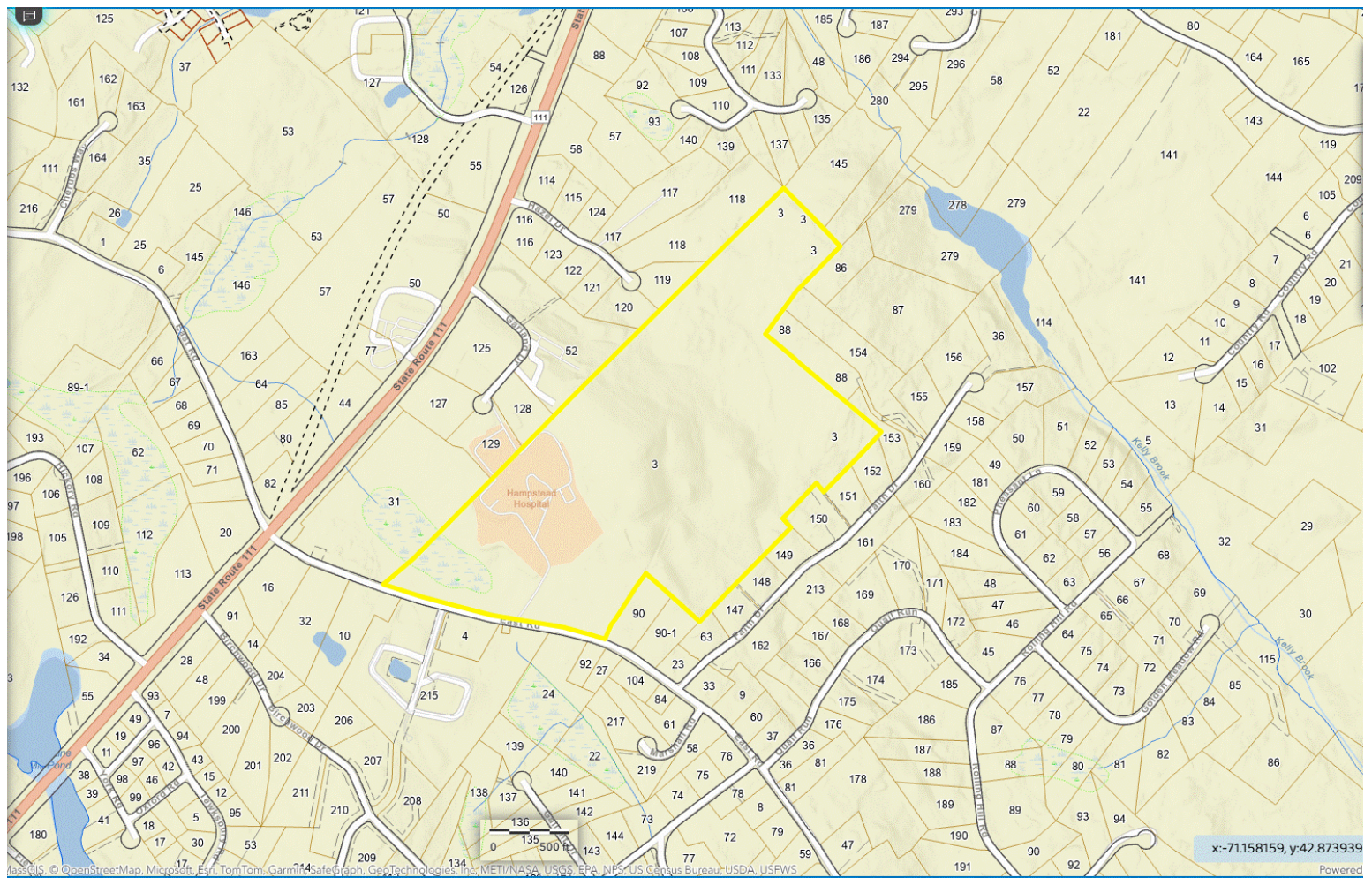
10b. This is the forested wetland partially located on the largest host parcel described in 9a above, which according to GRANITView is listed in Version 2 of the NWI as a "Freshwater Forested/Shrub Wetland." Its closest edge appears to be located over 100 feet from the proposed easement area and on the opposite side of the existing main driveway therefrom.

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

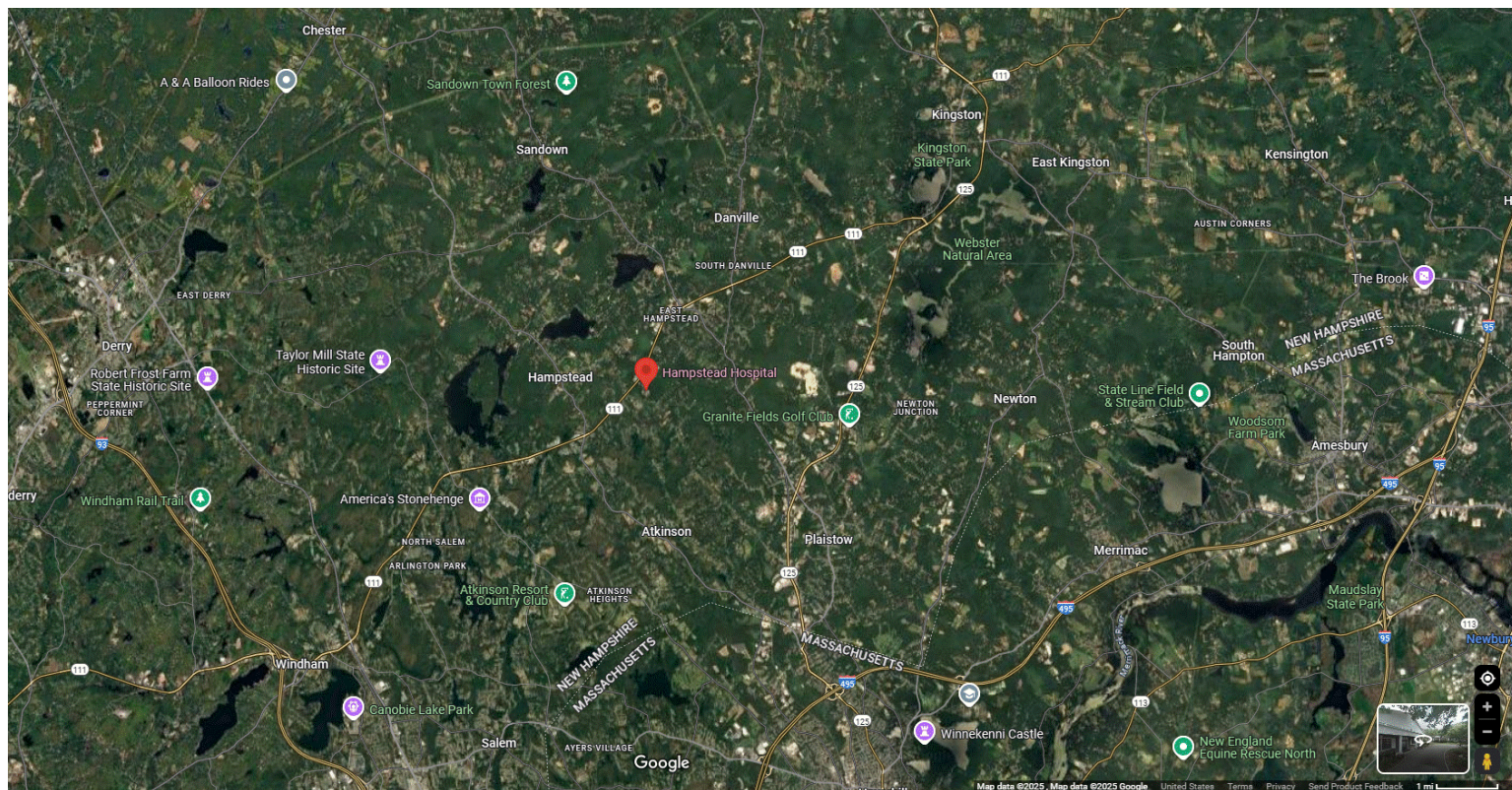
* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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



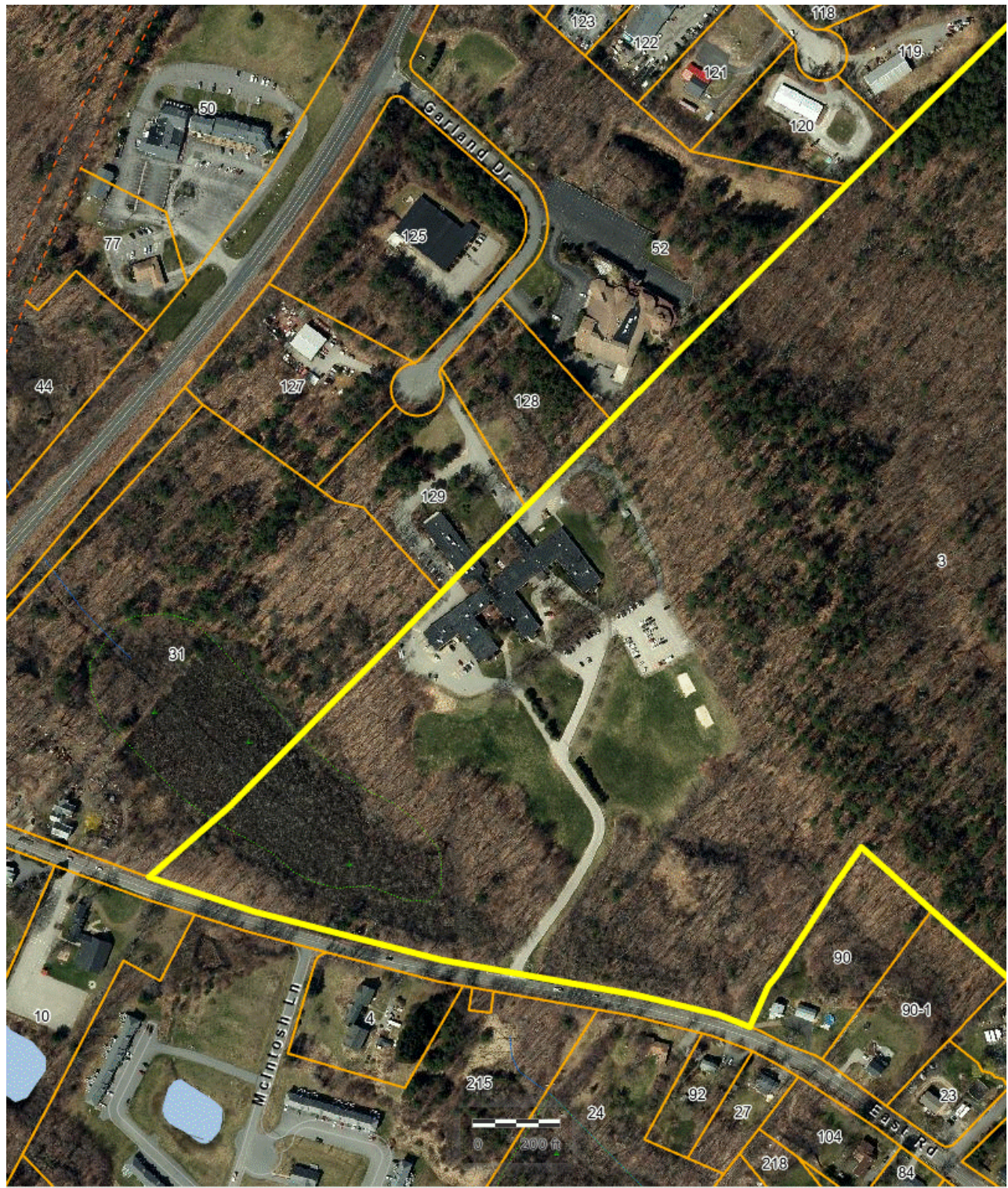
Hampstead Hospital
218 East Road
Hampstead, New Hampshire
Town of Hampstead GIS Tax Map Detail

(primary host parcel appears outlined in yellow above;
proposed utility easement area may extend into abutting Lot 128)



Hampstead Hospital
218 East Road
Hampstead, New Hampshire
Google Location Map

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



Hampstead Hospital
218 East Road
Hampstead, New Hampshire
Town of Hampstead GIS Aerial Imagery Map

(primary host parcel appears outlined in yellow above;
proposed utility easement area may extend into abutting Lot 128)



RT Architects and Engineers
Brickstone Square, Suite 303
Dover, Massachusetts 01810

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needed

81296R Contract E

218 East Road
Hampstead, NH 03841

Project Manager	HDR Architecture, Inc
Project Designer	HDR Architecture, Inc
Project Architect	HDR Architecture, Inc
Landscape Architect	N/A
Civil Engineer	SMRT
Structural Engineer	B+AC
Mechanical Engineer	IMEG
Electrical Engineer	IMEG
Plumbing Engineer	IMEG
Interior Designer	HDR Architecture, Inc
Security Electronics	Mead & Hunt
Cost Estimator	Trophy Point

[illegible]

Original Issue | 11/27/24

et Name

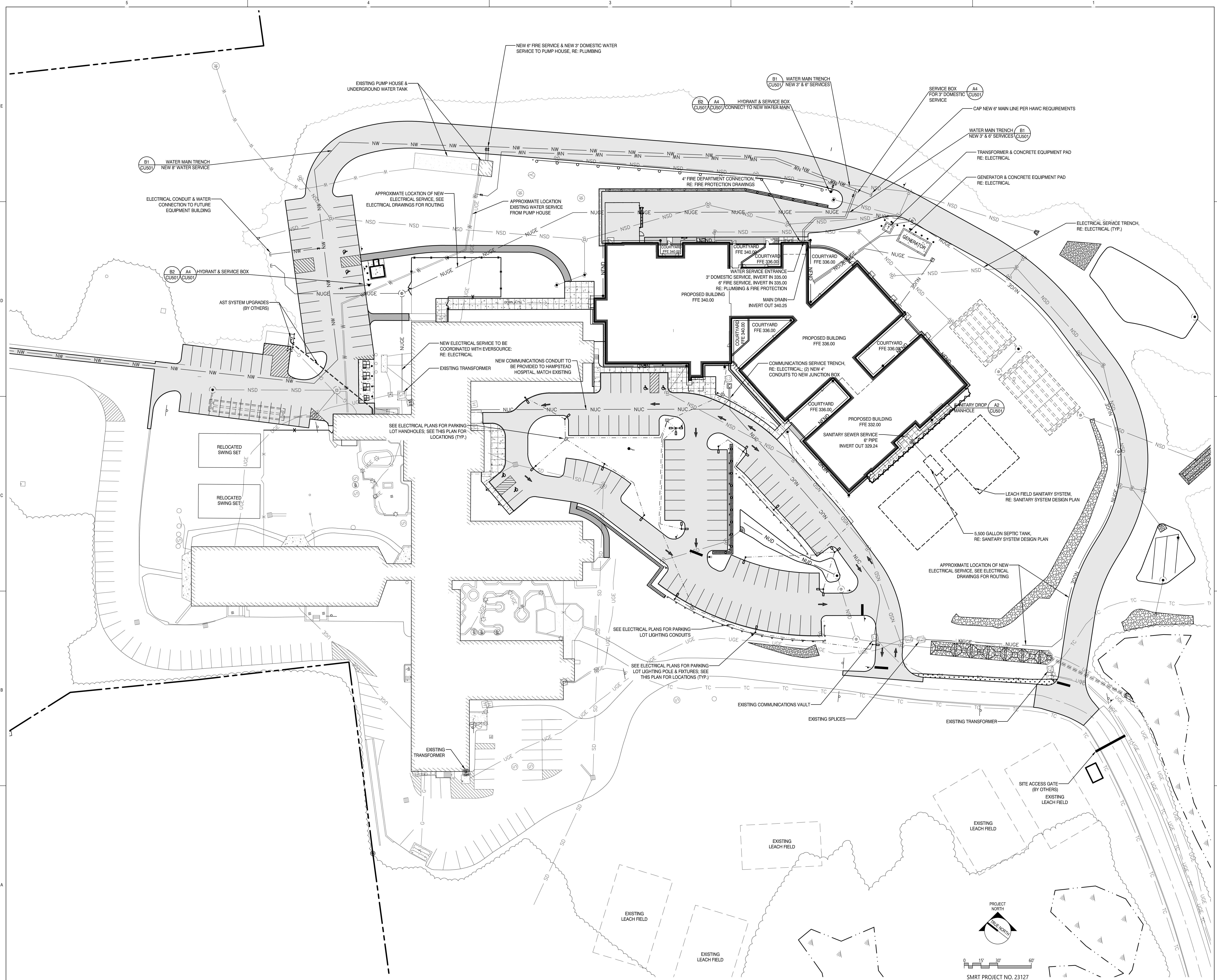
UTILITY PLAN

Sheet Number

CU101

Project Status

CONFORMED SET





State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF HISTORICAL RESOURCES

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



June 20, 2025

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

Re: Surplus Land Review
2025 SLR 005 Hampstead (2025PR00648)

Dear Mr. McDowell:

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the potential surplus land associated with the above-referenced project. The Department of Administrative Services (DAS), acting on behalf of the New Hampshire Department of Health and Human Services (DHHS) at the request of the DAS Division of Public Works, proposes to dispose by transfer to Public Service Company of New Hampshire, d/b/a Eversource Energy, a perpetual utility line easement across portions of 2 abutting Hampstead Hospital land parcels to accommodate the installation of new electrical utility lines on site to serve the new facility currently under construction to replace the existing Sununu Youth Services Center in Manchester.

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

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

Sincerely,

Nadine Miller
Deputy State Historic Preservation Officer

From: [Andrew Cadorette](#)
To: [McDowell, Brendan](#)
Cc: [Shank, Heather](#)
Subject: RE: Surplus Land Review 2025-004- Meredith, NH
Date: Monday, May 12, 2025 3:06:52 PM

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov!

Hello Brendan. Thank you for sharing. NH Housing has not interest in the parcel.

Andy

ANDREW CADORETTE
Senior Manager, Marketing and Outreach
Homeownership Division
New Hampshire Housing
PO Box 5087, Manchester, NH 03108
32 Constitution Dr., Bedford, NH 03110
D 603.310.9287 | M 603.310.9287
acadorette@nhhfa.org | NHHousing.org

From: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Sent: Monday, May 12, 2025 1:01 PM
To: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Cc: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Subject: Surplus Land Review 2025-004- Meredith, NH

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be on the August 7, 2025 CORD meeting agenda. If you have comments, please submit by July 24, 2025 to Brendan McDowell, cc'd above.

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

Best,

Brendan McDowell
Principal Planner

Office of Planning and Development
Department of Business and Economic Affairs
State of New Hampshire
P: 603-271-1765

From: [Sales, Tracie](#)
To: [McDowell, Brendan](#)
Cc: [Shank, Heather](#); [Andrea LaMoreaux](#); [Gendreau, Sydney](#)
Subject: RE: Surplus Land Review 2025-005-Hampstead, NH - LMAC Response
Date: Monday, June 16, 2025 11:52:34 AM

Dear Brendan,

On behalf of the New Hampshire Lakes Management Advisory Committee (LMAC), thank you for the opportunity to review SLR 2025-005 in Hampstead. The proposed utility easement at the Hampstead Hospital does not lie near any lake or pond, nor does it provide access to one. The proposed disposal of state-owned land is therefore outside of the LMAC's area of jurisdiction.

Please feel free to reach out if you have any questions.

Sincerely,
Tracie

Tracie Sales
Rivers & Lakes Programs Administrator
NH Department of Environmental Services
(603) 271-2959

From: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Sent: Friday, June 13, 2025 3:08 PM
To: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Cc: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Subject: Surplus Land Review 2025-005-Hampstead, NH

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be on the August 7, 2025 CORD meeting agenda. If you have comments, please submit by July 24, 2025 to Brendan McDowell, cc'd above.

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

Best,

Brendan McDowell
Principal Planner

Office of Planning and Development
Department of Business and Economic Affairs
State of New Hampshire

From: [Sales, Tracie](#)
To: [McDowell, Brendan](#)
Cc: [Shank, Heather](#); [Michele Tremblay](#); Its@mail.plymouth.edu; [Gendreau, Sydney](#)
Subject: RE: Surplus Land Review 2025-005-Hampstead, NH
Date: Monday, June 23, 2025 11:54:19 AM

Dear Brendan,

Thank you for notifying the Rivers Management Advisory Committee (RMAC) of SLR 2025-005 Hampstead, a proposal to grant a permanent utility easement across state-owned property at the Hampstead Hospital in Hampstead, NH. The RMAC Chair, Michele L. Tremblay, and Vice Chair, Larry Spencer, have confirmed in consultation with Rivers Management and Protection Program (RMPP) staff that the proposed easement does not lie near or provide access to any river. The proposed easement therefore lies outside of the RMAC's jurisdiction.

RMPP staff have also confirmed that the proposed easement does not lie within the corridor of any RMPP designated river, so the proposed easement does not need to be reviewed by a local river management advisory committee.

Please reach out to RMAC Chair Michele L. Tremblay, MLT@naturesource.net, or me if you have any questions.

Sincerely,
Tracie

Tracie Sales
Rivers and Lakes Programs Administrator
Rivers and Lakes Management and Protection Programs
Watershed Management Bureau, Water Division
NH Department of Environmental Services
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095
(603) 271-2959
Tracie.Sales@des.nh.gov

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

From: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Sent: Friday, June 13, 2025 3:08 PM
To: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Cc: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Subject: Surplus Land Review 2025-005-Hampstead, NH

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be on the August 7,