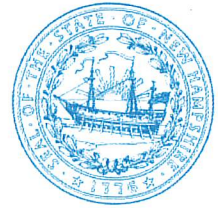




The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



October 6, 2025

Director Heather Shank
Chair, Council on Resources and Development
NH Department of Business and Economic Affairs
100 North Main Street, Suite 100
Concord, NH 03301

Re: New Hampshire Cooperative Electrical Easement for Sunset Lake Dam in the Town of Alton, N.H.

Dear Director Shank:

The New Hampshire Department of Environmental Services (NHDES) requests the Council on Resources and Development (CORD) review the attached surplus property application to determine if the state interest would be best suited to pursue an electrical easement to the Sunset Lake Dam in Alton.

The NHDES Dam Bureau would like to pursue an easement with the New Hampshire Electric Co-op to provide full-time power to the NHDES owned Sunset Lake Dam located in Alton, NH. The dam is located at the headwaters of the Suncook River watershed and is a high hazard dam which would threaten downstream lives and property if the dam were to fail. Providing full-time power at Sunset Lake Dam will allow operations of an 8' high by 7' wide stainless-steel gate that was recently installed. Power to the gate will allow safer, more efficient and faster operations of the gate, especially during flood events when Dam Bureau resources are being stretched. Permanent power will also allow for the potential of remote operations in the future.

Please submit this proposal to the CORD for review at its next meeting. If you have any questions, please contact either Corey Clark at (603) 271-1961 or Patrick Bell at (603) 271-1960.

Sincerely,

Robert R. Scott
Commissioner

ec: Brendan McDowell, Senior Planner, Office of Planning and Development.

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: New Hampshire Department of Environmental Services

Agency Contact Person: Corey J. Clark, P.E.
Address: 29 Hazen Drive, P O Box 95 Concord, NH 03302-0095
Phone Number: 603-271-1961
E-Mail: Corey.J.Clark@des.nh.gov

Applicant Contact Person: Patrick L. Bell, LLS
Address: 29 Hazen Drive, P O Box 95 Concord, NH 03302-0095
Phone Number: 603-271-1960
E-Mail: Patrick.L.Bell@des.nh.gov

Location of Property: Sunset Dam Alton, N.H.

Acreage: Total Easement area = 750 sq. ft. or 0.02 acres

Requested Action: Electric Power Easement with NH-Co-Op.

Term of Lease or Easement: Perpetual

.....

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

NH Bureau of Economic Affairs
NH Office of Planning & Development
100 North Main St, Suite #100,
Concord, NH 03301

Attn: Brendan McDowell, Senior Planner brendan.m.mcdowell@livefree.nh.gov

1. What is the current use of this property?

Active Dam.

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

Still will function as a Dam which will benefit the area residents for boating, fishing, and recreation.

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?

A dam reconstructed in 2025 with earthen embankments encased in concrete walls and a concrete overflow spillway.

5. Are there historical architectural or archaeological resources identified on this site?

☐ Yes ☒ No

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

The site was reviewed in 2023 as part of the recent dam reconstruction and NH Division of Historical Resources found no historic properties were going to be affected as part of that project, therefore, no historic properties will be affected for this easement.

- 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)

Residential homes and some summer camps adjacent to State property.

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)

A driveway access easement from Places Mill Road, just east of dam.

- 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.

Sunset lake is a 258-acre impoundment with stream outlet at dam surrounds the property.

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

This property is in the jurisdiction of RSA 483-B. No impact with the easement.

- 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

- 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: Access to the NHDES owned dam and parcel crosses a private parcel with no public access provided to the dam.

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

No affect to current access.

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

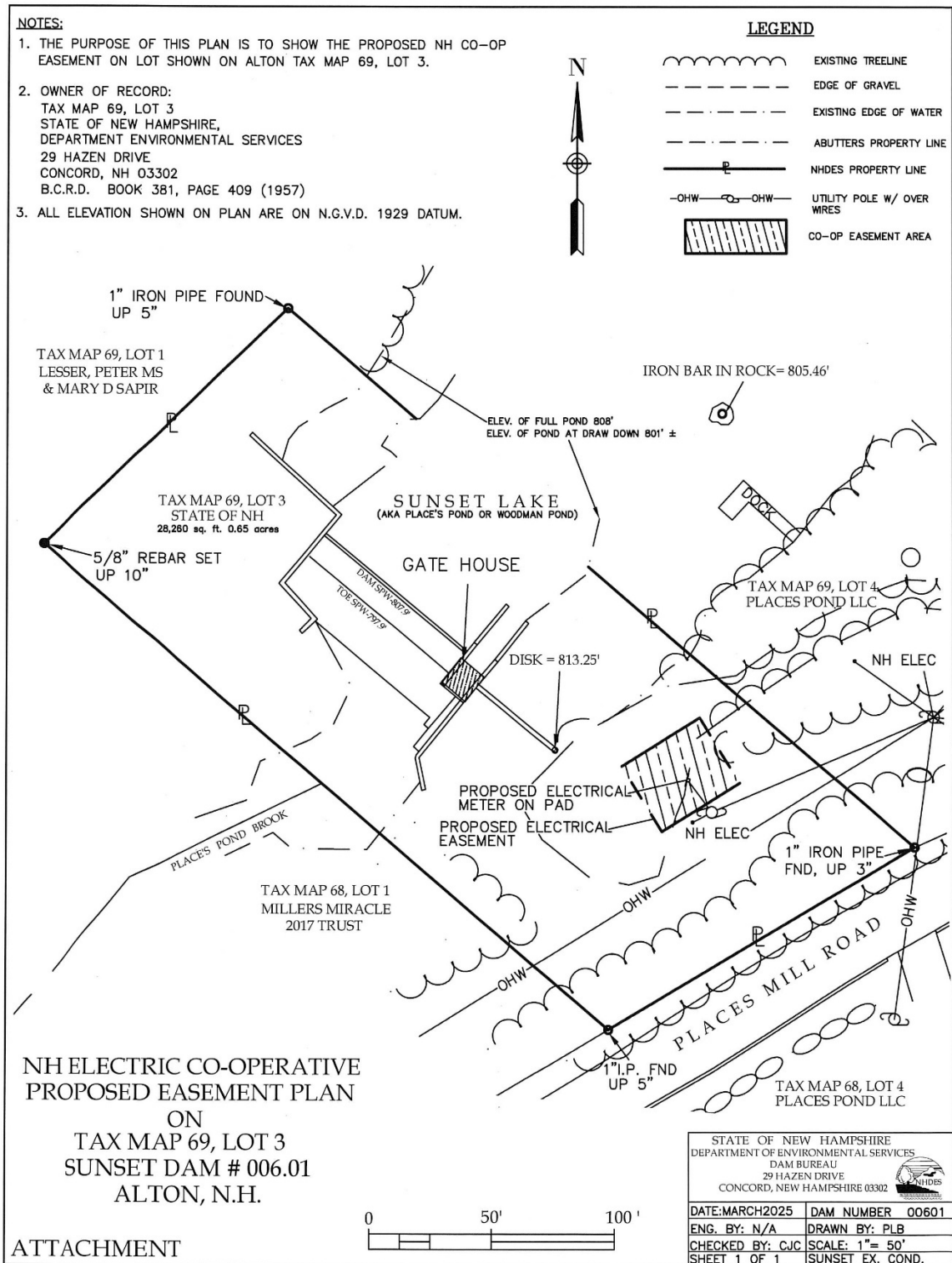
	Yes (property)	Yes (adjacent property)	No
a. Steep slopes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Wetlands (Prime and NWI)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Threatened or endangered 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.

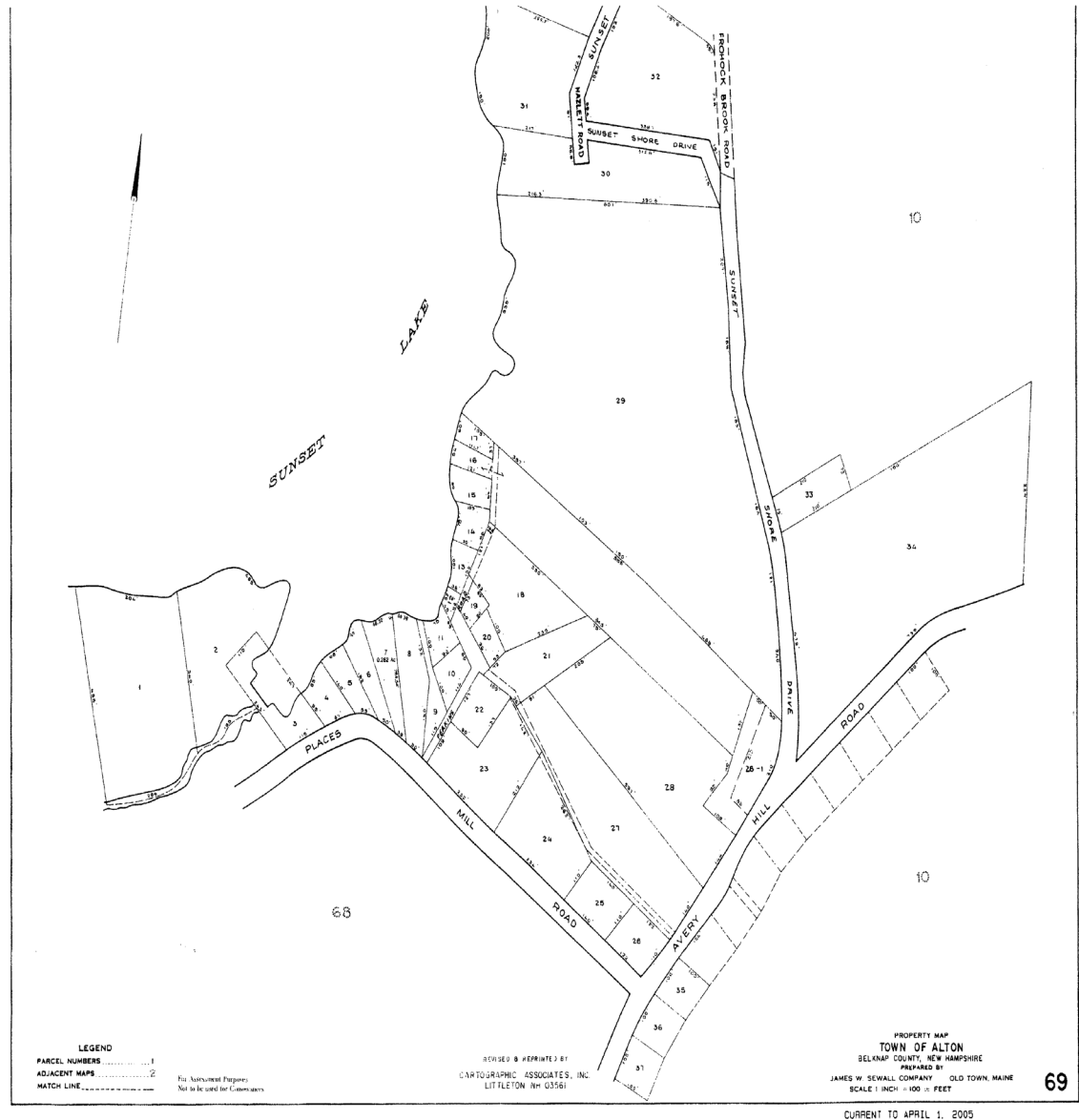
a.) Slopes are 16-25 west side and 1-8 on east side also proposed easement side.
b.) The dam area is label as Lake and Ravine under Granit View NWI Plus.

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.

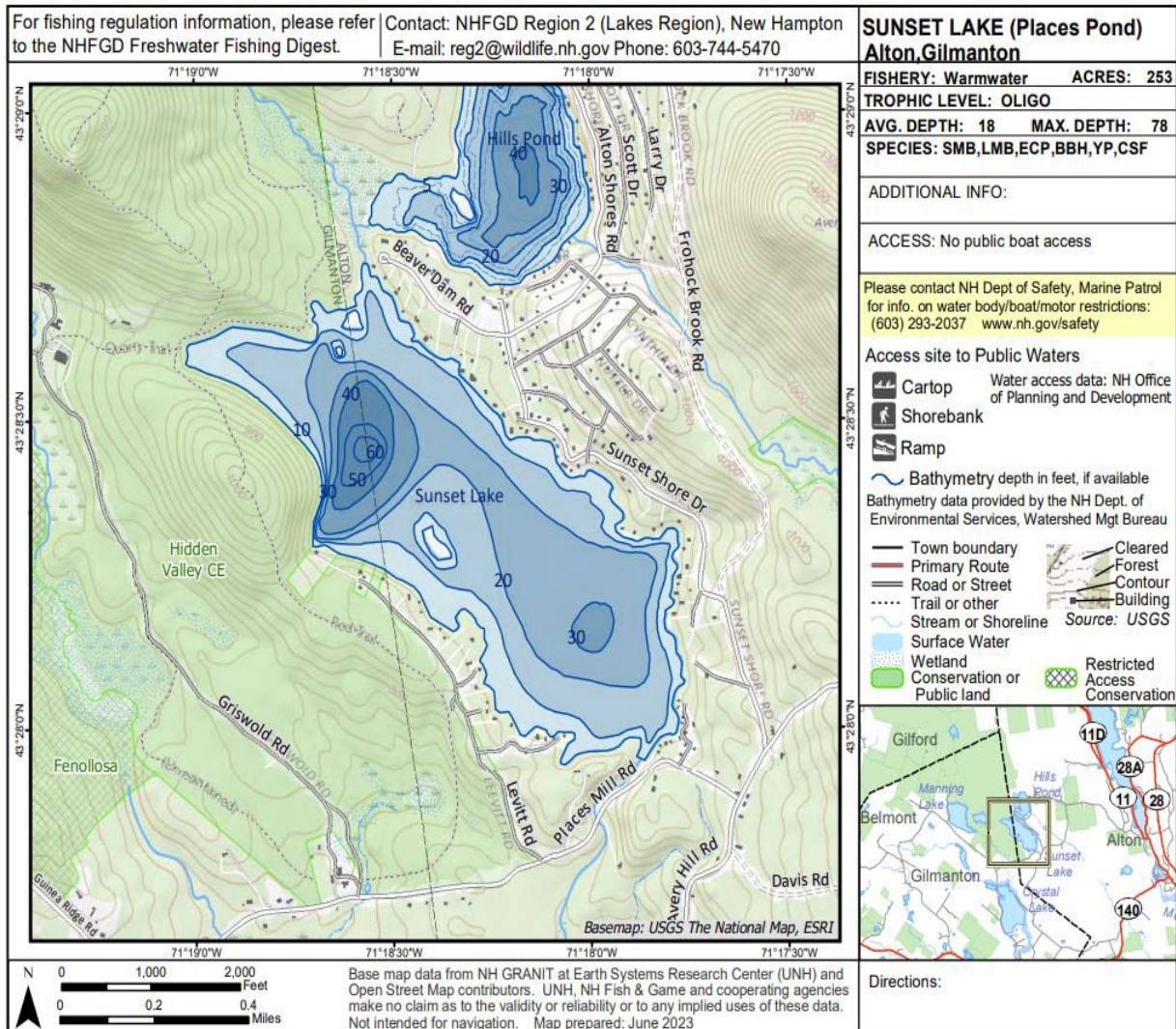
- a. Easement Plan by NHDES page 4.
- b. Alton tax map # 69 showing all abutters see page 5.
- c. NHFG general Fishing digest map see page 6.
- d. Photos of dam area pages 7-11



Easement Plan by NHDES.



Alton Tax Map # 68, Lot 3 showing State's ownership.



NHFG general Fishing digest map.

Sunset Dam Photos:



Photo 1: Looking west towards dam from Sunset Lake. 11/2023



Photo 2: Looking north from road to Dam. 11/2023



Photo 3: looking south right side of dam during re-construction. 12/4/2024



Photo 4: looking northwest from left side towards Dam during re-construction. 12/04/2024



Photo 5: looking west upstream from Sunset Lake towards Dam. 1/14/1999



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



October 23, 2025

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

Re: Surplus Land Review
2025-008 Alton (2025PR00961)

Dear Mr. McDowell:

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the potential easement associated with the above-referenced project. The NHDES Dam Bureau would like to pursue an easement with the New Hampshire Electric Co-op to provide full-time power to the NHDES owned Sunset Lake Dam located in Alton, NH. The dam is located at the headwaters of the Suncook River watershed and is a high hazard dam which would threaten downstream lives and property if the dam were to fail. Providing full-time power at Sunset Lake Dam will allow operations of an 8' high by 7' wide stainless-steel gate that was recently installed. Power to the gate will allow safer, more efficient and faster operations of the gate, especially during flood events when Dam Bureau resources are being stretched. Permanent power will also allow for the potential of remote operations in the future.

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 proposal.

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

Sincerely,

Nadine Miller
Deputy State Historic Preservation Officer

VOTING MEMBERS

Michele L. Tremblay
Chair
Conservation
Community

Larry T. Spencer
Vice Chair
Conservation
Commissions

Christopher Hodgdon
NH Fish & Game
Commission

Brooke Kenline-Nyman
Historic/Archeological
Interests

Frederick J. McNeill
Municipal Officer

Madeleine Mineau
Granite State
Hydropower Assoc.

Carl Paulsen
Recreational Interests

Cory Ritz
Local River Management
Advisory Committees

Mitchell Thayer
Business & Industry
Association

Vacant
Public Water Suppliers

Vacant
Agricultural Community

NON-VOTING MEMBERS

Peter Bowman
NH Dept. of Natural and
Cultural Resources

Austin Brown
NH Department of
Safety

Mark Hemmerlein
NH Department of
Transportation

John Magee
NH Fish & Game
Department

Heather Shank
NH Dept. of Business
and Economic Affairs

Allen Wyman
NH Dept. of Agriculture,
Markets & Food

STAFF

Tracie Sales
Program Administrator

Sydney Gendreau
Program Assistant

NH Rivers Management Advisory Committee

NH Rivers Management and Protection Program



November 25, 2025

Mr. Brendan McDowell
New Hampshire Department of Business and Economic Affairs
Council on Resources and Development
100 North Main Street, Suite #100
Concord, NH 03301

RE: 2025 CORD SLR 008 Alton

Dear Mr. McDowell,

The Rivers Management Advisory Committee (RMAC) has reviewed the 2025 Council on Resources and Development (CORD) Surplus Land Review (SLR) 008 Alton. This SLR is a proposed electrical easement to New Hampshire Electric Co-op of a 0.02-acre segment of a parcel located in the Town of Alton at the Sunset Lake Dam at the headwaters of the Suncook River. This easement would allow full-time power to operate the gates at the New Hampshire Department of Environmental Services owned dam.

On November 13, 2025, the RMAC determined in a unanimous vote that the committee had no objection to the disposal of this land by easement provided the following conditions are met:

- The disposal is to be characterized as an easement for the 0.02-acres portion of the parcel identified in the application.
- Any party accessing the easement makes every effort to reduce ground disturbance and other impacts to the extent feasible.

Pursuant to RSA 483:14 I, "No state-owned property adjacent to or providing access to a river shall be disposed of by the state except upon the review and recommendation of the advisory committee."

The RMAC is a legislatively created body charged to work with NHDES to administer RSA 483, the Rivers Management and Protection Program. The Governor and Council appointed Committee is comprised of members from business, agriculture, hydroelectric, municipal government, water supply, conservation, recreation, fish and game, and historical interests.

Should you have any questions regarding this letter, please feel free to contact me at 603.796.2615 or MLT@naturesource.net.

Sincerely,

Michele L. Tremblay
Chair

cc: RMAC Representatives
Thomas Quarles, Public Waters Access Advisory Board
Robert R. Scott, Commissioner, NHDES
Tracie Sales, Rivers and Lakes Programs Administrator, NHDES

From: [Andrew Cadorette](#)
To: [McDowell, Brendan](#); [Shank, Heather](#)
Subject: RE: Surplus Land Review 2025-008 - Alton
Date: Thursday, October 16, 2025 2:38:48 PM
Attachments: [image002.png](#)

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. NH Housing has no comments on this application.

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: Thursday, October 16, 2025 1:05 PM
To: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Cc: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Subject: Surplus Land Review 2025-008 - Alton

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be on the December 11, 2025 CORD meeting agenda. If you have comments, please submit by December 2, 2025 to Brendan McDowell, cc'd above.

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

From: [Gendreau, Sydney](#)
To: [McDowell, Brendan](#)
Cc: [Andrea LaMoreaux](#); [Graaskamp, Garret](#); [Sales, Tracie](#)
Subject: RE: Surplus Land Review 2025-008 - Alton
Date: Tuesday, October 21, 2025 1:47:41 PM

Hello Brendan,

On behalf of the Lakes Management Advisory Committee (LMAC), thank you for the opportunity to review 2025 CORD SLR 008 Alton. The LMAC chair and vice chair, in consultation with LMPP program staff, determined that granting an electrical easement at the Sunset Lake dam as described in 2025 CORD SLR 008 Alton would have *de minimis* impact on the lake or public access to it. Therefore, the LMAC has no objection to the proposed easement as described and does not need to consider the disposal in a full LMAC meeting.

If you have further questions regarding this property, please contact LMAC Chair Andrea LaMoreaux at alamoreaux@nhlakes.org.

Best,
Sydney

Sydney Gendreau
Watershed Planning Assistant
NH Department of Environmental Services
[\(603\) 271-1522](tel:(603)271-1522)
Sydney.E.Gendreau@des.nh.gov
Pronouns: she, her, hers

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: Thursday, October 16, 2025 1:05 PM
To: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Cc: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Subject: Surplus Land Review 2025-008 - Alton

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be on the December 11, 2025 CORD meeting agenda. If you have comments, please submit by December 2, 2025 to Brendan McDowell, cc'd above.