



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 Pine River Dam in the Town of Wakefield, NH

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 Pine River Dam in Wakefield.

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 Pine River Dam located in Wakefield, NH. The dam is located at the headwaters of the Pine River watershed which ultimately flows into Ossipee Lake. It is a significant hazard dam and a failure of it threatens downstream property as well as overtopping NH Route 16 in a few locations and severing emergency response routes. Providing full-time power at Pine River Dam will allow future operations of a stainless-steel gate that is proposed to be installed in the next year. 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

cc: 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: Pine River Road, Wakefield NH Tax Map 40, Lot 45

Acreage: Total Easement area = 1053 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 surplused? 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?

Earthen embankments encased in concrete walls with 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)?

As outlined in an August 2024 Request for Review by the NH Division of Historical Resources, for repairs being made to Pine River Dam, the NH Division of Historical Resources determined that there were no historic properties affected, however, a comment was made by NH Division of Historical Resources that early dam components comprise site 27-CA-171 and should be avoided during construction activities. The activities proposed by this easement will avoid early dam components.

- 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 summer camps three directly 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)

Two driveway access from Pine River Road, to either side 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.

Pine River Pond is a 570-acre impoundment and the Pine River downstream of the dam boarder and bisect 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 Pine River Pond through this property is only for private individuals. No public access is provided through the property. Public access to Pine River Pond is via a cartop access on the west side of the pond on Crew Road.

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

No affect to current access.

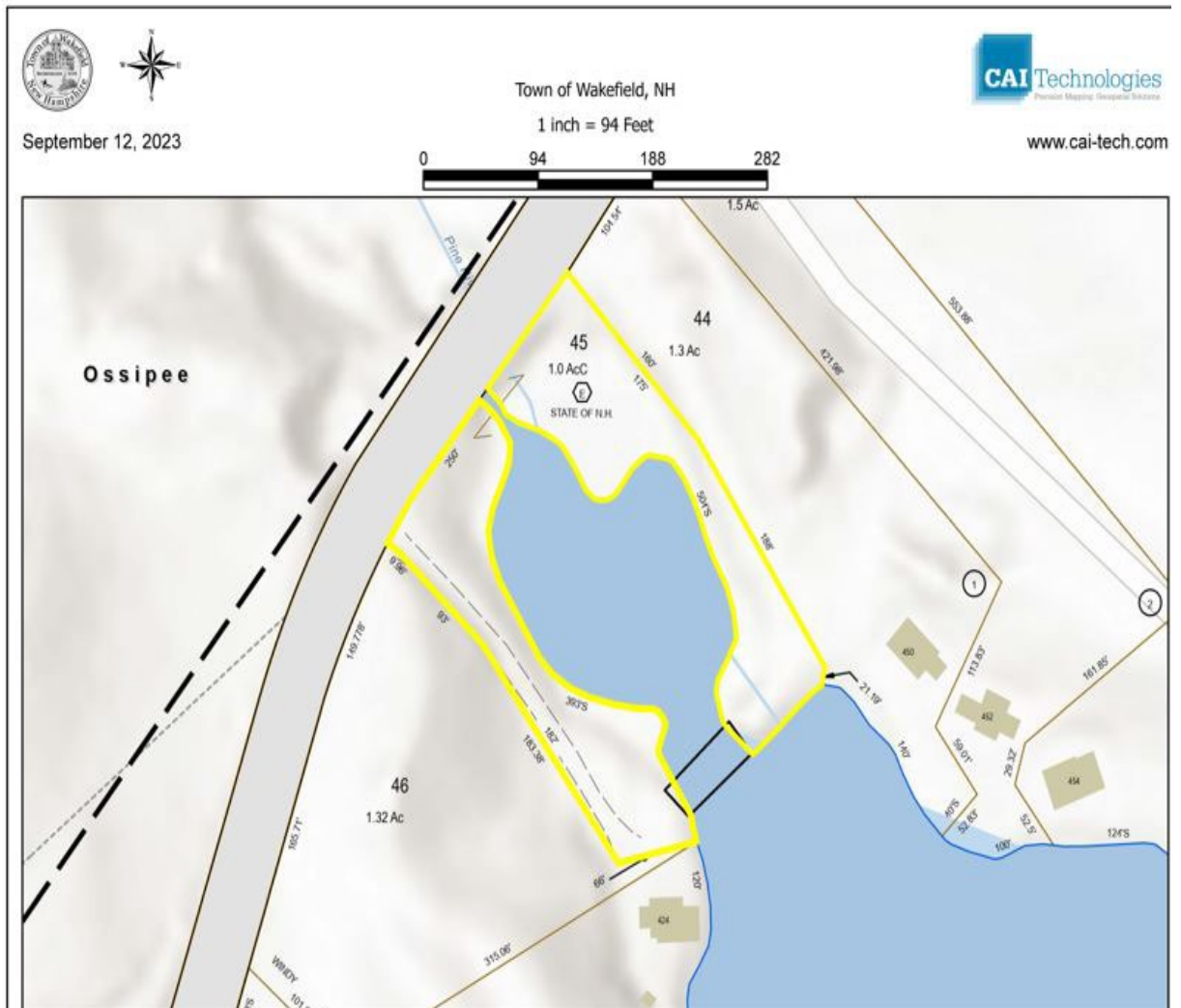
10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes	<input 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"/>

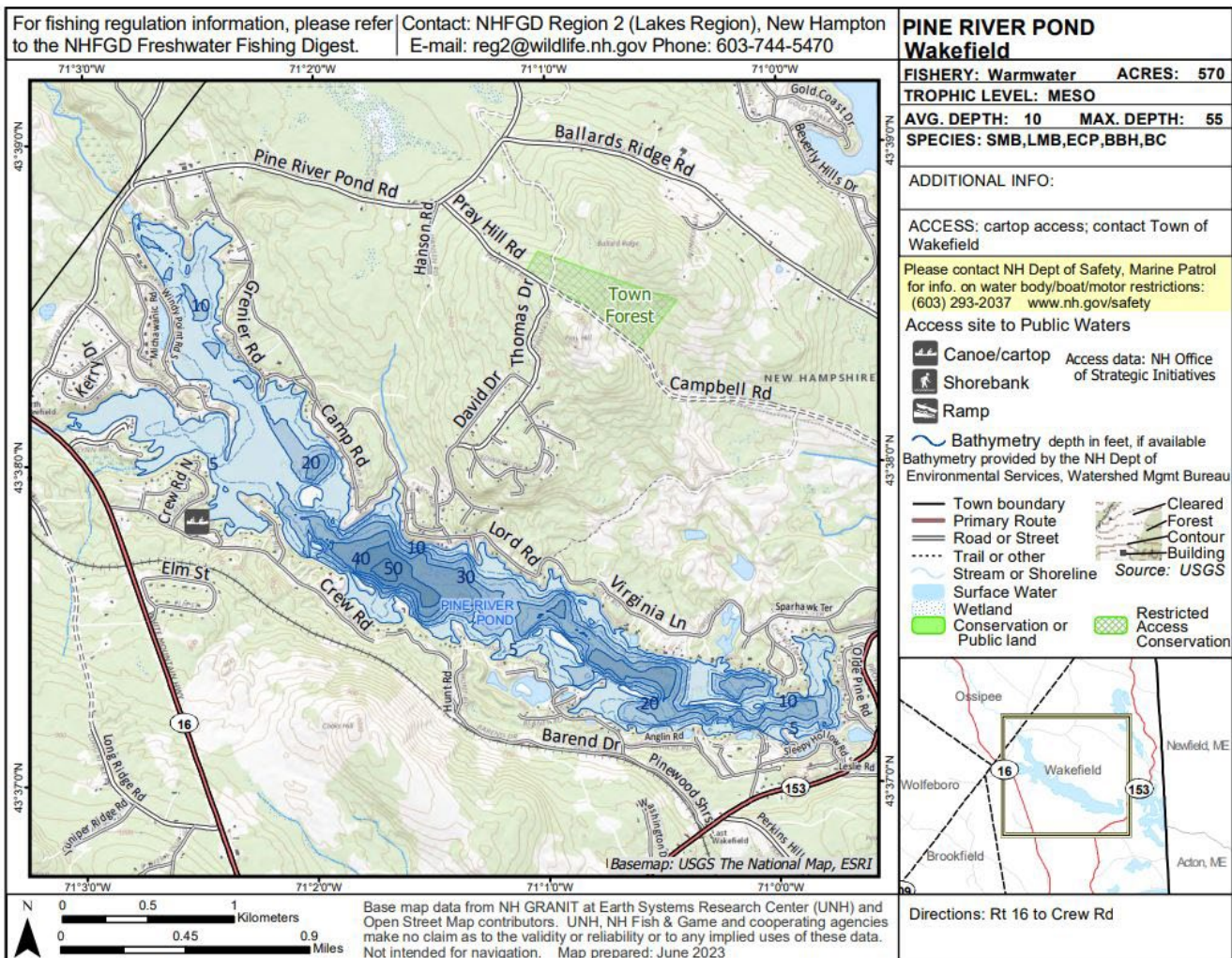
Please provide a description for any "yes" responses to question #10.

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. Wakefield tax map showing all abutters see page 4.
- b. NHFG general Fishing digest map see page 5.
- c. Screen Shot AutoCAD Drawing page 6.
- d. Easement Plan by NHDES page 7
- e. Photos of dam area pages 8-11



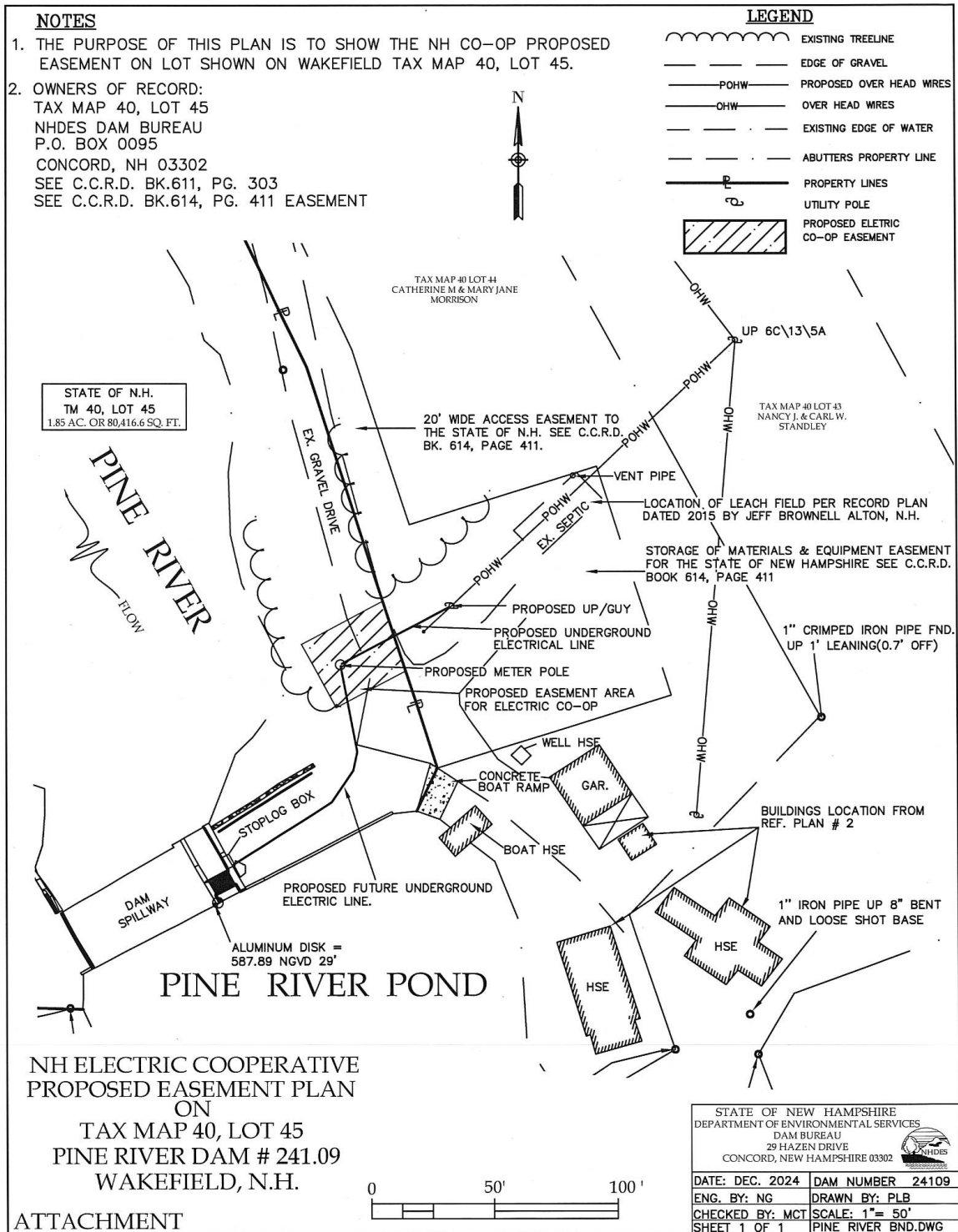
Wakefield Tax Map # 40, Lot 45 showing State's ownership highlighted in yellow.



NHFG Pine River Pond digest map



Easement area from AutoCAD screen shot NHDES.



Easement Plan from NHDES.

Pine River Pond Dam Photos:



Photo 1: Looking north from Boat Ramp towards driveway. 12/2024



Photo 2: looking east from dam towards existing storage easement area



Photo 3: looking east from dam towards power easement area to the left of Porta potty.



Photo 4: looking south from Pine River Road towards Dam.



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
2025-010 - Wakefield (2025PR00965)

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 NH DES-owned Pine River Dam located in Wakefield, NH. The dam is located at the headwaters of the Pine River watershed which ultimately flows into Ossipee Lake. It is a significant hazard dam and a failure of it threatens downstream property as well as overtopping NH Route 16 in a few locations and severing emergency response routes. Providing full-time power at Pine River Dam will allow future operations of a stainless-steel gate that is proposed to be installed in the next year. 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 010 Wakefield

Dear Mr. McDowell,

The Rivers Management Advisory Committee (RMAC) has reviewed the 2025 Council on Resources and Development (CORD) Surplus Land Review (SLR) 010 Wakefield. 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 Wakefield at the Pine River Dam at the headwaters of the Pine River. This easement would allow full-time power to operate the gates which will be installed next year 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](#)
Cc: [Rhiannon Black](#)
Subject: RE: Surplus Land Review 2025-010 - Wakefield
Date: Monday, October 20, 2025 9:39:31 AM

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 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: Friday, October 17, 2025 3:19 PM
To: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Cc: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Subject: Surplus Land Review 2025-010 - Wakefield

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be heard 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](#)

Best,

Brendan McDowell
Principal Planner

Office of Planning and Development
Department of Business and Economic Affairs

From: [Gendreau, Sydney](#)
To: [McDowell, Brendan](#)
Cc: [Andrea LaMoreaux](#); [Graaskamp, Garret](#); [Sales, Tracie](#)
Subject: RE: Surplus Land Review 2025-010 - Wakefield
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 010 Wakefield. The LMAC chair and vice chair, in consultation with LMPP program staff, determined that granting an electrical easement at the Pine River dam as described in 2025 CORD SLR 010 Wakefield 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: Friday, October 17, 2025 3:19 PM
To: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Cc: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Subject: Surplus Land Review 2025-010 - Wakefield

Good afternoon,

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