

# New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives  
107 Pleasant Street, Johnson Hall  
Concord, NH 03301  
Phone: 603-271-2155  
Fax: 603-271-2615



TDD Access: Relay NH  
1-800-735-2964

**CORD Meeting**  
**Thursday, January 10, 2019**  
**Johnson Hall, 3rd Floor Conference Room**  
**107 Pleasant Street, Concord, NH**  
**Time: 9:30 A.M.**

## FINAL AGENDA

- I. ROLL CALL AND INTRODUCTIONS**
- II. LAND AND COMMUNITY HERITAGE INVESTMENT PROGRAM**  

Dijit Taylor - Executive Director, LCHIP. Distribution of Community Conservation Endowment monitoring funds (RSA 227-M:12).
- III. SURPLUS LAND REVIEW - 2018 SLR 007 (Concord) ..... 1**  

Request from NH Department of Administrative Services to grant a perpetual utility easement on State land as needed to provide electrical and telecommunications utility service to the new steam boiler building currently under construction at 33 Green Street in Concord.
- IV. SMART GROWTH UPDATE**  

New Hampshire Housing
- V. LAND CONSERVATION INVESTMENT PROGRAM (LCIP) ..... 23**  

Land Conservation Endowment Fund. Request for authorization to amend custodial agreement to reflect staff changes.
- VI. MINUTES ..... 25**  

Approval of November 8, 2018 draft minutes

**VII. OTHER BUSINESS**

FYI - Ride the Wilds Article.....45

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**Reminder - 2019 Meeting Dates**

January 10	March 14
May 9	July 11
September 12	November 14

# New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives  
 107 Pleasant Street, Johnson Hall  
 Concord, NH 03301  
 Phone: 603-271-2155  
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 1-800-735-2964

## MEMORANDUM

<b>TO:</b>	CORD Members and Other Interested Parties <i>Via Email Distribution Lists</i>	Merrimack County Board of Commissioners 333 Daniel Webster Highway, Suite #2 Boscawen, NH 03303 <i>Via Regular Mail</i>
	Thomas J. Aspell, Jr. Concord City Manager 41 Green Street Concord, NH 03301 <i>Via Email</i> (citymanager@concordnh.gov)	Michael Tardiff, Executive Director Central New Hampshire Regional Planning Com. 28 Commercial Street, Ste. 3 Concord, NH 03301 <i>Via Email (mtardiff@cnhrpc.org)</i>

**FROM:** Michael A. Klass, NH Office of Strategic Initiatives  
**DATE:** November 28, 2018  
**SUBJECT:** *State Owned Land, Surplus Land Review, Concord, NH  
 2018 SLR 007*

**RESPONSE DEADLINE:** December 28, 2018

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 [Michael.klass@osi.nh.gov](mailto:Michael.klass@osi.nh.gov). The Council on Resources and Development will consider the request at its meeting scheduled for **January 10, 2019**. Information regarding CORD and its meetings may be obtained at: <https://www.nh.gov/osi/planning/programs/cord/index.htm>.

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.



# State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES  
25 Capitol Street - Room 120  
Concord, New Hampshire 03301

Charles M. Arlinghaus  
Commissioner  
(603) 271-3201

Joseph B. Bouchard  
Assistant Commissioner  
(603) 271-3204

Catherine A. Keane  
Deputy Commissioner  
(603) 271-2059

November 14, 2018

Jared Chicoine, Director  
Office of Strategic Initiatives  
107 Pleasant Street  
Johnson Hall, 3rd Floor  
Concord, NH 03301

**RE: Grant of Utility Pole Line Easement to Unitil Energy Systems, Inc. and Northern New England Telephone Operations LLC (d/b/a Consolidated Communications – NNE), as Tenants in Common, on the Site of the New Steam Boiler Building, 33 Green Street, Concord**

Dear Director Chicoine:

The Department of Administrative Services (the "Department") proposes to grant a perpetual utility easement on State land to Unitil Energy Systems, Inc. and Northern New England Telephone Operations LLC (d/b/a Consolidated Communications – NNE), as tenants in common, for the construction, installation, operation, maintenance, and replacement of transmission and distribution lines and associated service poles and other supporting facilities and apparatus as needed to provide electrical and telecommunications utility service to the new steam boiler building currently under construction at 33 Green Street in Concord.

As part of the downtown Concord State building complex steam conversion project following the closure of the Concord Steam Corporation plant in 2017, the Department has begun construction of a new steam boiler building on the State land parcel located at 33 Green Street in Concord. The new boiler building will provide steam heat to the State House, the State House Annex, and the State Library buildings. The proposed utility easement would affect a twenty (20) foot wide strip of land extending from the northwesterly corner of the subject State parcel along a straight line from existing utility "Main Line Pole 12" located on the south side of School Street to new utility "Pole 12-1" to be installed on the subject parcel. The proposed easement is required to allow Unitil to install and operate the new utility pole line on site in order to supply electricity to the new boiler building.

Please submit this proposal to the Council on Resources and Development (CORD) for review at its next meeting scheduled on January 10, 2019. In order to keep this project more or less on schedule, the Department desires to convey the easement as soon after January 1, 2019 as possible. Therefore, the proposed utility easement has already been submitted for concurrent review by the joint legislative Long Range Capital Planning and Utilization Committee at its next meeting, which is scheduled for November 29, 2019, subject to any subsequent comments by CORD. If you have any questions, please contact Jared Nylund at (603) 271-7644.

Sincerely,



Charles M. Arlinghaus  
Commissioner

Enclosures

Cc: Stephen R. Lorentzen, Administrator of Plant and Property Management  
Jared Nylund, Real Property Asset Manager

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

**Name of Requesting Agency:** Department of Administrative Services

**Agency Contact Person:** Jared Nylund, Real Property Asset Manager  
Address: 25 Capitol Street, Room 108, Concord, NH 03301  
Phone Number: (603) 271-7644  
E-Mail: jared.nylund@nh.gov

**Applicant Contact Person:** same as agency contact person above  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** Southwesterly corner of Green and School Streets, Concord, NH (33 Green Street)

**Acreage:** Affected parcel is approximately 0.396 acres

**Requested Action:** Grant of pole line easement to local electric utility

**Term of Lease or Easement:** Perpetual

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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?**

Formerly a surface parking lot, the affected parcel is now the site of a steam boiler building that is 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.**

The proposed easement is for proposed electrical transmission and telecommunications lines and a new utility pole to provide electricity and telecommunications services to the new steam boiler building.

**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.

This former parking lot is located across School Street from the Concord Police Headquarters and along the north-south division line between a predominantly residential neighborhood to the west and a mixed use neighborhood to the north and east including residential apartments, State and City government buildings, other institutional buildings, and the downtown Concord retail business corridor centered along Main Street. As the site of a steam boiler building, which will provide steam heat to the State House, the State House Annex, and the State Library buildings, the affected parcel's role as a utility building supporting certain nearby older large State government buildings is consistent with its immediate surroundings. The proposed utility pole line easement is

entirely consistent with this primary proposed use of the affected parcel.

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

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

One steam boiler building is currently under construction on the affected parcel.

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)

Adjacent sites are fully developed urban parcels featuring a mix of residential, commercial, government, and institutional buildings and urban infrastructure.

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).

The affected State parcel is separated from other nearby downtown State parcels by city streets. These include the Department of Justice, the Legislative Office Building, the State House, and the State House Annex, among others.

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)

Directly from School Street (by vehicle) or Green Street (by foot).

- 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.

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

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.

[Empty rectangular box]

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

[Empty rectangular box]

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

[Empty rectangular box]

**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"/>

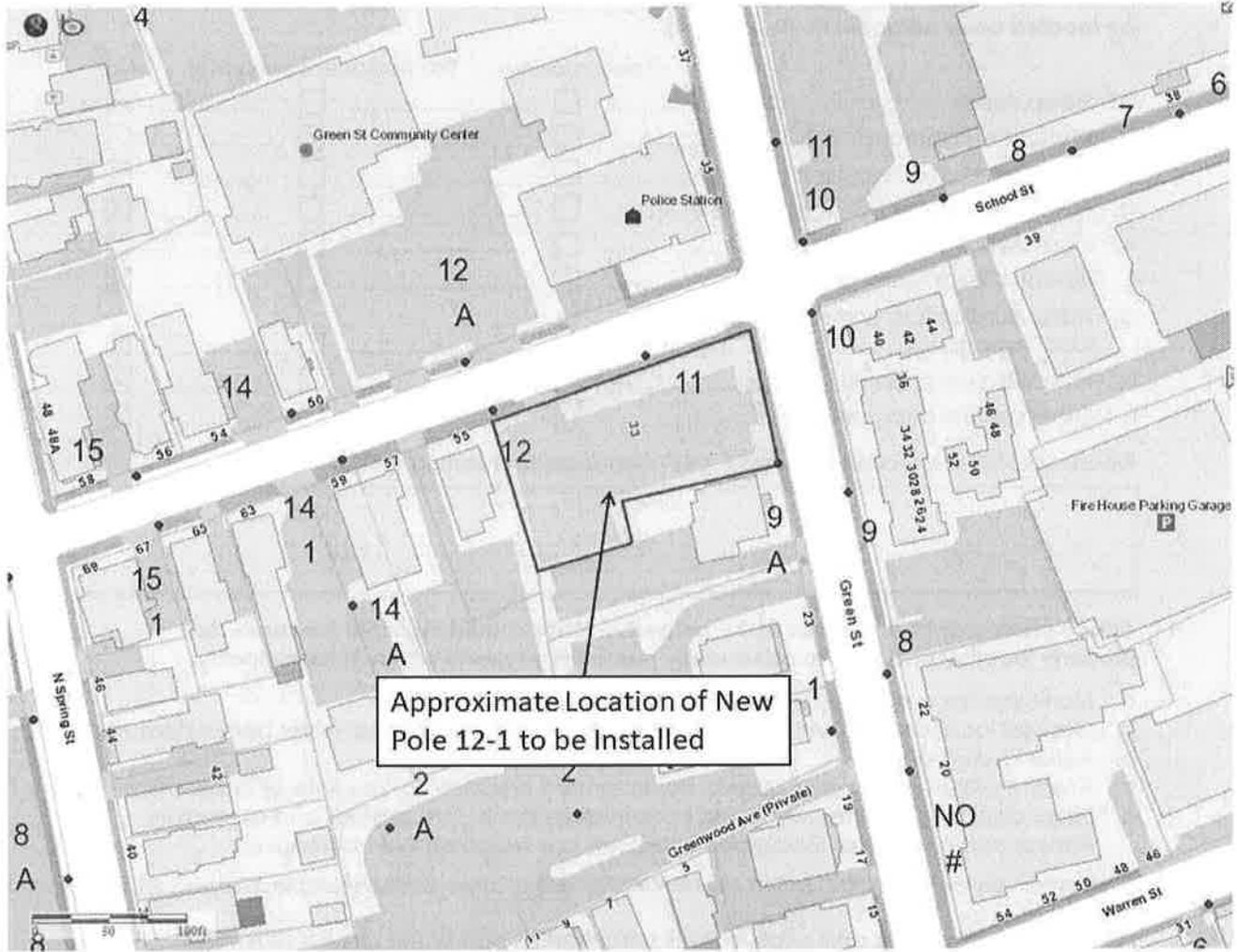
Please provide a description for any "yes" responses to question #10.

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

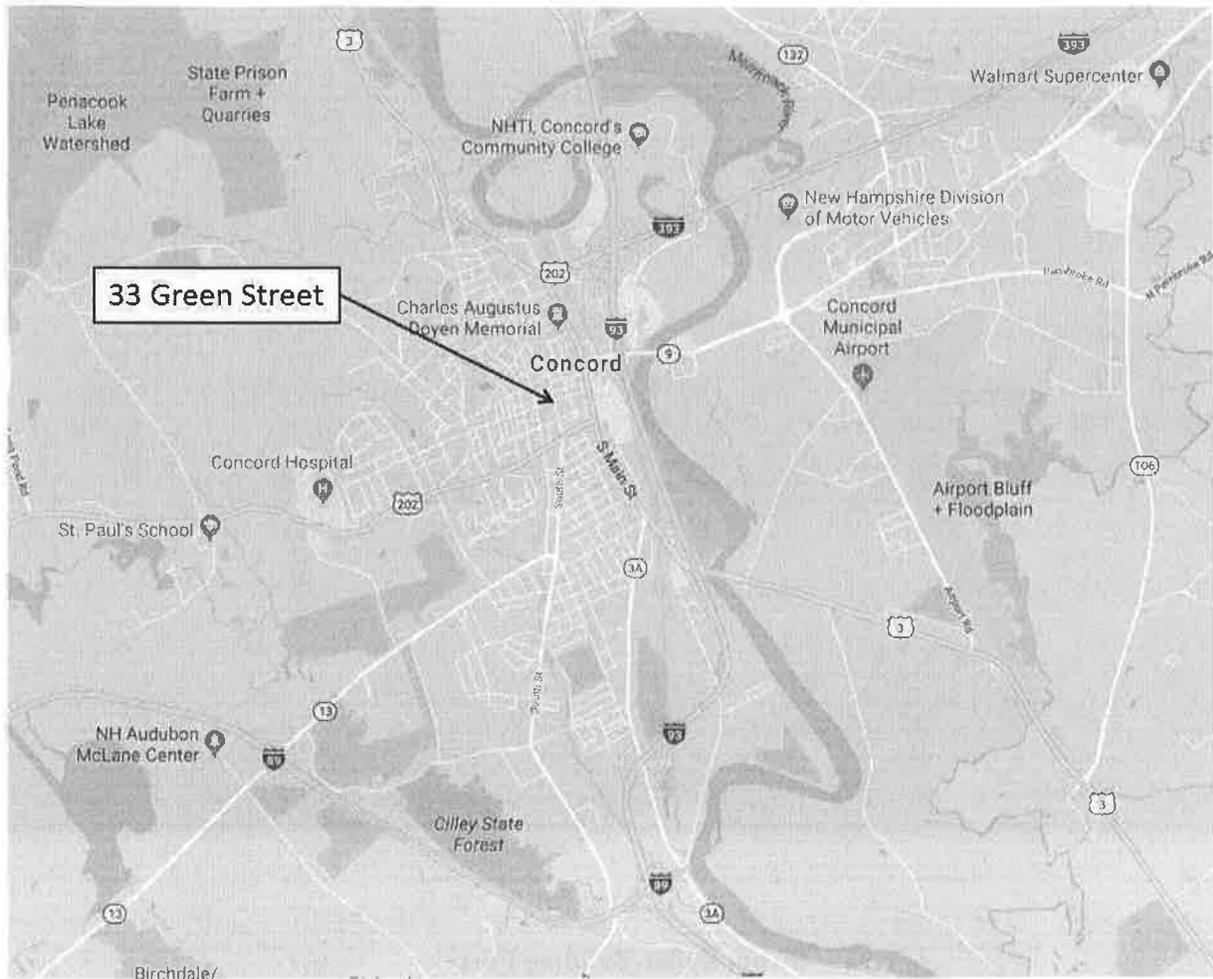
\* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

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



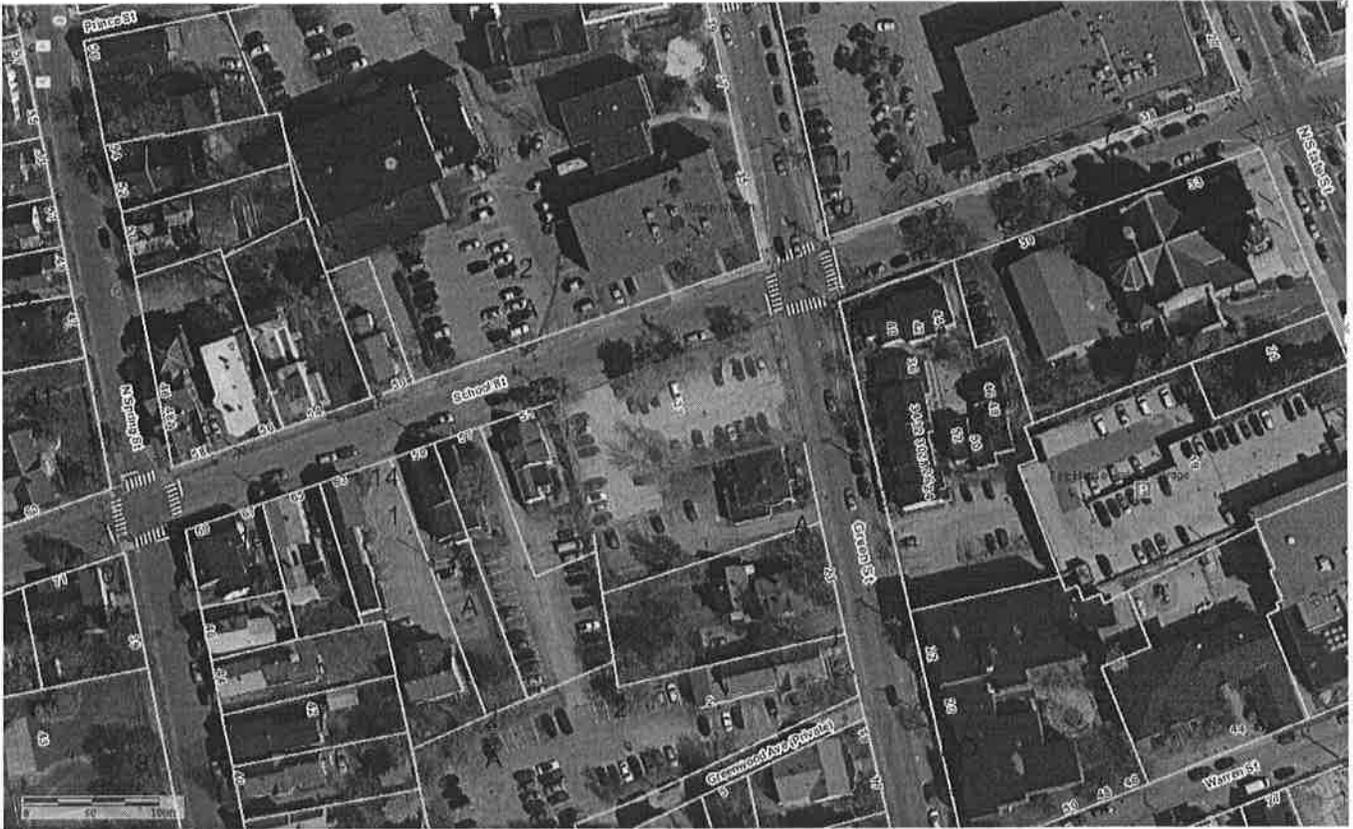
**Steam Boiler Building Parcel  
33 Green Street  
Concord, NH  
(Tax Map 44, Block 3, Lot 25)**

**Tax Map Detail  
(affected parcel shown at center above)**



**Steam Boiler Building  
33 Green Street  
Concord, NH**

**Location Map  
Google Maps**

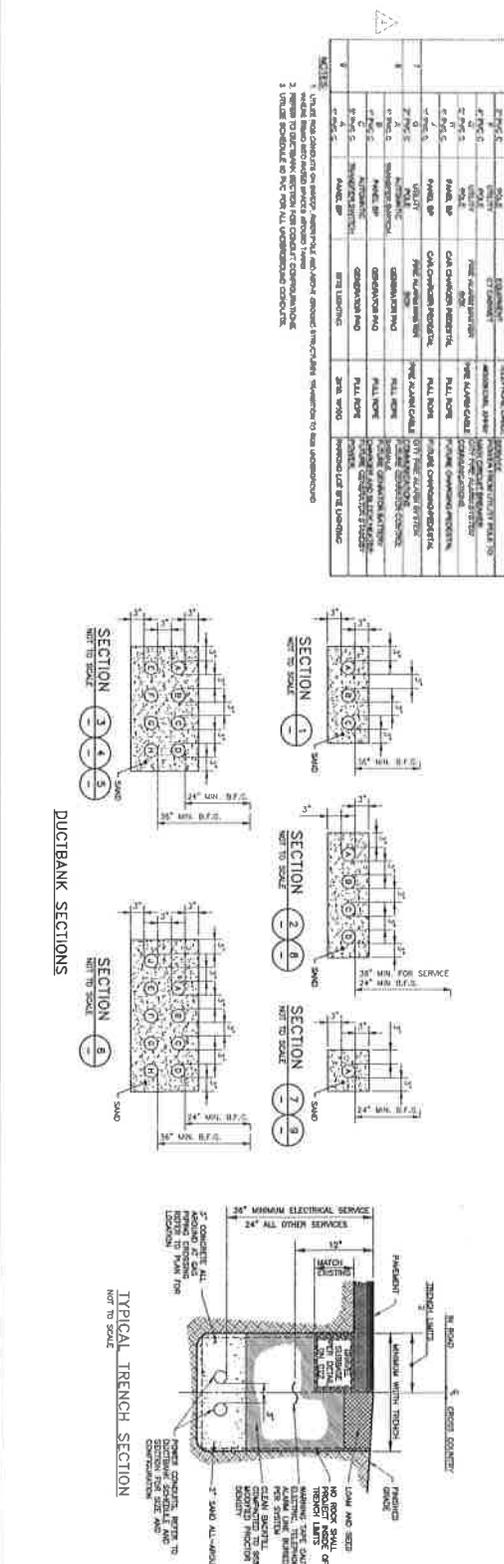
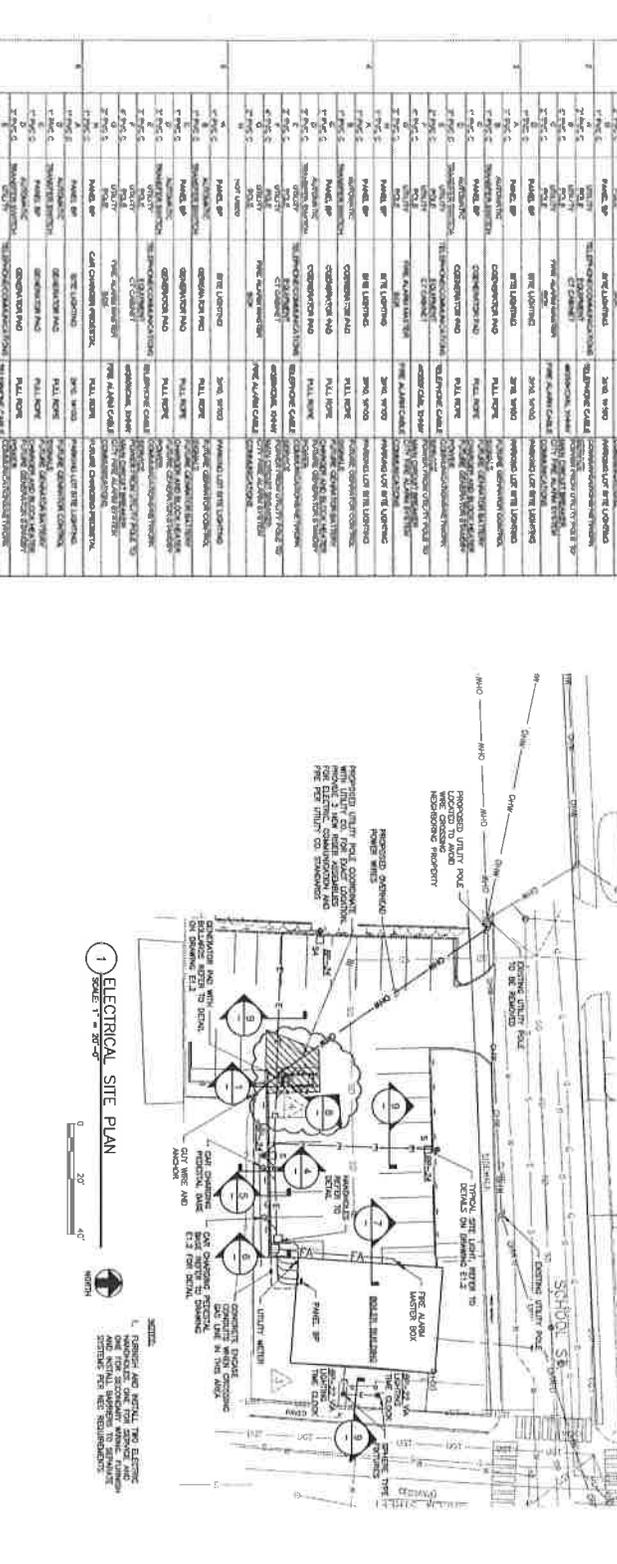


**Steam Boiler Building Parcel  
33 Green Street  
Concord, NH  
(Tax Map 44, Block 3, Lot 25)**

**Aerial View  
(affected parcel shown at center above prior to new construction)**

### DUCT BANK SCHEDULE

DUCT BANK NO.	CONDUIT	TYPE	INSTALLATION	LOCATION	DEPTH	NOTES
1	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 1
2	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 2
3	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 3
4	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 4
5	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 5
6	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 6
7	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 7
8	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 8
9	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 9
10	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 10
11	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 11
12	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 12
13	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 13
14	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 14
15	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 15
16	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 16
17	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 17
18	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 18
19	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 19
20	2" PVC	CONCRETE	UNDERGROUND	UNDER WALKWAY	18"	SEE SECTION 20



**SCOTT + PARTNERS**  
ARCHITECTURE

77 HAZEN DR. RM 230  
CONCORD, NH 03302  
PROJECT 89229  
CONTRACT R

**DUBOIS SKING INC.**

6 GREEN HILL DRIVE  
50 DUBLINGTON WAY  
PO BOX 1640  
DUBLINGTON, NH 03832  
TELEPHONE 603-888-1111  
FAX 603-888-1111

STATE HOUSE  
STATE LABORATORY  
& STATE LIBRARY

ELECTRICAL SITE  
PLAN AND DETAILS

SHEET NUMBER

**E1.1**

NO.	DATE	DESCRIPTION
1	08/20/18	ISSUED FOR CONSTRUCTION
2	08/20/18	ISSUED FOR CONSTRUCTION
3	08/20/18	ISSUED FOR CONSTRUCTION
4	08/20/18	ISSUED FOR CONSTRUCTION



## Klass, Michael

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**From:** Sales, Tracie  
**Sent:** Thursday, November 29, 2018 8:53 AM  
**To:** Klass, Michael  
**Cc:** 'Michele L Tremblay'; David W. Packard (appliedforce52@gmail.com); Larry Spencer; Black, Kathryn  
**Subject:** RE: CORD - 2018 SLR 007 (Concord) Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mike,

On behalf of the Rivers Management Advisory Committee (RMAC), the Lakes Management Advisory Committee (LMAC), and the Local River Management Advisory Committees (LACs), thank you for the opportunity to comment on CORD 2018 SLR 007, the propose utility easement at 33 Green Street in Concord. Based on the information provided, **this SLR is not subject to RMAC, LMAC, or LAC review** as the property proposed for the utility easement is more than 250 feet from any river or lake, and does not lie within the corridor of a designated river.

Please feel free to contact me if you have any questions.

Sincerely,  
Tracie Sales

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

---

**From:** Klass, Michael  
**Sent:** Wednesday, November 28, 2018 12:06 PM  
**To:** Klass, Michael  
**Cc:** Mike Tardiff; 'citymanager@concordnh.gov'; Nylund, Jared j  
**Subject:** CORD - 2018 SLR 007 (Concord) Application

Dear All,

Please find the attached Surplus Land Review application for your review. As reflected in the attached cover memo, the comment deadline for this is December 28, 2018, and this application is scheduled to be heard at CORD's January 10th, 2019 meeting.

Please contact me if you have any questions.

Best,  
Mike

**Michael A. Klass**  
Principal Planner  
New Hampshire Office of Strategic Initiatives – Division of Planning  
107 Pleasant Street, Johnson Hall, 3rd Floor, Concord, NH 03301

Main - 603-271-2155 | Direct - 603-271-6651  
Fax - 603-271-2615 | [www.nh.gov/osi/planning/](http://www.nh.gov/osi/planning/)

## Klass, Michael

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**From:** Winters, Shelley  
**Sent:** Monday, December 3, 2018 2:09 PM  
**To:** Klass, Michael  
**Subject:** RE: CORD - 2018 SLR 007 (Concord) Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Michael,

The NH Department of Transportation's Bureau of Rail & Transit appreciates the opportunity to review this. The Bureau of Rail & Transit does not need this property now or in the foreseeable future for railroad, bicycle & pedestrian, or transit purposes and is not adverse to the issuance of the proposed easement.

Thank you,  
Shelley

*Shelley Winters*

Administrator, Bureau of Rail & Transit  
New Hampshire Department of Transportation  
PO Box 483  
Concord, NH 03302-0483  
Tel: (603) 271-3497

---

**From:** Klass, Michael  
**Sent:** Wednesday, November 28, 2018 12:06 PM  
**To:** Klass, Michael  
**Cc:** Mike Tardiff; 'citymanager@concordnh.gov'; Nylund, Jared j  
**Subject:** CORD - 2018 SLR 007 (Concord) Application

Dear All,

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Please contact me if you have any questions.

Best,  
Mike

**Michael A. Klass**  
Principal Planner  
New Hampshire Office of Strategic Initiatives – Division of Planning  
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Fax - 603-271-2615 | [www.nh.gov/osi/planning/](http://www.nh.gov/osi/planning/)





## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Natural and Cultural Resources 603-271-3483  
19 Pillsbury Street, Concord, NH 03301-3570 603-271-3558  
Voice/ TTY RELAY ACCESS 1-800-735-2964 FAX 603-271-3433  
<http://www.nh.gov/nhdhr> [preservation@nh.gov](mailto:preservation@nh.gov)

December 3, 2018

Michael A. Klass  
NH Office of Strategic Initiatives  
Johnson Hall  
107 Pleasant Street  
Concord, NH 03301

RECEIVED

DEC 05 2018

OFFICE OF STRATEGIC  
INITIATIVES

Re: State Owned Land, Surplus Land Review, Concord, NH  
2018 SLR 007 (DHR# 10266)

Dear Mr. Klass:

In accordance with RSA 227C-9, the Division of Historical Resources has been asked to comment on the parcel of state-owned land referenced above.

The Division does not object to the proposed granting of a perpetual utility easement on the State land parcel located at 33 Green Street in Concord. Based upon the information currently available, it has been determined that there are no properties of known or potential archaeological, historical, architectural or engineering significance, that no other such resources with integrity are expected to occur on the parcels, and that no identification or evaluative studies are required.

Should you have any questions regarding our comments, please feel free to contact David Trubey, Review & Compliance Coordinator, at 271-2813.

Sincerely,

Nadine Miller  
Deputy State Historic Preservation Officer

NM/dwt

1990

1991

1992

## Klass, Michael

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**From:** Drew, Tim  
**Sent:** Monday, December 17, 2018 4:30 PM  
**To:** Klass, Michael  
**Cc:** Freise, Clark; Stevens, Mark; Dorfschmidt, Barbara; Andrews, Gloria; Rastorguyeff, Alexis; Scott, Robert  
**Subject:** RE: CORD - 2018 SLR 007 (Concord) Application  
**Attachments:** Concord\_SLR\_007\_2018.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon, Mike.

NHDES has reviewed the proposal and offers the following comments (see attached). Also, while the NH PUC is not a member of CORD, I thought that I would suggest that attention be directed toward the licensing requirements of RSA 371:17 by the developer: <http://www.gencourt.state.nh.us/rsa/html/XXXIV/371/371-17.htm>. I assume that the utilities are aware of this licensing requirement, but just wanted to mention it in case that had not been done for this project. It is not an authorization that NHDES administers, so I left it out of the comment letter.

Happy holidays.

Tim

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**From:** Klass, Michael  
**Sent:** Wednesday, November 28, 2018 12:06 PM  
**To:** Klass, Michael <[Michael.Klass@osi.nh.gov](mailto:Michael.Klass@osi.nh.gov)>  
**Cc:** Mike Tardiff <[mtardiff@cnhrpc.org](mailto:mtardiff@cnhrpc.org)>; 'citymanager@concordnh.gov' <[citymanager@concordnh.gov](mailto:citymanager@concordnh.gov)>; Nylund, Jared j <[Jared.Nylund@das.nh.gov](mailto:Jared.Nylund@das.nh.gov)>  
**Subject:** CORD - 2018 SLR 007 (Concord) Application

Dear All,

Please find the attached Surplus Land Review application for your review. As reflected in the attached cover memo, the comment deadline for this is December 28, 2018, and this application is scheduled to be heard at CORD's January 10th, 2019 meeting.

Please contact me if you have any questions.

Best,  
Mike

**Michael A. Klass**  
Principal Planner  
New Hampshire Office of Strategic Initiatives – Division of Planning  
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The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

December 17, 2018

Michael A. Klass  
Principal Planner  
Division of Planning  
New Hampshire Office of Strategic Initiatives  
3rd Floor, Johnson Hall  
107 Pleasant Street  
Concord, NH 03301

**RE: CORD SURPLUS LAND REVIEW (SLR 18-007) – REQUEST FOR THE GRANT OF A PERPETUAL EASEMENT ON STATE LAND TO UNITIL ENERGY SYSTEMS AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS. L.L.C., CONCORD, NEW HAMPSHIRE**

Dear Mr. Klass:

In response to your recent request, the New Hampshire Department of Environmental Services (NHDES) has completed its review of the subject proposal. Based on a review of pertinent files, Geographic Information System databases, and staff discussions, NHDES offers the following findings and recommendations.

The NHDES Air Resources Division evaluated the proposed facility for the potential of air emissions and determined that the boilers lie below the permitting threshold and no air emission control permit is required. The NHDES Land Agent also reviewed the facility and site and found no concerns with the plans as presented. A check for storm water management and erosion control was conducted by the NHDES Water Division and found that the project lies below threshold for the issuance of an Alteration of Terrain Permit. A check for the handling of boiler blowdown water was also conducted by the NHDES Wastewater Engineering Bureau and that issue was deemed to be insignificant as a discharge from this facility. NHDES has no additional concerns concerning this project at this time.

Thank you for the opportunity to comment

Sincerely,

Timothy W. Drew  
Administrator  
Public Information and Permitting Unit  
Office of the Commissioner

Enc.  
cc: Robert R. Scott, Commissioner, NHDES  
Clark B. Freise, Assistant Commissioner, NHDES  
Mark Stevens, Land Agent, NHDES  
Barbara Dorfschmidt, Program Manager, Operating Permits  
Gloria Andrews, Sanitary Engineer, Alteration of Terrain Bureau  
Alexis Rastorguyeff, Pretreatment Coordinator, NHDES

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • Fax: 271-2867 TDD Access: Relay NH 1-800-735-2964

**CORD p. 21**



**STATE OF NEW HAMPSHIRE**  
**STATE TREASURY**  
**CUSTODIAL ACCOUNT AGENCY AGREEMENT**

THIS AGREEMENT, entered into by and between the State of New Hampshire Treasury ("State Treasury") as Custodian for the Land Conservation Endowment Monitoring Fund ("Account") and the Council on Resources and Development ("CORD") ("Agency"), authorizes the State Treasury to invest and reinvest in legal investments allowable under RSA 6:8 for the benefit of the Account in compliance with the below instructions. Additionally, the individual(s) designated as Authorized Agents ("Agent(s)") is/are duly authorized to transact on behalf of the Agency and/or authorized to receive statements and account reconciliations of the aforementioned Account.

**1. Investment Objective**

In accordance with RSA 11:5, all trust funds in the custody of the State Treasurer shall be invested and reinvested in legal investments allowable under RSA 6:8, and all Trust Fund Administrators ("Administrator") shall notify the State Treasurer, at least biennially, of the investment objective of any funds under their control. The aforementioned investment objectives are established by RSA 11:5 and are set forth in the attached Addendum A.

In compliance with RSA 11:5, I, Jared Chicoine, as Administrator of the above referenced Account, designate Growth/Income (*subject to the attached investment policy*) to be the investment objective for the Account.

Unless specified otherwise in writing by the Administrator, the State Treasurer will provide an annual report on the financial activities of the Account in accordance with RSA 11:5-b.

**2. Authorized Agent(s)**

On the following page, indicate one of the following levels of authority for those authorized on the Account:

**Inquiry Only (I)** - This authorization allows the Agent(s) to inquire in the account specified only. They may receive statements and reconciliations for the Account.

**All (A)** - This authorization allows the Agent(s) to initiate account transactions on behalf of the Agency in addition to receiving statements and reconciliations for the Account.



# New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives  
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## **DRAFT Minutes – November 8, 2018**

### **MEMBERS PRESENT**

Jared Chicoine, Chair, Director, NH Office of Strategic Initiatives  
Stephen McLocklin, Designee, NH Department of Administrative Services  
Tracy Boisvert, Designee, NH Department of Natural and Cultural Resources  
Timothy Drew, Designee, NH Department of Environmental Services  
Amy Clark, Designee, NH Department of Education  
Christopher Way, Designee, NH Department of Business and Economic Affairs  
William Ray, Designee, NH Housing Finance Authority  
Steve LaBonte, Designee, NH Department of Transportation  
Glenn Normandeau, Executive Director, NH Fish and Game Department  
Lori Weaver, Designee, NH Department of Health and Human Services  
Elizabeth Muzzey, non-voting member, Department of Natural and Cultural Resources

### **OTHERS PRESENT**

Michael Klass, NH Office of Strategic Initiatives  
Noah Hodgetts, NH Office of Strategic Initiatives  
Philip Bryce, Director, NH Division of Parks and Recreation  
Chris Skoglund, NH Department of Environmental Services  
Sarah Stewart, Commissioner, NH Department of Natural and Cultural Resources  
Steve Walker, Conservation Land Stewardship Director, NH Office of Strategic Initiatives  
Matt Leahy, Society for the Protection of New Hampshire Forests  
June Fichter, Lake Sunapee Protective Association  
Garret Graaskamp, Public Boat Access Coordinator, NH Fish and Game Department  
Christopher Gamache, Chief, NH Bureau of Trails  
Kelly Buchanan, New Hampshire Lakes Association  
Allen Brooks, NH Department of Justice  
Ray Carbone, Reporter  
Joan Burritt, Business Owner  
Teanna Spence, Abutter  
Art Burritt, Newbury Resident

**Location:** New Hampshire Department of Education, Londergan Hall (Conference Room 15)  
101 Pleasant Street, Concord, NH 03301

## **I. ROLL CALL AND INTRODUCTIONS**

The meeting was opened at 1:33 PM by Chairman Chicoine. CORD members and staff introduced themselves.

## **II. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)**

### **A. Lake Sunapee Public Boat Access**

Opportunity for comment from the New Hampshire Fish and Game Department and the New Hampshire Division of Parks and Recreation concerning Recommendation 1 of the report of the Chair and Majority of the Lake Sunapee Public Boat Access Development Commission.

Commissioner Sarah Stewart presented comment on behalf of the Department of Natural and Cultural Resources (DNCR). A copy of Commissioner Stewart's comments are attached behind **Exhibit 1**.

Executive Director Glen Normandeau presented comment on behalf of the NH Fish and Game Department (NHFG), articulating NHFG's position that it wishes to retain the Wild Goose site pending an adequate alternative site being found on Lake Sunapee for public boat access. Director Normandeau provided members, with a series of handouts, which are also attached behind **Exhibit 1**:

- (a) a letter from the City of Claremont dated November 8, 2018 in support of the Wild Goose site being utilized for deep-water public boat access
- (b) memo summarizing NHFG's analysis of alternative sites around Lake Sunapee for a deep-water public boat launch and finding of no adequate alternatives
- (c) satellite image of the Wild Goose site in relation to Route 103
- (d) LCIP Board vote on June 7, 1991 assigning the Wild Goose site to NHFG

Director Normandeau oriented members to the location of the Wild Goose site and gave a brief history of the property noting that on both occasions that Wild Goose had come before CORD in the past, the Council supported the development of a public boat access ramp on the site. Director Normandeau highlighted that the NH Fish and Game Commission voted 11-0 and the Public Water Access Advisory Board (PWAAB) voted 9-1 in support of NHFG retaining ownership of the Wild Goose site. Director Normandeau noted that it would be unprecedented for another state agency to take ownership from another state agency that seeks to retain ownership of a property.

Director Normandeau stated that NHFG is currently in the process of identifying alternative sites around Lake Sunapee for a public boat launch, but noted that even if an adequate site was identified it would likely cost a significant amount to acquire. Therefore, NHFG would consider going to the Legislature to sell the Wild Goose property at market value and use the money from the sale to purchase the alternative site. Director Normandeau also noted that the only access on the lake other than the state beach site is controlled by the towns, which the towns could vote to shut down at any time. He further stated that even if Wild Goose was never used for public boat

access, by NHFG retaining ownership of the site, it could possibly be included in the NHFG land bank to match Pitman-Roberts federal grant funds. NHFG can utilize the value of undeveloped properties not acquired with federal funds such as Wild Goose, which was appraised for \$1.2 million, to access the 25%/75% Pitman-Robert fund match, which could be utilized for acquisition of another site on Lake Sunapee.

Mr. Way asked whether the Lake Sunapee Public Boat Access Development Commission (“the Commission”) put a timetable on the Wild Goose issue resolving itself. Director Normandeau replied that the Commission discussed allowing two years to find an alternative site before developing the Wild Goose property, but that this recommendation was not included in the final report; otherwise he may have supported the majority report. Director Normandeau further noted that currently there are no properties for sale that are remotely suitable for a public boat launch. He stated that NHFG is not in favor of utilizing its eminent domain power to acquire an alternative site at this time. He concluded that the Commission did not vote on a timeline, but that NHFG would continue to look for a way to acquire an alternative site along with creating agreements with individual towns around Lake Sunapee.

Ms. Muzzey asked for a summary of the state’s policy for the public’s access to lakes such as Sunapee. Director Normandeau responded that the state policy regarding public access has been codified in statute and the state is responsible for public access to lakes, which is defined as being open to the public, state owned and controlled, and being free. The state maintains over a hundred access points across the state including 60 power-boat ramps. PWAAB has focused attention on providing power boat ramp access on the state’s larger lakes. In recent years the state has acquired sites for power-boat public access on Lake Winnepesaukee, Ossipee Lake, lake Winnisquam, Newfound Lake, and Squam Lake. Lake Sunapee is the only remaining major lake in the state which lacks public access for motorized boats. NHFG receives \$800,000 to \$1 million per year to complete public access projects, which is derived in part from the NHFG \$5 annual power boat registration fee.

Mr. Way asked what resources DNCR would need if it acquired the Wild Goose property. NH Director of Parks and Recreation Bryce responded on behalf of DNCR Commissioner Stewart that at a minimum DNCR would need a parking lot, a pit toilet, and to clear vegetation on the site. He stated that the biggest issue would be the long-term upkeep of the site as some parks, which lack adequate upkeep receive 40% of a town’s police calls while others have required tree removal costing hundreds of thousands of dollars. However, there is a lack of resources to ensure adequate upkeep at all parks, which has resulted in hundreds of thousands of dollars in deferred maintenance across the state’s park system. The community may also desire additional amenities.

Chairman Chicoine thanked Director Normandeau, Commissioner Stewart, and Director Bryce and noted that CORD members may discuss the comments regarding the Wild Goose site received from NHFG, DNCR, and the public at its January 10<sup>th</sup> CORD meeting.

**B. LCIP Annual Report**

Steve Walker, Conservation Land Stewardship Program Director

Mr. Walker presented a summary of the LCIP annual report, which he noted is currently in draft form. He stated that the largest change is that Tracy Boisvert, former CLS Program Director left at the end of fiscal year '17 and that he became CLS Program Director in August 2018 and subsequently hired a Stewardship Specialist to fill his former position. Mr. Walker noted that as a result of the staff changes there have been payroll savings, which have resulted in a reduced draw on the LCIP endowment from 5.5% to 4.5% for the biennium. Mr. Walker also stated that LCIP continues to grow as it takes on monitoring responsibility for one or two properties per year from NHFG and the Division of Forests and Lands. He noted that for the third consecutive summer, CLS had an intern who created a guide for new land owners of existing conservation easements who may be unfamiliar with the responsibilities of owning a property with an easement. He reiterated that the program is emphasizing communication with land owners more to stop problems as they arise. He also noted that Appendices C and D at the end of the report are NHFG and Division of Forests and Lands fee-owned LCIP properties, which CLS monitors.

Mr. Normandeau noted that he appreciates the efforts of CLS because NHFG lacks the resources to monitor easements for its LCIP properties. He noted that NHFG won't accept a new easement unless there is money attached for the LCIP endowment for monitoring and that NHFG has 13-17,000 acres across the state under easement. Ms. Boisvert also praised CLS for its monitoring of easements of other state agencies and noted that the monitoring contracts which DNCR and NHFG have are equally important.

Mr. Drew asked if there is a need to develop a policy statement for alternative uses such as wind turbines and solar arrays. Mr. Walker replied that with new easements these alternative uses can be addressed in how the easement is written, but that land owners must adhere to the language of existing easements noting as reference a case where a land owner tried to disguise a commercial use as an agricultural use, which was clearly outside the bounds of the easement's allowed uses. Mr. Drew subsequently asked if the decreased draw on the LCIP endowment was due to a decrease in demand. Mr. Walker replied that the decreased draw on the endowment was due entirely to payroll savings, which will result in more of the principal remaining in the endowment fund. Mr. Drew then asked why the Wild Goose property was cited in both Appendix C and D of the annual report. Ms. Boisvert replied that the two mentions of Wild Goose were in fact two different properties – one is a three-acre parcel along the water which LCIP assigned to NHFG and the other is a 130-acre parcel on Route 103, which LCIP assigned to DRED (now DNCR), as part of the Sunapee State Park. Mr. Walker also noted that each of the 86 state-held LCIP properties is assigned a management agency. For example the Amy Easement in Pittsburg (on the cover of the annual report) is assigned to the Department of Agriculture, Markets, and & Food. He also noted that the program is unlikely to grow in acreage, but there may be additional land owners by virtue of subdivision. Mr. Way asked whether the guide was for existing or new land owners. Mr. Walker clarified that while the guide's intended audience was new land owners it could also be beneficial for existing land owners to have a better understanding of different aspects of the CLS program.

**MOTION:** Mr. Way moved to recommend adoption of the LCIP Annual Report. The motion was seconded by Ms. Boisvert. The council voted unanimously to approve the motion.

### **III. SMART GROWTH UPDATE**

#### **A. Chris Skoglund, NH Department of Environmental Services**

Mr. Skoglund, the Climate Energy Program Manager at the Department of Environmental Services (DES) presented about DES's ongoing Department Climate Initiative. His presentation slides will be available online.

Mr. Drew asked Mr. Skoglund to discuss the Coastal Adaptation Initiative and effect of rising sea-levels on increased ground water intrusion. Mr. Skoglund noted that DES and other agencies are supporting the Coastal Adaptation Working Group (CAW), which is separate from the Upper Valley Adaptation Working Group. The CAW was formed to address coastal communities being pinched by water coming downstream from increased precipitation and increased flooding and sea level rise. SB 452, which was passed in 2016, requires state agencies to look at coastal rules compared to predicted sea-level rise under a series of different scenarios. As a result of SB 452, state agencies went through a meticulous process about how to modify rules to adapt to sea level rise. The report with updated sea level rise projections was just finalized for September 1, 2018 and will result in subsequent rule changes. Mr. Skoglund also noted that sea-level rise is pushing up ground water levels and is already leading to salt water intrusion in wells in Newmarket.

Mr. Ray asked if FEMA is adopting flood maps. Mrs. Skoglund responded that FEMA is updating flood maps on a case by case process. As the flood maps are updated, flood zones are expanding which has created increased pushback from some communities about more of their homeowners being included in flood zones and requiring flood insurance. Mr. Skoglund referred additional questions to Jennifer Gilbert, State Flood Management Coordinator at OSI. He also noted that there has increased attention in the last six months about whether vulnerable coastal properties should be protected or bought out. He stated that coastal property's being abandoned or bought out could result in a shift of the tax burden onto other non-coastal property owners and could prove problematic.

Mr. Klass thanked Mr. Skoglund and invited other CORD members to present on smart growth issues to fulfill the Council's responsibility under RSA 9-B.

### **IV. MINUTES**

#### **A. Approval of September 21, 2018 draft minutes**

Mr. Drew commented that on the bottom of page two, under the motion for Item II.A (LCIP) and the top of Page 3, under the motion for Item III.A (Approval of July 12, 2018 minutes), Glenn Normandeau's name was misspelled. Mr. Drew also commented that Mr. Klass's name in the motion for Item III.A should not have an "s" after the apostrophe.

**MOTION:** On a motion by Mr. Drew, seconded by Mr. Ray, the September 21, 2018 minutes with Mr. Drew's proposed amendments were approved unanimously by the council with Mr. Way, Mr. LaBonte, and Ms. Weaver abstaining.

## V. OTHER BUSINESS

### A. Annual Nash Stream Forest reports

Ms. Boisvert stated that as part of the Nash Stream Forest Management Plan there was an MOA put into place between NHFG, the Trails Bureau, and the Division of Forest and Lands regarding the management of public ATV use in the Nash Stream Forest. CORD asked for two different annual reports: (1) a report from NHFG and DNCR assessing the environmental impact of trails in the Nash Stream State Forest and (2) a report on ATV enforcement in the Nash Stream, which are included in the November 8, 2018 CORD meeting packet.

Mr. Drew asked whether the erosion lines, which line up with vehicle tires, in slides 4 and 5 of the report have been repaired. Mr. Gamache of the Trails Bureau replied that all fascia boards in the area have been fully repaired. Ms. Muzzey asked whether the Trails Bureau or local ATV clubs were maintaining the trails. Mr. Gamache noted that the Metallak ATV Club bought the materials and the Trails Bureau provided the labor including rebuilding the ditch lines, putting in additional culverts in Kelsey Notch and the adjacent Wagner Forest, but that this arrangement was dependent on the work load of the Trails Bureau which may vary year to year. Mr. Drew credited DNCR and the Trails Bureau with having no enforcement actions for the Kelsey Notch Trail especially since it's a pilot trail.

Chairman Chicoine noted that the Union Leader article at the end of the November 8, 2018 Meeting Packet about the ATV lawsuit was not part of the Nash Stream report, but was provided to members for information purposes only. Ms. Boisvert clarified that the article references Gorham and is entirely separate from the Nash Stream State Forest.

Ms. Muzzey asked when the Kelsey Notch trail would transition from pilot to permanent trail status. Mr. Gamache stated that CORD had instituted a three-year pilot, and that we were just finishing up the first year of the pilot.

### B. Proposed 2019 meeting dates (Second Thursday of the month; every other month beginning at 9:30 A.M.)

- January 10, 2019
- March 14, 2019
- May 9, 2019
- July 11, 2019
- September 12, 2019
- November 14, 2019

**MOTION:** With business completed, Director Normandeau moved to adjourn the meeting, which Mr. Ray seconded. The motion was approved unanimously by the Council (except for Ms. Weaver who left the meeting shortly before the meeting adjourned).

Meeting adjourned at 2:48 PM

# Exhibit 1

**Department of Natural & Cultural Resources Comments**

Good afternoon. I am here today to offer comment on behalf of the NH Department of Natural and Cultural Resource regarding the Wild Goose site on Lake Sunapee.

First, we have no position whether Wild Goose should be built or not and, in fact, we recused ourselves from voting on the "Report of the Chair and Majority of the Lake Sunapee Public Boat Access Development Commission".

Our interest in Wild Goose has been related to alternatives which included using the Sunapee State Park Beach as an alternative. We were aware of proposals that would have reduced the availability of the parking to our beach visitors by as much a third.

We appreciate the Commission's recognition in the report that the State Beach cannot be an alternative to Wild Goose.

With respect to the proposal to turn the responsibility for the Wild Goose site to this agency please consider that the Wild Goose site has not been on any list of properties for this agency to acquire. *However*, by statute we are to "acquire, by purchase or gift, real property with recreational or historic value". Therefore... as properties become available they are considered for addition to our system of state parks and forests.

The Wild Goose issues aside, we would not be fulfilling our statutory obligations if we were offered to be given a property for State Park purposes on one of the premier lakes in New England and not accept it.

We also appreciate the fact that Recommendation 1 states that upon transfer, the Division of Parks should make its own determination as to the suitability of the site's use. It is important for me to include in our comment today that developing, maintaining, managing, and staffing property takes resources. While we would accept the transfer of this land, we cannot commit to any specific use or investments at this time, especially considering we continue to have 10's of millions of deferred maintenance across the parks system.

Thank you for the opportunity to present here today. If you have any additional questions, either myself or Director Phil Bryce who served on the Commission would be glad to answer them.

*Provided to CORD  
at 11/8/18 Meeting*



Mayor

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November 8, 2018

Glenn Normandeau  
Director of Fish and Game  
11 Hazan Drive  
Concord, NH 03301

Director Normandeau:

It is my understanding that the Council on Resources and Development will meet today, and that one of the items for discussion will be the Lake Sunapee Public Boat Access Development Commission's recommendation to transfer the Wild Goose property from your department to the Department of State Parks. Having attended the site visits and most of the Commission's meetings, the only other property discussed as an alternative was the State Beach and that did not seem to be a viable option. Unless something has changed since the Commission concluded its work, there is no alternative. Hence, Wild Goose still remains the only available option for a deep-water, public boat launch.

During one of the Commission meetings, a member offered a possible solution of allowing two years to find an alternative site before developing the Wild Goose property. By identifying a timeline, the certainty of establishing a public boat launch exists. Transferring the Wild Goose property with the hope that something more suitable becomes available, does not.

Years ago, the Claremont City Council unanimously resolved to support the development of the Wild Goose property as a deep-water, public boat launch. The Council reaffirmed the City's position in 2017. Access to a deep-water, public boat launch on Lake Sunapee in accordance with statute continues to be very important to the residents of this community.

Charlene Lovett  
Mayor, City of Claremont

Provided to CORD  
① 11/9/18 Meeting

## STATE OF NEW HAMPSHIRE

FISH AND GAME DEPARTMENT  
FACILITIES AND LANDS DIVISION

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TO: Glenn Normandeau, Executive Director  
Paul Sanderson, Legal Coordinator

FROM: Garret Graaskamp, Coordinator, Statewide Public Boat Access Program

DATE: 24 October 2018

RE: Wild Goose – Alternative Site Analysis

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The purpose of this memorandum is to address salient issues regarding a possible transfer of the Wild Goose property out of the control of the Fish and Game Department in the context of the Findings and Recommendations offered in the report of the Chair and Majority of the Lake Sunapee Public Boat Access Development Commission (Majority Report) dated February 28, 2018 and the opportunity to develop a deep water ramp for trailered boats at an alternative Public Boat Access Area on the lake in the future.

The information is timely in that the Wild Goose property transfer issue is scheduled for a hearing and vote at the next meeting (November 8, 2018) of the Council on Resources and Development (CORD) as recommended by the Majority Report. As currently scheduled, this meeting is the last opportunity for state agencies to present information bearing on the consequences of disposing the Wild Goose property before a vote to transfer the property is taken by CORD.

In short, the information presented in the paragraphs below, as gathered by the New Hampshire Fish and Game Department (NHFG) as part of the Wild Goose boat access area permitting process in 2015 and 2016, demonstrates there are no satisfactory alternative Public Boat Access Areas currently available for a new deep water trailered-boat access area on Lake Sunapee of similar quality and functionality to the Wild Goose option within the context of following criteria:

1. Have no existing residential or commercial buildings
2. Development would have a similar or lesser environmental impact (i.e., wetlands disturbance, aquatic species disturbance, ledge removal, view-scape disturbance, etc.)
3. Development would have a similar or lesser cost to construct
4. Permittable to afford a substantially similar number of parking spaces within similar property setbacks and relative construction costs
5. Access be guaranteed along a public road
6. Eligible for funding through the Statewide Public Boat Access (SPBA) Program Fund (RSA-233-A:13) and the federal Wildlife and Sport Fish Restoration Act (Dingell-Johnson Act).

Notwithstanding any assessment of the information and process used by the Lake Sunapee Public Boat Access Development Commission (Development Commission) to reach the Findings and Recommendations in the Majority Report, this memorandum addresses the various conditions relevant to boat access development at the few specific properties identified by the NHFG that could be considered alternative sites for a Public Boat Access Area (BAA) in the context of RSA 233-A:1,IV ("Public Boat Access Area").

The Majority Report Findings that bear directly on the transfer issue in the context of the Fish and Game Department's (NHFG) obligations under RSA 233-A:3 ("New Hampshire Statewide Public Boat Access Area Program") include Findings 1, 3, 6 and 7 as excerpted here for convenience:

- Finding 1: Currently, there is not enough accessible parking capacity for trailers at deep water boat ramps on Lake Sunapee available to the general public.
- Finding 3: The New Hampshire General Court in 2017 did not support the capital funding for the construction of the Wild Goose boat launch.
- Finding 6: Sunapee State Park cannot serve as a replacement for the deeper water, thirty-one trailer boat parking space, Wild Goose site.
- Finding 7: The New Hampshire Division of State Parks is committed to exploring additional boat trailer parking at Sunapee State Park, for park visitors, outside of current parking lots. This development would increase access in the near term for trailered boats.

The Majority Report Recommendations that bear directly on the transfer issue in the context of the Fish and Game Department's (NHFG) obligations under RSA 233-A:3 include Recommendations 1 and 2 which call for the NHFG to "...find a more acceptable alternative for a deeper-water boat access point on Lake Sunapee..." and "...be charged with and strongly supported by the state and local constituencies with finding an alternative site for compliance with RSA 233-A."

Recommendations 1 and 2 are excerpted here for convenience:

1. ***We strongly recommend*** that the Wild Goose site be removed from consideration as a Department of Fish and Game boat launch site by way of CORD transferring the property to the Division of State Parks by the power granted to CORD in RSA162-C:6. This action will release the Department from its focus on the Wild Goose development and empower it to find a more acceptable alternative for a deeper-water boat access point on Lake Sunapee. The transfer of the property to the Division of State Parks is the right course. The Division has a strong and successful history of providing public access to public waters for recreational purposes as defined by RSA 271:20-a, I. Upon transfer, the Division of Parks should make its own determination as to the suitability of site's use, consistent with its mission to provide public access. This may include providing fishing, car top boat/canoe access, picnicking, or even camping opportunities at the Wild Goose site. The Commission anticipates that the Division will work closely with area communities in developing any plans to avoid the pitfalls of Department's Wild Goose experience. It should be fully expected that the Division of State Parks will charge fees to compensate for any expenditures at the site.

After twenty-seven years of division, strife and ongoing traffic safety concerns, it is time for the Fish and Game to be released of this site, so it can comply with its obligations under RSA 233-A.

2. The New Hampshire Department of Fish and Game should be charged with and strongly supported by the state and local constituencies with finding an alternative site for compliance with RSA 233-A. The Department should immediately begin work on locating a new alternative. Towns and stakeholders,

including many who served on this Commission, have stated their willingness to assist in this effort. In the short term, the Department should consider remedies that will help increase access to Lake Sunapee, such as free trailer parking in areas near existing boat launches.

The Majority Report advised the NHFG to conduct a search for a new alternative boat access area (Recommendation 2). This analysis was completed in 2015 and 2016, during which time the Department reviewed tax maps and made drive-by confirmation visits to select properties to determine whether infrastructure (e.g., habitable buildings, docks, etc.) were present; and whether physical (e.g., topography); environmental (e.g., wetlands); or other visually obvious conditions existed that would preclude the use of state or federal boat access funds; or present conditions potentially requiring higher project costs or untenable permitting issues. None of the potential alternative sites were for sale at the time, nor are currently for sale.

### Sunapee State Park

The ramp at Sunapee State Park, managed by the Department of Natural and Cultural Resources (DNCR), is not considered here as an alternative BAA site because Finding 6 states that Sunapee State Park ramp "...cannot serve as a replacement for the deeper water, thirty-one trailer boat parking space, Wild Goose site." Finding 7 further indicates in this context that any additional parking at Sunapee State Park would "increase access in the near-term for trailered boats..." while Fish and Game pursues identifying, acquiring, designing, permitting and constructing a new deep water BAA for trailered-boats at an alternative site.

If SPBA or federal Wildlife and Sport Fish Restoration Act funds are used to increase parking at Sunapee State Park, boating access would either have to be a non-fee amenity or the entrance/ramp use fee would have to be tracked administratively and applied to a dedicated fund for maintaining only the BAA-related parking and ramp infrastructure at Sunapee State Park.

### Birch Grove Road / Route 103 Intersections

Although not the main focus of this memorandum a brief comment about the frequently cited traffic concerns with the travel-way geometry and traffic flow at the two intersections between Birch Grove Road and Route 103 is warranted for reference and context.

A traffic study [*Lake Sunapee Access Site, Route 103 / Birch Grove Road Intersection Analysis*] specifically addressing these intersections was completed in June 2005 by Fay, Spofford & Thorndike (now Stantec Consulting Services). It identified modest infrastructure upgrades and traffic flow changes along with signage controls to the intersections that would improve the conditions to satisfactory safety levels with regard to traffic from a Wild Goose BAA. The recent NH Department of Transportation (NHDOT) Road Safety Audit [*New Hampshire Route 103, Between NH 103A (Newbury Village) and NH 103B (Mount Sunapee Traffic Circle)*](May 8, 2017)] encompassing the subject intersections analyzed current traffic conditions and not the effects of any proposed changes to the intersections or traffic related to the Wild Goose BAA.

The NHDOT has offered comments and support on several occasions in the past for specific upgrades and traffic flow modifications, some of which were identified in the FST 2005 study that would create safe functional traffic conditions at these intersections to address the traffic to and from the Wild Goose BAA.

### Alternate Site Analysis

The results of NHFG's alternative site research effort revealed that there are approximately 850 waterfront properties along the shores of Lake Sunapee greater than about one-third of an acre. Of these properties twelve were greater than about 0.5 acres and had no habitable building structure. A thirteenth property (Pine Cliff Road) had a dock, but no buildings. Select property information for the thirteen properties and Wild Goose is summarized as Table 1 (Alternative Site Analysis [2015 and 2016]).

### Small Acreage Properties

Five properties with areas below one-acre are included in Table 1 to provide a comprehensive and complete compilation of properties with some potential to be available to the NHFG for development of a new BAA for deep water trailered-boats. However, the small-footprint areas, when combined with other site-specific limitations such as steep slopes; narrow dimensions impacting setback and road design; stream crossings; dense residential development; and feeder roads that are single-lane or through residential settings, do not support realistic expectations to achieve an efficient and safe engineering design for onsite-driveways, turning areas, parking and launching logistics for an appropriately large number of parking spaces to satisfactorily address the need for more parking as noted in Finding 1. These five sites will not be considered further in this analysis.

The remaining eight properties have nominal acreages between 1.74 and 100 acres that are comparable with the acreages at existing NHFG deep water BAAs for trailered-boats on lakes of comparable size to Lake Sunapee. Lake Sunapee is the fifth largest lake that is completely within the boundaries of the state. The Newfound Lake (fourth largest lake) BAA is a 5.05 acre property with 28 trailer spaces. The Lake Winnisquam (third largest lake) BAA is a 1.4 acre property with 35 trailer spaces and Squam Lake (second largest lake) BAA is 1.3 acres with 27 trailer spaces. The following paragraphs will discuss the important controlling details that affect potential BAA development at the remaining eight candidate alternative sites.

### Owls Head and Grace Hill Properties

The Owls Nest and Grace Hill road properties are 1.74 and 2.40 acres, and assessed in 2014 at \$541,600 and \$770,200, respectively. The significant limiting factor for these two sites is that they are accessed over private roads, with lengths of 2,550 feet and 3,200 feet, respectively. Permanent legal public access would have to be secured along these private ways before the NHFG could expend state or federal funds to purchase the properties or consider development of a BAA. According to correspondence from the office of the NH Attorney General in 2011 this could be accomplished by:

1. Lay[ing] out a state-owned road over the private road under RSA 233-A:7
2. Obtain an easement specifically for the public use over the private road, or
3. Persuade the owners of the private road to dedicate it to the municipality and convince the municipality to accept it.

The tax card information for the Grace Hill Property indicates that there may be wetlands on this property and the September 2017 Google Earth image indicates there may be a dock structure at the shoreline.

The tax map and tax card information for the Owls Nest property indicates that wetlands block much of this narrow property from the shoreline. Development would require the wetlands to be filled to create BAA logistics and amenities, although the narrow width of the property would severely limit functionality. Wetlands mitigation would likely be required at an off-site location, as yet to be determined. It is unknown whether the bathymetry at the shoreline would support a deep water launch with or without periodic dredging. The likely significantly high cost to purchase either of these properties and overcoming the road access and wetland issues severely and adversely impact the practical reality that these properties are viable alternative sites.

#### Bowles Road Property

The Bowles Road property is two acres located in a residential neighborhood. The last sale price was \$1,315,000 in 2010 and the Town of Newbury assessed the property at \$1,354,000 in 2014. Access to the property requires driving just over a mile from either the north or south from Route 103A through residential development. Access from the south requires crossing a one lane bridge over Blodgett Brook. The property has a rectangular shape with approximately 300 feet of road frontage and about 390 feet between the edge of Bowles Road to the shoreline. The slope on the site is very steep with an elevation drop from the road to the shoreline of about 100 feet as shown on Google Earth (about a 25 percent grade). It is unknown whether the bathymetry at the shoreline would support a deep water launch with or without periodic dredging. The dimensions of the property combined with the steep grade of this property disqualify it as a likely cost effective, permitable and satisfactorily functional alternative site.

#### Cottage Owner's Association Property (Blodgett Landing Road)

The Cottage Owner's Association property off of Blodgett Landing Road is 2.35 acres and assessed at \$1,077,200 (2014). Note that the property has an existing boat ramp that is located at the confluence of Blodgett Brook with Lake Sunapee. This is one of the boat access sites referenced at times in the past by some as a public boat access site, but it is not under RSA 233-A,1,IV. The existing ramp is not a satisfactory alternative site for Wild Goose because it is not owned or controlled by the state; the water level is very shallow in front of the ramp; and annual deposition of sediment in front of the ramp would require extensive annual dredging in the brook channel to maintain an adequately deep water depth to function properly for most trailered boat dimensions. A similar finding was reached during the original alternative site study in 1996 by the Lake Sunapee Public Access Subcommittee (February 13, 1996 Report of the Subcommittee).

Similarly, the remaining shoreline of the property, as observed from shore and on historical Google Earth aerial photos, is strewn with boulders and has predominantly shallow water depths that extend out significantly into the lake. The sediment source for this natural shoal and dynamic depositional feature is the annual ambient suspended load and periodic storm-event bed load from Blodgett Brook. A portion of this sediment would require removal by dredging to construct a deep water trailered boat ramp in this area. Over the long term, periodic maintenance dredging of the lakeside approach to the ramp is likely to be required.

There is a mooring field for approximately 25 to 30 boats along the entire shoreline of the property. The dimension of the field is approximately 250 feet by 300 feet. Construction of a ramp would likely require much or most of the mooring field to be abandoned to provide safe, unobstructed boat passage to and from a new ramp.

The cost to the State to purchase the property as a fee interest and provide compensation for the value of the lost mooring rights could likely be on the order of the assessed value of one-million dollars. Dredging to maintain adequate water depths at a new ramp would be a dynamic on-going adverse impact to the aquatic habitat involving a significant expense and environmental permitting commitment. Construction of new ramp infrastructure (i.e., parking, boat staging and launching areas and driveway lanes, etc.) would require greatly reducing or eliminating the lawn and wooded portions of the property currently used for passive on-shore and beach recreation opportunities. Access to beach activities would be greatly reduced in order to establish appropriate safe setbacks from boat traffic.

In light of the high up-front acquisition cost, potentially equal to half the capital budget requested by the NHFG to construct the Wild Goose project and which was subsequently rejected by the NH General Court in 2017 as being too expensive (Finding 3), and combined with the likely potential that long-term maintenance costs will be greater than for the Wild Goose option, the Cottage Owner Association property does not represent a clearly better alternative to the Wild Goose option from a fiscal budget perspective.

The physical constraints at the site do not afford a superior alternative to the Wild Goose property. The shallow water depths over a significant area along the shore will be a hazard to many boaters as they approach or depart, or queue on station to use a new ramp at this location in contrast to the single large boulder well off shore from the Wild Goose ramp that has a specific and small foot print that can be noticed with a navigational buoy.

It does not seem appropriate to expend significant additional funds to acquire and convert an existing public fishing, beach, cartop boat/canoe access and picnicking resource to a public BAA and then develop the Wild Goose site with these same amenities (Recommendation 1), especially given that the physical shoreline and water depth conditions to support a public deep water BAA for trailered-boats are not superior to those at Wild Goose.

#### Gordon Wildlife Management Area (Jobs Creek Road)

The Gordon WMA property off of Jobs Creek Road is 17 acres and assessed at \$2,880,200 (2014). The NHFG holds this land in conservation through a Quitclaim Deed with the restriction that if the property ceases to be used exclusively for fish and wildlife conservation purposes and is used for other purposes, it will revert back to the original grantors or their heirs. Notwithstanding this restriction the property is very steeply sloped and does not offer a superior BAA alternative from engineering or cost-benefit perspectives in comparison to the Wild Goose site.

#### Jobs Creek Road Property - Site 2

The Jobs Creek Road - Site 2 property is 20 acres. This property is protected from development by a conservation easement. Its assessed value with conservation restrictions is \$777 (2018). It has an appraised value of \$2,525,900. The average slope from the road to the shoreline is

about 12 percent. Notwithstanding the development constraints imposed under the conservation easement, the property is steeply sloped and two islands with extensive skirts of rocky shoals shield the shoreline and would impede safe boat passage and ramp access. These conditions do not offer a superior BAA alternative from engineering or cost-benefit perspectives in comparison to the Wild Goose site.

#### John Hay National Wildlife Refuge

The John Hay National Wildlife Refuge property off of Route 103A is 79.89 acres and assessed at \$ 4,764,100 (2014). This property was previously considered as an alternative site during the original alternative site study by the Lake Sunapee Public Access Subcommittee, but was not offered as an alternative (February 13, 1996 Report of the Subcommittee).

#### Soo Ni Pi Property

The Soo Ni Pi property off of Soo Ni Pi Park Road in the Town of New London is 110.48 acres. Its assessed value as a Current Use parcel is \$10,993 (2015). It is appraised at \$1,979,625 and the most recent sale price in 2008 was \$2,300,000. This property was previously considered as an alternative site during the original alternative site study by the Lake Sunapee Public Access Subcommittee, but was not offered as an alternative (February 13, 1996 Report of the Subcommittee).

The tax map shows wetland immediately adjacent to the shoreline with an areal extent that cuts-off most of the property acreage from the shoreline. The water depth is very shallow along the shore. Sandy bottom conditions appear to extend out to about 200 feet from the shoreline. These conditions preliminarily indicate that a ramp at this location would be subject to continued sand migration and deposition by wave and wind energy and consequently require ongoing periodic maintenance dredging.

The location of the wetland area on the property and the shallow sandy shoreline conditions disqualify this property as a viable deep water trailered-boat alternative to the Wild Goose project.

#### Alternative Site Analysis Findings

The thirteen properties identified in this analysis represent the only remaining properties on the lake with potentially buildable, but undeveloped lakeshore frontage. This analysis demonstrates that none of the properties have requisite physical, environmental, financial or vehicle access features that are superior to the Wild Goose property and which would warrant dismissing the investment already made to develop the Wild Goose deep water trailered-boat access area.

Furthermore, it is not reasonable to believe that a property with lakeshore frontage, adequate acreage and an existing building(s) will become available through donation or be an affordable or allowable purchase option within the appropriation constraints applicable under the two funding sources used to acquire, design, permit and construct public boat access areas in New Hampshire (i.e., NH RSA 233-A and the federal Wildlife and Sport Fish Restoration Act).

The traffic safety issues attributed to the travel-way geometry and traffic flow at the two intersections of Birch Grove Road with Route 103 can be solved with common-practice

engineering designs and controls. The NH Department of Transportation was not called to participate in the Lake Sunapee Public Boat Access Development Commission. The NH Department of Transportation has offered comments and support on several occasions in the past for specific upgrades identified in a 2005 traffic and safety study of these specific intersections. Given that a significant sum of money will likely be required to acquire any potential alternative site, short of a property being donated to the NH Fish and Game Department, that sum of money could be used to construct the traffic upgrades at the Birch Grove / Route 103 intersections. The New Hampshire Department of Transportation should work with the NH Fish and Game Department to review the past traffic studies, comments and upgrade options to formulate a solution(s) (with estimated costs) to the safety issues of concern at the Birch Grove / Route 103 intersections.

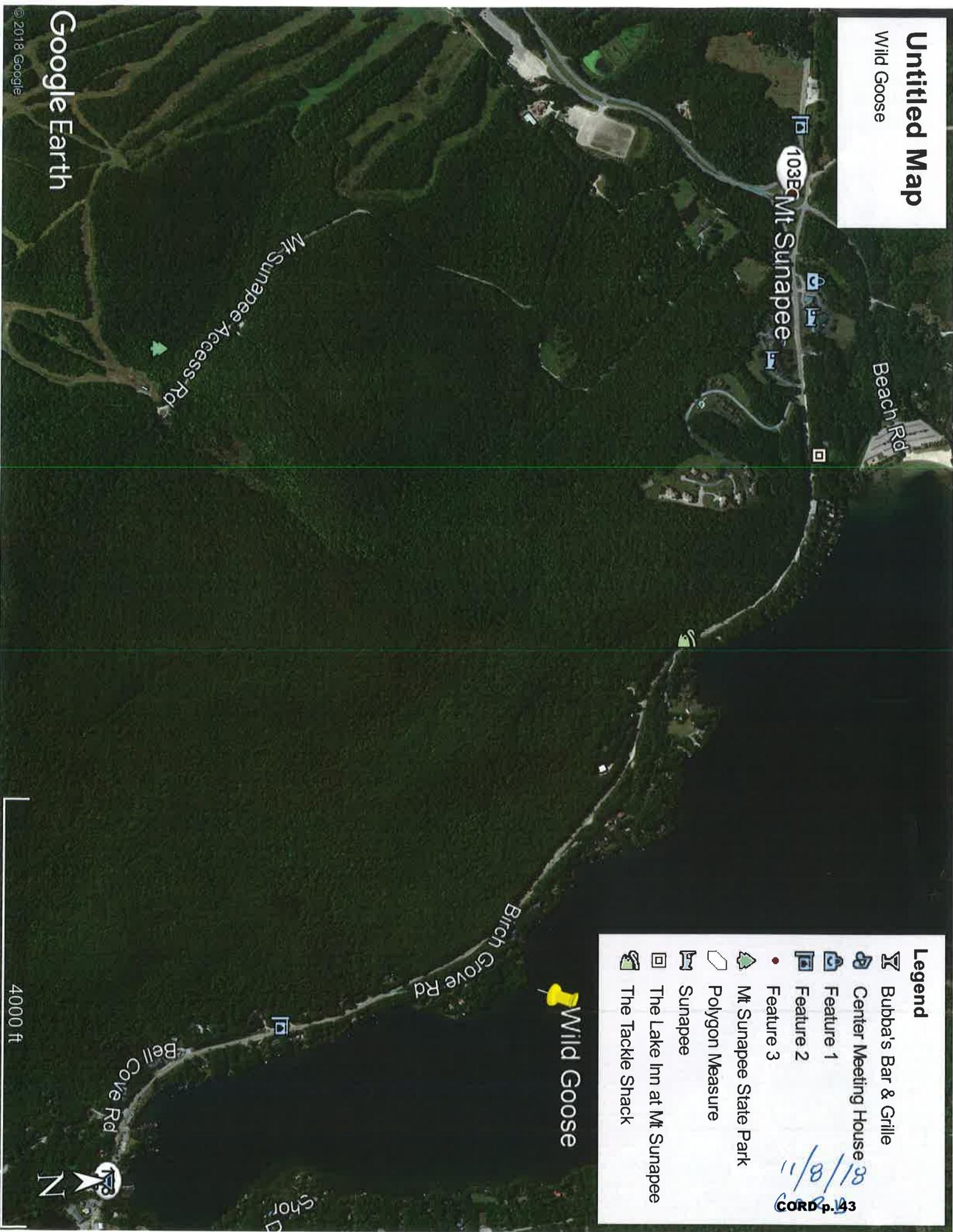
Given the lack of alternative sites available on Lake Sunapee, and in accordance with the Findings and Recommendations of the Majority Report, it is premature to dispose of the Wild Goose site out of the Statewide Public Boat Access Program land inventory until an alternative site is secured under state control and is actively operational as a deep water boat access area for trailered-boats under RSA 233-A; notwithstanding the construction and implementation of any additional parking for trailered-boats that may be developed in the future at the Sunapee State Park.

Table 1: Alternative Site Analysis (2015 and 2016)

Town	Property Name	MAP-Lot	Acres	Assessed Value (2014 or 2015)	Structure	Public / Private	Assessors Notes/ or Field Observation Comment
Newbury	Route 103	20-0333-0470	0.46	\$314,400	No	Private	Narrow parcel combined with small area preclude an efficient and cost-appropriate design for parking spaces, vehicle and boat maneuvering
Sunapee	Garnet Hill Road, South (2)	126-0028-0000	0.67	\$331,500	No	Private	Water access lot for abutter across street. Narrow and steep slope precludes satisfactory parking and vehicle-boat maneuvering design
Newbury	Pine Cliff Road (3 Parcels)	19-0300-0525, 0528, 0561	0.70	\$1,197,600	Yes	Private	Dock (300SF); Common Land/ Seven owner interests; Access feeder road from Route 103A is about 0.25 mile through residential setting
Newbury	Highland Avenue	18-0265-0165	0.80	\$504,300	No	Private	Steep one-lane road leads to property; dense residential development; Common Land / nine owner interests
Newbury	Route 103A	20-0131-0511	0.85	\$439,100	No	Private	Shed 81' x 81'; Small size, irregular shape and stream through property preclude an efficient and cost-appropriate design for parking spaces, vehicle and boat maneuvering
New London	Owls Nest Road	135-003-000	1.74	\$841,600	No	Private	On private road which precludes use of State SPBA Program and Federal Wildlife & Sport Fish Restoration Act funds; Tax map & card description indicates wetlands on property
Newbury	Bowles Road	16-0544-0079	2.00	\$1,354,700	No	Private	Steep slopes preclude an efficient and cost-appropriate design for parking spaces, vehicle and boat maneuvering
Newbury	Cottage Owners Assoc. (Blodgett Landing Road)	16-0247-0321	2.35	\$1,077,200	No	Private	Common land and 25 to 30 boat mooring field for multiple stakeholders; shoreline water depth is shallow limiting ramp draft.
Newbury	Grace Hill Road	16A-0303-0072	2.40	\$770,200	No	Private	On private road which precludes use of State SPBA and Federal Wildlife & Sport Fish Restoration Act funds; Tax card description indicates wetlands on property
Newbury	Wild Goose Property	19-0401-0244	3.30	\$1,753,800	No	State	Deep water trailer-dock-boat access design completed
Newbury	Gordon Wildlife Management Area (Jobs Creek Road)	108-0020-0000	17.00	\$2,880,200	No	State	NHFG-Gordon WMA: Conservation use precludes Boat Access; Steep slopes severely limit parking and vehicle-boat maneuvering design
Sunapee	Jobs Creek Road - Site 2	0111-0003-0000	20.00	2018 Assessed Value \$777 Appraised \$2,525,900	no	Private	Conservation Easement; Steep slopes; near shore shoals
Newbury	John Hay National Wildlife Refuge	18-0232-0100	79.89	\$4,764,100	Yes	Federal	Incompatible use with wildlife refuge; Not offered as an appropriate alternative by the Lake Sunapee Public Access Subcommittee (February 13, 1996 Final Report)
New London	See NI PI (Soo NI PI Park Road)	136-007-000	100.48	Current Use \$10,993; Appraised \$1,979,625; Last sale 2008 \$2,300,000	No	Private	Wetlands extend and block most of shoreline; shallow water depths; Private way divides upland property from shore; Not offered as an appropriate alternative by the Lake Sunapee Public Access Subcommittee (February 13, 1996 Final Report)

# Untitled Map

Wild Goose



**Legend**

- Bubba's Bar & Grille
- Center Meeting House
- Feature 1
- Feature 2
- Feature 3
- Mt Sunapee State Park
- Polygon Measure
- Sunapee
- The Lake Inn at Mt Sunapee
- The Tackle Shack

*CORD p. 43*  
*8/11/11*

Wild Goose

Google Earth

© 2018 Google

4000 ft

Land Conservation Investment Program

June 7, 1991

Dr. Donald A. Normandeau, Ph.D.  
Executive Director  
New Hampshire Department of Fish & Game  
Hazen Drive  
Concord, NH 03301

Dear Dr. Normandeau:

On March 13, 1991 the LCIP Board voted to assign to the Department of Fish and Game the responsibility to manage a 3.4 acre acquisition in Newbury. The LCIP acquired a fee simple interest in the land on November 19, 1990 from Bank Five for Savings, after successfully bidding at a mortgage foreclosure auction on November 2, 1990.

This letter is to formally convey to Fish and Game (via Chuck Miner) the following information for your permanent records on the property:

1. Copy of the recorded deed of conveyance;
2. Copy of Governor and Council Request;
3. Copy of Title Opinion Prepared for the LCIP;
4. Copy of the survey prepared by the seller for the LCIP (this will be provided to Chuck Miner under separate cover);
5. Copy of the appraisal prepared by the seller for the LCIP.

Many thanks for your department's enthusiastic support and encouragement which has made this acquisition possible. Should you or your staff have any questions please feel free to contact me or Bob Chamberlin of the Trust for New Hampshire Lands who represented the LCIP in the acquisition.

Sincerely,



Will Abbott  
Executive Director

cc: Chuck Miner, NH Fish & Game Department  
John Monson, Chair, NH Fish & Game Commission

[https://www.unionleader.com/nh/outdoors/ride-the-wilds-trail-signs-to-be-in-place-by/article\\_114b7d99-7453-5af1-9889-8dbd6bddd2e7.html](https://www.unionleader.com/nh/outdoors/ride-the-wilds-trail-signs-to-be-in-place-by/article_114b7d99-7453-5af1-9889-8dbd6bddd2e7.html)

## Ride the Wilds Trail signs to be in place by late May 2019

By JOHN KOZIOL Union Leader Correspondent Dec 19, 2018 Updated Dec 20, 2018



Members of an alliance to improve riding on the Ride the Wilds ATV trail system in Coos County met on Dec. 4 at the Black Bear Tavern in Colebrook to talk about a signage initiative that received grant funding from the Polaris Foundation. In the front row, left to right, are Corrine Rober (Bear Rock Adventures), Dianne Mattot (Great Northwoods Riders ATV Club) and Craig Washburn, of the Metallak ATV Club. In the rear, left to right, are Kris Dickson and Mark Dickson (Umbagog ATV Club), Jodi Gilbert (Executive Director, North Country Chamber of Commerce); and Darrin Joque, of the Great Northwoods Riders ATV Club.

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JOHN KOZIOL/UNION LEADER CORRESPONDENT

**COLEBROOK** — Signs providing directions and promoting safe and responsible ATV riding will be installed in the northern half of the Ride the Wilds trail system.

The largest interconnected ATV trail system in the northeast, Ride the Wilds represents the collective effort of 11 nonprofit clubs that cumulatively maintain more than 1,000 miles of trails in Coos County.

Although it has its critics, including in Gorham where a group of residents upset by noise, dust and unruly behavior by riders has sued the state to close the trail entrance, Ride the Wilds is widely viewed as the possible savior of the North Country economy.

In September, Bear Rock Adventures, Great Northwoods Riders ATV Club, Metallak ATV Club, Millsfield ATV Club, the North Country Chamber of Commerce and Umbagog ATV Club formed an alliance to improve riding in their part of Ride the Wilds' trail system, and two months later they were awarded a \$100,000 grant from the Polaris Foundation for signs along the trails.

"Ride the Wilds is an iconic trail system," said Lucy Clark Dougherty, president of the Polaris Foundation, in a prepared statement, "where riders can create memories, discover adventures and spend time with friends and family."

She added that Polaris, which in both 2016 and 2017 held its East Coast "Camp RZR" event at Jericho Mountain State Park in Berlin, accessible from Ride The Wilds, "is honored to support this community's collaborative effort to enhance off-road riding experiences."

Chris Gamache, who heads New Hampshire's Bureau of Trails, hailed the signage initiative, saying it is "one of the most significant areas of improvement needed on the trails..."

The signs are expected to be in place for the start of the 2019 ATV season in late May.

During a Dec. 4 gathering of alliance members at the Black Bear Tavern in Colebrook, Corrine Rober, owner of Bear Rock Adventures and marketing chairman for North Country Chamber of Commerce, said the signs will help riders know where they are and where they're going. They will also help prevent riders from inadvertently trespassing on non-Ride The Wilds trails.

She said the ATV economy is booming and pointed to state tax revenue data showing that

between 2012 and 2017 spending on lodging and meals increased 34 percent.

Sales of homes on or near the trail system are strong, too, she said.

Craig Washburn, of the Metallak ATV Club, said ATVs have extended and expanded the tourism season in the North Country. When Ride the Wilds opened, ATVs were all that he saw visitors bringing up to Coos County. Now, he said, they bring their ATVs, but also their kayaks and mountain bikes.

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