

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

MEMORANDUM

TO: 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 Email:</i> <i>Tara Reardon (treardon@merrimackcounty.net)</i> <i>Stuart Trachy (strachy@merrimackcounty.net)</i> <i>Peter Spaulding (pspaulding@merrimackcounty.net)</i> <i>Ross Cunningham (rcunningham@mcdoc.net)</i>
Thomas J. Aspell, Jr. Concord City Manager 41 Green Street Concord, NH 03301 <i>Via Email (citymanager@concordnh.gov)</i>	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: December 14, 2020

SUBJECT: *State Owned Land, Surplus Land Review, Concord, NH
2021 SLR 002*

RESPONSE DEADLINE: Wednesday, January 13, 2021

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.

The Council on Resources and Development will consider the request at its meeting scheduled for **January 14, 2021**. 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

December 8, 2020

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

**RE: Grant of Utility Easement to Unitil and Consolidated Communications
DES Silk Farm Road Parcel, Concord, NH**

Dear Director Chicoine:

The Department of Administrative Services (DAS), acting on behalf of the Department of Environmental Services (DES), proposes to grant to Unitil Energy Systems, Inc. and Consolidated Communications of Northern New England Company, LLC (d/b/a Consolidated Communications – NNE), as tenants in common, a perpetual utility easement on State land for the construction, installation, operation, maintenance, and replacement of subsurface transmission and distribution lines and other supporting facilities and apparatus, including, without limitation, a new pad mount transformer, as needed to provide electrical and telecommunications utility service to the DES parcel located adjacent to the south side of the Interstate 89 right-of-way corridor on Silk Farm Road in Concord.

Unitil proposes to extend the existing utility pole line south along Silk Farm Road and to install a subsurface electrical distribution line extending from Silk Farm Road across part of the DES parcel to a new pad mount transformer, also to be installed by Unitil. These facilities are required for DES to be able to construct its planned new Dam Bureau Construction and Operations Facility on the 6.56-acre (+/-) Silk Farm Road parcel recently acquired by DES by interagency transfer from the New Hampshire Department of Transportation. The proposed easement area will be a 20-foot-wide strip of land with its center line fixed upon the proposed subsurface distribution line. The proposed easement is required to allow Unitil to begin installing the new electrical distribution facilities on site. In order to keep the DES construction project more or less on schedule, we request that this item be placed on the agenda for the January 14 meeting of the Council on Resources and Development (CORD).

Please submit this proposal to the Council on Resources and Development for review. If you have any questions, then please contact Jared Nylund, DAS Real Property Asset Manager at 271-7644.

Sincerely,



Charles M. Arlinghaus, Commissioner

Enclosures

Cc: Gary Lunetta, Director of Procurement and Support Services
Jared Nylund, Real Property Asset Manager
James Gallagher, Chief Engineer, DES Dam Bureau

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, Concord, NH 03301
Phone Number: 271-7644
E-Mail: jared.nylund@das.nh.gov

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

Location of Property: Silk Farm Road, Concord, NH (abutting I-89 LAROW)
Unknown (proposed easement area is a 20-foot-wide strip of land running from Silk Farm Road to a new pad mount transformer to be installed on the host parcel)

Acresage: _____

Requested Action: Grant of utility easement to electric and telecoms utilities

Term of Lease or Easement: Perpetual

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, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

1. What is the current use of this property?

This "property" is an easement area defined as a strip of land 20 feet in width extending from utility pole 543/26 along Silk Farm Road across part of a 6.56-acre (+/-) State owned parcel of land abutting the south side of the Interstate 89 limited access right-of-way (LAROW) to a pad mount transformer to be installed therein. The center line of said strip of land shall be fixed upon a subsurface electrical distribution line to be installed on site. The parcel of land within which the "property" is located was previously part of the Interstate 89 LAROW. Said parcel is largely undeveloped at present but recently has been acquired by the NH Department of Environmental Services (DES) by interagency transfer from the NH Department of Transportation (DOT) for the construction of a new DES Dam Bureau Construction and Operations Facility.

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

The "property" would remain part of the Silk Farm Road DES parcel as it is developed and eventually would include the proposed new subsurface electrical distribution line and pad mount transformer. Unitil and Consolidated Communications also would gain the perpetual right to construct, install, operate, replace, repair, and maintain such fixtures and equipment on the "property" as needed to be able to provide electrical and telecommunications utility services to the new DES facility to be constructed.

- 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.

The proposed new subsurface supply line and transformer will be installed as part of the utility work to be done in connection with the development of the Silk Farm Road DES parcel and construction of the new DES facility on site. As indicated above, the DES parcel presently is largely undeveloped and abuts the Interstate 89 LAROW on three sides: the Interstate 89 corridor abuts to the north and west, and a paved bicycle path corridor constructed on a strip of LAROW land abuts to the south. Beyond the interstate highway and the bike path, the site is otherwise surrounded by a large open field to the south and other open space and undeveloped forest land owned by St. Paul's School and the Audubon Society of New Hampshire. While the grant of the proposed utility easement certainly portends development of the host parcel, it does not appear that the development of the host parcel is necessarily likely to initiate or inspire any adjacent development in the near future given the identities of the abutting landowners, their current use of the surrounding land, and its largely undeveloped "open space" character.

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

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

The proposed easement area currently includes no structures. There will be a new pad mount transformer (to be installed), subsurface electrical and telecommunications lines, and associated fixtures and equipment. The host parcel will include the entire new DES facility to be constructed, including at least one building, paved driveways and parking areas, and outdoor lighting.

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 include the Interstate 89 corridor, Silk Farm Road, a paved bicycle path, and the Audubon Society of New Hampshire's McLane Center (located about 1,100 feet to the southeast of the host parcel).

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).

See items 1, 3, and 6 above. The area of the "property" is a small fraction of the total area of the host DES Silk Farm Road parcel.

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)

The "property" will be accessed directly from Silk Farm Road.

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.

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

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

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

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

b. The large St. Paul's School parcel abutting the paved bicycle path to the south of the host parcel includes thousands of feet of Great Turkey Pond shoreline. However, the Turkey Pond is over 1,000 feet away from the host parcel at its nearest point.

g. According to GRANITView, the host parcel and all adjacent parcels include

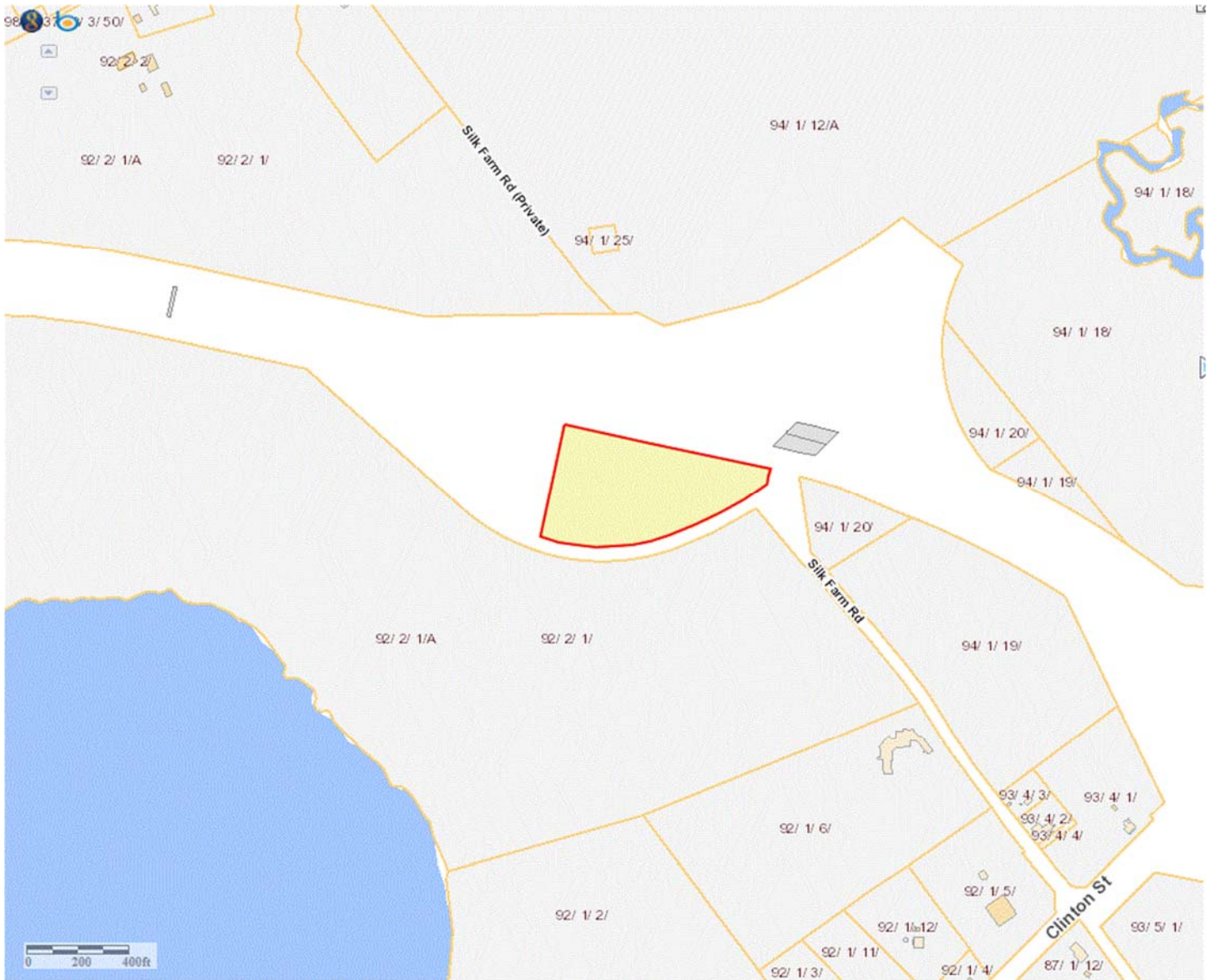
agricultural soils of prime and local importance.

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

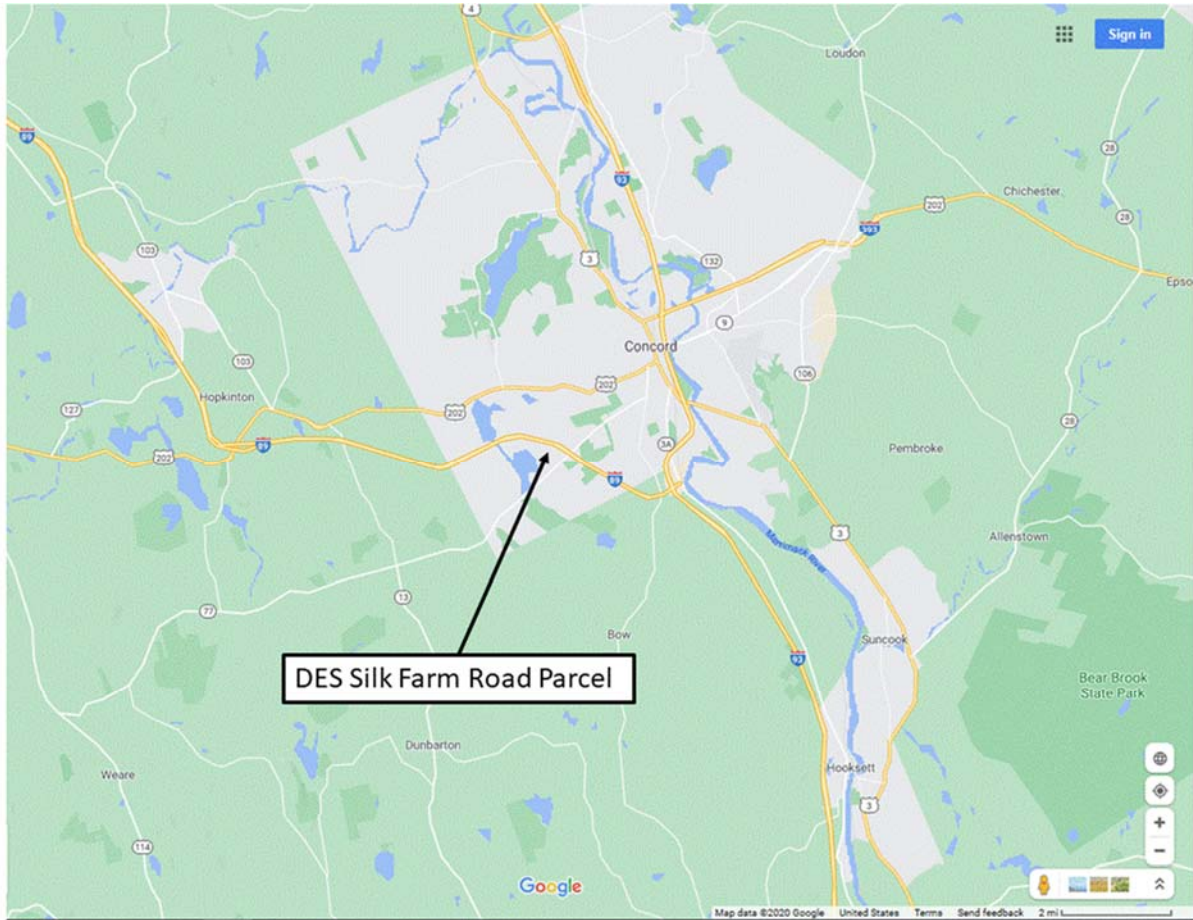
* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

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



**DES Silk Farm Road Parcel
Silk Farm Road, Concord, NH**

**Tax Map Detail
(Proposed easement area located within highlighted parcel with no tax map/lot number)**



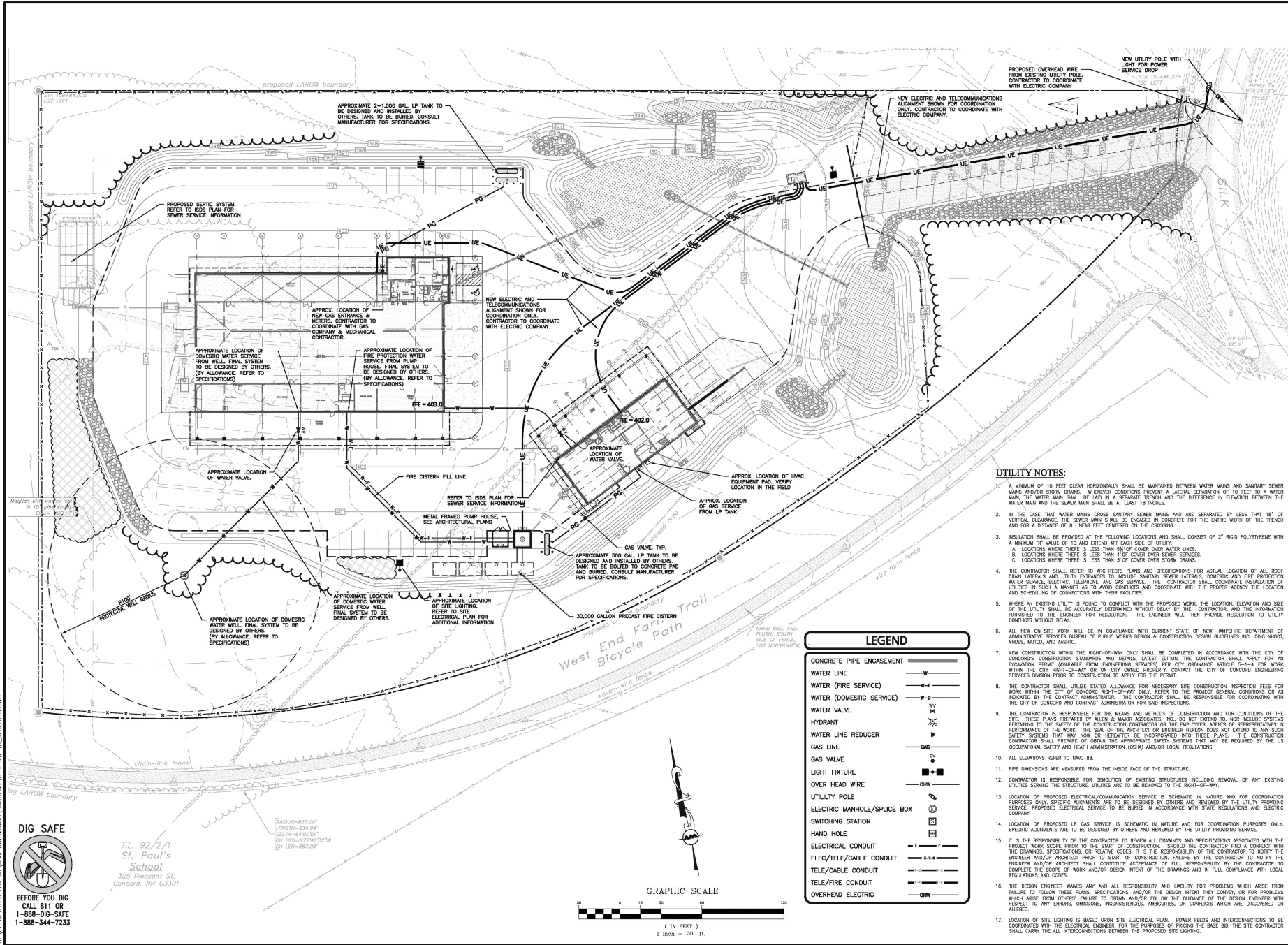
**General Location of DES Silk Farm Road Parcel
Silk Farm Road, Concord, NH**

Google Maps



**DES Silk Farm Road Parcel
Silk Farm Road, Concord, NH**

**Aerial View
(Proposed easement area located within highlighted parcel with no tax map/lot number)**

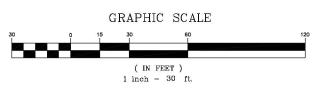


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1-888-344-7233

T.L. 9/2/21
St. Paul's
School
325 Pleasant St.
Concord, NH 03301

RA001=837.00'
LENGTH=934.94'
DEL TA=64.7001°
ON (880)=177.6132°W
ON LEN=887.00'



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environmental consulting • landscape architecture
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MANCHESTER, NH 03104
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WORKING IN: LAKEVILLE, NH • MANCHESTER, NH

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

CONSTRUCTION & OPERATIONS FACILITY
70 SILK FARM ROAD
CONCORD, NH
N.H. Dept. of Environmental Services
Water Division / Dam Bureau
29 HAZEN DR.
CONCORD, NH, 03302

No.	Description	Date
1	ISSUE FOR RFP PERMIT	09-20-2020
2	CMC COORDINATION UPDATES	04-09-2020
3	RFP SUBMISSION	05-06-2020
4	SUBMISSION TO CITY	05-13-2020
5	CMC COORDINATION UPDATES	06-03-2020
6	100% SUBMISSION	06-25-2020
7	BOULEVARD FOR BIDDING	12-02-2020

Issue Date: 02/05/2020
Project number: (AMM 2478-01) 80986 Contract D
Drawn by: MAM/ARM
Checked by: MAM
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DRAWING TITLE: UTILITIES PLAN
SHEET NO.: C-104