



STATE OF NEW HAMPSHIRE  
DEPARTMENT of NATURAL and CULTURAL RESOURCES  
OFFICE OF THE COMMISSIONER

172 Pembroke Road, Concord, New Hampshire 03301

Phone: 271-2411 Fax: 271-2629

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

August 17, 2022

Taylor Caswell, Commissioner  
NH Department of Business and Economic Affairs  
Office of Planning and Development  
100 North Main Street, Suite 100  
Concord, NH 03301

RE: Council on Resources and Development (CORD) Surplus Land Review (SLR) Request –  
Proposed Communications Lease Federal Hill Fire Tower Property in Milford

Dear Commissioner Caswell,

The Department of Natural and Cultural Resources (the “Department”) proposes to lease to US Cellular space on a proposed 120-foot monopole for a cellular antenna array and ground space within a proposed fenced enclosure for supporting telecommunications equipment.

US Cellular has been a tenant at the Department’s Federal Hill site since 1996. However, their antennas are currently affixed to the Department’s fire tower structure, which is scheduled to be reconstructed in 2023. This site is a very important local public safety communications location that is utilized by the Town of Milford emergency services and MACC-Base, which provides regional dispatch services to surrounding communities. The Department is partnering with US Cellular to construct a new monopole at this site that will be owned and managed by the State. This will allow all radio communications equipment (US Cellular’s and the public safety entities’) to be permanently removed off the fire tower and relocated onto a structure specifically designed for communications infrastructure.

The proposed US Cellular lease will be for a 5-year term, with three optional 5-year extensions, for a total of 20 years if all extension options are exercised. The Department’s agreements with the Town of Milford and MACC Base are authorized under RSA 227-H:9 and are not subject to RSA 4:40.

Please submit this proposal to the Council on Resources and Development (CORD) for review at its next meeting scheduled for September 29, 2022. If you have any questions, please contact Tracey Boisvert at (603) 271-2214.

Sincerely,

Sarah L. Stewart, Commissioner

Enclosures

cc: Patrick Hackley, Director, Division of Forests and Lands  
Tracey Boisvert, Land Management Bureau Administrator

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

**Name of Requesting Agency:** Dept. of Natural and Cultural Resources

**Agency Contact Person:** Tracey Boisvert, Land Mgt. Bureau Administrator, Div. of F&L  
Address: 172 Pembroke Road, Concord NH 03301  
Phone Number: 603-271-2214  
E-Mail: Tracey.I.boisvert@dncr.nh.gov

**Applicant Contact Person:** same  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** Federal Hill Fire Tower Property, Milford 347 Ponemah Hill Rd, Milford (Milford Tax Map 53, Lot 22)

**Acreage:** n/a

**Requested Action:** Lease communications tower space to US Cellular for mobile wireless antenna array and ground space for equipment within fenced enclosure

**Term of Lease or Easement:** Up to 20 years (including all optional extensions)

.....

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

NH Bureau of Economic Affairs  
NH Office of Planning & Development  
100 North Main St, Suite #100,  
Concord, NH 03301  
Attn: Stephanie N. Verdile, Principal Planner [stephanie.n.verdile@livefree.nh.gov](mailto:stephanie.n.verdile@livefree.nh.gov)

**1. What is the current use of this property?**

The Federal Hill Fire Tower property contains a fire tower that is actively used by DNCR for wildfire detection. Local public safety radio antennas for fire and regional dispatch, as well as mobile cellular antennas owned by US Cellular, are affixed to the fire tower. Associated public safety radio equipment is housed in the adjacent fire watchmen's cabin and US Cellular's radio equipment is housed within a large concrete shelter on the property. These uses are authorized through agreements that DNCR currently has with the public safety entities and US Cellular. The property is also used recreationally by the public who hike to the site via the access road and can view the surrounding area from the fire tower structure.

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

The state is partnering with US Cellular to build a new 120' monopole and fenced enclosure on the property. These new facilities will be owned by the State and DNCR will in turn lease out space on the monopole and in fenced enclosure to both US Cellular and the local public safety entities similarly to how it currently does. DNCR will be replacing the fire tower cab during the 2023 construction season and the antennas currently attached will need to be permanently removed. This is a very important local public safety communications site. The overall project will allow the

communications infrastructure to remain at the site but be entirely separated from the fire tower facilities, which are frequented by the public. The US Cellular lease will be for up to 20 years (including extensions), which is why this is coming through the surplus land process.

3. Does the proposed use of this property entail new development?  Yes  No
- a. If yes, is it consistent with adjacent and existing development?  Yes  No
- b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or its surroundings.

There are already antennas mounted at this site as well as a large concrete equipment bunker for housing radio communications equipment. The monopole structure and fenced enclosure will be different from what currently exists. However, the antennas currently located on the fire tower will be removed as will the existing large concrete equipment bunker. DNCR has no plans for future expansion of communications infrastructure at this site.

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 site currently contains a fire tower, associated watchman's cabin, large concrete equipment bunker (being removed from the property), and fenced enclosure housing US Cellular's generator and propane tank (being relocated into the newly constructed fenced enclosure that will be owned by the state.

5. Are there historical architectural or archaeological resources identified on this site?  Yes  No
- a. If yes, describe the resource(s)?

The watchmen's cabin is potentially considered an historical architectural resource. DHR is reviewing. There are no archaeological resources at this site.

- 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)

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 entire Federal Hill Fire Tower property is 3.63 acres. The new fenced enclosure with monopole will be 1,500 square feet, with 576 square feet of that enclosed area leased to US Cellular. This equals less than 0.4% of the entire state holding. The existing US Cellular bunker and fenced enclosure, which are larger, are being removed.

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 Federal Hill summit, where the 576 square feet leased area is located, is accessed via a woods road that runs from Ponemah Road to the top of Federal Hill.

b. If yes, is there a potential for public access interruption?  Yes  No

**9. Are there water resources related to this property, such as:**

Lakes/Ponds -  Yes  No **OR** Rivers -  Yes  No **OR** Wetlands -  Yes  No?

a. If yes, please indicate the size or extent of such resources.

There is a small wetland on the property but not in the vicinity of the proposed project.

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

c. If yes, briefly describe how any municipal zoning requirements for buffers or setbacks from lakes, rivers or wetlands apply to potential development of this property:

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

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

Description:

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

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

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

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

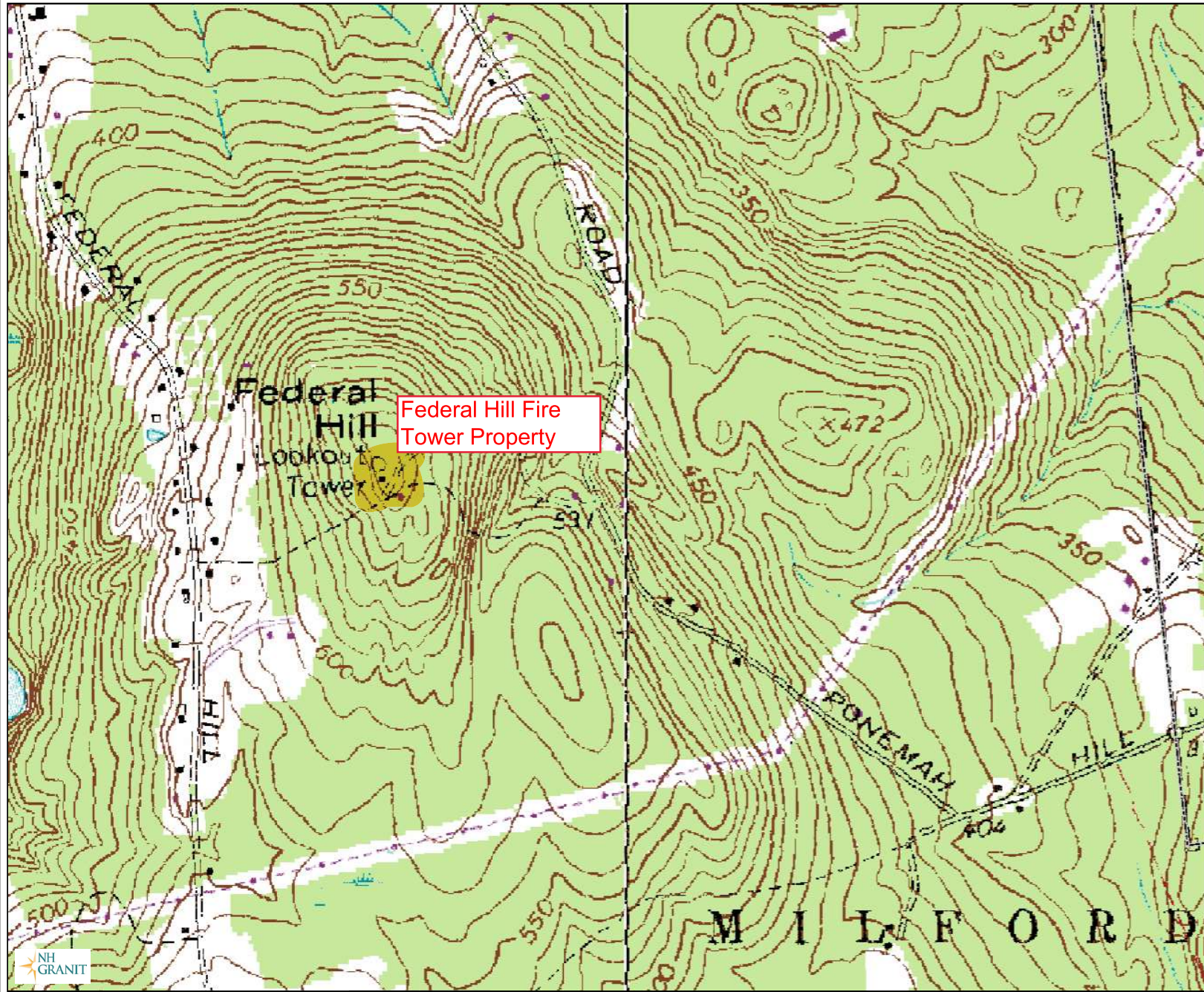
**11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.**

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features\*
- c. Aerial Photograph\*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities, or topographic features are welcome but not required

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

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

# Map by NH GRANIT



## Legend

- State
- County
- City/Town

Map Scale

1: 10,000

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Map Generated: 8/12/2022



## Notes

USGS Milford Quad  
Location of Federal Hill  
Milford, NH



# Map by NH GRANIT



## Legend

- Parcels
- Parcel Polygons
- Attributes for Additional Lines
- State
- County
- City/Town

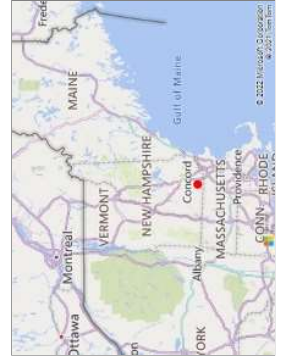


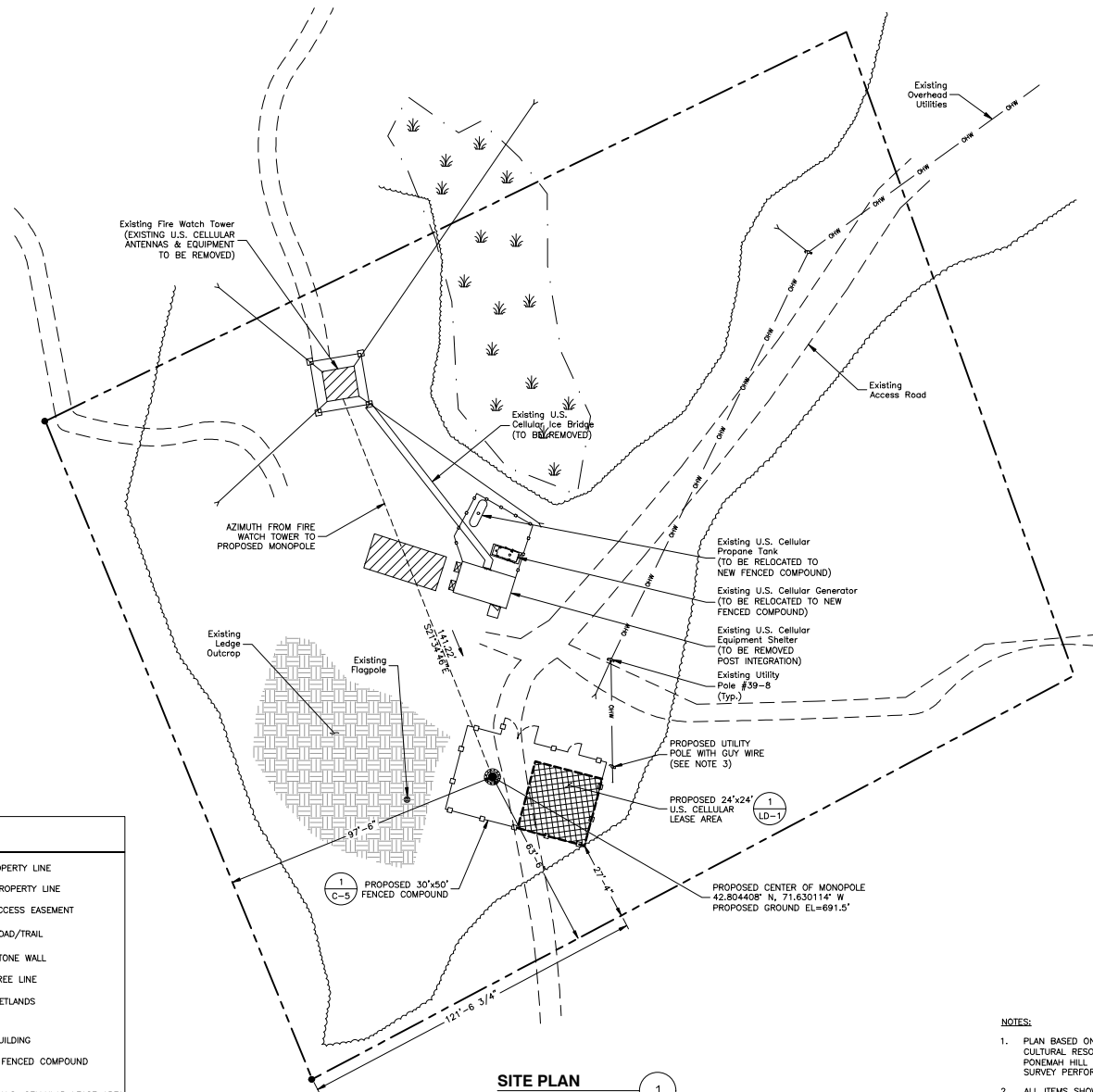
Map Scale  
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© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)  
Map Generated: 8/12/2022

## Notes

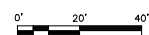
Aerial View Showing Tax Parcel Boundaries  
Federal Hill Fire Tower Property  
Milford, NH





LEGEND	
	LOCUS PROPERTY LINE
	ABUTTER PROPERTY LINE
	EXISTING ACCESS EASEMENT
	EXISTING ROAD/TRAIL
	EXISTING STONE WALL
	EXISTING TREE LINE
	EXISTING WETLANDS
	EXISTING BUILDING
	PROPOSED FENCED COMPOUND
	PROPOSED U.S. CELLULAR LEASE AREA

**SITE PLAN**  
 SCALE: 1"=40' FOR 11°17'  
 1"=20' FOR 22°34'



- NOTES:**
1. PLAN BASED ON STATE OF NEW HAMPSHIRE DEPT. OF NATURAL & CULTURAL RESOURCES' BOUNDARY PLAN FEDERAL HILL FIRE TOWER PONEMAH HILL ROAD, MILFORD, NH, DATED 10/02/19, & GROUND SURVEY PERFORMED BY COLONIAL SURVEY CO. INC. NOVEMBER 2019.
  2. ALL ITEMS SHOWN AS APPROXIMATE.
  3. LOCATION OF PROPOSED UTILITY POLE TO BE COORDINATED WITH UTILITY PROVIDERS.



10 CORPORATE DRIVE  
 SUITE 210  
 BEDFORD, NH 03110

**FEDERAL HILL II**  
**SITE NO.: 694398**

**CONSTRUCTION DRAWINGS**

C	05/23/22	FOR REVIEW
B	02/08/22	FOR REVIEW
A	02/11/20	FOR REVIEW



Dewberry Engineers Inc.  
 99 SUMMER ST.  
 SUITE 700  
 BOSTON, MA 02110-1200  
 PHONE: 617.895.3400  
 FAX: 617.895.3310



**PROJECT COORDINATION & MANAGEMENT**  
 127 RIDGE ROAD  
 NASHUA, NH 03062  
 PHONE# (603) 888-8974  
 CONTACT: KEN KOZYRA



DRAWN BY: MR

REVIEWED BY: GMT

CHECKED BY: BBR

PROJECT NUMBER: 50122391

JOB NUMBER: 50122412

SITE ADDRESS

347 PONEMAH HILL ROAD  
 MILFORD, NH 03055

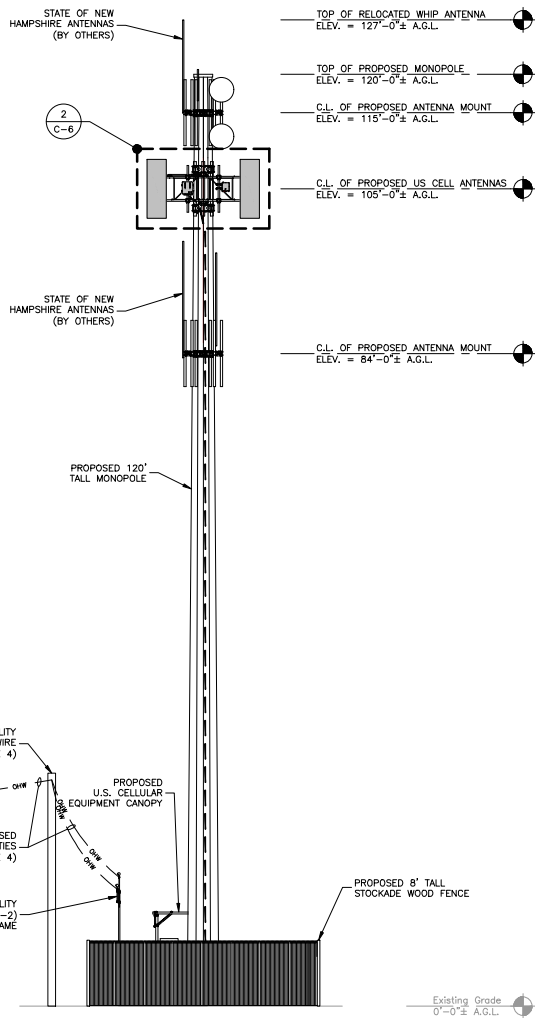
SHEET TITLE

SITE PLAN

SHEET NUMBER

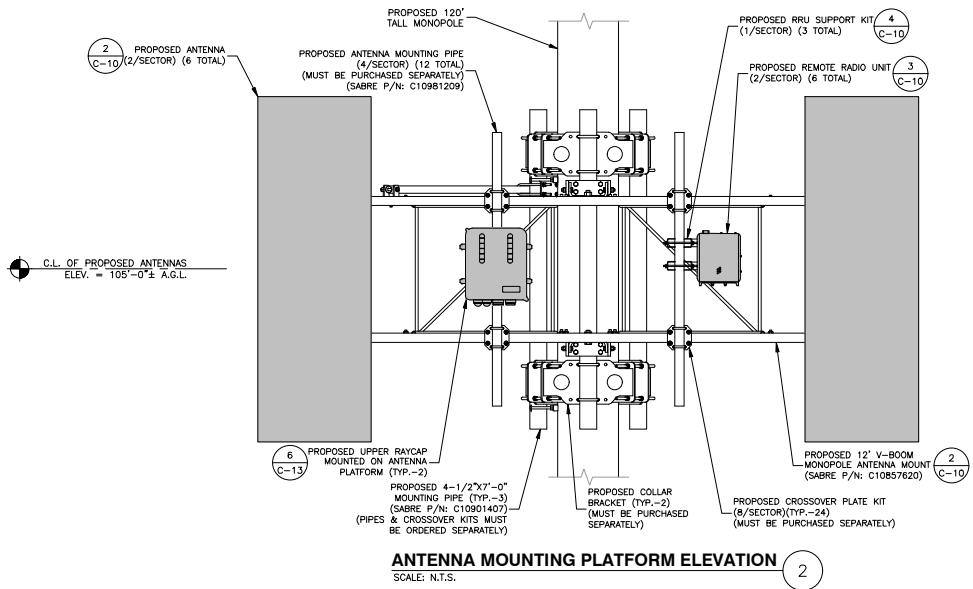
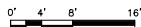
C-3





**TOWER ELEVATION**

SCALE: 1/16"=1' FOR 11'x17"  
1/8"=1' FOR 22'x34"



**ANTENNA MOUNTING PLATFORM ELEVATION**

SCALE: N.T.S.

**NOTES:**

1. FINAL TOWER HEIGHT IS DEPENDENT ON FOUNDATION ELEVATION ABOVE GROUND LEVEL. U.S. CELLULAR CONSTRUCTION MANAGER TO REVIEW FINAL FOUNDATION HEIGHT ABOVE FINISHED GRADE & REDUCE THE TOWER HEIGHT ACCORDINGLY TO ACHIEVE FINAL ABOVE GRADE ELEVATION.
2. MONOPOLE & FOUNDATION DESIGN BY OTHERS. REFER TO STRUCTURAL REFERENCE ON SHEET T-1.
3. ALL ITEMS SHOWN AS APPROXIMATE.
4. LOCATION OF UTILITY POLE & UTILITY ROUTING TO BE COORDINATED WITH UTILITY PROVIDERS.
5. A.G.L.: ABOVE GRADE LEVEL  
C.L.: CENTER LINE



10 CORPORATE DRIVE  
SUITE 210  
BEDFORD, NH 03110

**FEDERAL HILL II  
SITE NO.: 694398**

**CONSTRUCTION DRAWINGS**

C	05/23/22	FOR REVIEW
B	02/08/22	FOR REVIEW
A	02/11/20	FOR REVIEW



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99 SUMMER ST.  
SUITE 700  
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FAX: 617.695.3310



**PROJECT COORDINATION & MANAGEMENT**

127 RIDGE ROAD  
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CONTACT: KEN KOZYRA



DRAWN BY: MR

REVIEWED BY: GMT

CHECKED BY: BBR

PROJECT NUMBER: 50122391

JOB NUMBER: 50122412

SITE ADDRESS

347 PONEMAH HILL ROAD  
MILFORD, NH 03055

SHEET TITLE

**TOWER & ANTENNA  
MOUNT ELEVATIONS**

SHEET NUMBER

C-6