

New Hampshire Council on Resources and Development

NH Office of Energy and Planning
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



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

MEMORANDUM

TO: CORD Members and
Other Interested Parties

Rockingham County Board of Commissioners
119 North Road
Brentwood, NH 03833

Keith Hickey, Town Manager
33 Geremonty Drive
Salem, NH 03079

Cliff Sinnott, Executive Director
Rockingham Planning Commission
156 Water Street
Exeter, NH 03833

FROM: Susan Slack, NH Office of Energy and Planning

DATE: March 19, 2015

SUBJECT: *State Owned Land, Surplus Land Review, Town of Salem, NH
SLR 15-004*

RESPONSE DATE: April 20, 2015

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response date indicated above. Responses may be emailed to susan.slack@nh.gov. The Council on Resources and Development will consider the request at the *next meeting scheduled for March 26, 2015, pending comments received before the close of business April 20, 2015*. Further information regarding upcoming CORD meetings may be obtained at: <http://www.nh.gov/oep/programs/CORD/>.

The Department of 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 Lakes Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



State of New Hampshire

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

LINDA M. HODGDON
Commissioner
(603) 271-3201

JOSEPH B. BOUCHARD
Assistant Commissioner
(603) 271-3202

March 19, 2015

Meredith Hatfield, Director
Office of Energy & Planning
107 Pleasant Street
Johnson Hall, 3rd Floor
Concord, NH 03301

**RE: Sale of New Hampshire State Liquor Store #34
417 South Broadway, Salem, New Hampshire**

Dear Director Hatfield:

The Department of Administrative Services (DAS), acting on behalf of the Liquor Commission, proposes to dispose by sale of approximately 4.898 acres of land along South Broadway in Salem, New Hampshire (the "Property"). The Property includes State Liquor Store #34, which is believed to have been originally constructed in 1965 as a State Police Barracks but according to the Liquor Commission has been in continuous use as a State liquor store since the late 1970s. The liquor store continues to operate on the Property at this time, but the Liquor Commission is preparing to discontinue operations on site when a larger new replacement store opens nearby within the next 3 months or so. DAS proposes to sell the Property as-is.

The liquor store is housed in a single-story concrete block retail building with approximately 10,748 square feet of space and is surrounded by a paved parking lot immediately adjacent to the building. The building has been expanded and substantially upgraded numerous times since it became a State liquor store in the 1970s.

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

Sincerely,


Linda M. Hodgdon, Commissioner

Enclosures

Cc: Michael P. Connor, Deputy Commissioner
Lisa Pollard, Director, Procurement and Support Services
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 113A, Concord, NH 03301
Phone Number: (603) 271-7644
E-Mail: jared.nylund@nh.gov

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

Location of Property: NH State Liquor Store #34, 417 South Broadway, Salem, NH

Acreage: 4.898 acres (+/-)

Requested Action: Sale of State Liquor Store #34 land and improvements

Term of Lease or Easement: N/A

Please complete ALL questions below, submit one digital copy, one hardcopy original, and three photocopies of the complete application to the Office of Energy and Planning, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@nh.gov.

1. What is the current use of this property?

The subject property belongs to the Liquor Commission and includes State Liquor Store #34 in Salem. The subject land parcel has about 400 feet of frontage along South Broadway (NH Route 28) and enjoys a prime location within the high-traffic commercial/retail corridor between Rockingham Mall and Rockingham Park to the north and the Massachusetts border to the south. The State Liquor Store continues to operate on the subject property at this time, but the Liquor Commission is preparing to discontinue store operations on site when a larger new replacement store opens nearby within the next 3 months or so.

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

The State proposes to offer the subject property for sale as-is. Given the prime retail/commercial location, it is anticipated that the site will continue to host a retail business use.

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 property or surroundings use.

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 liquor store is housed in a single-story concrete block retail building with approximately 10,748 square feet of space and is surrounded by a paved parking lot immediately adjacent to the building. It is rumored that the building was originally constructed in 1965 as a State Police Barracks, but it has been expanded and substantially upgraded numerous times. According to the Liquor Commission the building has been in continuous use as a State Liquor Store since the late 1970s.

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

Yes No

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

No historical architectural or archaeological resources are known to have been identified on the subject property.

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 parcels along South Broadway are fully developed retail/commercial properties.

7. Does the site represent the entire state property in this location? Yes No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

8. Is access to this property available? Yes No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Directly from South Broadway

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?

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

There appears to be a small brook known as World End Brook located along a portion of the subject parcel's rear (eastern) boundary.

b. If there are water resources, please describe current public or private access from the site to the water body? Public Private No Access Available

Description:

c. How would the proposal affect the access opportunities described in b?

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance	<input type="checkbox"/>	<input 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.

10b. According to GRANITView II, both the undeveloped rear (eastern) portion of the subject property and easterly adjacent properties include "Palustrine" wetlands designated as "NWI Type: P."

10g. According to GRANITView II, neither the subject property nor any abutting parcels include agricultural soils of any importance. However, there are agricultural soils of local importance located nearby to the east.

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

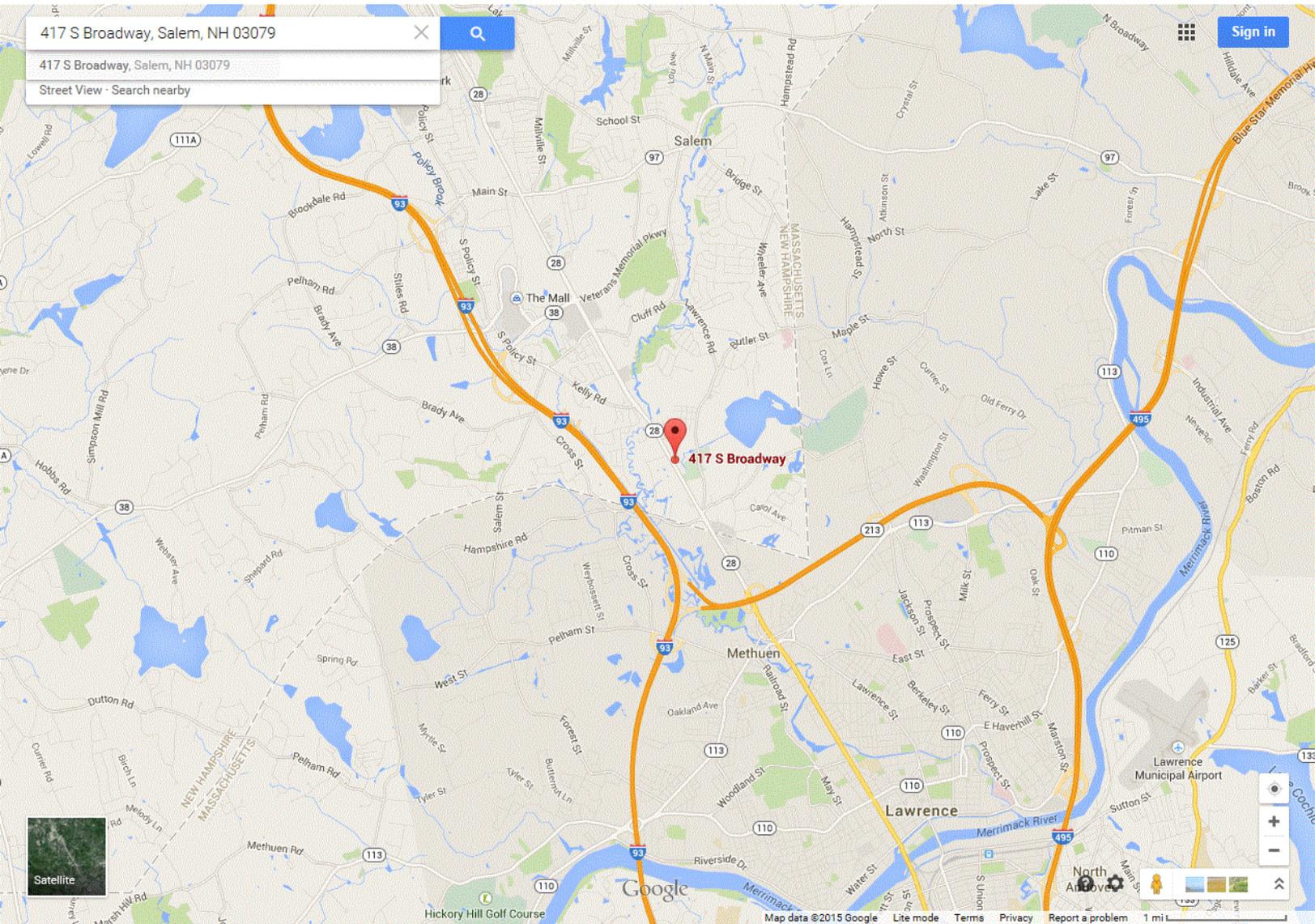
* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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



**New Hampshire State Liquor Store #34
(labelled "State of NH")
417 South Broadway
Salem, New Hampshire**

**Aerial View Showing Tax Parcel Boundaries
(State parcel boundaries shown in green)**



**New Hampshire State Liquor Store #34
(at marker labelled “417 S Broadway”)
417 South Broadway
Salem, New Hampshire**

Google Maps Location View



**New Hampshire State Liquor Store #34
(labelled "NH Liquor & Wine Outlet")
417 South Broadway
Salem, New Hampshire**

Google Maps "Bird's Eye View" Photo