

# 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

Merrimack County Board of Commissioners  
333 Daniel Webster Highway, Suite #2,  
Boscawen, NH 03303

Board of Selectmen  
Town of Warner  
5 East Main Street  
P.O. Box 265  
Warner, NH 03278

Michael Tardiff, Executive Director  
Central NH Regional Planning Commission  
28 Commercial Street, Suite 3  
Concord, NH 03301

**FROM:** Susan Slack, Principal Planner  
NH Office of Energy and Planning

**DATE:** June 30, 2015

**SUBJECT:** *State Owned Land, Surplus Land Review, Town of Warner, NH  
SLR 15-006*

**RESPONSE DATE:** July 30, 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](mailto:susan.slack@nh.gov). The Council on Resources and Development will consider this request at its *next meeting on July 8, 2015, pending public comments*. Further information regarding upcoming CORD meetings may be obtained [here](#).

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 RESOURCES and ECONOMIC DEVELOPMENT  
**OFFICE of the COMMISSIONER**  
172 Pembroke Road Concord, New Hampshire 03301

June 25, 2015

603-271-2411  
FAX: 603-271-2629

Meredith Hatfield  
Chair, Council on Resources and Development  
107 Pleasant St., Johnson Hall  
Concord, NH 03301

**SUBJECT:** Two surplus actions on one property known as Davisville State Forest; one utility easement and one fee simple sale

Dear Director Hatfield:

The Department of Resources and Economic Development (DRED) wishes to sell at market value, an easement in perpetuity to Eversource Energy over a portion of Davisville State Forest for the purpose of providing electrical power to an abutting manufacturing facility located in Warner NH.

We are also looking to sell at market value, a three acre portion of Davisville State Forest to the same manufacturing entity known as Warner Road Holdings LLC. The utility easement will occur on this same parcel.

Please screen this request through CORD to determine if the granting of this easement and sale of land is in the best interest of the State.

If you should have any questions, please contact Bill Carpenter at 271-2214.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey J. Rose".

Jeffrey J. Rose  
Commissioner

JR:RS:lc  
Attachments

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

**Name of Requesting Agency:** Department of Resources and Economic Development

**Agency Contact Person:** Bill Carpenter  
Address: 172 Pembroke Road, Concord, NH 03301  
Phone Number: 603-271-2214  
E-Mail: William.carpenter@dred.nh.gov

**Applicant Contact Person:** Same as above  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** Warner NH, Merrimack County

**Acreage:** One tenth of an acre, (20 feet wide by 200 feet long)

**Requested Action:** Surplus utility easement to Eversource

**Term of Lease or Easement:** In perpetuity

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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, 3<sup>rd</sup> Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@nh.gov.

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

Managed forest

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

Utility line

**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.

Utility easement goes from town road to an existing commercial facility that required more power than previous line could provide. (Single phase to three phase)

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

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

Power poles and wires

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

Yes  No

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

See attached review from NH DHR

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)

One large industrial building, shared by Knoxland Equipment (a tractor repair company) and Madgetech (a electronic sensor manufacturer)

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).

Less than a tenth of a percent

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)

Town 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 OR Rivers -  Yes  No?

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

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:N/A

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

N/A

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 checked="" type="checkbox"/>	<input 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.

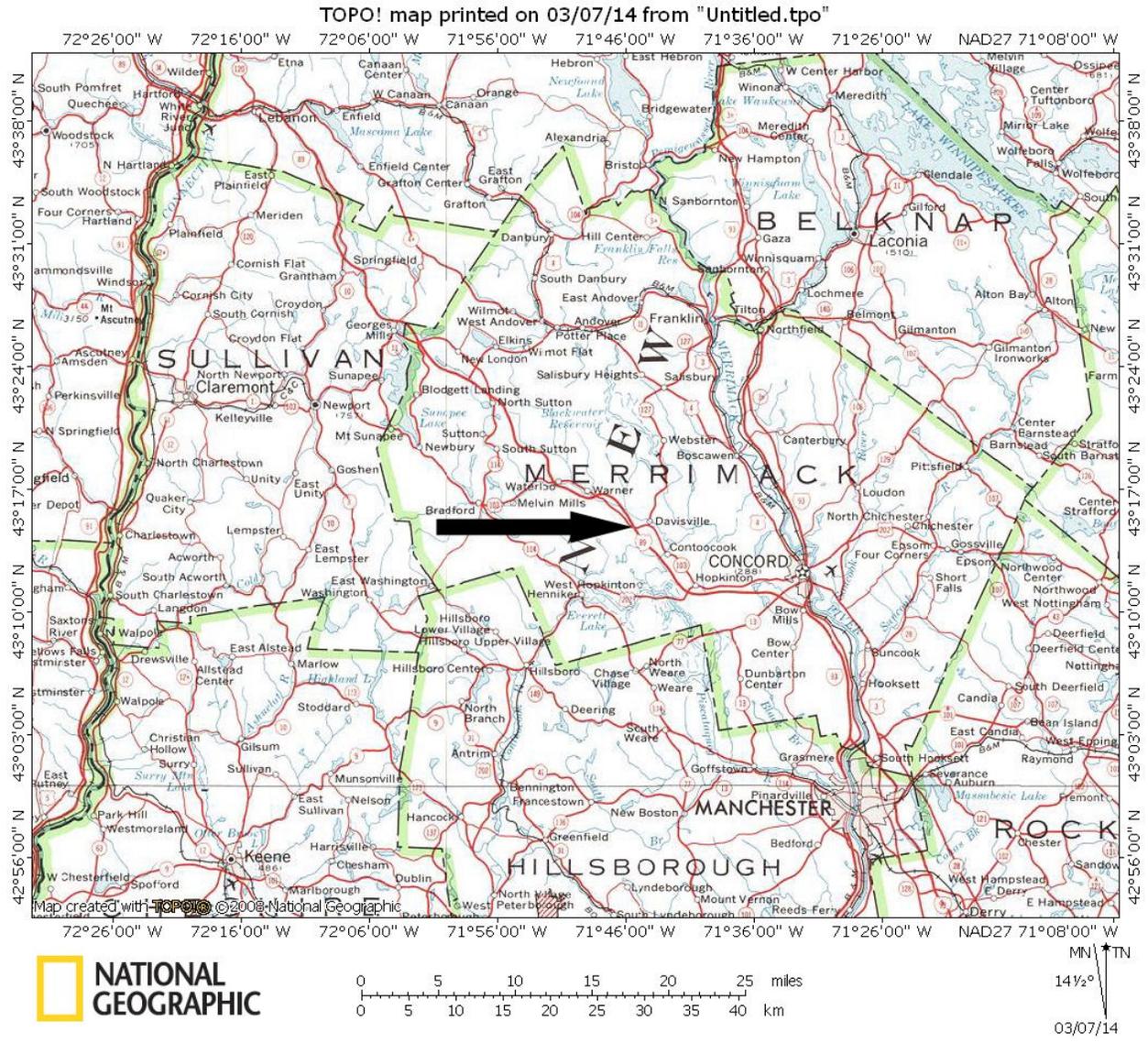
Listed in Granitview II as "farmland of local importance"

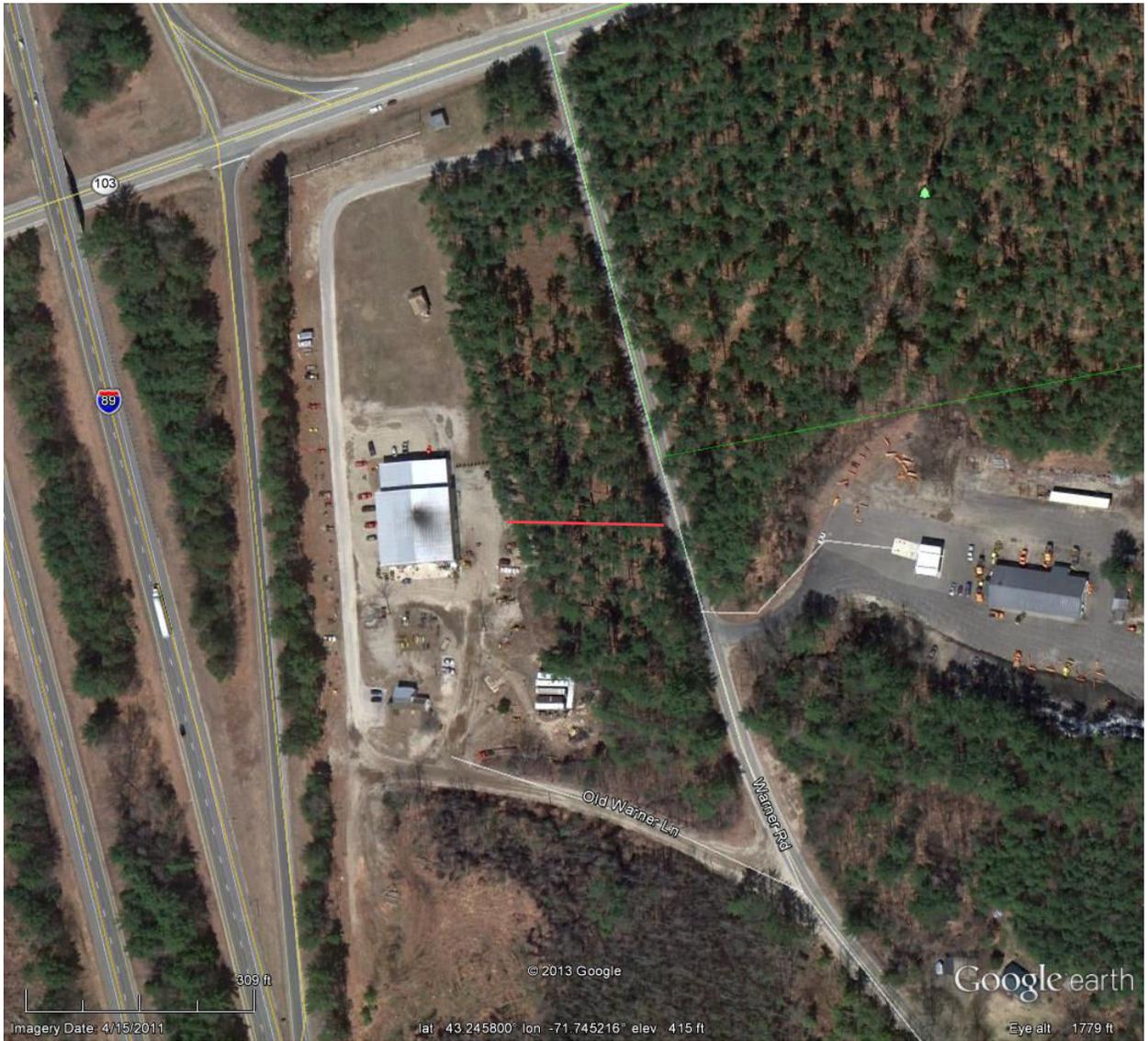
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.

- 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 NATURAL HERITAGE BUREAU  
NHB DATACHECK RESULTS LETTER

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**To:** Bob Spoerl, DRED-Forest and Lands  
172 Pembroke Road  
Conoord, NH 03302

**From:** NH Natural Heritage Bureau

**Date:** 6/7/2013 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau of request submitted 6/5/2013

**NHB File ID:** NHB13-1731

**Applicant:** Bob Spoerl

**Location:** Warner  
Davisville State Forest

**Project**

**Description:** PSNH has requested an underground utility easement across the forest.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

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Department of Resources and Economic Development  
Division of Forests and Lands  
(603) 271-2214 fax: 271-6488

DRED/NHB  
PO Box 1856  
Concord NH 03302-1856

**Feighner, Edna**

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**From:** Spoerl, Robert  
**Sent:** Wednesday, February 12, 2014 3:02 PM  
**To:** Feighner, Edna  
**Subject:** DHR review .doc

**COUNCIL ON RESOURCE AND DEVELOPMENT**

Project Review Process for Division of Historical Resources

Date: February 12, 2014

ATTN: Edna Feighner

The Division of Forests and Lands requests your office to review the following project: Davisville State Forest, Warner NH.

Reviewer's response is as follows:

- Concurrence: Proceed with program/project as described.
- Concurrence with conditions (see comments below).
- Does not concur (see comments below).

Comments: *This area is considered archaeologically sensitive. Surveys should be required prior to any ground disturbing activities, whether sale or easement.*

<u>Edna Feighner</u>	<u>2/13/14</u>
Reviewer's Signature	Date
<u>Edna Feighner</u>	<u>R&amp;C Coordinator</u>
Name	Title

For more information, please contact: Bob Spoerl, Land Agent  
DRED Division of Forests and Lands  
172 Pembroke Rd/PO Box 1856  
Concord, NH 03302-1856  
271-2214 or [robert.spoerl@dred.nh.gov](mailto:robert.spoerl@dred.nh.gov)