

# 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

Thomas J. Aspell, City Manager  
41 Green Street  
Concord, NH 03301

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

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

**DATE:** August 24, 2015

**SUBJECT:** *State Owned Land, Surplus Land Review, City of Concord, NH  
SLR 15-008*

**RESPONSE DATE:** **September 23, 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 September 10, 2015, pending public comment*. 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 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

VICKI V. QUIRAM  
Commissioner  
(603)-271-3201

JOSEPH B. BOUCHARD  
Assistant Commissioner  
(603)-271-3204

August 10, 2015

Meredith Hatfield, Director  
Office of Energy & Planning  
107 Pleasant Street  
Johnson Hall, 3<sup>rd</sup> Floor  
Concord, NH 0331

**RE: Lease Renewal of Independent Wireless One Leased Realty Corporation  
Governor Hugh J. Gallen State Office Park, Concord**

Dear Director Hatfield:

The Department of Administrative Services (DAS) proposes to enter into a lease renewal with Independent Wireless One Leased Realty Corporation (Sprint Spectrum L.P.) for five (5) years. The lease is for certain space at the Steam Plant Smoke Stack for a wireless communication site for the antennas required for the transmission, reception, encryption and translation of voice and data signals by means of radio frequency energy.

Independent Wireless One Leased Realty Corporation is a successor to Sprint Spectrum LP who has been leasing the smokestack site since December of 1996. The total amount of the lease is comparable to recent similar cell tower leases for other state locations throughout the State.

Please submit this proposal to the Council on Resources and Development for review. If you have any questions, please contact Sean Winn at 271-9508.

Sincerely,

Vicki V. Quiram  
Commissioner

Enclosures

Cc: Michael P. Connor, Deputy Commissioner  
Sean Winn, Administrator III, BFAM

RECEIVED

AUG 20 2015

OFFICE OF ENERGY  
AND PLANNING

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

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

**Agency Contact Person:** Sean Winn, Administrator III, Bureau of Facilities and Assets Management

Address: 129 Pleasant Street, Concord, NH 03301

Phone Number: (603) 271-9508

E-Mail: Sean.winn@dhhs.state.nh.us

**Applicant Contact Person:** Same as above

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**Location of Property:** Steam Plant Smoke Stack, 123 Pleasant Street, Governor Hugh, J. Gallen State Office Park, Concord

**Acreage:** N/A (Smoke stack, part of steam plant facility)

**Requested Action:** Lease renewal for certain space at the Steam Plant Smoke Stack for a wireless communication site for the antennas required for the transmission, reception, encryption and translation of voice and data signals by means of radio frequency energy.

**Term of Lease or Easement:** Five year lease for the smoke stack use

.....  
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?**

It is the smoke stack for the steam plant which is operated by Concord Steam Corporation.

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

Independent Wireless One Leased Realty Corporation (Sprint Spectrum L.P.) will use the smoke stack as the base for their wireless communication antennas. Public benefit would be improved communications for Sprint users.

**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 smoke stack is part of the steam plant facility which consists of the steam boiler plant

facilities for fuel storage, steam generation and distribution. On-site equipment/machine repairs, and office.

**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)

The facilities are located within the Governor Hugh J. Gallen State Office Park in Concord on Pleasant Street. Adjacent parcels are fully developed urban residential and business 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).

The smoke stack is just a part of the steam plant facility which is estimated to cover less than one acre within the Governor Hugh J. Gallen State Office Park, which includes approximately 127 acres of land and buildings.

**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 Pleasant Street by Governor Hugh J. Gallen State Office Park surface 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:

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

- c. Threatened or endangered species.....  .....  .....
- d. Wildlife Action Plan Critical Habitats.....  .....  .....
- e. Increased impervious surface.....  .....  .....
- f. Potential stormwater flow changes .....  .....  .....
- g. Agricultural soils of prime, statewide, or local importance.....  .....  .....
- h. Potential river channel change.....  .....  .....
- i. Other special designations .....  .....  .....

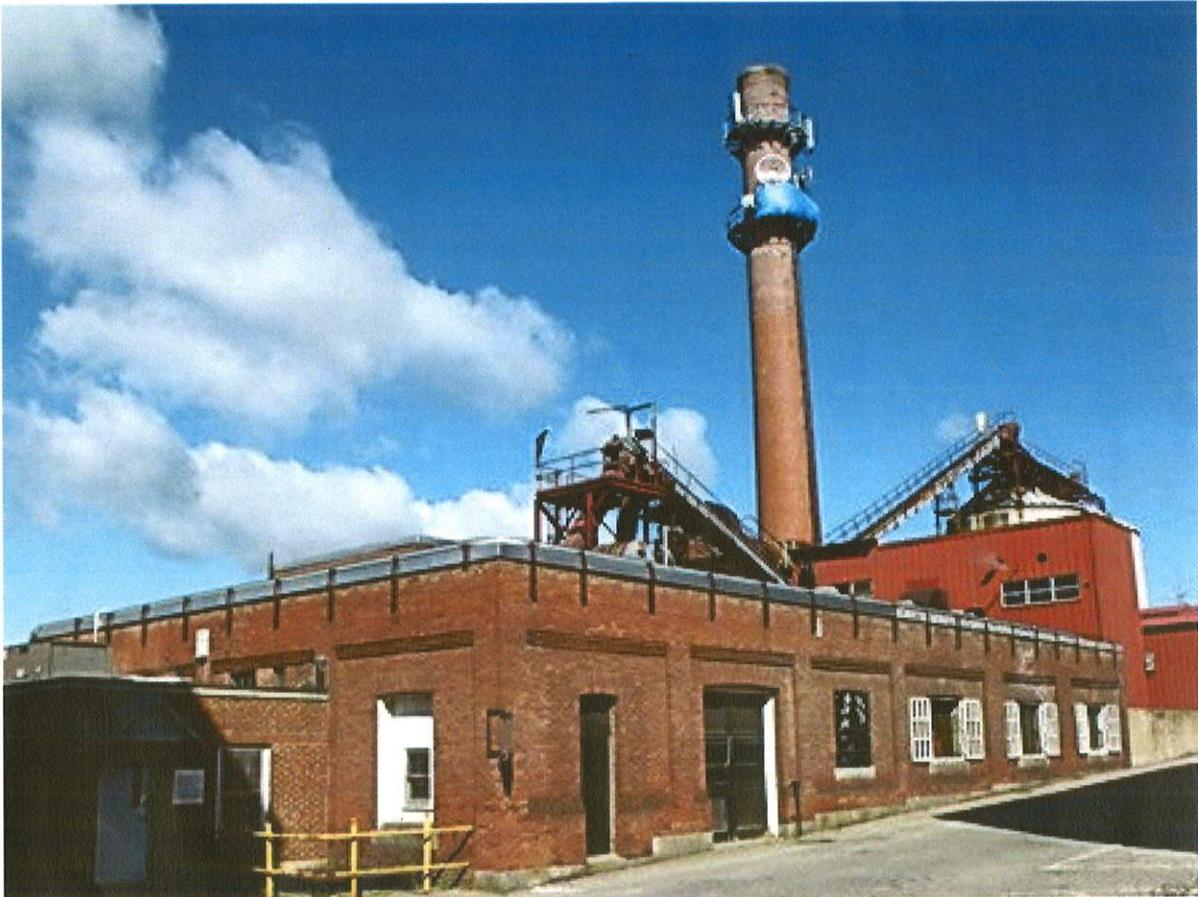
Please provide a description for any "yes" responses to question #10.

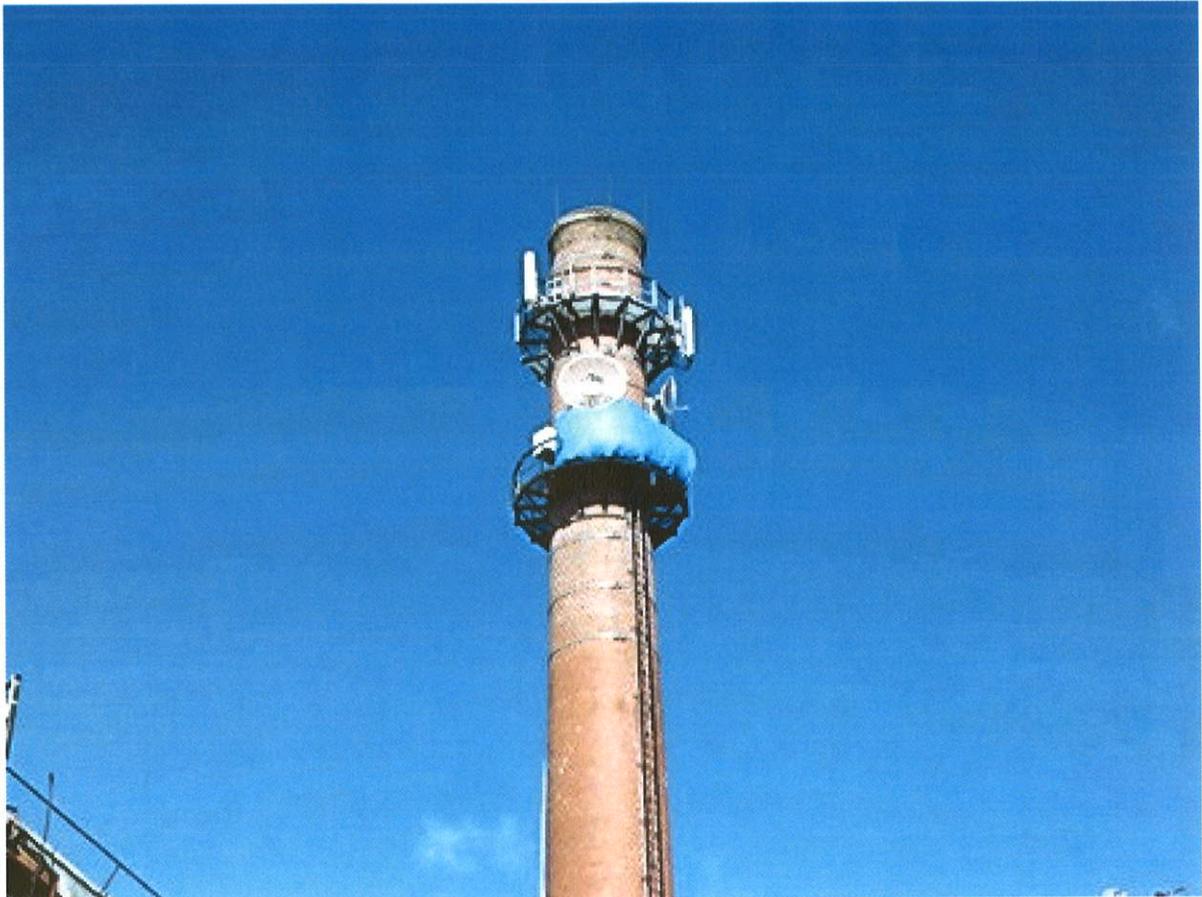
**11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.**

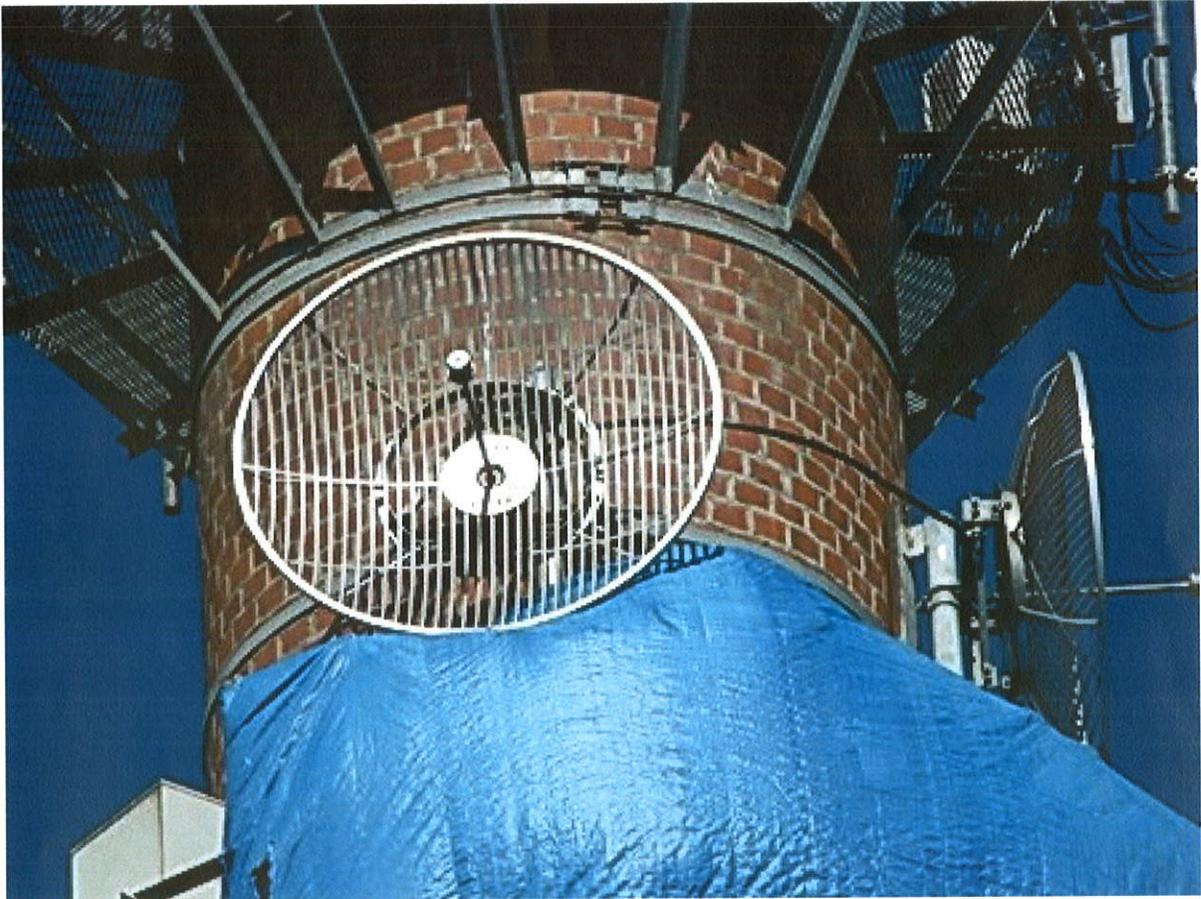
- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features\*
- c. Aerial Photograph\*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation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

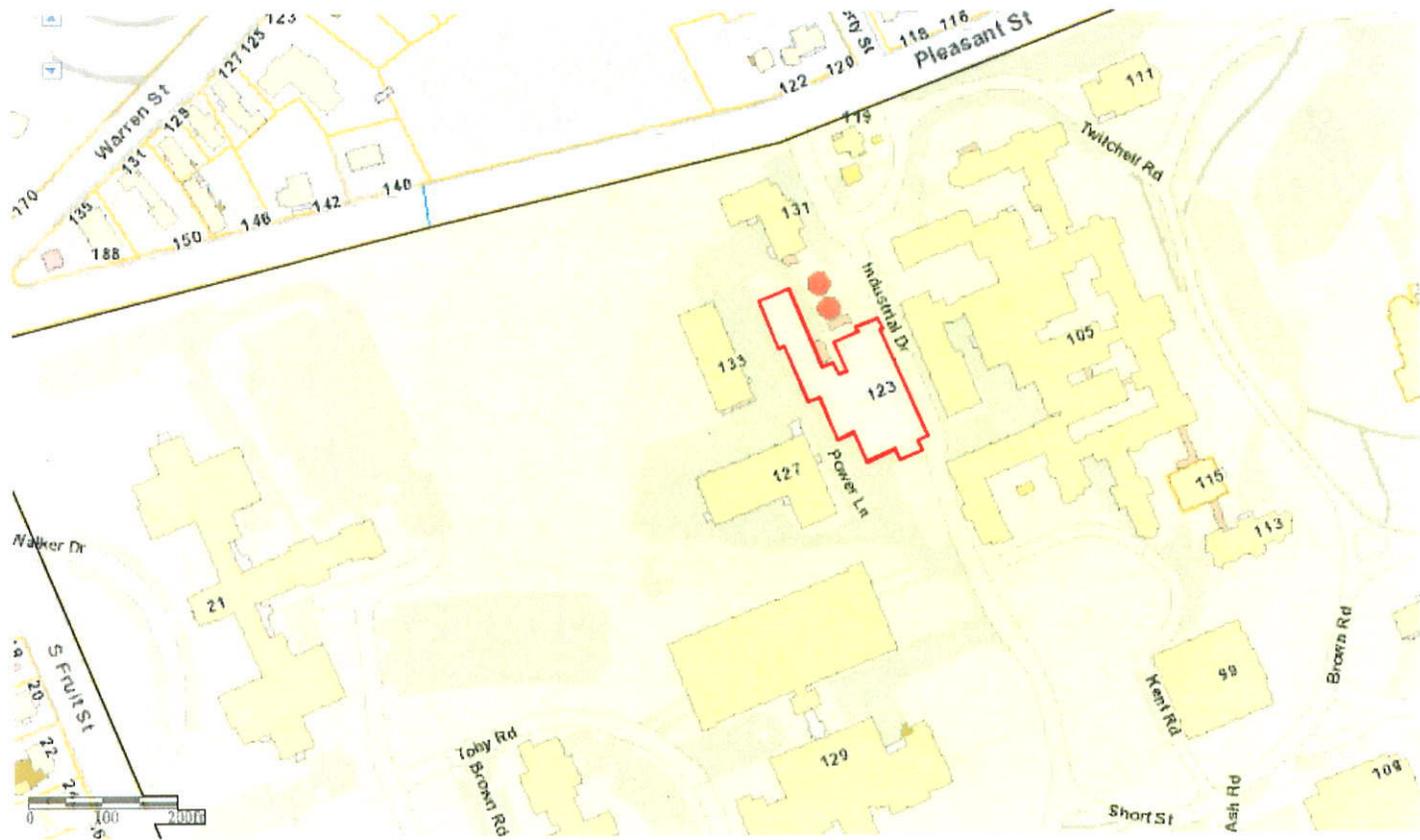
\* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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



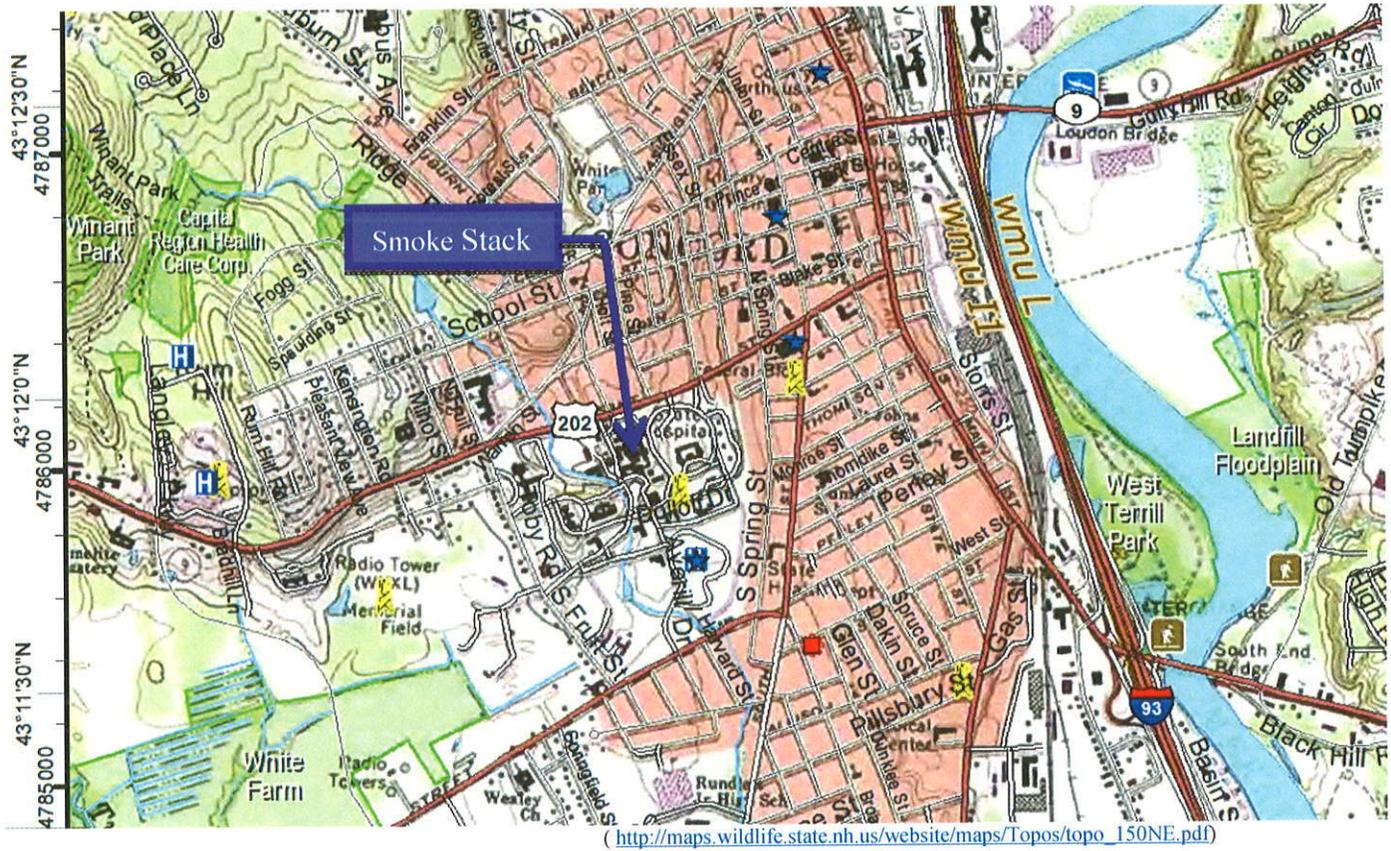






Tax Map Detail  
Smoke Stack @ Steam Boiler Plant  
Governor Hugh J. Gallen State Office Park  
Concord, NH  
(Map 38, Block 1, Lott 22)

The licensed facilities are shown outlined above, adjacent to Industrial Drive. They are located within the Governor Hugh J. Gallen State Office Park parcel (shaded above).



Smoke Stack @ Steam Boiler Plant  
Governor Hugh J. Gallen State Office Park  
Concord, NH



Aerial View  
Smoke Stack @ Steam Boiler Plant  
Governor Hugh J. Gallen State Office Park  
Concord, NH

The licensed facilities are depicted above at center.