

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

Hillsborough County Board of Commissioners
329 Mast Road, Suite 120
Goffstown, NH 03045

Board of Selectmen
7 Sawmill Road
Greenfield, NH 03047

Timothy Murphy, Executive Director
37 Ashuelot Street
Keene, NH 03431

FROM: Susan Slack, NH Office of Energy and Planning

DATE: September 3, 2015

SUBJECT: *State Owned Land, Surplus Land Review, Town of Greenfield, NH
SLR 15-009*

RESPONSE DATE: **October 3, 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 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 RESOURCES and ECONOMIC DEVELOPMENT
OFFICE of the COMMISSIONER
172 Pembroke Road Concord, New Hampshire 03301

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

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

August 26, 2015

SUBJECT: Surplus action on state property known as Greenfield State Park.

Dear Director Hatfield:

The Department of Resources and Economic Development (DRED) wishes to sell at market value, a 1.5 acre remote portion of Greenfield State Park at the request of our abutter, New England Forest Products. They are requesting it so they can expand the log storage area so they can stay competitive in the lumber market.

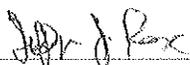
They are willing to purchase and swap an equal value parcel on the west shore of Otter Lake which we can use to improve the public boat ramp at Greenfield State Park.

Please screen this request through CORD to determine if this surplus 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,



Jeffrey J. Rose
Commissioner

Attachments

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: DRED

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

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

Location of Property: Greenfield State Park, Greenfield, (Hillsborough County)

Acreage: 1.5 acres

Requested Action: Approve the swap of 1.5 acres of upland and wetland for 1.5 acres of upland with shore frontage by boat ramp.

Term of Lease or Easement: Fee simple swap for equal value

.....

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?

Inaccessible from Park so it is not used for recreation or forest management

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

Log storage for existing saw mill which needs more area.

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.

Tree clearing and leveling existing gravel to expand the existing log storage area

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

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

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)

Saw mill and six other buildings

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).

1.5 acres (.004%) of the 381 acre (+/-) reservation will be replaced with the swap for no net loss

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)

Vehicle access is only possible through abutters lot

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.

Greenfield State Park wraps around the south end of Otter Lake, however the lake is not readily accessible from this small parcel due to extensive wet areas in an undeveloped section of the Park.

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: There is a public boat ramp on the west side of the lake managed by F&G through a MOA. The ramp was recently upgraded to modern standards to accommodate trailered boats. The parcel being offered to replace the surplus parcel will directly abut the boat ramp and provide more parking for car-top boating.

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

It will improve public access to Otter Lake

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 type="checkbox"/> | <input type="checkbox"/> |
| c. Threatened or endangered species..... | <input type="checkbox"/> | <input type="checkbox"/> | <input 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

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

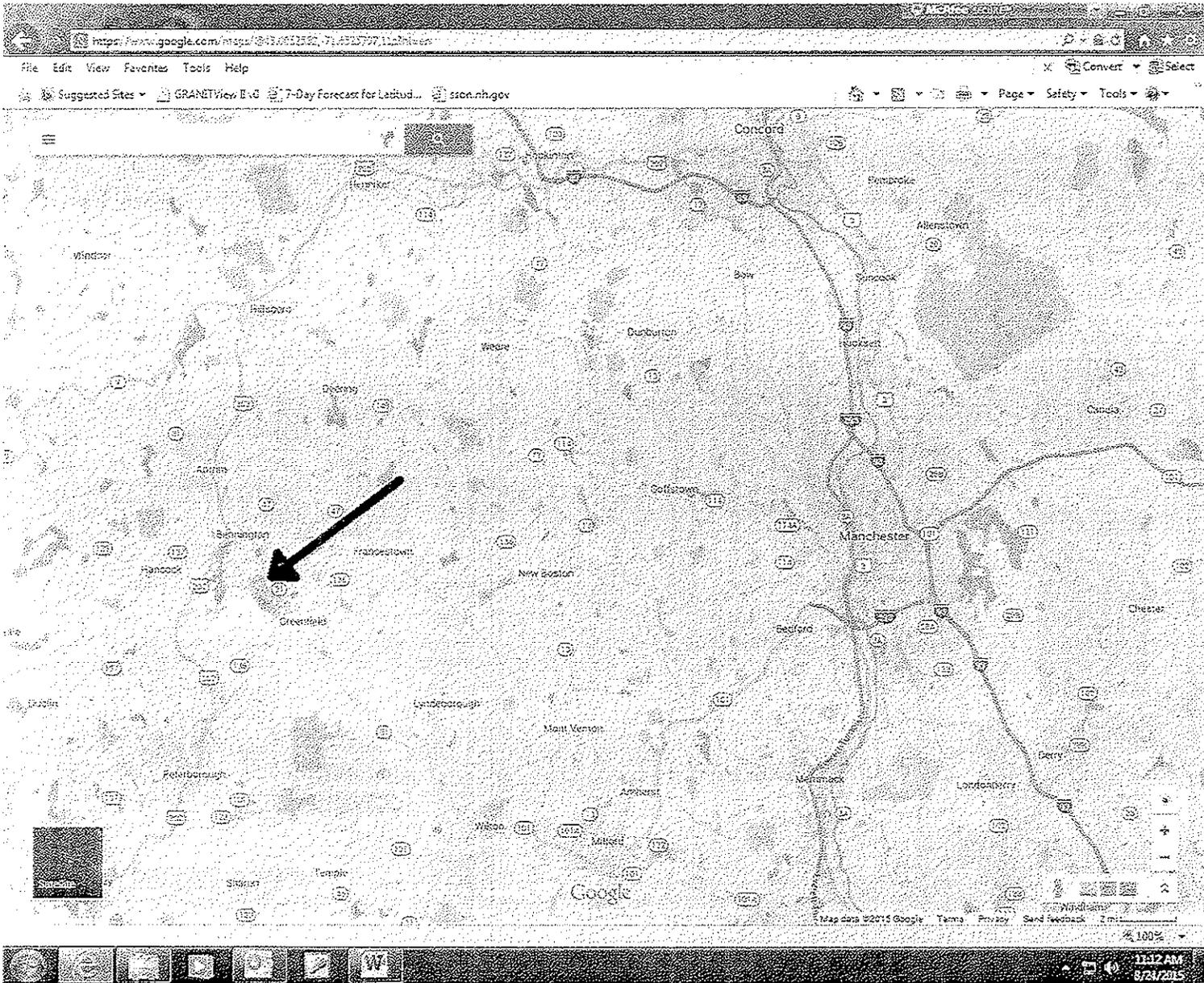
b. Shows up on Granit as NWI type P

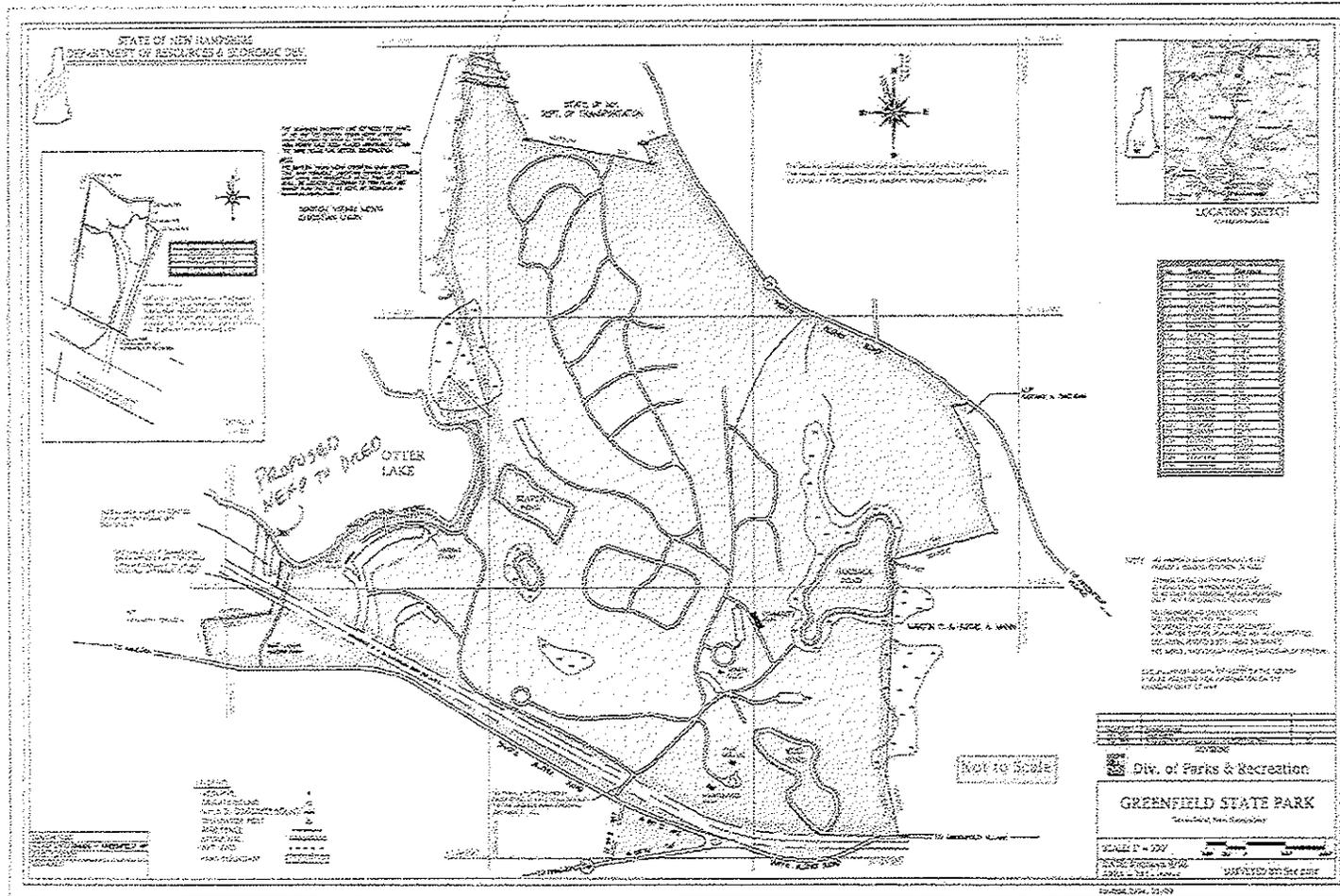
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.

- a. Municipal tax map copy showing all abuffers
- 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

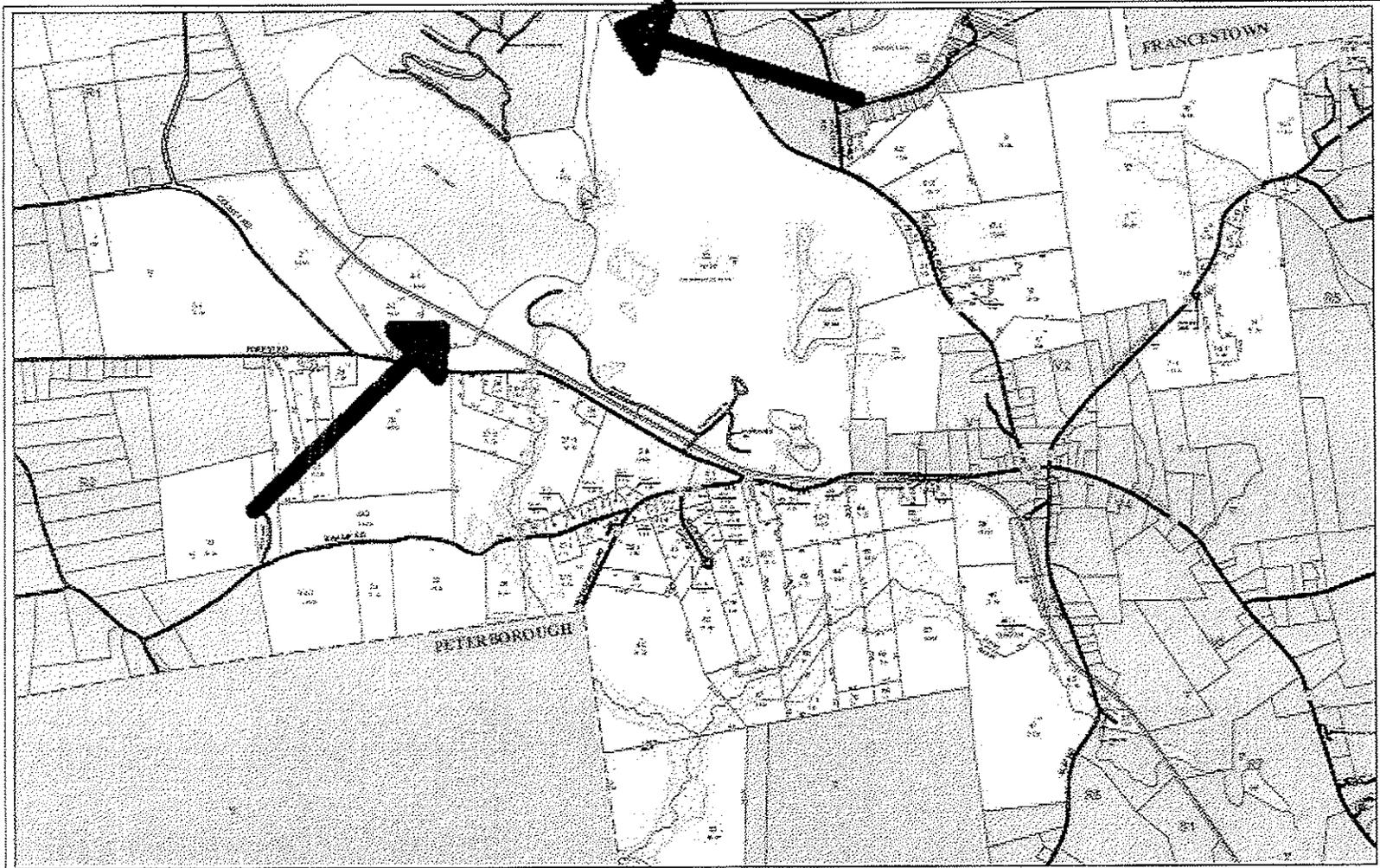
* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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





NOTES ADDED MAY 26 2015



COPIES OF THIS MAP
 MAY BE OBTAINED FROM THE TOWN CLERK
 AT THE TOWN OFFICE, 100 STATE STREET
 GREENFIELD, NH 03042-1000
 FOR A FEE OF \$10.00 PER COPY.

- | | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> 21 Lot Number 4-W Waterway 100-1000 100' wide 10- The water 25 All other 100' wide | <ul style="list-style-type: none"> 100-1000 100' wide | <ul style="list-style-type: none"> 100-1000 100' wide | <ul style="list-style-type: none"> 100-1000 100' wide |
|--|--|--|--|

Scale = 1:2,000
 1" = 200'

Town of Greenfield, NH
 Tax Property Map R4

BOUNDARY LINE ADJUSTMENT PLAN

Between
VESTIGE PROPERTIES, INC.

and
STATE OF NEW HAMPSHIRE, DRED

and
BARBARA C. HARRIS CAMP

NH Route 31
Hillsborough Co. Greenfield, N.H.

Scale: 1" = 100' April 30 2015

PROPERTY OVERVIEW

