

New Hampshire Council on Resources and Development

Office of Energy and Planning
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TDD Access: Relay NH
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CORD Meeting
Tuesday, May 13, 2008
Office of Energy and Planning
4 Chenell Drive, 2nd Floor, Concord, NH
Time 9:30 A.M.

FINAL AGENDA

I. ROLL CALL AND INTRODUCTIONS

II. MINUTES:

- A. Approval of CORD Meeting Minutes of March 6, 2008. Draft minutes distributed by email on April 29, 2008.

III. DISPOSAL OF STATE OWNED SURPLUS LAND REVIEW (SLR)

A. LACONIA

SLR 08-002

Request to lease approximately 48 acres of land to Belknap County Conservation District for a period of 25 years with an option for an additional 25 years.

DRED has received a request from Belknap County Conservation District (BCCD) for a long-term use agreement at Opechee Bay State Forest in Laconia. BCCD desires to make improvements to the land, access road, parking, and other garden related improvements. Most of the grants that could fund these projects require a long-term commitment on the part of the landowner.

STAFF REPORT

30-day review period ended March 20, 2008

Administrative Services: No comment.

Agriculture, Markets, and Food: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Emergency Services: No comment.

Energy and Planning: No comment.

Environmental Services: DES suggests that continued use of these lands incorporate appropriate agricultural best management practices (BMPs) to prevent contaminated storm water runoff from the disturbed areas on the property into

Opechee Bay, potentially degrading its surface water quality. If the improvements proposed trigger either a DES Alteration of Terrain Permit or a Standard Dredge and Fill Permit, the application process should be discussed with program staff before any work is initiated. Finally, any work to be carried out in the vicinity of onsite municipal sewer infrastructure should be conducted in a manner that protects the integrity of that system (e.g., contacting DigSafe, the DES Wastewater Engineering Bureau, Winnepesaukee River Basin Program, or the City of Laconia Public Works Department). See letter on file.

Fish and Game: No comment.

Housing Finance Authority: No comment.

Health and Human Services: No objection.

Resources and Economic Development: No comment.

Safety: No comment.

Transportation: No comment.

Lakes Management Advisory Committee: Recommends disposal with the understanding that the BCCD should contact the Fish and Game Department regarding mowing and management activities affecting wildlife. See letter on file.

Rivers Management Advisory Committee: Not Applicable.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: The SCC supports the lease but urges the NH Department of Resources and Economic Development to consult with the NH Fish and Game Department on the proposed management activities relative the wildlife habitat. See letter on file.

City of Laconia: No comment.

March 6, 2008 Discussion: Mr. Carpenter introduced the SLR, which covers the entire Opechee Bay State Forest. Mr. Uncles expressed concern about the length of the lease, indicating that conservation districts are funded inconsistently and may, therefore, have difficulty securing funding and providing management throughout the relatively lengthy timeframe. Ms. Muzzey and Mr. Uncles indicated that their respective agencies might like to propose some changes and agreed to speak with Mr. Carpenter at some point following the meeting. Chairman Ignatius recognized that details had been identified that may need further discussion. She confirmed with Mr. Carpenter that revisiting the SLR at the next CORD meeting would not interfere with any existing timing constraints.

March 6, 2008 Action: TABLE SLR 08-002 to allow for further review.

ACTION: Formal vote required.

B. LACONIA

SLR 08-005

Request to lease 2,520 SF of land to Lakeport Landing Marina alongside the Concord to Lincoln Railroad corridor in Laconia.

The Department of Transportation (DOT), Bureau of Rail & Transit, proposes to lease a 12' X 210' area of railroad property to Lakeport Landing Marina for parking and short-term boat-trailer storage next to the railroad corridor in Laconia. The lease would rectify a long-standing encroachment of State-owned railroad property by the marina. In the past, boat trailer parking has impinged on the railroad property and interfered with the movement of trains. The lease will be held contingent upon the marina's installation of a barrier to prevent the unsafe encroachment of boat trailers into the area needed for railroad operations. Access would be from the marina property; no new railroad crossing would be permitted. The lease would include a termination clause should use of the area become necessary for future railroad operations.

STAFF REPORT

30-day review period ended April 15, 2008

Administrative Services: No comment.

Agriculture, Markets, and Food: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Emergency Services: No comment.

Energy and Planning: No comment.

Environmental Services: DES expresses no environmental concerns provided officials at Lakeport Landing Marina adhere to the *Best Management Practices for New Hampshire Marinas*. DES adds that the owner of Lakeport Landing Marina may benefit from reviewing fact sheets posted at the DES website.

Fish and Game: No comment.

Housing Finance Authority: No comment.

Health and Human Services: No objection.

Resources and Economic Development: No comment.

Safety: No comment.

Transportation: No comment.

Lakes Management Advisory Committee: No objection.

Rivers Management Advisory Committee: Not applicable.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: SCC requested answers to the following questions:

- Is gasoline stored on the boats and, if so, where it would it go if there were an accident or a leak.

- Does boat or other equipment maintenance occur at this location?
- What is the public benefit of granting this lease to provide waterfront access on public lands?
- Is adequate compensation offered?

City of Laconia: Because of public concerns raised in 1999 when Lakeport Landing Marina showed interest in leasing the same land, the City requests that the property owner receive the proper approvals prior to the transfer. Shanna Saunders, Laconia Planning Department Director, has indicated that the proposed area is “highly visible from the Village of Lakeport and from busy Route 3/Union Ave.” She adds that “(r)equirements regarding screening will most likely result from the site plan review process.”

ACTION: Formal vote required.

IV. OLD BUSINESS

- A. HB710 Study Commission.** Update on the commission’s progress to study issues relative to the practice of leasing state-owned real estate on the shores of public waters.
- B. Legislative Update.** HB 1349, sponsored by Representative Richard Snow, will allow current CORD members to appoint a designee with the authority to vote. The bill will also remove the representative from the “division of emergency services, communications, and management” from CORD membership, thus eliminating dual representation from the Department of Safety.
- C. Smart Growth Report - Implementation Plan.** Discuss Priority 2 of the Report on Growth Management Recommendations, “Develop planning tools for local and regional use.” OEP Senior Planner, Joanne Cassulo has reviewed the strategies discussed at the January CORD meeting and provided feedback on which initiatives may prove most effective.

V. NEW BUSINESS

- A. CORD Public Noticing.** Discuss opportunities for better public notice of CORD meetings and Surplus Land Requests.

VI. CORD 2008 PROPOSED MEETING SCHEDULE

July 10, 2008
September 4, 2008
November 6, 2008

All meetings will be held at the Office of Energy and Planning, 4 Chenell Drive, 2nd Floor, Concord, NH, unless otherwise noted. Meetings begin at 9:30 AM.

VII. ADJOURNMENT