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: December 18, 2015

SUBJECT: ***State Owned Land, Surplus Land Review, City of Concord, NH***
SLR 16-001

RESPONSE DATE: January 18, 2016

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* ***January 14, 2016***. 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.

RECEIVED
DEC 16 2015
OFFICE OF ENERGY AND PLANNING

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) 271-3202

December 17, 2015

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

RE: Grant of Utility Easement to Until and FairPoint
New Hampshire Liquor Commission Headquarters, 50 Storrs Street, Concord

Dear Director Hatfield:

The Department of Administrative Services (DAS), acting on behalf of the New Hampshire Liquor Commission (NHLC), proposes to grant to Unitil Energy Systems, Inc. and Northern New England Telephone Operations, LLC (d/b/a FairPoint Communications – NNE), as tenants in common, a perpetual utility easement on State land for the construction, installation, operation, maintenance, and replacement of transmission and distribution lines and associated service poles and other supporting facilities and apparatus as needed to provide electrical and telecommunications utility service to the NHLC Headquarters building located at 50 Storrs Street in Concord.

Currently, the NHLC Headquarters building power is routed via existing utility "pole #6" located on the abutting shopping plaza parcel at 80 Storrs Street. Said pole #6 is also where the power main breakers for the NHLC Headquarters building are presently mounted, but the pole is situated such that it is often struck by delivery trucks unloading at Market Basket on the abutting shopping plaza parcel. When trucks strike the pole, the breakers often trip even if the lines remain undamaged. When the breakers trip, power to the NHLC Headquarters building is disconnected. To solve this problem, Unitil plans to install a new utility "pole #7" on the NHLC Headquarters parcel and move the NHLC Headquarters power main breakers from existing pole #6 to the new pole #7. The proposed utility easement would affect a twenty (20) foot wide strip of land extending from the northern parcel boundary along a straight line from existing utility "pole #6" located on the abutting parcel to new utility "pole #7" to be installed, and then continuing from said pole #7 to the NHLC Headquarters building with the centerline of such strip to be fixed upon the "pole line" between said poles #6 and #7 and between said pole #7 and the NHLC Headquarters building. The proposed easement is required to allow Unitil to begin its utility work on site to install the new pole. In order to keep this project more or less on schedule, it will be necessary to convey the easement by March 2016. Therefore, we request that this item be placed on the agenda for the January 14 meeting of the Council on Resources and Development in order to have time for subsequent review by the Long Range Capital Planning and Utilization Committee and the Governor and Executive Council.

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,

Vicki V. Quiram

Vicki V. Quiram, Commissioner

Enclosures

Cc: Michael P. Connor, Deputy Commissioner
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 agency contact)
Address:
Phone Number:
E-Mail:

Location of Property: 50 Storrs Street, Concord (Tax Map 35, Block A1, Lot 2)

Acreage: Unknown (approximate size of entire parcel is 3.5 acres)

Requested Action: Grant of utility easement to electrical and telephone utilities

Term of Lease or Easement: Perpetual

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?**

This "Property" is a 20 foot wide strip extending from existing utility "pole #6" located on the abutting parcel at 80 Storrs Street near its southeast corner to the NH Liquor Commission Headquarters building at 50 Storrs Street by way of utility "pole #7" to be installed in the northeast corner of said Liquor Commission parcel adjacent to the northeast corner of the Liquor Commission Headquarters building, with the centerline of such strip to be fixed upon the "pole line" between said poles #6 and #7 and between said pole #7 and the Liquor Commission Headquarters building. The Property is part of the NH Liquor Commission Headquarters parcel at 50 Storrs Street. The Property extends across a parking area and small lawn in front of the Liquor Commission Headquarters building.

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

The Property would continue to contain electrical distribution and telephone transmission poles, lines, and associated fixtures and equipment, some or all of which will be upgraded or replaced in connection with this utility pole installation project. However, Unitil and FairPoint would gain the perpetual right to construct, install, operate, replace, repair, and maintain such fixtures and equipment on the Property in order to be able to provide continued and upgraded electrical and telecommunications utility service to the Liquor Commission Headquarters building.

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?

There will be one utility pole (to be installed), electrical distribution and telecommunications lines, and associated fixtures and equipment. There are buildings and other structures located elsewhere on the host parcel.

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)

Adjacent sites include a fully developed retail shopping plaza, a commercial warehouse lot, other small commercial lots, a State office and warehouse parcel, and a major railway corridor running along Interstate 93.

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).

See explanation of current use in item #1 above. The area of the Property is a small fraction of the area of the Liquor Commission Headquarters parcel.

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)

The Property is accessed from Storrs Street via the abutting retail shopping plaza parking lot and driveways.

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	☐	☐	☒
b. Wetlands (Prime and NWI)	☐	☐	☒
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	☐	☐	☒

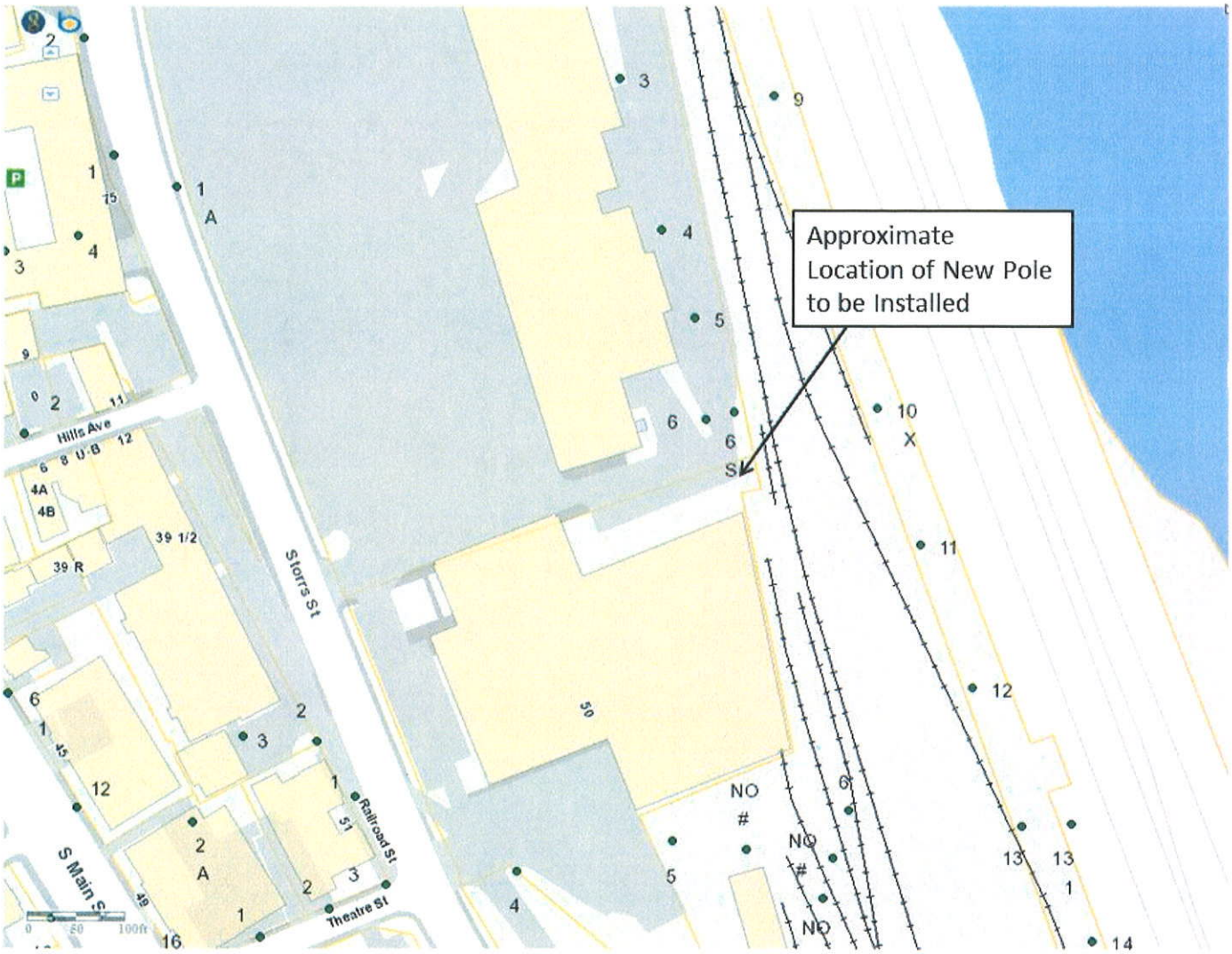
Please provide a description for any "yes" responses to question #10.

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

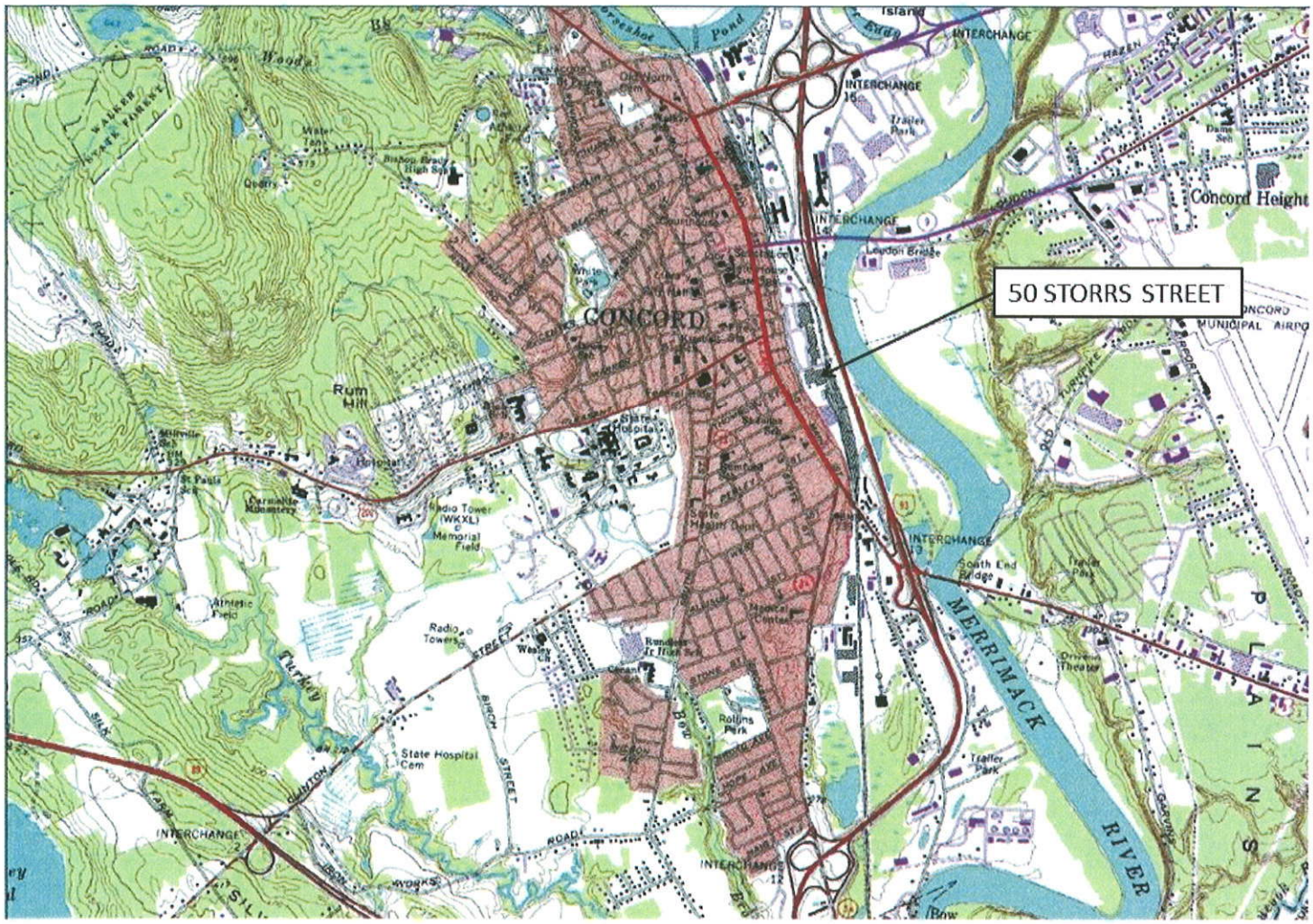
* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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



50 Storrs Street, Concord, NH
(New Hampshire Liquor Commission Headquarters)

Tax Map Detail with Utility Pole Locations and Numbers
Showing Approximate Location of New Utility Pole to be Installed



50 Storrs Street, Concord, NH
(New Hampshire Liquor Commission Headquarters)

Concord USGS Quad

50 Storrs Street, Concord, NH
(New Hampshire Liquor Commission Headquarters)

Aerial View with Existing Utility Pole Locations and Numbers