

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

Grafton County Board of Commissioners
3855 Dartmouth College Highway
North Haverhill, NH 03774

Heather Thibodeau, Town Administrator
20 Highland Street,
P.O. Box 517
Ashland NH 03217

Jeffrey Hayes, Executive Director
Lakes Region Planning Commission
103 Main Street, Suite 3
Meredith NH 03253

FROM: Susan Slack, NH Office of Energy and Planning

DATE: March 4, 2016

SUBJECT: *State Owned Land, Surplus Land Review, Town of Ashland, NH
SLR 16-002*

RESPONSE DATE: April 4, 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 May 12, 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.



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

March 1, 2016

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

RE: Sale of Ashland Liquor Store (#46)

Dear Director Hatfield:

The Department of Administrative Services (DAS), acting on behalf of the New Hampshire Liquor Commission (NHLC), proposes to dispose by sale of the Ashland Liquor Store (#46) property (the "Property"). The Property consists of approximately 0.41 acres of land, a single-story concrete block commercial retail building with approximately 3,600 square feet of interior space, and pavement on three sides of the building for vehicular access and parking. The Property is located at the intersection of West Street and U.S. Route 3, which is a prime retail location directly adjacent to Exit 24 on Interstate 93.

The building on site continues to operate as a State Liquor Store but is expected to be vacant by the time the Property is offered for sale. DAS proposes to sell the Property as-is. In order to be in position to take advantage of at least part of the 2016 summer selling season, I request that you please put this matter on the CORD meeting agenda for March 10.

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,

A handwritten signature in cursive script that reads "Vicki V. Quiram".

Vicki V. Quiram
Commissioner

Enclosures

Cc: Michael P. Connor, Deputy Commissioner
Lisa Pollard, Director of Procurement and Support Services
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 above
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: 13 West Street, Ashland, New Hampshire

Acreage: 0.41 acres (approximate)

Requested Action: Sale of Ashland Liquor Store (#46) land and building

Term of Lease or Easement: n/a

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?

The subject property belongs to the New Hampshire Liquor Commission (NHLC). Most of the subject property is paved. The State Liquor Store on site continues to operate but is expected to be vacant by the time the subject property is offered for sale.

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

The State proposes to dispose of the subject property by sale.

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 is one single-story concrete block retail commercial building with approximately 3,600 square feet of interior space and pavement covering most of the parcel on three sides of the building. The building is situated on a concrete pad (no basement). The building was originally constructed in 1967.

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

Yes No

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

[Empty text box]

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 parcels include an Irving gas station and convenience store, other fully developed retail and other commercial properties, residential properties, and the U.S. Route 3 and Interstate 93 rights-of-way.

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 subject property abuts the U.S. Route 3 and Interstate 93 rights-of-way, both of which are State owned. There appears to be no relationship between the subject property and the abutting rights-of-way other than mere proximity.

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 West Street

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.

[Empty text box]

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?

[Empty text box]

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
- 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

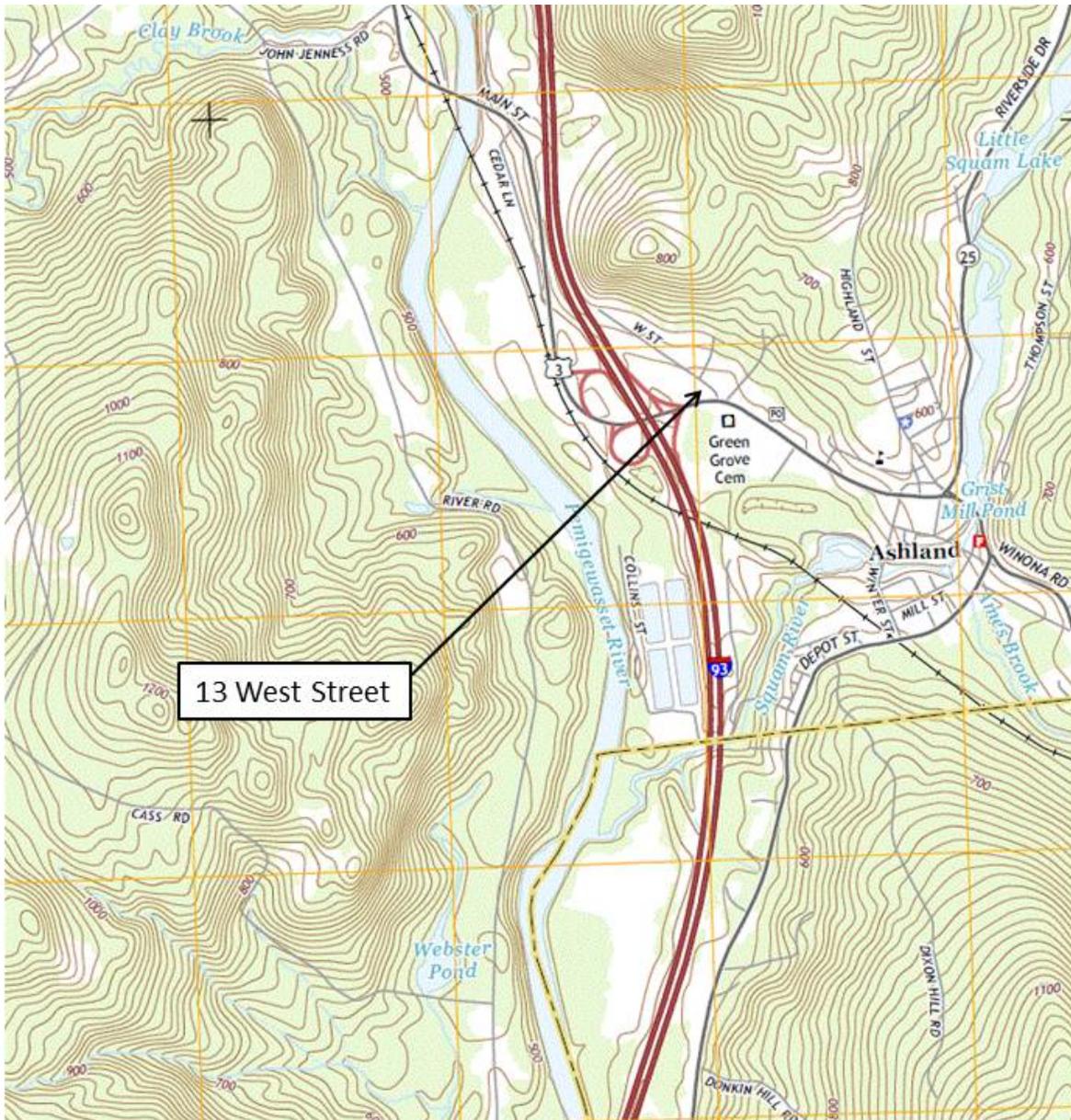
* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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



**Ashland Liquor Store (#46)
13 West Street
Ashland, New Hampshire
(Tax Map 4, Block 3, Lot 7)**

**Aerial View
(showing tax parcel boundaries in black and subject parcel shaded in blue)**



**Ashland Liquor Store (#46)
13 West Street
Ashland, New Hampshire**

USGS Ashland Quadrangle

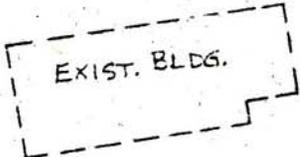


**Ashland Liquor Store (#46)
13 West Street
Ashland, New Hampshire**

**Aerial Photo of Facility
(shown at center above)**

n/f HOWARD D. JOHNSON, Co.

150.00'
S 75° 43' 50" W



HARRY A. WALLACE
AREA = 1.41 ACRES ±

U.S. RTE. 3
N 40° 19' 19" W
200.00'

173.73'
S 26° 26' 12" W

SCALE: 1" = 50'



50.00'
S 48° 02' 23" E

AREA = 17,910 SF ± (0.41 ACRES)

N.H.S.L.C.
BLDG.

327' ±

303.58'
S 81° 48' 32" E

117.63'
N 07° 03' 56" E
LAND OF STATE
OF N. H.



PROPOSED SUBDIVISION OF LAND OF
HARRY A. WALLACE
IN
ASHLAND, N. H.
(GRAFTON COUNTY)

NOTE: Based on original survey by TROJANO, Jan. 1966
with additional detail by STEVENSON by swing-ties.