

# 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

Karen Hambleton  
Town Administrator  
134 East Main Street  
Bradford, NH 03221

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

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

**DATE:** July 26, 2016

**SUBJECT:** *State Owned Land, Surplus Land Review, Town of Bradford, NH  
SLR 16-005*

**RESPONSE DATE:** August 25, 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](mailto:susan.slack@nh.gov). The Council on Resources and Development will consider this request at its *next meeting on September 8, 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 Rivers and Lakes Program Manager, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers and Lakes Program Manager, 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  
DIVISION OF FORESTS AND LANDS  
172 Pembroke Road, Concord, New Hampshire 03301

603-271-2214  
FAX: 603-271-6488  
www.nhdf.org

Amanda Merrill, Chair  
Council on Resources and Development  
107 Pleasant Street, Johnson Hall  
Concord, NH 03301

July 25, 2016

**SUBJECT: Surplus action at Bradford Pines Natural Area - Bradford**

Dear Director Merrill:

The Department of Resources and Economic Development (DRED) wishes to enter into a boundary line agreement with one of our abutters at Bradford Pines Natural Area in Bradford NH. The purpose of the agreement is to eliminate an encroachment onto State lands created by a previous owner.

Senate Bill 318, Laws of 2016, permits DRED to enter into a boundary line agreement with our abutter pursuant to the process for disposal of real estate as outlined in RSA 4:40.

Please screen this requests through CORD to determine if entering into the boundary line agreement is in the best interest of the State.

If you should have any questions, please contact Bill Carpenter or Bob Spoerl at 271-2214.

Thank you.

Sincerely,

  
\_\_\_\_\_  
Jeffrey J. Rose  
Commissioner

Attachment: Request for Surplus Land Review Action





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

Name of Requesting Agency: DRED

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

Applicant Contact Person: Fredrick M. Vega  
Address: PO BOX 165, Suncook, NH 03275  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Location of Property: Bradford Pines Natural Area, Bradford, NH

Acreage: .1 or one tenth of an acre

Requested Action: Approve a boundary line agreement.

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, 3<sup>rd</sup> Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@nh.gov.

**1. What is the current use of this property?**

Bradford Pines Natural Area is a property set aside to showcase very large White pines. It has a recreation trail that goes into the stand of pines and along the Warner River which forms one of the boundary lines to the Natural Area

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

The property being transferred is already impacted by a driveway and utility pole

**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?

\_\_\_\_\_

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

Yes  No

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

There is a historic burial ground for the Ames Family on the remaining portion of the property.

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)

A mixed use building, currently serving as a dentist office on the property that we are entering into the boundary line agreement with.

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).

Bradford Pines Natural Area is currently 5.02 acres. As the two parcels being swapped are of equal size no net loss of land will occur.

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)

Currently accessible from the state land.

b. If yes, is there a potential for public access interruption?  Yes  No

9. Are there water resources related to this property such as:

10. Lakes/Ponds -  Yes  No OR Rivers -  Yes  No?

a. If yes to either, please indicate the size or extent of such resources.

While the property the State is surplusng does not have water access, the property we are getting does have frontage on the Warner River.

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?

Increases frontage on the river for access and shore fishing

11. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Wildlife Action Plan Critical Habitats.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- h. Potential river channel change.....  .....  .....
- i. Other special designations .....  .....  .....

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

See attached information.



**NEW HAMPSHIRE NATURAL HERITAGE BUREAU**

DRED - DIVISION OF FORESTS & LANDS  
 PO Box 1856 -- 172 PEARROKE ROAD, CONCORD, NH 03302-1856  
 PHONE: (603) 271-2214 FAX: (603) 271-6488

To: Bob Speer, Bureau of Trails  
 Division of Parks & Recreation

From: Sara Cairns, NH Natural Heritage Bureau  
 Date: 8/21/2006  
 Re: Review by NH Natural Heritage Bureau of request dated 8/17/2006

NHB File ID: 29  
 Project type: Landowner Request

Town: Bradford  
 Location: Bradford Pines State Forest

I have searched our database for records of rare species and exemplary natural communities on the property(s) identified in your request. Our database includes known records for species officially listed as Threatened or Endangered by either the state of New Hampshire or the federal government, as well as species and natural communities judged by experts to be at risk in New Hampshire but not yet formally listed.

NHB records on the property(s): None

NHB records within one mile of the property(s):

Vertebrate species (For more information on animal species, contact Kim Tuttle, NH F&G at 271-65344)	Last Reported	Listing Status	NH	Global	State
Common Loon ( <i>Colinus immer</i> )	2003	--	T	G5	S3B
Wood Turtle ( <i>Desmognathus insculpta</i> )	1993	--	--	G4	S3

Listing codes: T = Threatened, E = Endangered, S = State, G = Global, NR = Not ranked, I = Imperiled, U = Unranked, N = Non-breeding population, X = Extirpated

Rank prefix: 1-5 = Most (1) to least (5) imperiled, -- = Not ranked

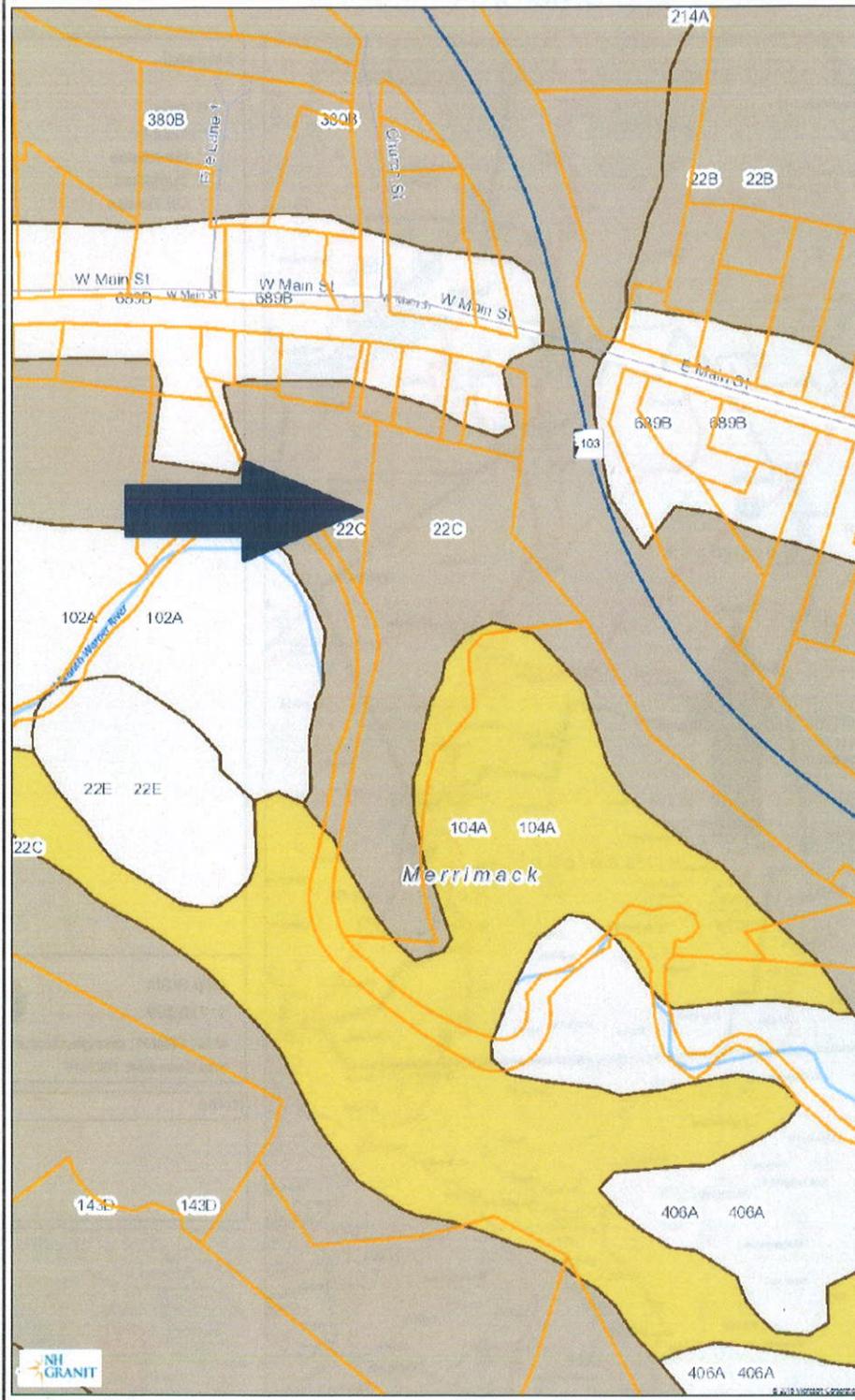
Rank suffix: B = Breeding population, N = Non-breeding, H = Historical, X = Extirpated

A negative result (no record in our database) does not mean that no rare species are present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

NOTE: Detailed information is only given for NHB records actually on a property. Records in adjacent areas are either not reported or only listed by type. For this reason, this review cannot be used to satisfy a permit or other regulatory requirement to check for rare species or habitats that could be affected by a proposed project.



# Bradford Pines NA\_Ag soils



## Legend

- Parcels - polygons
- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads
- Soil Series
- Farmland**
  - Conditional Prime Farmland
  - All Areas are Prime Farmland
  - Farmland of Local Importance
  - Farmland of Statewide Importance

Map Scale

1: 3,514

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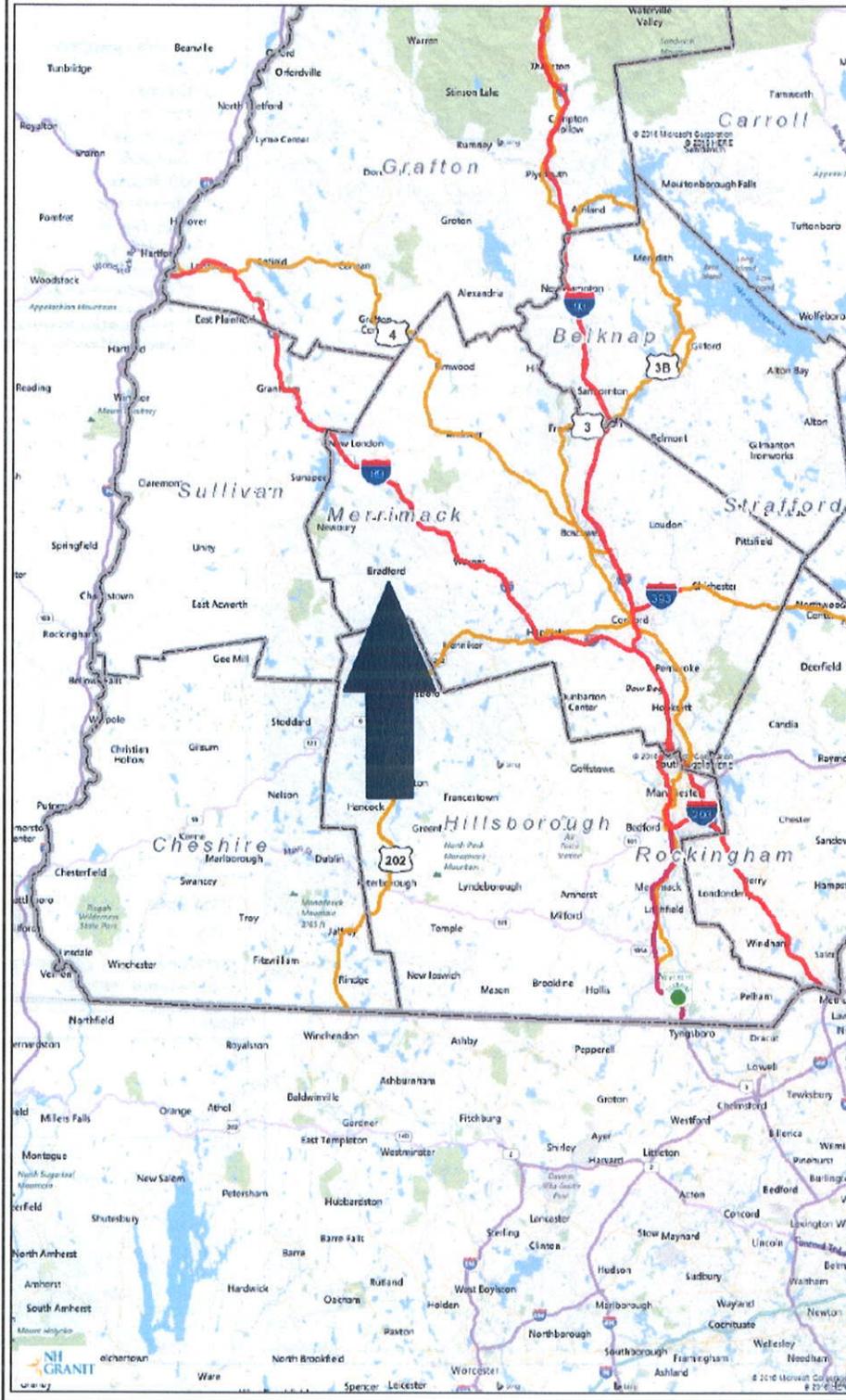
Map Generated: 7/8/2016



## Notes



# Locus Map Bradford Pines N A



- Legend**
- State
  - County
  - Interstates
  - Turnpikes
  - US Routes

Map Scale  
 1: 775,309



© NH GRANIT, www.granit.unh.edu  
 Map Generated: 7/8/2016

**Notes**



# Bradford Pines N A aerial



## Legend

- ▭ Parcels - polygons
- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads
- NH 2015 1-foot RGB

Map Scale

1: 1,624



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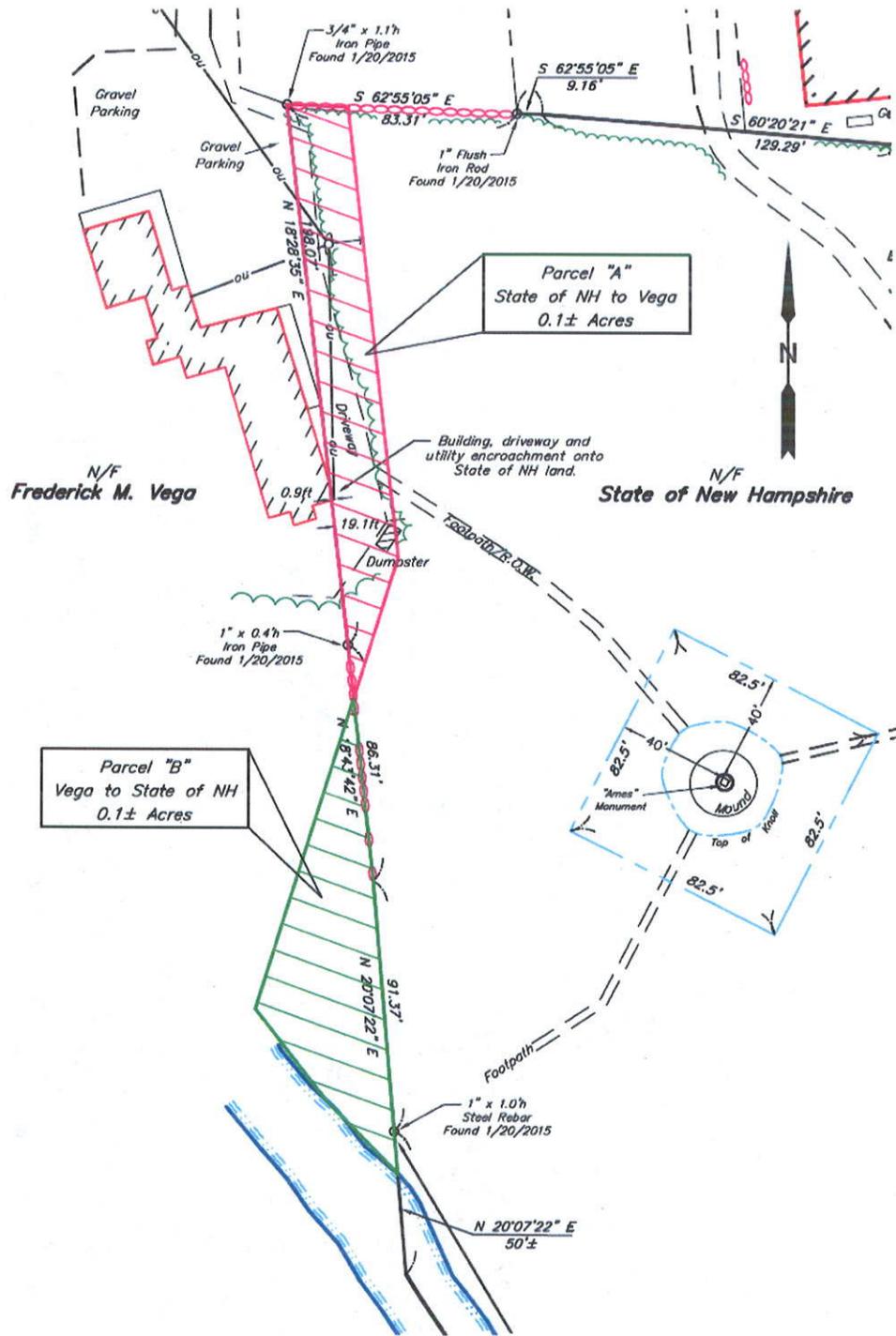
Map Generated: 7/8/2016

## Notes

Empty notes box



# Bradford Pines Natural Area PROPOSED PARCEL SWAP



**FREMEAUX APPRAISAL, INC.**

11 Stark Street • Manchester, New Hampshire 03101  
Telephone (603) 622-8826 • Telecopier (603) 6262-1311

June 8, 2016

Frederick M. Vega  
360 Pembroke Street,  
Pembroke, NH 03275

Re: Two vacant parcels of land to be exchanged and identified as:  
Parcel A - .1 acres owned by the State of New Hampshire and part of Map 2, Lot 106  
Parcel B - .1 acres owned by Richard M. Vega and part of Map 16, Lot 91  
Off West Main Street and Route 103  
Bradford, New Hampshire  
Project File No: 8.403

Dear Mr. Vega:

We have prepared the attached Appraisal Report for the purpose of estimating the market values of the fee simple interests in the above referenced properties as of May 12, 2016, the date of inspection. This appraisal was prepared in conformance with Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an Appraisal Report.

The property, which hereinafter is referred to as the subject, consists of two separate, but abutting, .1 acre pieces of land off West Main Street and Route 103 in the Residential/Business zoning district of Bradford. The pieces are portions of larger parcels owned by the State of New Hampshire (Map 2, Lot 106) and Richard M. Vega (Map 16, Lot 91). The pieces are identified by a drawing supplied by the client and are included herein.

The two slivers of land which comprise the subject are to be exchanged with one another. The .1 acre piece owned by the State of New Hampshire (Parcel A) will benefit Mr. Vega since it will allow for continued use of this land, and the .1 acre piece owned by Mr. Vega (Parcel B) will benefit the State as it will add frontage on the Warner River to the Bradford Pines Natural Area. Parcel A is improved with a gravel driveway and possibly a corner of the existing mixed use building owned by Mr. Vega. In addition this portion of the subject is crossed by utility wires for the mixed use building. It is a hypothetical condition of this appraisal that this portion of the subject is unimproved.

Your attention is called to the Assumptions and Limiting Conditions, which are an integral part of the analysis. It is assumed that hazardous substances do not exist at the subject properties. No apparent evidence of contamination or potentially hazardous materials was observed on the date of inspection. However, we are not qualified to determine the existence of, and no certification is made as to the presence or absence of any hazardous substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

Based on this analysis, and subject to the Assumptions and Limiting Conditions summarized within, it is our opinion that the market value of the fee simple interest of the .1 acres, which is a part of Map 2, Lot 106, and is owned by the State of New Hampshire, as of May 12, 2016 was as shown below:

**ONE THOUSAND DOLLARS.....\$1,000**

It is our opinion that the market value of the fee simple interest of the .1 acres, which is a part of Map 16, Lot 91, and is owned by Richard M. Vega, as of May 12, 2016 was as shown below:

**ONE THOUSAND DOLLARS.....\$1,000**

Respectfully submitted,

**FREMEAU APPRAISAL, INC.**



Joseph G. Fremeau, MAI  
NHCG-89  
President



Stephen R. Mirick  
NHCG-737

**FREMEAU APPRAISAL, INC.**

NH General Court - Bill Status System  
Search Results

Bills Found : 1

★ Chaptered Law: **0019** ★

SB318

Session Year 2016

**Title:** permitting the state to enter into a lot line agreement with a private abutter to the Bradford Pines Natural Area.*G-Status:* SIGNED BY GOVERNOR*House Status:* PASSED/ADOPTED*Senate Status:* PASSED/ADOPTED*Next/Last**Comm:*

HOUSE Resources, Recreation and Development

*Next/Last**Hearing:*

03/22/2016 at 11:00 AM LOB Room 305

Bill Text[HTML] [PDF]

NH House

NH Senate

SB 318, Laws of 2016



CHAPTER 19  
SB 318 - FINAL VERSION

2016 SESSION

16-2788  
08/05

SENATE BILL **318**

AN ACT permitting the state to enter into a lot line agreement with a private abutter to the Bradford Pines natural area.

SPONSORS: Sen. Little, Dist 8; Sen. Bradley, Dist 3; Sen. Feltes, Dist 15; Rep. B. French, Merr. 6; Rep. Hirsch, Merr. 6; Rep. C. Christensen, Hills. 21; Rep. Spang, Straf. 6; Rep. Gottling, Sull. 2

COMMITTEE: Energy And Natural Resources

ANALYSIS

This bill permits the state to enter into a lot line agreement with a private abutter to the Bradford Pines natural area.

Explanation: Matter added to current law appears in *bold italics*.  
Matter removed from current law appears ~~[in brackets and struck through.]~~  
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type  
16-2788  
08/05

STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Sixteen*

AN ACT permitting the state to enter into a lot line agreement with a private abutter to the Bradford Pines natural area.

*Be it Enacted by the Senate and House of Representatives in General Court convened:*

19:1 Bradford Pines Natural Area. Notwithstanding RSA 227-H:5, the commissioner of the department of resources and economic development and a private abutter to the Bradford Pines natural area may enter into a lot line agreement, between the state property identified on the Bradford tax maps as Map 2, Lot 106 and the private abutter's property identified as Map 16, Lot 91. The commissioner shall follow the process for disposal of real estate as outlined in RSA 4:40.

19:2 Effective Date. This act shall take effect 60 days after its passage.

Approved: April 25, 2016  
Effective Date: June 24, 2016