

New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives
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 <i>Via Email Distribution Lists</i>	Coos County Board of Commissioners c/o Jennifer Fish P.O. Box 10 West Stewartstown, NH 03597 <i>Via Email (jennifer.fish@cooscountynh.us)</i>
	Edward Samson, Town Manager Town of Lancaster 25 Main Street Lancaster, NH <i>Via Email (townmanager@lancasternh.org)</i>	Michelle Moren-Grey, Executive Director North Country Council 161 Main Street Littleton, NH 03561 <i>Via Email (mmoren@nccouncil.org)</i>

FROM: Michael A. Klass, NH Office of Strategic Initiatives

DATE: December 11, 2020

SUBJECT: *State Owned Land, Surplus Land Review, Lancaster, NH
2021 SLR 001*

RESPONSE DEADLINE: Monday, January 11, 2021

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please provide this office with any comment(s) in writing by the response deadline indicated above. Responses may be emailed to Michael.klass@osi.nh.gov.

The Council on Resources and Development will consider the request at its meeting scheduled for **January 14, 2021**. Information regarding CORD and its meetings may be obtained at: <https://www.nh.gov/osi/planning/programs/cord/index.htm>.

The Department of Natural and 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 Coordinator, 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 Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



**STATE OF NEW HAMPSHIRE
DEPARTMENT OF MILITARY AFFAIRS AND VETERANS SERVICES**

**BUSINESS ADMINISTRATION
STATE MILITARY RESERVATION
4 PEMBROKE ROAD
CONCORD, NEW HAMPSHIRE 03301-5652**

David J. Mikolaities, Major General
The Adjutant General

Warren M. Perry
Deputy Adjutant General

Phone: 603-225-1360
Fax: 603-225-1341
TDD Access: 1-800-735-2964

December 9, 2020

Jared Chicoine, Director
New Hampshire Office of Strategic Initiatives
Governor Hugh J. Gallen State Office Park
Johnson Hall, 3rd Floor
107 Pleasant Street
Concord, NH 03301

Dear Director Chicoine:

Please find the enclosed Request for Surplus Land Review Action from the Department of Military Affairs and Veterans Services. The Adjutant General has determined that the Department no longer has a need for the Lancaster Armory. The department proposes to convey the property to New Hampshire Fish and Game.

Please submit this proposal to the Council on Resources and Development (CORD) for review. We respectfully request that this item be placed on the agenda for the January 11, 2021 meeting of CORD in order to ensure timely subsequent review by the Long Range Capital Planning and Utilization Committee and the Governor and Executive Council. If you have any questions, please contact me at 603-225-1361.

Sincerely,

A handwritten signature in blue ink that reads "Erin M. Zayac".

Erin M. Zayac
Administrator

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Military Affairs and Veterans Services

Agency Contact Person: Erin Zayac
Address: 4 Pembroke Road Concord, NH 03301
Phone Number: 603-225-1361
E-Mail: erin.m.zayac@DMAVS.nh.gov

Applicant Contact Person: Same as above
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: 532 Main Street, Lancaster, NH 03584

Acreage: 2.78

Requested Action: State disposal of property

Term of Lease or Easement: n/a

.....

Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Office of Strategic Initiatives, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

1. What is the current use of this property?

Armory

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

Storage Facility for Fish & Game

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 use of the property or surroundings.

n/a

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

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

Armory building; out building

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

Yes No

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

Yes, the Site was determined Eligible for listing on the National Register of Historic Places (under Criteria A and C) on 09/27/2006. The eligible boundary is the

property's tax parcel (Map R-2, Parcel 31), as mapped by the Town of Lancaster. The property was surveyed for archaeological resources including: a Ph1A in 1999), a combined Ph1A/Ph1B survey of 1.5 acres (along the southernmost extent of the property (including a portion of the 65-acre Lancaster Fairgrounds property) in 2015 and a Ph1B of 1.0 acres in 2017, focusing on undisturbed portions of the Lancaster Armory property not previously investigated. No artifacts were recovered in 2015 and 2017. It was concluded from the 2015 and 2017 surveys combined that the 2.78 acre Lancaster Armory property is no longer considered to be archaeologically sensitive.

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 residential housing to the north and northwest; fair grounds with structures to the South and East.

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).

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)

Road

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** **Rivers** - **Yes** **No** **Wetlands** - **Yes** **No**

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

Approximately 0.25 acres of wetlands exist behind the military vehicle parking area. Wetlands were delineated in 2017.

b. If yes, is the property located within 250 feet of a lake/pond or river?

It is not located within 250 feet of a lake pond or river. It is located within 250 feet of another wetland.

c. If yes, please describe any municipal regulations and/or Shoreland Water Quality Protection Act (RSA 483-B) provisions that apply to the development of the property.

- d. If there are water resources, please describe current public or private access from the site to the water body. Public Private No Access Available

- e. How would the proposal affect the access opportunities described in d?

n/a

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 checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

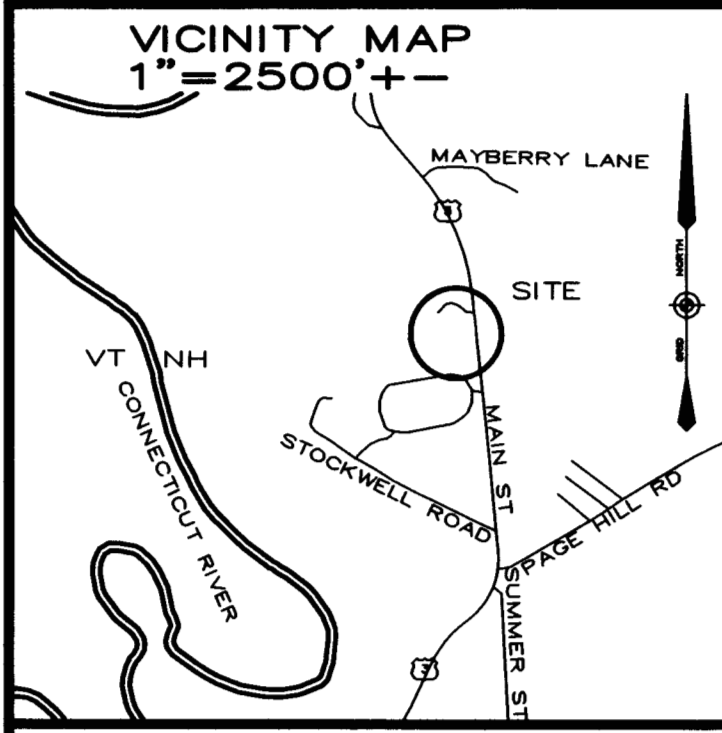
Less than 1 acres (0.25 acres) of wetlands exist behind the military vehicle parking area. Wetlands were delineated in 2017. Agricultural soils of local importance exist on the Armory property. Prime farmland soils and agricultural soils of local importance exist on adjacent properties. Grasslands (Wildlife Action Plan Critical Habitat) are directly adjacent to the site, but are utilized as part of the Lancaster Fairgrounds.

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

- 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, NH GRANIT, or any other readily available mapping service.

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



Kenneth M. Burke Jr.
Marva V. Burke
6 Pine Haven Road
Lancaster, NH 03584
Vol. 1457, Page 0499

Map R-2, Lot 34
Mona Lisa G. Terry
10 Pine Haven Road
Lancaster, NH 03584
Vol. 1492, Page 1273

Donald A. Paquette
Shelley S. Paquette
10 Pine Haven Road
Vol. 1441, Page 0113

Jason P. Monley
Nikki J. Monley
21 Pine Haven Rd
Lancaster, NH 03584
Vol. 1488, Page 0090

Map R-2, Lot 35
Richard P. Desautelle
36 Anchor Road
Lancaster, NH 03584
Vol. 1499, Page 0118

Map R-2, Lot 28
Coos & Essex Agri. Society
c/o Julie Aldrich
PO Box 515
Lancaster, NH 03584
Vol. 812, Page 59

Map R-2, Lot 29
Coos & Essex Agri. Society
c/o Julie Aldrich
PO Box 515
Lancaster, NH 03584
Vol. 812, Page 63

Map R-2, Lot 32
Karl & Tonya Perkins
PO Box 557
Lancaster, NH 03584
Vol. 929, Page 598

Map R-2, Lot 31
NH National Guard
Adjutant General Department
4 Pembroke Road
Concord, NH 03301
Vol. 417, Page 43
121,201 sq. ft. or 2.78 ac.

CERTIFICATIONS

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

CERTIFICATION PER R.S.A.-676:18, III: "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

SIGNATURE: *[Signature]* LICENSE NO. 741 DATE: 12/3/15

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF TOWN OF LANCASTER IN ACCORDANCE WITH R.S.A.-676:18 (1)." SIGNATURE: _____ LICENSE NO. _____ DATE: _____

LEGEND

---	PROPERTY LINE	---	EDGE OF WOODS
---	EDGE OF PAVEMENT	---	CONCRETE
---	EDGE OF GRAVEL	---	IRON PIPE OR REBAR
---	OVERHEAD UTILITY LINES	---	UTILITY POLE
---	DRAINAGE LINE	---	SEWER MANHOLE
---	WATER LINE	---	DRAIN MANHOLE
---	5% DASHED YELLOW LINE	---	DROP INLET
---	SINGLE WHITE LINE	---	WATER SHUTOFF
---	CHAIN LINK FENCE	---	SHRUB
---		---	DELINEATOR POST

- NOTES**
- Survey by total station between the dates of November 12 and 13 2015. Control Traverse error of closure 1:64,928
 - Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
 - Vertical datum is based on NAVD 88.
 - Owner of record: State of New Hampshire, reference CCRD volume 417, page 43.
 - The subject premises is within the Agricultural zoning district. Minimum lot size = 1 acre, Minimum frontage = 50'. Building setbacks: front=50'; rear & side=40'.
 - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
 - The intent of this plat is to depict the existing conditions of Map R-2, Lot 31.

- REFERENCES**
- Plat entitled "Sub-Division Plot Plan Gregory J. & Lynette M. Westcott" dated July 27, 1990 by Donald Doolan and recorded at the CCRD as Plan no. 647A.
 - Plat entitled "Property Sub-Division for Pine Haven Homes" dated January 4, 1985 by Donald Doolan and recorded at the CCRD in Pocket 9, Folder 4, Plan no. 49.
 - Plat entitled "Property Sub-Division of John E. James A. Brooks" dated March 30, 1985 by Donald Doolan and recorded at the CCRD in Pocket 8, Folder 4, Plan no. 48.
 - NHDOT highway plan, FAP project no. F-FG 035-1(3), sheets 6 and 7 of 58 and on file at the NHDOT office in Concord, NH

Map R-2, Lot 46
Coos & Essex Agri. Society
c/o Julie Aldrich
PO Box 515
Lancaster, NH 03584

NO.	DATE	REVISION
1	12/2/15	WATER & SANITARY SEWER

11/20/20 updated with Dept of Revenue parcel data records by BLC/NHARG/FMO/PPB/



RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
Fax.: (603) 224-6261
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

**EXISTING CONDITIONS PLAT
NH National Guard Armory**

PROJECT: MAP R2, LOT 31
LOCATION: 532 MAIN STREET, LANCASTER, NH




GRAPHIC SCALE: 0' 20' 40'
DATE: NOV. 18, 2015
JOB NO.: 1015.218
SHEET 1 OF 1

Lancaster Armory General Vicinity



0 800 1,600 3,200 4,800 6,400 Feet
 1:31,000 scale, NAD 1983 State Plane New Hampshire FIPS 2800 feet

Legend

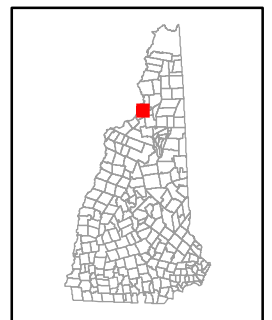
-  Site Boundary
-  Roads
-  Railroad

Map depicting the general vicinity of the Lancaster Armory.

Data Source: ESRI, NHARNG

Disclaimer: No warranty is made by NH National Guard as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. This map is a "living document", in that it is intended to change as new data become available and is incorporated into the Enterprise GIS database.

Map created December 2020 by Jarred Jones, NGNH-FMO-ENV



Lancaster Armory Aerial Imagery



0 250 500 1,000 1,500 Feet
1:6,000 scale, NAD 1983 State Plane New Hampshire FIPS 2800 feet

Legend

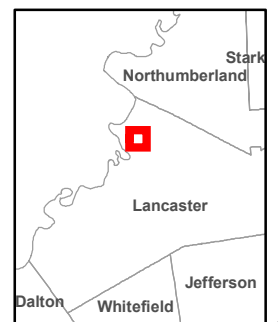
 Site Boundary

Aerial imagery depicting Lancaster Armory and surrounding area.

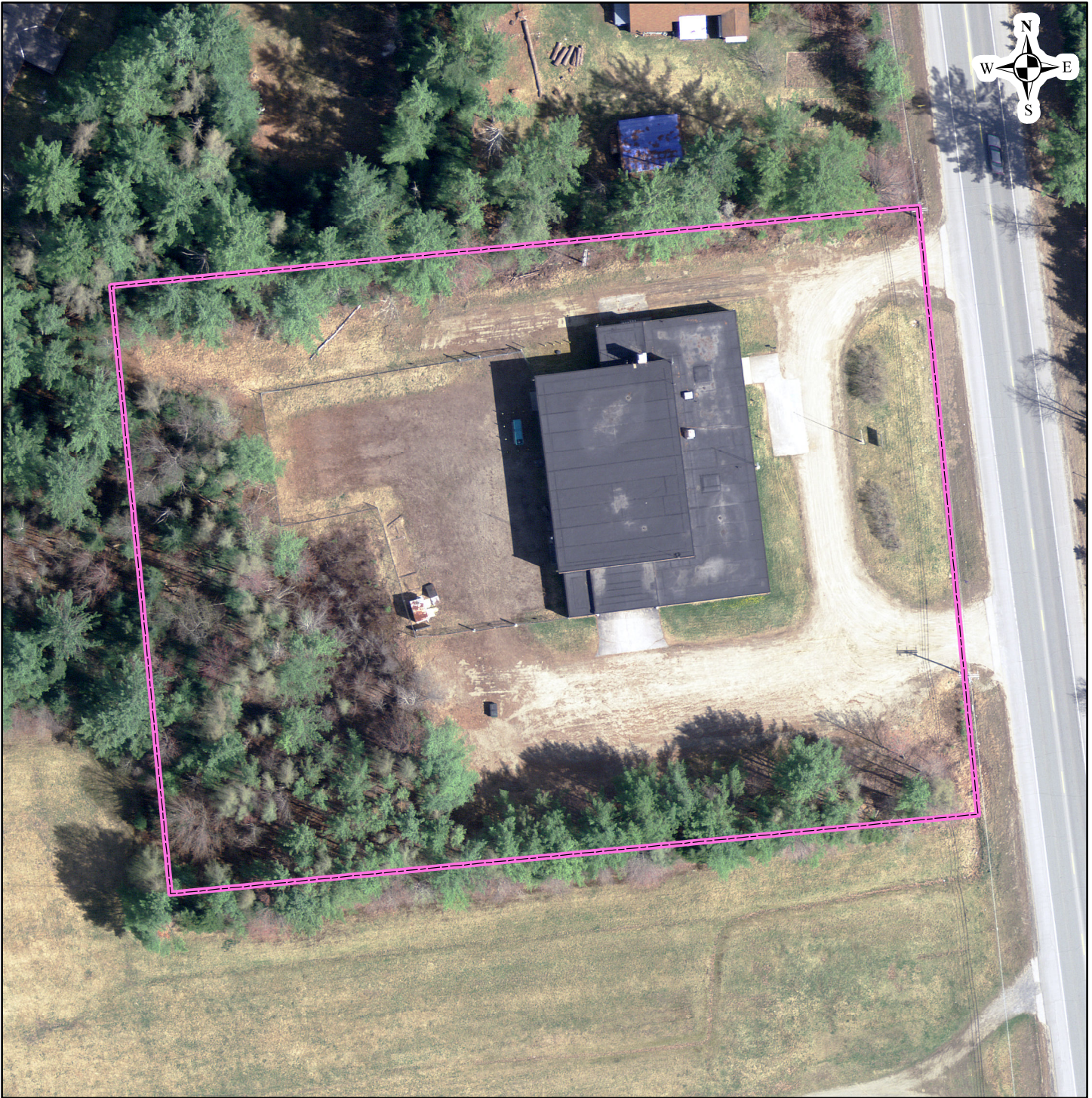
Data Source: Digital Globe, NHARNG

Disclaimer: No warranty is made by NH National Guard as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. This map is a "living document", in that it is intended to change as new data become available and is incorporated into the Enterprise GIS database.

Map created December 2020 by Jarred Jones, NGNH-FMO-ENV



Lancaster Readiness Center




100 50 0 100 Feet

Scale: 1:1,200

1 inch = 100 feet

NAD 1983 State Plane New Hampshire FIPS 2800 feet

Legend

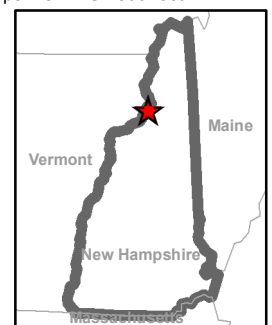
 Installation Boundary

Fugro Earthdata 2015

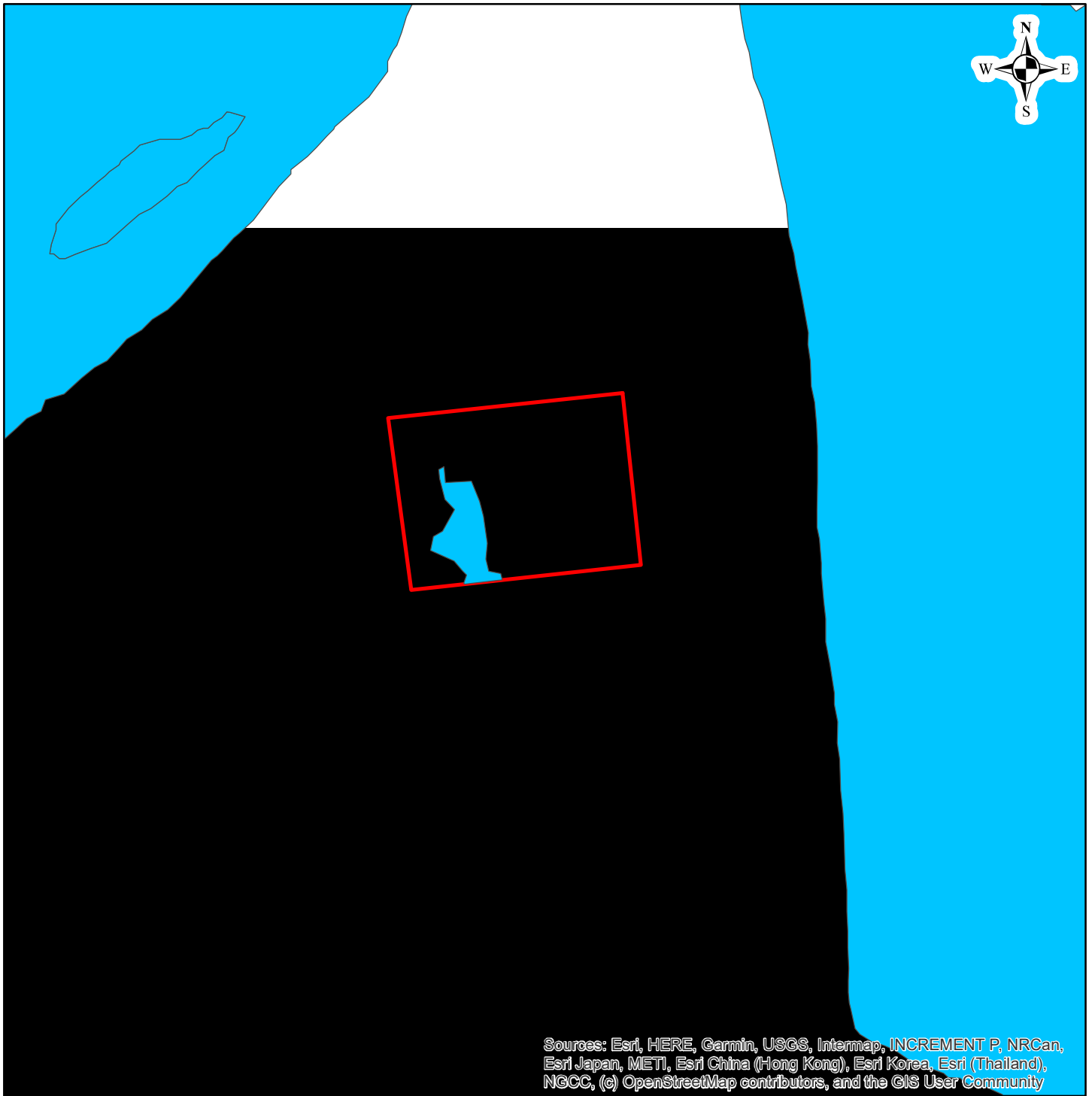
Data Source: NHARNG

Disclaimer: No warranty is made by NH National Guard as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. This map is a "living document", in that it is intended to change as new data become available and is incorporated into the Enterprise GIS database.

Date: 9/18/2015 by Becky Carr, NGNH-FMO-PPB



Lancaster Armory Nearby Wetlands





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



1:3,000 scale, NAD 1983 State Plane New Hampshire FIPS 2800 feet

Legend

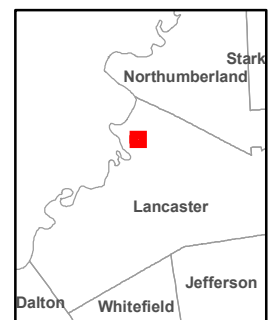
-  Wetlands
-  Lancaster Armory

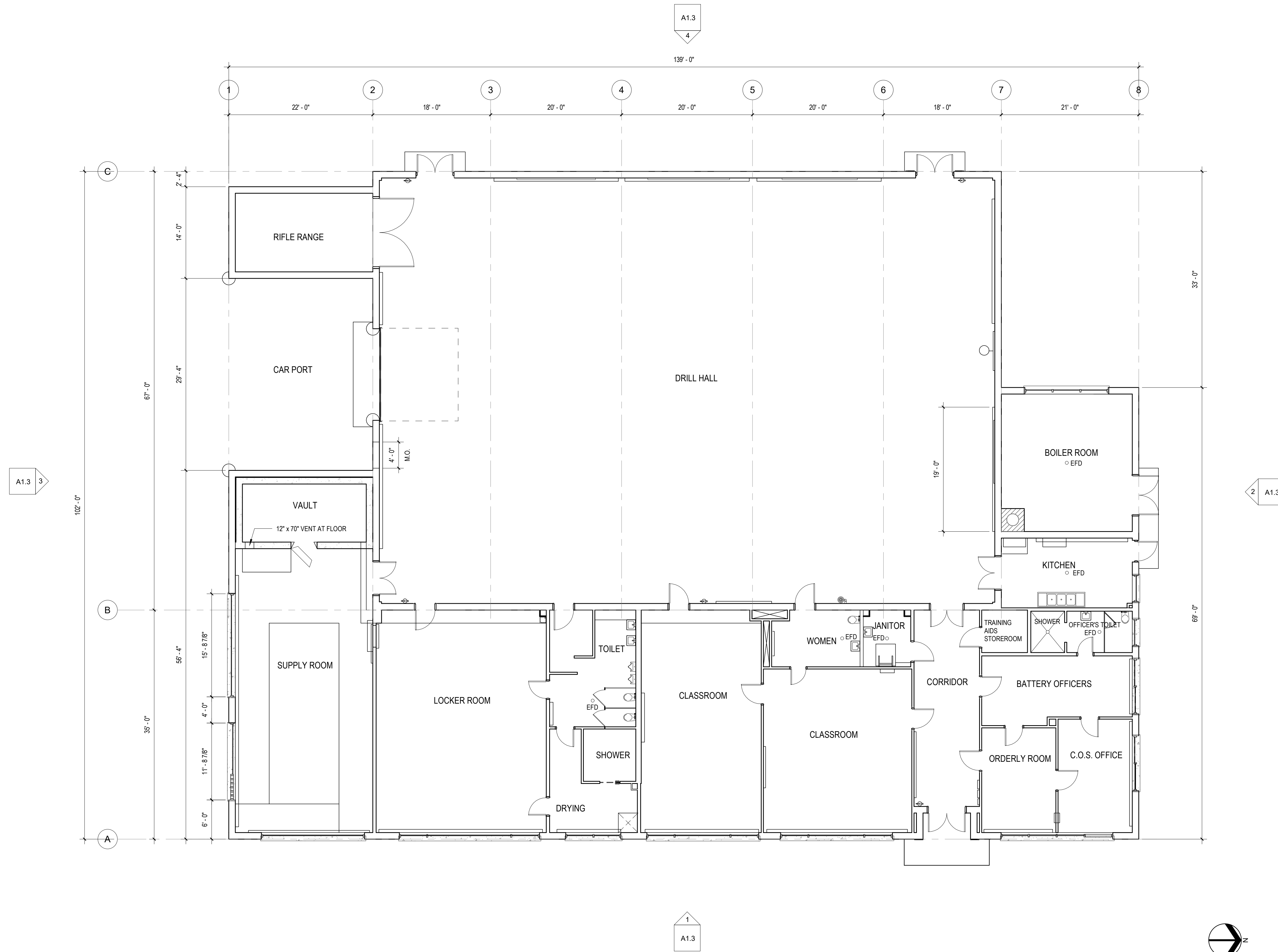
Map depicting Lancaster Armory, and nearby National Wetlands Inventory (NWI) recognized wetlands.

Data Source: NWI, GRANIT, NHARNG

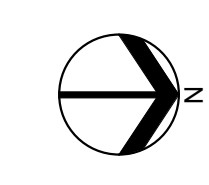
Disclaimer: No warranty is made by NH National Guard as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data. This map is a "living document", in that it is intended to change as new data become available and is incorporated into the Enterprise GIS database.

Map created November 2020 by Jarred Jones, NGNH-FMO-ENV





1
A1.1 EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"



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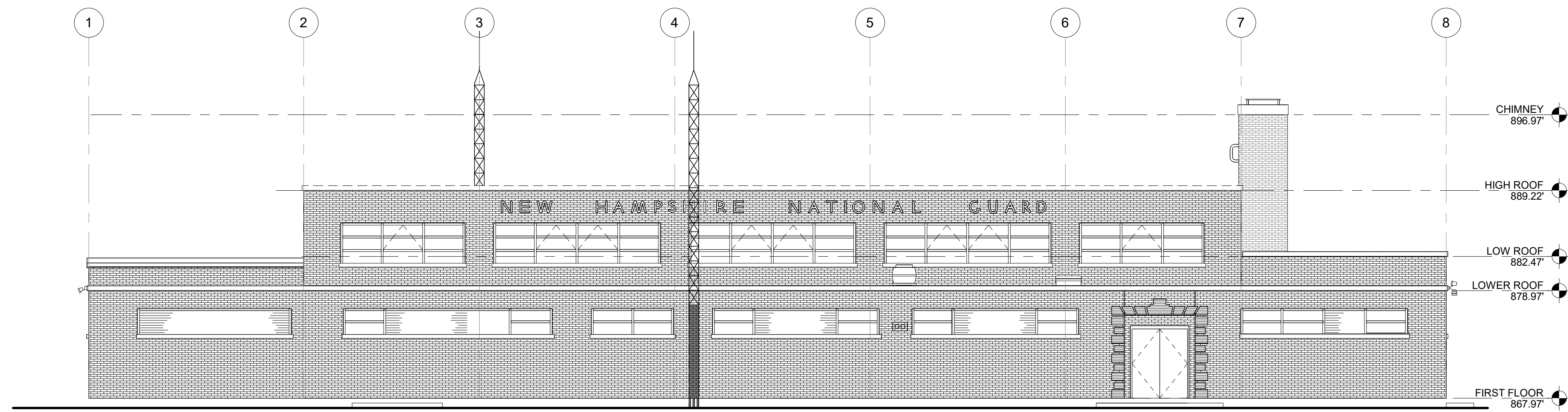
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 Concord, New Hampshire 03301
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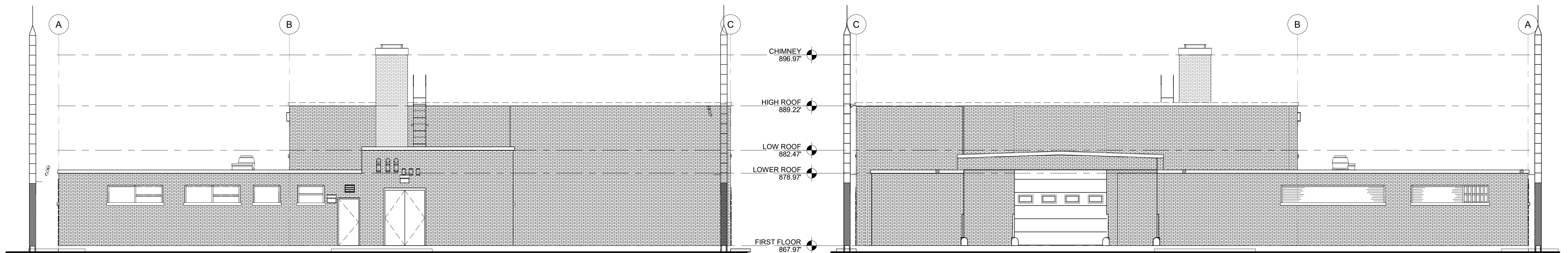
STATE OF NEW HAMPSHIRE
 DEPARTMENT OF ADMINISTRATIVE SERVICES
 DIVISION OF PUBLIC WORKS DESIGN & CONSTRUCTION
 JOHN O. MORTON BUILDING
 7 HAZEN DRIVE, BOX 483 ROOM 250
 CONCORD, NEW HAMPSHIRE 03302-0483
 (603) 271-3516 FAX (603) 271-3515

ISSUE: CONSTRUCTION DOCUMENTS		
REVISIONS:		
DATE	DESCRIPTION	BY

NH NATIONAL GUARD TRAINING SITE ANNEX
 RENOVATIONS
 532 MAIN STREET
 LANCASTER, NH 03504
 ADJUTANT GENERAL'S DEPARTMENT
 PROJECT No: 4506
 CONTRACT A
EXISTING FLOOR PLAN
 DRAWN BY: SCALE: AS INDICATED DATE: XXXX/2017 SHEET: **A1.1**

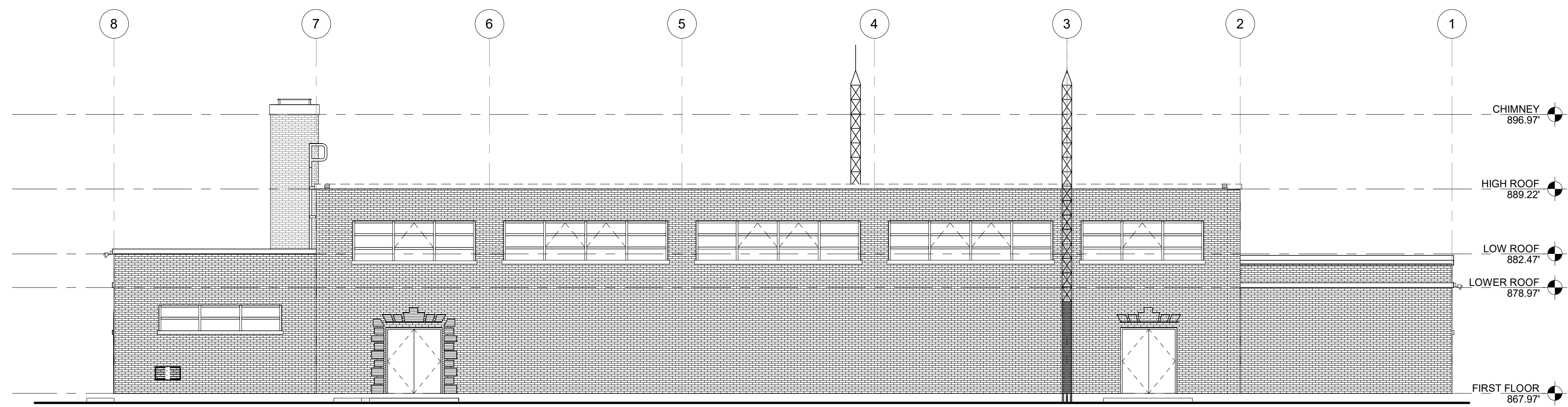


1 EXISTING EAST ELEVATION
 A1.3 Scale: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
 A1.3 Scale: 1/8" = 1'-0"

3 EXISTING SOUTH ELEVATION
 A1.3 Scale: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION
 A1.3 Scale: 1/8" = 1'-0"

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STATE OF NEW HAMPSHIRE
 DEPARTMENT OF ADMINISTRATIVE SERVICES
 DIVISION OF PUBLIC WORKS DESIGN & CONSTRUCTION
 JOHN O. MORTON BUILDING
 7 HAZEN DRIVE BOX 483 ROOM 250
 CONCORD, NEW HAMPSHIRE 03302-0483
 (603) 271-3516 FAX (603) 271-3515

ISSUE: CONSTRUCTION DOCUMENTS		
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DATE	DESCRIPTION	BY

NH NATIONAL GUARD TRAINING SITE ANNEX
 RENOVATIONS
 532 MAIN STREET
 LANCASTER, NH 03504
 ADJUTANT GENERAL'S DEPARTMENT
 EXISTING EXTERIOR ELEVATIONS
 PROJECT No: 4506
 CONTRACT A
 SHEET: A1.3

DRAWN BY: SZ
 SCALE: AS INDICATED
 DATE: XXXX/2017

Photos of NH ARNG Lancaster Site



Aerial view



Street view