

State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
25 Capitol Street - Room 100
Concord, New Hampshire 03301
Office@das.nh.gov

Charles M. Arlinghaus
Commissioner
(603) 271-3201

Catherine A. Keane
Deputy Commissioner
(603) 271-2059

Sheri L. Rockburn
Assistant Commissioner
(603) 271-3204

August 18, 2022

Taylor Caswell, Commissioner
NH Department of Business and Economic Affairs
Office of Planning and Development
100 North Main Street, Suite 100
Concord, NH 03301

RE: Council on Resources and Development (CORD) Surplus Land Review (SLR) Request – Proposed Disposal by Sale of State Land and Building in Gorham

Dear Commissioner Caswell:

The Department of Administrative Services (DAS), acting on behalf of the Department of Environmental Services (DES), proposes to dispose by sale of approximately 1.8 acres of surplus state land and a 1,792-square-foot, single-story office building situated thereon. The subject property is located at 80 Glen Road (NH Route 16) in Gorham, New Hampshire and is the former DES Gorham office, which was vacated earlier in 2022. DES has no further need or use for the property.

Please submit this proposal to the Council on Resources and Development for review. If you have any questions, then please contact Jared Nylund, DAS Real Property Asset Manager at 271-7644.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ch Arlinghaus'.

Charles M. Arlinghaus, Commissioner

Enclosures

Cc: Gary Lunetta, Director of Procurement and Support Services
Kimberly Boone, Administrator III, NHDES Administrative Services Unit
Jared J. Nylund, Real Property Asset Manager

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Administrative Services (on behalf of NHDES)

Agency Contact Person: Jared Nylund, Real Property Asset Manager
Address: 25 Capitol Street, Concord, NH 03301
Phone Number: (603) 271-7644
E-Mail: jared.j.nylund@das.nh.gov

Applicant Contact Person: (same)
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: 80 Glen Road (NH Route 16), Gorham, NH (Tax Map U3, Lot 42)

Acreage: 1.8 acres (approximate)

Requested Action: Proposed disposal by sale

Term of Lease or Easement: N/A

.....

Please complete ALL questions below, submit one digital copy, one hardcopy with original signatures, and three photocopies of the completed application to:

NH Bureau of Economic Affairs
NH Office of Planning & Development
100 North Main St, Suite #100,
Concord, NH 03301
Attn: Stephanie N. Verdile, Principal Planner stephanie.n.verdile@livefree.nh.gov

1. What is the current use of this property?

The subject property is currently vacant. Prior to 2022, the property housed the Gorham NHDES office and was occupied by NHDES office and field staff.

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

The subject property will be listed for sale and seems likely to be used either as a detached single-family residence or as a small office 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 use of the property or its surroundings.

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

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

Single story, ranch style, wood-frame office building (approx. 1,792 square feet) originally constructed circa 1966.

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

Yes No

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

The DHR Individual Inventory Form for the building on site (NHDHR Inventory # GOR002, updated July 2022) describes it as the former Androscoggin Ranger District Office Building originally constructed by the United States Forest Service in 1966.

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 detached, single-family homes, a detached two-family home, and a residential apartment complex.

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)

Directly from Glen 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 OR Rivers - Yes No OR Wetlands - Yes No?

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

The subject property is located nearly 700 feet from the Peabody River, which is on the opposite side of Glen Road (NH Route 16).

b. If yes, briefly describe how the requirements of RSA 483-B (Shoreland Water Quality Protection Act) apply to potential development of this property:

c. If yes, briefly describe how any municipal zoning requirements for buffers or setbacks from lakes, rivers or wetlands apply to potential development of this property:

d. Is the property within 250 feet of a lake/pond or river/stream? Yes No

e. If lakes or rivers are related to this property, describe current public or private access from the site to the water body? Public Private No Access Available

Description:

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

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..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> |

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

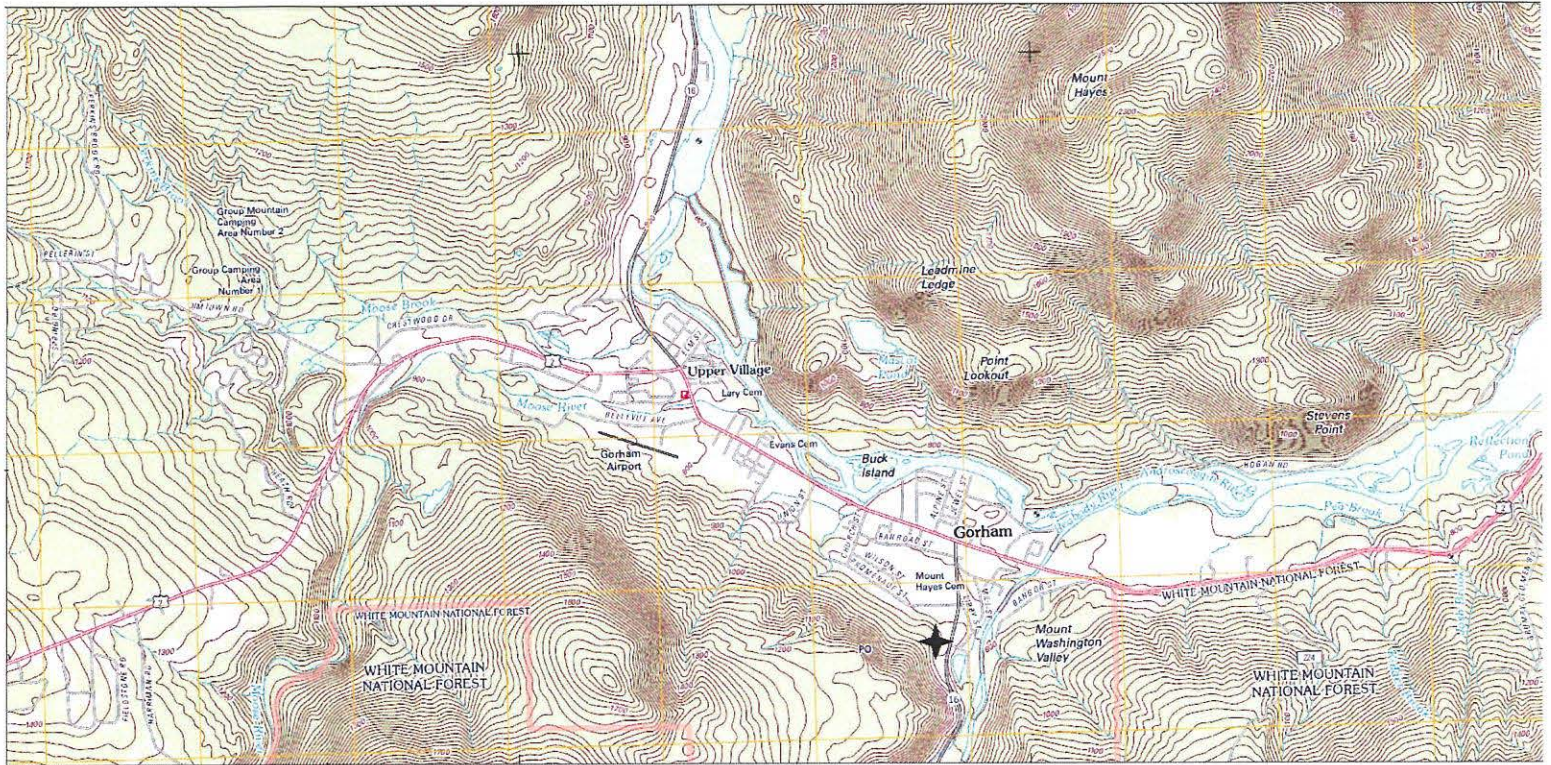
* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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



**80 Glen Road (NH Route 16)
Gorham, New Hampshire**

**Tax Parcel Map with Aerial Overlay
(subject parcel is shaded above)**



**80 Glen Road (NH Route 16)
Gorham, New Hampshire**

**USGS Berlin Quadrangle
7.5-Minute Series
(property location marked by 4-point star)**



**NHDES Building
80 Glen Road (NH Route 16)
Gorham, New Hampshire**

Google "Street View" Photo of Building