



ROBERT L. QUINN  
COMMISSIONER

# State of New Hampshire

DEPARTMENT OF SAFETY  
JAMES H. HAYES BLDG. 33 HAZEN DR.  
CONCORD, N.H. 03305  
603-271-2791

EDDIE EDWARDS  
ASSISTANT COMMISSIONER

STEVEN R. LAVOIE  
ASSISTANT COMMISSIONER

August 2, 2023

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

RE: Land Lease of State Land at 31 Dock Road, Gilford NH

Dear Commissioner Caswell,

The Department of Safety (DOS) seeks approval from the Council on Resources and Development (CORD) to lease approximately 5,700 sf of unused state property. DOS intends to negotiate a lease of this property to the adjacent landowner who will be responsible for any and all costs associated with improving the land for use as overflow parking. Improvements must be approved by DOS and ownership of the land will remain with the State. A request for review has been submitted to the Division of Historical Resources.

Please submit this proposal to the Council on Resources and Development (CORD) for review at the next scheduled meeting. Please contact Director of Administration Amy Newbury at (603) 223-8020.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Quinn".

Robert L. Quinn  
Commissioner

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

**Name of Requesting Agency:** Department of Safety

**Agency Contact Person:** Amy Newbury, Director of Administration  
Address: 33 Hazen Drive  
Phone Number: 603-223-8020  
E-Mail: Amy.L.Newbury@dos.nh.gov

**Applicant Contact Person:** Amy Newbury, Director of Administration  
Address: 33 Hazen Drive  
Phone Number: 603-223-8020  
E-Mail: Amy.L.Newbury@dos.nh.gov

**Location of Property:** 31 Dock Road, Gilford, NH 03249

**Acreage:** Approx 5,700 sf

**Requested Action:** Review for Land Lease

**Term of Lease or Easement:** Up to 20 Years

.....

Please complete ALL questions below and submit one digital copy via email and one hardcopy with original signatures, of the completed application to:  
NH Bureau of Economic Affairs  
Attn: 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](mailto:stephanie.n.verdile@livefree.nh.gov)

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

The property is not currently used.

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

Property will be improved to make suitable for additional parking.

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.

Overgrown vegetation on slope will be cleared and land improved for use as additional parking.

4. **Are there any structures located on this property?**  Yes  No  
a. If yes, please describe the structures including how many and what kind?

n/a

5. **Are there historical architectural or archaeological resources identified on this site?**  Yes  No

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

n/a - see attached Historical Recourses review

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)

Breeze Restaurant (1) - Private business  
Marine Patrol HQ (1) - State of NH, Department of Safety Operations  
DES Pumpstation and Gilford Town Restrooms (1) -

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).

Approx. 5,700 sf

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)

Yes, accessible through shared entrance.

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.

Lake Winnepesaukee is located approximately 375 ft from this land.

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

Any improvements to the land will need to be in accordance with RSA 483-B.

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:

There are no known local zoning issues associated with this section of land.

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

Public boat ramp for Town of Gilford residents and Private boat ramp for Marine Patrol are located on property adjacent to this parcel.

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

No impact to existing access.

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.

n/a
-----

**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.**

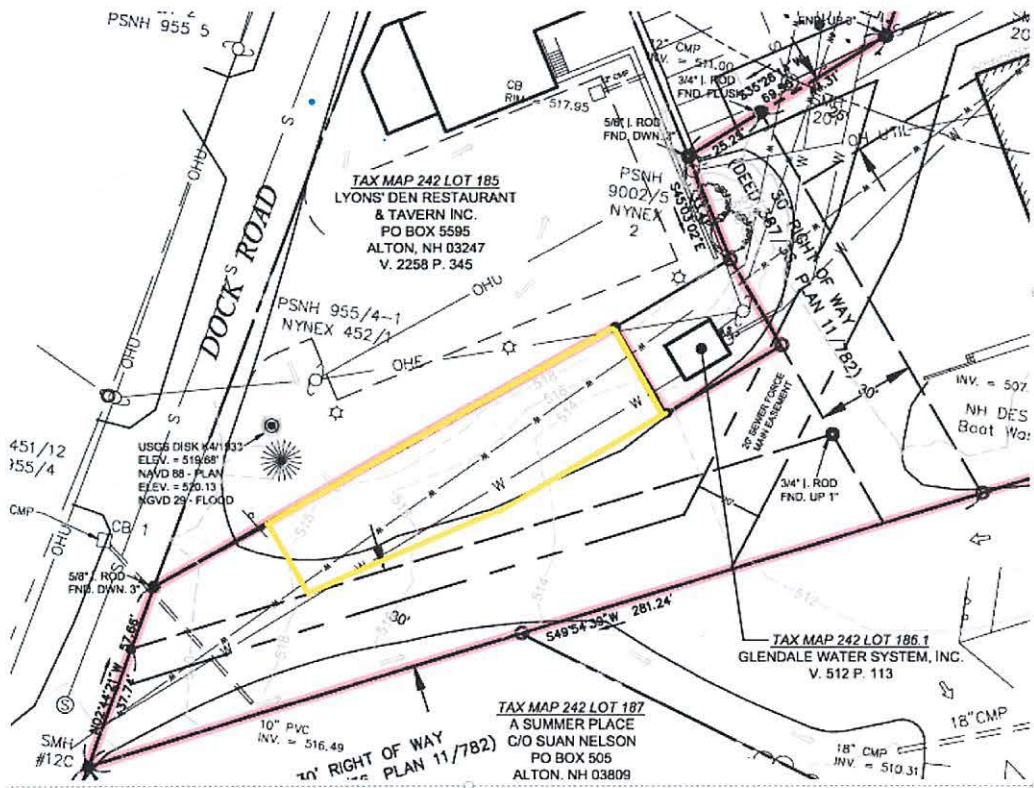
- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features\*
- c. Aerial Photograph\*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation 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.*







Please mail the completed form and required material to:

New Hampshire Division of Historical Resources  
State Historic Preservation Office  
Attention: Review & Compliance  
172 Pembroke Road, Concord, NH 03301

RECEIVED JUL 31 2023

DHR Use Only	
R&C #	15174
Log In Date	7/21/23
Response Date	7/31/23
Sent Date	8/2/23

## Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
- This is additional information relating to DHR Review & Compliance (R&C) #:

<b>GENERAL PROJECT INFORMATION</b>
Project Title Marine Patrol partial lot lease
Project Location 31 Dock Road
City/Town Gilford Tax Map 184 Lot # 242-184-000
NH State Plane - Feet Geographic Coordinates: Easting Northing (See RPR Instructions and R&C FAQs for guidance.)
Lead Federal Agency and Contact (if applicable) (Agency providing funds, licenses, or permits) Permit Type and Permit or Job Reference #
State Agency and Contact (if applicable) Department of Safety James Minery Permit Type and Permit or Job Reference #
<b>APPLICANT INFORMATION</b>
Applicant Name NH Department of Safety
Mailing Address 33 Hazen Dr Phone Number 603-419-9451
City Concord State NH Zip 03301 Email james.c.minery@dos.nh.gov
<b>CONTACT PERSON TO RECEIVE RESPONSE</b>
Name/Company
Mailing Address Phone Number
City State Zip Email

*This form is updated periodically. Please download the current form at [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review). Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. **Please include a self-addressed stamped envelope. Project submissions will not be accepted via facsimile or e-mail.** This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review) or contact the R&C Specialist at [marika.s.labash@dncr.nh.gov](mailto:marika.s.labash@dncr.nh.gov).*



**PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION**

Project Boundaries and Description

- Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (*Informative photo captions are requested.*)
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in Table 1. (*Blank table forms are available on the DHR website.*) Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.  
EMMIT or in-house records search conducted on     /     /     .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area?  Yes  No

If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity?  Yes  No

If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

**Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.**

**DHR Comment/Finding Recommendation** *This Space for Division of Historical Resources Use Only*

**Insufficient information to initiate review.**  Additional information is needed in order to complete review.

No Potential to cause Effects  No Historic Properties Affected  No Adverse Effect  Adverse Effect

Comments: *FINDING IS FOR PROPERTY LEASE ONLY. SHOULD FEDERAL AGENCY PERMITTING BE REQUIRED FOR ADDITIONAL PROJECT ELEMENTS, FURTHER DHR CONSULTATION WILL BE NECESSARY.*

*If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.*

Authorized Signature: *Nedra Miller, DSHR* Date: *7/31/23*