

# 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

<b>TO:</b>	<p>CORD Members and Other Interested Parties</p> <p><i>Via Email Distribution Lists</i></p>	<p>Coos County Board of Commissioners c/o Jennifer Fish P.O. Box 10 West Stewartstown, NH 03597 <i>Via Email (<a href="mailto:jennifer.fish@cooscountynh.us">jennifer.fish@cooscountynh.us</a>)</i></p>
	<p>James Wheeler, Berlin City Manager c/o Susan Tremblay 168 Main Street Berlin, NH 3570</p> <p><i>Via Email (<a href="mailto:stremblay@berlinnh.gov">stremblay@berlinnh.gov</a>)</i></p>	<p>Michelle Moren-Grey, Co-Executive Director &amp; Chief Executive Officer North Country Council 161 Main Street Littleton, NH 03561</p> <p><i>Via Email (<a href="mailto:mmoren@nccouncil.org">mmoren@nccouncil.org</a>)</i></p>

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

**DATE:** April 4, 2019

**SUBJECT:** *State Owned Land, Surplus Land Review, Berlin, NH  
2019 SLR 003*

**RESPONSE DEADLINE:** **Monday, May 6, 2019**

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](mailto:Michael.klass@osi.nh.gov).

The Council on Resources and Development will consider the request at its meeting scheduled for **May 9, 2019**. 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  
THE ADJUTANT GENERAL'S DEPARTMENT**

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

David J. Mikolaities, Major General  
*The Adjutant General*

Warren M. Perry, Colonel (ret.)  
*Deputy Adjutant General*

Erin M. Zayac  
*Administrator*

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

April 3, 2019

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

Dear Director Chicoine:

Please find the enclosed Request for Surplus Land Review Action from the Adjutant General's Department. The Adjutant General has determined that the Department no longer has a need for the Berlin Armory. The department proposes to convey the property either to another state agency or to the City of Berlin. If no interest is expressed by another state agency or by the City of Berlin, the department requests to sell the property.

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 May 9, 2019 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:** Adjutant General's Department

**Agency Contact Person:** Erin M. Zayac  
Address: 4 Pembroke Road, Concord, NH 03301  
Phone Number: 603-225-1361  
E-Mail: erin.m.zayac.nfg@mail.mil

**Applicant Contact Person:** Same as above  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** 2169 Riverside Road, Berlin, NH 03570

**Acreage:** 3.4 Acres

**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, 3<sup>rd</sup> 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 surplus?** Please note if proposed use is intended to create a public benefit.

n/a

**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 and unit storage building

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

☒ Yes ☐ No

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

The armory building and site are eligible for listing on the National Register of Historic Places.

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)

Manufactured home park and residential properties

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)

Driveway

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.

The Androscoggin River is directly across the street.

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

Located within 250 feet of the high water mark of the Androscoggin River.

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.

Shoreland Water Quality Protection Act regulations apply to this 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?

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

See attached maps for Slope and Wetland locations.

**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.**

- Municipal tax map copy showing all abutters
- General location map with scale, north arrow, nearby roads, and water bodies/features\*
- Aerial Photograph\*
- Any site plans for new or proposed development prepared at the time of application
- 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.*



# Berlin Readiness Center



A horizontal scale bar with markings at 0, 25, 50, 100, 150, and 200 feet. The bar is divided into segments by vertical lines, with the word "Feet" at the right end.

1:1,245 scale, NAD 1983 State Plane New Hampshire FIPS 2800 feet

### Legend

 Installation Boundary

Data Source: ESRI NHDOT 20111014; 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.

Created Date: 2/20/2019 by Becky Carr, NHARNG-FMO-PPB






## NHNG Berlin Installation Wetlands



A horizontal scale bar labeled "Feet" with markings at 0, 50, 100, 200, and 300.

1:1,200 scale, 1"= 100 feet. NAD 1983 State Plane New Hampshire FIPS 2800 feet

### Legend

-  Wetland
-  Installation Boundary

Map depicting wetlands at NHNG Berlin Installation.

Data Source: GRANIT, 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.

Created February 2019 by Jarred Jones, NGNH-FMO-ENV





# Berlin Readiness Center



0 25 50 100 150 200 Feet

1:1,245 scale, NAD 1983 State Plane New Hampshire FIPS 2800 feet

## Legend

 Installation Boundary

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Created Date: 2/20/2019 by Becky Carr, NHARNG-FMO-PPB

