

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

Legislative Office Building, Room 201

Concord, NH

Tuesday, June 24, 2014

MEMBERS PRESENT:

Rep. David Campbell, Chair

Rep. John Cloutier

Rep. Alfred Lerandean

Rep. Gene Chandler

Sen. David Boutin

Sen. James Rausch

Sen. Sylvia Larsen

Sen. Nancy Stiles

(Meeting convened at 11:03 a.m.)

1. Acceptance of Minutes of the May 13, 2014 meeting

CHAIRMAN CAMPBELL: I call the Long Range Capital Planning and Utilization Committee to order for this date. First order of business acceptance of the minutes.

****** SEN. STILES: So moved.

CHAIRMAN CAMPBELL: Moved by --

SEN. LARSEN: Second.

CHAIRMAN CAMPBELL: -- Senator Stiles and seconded by Senator Larsen. All those in favor? Opposed? None.

***** {MOTION ADOPTED}**

2. Old Business:

CHAIRMAN CAMPBELL: Old Business. None.

3. New Business:

CHAIRMAN CAMPBELL: New Business. We have an approval of State Agency lease exceeding five years from the Department of Health and Human Services, LRCP 14-020. Somebody here from the Department to move that? Want to come in and just -- just HHS is fine.

MARY ANN COONEY, Associate Commissioner, Department of Health and Human Services: Good morning. My name is Mary Ann Cooney. I'm Associate Commissioner for the Department of Health and Human Services.

CHAIRMAN CAMPBELL: Good morning. You're moving this item which is approximately 13,275 square feet of office space on a renewal basis; is that correct?

MS. COONEY: Yes, sir. This is a building that will provide the access to all benefit programs, eligibility, and enrollment for most of the programs within the Department. It's called our District Office, and we have 11 District Offices in total throughout the state. This serves the North Country, the Greater Littleton Area.

CHAIRMAN CAMPBELL: Any questions?

SEN. LARSEN: Do you have a motion?

CHAIRMAN CAMPBELL: Go ahead.

****** SEN. LARSEN: Move approval.

REP. LERANDEAU: Second.

CHAIRMAN CAMPBELL: Moved by Senator Larsen, seconded by Representative Lerandeau. Is there any further discussion? Comments? Seeing none. All those in favor say aye? Opposed? Thank you.

MS. COONEY: Thank you very much.

***** {MOTION ADOPTED}**

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CHAIRMAN CAMPBELL: That was easier than last year, wasn't it?

MS. COONEY: It certainly was, sir.

CHAIRMAN CAMPBELL: All right. Thank you. Next item is -- these -- thank you, everybody. Next we have Highways. DOT has several items for us. Good morning, gentlemen.

PHIL MILES, Bureau of Project Development, Department of Transportation: Good morning.

CHUCK SCHMIDT, Administrator, Bureau of Right-of-Way, Department of Transportation: Good morning.

CHAIRMAN CAMPBELL: Before you start, you want to share your good news with us that you finally closed on a piece of property we had for sale for a long time.

MR. SCHMIDT: Yes, we sold the piece of property in Windham known as the Golf Course to Duck Pond Realty Trust. We signed yesterday for three million sixty thousand dollars.

CHAIRMAN CAMPBELL: Excellent. That was on the market for a long time. That's going to beef up the year-end report. Okay. So LRCP 14-019, please.

MR. SCHMIDT: For the record, I'm Chuck Schmidt. I'm the Administrator for the Bureau of Right-of-Way for the DOT. I have Phil Miles with me today who is the Chief of Property Management at the DOT.

The first article is we want to -- we're requesting authorization to sell a 3.31-acre parcel of property in Wentworth, New Hampshire. We propose to do it as a seal bid process for the minimum bid price of 17,100 which includes the administrative fee. There are four or five abutters that the proposals will be sent to, and the property itself is a narrow piece of land. It's a former rail corridor. It's not continuous

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beyond these property limits. And we contacted DRED and there's no interest on their side for trails.

CHAIRMAN CAMPBELL: Any questions or comments on this item? What's your pleasure?

** REP. CHANDLER: So move.

SEN. STILES: Second.

CHAIRMAN CAMPBELL: Moved by Representative Chandler, seconded by Senator Stiles. Any further discussion? All those in favor say aye? Opposed? It's adopted.

*** {MOTION ADOPTED}

CHAIRMAN CAMPBELL: Next item please, 021.

MR. SCHMIDT: Item 021 we are requesting authorization to extend the listing agreement with Parade Properties for a term of six months for a small piece of property in the Town of Madbury. This Committee originally approved this sale on May 14th, 2013. It is a small property like I mentioned. It's a non-buildable lot. One of the abutters has expressed an interest with it. We haven't heard back at this point on that status. We have reached out several times.

CHAIRMAN CAMPBELL: Any discussion? Questions? Seeing none. We need a motion.

** SEN. STILES: So moved.

REP. CHANDLER: Second.

CHAIRMAN CAMPBELL: Moved by Stiles, seconded by Chandler. Ready for the question? All those in favor say aye? Opposed?

*** {MOTION ADOPTED}

CHAIRMAN CAMPBELL: Okay. On to 022.

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MR. SCHMIDT: This item we request authorization to sell a utility easement of 5.32 acres directly to Public Service of New Hampshire. It's in the Town of Troy, and it's on the northerly side of Quarry Road. We are proposing to sell it for \$7,700.

CHAIRMAN CAMPBELL: Motion?

****** REP. LERANDEAU: So move.

CHAIRMAN CAMPBELL: Moved by Lerandeau.

SEN. BOUTIN: Second.

CHAIRMAN CAMPBELL: Seconded by Senator Boutin. I'm sorry, further discussion?

SEN. LARSEN: Hum --

CHAIRMAN CAMPBELL: Yes.

SEN. LARSEN: When something like this occurs, is the town or the town officials notified and there's an awareness that this is a proposed sale?

MR. SCHMIDT: Ultimately, they will be offered the sale after the approval of this Committee. Before this they haven't from us. However, they -- they have been told -- they have been coordinated with by the company on the overall corridor.

SEN. LARSEN: Okay. So do you think that before it proceeds further at some point there'll be a notification to the town officials?

MR. SCHMIDT: Yes. Upon approval of this Committee we'll send that out.

SEN. LARSEN: Okay. Thanks.

REP. CHANDLER: Well, further.

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CHAIRMAN CAMPBELL: Yes.

REP. CHANDLER: Following that, following up on that one question. If we approve it, you're going to just notify the town it's been approved or you going to ask them if they concur?

MR. SCHMIDT: No, we offer to sell it to them for the minimum price.

CHAIRMAN CAMPBELL: Right, that's right.

SEN. RAUSCH: But this is an easement.

MR. SCHMIDT: We would -- we would do it with any transaction, basically, that comes out of this Committee. Even if it's a -- a -- quite often we'll have a drive, a break in the right-of-way that we bring forward. Quite often we'll bring those forward, also.

CHAIRMAN CAMPBELL: Any further questions?

REP. CHANDLER: What's --

CHAIRMAN CAMPBELL: Yes, go ahead.

REP. CHANDLER: I tried to find it. What's the purpose?

MR. SCHMIDT: Yes, they're running -- we are told they are running another line to increase the redundancy of existing lines out there. This is actually parallel to another easement that they currently own. So it's just widening that existing easement.

REP. CHANDLER: Have the abutters of this been notified that this may happen, do you know?

MR. SCHMIDT: Not that I know of. We had -- I'm not sure if there's anybody here. We have a representative, the project manager, from Public Service with us today. His name is David Plante.

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CHAIRMAN CAMPBELL: Do you have a question for him, Representative Chandler?

REP. CHANDLER: I guess just -- I assume there is going to be some impact on property owners along the way and do they know this is happening?

DAVID PLANTE, Project Manager, Public Service of New Hampshire: Yes. We have been working with --

CHAIRMAN CAMPBELL: Please come forward, sir.

MR. PLANTE: I'm sorry.

CHAIRMAN CAMPBELL: Identify yourself for the record, if you would.

MR. PLANTE: Okay. David Plante, Project Manager for Public Service of New Hampshire. I'm not sure where to stand.

CHAIRMAN CAMPBELL: Want to give him a seat?

MR. SCHMIDT: Have a seat, Dave.

MR. PLANTE: We've been working on this right-of-way acquisition for about a year now. We are almost complete with it so pretty much everybody in this area is very well aware of our project. In the area directly adjacent to this particular easement area, we actually have substation work under way already. We have already received all of those permits so all the public notifications that go along with site plan approval and wetlands and that kind of stuff have already been taking place.

CHAIRMAN CAMPBELL: So public input has been vetted through the process. This portion is a small portion of a larger project, I assume?

MR. PLANTE: Yes.

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CHAIRMAN CAMPBELL: How long is the entire line?

MR. PLANTE: This particular line is just a hair over two miles long from our existing Fitzwilliam substation to the Monadnock substation.

CHAIRMAN CAMPBELL: And this strip will account for how much of that approximately?

MR. PLANTE: Ten percent-ish.

CHAIRMAN CAMPBELL: Okay.

SEN. BOUTIN: You need a motion, Mr. Chairman?

CHAIRMAN CAMPBELL: Further questions? I'm sorry?

SEN. BOUTIN: Do you need a motion?

CHAIRMAN CAMPBELL: Yes.

****** SEN. BOUTIN: Move to approve 14-023.

SEN. RAUSCH: Second.

CHAIRMAN CAMPBELL: Senator Boutin moves and Senator Rausch seconds.

CHAIRMAN CAMPBELL: It's 22.

SEN. BOUTIN: I meant 022.

CHAIRMAN CAMPBELL: Is there any further questions? Any further discussion? Seeing none. All those in favor say aye? Opposed?

REP. CHANDLER: No.

CHAIRMAN CAMPBELL: And the item passes. One no.

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*** {MOTION ADOPTED}

CHAIRMAN CAMPBELL: Thank you. Thanks for coming in.

MR. SCHMIDT: The next item pertains to the same.

CHAIRMAN CAMPBELL: Right, right. Thank you. We'll keep you on the hot seat. Item 14-023. Mr. Schmidt, please.

MR. SCHMIDT: Yes, the Department proposes to sell a 4.72-acre utility easement to the company. That also is in the Town of Troy. We're proposing to sell it for \$7,300. That includes an \$1100 administrative fee. This is on that same corridor. It's just a separate piece of property so it's in that same easement.

CHAIRMAN CAMPBELL: I guess I'd ask the same question. Of the two miles, what percentage is this approximately?

MR. PLANTE: I was actually thinking about both parcels earlier.

CHAIRMAN CAMPBELL: Both together about 10%?

MR. PLANTE: Yeah, and they're directly adjacent to each other.

CHAIRMAN CAMPBELL: Okay. I see, just different parcels. Thank you.

** SEN. BOUTIN: Mr. Chairman, move approval of 023.

SEN. RAUSCH: Second.

CHAIRMAN CAMPBELL: Senator Boutin moves and Senator Rausch seconds 14-023. Are there any further questions or discussion on the matter? Seeing none. All those in favor say aye? Opposed?

REP. CHANDLER: No.

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CHAIRMAN CAMPBELL: One no. Motion passes.

*** {MOTION ADOPTED}

CHAIRMAN CAMPBELL: Thank you. Thanks for coming in. Appreciate it. Okay. Number 14-018.

MR. SCHMIDT: Okay. The Department requests authorization to transfer 6.7 plus or minus acre of State-owned land to New Hampshire Fish and Game at no cost. It's in the Town of Conway. It will primarily be used as the headquarters for Search and Rescue Operations we're told, and the appraised value initially was \$165,000. That's effective April 2014.

CHAIRMAN CAMPBELL: Any questions?

REP. CLOUTIER: Yes. Mr. Chairman, a question. The fifth paragraph down it says, Fish and Game also respectfully requests that this parcel be named after Conservation Officer Sergeant Brian E. Abrams. I won't go into the rest of this, but I raise this point is I want to make it clear if we approve this, this does not necessarily mean we approve the naming because I think naming of anything, with all due respect to Sergeant Abrams, is the responsibility of the Legislature and a bill needs to be filed to do that with all due respect, and I would be happy to help file that bill.

CHAIRMAN CAMPBELL: I believe you're correct. I mean, they make the request as part of this, but it would not be named after him as a result.

MR. MILES: Okay.

MR. SCHMIDT: That's fine. We'll clarify that.

CHAIRMAN CAMPBELL: I'm sure there will be ample legislative support for that.

** REP. CLOUTIER: I would move with that understanding as an Amendment to take that fifth paragraph out.

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CHAIRMAN CAMPBELL: Well, you can leave that. Just I think clarify for the record. Doesn't name it. They're requesting it, doesn't name it. That's fine.

SEN. BOUTIN: I'll second the motion.

CHAIRMAN CAMPBELL: Moved by Representative Cloutier, seconded by Senator Boutin.

REP. CLOUTIER: Thank you, Mr. Chairman.

CHAIRMAN CAMPBELL: Is there any discussion or comments? Everybody understand that situation? All those in favor say aye? Opposed?

*** {MOTION ADOPTED}

CHAIRMAN CAMPBELL: Thank you. Thank you very much.

MR. SCHMIDT: Thank you very much.

CHAIRMAN CAMPBELL: Mr. Schmidt, before you leave we are planning to meet again in September. You don't anticipate anything crucial between now and then that we can't wait for three months?

MR. SCHMIDT: No, I think we should be all set.

MR. MILES: Should be all set.

CHAIRMAN CAMPBELL: Thank you. Department of Transportation, Rails -- Railroad. Aeronautics, Rail and Transit. Welcome, Mr. Barker.

LOUIS BARKER, Bureau of Aeronautics, Rail, and Transit, Department of Transportation: Thank you. My name is Louis Barker. I'm the Railroad Planner for the Department of Transportation, Bureau of Rail and Transit, here to request approval of a transfer of State-owned railroad property to the Department of Resources and Economic Development, Bureau of

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Historic Sites. It's an old railroad station and it has no use for railroad operations. The railroad tracks, in fact, have been removed and it's part of -- it's not part of, it will be part of the Northern Rail Trail. People have approached the Department and the Department of Resources and Economic Development about maintaining, repairing, not rebuilding the depot. It's an administrative challenge to the Bureau of Rail and Transit where we are trying to work with active railroads, and we felt it's in the best interest of the State to transfer this property to DRED for their management of improvements. And it's required by statute 228:67 that we get your approval before we present it to Governor and Council.

CHAIRMAN CAMPBELL: Mr. Wilson is here from DRED. You want to make a comment? Any comment? Please.

BENJAMIN WILSON, Director, Bureau of Historic Sites, Department of Resources and Economic Development: For the record, my name is Ben Wilson. I'm the Director of Bureau of Historic Sites, and I've been approached by several folks in the Boscawen-Franklin area to try to come to some kind of conclusion as to how we take care of this wonderful historic resource. And so not having a use for it at the moment -- at that time, I went out to the community, met with the Town of Boscawen, Town of Franklin, as well as Merrimack County and to drum up a use for the property. The friends of the Northern Rail Trail will be sponsors in this building, as well as the Town of Boscawen, their historical society, and as well as Merrimack County. So we have a use for the building and I'll be using Moose Plate Funds to restore this building with the help of these other organizations to raise some monies to do so.

CHAIRMAN CAMPBELL: What would the use be?

MR. WILSON: It's going to be a visitor center and an ancillary exhibition space for the Boscawen Historical Society which has a sizeable collection that they don't have exhibition space for; and it will also be sort of a gateway for the Rail Trail in that location.

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CHAIRMAN CAMPBELL: Great. Thank you.

****** SEN. BOUTIN: Move approval of, Mr. Chairman, of 017.

SEN. LARSEN: Second.

CHAIRMAN CAMPBELL: Senator Boutin moves and Senator Larsen seconds the motion -- the item. Is there any discussion?

REP. CHANDLER: Oh, yeah.

CHAIRMAN CAMPBELL: Okay.

REP. CHANDLER: About how much State money do you expect to be involved in this?

MR. WILSON: Moose Plate Funds? Probably about -- probably about half of the restoration cost, which would be -- probably about \$40,000.

REP. CHANDLER: And if I may?

CHAIRMAN CAMPBELL: Yes.

REP. CHANDLER: So far you named a lot of private or, I guess, town ventures. What -- what use does the State have to make of this?

MR. WILSON: As far as actually the State using the property?

REP. CHANDLER: Right.

MR. WILSON: It would be another dedicated historic site. It's an important structure along that rail line which tells a very large story about rail transportation and how small agricultural towns function. It's one of the last railroad buildings of its type in that area. And we would also be doing interpretative signage there associated with the site, talking about farms and other things. And we would also develop a

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website page which would also have oral history on it, as well as telling the story of that rail line.

REP. CHANDLER: I'd just like -- up at Weeks State Park, for instance, there was some projects you're not able to get done because of funding; is that correct?

MR. WILSON: Yes. We had put forth a project. We put it out to bid twice, and the numbers came back double of what we had expected them to be. So we scaled back that project and we'll be seeking Governor and Council approval of three separate projects which will focus strictly on the lodge building and as it stands now some masonry, painting, and the stucco repair.

CHAIRMAN CAMPBELL: How much would those be in total?

MR. WILSON: In total for those contracts about 200,000.

REP. CHANDLER: Thank you.

SEN. LARSEN: Is the -- is the Gerrish Building on the actual rail trail biking route?

MR. BARKER: Yes, it is. It's right -- I like to call it an ancillary parcel of property between the railroad alignment and U.S. Route 3.

SEN. LARSEN: But that's part of the bike route?

MR. BARKER: Yes.

SEN. LARSEN: And would that not be then a tourist attraction to encourage people to come up and ride the bike trail and promote the area for some biking?

MR. WILSON: Absolutely. It also becomes a meeting space for the group and other groups in the area. And in talking with the County Home, it's also another resource that we can find docents, folks that are looking that are interested in history and can sit there and welcome the public. It's a gateway for the

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trail rail in that area. So you -- as you pass by, it's literally on Route 3 directly across the street from the County Home. The parking lot is full and it will be nice to have the site added to that resource.

SEN. LARSEN: And further question? Rail trails have been an economic development plus for other states, and I think New Hampshire maybe hasn't developed yet our potential rail trails as well, but does it not attract a lot of tourism, people coming up out of the cities to ride an easy trail?

MR. BARKER: Yeah, I'd like to get back to a point you were asking before. This is the best access point north of Concord on the current Northern Rail Trail. You get down into Boscawen there's an industrial site and then you get into the still active railroad, although there's no train running, but this is perfect pull-off. And when Ben and I talked about the transfer, I boxed out all the property to Route 3, not just the station footprint itself, which will allow them to have a parking area for trail users.

SEN. LARSEN: Perfect. Thanks.

CHAIRMAN CAMPBELL: All right. We have a motion and a second for the item. Further discussion? What we are approving is just the transfer from one agency to the other.

** SEN. LARSEN: Move approval.

CHAIRMAN CAMPBELL: It's been moved and seconded; correct? If there's no further discussion you ready for the question? All those in favor say aye? Opposed? Thank you.

*** {MOTION ADOPTED}

(4) Miscellaneous:

(5) Informational:

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CHAIRMAN CAMPBELL: Without objection, we have a late item came in from the Bureau of Trails. It should have been handed out to you. It's item 2014-025. Yeah, passed out separately. Passed out by LBA. Want to come up, please?

CHRISTOPHER GAMACHE, Chief Supervisor, Bureau of Trails, Division of Parks and Recreation, Department of Resources and Economic Development: Yep. Thank you, Mr. Chairman, Members of the Committee. For the record, I'm Chris Gamache, Chief Supervisor of the Bureau of Trails. This item is an exchange of right-of-way on what's called the Presidential Rail Trail, which is in the Town of Jefferson. It runs from Gorham all the way to the Pondicherry Wildlife Management or Wildlife Refuge. This is Muddy Paws, LLC. They are a sled dog outfitter. They have an existing crossing on our rail trail further to the west of this. They have bought additional parcel of land on the intersection of Valley Road and Jefferson Notch Road, and they're looking to develop their business there. So our property, though the rail bed completely cuts them off from theirs for access, for development, they're looking for a 50-foot wide basically driveway to their property and in exchange we will gain a non-restrictive trail easement from the State-owned rail bed to the White Mountain National Forest which would permanently protect snowmobile access in that whole area of the Jefferson Valley.

CHAIRMAN CAMPBELL: All right. What's your pleasure?

****** REP. CHANDLER: So move.

CHAIRMAN CAMPBELL: Moved by Representative Chandler and seconded by Senator Stiles. Ready for the question? All those in favor say aye? Opposed? Thank you.

MR. GAMACHE: Thank you very much.

***** {MOTION ADOPTED}**

CHAIRMAN CAMPBELL: That is it. We have two informational items if anybody is interested or any questions? But if not, I

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guess LBA, we have some reports coming in September, do we not, about -- about what's been done over the course of the biennium in terms of --

MICHAEL KANE, Deputy Legislative Budget Assistant, Office of Legislative Budget Assistant: We usually do that. We have one in your packet now. We'll do a draft right around October based on what sells.

CHAIRMAN CAMPBELL: Okay. Piggy-back with Capital Budget Overview. We set up a meeting on September 16th.

REP. CLOUTIER: Sixteenth, that was the date you picked.

CHAIRMAN CAMPBELL: At 10 o'clock. Like to do an 11 o'clock here if there's no objection. If there is, we can look at an alternative time. That would be three months from now basically. And we'd be looking at possibly then meeting again after the election just because if you don't do that, the backlog will build up to a point where the next Legislature won't meet until January. So probably meet sometime between the election and Thanksgiving. We set up a tentative date for that as well which was November --

MR. KANE: 18th.

CHAIRMAN CAMPBELL: -- 18th at 1 o'clock. Both are Tuesdays. If there are no objections we'll put those in our calendar and we can always rearrange. But let's try to do that September 16th, Tuesday, and the 18th of November. And with that --

** SEN. BOUTIN: Move to adjourn.

CHAIRMAN CAMPBELL: -- Senator Boutin moves to adjourn, seconded by Lerandeau. All those in favor say aye? Opposed? Thank you.

*** {MOTION ADOPTED}

(The meeting concluded at 11:27 a.m.)

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CERTIFICATION

I, Cecelia A. Trask, a Licensed Court Reporter-Shorthand, do hereby certify that the foregoing transcript is a true and accurate transcript from my shorthand notes taken on said date to the best of my ability, skill, knowledge and judgment.

Cecelia A. Trask
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State of New Hampshire
License No. 47

