



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



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CHRISTOPHER D. CLEMENT, SR.
COMMISSIONER

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Right-of-Way
March 19, 2014

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, AUTHORIZE the Department of Transportation to transfer a 5,200 +/- square foot parcel of State owned land located on the southerly side of Long Island Road and also a 280 +/- square foot easement area located on the northerly side of Long Island Road in Moultonborough to the Harilla Landing Yacht Club Association in exchange for the Harilla Landing Yacht Club Association transferring to the Department of Transportation a 20,100 +/- square foot parcel of land owned by them located on the northerly side of Long Island Road. This is a no cost exchange effective upon Governor and Executive Council approval.

EXPLANATION

This action is requested as the result of a longstanding issue on which the New Hampshire Department of Transportation, the New Hampshire Fish and Game Department, and the Public Water Access Advisory Board (PWAAB) have been working to resolve regarding public access to Lake Winnepesaukee in Moultonborough off of what is known as Long Island Road. Through the process of addressing these concerns it has been determined that an abutter, the Harilla Landing Yacht Club Association (Association), has encroached on the State owned Right-of-Way with their clubhouse.

The property owned by the Department is a portion of a roadway (Long Island Road). This roadway was laid out by the State in 1935 for public access to Lake Winnepesaukee. Over the years it has been identified that there has been a level of use at this location that is inconsistent with the roadway's public use.

After the anticipated land swap is completed the New Hampshire Fish and Game Department will investigate public access options for a more organized and accessible boat launch and parking facility at this location.

The conditions of this land exchange are as follows:

The Department would transfer to the Association a 5,200 +/- square foot parcel of State owned land located on the southerly side of Long Island Road and a 280 +/- square foot easement area located on the northerly side of Long Island Road. In exchange, the Association would transfer to the Department a 20,100 +/- square foot parcel of land owned by them located on the northerly side of Long Island Road.

In addition, the Department would retain easements on the parcels transferred to the Association necessary for the use and maintenance (including drainage) of Long Island Road. The deed will also be subject to any existing, valid, easements and reserve to the State an easement for the use, maintenance, repair, and replacement of the water line running from the hydrant intake in the lake to the dry hydrant on Long Island Road. The deed will also be subject to the requirements that the Association preserve and enhance the natural woodland buffer between the clubhouse and the traveled portion of Long Island Road.

The Association would retain a 21' wide new easement area from the shore for vehicular and pedestrian access as well as the use, repair, and maintenance of the two seasonal floating docks of the Association, maintenance of the existing points of access from the shore to the Association's two (2) seasonal floating docks; and winter storage of the Association's two seasonal floating docks. The Association would have easement rights over a strip

of land ten (10) feet wide to provide vehicle and pedestrian access to the 21' wide easement to enable access to the more northerly Association dock.

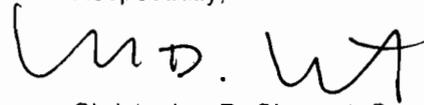
This request has been reviewed by this Department and it has been determined that these parcels are surplus to our operational needs and interest.

This transfer will also assist the New Hampshire Fish and Game Department in their future plans to construct a public boat access ramp at this location.

The Long Range Capital Planning and Utilization Committee at their March 4, 2014 meeting approved this request stating that the Department should transfer a 5,200 +/- square foot parcel of State owned land located on the southerly side of Long Island Road and also a 280 +/- square foot easement area located on the northerly side of Long Island Road in Moultonborough to the Harilla Landing Yacht Club Association in exchange for the Harilla Landing Yacht Club Association transferring to the Department of Transportation a 20,100 +/- square foot parcel of land owned by them located on the northerly side of Long Island Road at no cost and waive the \$1,100.00 Administrative Fee.

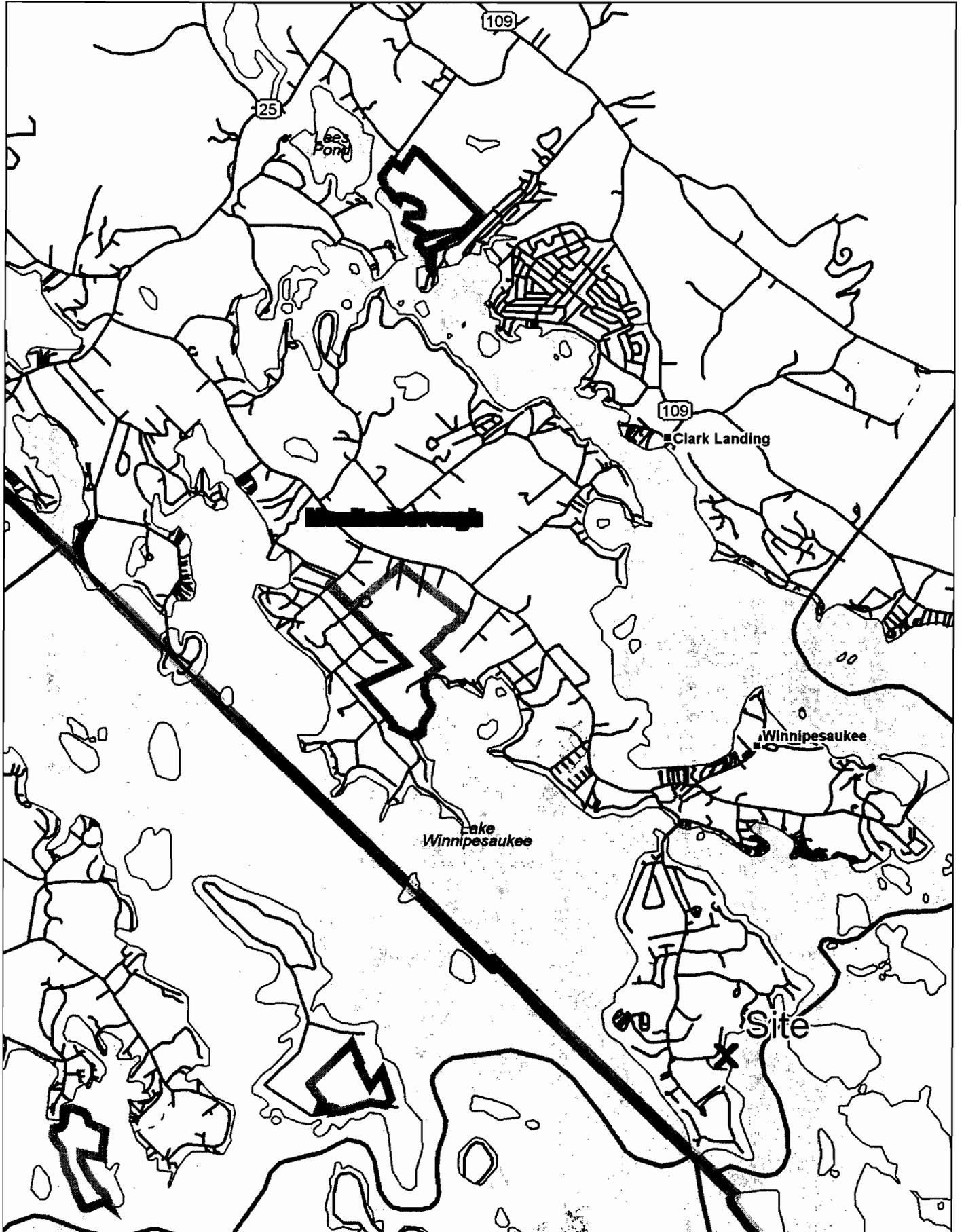
Authorization is requested to approve this exchange between the Department of Transportation and the Harilla Landing Yacht Club Association as outlined above.

Respectfully,

A handwritten signature in black ink, appearing to read "C.D. Clement, Sr.", with a long, sweeping flourish extending to the right.

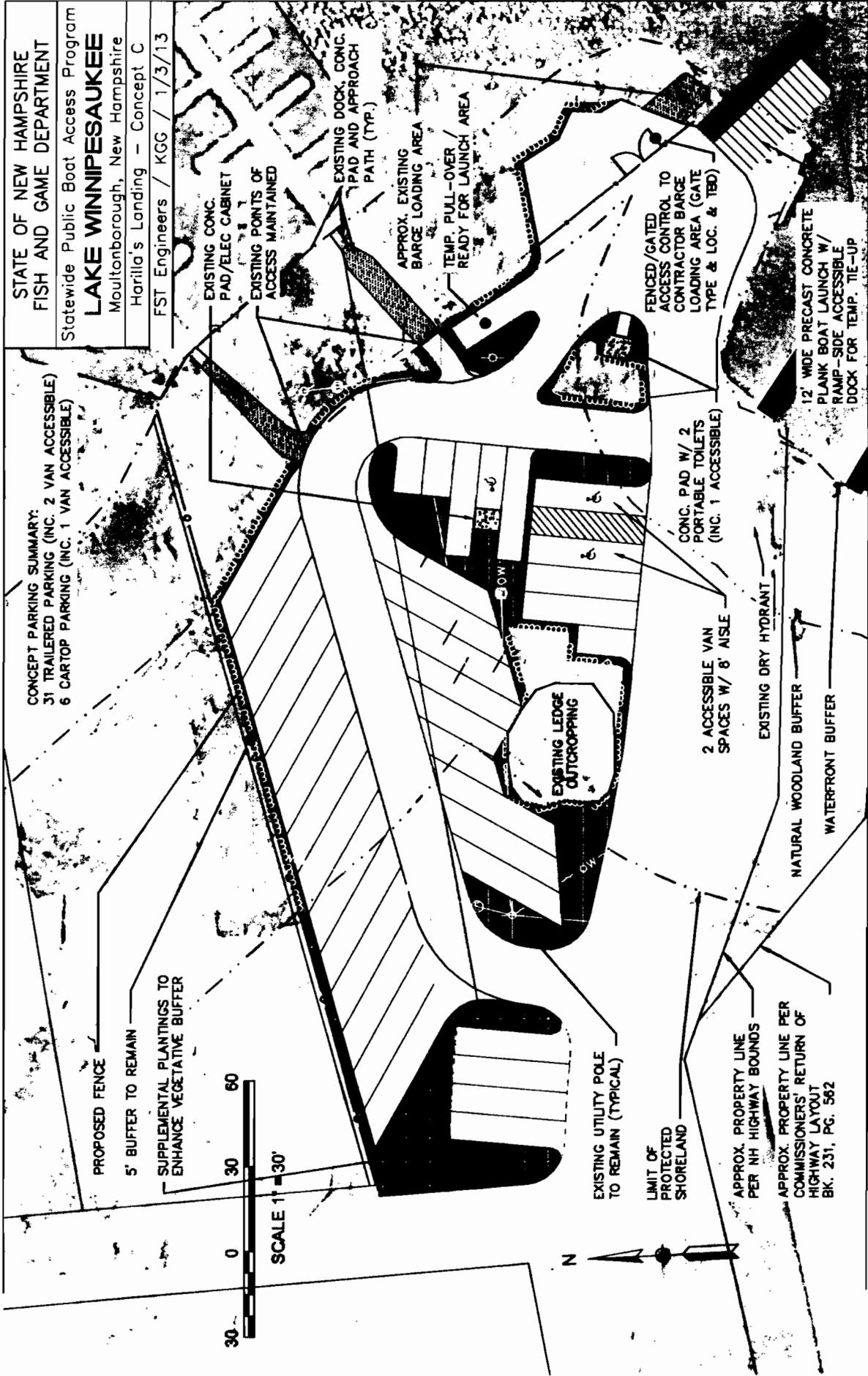
Christopher D. Clement, Sr.
Commissioner

CDC/PJM/dd
Attachments



STATE OF NEW HAMPSHIRE
 FISH AND GAME DEPARTMENT
 Statewide Public Boat Access Program
LAKE WINNIPESAUKEE
 Moultonborough, New Hampshire
 Harilla's Landing - Concept C
 FST Engineers / KGG / 1/3/13

CONCEPT PARKING SUMMARY:
 31 TRAILERED PARKING (INC. 2 VAN ACCESSIBLE)
 6 CARTOP PARKING (INC. 1 VAN ACCESSIBLE)



PROPOSED FENCE
 5' BUFFER TO REMAIN
 SUPPLEMENTAL PLANTINGS TO
 ENHANCE VEGETATIVE BUFFER



EXISTING UTILITY POLE
 TO REMAIN (TYPICAL)

LIMIT OF
 PROTECTED
 SHORELAND

APPROX. PROPERTY LINE
 PER NH HIGHWAY BOUNDS

APPROX. PROPERTY LINE PER
 COMMISSIONERS' RETURN OF
 HIGHWAY LAYOUT
 BK. 231, PG. 562

EXISTING DRY HYDRANT

NATURAL WOODLAND BUFFER

WATERFRONT BUFFER

CONC. PAD W/ 2
 PORTABLE TOILETS
 (INC. 1 ACCESSIBLE)

2 ACCESSIBLE VAN
 SPACES W/ 8' AISLE

EXISTING LEDGE
 OUTCROPPING

FENCED/GATED
 ACCESS CONTROL TO
 CONTRACTOR BARGE
 LOADING AREA (GATE
 TYPE & LOC. & TBD)

TEMP. PULL-OVER/
 READY FOR LAUNCH AREA

APPROX. EXISTING
 BARGE LOADING AREA

EXISTING DOCK, CONC.
 PAD AND APPROACH
 PATH (TYP.)

EXISTING CONC.
 PAD/ELEC CABINET
 EXISTING POINTS OF
 ACCESS MAINTAINED

12' WIDE PRECAST CONCRETE
 PLANK BOAT LAUNCH W/
 RAMP-SIDE ACCESSIBLE
 DOCK FOR TEMP. TIE-UP

