



New Hampshire Fish and Game Department

HEADQUARTERS: 11 Hazen Drive, Concord, NH 03301-6500
(603) 271-3421
FAX (603) 271-1438

www.WildNH.com
e-mail: info@wildlife.nh.gov
TDD Access: Relay NH 1-800-735-2964

December 12, 2014

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

REQUESTED ACTION

1. Authorize the New Hampshire Fish and Game Department (NHFG), to surplus 1.5 acres of land near Laurel Lake, in the Town of Fitzwilliam, for the appraised value of \$28,000, plus a \$1,100 administrative fee.
2. Authorize NHFG to convey the 1.5 acres of land near Laurel Lake to the Town of Fitzwilliam, contingent on the Town of Fitzwilliam 2015 Town meeting in favor of the acquisition.

EXPLANATION

This parcel was purchased by the State September 22, 1999 as part of a larger plan to build a parking area adjacent to the Town owned boat ramp. At that time, the Department was working towards a 20 year lease with the Town of Fitzwilliam for the boat ramp. In the process of due diligence by the State, it was discovered that the ramp parcel was not actually owned by the Town but by the heirs of Joseph K. Whipple. In the convening years, the Whipple heirs tried to find a suitable use for the boat access parcel, which was a non-conforming, narrow lot along the lakeshore. However, because its size and configuration it could not be subdivided, the best use of the parcel was determined to be for shorebank angling and continued use of the existing boat ramp. The Town took ownership of the boat ramp parcel by Tax Collectors Deed in June 2012.

On February 11, 2013, Department personnel attended the Town of Fitzwilliam Selectman's meeting to discuss the future of boat access to Laurel Lake. The Laurel Lake Boat Access Committee was established the previous year, they were also present and they discussed their plans to improve the ramp. A warrant article was placed on the March 2013 ballot asking for \$31,000 to fix the ramp. This eventually passed and work was done on the ramp last summer.

In a letter dated June 3, 2013, the Town expressed a desire to purchase the Department owned 1.5 acre parcel for future development as unrestricted picnicking, recreation and parking in association with the

REGION 1

629B Main Street
Lancaster, NH 03584-3612
(603) 788-3164
FAX (603) 788-4823
email: reg1@wildlife.nh.gov

REGION 2

PO Box 417
New Hampton, NH 03256
(603) 744-5470
FAX (603) 744-6302
email: reg2@wildlife.nh.gov

REGION 3

225 Main Street
Durham, NH 03824-4732
(603) 868-1095
FAX (603) 868-3305
email: reg3@wildlife.nh.gov

REGION 4

15 Ash Brook Court
Keene, NH 03431
(603) 352-9669
FAX (603) 352-8798
email: reg4@wildlife.nh.gov

boat ramp and shorebank angling from the former Whipple lot. The Town has no plans to restrict public access.

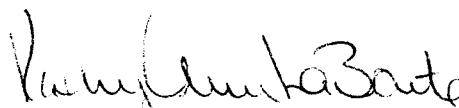
On April 10, 2014 the Council on Resources and Development (CORD) reviewed this proposal and recommended the approval of this request, provided that at the 2015 Town Meeting for Fitzwilliam votes to acquire the property. Other conditions are stated in the attached CORD Memorandum.

On November 18, 2014 the Long Range Capital Planning and Utilization Committee authorized the request to surplus this provided that the deed state that property remain open to the public.

Respectfully submitted,



Glenn Normandeau
Executive Director



Kathy Ann LaBonte
Chief, Business Division



LRCP 14-036

JEFFRY A. PATTISON
Legislative Budget Assistant
(603) 271-3161

MICHAEL W. KANE, MPA
Deputy Legislative Budget Assistant
(603) 271-3161

State of New Hampshire

OFFICE OF LEGISLATIVE BUDGET ASSISTANT
State House, Room 102
Concord, New Hampshire 03301

STEPHEN C. SMITH, CPA
Director, Audit Division
(603) 271-2785

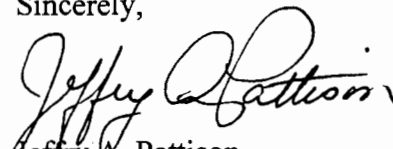
November 19, 2014

Glenn Normandeau, Executive Director
New Hampshire Fish and Game Department
11 Hazen Drive
Concord, New Hampshire 03301

Dear Executive Director Normandeau,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:40, on November 18, 2014, approved the request of the New Hampshire Fish and Game Department of the sale of 1.5 acres of land near Laurel Lake in the Town of Fitzwilliam for the appraised value of \$28,000, plus an \$1,100 Administrative Fee, contingent on the Town of Fitzwilliam 2015 Town meeting in favor of the acquisition, subject to the conditions as specified in the request dated October 24, 2014.

Sincerely,


Jeffrey A. Pattison
Legislative Budget Assistant

JAP/pe
Attachment

Cc: Elizabeth McNaughten, Land Agent
N.H. Fish and Game Department

New Hampshire Council on Resources and Development

NH Office of Energy and Planning
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

TO: Glenn Normandeau, Executive Director
NH Department of Fish and Game

FROM: Susan Slack, Principal Planner *Susan Slack*
Office of Energy and Planning

DATE: May 13, 2014

SUBJECT: Surplus Land Review, SLR 14-020-TOWN OF FITZWILLIAM

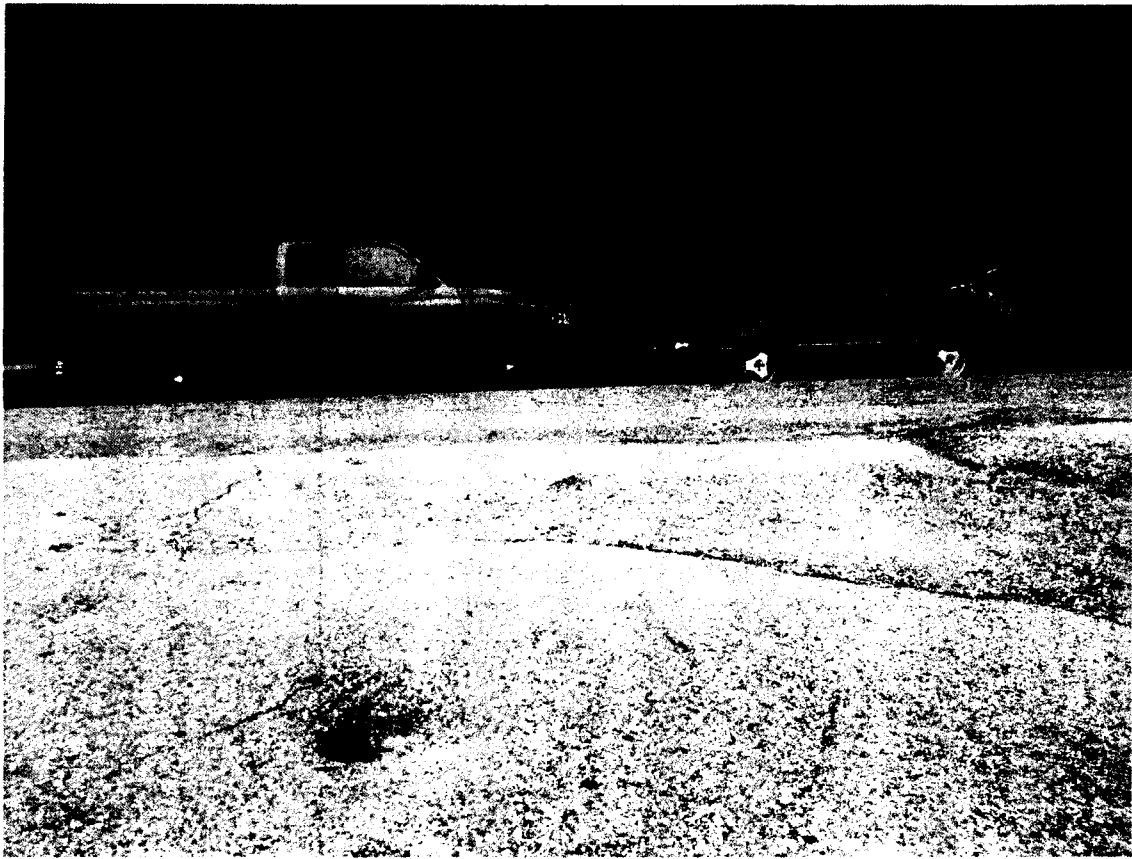
On April 10, 2014, the Council on Resources and Development (CORD) took action on the following issue brought by the Department of Fish and Game:

Request that CORD recommend conveying a 1.54-acre parcel on East Lake Road in Fitzwilliam, near Laurel Lake, to the Town of Fitzwilliam at fair market value for use as a parking and picnicking area adjacent to the town's boat ramp.

CORD members voted to **RECOMMEND APPROVAL** OF SLR 14-020 with the following conditions: parking remain open to the public, stormwater BMPs are followed to avoid stormwater runoff into the lake as the result of at least a 1-inch storm event; a forested buffer near the road is maintained; DES permits are obtained if needed, and that the 2015 Town Meeting vote to acquire the property.

cc:

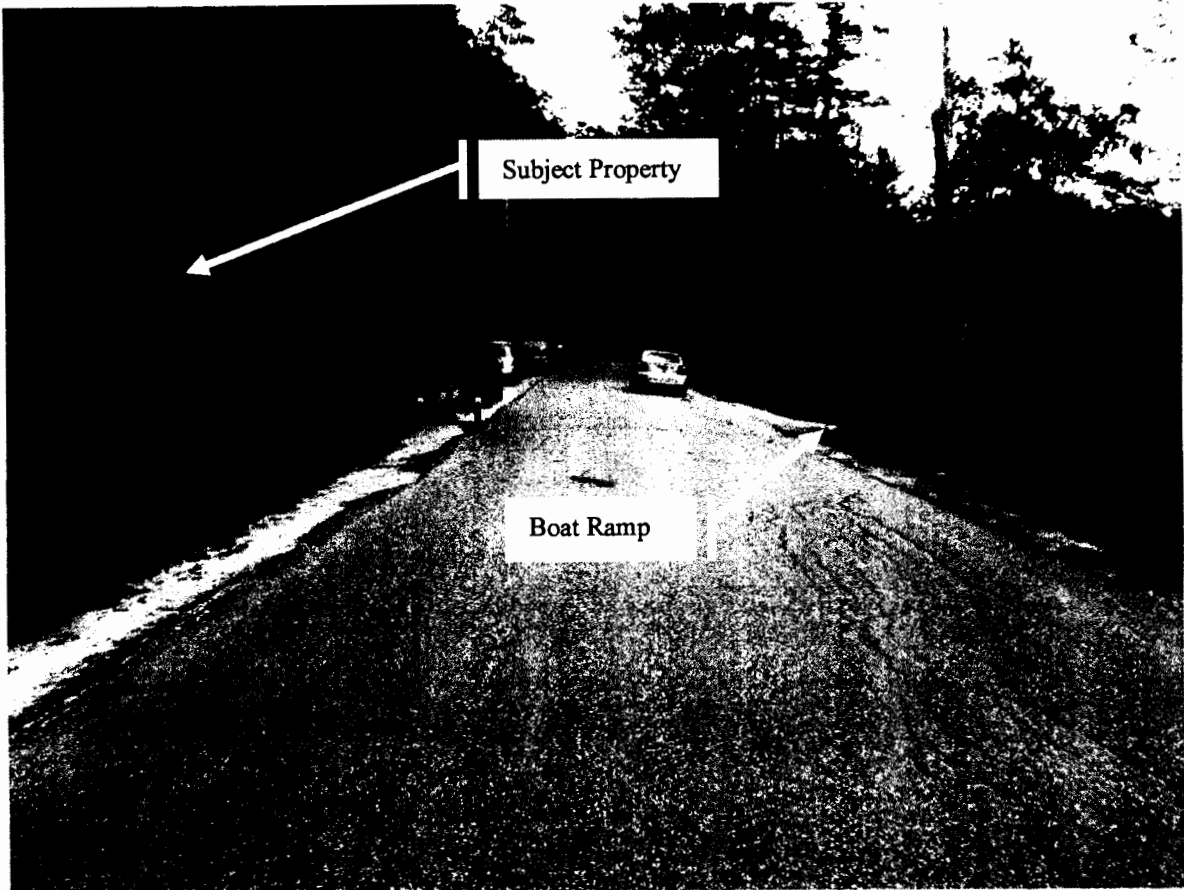
Meredith A. Hatfield, Director, NH Office of Energy and Planning
Betsey McNaughten, Land Agent, NH Department of Fish and Game
Susan Silver, Selectman, Town of Fitzwilliam
Representative David Campbell, Chair, Long Range Capital Planning and Utilization Committee



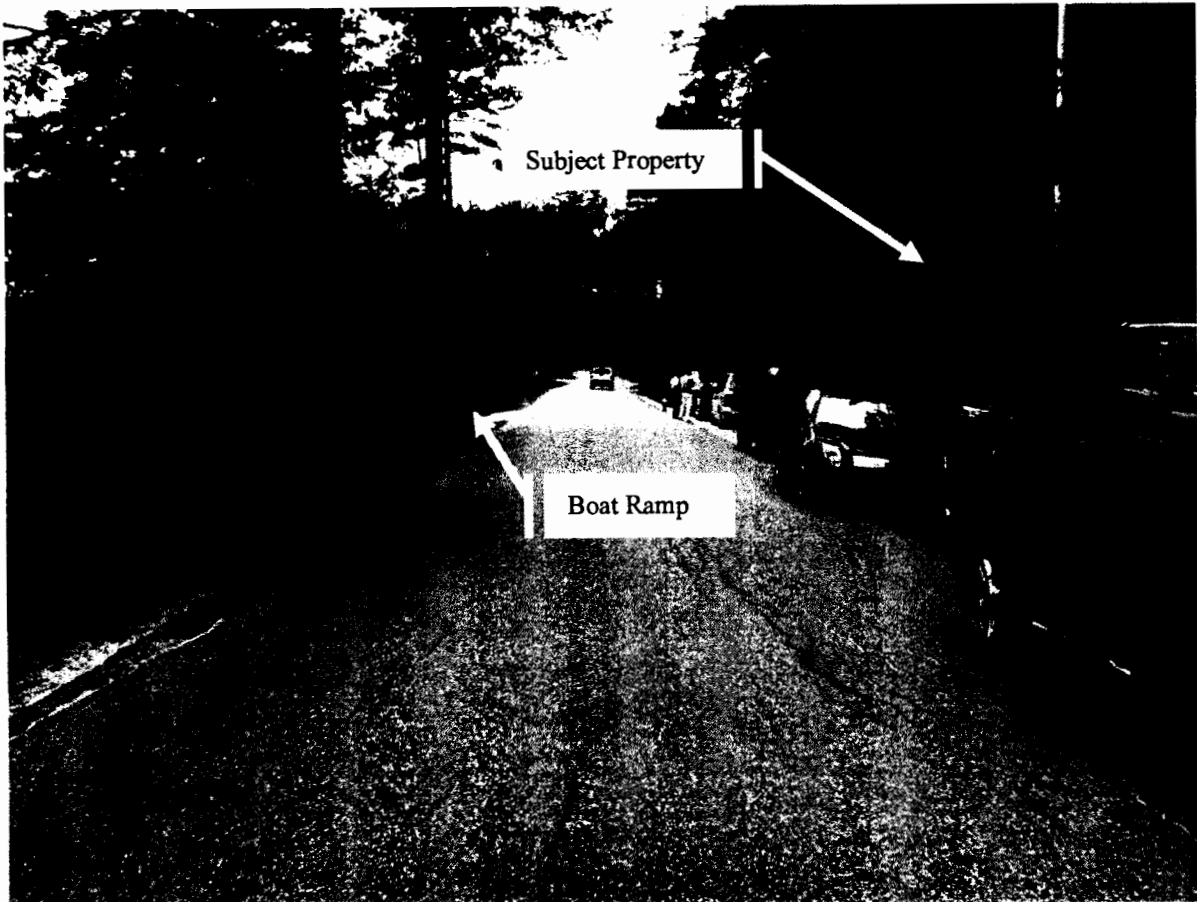
Facing Subject Property, standing on the boat ramp



Facing Subject Property

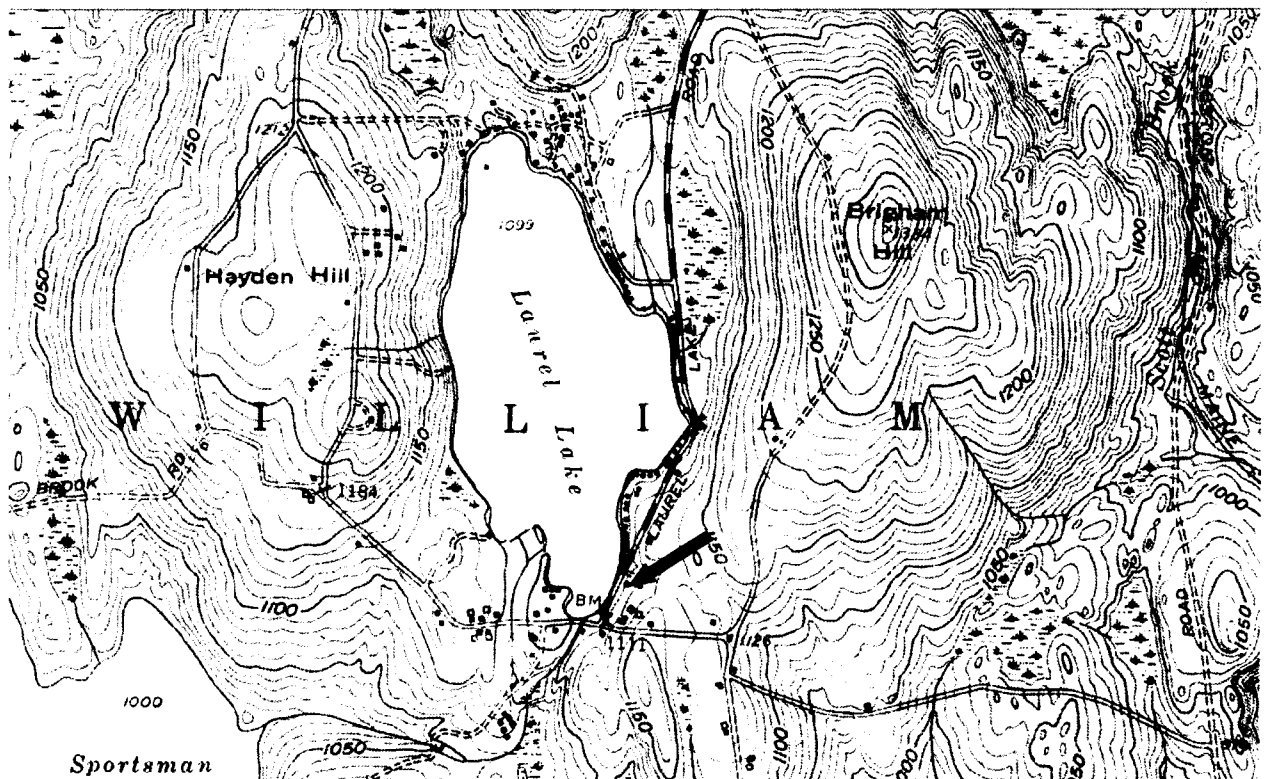


East Shore Road, Facing South

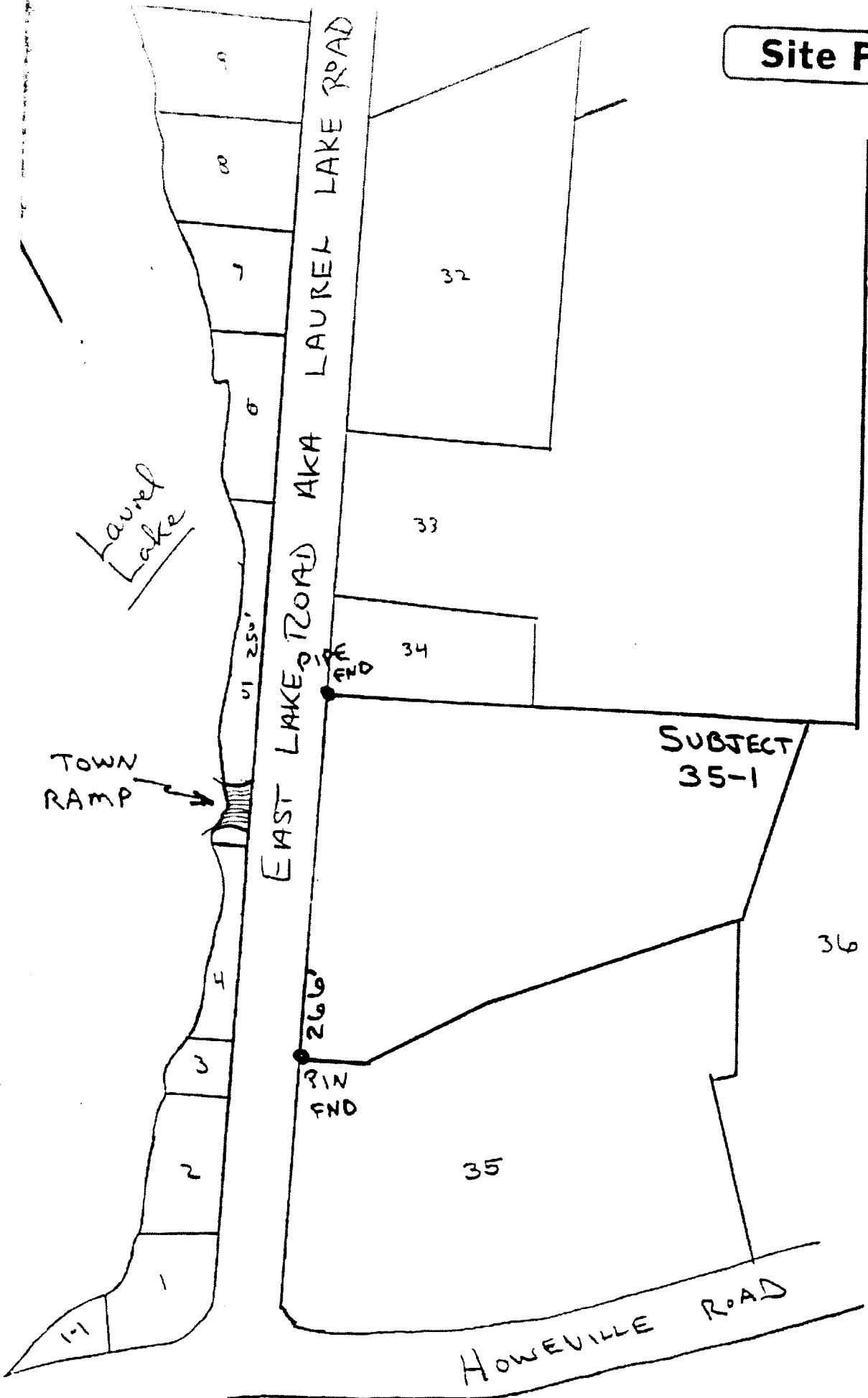


East Shore Road, Facing North

Town of Fitzwilliam, Laurel Lake, East Shore Road
Tax Map 21, Lot 35-01



Site Plan



NOT TO ANY SCALE

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Edith C. Holmes, Executrix (Grantor). of the Will of Walter B. Holmes, Sr. (deceased - see Hillsborough County Probate Court Docket # 97-126), with a mailing address of 48 Sherri Ann Avenue, Nashua, NH 03060-1547 for consideration paid, grants to the **STATE OF NEW HAMPSHIRE** (Grantee), acting through the Fish and Game Department, with a principal office at 2 Hazen Drive, City of Concord, County of Merrimack and State of New Hampshire 03301, with **WARRANTY COVENANTS**:

A certain tract or parcel of land situated in the Town of Fitzwilliam, County of ~~Sullivan~~ ^{CHESHIRE} and State of New Hampshire, identified as Town Tax Map 21, Lot 35-1, and shown as the J. Frederick Holmes tract on a survey plan of lots entitled "Frank W. Holmes & J. Frederick Holmes, Fitzwilliam, NH", by D.R. Chaplin, C.E., dated August 1954, on file at the Grantee's "Access and Engineering Division", Concord, New Hampshire, and which plan is incorporated herein by reference and made part hereof, said tract or parcel being more particularly described as follows:

Beginning at an iron pin on the easterly sideline boundary of a 3-rod wide Class V R.O.W. known as "Laurel Lake Road", said pin being the northwest corner of land formerly of Frank W. Holmes, now owned by Warren Hyman, et al.;

Thence, S 51°-00'E, 52.75 feet, more or less, by land of said Hyman, to an iron pin;

Thence, N 89° 55' E, 80.85 feet, more or less, by land of said Hyman, to an iron pin;

Thence, S 71° 43' E, 195.62 feet, more or less, by land of said Hyman, to an iron pin at land, now or formerly, of Fred Dodge;

Thence, N 51° 34' E, 149 feet, more or less, by land of said Dodge, to an iron pin at land, now or formerly, of Edwin Larson;

Thence, N 51° - 00' W, 199.89 feet, more or less, by land of said Larson, to a drill hole in a boulder;

Thence, continuing N 51° - 00' W, 130.61 feet, more or less, by land of said Larson to an iron pin at the easterly sideline boundary of said Laurel Lake Road;

Thence, S 39° - 00' W, 266.1 feet, more or less, by the easterly sideline of said Laurel Lake Road to the point of beginning.

Meaning to describe and convey 1.53 acres.

MEANING AND INTENDING to describe and convey all and the same of Tract 1 of a Quitclaim Deed to Walter B. Holmes by Arthur S.,

dated December 21, 1964, as recorded at the Cheshire County Registry of Deeds in Volume 730, Page 057. For further title reference see Estate of James Frederick Holmes, recorded in Cheshire County Probate Court Records, Tin #H-17.

This transfer is exempt from the payment of real estate transfer tax pursuant to NH RSA 78-B:2, I.

Executed this 22nd day of SEPTEMBER, 1999.

GRANTOR

Edith C. Holmes
Edith C. Holmes, Executrix

STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE

Edith C. Holmes, Executrix of the Will of Walter B. Holmes, acknowledged the foregoing instrument before me this 22nd day of SEPTEMBER 1999.

William T. Carpenter

Notary Public/Justice of the Peace
My Commission Expires

res WILLIAM T. CARPENTER
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires June 25, 2002

