



New Hampshire Council on Resources and Development

MEMORANDUM

TO: Adam Pirrie, City Manager, City of Claremont
Derek Ferland, County Administrator, Sullivan County Board of Commissioners
Meghan Butts, Executive Director, Upper Valley Lake Sunapee RPC

FROM: Heather R. Shank, Senior Planner, Office of Planning and Development

DATE: July 7, 2024

SUBJECT: **State Owned Land, Surplus Land Review for Claremont, NH
2024 SLR 004**

RESPONSE DEADLINE: July 30, 2024

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please provide comment(s) in writing by the response deadline above. Responses may be emailed to heather.r.shank@livefree.nh.gov

For more information regarding the Council on Resources and Development, see [CORD](#).

The following organizations are also asked to review this request:

- The Department of Natural and Cultural Resources/NH Division of Historical Resources, in accordance with RSA 227-C:9.
- Members of the Public Water Access Advisory Board, in accordance with RSA 233-A.
- The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483-A:5, II.
- The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483:8, VII and 14.



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street - Room 100
Concord, New Hampshire 03301
Office@das.nh.gov

Charles M. Arlinghaus
Commissioner
(603) 271-3201

Catherine A. Keane
Deputy Commissioner
(603) 271-2059

Sheri L. Rockburn
Assistant Commissioner
(603) 271-3204

June 28, 2024

Taylor Caswell, Commissioner
Joseph Doiron, Chair, Council on Resources and Development (CORD)
NH Department of Business and Economic Affairs
100 North Main Street, Suite 100
Concord, New Hampshire 03301

RE: CORD Surplus Land Review – Proposed Sale of Monadnock Mill property in Claremont

Dear Sirs:

The Department of Administrative Services proposes to dispose by sale of the Monadnock Mill building and land located at 17 Water Street in Claremont, New Hampshire. The property consists of a parcel of land approximately 0.25 acres in size and a 4-story office building with approximately 21,697 square feet of gross building area originally constructed in 1840, both of which directly abut the Sugar River. The rear portion of the building foundation is also part of the river wall that lines the south bank of the Sugar River in this area. The Department has managed the subject property for many years as a State government office building in the historic mill district of downtown Claremont. The last remaining State agency "tenant" of the building on site was the Department of Health and Human Services (DHHS), which operated its local district office in the building until earlier this spring, at which point DHHS vacated the subject property and moved its district office to another location in the region.

The Department no longer has any need or use for the subject property, which due to the age and construction of the building and its location atop the river wall/bank has become relatively costly to renovate and maintain over the years. Please submit the attached Surplus Land Review application to CORD for the requested review and recommendation for disposal of the subject property, preferably at the meeting of CORD scheduled for August 8, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Nylund".

Jared J. Nylund
Real Property Asset Manager



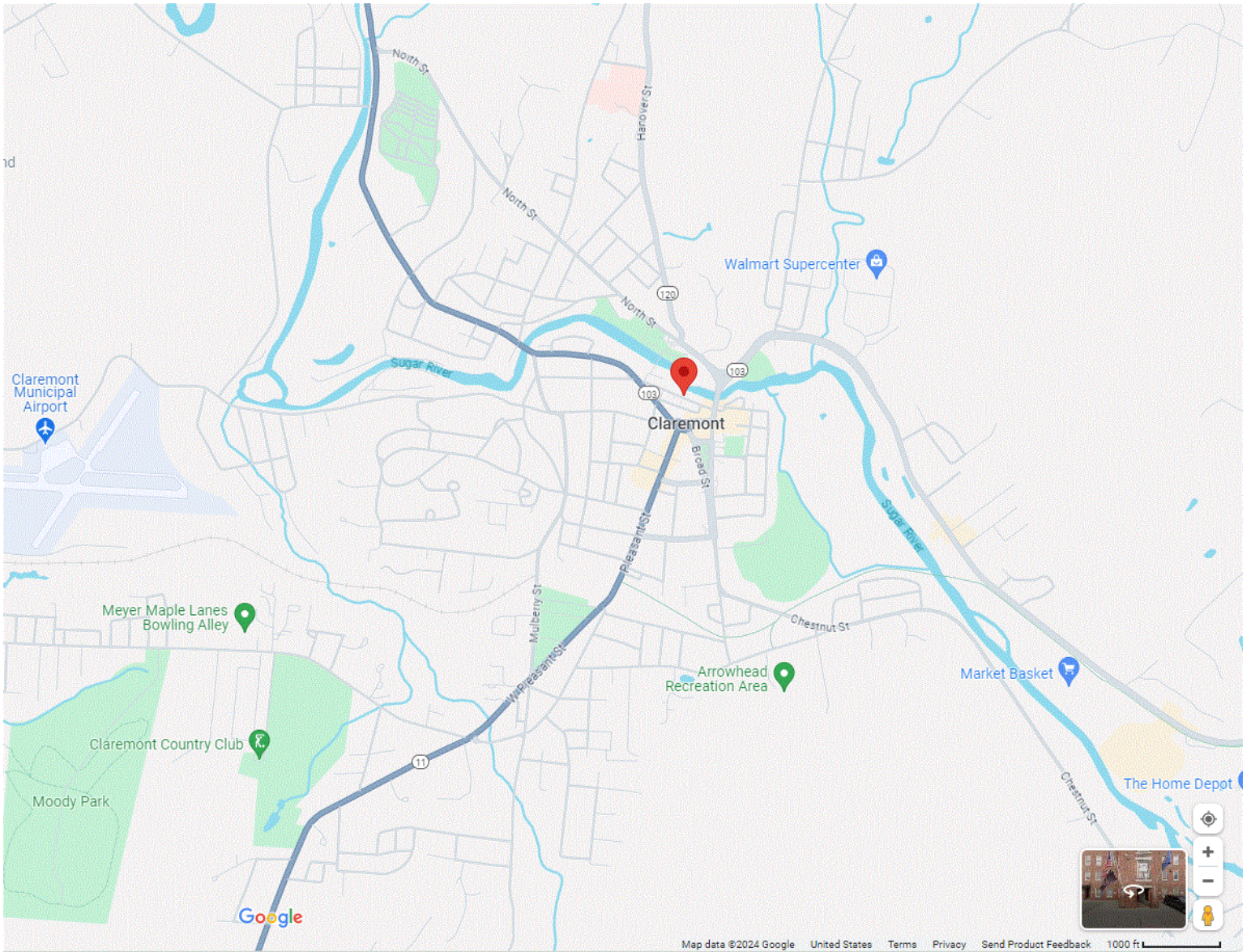
17 Water Street
Claremont, New Hampshire
(Claremont Tax Map 120, Lot 8)

City of Claremont GIS Tax Map Detail



17 Water Street
Claremont, New Hampshire
(Claremont Tax Map 120, Lot 8)

Aerial Imagery from Google Maps



17 Water Street
Claremont, New Hampshire
(Claremont Tax Map 120, Lot 8)

Location Mapped by Google Maps

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Administrative Services

Agency Contact Person: Jared Nylund, Real Property Asset Manager
Address: 25 Capitol Street, Concord, NH 03301
Phone Number: (603) 271-7644
E-Mail: jared.j.nylund@das.nh.gov

Applicant Contact Person: same
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: 17 Water Street, Claremont, NH 03743 (Tax Map 120, Lot 8)

Acreage: approximately 0.25 acres

Requested Action: Recommendation for disposal by sale

Term of Lease or Easement: n/a

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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

1. What is the current use of this property?

State government office building

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

Unknown and n/a; most likely use by a buyer, without substantial renovation, would be as a multi-tenant office or mixed-use building

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.

4. Are there any structures located on this property? Yes No

a. If yes, please describe the structures including how many and what kind?

The Monadnock Mill building on site is a 4-story former mill building originally constructed in 1840 that has been renovated repeatedly and eventually into an office building. It includes approximately 21,697 square feet of gross building area.

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

Yes **No**

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

Historically known as Monadnock Mill # 1, the building on site has already had a Character-Defining Features Report prepared in September 2021 commissioned by DAS at the request of the NH Division of Historical Resources, which report is now on file in the NHDHR records. The report was requested in response to a February 2021 Request for Project Review form filed by DAS with NHDHR in which the contemplated "project" was the proposed disposal of the subject property by sale.

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)

The site is on Water Street in the middle of the historic mill district along the Sugar River in downtown Claremont, so the entire area consists of fully developed urban lots.

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)

Directly from the abutting city street (Water Street)

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.

The subject property is located on the south bank of the Sugar River.

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

As proposed, the sale of the property will not include any potential new development. Otherwise, development of the property apparently would be subject to 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:

As proposed, the sale of the property will not include any potential new development.

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**

Description: the northerly boundary of the subject property features a river wall that lines the south bank of the Sugar River, with no stairs or other river access provided.

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

n/a

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 checked="" 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.

The Sugar River directly abuts the property.