



The State of New Hampshire  
**Department of Environmental Services**

**Robert R. Scott, Commissioner**

107 - 10/21/26



September 20, 2026

Her Excellency, Governor Kelly A. Ayotte  
And The Honorable Council  
State House  
Concord, NH 03301

**REQUESTED ACTION**

Pursuant to NH RSA 4:40, authorize the Department of Environmental Services (NHDES) to pursue an easement with the New Hampshire Electric Co-op to provide full-time power to the NHDES owned Sunset Lake Dam located in Alton, NH, upon Governor and Council approval. The easement will be conveyed without any explicit covenants, restrictions, or permissions regarding hunting, fishing, or other recreational activities, and applicable local and state laws will govern such activities.

**EXPLANATION**

The dam is located at the outlet of Sunset Lake in the headwaters of the Suncook River watershed. It is a high hazard dam and failure threatens downstream property and overtops multiple downstream roads and dams, with flood depths of several feet and arrival times from minutes to hours. Impacts would extend more than 30 miles downstream, affecting Alton, Gilmanton, Barnstead, Pittsfield, Chichester, and Epsom.

Providing full-time power at Sunset Lake Dam will allow for future powered operations of a stainless-steel gate that was recently installed. Power to the gate will allow for safer, more efficient and faster operations of the gate, especially during flood events. Reliable power will also support potential future remote operations, enabling more immediate response during developing hazardous situations.

This request was presented to the Council on Resources and Development (CORD) on December 11, 2025, and voted to Recommend Approval of SLR 2025-008- Alton as submitted. This was approved by Long Range Capital Planning and Utilization Committee on June 1, 2026 as LRCP 26-014.

This easement request and deed has been approved by the Attorney General's Office as to form, substance and execution.

We respectfully request your approval.

  
Robert R. Scott  
Commissioner

**Inter-Department Communication**

**DATE:** \_\_\_\_\_

**FROM:** \_\_\_\_\_

**AT (OFFICE)** Department of Justice  
Office of the Attorney General

**SUBJECT:** **Sunset Lake Dam Power Easement**

**TO:** Corey J. Clark, P.E., Chief Engineer  
Dam Bureau, Water Division  
New Hampshire Department of Environmental Services

---

The Office of the Attorney General has reviewed the easement deed of and associated easement rights from the State of New Hampshire via its New Hampshire Department of Environmental Services to the New Hampshire Electric Co-op to provide full-time power to the NHDES owned Sunset Lake Dam located in Alton, NH, and the supporting documents provided in completion with the above referenced conveyance and approves the conveyance for form and substance only. Please note that once approved by Governor and Council, and signed by all parties, the deed should be returned to this office for final review of execution before it is recorded in the appropriate county registry of deeds.

**SIGNATURE:** Keely Lovato-Latham

**PRINTED:** Keely Lovato-Latham

**TITLE:** Assistant Attorney General

Report  
For a  
NH Electric Co-Operative Power Easement  
at  
Sunset Lake Dam #006.01  
Alton, N.H.



Table of Contents:

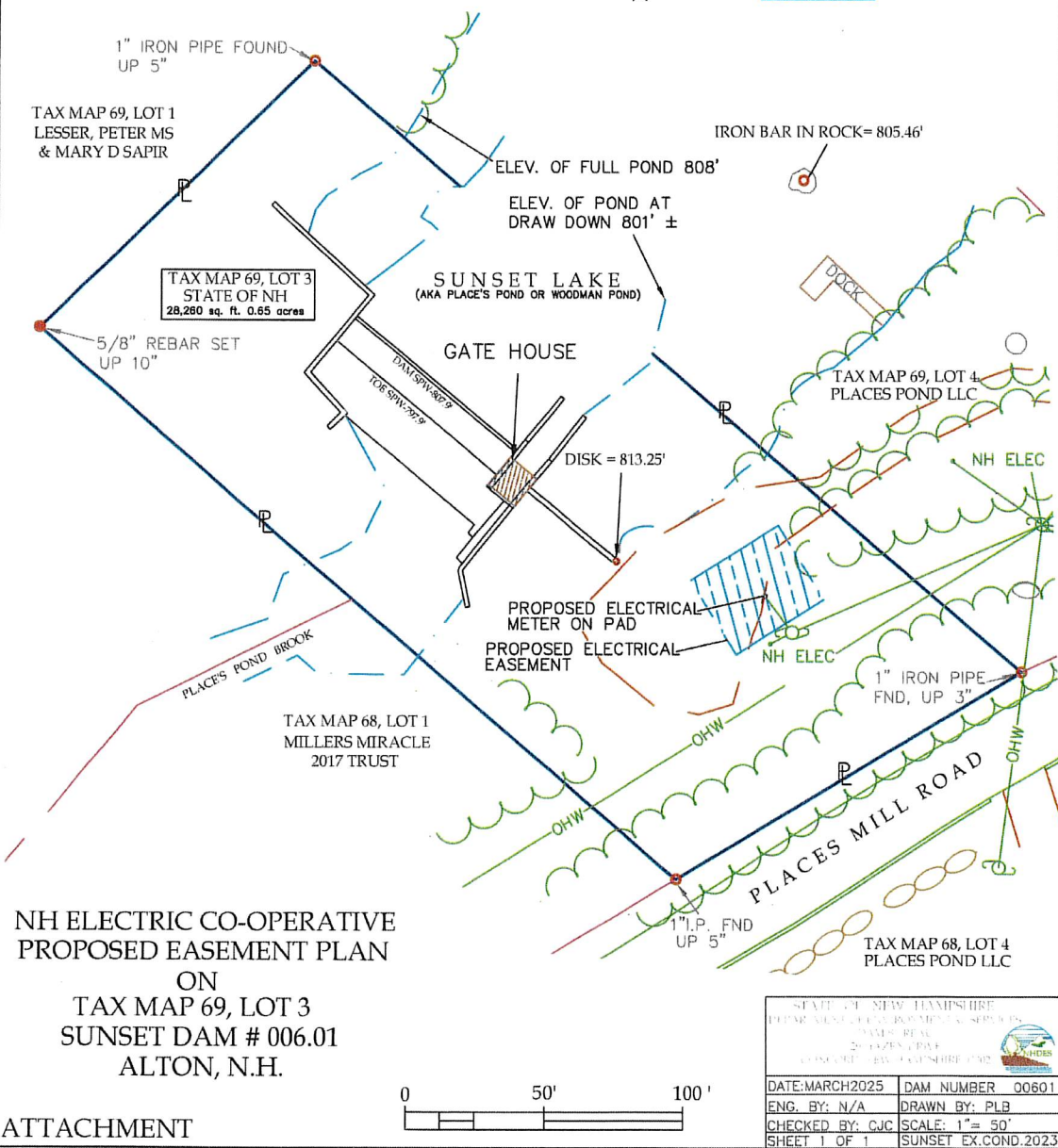
- a. Proposed Easement Plan by NHDES, page 2.
- b. Alton tax map # 69, page 3.
- c. Draft deed, pages 4-5
- d. Photos of dam area pages, 6-10.

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED NH CO-OP EASEMENT ON ALTON TAX MAP 69, LOT 3.
2. OWNER OF RECORD:  
TAX MAP 69, LOT 3  
STATE OF NEW HAMPSHIRE,  
DEPARTMENT ENVIRONMENTAL SERVICES  
29 HAZEN DRIVE  
CONCORD, NH 03302  
B.C.R.D. BOOK 381, PAGE 409 (1957)
3. ALL ELEVATION SHOWN ON PLAN ARE ON N.G.V.D. 1929 DATUM.

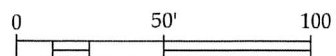
**LEGEND**

- EXISTING TREELINE
- EDGE OF GRAVEL
- EXISTING EDGE OF WATER
- ABUTTERS PROPERTY LINE
- NHDES PROPERTY LINE
- EXISTING UTILITY POLE W/ OVERHEAD WIRES
- CO-OP PROPOSED EASEMENT AREA



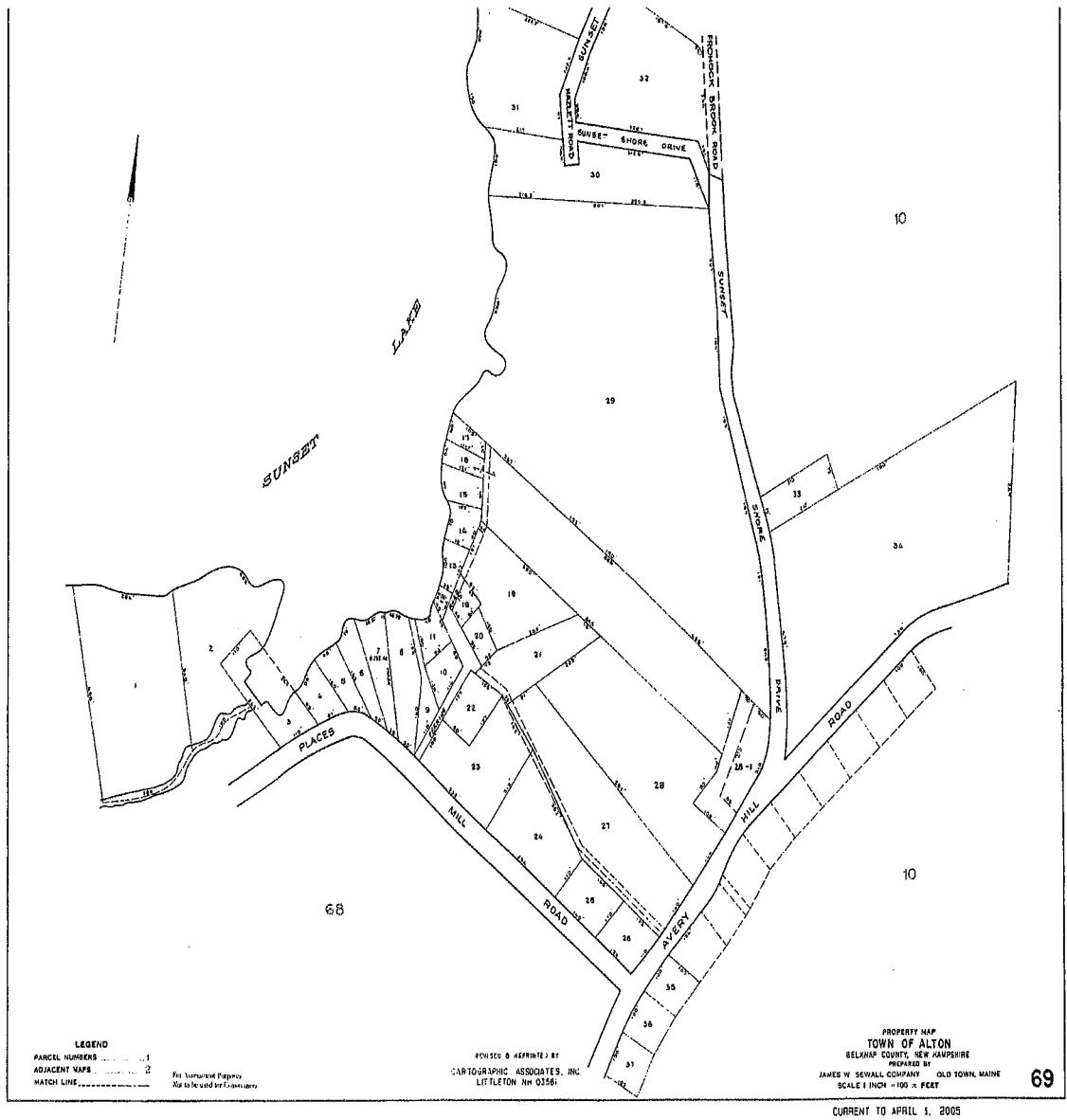
NH ELECTRIC CO-OPERATIVE  
PROPOSED EASEMENT PLAN  
ON  
TAX MAP 69, LOT 3  
SUNSET DAM # 006.01  
ALTON, N.H.

ATTACHMENT



|                                                                                                                  |                      |
|------------------------------------------------------------------------------------------------------------------|----------------------|
| STATE OF NEW HAMPSHIRE<br>DEPARTMENT OF ENVIRONMENTAL SERVICES<br>29 HAZEN DRIVE<br>CONCORD, NEW HAMPSHIRE 03302 |                      |
| DATE: MARCH 2025                                                                                                 | DAM NUMBER: 00601    |
| ENG. BY: N/A                                                                                                     | DRAWN BY: PLB        |
| CHECKED BY: CJC                                                                                                  | SCALE: 1" = 50'      |
| SHEET 1 OF 1                                                                                                     | SUNSET EX COND. 2023 |

Easement Plan by NHDES.



Alton Tax Map # 68, Lot 3 showing State's ownership.

**Right of Easement**

Admin # \_\_\_\_\_

I/We THE STATE OF NEW HAMPSHIRE

of DES DAM BUREAU, PO BOX 95, 29 HAZEN DRIVE, CONCORD 03302

State of NEW HAMPSHIRE (hereinafter "Grantor")

for consideration paid, grant to the NEW HAMPSHIRE ELECTRIC COOPERATIVE, INC., 579 TENNEY MOUNTAIN HIGHWAY, PLYMOUTH, NEW HAMPSHIRE 03264, a New Hampshire consumer cooperative, and CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY, LLC, a limited liability company organized under the laws of the State of Delaware, having a place of business at 100 Gay Street, Manchester, New Hampshire, 03103, and their respective successors and assigns forever (hereinafter "Grantees") with warranty covenants, the RIGHT and EASEMENT to lay, construct, reconstruct, operate, maintain, replace and remove lines for the transmission of intelligence by energy and for the transmission of electricity as either or both of the Grantees may from time to time desire through to adjacent properties, on, over and under my/our

Land in the city/town of ALTON County of BELKNAP New Hampshire

More particularly described in the Deed recorded in Registry of Deeds at Book 381 Page 409

The above granted rights being more particularly described as the exclusive right to construct, reconstruct, operate, replace, and remove poles with the wires and/or cables thereon, the necessary guys, anchors, supports, fixtures, and appurtenances thereon and lamp connections, also the right and easement to renew, replace and to otherwise change said lines and each and every part thereof and the location thereof, with the right to place anchors and guys to support lines in private ways on land adjacent thereto and to overhang with wires and cables the property abutting said private ways, also the right to lay, construct, reconstruct, operate, maintain, replace, and remove underground cables, pipes, conduits, manholes, and such surface testing terminals, transformers, and foundations for the same, pedestals, repeaters, markers, and other appurtenances with wires and/or cables therein, as the Grantees or either of them may from time to time desire.

Permission is herein granted to enter premises for access along the easterly portion of the Grantor property using the existing driveway thereto for all the above purposes. This conveyance shall include the right to clear and keep clear the easement of all trees and underbrush by such means as the Grantees or either of them may select and to cut down from time to time all dead, weak, leaning, or dangerous trees that may exist outside the easement but are tall enough to strike the wires in falling.

The width of the easement shall not exceed 15 feet on each side of pole and/or ditch line. Necessary guy wires and anchors may be located outside of the easement.

The Grantor(s) shall continue to enjoy use of the property for any purpose not adverse to the rights of the Grantees or either of them. Planting of trees, building of structures or storage of lumber and/or other materials within the granted right-of-way shall not be undertaken. The Grantees agree to make reasonable modification of the lines within the Grantor(s)' property at the Grantor(s)' expense to accommodate future needs of the Grantor(s) in the use of the property.

Witness my/our hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

GRANTOR'S SIGNATURE

\_\_\_\_\_  
Robert R. Scott Commissioner  
(Printed or typewritten copy of signature & title)

State of \_\_\_\_\_ County of \_\_\_\_\_ This Area For Notary Use Only  
On this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Before me the undersigned officer personally appeared.

Known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed  
to the within instrument that he executed the same for the purpose therein contained.  
In witness whereof I hereunto set my hand and official seal.

Please Place Seal Above

\_\_\_\_\_  
(Notary Public/Justice of the Peace)

\_\_\_\_\_  
(My commission expires)

\_\_\_\_\_  
(Printed Name Notary Public/Justice of the Peace)

Approved by the Council on Resources and Development by majority vote at a meeting on **December 11, 2025 (NHRSA 4:40).**

Approved by the Long Range Capital Planning and Utilization Committee by majority vote at a meeting on **June 1, 2026 (NHRSA 4:40).**

Approved by the New Hampshire Governor and Executive Council on **Date ??, 2026, Item ??? (NHRSA 4:40).**

Admin#23063387

## Sunset Dam Photos:



*Photo 1: Looking northwest towards dam from road in showing temporary power pole. 8/2025*



*Photo 2: Looking northwest from left side of Dam. 11/2025*



*Photo 3: looking southeast right side of dam. 8/18/2025*

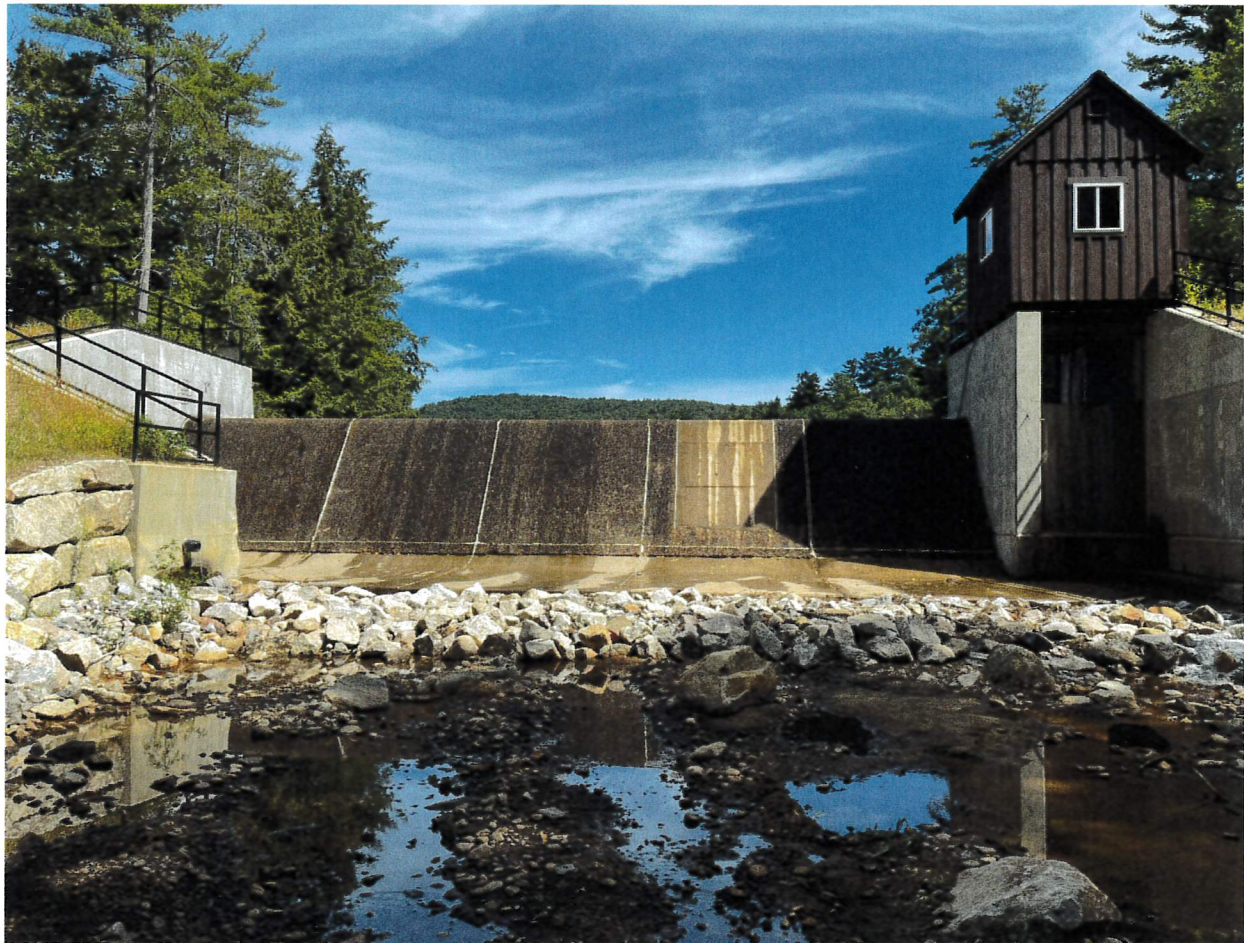


*Photo 4: looking northeast from downstream towards Dam. 8/18/2025*



*Photo 5: looking south upstream from right side of Dam. 5/16/2025*

Approved by the  
Long Range Capital Planning and Utilization Committee  
June 1, 2026



The State of New Hampshire  
**Department of Environmental Services**

Robert R. Scott, Commissioner

LRCP 26-014



March 13, 2026

The Honorable David Milz  
Chairman, Long Range Capital Planning and Utilization Committee  
1 Granite Place, Room 228  
Concord, New Hampshire 03301

Dear Chairman Milz and Members of the Committee:

**Requested Action**

1. Pursuant to NHRSA 4:40, authorize the Department of Environmental Services (NHDES) to pursue an easement with the New Hampshire Electric Co-op to provide full-time power to the NHDES owned Sunset Lake Dam located in Alton, NH.
2. Pursuant to NHRSA 4:40(III-a), waive the \$1,100 administrative fee.

**Explanation**

The Sunset Lake Dam is located at the headwaters of the Suncook River watershed and is a high hazard dam which would threaten downstream lives and property if the dam were to fail. Providing full-time power at Sunset Lake Dam will allow operations of a newly installed 8-foot-high by 7-foot-wide stainless-steel gate. Power to the gate will allow safer, more efficient and faster operations of the gate, especially during flood events when Dam Bureau resources are stretched. Permanent power will also allow for the potential of remote operations in the future.

This request was presented to Council on Resources and Development (CORD) on December 11, 2025, and voted to Recommend Approval of SLR 2025-008- Alton as submitted. If you have any questions, please feel free to contact Corey Clark, Chief Engineer of the NHDES Dam Bureau, at 603-271-1961 or [corey.j.clark@des.nh.gov](mailto:corey.j.clark@des.nh.gov)

Sincerely,

Robert R. Scott  
Commissioner



New Hampshire Department of  
BUSINESS AND  
ECONOMIC AFFAIRS



New Hampshire Council on Resources and Development  
NH Office of Planning and Development  
100 N Main St., Concord, NH 03301

### RECOMMENDATION MEMORANDUM

**TO:** Suzanne Beauchesne, Office of the Commissioner, NH Department of Environmental Services  
Corey Clark, Chief Engineer, NH Department of Environmental Services  
Patrick Bell, Land Surveyor/Mapper, NH Department of Environmental Services

**FROM:** Brendan McDowell, Staff to CORD, Principal Planner  
Office of Planning and Development

**DATE:** December 12, 2025

**Reference:** Surplus Land Review 2025-008 – Alton  
The NH Department of Environmental Services (NHDES) requests CORD review a surplus property application to pursue an electrical easement with the NH Electric Co-op to provide full-time power to the Sunset Lake Dam in Alton, NH.

On December 11, 2025, the Council on Resources and Development (CORD) voted to **recommend approval** of the above referenced Surplus Land Review application SLR 2025-008.

**Cc:** Heather Shank, Chair of CORD and Director, Division of Planning and Community Development  
Pamela Ellis, Staff to Legislative Long Range Capital Planning and Utilization Committee

100 North Main Street, Suite 100  
Concord, New Hampshire 03301

603.271.2341

visitnh.gov nheconomy.com choosenh.com