



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner **109 - 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 Pine River Dam located in Wakefield, 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 headwaters of the Pine River watershed, which ultimately flows into Ossipee Lake. It is a significant hazard dam and a failure of it threatens downstream property as well as potential overtopping of NH Route 16 in multiple locations, along with severing emergency response routes. Providing full-time power at Pine River Dam will allow for future powered operations of a stainless-steel gate that is currently being installed. Power to the gate will allow for safer, more efficient and faster operations of the gate, especially during flood events. Permanent power will also allow for the potential of remote operations in the future.

This request was presented to the Council on Resources and Development (CORD) on December 11, 2025, and voted to Recommend Approval of SLR 2025-010-Wakefield as submitted. This was approved by Long Range Capital Planning and Utilization Committee on June 1, 2026 as LRCP 26-013.

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: 10/1/2026

FROM: Joshua Harrison

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

SUBJECT: **Pine River 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 Pine River Dam located in Wakefield, 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: 

PRINTED: Joshua Harrison

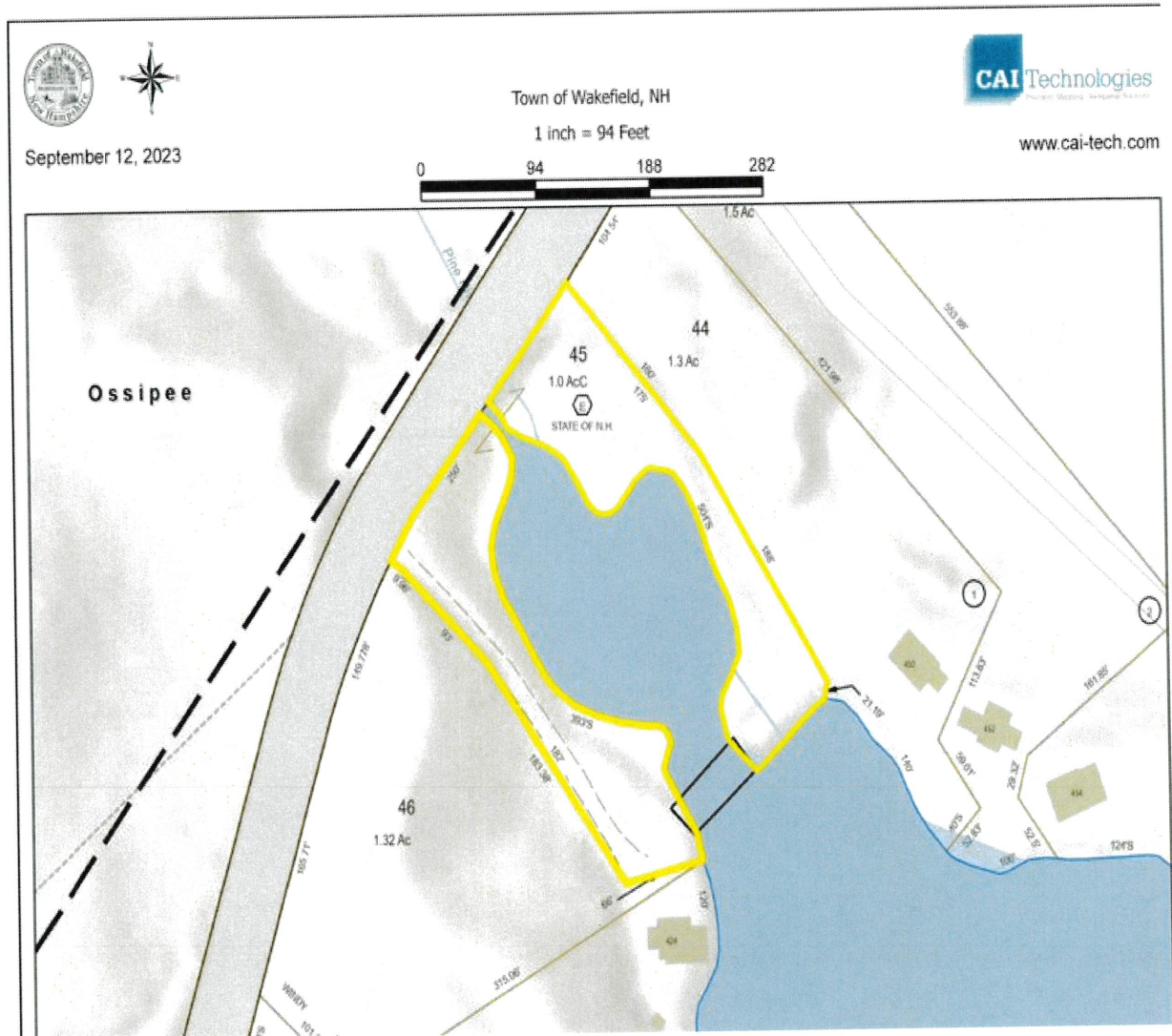
TITLE: Senior Assistant Attorney General

Report
For a
Proposed Power Easement
at
Pine River Dam #241.09
Wakefield, N.H.

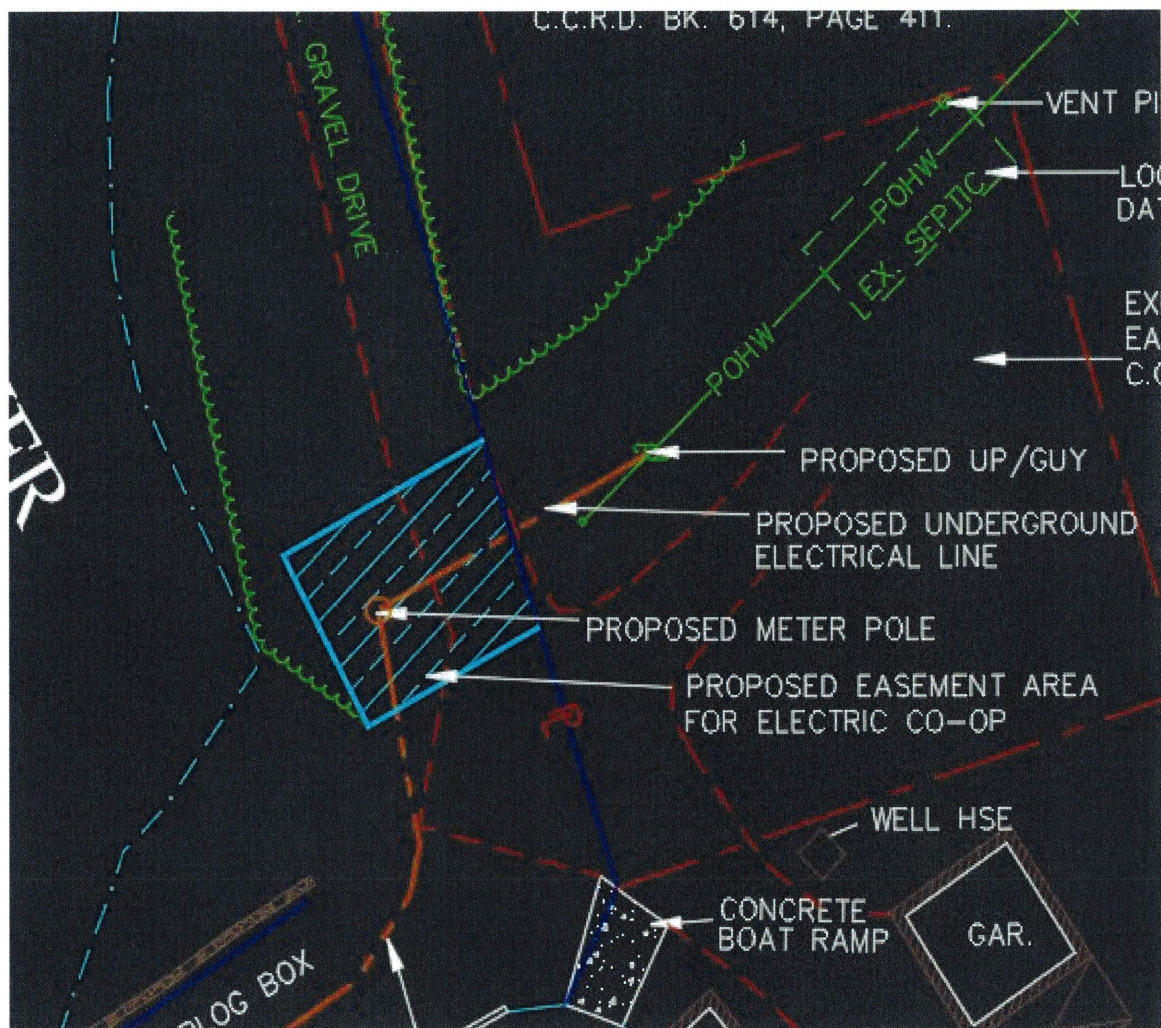


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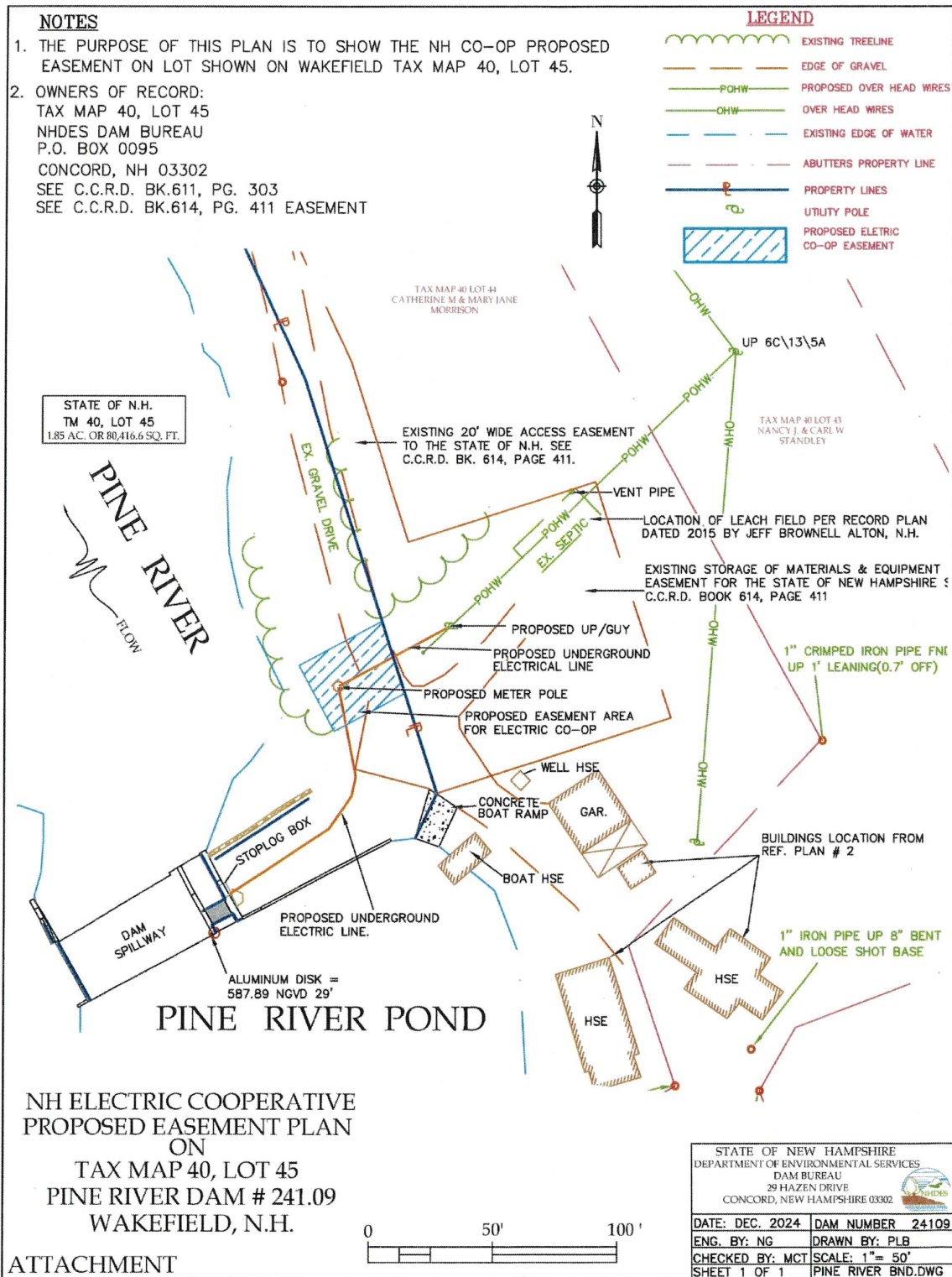
- a. Wakefield tax map showing all abutters, page 2.
- b. Screen Shot of Proposed Easement from AutoCAD Drawing, page 3.
- c. Easement Plan by NHDES, page 4.
- d. Draft Deed, page 5-6
- e. Photos of dam area, pages 7-11.



Wakefield Tax Map # 40, Lot 45 showing State's ownership highlighted in yellow.



Power Easement area from NHDES AutoCAD screen shot.



Easement Plan from NHDES.

Right of EasementAdmin # 23063387I/We THE STATE OF NEW HAMPSHIREof DES DAM BUREAU, PO BOX 95, 29 HAZEN DRIVE, CONCORD 03302State 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 WAKEFIELD County of CARROLL New Hampshire

More particularly described in the Deed recorded in Registry of Deeds at Book 611 Page 303

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

Pine River Pond Dam Photos:



Photo 1: Looking north from boat ramp towards driveway. 12/2024



Photo 2: looking east from dam towards existing storage easement area. 12/2024



Photo 3: Looking east from left side towards power easement area. 8/2025



Photo 4: looking east from left side of dam towards easement area. 8/2025



Photo 5: looking northeast from left side of dam towards easement area. 5/2025



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

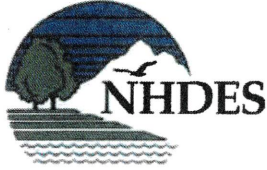
FROM: Brendan McDowell, Staff to CORD, Principal Planner
Office of Planning and Development

DATE: December 12, 2025

Reference: Surplus Land Review 2025-010 – Wakefield
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 Pine River Dam in Wakefield, 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 2025-010.

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



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

LRCP 26-013



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 Pine River Dam located in Wakefield, NH.
2. Pursuant to NHRSA 4:40(III-a), waive the \$1,100 administrative fee.

Explanation

The Pine River Dam is located at the headwaters of the Pine River watershed on Pine River Pond, which ultimately flows into Ossipee Lake. It is a significant hazard dam and a failure of it threatens downstream property as well as overtopping NH Route 16 in a few locations and severing emergency response routes. Providing full-time power at Pine River Dam will allow future operations of a stainless-steel gate that is proposed to be installed in the next year. 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 the council voted to Recommend Approval of SLR 2025-010- Wakefield 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

Sincerely,


Robert R. Scott
Commissioner