

## Appendix C: Descriptions and Photos of Alternative Sites

For a property to be eligible for consideration to develop a boating access facility, it must satisfy all three of the following basic criteria:

- First, it must be available for acquisition and offer no impediments to long-term State controlled Public Access, meeting RSA 233-A:1 and 271:20-a.
- Second, there must be no incompatible highest and best uses on the site, such as swimming facilities, wildlife management, or historical preservation.
- Third, it must be technically feasible to construct the desired public facility on the site. There must be adequate physical land space of suitable nature to accommodate pedestrian and vehicle access/circulation paths and roadways, storm drainage design, and treatment measures as well as the boat launch/docking structures.

Only after accommodating these essential elements and allowing for required offsets and environmental constraints, was the “remaining” space evaluated for parking. Sites with average topographic grades (from site access point to the water level) in excess of 8% typically require additional space to provide Universally Accessible features and properly graded traveled ways, further reducing the effective number of parking spaces the parcel can yield. Parcels unable to meet these considerations (and those that were not available for acquisition) were considered technically infeasible and were eliminated from further consideration.

The following table summarizes the parcels ruled out for further consideration.

**Table 8. Parcels Dismissed from Consideration as Alternate Sites**

Site Name	Map/Lot	Not Available	Technically Infeasible	Incompatible Use
Herrick Cove, New London	Right of Way area of Route 103A	✓	✓	
Blodgett's Landing; Bowles Rd & Blodgett's Rd, Newbury	16-0247-0321	✓	✓	
George's Mills, Sunapee	106-0019-0000	✓		✓
Soo Ni Pi Property, New London	136-0007-0000	✓	✓	
John Hay Estate, Newbury	18-0232-0100			✓
Newbury Town Beach, Newbury	20-0223-0348	✓	✓	✓
Sunapee Harbor, Sunapee	133-0036-0000	✓	✓	
Burkehaven Property, Sunapee	140-0011-0000	✓	✓	
Gordon Wildlife Management Area, Sunapee	108-0020-0000			✓

**Alternative B—Wild Goose Site (Newbury), Map and Lot: 19-401-244**

Alternative B is the Preferred Alternative. This site is located at the State-owned 3.1-acre Wild Goose property along the southwestern shores of Lake Sunapee. This site is adequately sized, nearly level, contains adequate shoreline water depths, and portions of the shore are semi-sheltered from prevailing winds, which would be conducive to launching boats. In addition, the Property is currently disturbed and contains a small beach separate from the semi-sheltered boat launch area, which could be used as an informal launch for cartop boats.

The Property was the site of the former “Wild Goose Lodge.” Once acquired by NH Fish and Game, the existing buildings were demolished and removed. Residual piles of demolition debris and features such as beach stone retaining walls, concrete foundation remnants, stone fireplaces, stone breakwaters, and remnants of a series of stone cribs, which likely supported a former pier, are evidence of the past land use within the site. In addition, a circular gravel driveway and remains of an abandoned railroad bed traverse the Property. It is adequate in size and location, and has no incompatible uses.



**Alternative C—Mount Sunapee State Park (Newbury), Map and Lot: 7-0165-0144**

Alternative C is located at the State-owned Mount Sunapee State Park Beach site. This park has an existing boat launch located along the northern edge of an existing beach that provides access to Chandler/Johnson Brook, approximately 200 feet upstream from the lake. A parking area is located nearby and is the location that the boat launch could be expanded into. The existing boat launch is opened seasonally on a fee basis. The existing boat ramp is a single-wide ramp that is positioned in Chandler/Johnson Brook. This alternative was given careful consideration in the Environmental Assessment, but was ultimately determined to be unacceptable due to potential impacts to fish habitat in the brook, safety issues with swimmers, parking constraints, and opposition by NH DRED.

