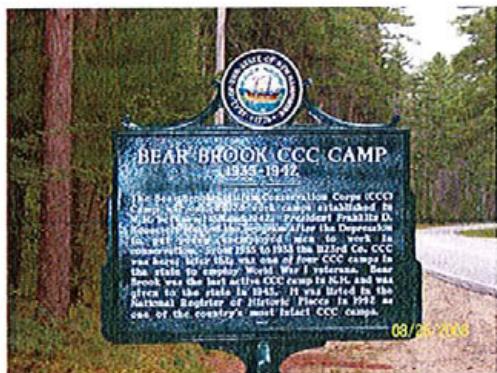


## Trip Report 080825 – Bear Brook and Pawtuckaway

Accompanied Tom Kokx and his wife Adonna to interview park managers and observe building conditions. It was later decided that buildings needed more time than available and it would be better to have the CIP business continue visits on its own,

### Bear Brook



remaining buildings. I did observe a great deal of mold in the shower area of the bathroom building, so moisture is not being properly controlled.

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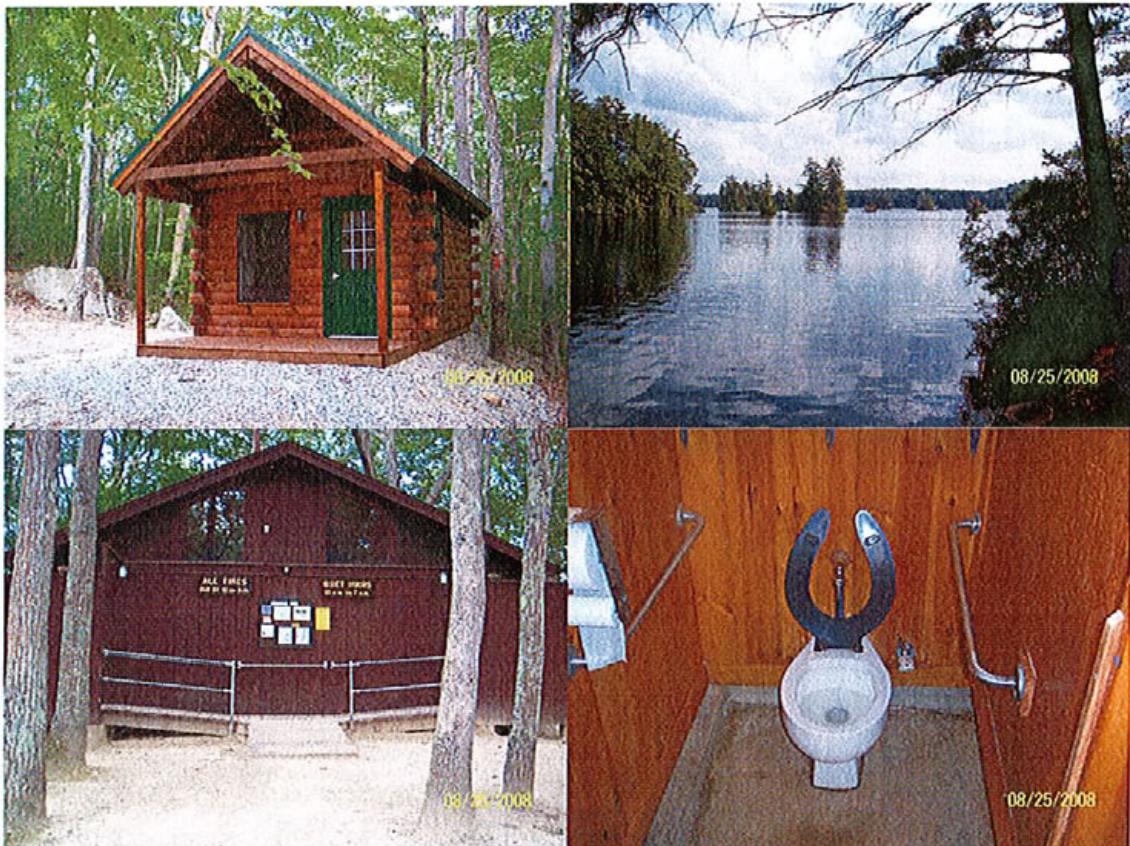
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resorted to it. She said the niche for Pawtuckaway was lakeside camping. Many sites are located on the water's edge and the park is laid out well. There are 193 sites. She hopes to develop a nature path where some interpretation can be conducted for campers. There have been requests for kayaks, and of course many campers bring their own. The staff was reducing with people returning to school/college; the store would only be staffed weekends due to lack of staff.

There are no lifeguards although she thought that they were a necessary item when people decide of day use visiting the beach. She surprised us by saying that each park manager sends an annual report to Concord, which would be helpful to the consultants. As there was no other meeting today I inspected the new bathhouse, the five new cabins on Big Island, and the seven restrooms. Handicapped ramps into restrooms were atop steep slopes. One H/C toilet had foot lever flush. Some showers ok, others had domestic steel shower stalls. I will return for the water pump house, store, visitor's center, pavilion and appurtenances later.



### Trip Report 080715 – Ahern and Ellacoya

Decided to visit Ahern and ran into Kevin Donovan, who was on his way through to Ellacoya, so I followed him over to see Chris Ottolini.

#### **Ahern**

This parcel located on the shore of Lake Winnisquam down behind the former State School is characterized as a Town Forest environment where there are trails in the pine and two small sandy beaches where you can swim.

Hours: The gate says it closes at 6:30 PM; however Chris Ottolini indicated that the local gentleman who used to close the gate has moved away and has not been replaced. Therefore, the locals have access 24 hours. Observation: Trash and the large number of cigarettes and ashtray dumps indicate that the gate should be maintained. Also numerous dog stools were observed from people not picking up after their pets.

Buildings: The beach cabin (GOV01) by the NHDES sewer pump station was boarded up and not utilized. A pit toilet nearby is functional. A former camp (GOV03) appears in fair condition by the northerly beach; however it is boarded up and not utilized. A pit toilet nearby is functional.

Interior roads: The initial gravel roadway is well graded. The interior surfaces are not maintained and there are large bumps creating puddles and obstacles for cars. The road needs to be graded for normal use by low-slung cars.

#### **Ellacoya**

This park consists of a RV campground on the eastern third, and a day-use beach with store and pavilion on the west.

RV Park: Many sites filled with large vehicles. Hookups available, water/sewer/electricity/..... A pump station pumps to the Town Sewer in the highway. However, electric connections are below standards having only 30 amps, not 50 amps. Also, water hookups need backflow preventers. Units pay \$42/day. A proposed budget of \$250, 00 is scheduled for the electrical upgrade in 2012.

Tent Camping. There is none here. While there is DRED land behind a NHDOT parcel across Route 11 to the south, the terrain doesn't lend itself to easy construction.

Boat Ramp: The sandy boat ramp into the shallow water self regulates the size and type of car-top or PWC that can be launched here. Fishermen use it in the winter for bob houses. There are not the usual NHF&G concrete planks into the water, and it is nearly impossible to back a vehicle with trailer into the water in the usual method. Observation: Concrete planks should be installed into the water to facilitate trailer wheels that now get bogged down in the sand.

**Docking:** Once the watercraft are deployed there is no dock or moorings for tying up. They generally pull up on the sand and tie to a tree. There is a 3' high wall along the shoreline from the boat ramp area towards the beach, probably 100' long. Watercraft using anchors and random ties to trees are a potential safety problem; when at night particularly, someone could trip on the ropes, fall on the concrete and into the water. Kevin indicated that Chris could install 4X4 posts with ring hardware directly behind the concrete for tying up. This would eliminate the ropes on the ground.



**Bridges:** There originally were two footbridges connecting the RV part with the long beach. The brook flooded one spring and took out the bridge nearest the lake. It has not been replaced.

**Water/Sewer Crossing:** The well and sewer pump station is on the RV side of the property. A brook divides the RV portion from the beach. The 3" water line and a 4" sewer

pump line cross the brook to connect to the toilet building and the store by the beach. These pipes, if ever below the bed of the brook, have become exposed. The water line has been broken and repaired most every spring. It would be a calamity for the sewer pipe to break that close to the lake. Observation: Bury both these lines.

**Playground:** Equipment old, but well used. This park could be eligible for one of the new playground equipment designs going elsewhere, as there is room for it and children abound.

**Store/Bathhouse:** Rents chairs, has Jordan ice cream, and is very neatly laid out. The adjacent lifeguard first-aid room is small with minimal stuff. There were four port-a-potties in addition to the toilet facility to accommodate the July 4<sup>th</sup> crowd.

**Klefos Pavilion:** Several deficiencies. The metal grills on the large concrete charcoal fireplace were broken and rusted, needing replacement. Several concrete blocks in this structure were broken. The concrete floor to the shelter is graded to a low spot in the middle (as if there was to be a drain), and rainwater fills the floor 4-5" deep and has to be squeegeed out. Observation: A leveling course of concrete needed to level the floor, or even reverse the pitch.

Parking area: Gravel, seemed to be in good shape. The split-rail fence across the front of the property is old and rotten

Cottage: Chris, Park Manager, enjoys living at the cottage/office. There is a tollbooth for the RV part, however, the computer and all registration is performed in the office.

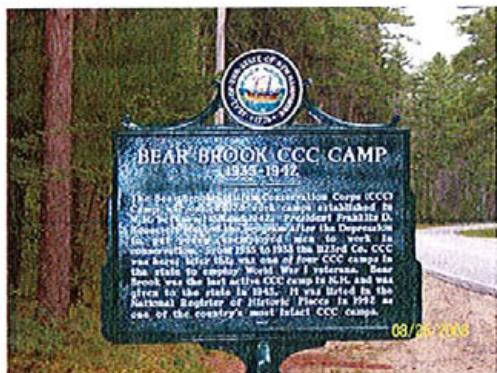
Sheds: Two sheds, non-descript, exist.

RV Bathhouse/Laundry: Suitable sizewise, as most RV units have their own bathroom facilities. The laundry dryer was broken out of order. Dead bolt doorlocks on the bath and changing rooms were knobs on the inside rather than keyed.

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### **Trip Report – 081006 Bear Brook/Kingston Loop**

This day was chosen to inspect Bear Brook Day Use, Northwood Meadows, Pawtuckaway and Kingston.

#### **Bear Brook Day Use**

Bear Brook is the largest developed state park in New Hampshire. Camping, hiking, biking, swimming and fishing are available. Forty miles of trails offer a variety of options for hikers, mountain bikers and equestrians. Canoe rentals are available Catamount Ponds. There is a 1-1/4 mile, 20-station fitness course.



Manager Gregg Preville and I walked in from the toll booth. The parking area showed no signs of problems, gravel, flat and sized to accommodate the day use activity. We walked the grounds by Catamount Pond and observed the rehabilitation work to the old granite pavilion/bathhouse. Granite masonry had been repaired, ADA ramps constructed, and roof leaders installed. Unfortunately the under drains tied to the roof leaders were poorly designed and eroded the beach in several locations.

The roof over the toilets/changing rooms, which is the floor to the pavilion above, leaks. Gregg believes the rubber membrane under the concrete tile floor has been damaged and needs to be replaced. The septic is captured in a tank and pumped to a leach field up by the parking lot.

Across the brook on the right is the group shelter, a baseball field and an unused BBQ house. Old pine logs are used to delineate access roads and should be replaced with timber fencing. The trail down to the ball field needs maintenance as it is fairly steep and uneven under foot traversing the exposed tree roots. The backstop ..... The old BBQ house is being used to house the lawnmower used around this area of the park. While this whole area could be expanded with another pavilion, it is essentially a picnic



shelter area for a single group to rent and have use of the toilets, field and parking with some privacy. I would remove the BBQ house and fireplace and construct a shed for the tractor nearby.

The group area across the street includes an old family toilet, and old picnic shelter and another baseball field to the rear. This area is hardly used and Gregg would like to convert it to group camping. There is a make-shift fence between the top of the slope about the pond that ought to be replaced with a substantial chain link. A few trees removed would make way for tent sites and the area is appropriate for group camping.



We ventured down to the depot area where there is a camping museum, a snowmobile museum and a nature center. My impression is that CCC used this yard for stockpiles and equipment and the State continued such a use when it was inherited. When someone was looking for a museum site or a nature center exhibit these buildings were offered. Gregg's current residence is not an appropriate place compared to the manager's

residence up the road. The nature center building is condemned and there is nothing worth exhibiting in there. Ben Wilson is talking about doing something with the building by the camping museum, and devoting attention to the CCC history. The new supply depot building is under construction. I have trouble seeing anything in this vicinity being used by the general public; therefore, anything worth retrieving should be relocated.

### **Northwood Meadows**

Northwood Meadows State Park spans 674.5 acres and is excellent for nature walks and picnicking. The trails make the park ideal for biking, hiking, snowmobiling, and cross-country skiing. The pavement into the gravel entrance needs to be repaired/improved. The parking area seems to be doing business as a commuter parking lot. The gravel roadway into a majority of the site is wide and solid. There



is an ADA pit toilet in the interior. Volunteers are constructing some good trails, using equipment and proper techniques.

### **Pawtuckaway Follow-up**

I returned to Pawtuckaway State Park to inspect the store, group area, pump houses and Adirondack shelter sites that I had not seen on my first visit. The store was still stocked as it would probably be used this last weekend of the open season October 11. It appears in good condition.

Tara Mayo, the manager, indicated she intends to collect winter fees from hikers, campers and snowmobilers, and that an ADA pit toilet should be available both in the parking lot by the office and in the campground by the cabins.



The group picnic area pavilion has damage to the firebrick in the fireplace and should be repaired by a professional mason. This pavilion also definitely needs a barbecue pit. The toilet building is adjacent. There is standing water by the swing set and pathway into the group area that could easily be removed with some simple drainage appurtenances.

Group camping has a similar problem with the firebrick in the

shelter. The roof shingles are poor. The rafters have been cosmetically repaired with pine and stained, however this structure should be inspected to see if additional work is necessary.

The FARMs inventory describes 9 toilet buildings. There are only 8 at present, one has been abandoned. The three (7,8,&9) on Big Island seem to be the worse and should be completely renovated. Horse Island (4,5&6) and Neal's Cove (1) are a bit better. I'm calling the group picnic toilet #2, and the abandoned toilet north of the beach parking in the woods #3. Tara would like to utilize the old abandoned building for a nature center. I don't know if such a need is a mission of the park, but she did say that AmeriCorps had people doing interpretive work. While this center would not be manned, as displays would be properly constructed and protected, it would be an attraction for campers and visitors.

The water pump stations were crude but have no inherent problems. Tanks are not covered and exposed to the weather.

Parks such as Pawtuckaway have some long paved road networks that need attention. Money needs to be spent annually on paved areas that are starting to break up. The broken areas need to be cut back to something solid, saw cut and patched with hot mix. Overlays need to happen, not all at once, but starting with the bad areas first and eventually including everything.

I exited at the camper's night entrance. There needs to be more of a paved apron onto Mountain Road from the camper's night entrance. Also, there was no spill containment on the 275 gallon fuel tank by the maintenance garage.

### **Kingston**



Kingston State Park is similar to Silver Lake and provides the local citizenry 44 acres for swimming and picnicking. Two bathhouses with dressing rooms and flush toilets are available. The paved driveway into the beach parking lot which holds about 110 vehicles on a gravel lot is in good condition. The beach sand appears to have been imported and it is higher than the adjacent ground, causing water to stand to the rear or wash

through to the lake leaving channels. There are a lot of leaves on the bottom that you don't expect at a state beach.

Camping is not advertised, however the area by one of the toilet buildings and the office are configured with tables and fireplaces. By the shore on the other side is an Adirondack shelter. Park was closed and as needed I can get additional information over the phone with Will Sable, 603-642-5471.

Trip Report 080707 – Central Region w/Kevin Donovan:

### **White Lake**

Only Flagship in Central Region

Two large campgrounds, store, coin-op showers, dump station, playgrounds

Boats for rent. Great beach.



Electrical service?? No fax  
Store w/Janet. No accounting  
(paperwork)

Observation: Needs electrical survey and discussion with IT about networking field w/office to expedite accounting and maintenance requests.

Water system. Old pump house, newer tank epoxy lined. 2" and 4" distribution feeds. 2" to campground #1, beach and store, 4" to campground #2 and office.

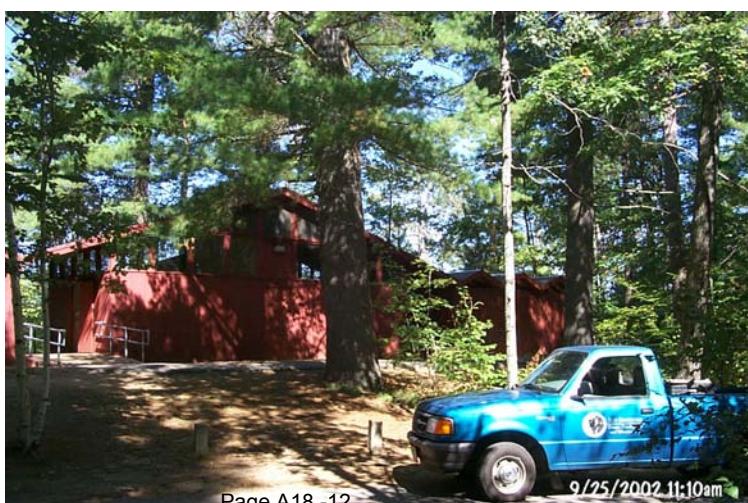
Observation: Old transite 4" in path to campground #2 exposed at surface showing repair clamps at 4-5 breaks.

Playground in #1. Steel swings and slides, well maintained, durable. Ball field backstop just chain link on four pipes in the ground.

Observation: Need to assess use and demand on playground equipment. Style should remain durable materials, not wood or plastic.

DRED Building Inventory. DRED has each building identified by inventory ("WHT04 Concession stand/Shelter) but there are no identification numbers on the buildings themselves.

Observation: Wouldn't obvious numbers help field personnel identify locations of maintenance problems, etc.?



Improving the beach capacity (accommodating more people \$\$). There has been discussion about replacing the old bathhouse/toilet by the beach and building a pavilion nearby. Water pressure off the 2" gets upset if a urinal does not

shut off. It would require extending the beach shoreline west and State Regulations need to be reviewed. A pavilion should have access via a service road, water and electricity, and be near toilets.

Observation: If the demand is there, and State regs allow the development of the pavilion and beach, replacement of the bathhouse and construction of a pavilion is feasible.

Store/Shelter. Improvements might include better access to the shelter from the parking lot, expanding parking, and adding toilets. Groups bus in and meet and operate out of this shelter (pavilion) by the water and boat dock.

Observation: Parking lot can be easily expanded, not plowed and should remain gravel. Replace 4" water line and serve building/shelter with water and toilets.

RV Dump Station. Good amenity.

Conversation while travelling:

- Weeks. Sandy Young. Hosting functions and parties. \$2 fee only if guided tour is taken. Most people drive up to enjoy the view, hike and picnic on the grounds without paying anything. Observation: DRED has several sites of scenic views accessible by auto. Other States charge money (tolls).
- Elacoya. Chris Ottolini
- Lake Tarleton. Not typical of State Park properties. It's an old golf course; we maintain the grass and beach area. Donovan doesn't see it in the mix. Observation: SAV needs to visit and look it over.
- Jerricho Mountain. Day use. Complete make over. Beach and ATV.
- Pillsbury. Day use, fish, picnic. 40-45 camping sites.
- Sunapee. Only 6 campsites, could be more.

### **Echo Lake, No. Conway**

Beach. Small body of water. Day use beach, no camping. Stormwater runoff erodes shoreline; Eric has taken some measures to revet bank. Observation: Timber revetment not the solution to maintaining the beach and water access and should be discouraged.



Toilet building appears good. Water pipe exhibits rust and corrosion, especially upon seasonal startup. Observation: Pipe from well to toilet building should be replaced.

Camping. What with the proximity to Cathedral Ledge climbers would utilize a campground if available rather than stay 20 minutes away on the Kancamangus. Camping could be established in an area between the entrance and the hotel.

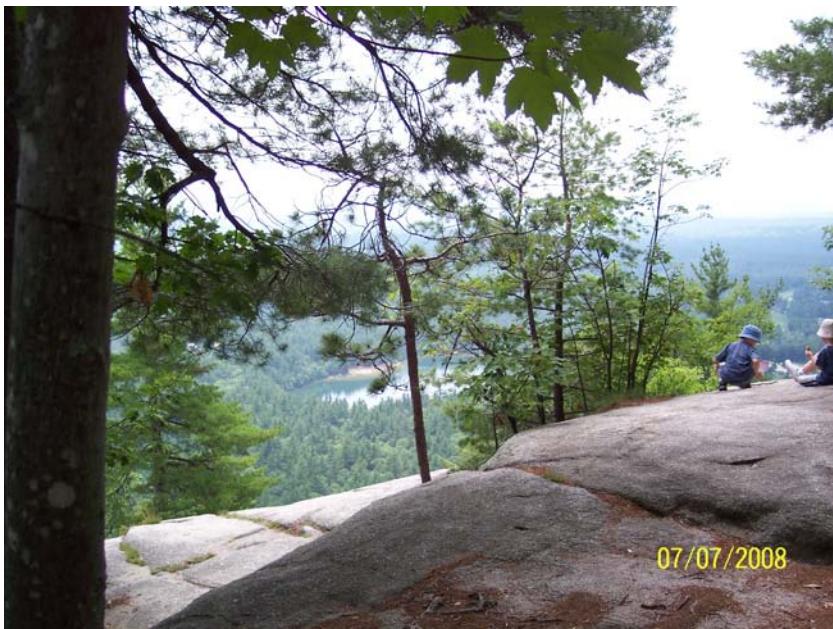
Observation: May want to consider the impact of developing 6-10 campsites.

Cathedral Ledge Parking. The parking at the top of the road is poor, and could be enlarged and improved. Observation: Parking is chaotic, very limited, and almost unsafe. Certainly no ADA. Recommend leveling and expanding parking to provide designated flow and H/C parking.



Top of Cathedral Ledge. Needs designated and ADA pathway to scenic overlook. Handicapped access up and back on a 1:12 ramp would be acceptable, however able bodied visitors could be shown a designated route on the rock to be able to loop the top and take in the views to the east and south, returning to the parking lot via another designated exit route.

Observation: This is a very desirable scenic overlook that should be run as an auto road with a fee. It needs the improvements discussed. Engineering and landscape design should be intricate in its detail. There needs to be an emphasis on safety barriers for the protection of visitors, and no access after dusk or a certain time.



### Crawford Notch – Dry River



Camping office and entrance needs to be reconstructed. No standard retail similar to other parks. Observation: Old office needs to be replaced, pave entrance from highway.

Camping. New shower/toilet building is excellent, using modern materials. Engineer prefers the durability exhibited by the shower stalls at ..... composed of the large 8"x16" tile blocks on concrete floors, and there is no material on the ceiling over the shower area subject to moisture damage. Facility would support additional sites, possibly cabins. Observation: Examine demand for added sites/cabins.

Willey Facilities. Facility acts exactly like a commercial highway rest area. People travelling through the notch from Twin Mtn to Glen stop to admire the scenery, the pond, and use the rest rooms. The small visitor center is an exhibit of historical pictures and memorabilia. The larger retail building offers food and trinkets. The small visitor center building is in poor condition, is only half used for visitors, with storage in the rear. The larger building is in poor condition, structurally unstable, sagging floors, worn metal roofing. The kitchen and rear half of the building is basically storage and unusable space. Observation: DRED architect should measure up this building and design new structure with new kitchen.

Generator building. Route 302 now has underground electricity available to the park and facility. No need for two standby generators rusting in a building rear of Willey Building. Observation: Generators should be auctioned to high bidder and removed while still serviceable (depending on experience with utility power, may want to keep one).

Conversation while travelling:

- Winslow. Day use/Picnic area
- Maintenance equipment. Residential type lawn mowers and other equip being purchased within available funds don't stand up to the heavy duty commercial action they are put through at the parks. Always broken. Ran into an employee returning with a trailer... had just left his own personal mower off at his house that he used all day. Vehicles are tired, high mileage, old, not replaced on a schedule.
- Wentworth. Mike Hill, Day Use/Beach
- Sculptured Rocks. Maintained out of Wellington. Geologic site, rock worn by water.
- Rollins. Similar to Winslow.
- Sunapee. Sue Terrill

### **Eisenhower Wayside**

Stopped at wayside, composed of gravel parking lot, 75 yard gravel path uphill to viewing area with two tables. No porta-john or toilet facilities. Flag rope had broken and Kevin would get it repaired. Observation: Very insignificant wayside, does not provide rest area.

## **Moose Brook**

Campground. Office in old CCC building, great shape.  $55 \pm$  sites, toilet buildings fair.

Toilet/shower facilities.



Observation: Need data on age of toilet/shower buildings, need improvement for true ADA, shower room tacked on really not appropriate for use.

Swimming Pool. CCC built intricate system to provide warming pool for water going into swimming area while bypassing remainder, Bathhouse by the pool is poor and should be replaced.

Observation: Recommend removing structure leaving stone fireplace, and construction new building to provide changing and toilet facility. Also, a group pavilion would be used nearby, as groups often bring in tents and have events.



Dams. The three dam spillways associated with the swimming pool appear to be in good shape structurally. Repair and maintenance of walkways and flashboards is a continual activity without replacing wood with newer maintenance free materials.

Mt. Washington Storage. Building at Moose Brook provides Mike Pelchat a place to store dry goods; staff runs between here and the mountain 2-3 times a day.



Conversation while travelling:

- As we approached North Conway on the return trip, we remarked how the NHDOT had reconstructed the rest area building on Route 16. This to me is an example of a plan and capital improvement item that could be translated to DRED regarding some of its older structures. It is inherent in the mindset that time and energy has been devoted to maintaining these old structures for posterity, but there becomes a time when they are obsolete and must be replaced. It is not a reflection on the care they have received.

### **Madison Boulder.**

Geologic wonder. Limited maintenance and use off Class VI road.

Observation: Perpetual care and removal of graffiti.

### **Trip Report – 080925 Coastal Loop**

This day was chosen to inspect Hampton Beach State Park and RV, North Beach, Jenness Beach, Ragged Neck, Wallis Sands, Ordiorne Point, Wentworth Coolidge, and Fort Stark.

#### **Hampton Beach**

The most southerly portion of Hampton Beach was closed, however I met with the manager and an assistant of the RV activity who showed me the beach facilities. Beginning with a discussion and review of the RV activity which is connected to municipal water and sewer. Thomas Mansfield, DRED architect, was on site inspecting recent construction of drainage and paved parking where new grading had required relocation of existing water lines to prevent freezing.

The RV manager indicated that the new RV rigs require 50 amp services, not the 30 amps available at the park. The wastewater collection system brings sewerage to a pump station by the office which is often clogged with materials dumped by the units. The pump is not properly protected and usually continues to run until it is damaged. The pump supplier is Prescott out of Exeter, and I am sure if there was need for improvement that they could recommend and price. It sounds as if it needs a basket like we designed for the prison years ago, to prevent the big stuff from getting to the pump itself.

In addition to the assigned RV sites the manager has often organized an “overflow area” in the rear of the beach gravel parking lot for \$30/night, bringing in approximately \$70,000 a year extra.

The large maintenance building and the small building are actually connected. They house the “plumber’s” workshop, and also the DRED beach tractor and a sand conditioner provided by the Town of Rye. The new construction project included new pavement in the vicinity of the maintenance garage. There is no landscaping and nothing attractive about the RV park in close proximity to the maintenance building and the dumpster. The attraction to this park is being able to enjoy the beach and attractions nearby. It sounds as if the RV portion should be expanded.

The beach portion (pavilions, admin building, and bathhouses) was inspected. The store is small so the number of patrons allowed in the store at anyone time is controlled. The large parking lots, although sand and gravel, pond water after big storms. There didn’t seem to be any grading to prevent ponds. Also without lines painted, parking spaces are outlined by posts and ropes.

Hampton Beach State Park provides year-round recreation, with Atlantic ocean-front facilities situated along miles of sandy beach. The Seashell complex is scheduled to be completely reconstructed and will continue to include a band shell amphitheater, public information services, comfort stations, and first aid. I purposely spent little time looking

at this area. There were parking lots and sidewalks that needed some minor maintenance regarding meter posts, surfacing and guard rails.

### **North Beach**

North Beach has a bathhouse, which is open year-round. The seawall is cosmetically old and in need of repair. \$6 million is indicated for seawall repair in 2012-15. The toilet building is small but good; the exterior steel door had inside knob on dead bolt, partitions and sink area well built but had heat tape protection showing by an exterior wall. The pavement and sidewalk was good

### **North Hampton Beach**

North Hampton State Beach has an old bathhouse that acts as a wayside restroom. The tile, stainless steel partitions were rough. This bathhouse intended for replacement 2012-13 for \$300,000.

### **Jenness Beach**

Jenness State Beach has an old bathhouse that acts as a wayside restroom. This bathhouse intended for replacement 2012-13 for \$400,000.

### **Ragged Neck**

Rye Harbor State Park, also called Ragged Neck, has picnic tables and restrooms. The entrance area by the toll booth was recently improved with some drainage modifications and pavement. The tables were weathered but good. Toilet rooms were small and old, and the adjacent pavilion had a good roof. The unused cottage appears good, weathered by the sea, but sound.

### **Wallis Sands**

Wallis Sands State Beach has a store that sells a variety of items, food, and drinks; and a large bathhouse with hot and cold showers. The park has a grassy area with picnic tables. The paved parking lot can accommodate 500 cars. There were cracks in the concrete sidewalk behind the seawall that I deduced was caused by settlement or movement in the sub grade or the wall. The joints in the wall were lacking caulking and possibly some movement occurs from winter freezing cycles. The store is very small and the building is dated. I particularly noticed the trees and landscaping around the building adding to the park amenities.

### **Odiorne Point**

A large group of volunteers were cutting trees and shrubs to restore cleared areas with stone walls to the large park. Brush was being chipped and used on trails. A machine was digging up roots and stumps. While the primary auto parking area was in good shape the traffic flow in the park could be improved. The rear of the science center has adapted the old cul-de-sac into employee parking, and there is no paved drop off or parking for buses. One was parked on the grass nearby the tollbooth.

A major attraction was the children's playground. What with the paved sidewalk there were several bicyclists using the park as a point of departure for riding Route 1A.

### **Wentworth Coolidge**

The Wentworth-Coolidge Mansion and the carriage house Visitor Center are located on the grounds. During the discussion with Ben Wilson there was talk of developing a launch area for visitors to duplicate historic visits by water, and I wanted to inspect the shoreline. There is also a leach field being used for constructing tents for weddings and events, which needs precautions from damage.

### **Fort Stark**

The website states "Beware of dangers of unprotected stairs, high walls, rough ground and slippery rocks. Adult supervision of children is required." Tom Kokx had asked me to inspect for liability issues, and Ben Wilson had also discussed the parking problem shortage that caused irritation with neighboring properties. Here again volunteers had cut and staked trees and brush for burning, DRED was replacing shingles on the museum building, and a new flagpole was being constructed. I spoke with the Marine volunteer that Mr. Wilson had mentioned championing the cause for the park. The perimeter trail is difficult to traverse due to stumps and roots. It needs to be defined. Some of the overhanging deteriorated concrete needs to be cut or chipped off before it falls on someone. The ammunition cavities need to be secured to prohibit inhabitation. I think the parking could be improved and not detract from the site and an official walking trail with crushed stone surface and interpretive signs would make this an attraction worth visiting.

### **Trip Report – 080708 Ed Mussey, DRED**

Called Ed Mussey, arranged 3 PM meeting, picked up Contractor's park pass for the project. Purpose of visit was to solidify baseline information from the experience we imported from a CD given to the consultants and a FARMS website. Also wanted to put faces with names, etc.

1. FARMS. I indicated that much of the reports and photos on the site were dated, missing and incomplete. He agreed. That's why I'm doing an assessment of all locations, and I told him my purpose was to identify capital improvements and not simply the minor repairs that seemed to come up on his reports. I told him there would be an emphasis on flagships, but I would identify all needs then put them in a priority listing. Building inventory numbers. The DRED list contains inventory numbers for each structure, and it is these numbers that appear on Mussey's repair lists. Unfortunately for me these numbers are nowhere on the building. He agreed. He said the park mgr would probably know them.
2. Requests for repairs or projects. Without the building numbers, how does the park mgr or area super refer to the bldg for repair request? How does that process work? He gave me a paper copy (w/4 duplicate colored pages) that is submitted to the Concord hdqs. Every two week the supervisor's et al meet and discuss. If approved it gets put on a spreadsheet and tracked. I believe that there had been 80 projects approved this year so far, two appeared complete on what I saw.
3. IT. I asked if there were network connections with the field. He said only e-mail and the Reservation Program. He said DRED has IT people. I wondered if it was necessary to establish more protocol on the network to expedite, or at least coordinate field actions, with the staff as a whole; providing information to those that needed to be in the loop, but also backing up others that may be on vacation or out of the office for days. If Dave Richards were included, perhaps the FARMS info would be completed and more useful.
4. Land ownership maps. I asked who had property maps. He said see Ron Duddy who surveys with Oscar Johnson and they work for Bill Carpenter. During my field visits I observed the blue print, but I may need property maps to study the feasibility of expanding parking areas, camp sites, etc.
5. Current projects. I asked him what projects would be completed before 2010 that I didn't have to think about. He didn't have much info except the immediate future. He's roofing at Coleman, the Hampton seashell and chamber buildings. He's opening bids July 24 for 8 playgrounds to be built in the parks (budget \$650,000). The architect, Tom Mansfield, designed the bathhouse at Pawtuckaway that was completed. He said Seth Prescott is currently working with historic significance people over demolishing some old cabins at Umbagog.

## **Trip Report – 081003 Franconia Loop**

This day was chosen to inspect Forest Lake, Crawford Notch-Dry River, Lafayette, and Lake Tarleton.

### **Forest Lake**



Forest Lake State Park was created in 1935. Activities include swimming, picnicking, fishing, and boating. Amenities include picnic tables, flush toilets, and a group use area and playground. There was talk of mountain biking, but I didn't see trails. Very possibly the local snowmobile trails are utilized. I met with Andrew Zboray who was removing dead and fallen timber. He showed me the toilets and main building (historic?). The

entrance off the highway is poor and has an inherent drainage problem.



The water has undermined the gate and there is not the standard park sign on the pole out front. A new entrance needs to be designed and constructed, which might include new pavement over the excising surface treated gravel that constitutes the driveway to the parking lot. The parking lot has paved drive lanes but the parking spaces are on gravel. Some vandalism occurs, as in vehicles pushing on the gate across the service road, etc. Snowmobiles running up and down the timber

stairs at the beach do damage. Staff is just part-time to open gate, clean restrooms and trash, and later close gate. I don't think toll booth is manned.

### **Crawford Notch – Dry River**

This park is primarily a wayside with restrooms, a visitor center and a retail/restaurant in the Willey House. There are picnicking areas, parking for hiking, and scenic pull-offs. Dry River Campground offers 36 wooded sites, with flush toilets and showers (new toilet



building), and provides access to numerous hiking trails, waterfalls, fishing, wildlife viewing, and spectacular mountain views. See previous report for details. This visit was primarily to reexamine the foundation under the Willey House, composed of piled river rock with 6x6 posts. The frost continues to upset these posts and cause an uneven floor to exist above. Before I would demo and resite this building it would be necessary to see if it

could be jacked. Even providing something more than existing but short of a complete concrete foundation could be possible.

### **Lafayette and Franconia Echo Lake RV**

Franconia Notch State Park in the heart of the White Mountain National Forest has many attractions and attracts many people.

There is a small RV park by Peabody slope that provides hookups with close access to the Profile Lake beach. There is a sewer dump station. The bathhouse is excellent although there were no handicapped faucets. The snack bar/boat rental shed, the beach and the picnic tables appeared to be good condition.

Lafayette Place provides the primary base from which to enjoy hiking, biking, fishing, swimming, and White Mountains.



I met with John Ireland (JI) who was in the process of submitting his 2008 annual report to Concord. He continues to cry out for solutions to the road and drainage problems that were antagonized by the heavy rains this year, but that have been evident for several years now. My impression was the gravel was too fine, susceptible to wash, and flows were being concentrated in ditch lines. If the roads were built up to match the old ground water would sheet downhill without concentrating.

There was an old uphill berme ditch that protects the campground from the mountain to the rear that could be cleaned out.

The manager's office is in the lodge with the registration desk and store and lounge. The campground provides 97 wooded tent sites. The lodge appeared to be in fine shape, although the restrooms and showers were being renovated. He said there have been requests for electrical hookups at a few sites. Electrical upgrades were being installed at present. He stated he could use two pavilions in the grassy areas of the campground, to assist cooking in the rain. I had seen previous reports that the new bathroom building had moisture problems and black mold.

### **Lake Tarleton**

This 48-acre undeveloped park has an unused residence and barn, and offers a swimming beach. There is a large concrete foundation nearby. My thoughts and the priority to date on this place tend to make me believe that it should be surplus property, as someone could make a home out of it. The soils are wet, as evidenced by the raised leach field by the barn and the horse paths in the field. The barn is being used for horse stalls. If there was any traffic on Route 25C this could be a wayside. There's a lot of ATV activity in this vicinity but I see no correlation between this property and that use. The neighbors have "Private" signs up and only the small sign on the driveway to the beach welcomes the public.





### **Trip Report – 080911 Greenfield State Park**

Ed Mussey, DRED, accompanied me to Greenfield where we were able to talk with Michelle and Harry Sloan at the end of the day. Michelle had mistakenly written down the 15<sup>th</sup> for the visit and therefore it was helpful that Ed was with me to show me the buildings.

Being that it was the end of the prime season for camping at Greenfield I accepted the fact that the maintenance garage was in disarray. The garage has had air ducts installed from the forced hot air furnace in the workshop, however the insulation, fiberglass batts, are disheveled against the roof and not doing any good. The garage area needs a ceiling strapped on and then insulation applied at that level to prevent heat loss. Materials would have to be fire code. There is asbestos board throughout the workshop that could be damaged and become a health issue. The equipment in the garage (lawnmowers, chainsaws, trimmers, etc.) appeared to be good. Power to maintenance garage is 100 AMP.





The yard was not cared for, the bulkhead leaks; there was moss and debris on the roof. There is also a frayed power wire incoming from the pole that was written up by Mussey years ago.

The administration building requires campers to hike up some old mortared stone steps, that while they are in fair condition doesn't really invite people in. The grey stain is scheduled for 2010. Because of the roof design of the A-frame, people have done damage to the shingles by climbing on them.



Each of the toilet buildings was visited, pictures taken with comments. Repeating comments included small leaks, debris in chases, punky wood ramps in handicapped ramps. There are missing tiles, asbestos board, wood partitions to the floor, steel sink traps, lack of stain, and debris on roofs.

The pump house needs stain. The pressure tank (50 psi) is in the house but shows rust on the outer surface. Recent pump repairs and replacement were evident. There was a new compressor. Outside in tow valve boxes that were examined, running water appeared to be running on the left facing the pump house. Michelle went to investigate.



The toll booth was recently stained. No electricity. The wood bollards were rotted.

Ed's 1999 assessment essentially stands today. Much needs to be done. Strategic Plan team members will be given a CD with photos taken during the visit.



During conversations with Harry and Michelle problems with the bathhouse, day use and store became evident. Rot in the old bathhouse had caused them to remove sections of roof. The sonotube pilings under the floors to the bathhouse and store have shifted and these building ought to be removed and replaced if day use is going to continue. High water in the lake was nearly encircling the bathhouse and store buildings. Michelle felt that culverts at the access road and the railroad were keeping the water from draining, however I inspected the access road twin 48s and found them to be open. Perhaps the

railroad bridge was holding some but there was no way of knowing if there were beavers downstream, etc. Harry and Michelle do agree that day use business is negligible for the effort and propose waterfront camping in the picnic area. This would entail a design and permits, however on the surface it appeared feasible. The store was inundated. Harry would rather see a store doing business in the camping area where people need ice and wood, etc. Harry had just returned from a meeting with the committee where he felt comfortable with the members and appreciated being heard.

### **Trip Report – 080922 Monadnock Loop**

This day was chosen Steve Virgin to inspect Clough, Silver Lake, Miller, Monadnock and Rhododendron.

#### **Clough**

Clough is a water body provided by a lease with the US Army Engineers at the Everett Dam. It was constructed in 1960 and has suffered periodic damage from high water being stored in the basin. The activities are swimming, boating, fishing and picnicking, and there is plenty of space available for parking and playing.



The general appearance begins with a weathered sign at the street. Old picnic tables and debris surround the maintenance garage that should be piled in the parking lot and burned. The water system and/or the sewer system appear to be damaged by the recent high water and may not be useable. The pavements, with the exception of the toll booth area, appear to be in good condition.

The two bathhouses were not inspected inside, but peering into the north building through a vandal's hole in the roof all fixtures appeared to be damaged and broken. There is a \$475,000 budget for 2010-2011 to replace these buildings. The elevation may be driven by the flood control business; however it is difficult to site these building for handicapped use without a special effort. Also, I imagine as part of the building projects that the infrastructure pumps and controls will be replaced.

The toll booth is moved spring and fall to and from its location on the road, and this mobility has led to its demise. It will have to be repaired/replaced. The pavement at the toll booth location has been broken by vehicles stopping and starting on the gravel shoulder to pay their day use fee. This pavement should be reconstructed.

The large fields and plentiful parking in this park situated in close proximity to cities and towns should be part of the attraction for this park. The boating



and fishing is spectacular. It is possible that another pavilion might be in order depending upon usage. There were a large number of picnic sites across the road from the water/beach that didn't appear to be utilized.

### **Silver Lake**

Silver Lake State Park spans 80 acres and its sandy 1,000-foot beach curves along 34-acre Silver Lake. Popular activities in the park include swimming, picnicking, and boating. Amenities include picnic tables, kayak and paddleboat rentals, flush toilets, and a park store. There were no lifeguards on duty for the season.

This is a "city park", unfortunately separated by a highway to access from the parking lot. The large gravel lot is in good condition and can accommodate the many people who must visit this place to occupy the 300+ picnic tables. Unfortunately 80% of the tables are in poor condition. There are fire rings and granite fire ...., but they are not maintained by park staff and still contain ash. Many large old rotting trees have been painted for removal, and I would think as a liability issue this should be a priority.



The walkway planking at the bathhouse and the store/office needs to be replaced. There are rodent holes and other pest infestations going on at the bathhouse. The old playground swing set shows plenty of use and that area could be maintained better, as should the horseshoe pits. The 0.3 mile nature trail is an amenity if interpreted.

Across the street from the park there is a maintenance area in disarray. The park staff has piled old tables for

burning and that is very constructive, and needs to include many more tables. Any equipment that is unused is rotting in the weather rather than being surplussed at the White Farm. There were new fire rings stockpiled and an aluminum canoe, condition unknown. While the gate to this maintenance area is closed and locked, ATVs and horses are circumventing this fence and using the trails to the east.

It appears that with the strong use it could be tasking the sewer system. I couldn't tell if it was tied into the municipal plant or not. Likewise, I observed several wells and the pump house but couldn't configure the system in my head. These need to be discussed with Ed Mussey during a file review.

### **Miller**

Picnicking and hiking are popular activities at the scenic mountain park. Like Monadnock Mountain to the west the visitors are either those who wish to drive up the winding 1.3-mile paved road leading to the scenic summit for the view and to picnic, or the rugged outdoor types who can hike the long, steep trails. There is a lot of lease business going on on the mountain and cell and radio towers flourish.

An interview with the manager indicated that she has received some local support with lumber contributions for the tables. The toll booth is the only unit at the base and has a small storage box tacked on for equipment and hand tools. This booth needs to be custom built for this location, placed on a concrete base, and replace the existing unit. A garage at the base appears to be leased for snowmobile activity associated with maintaining the cell towers.



The ADA toilet at the base and the primitive pit toilets at the summit are rough. NHDES has set up air pollution equipment in the CCC building at the summit and somehow contaminated the drinking water being supplied to hikers. There is disinfection equipment combating the e coli but the system is presently shut down just prior to the autumn onslaught. The ugly conduit and water pipe run to the left of the toll road on the surface and could be disguised.

The manager indicated that the road was a Town-owned road, although recent budgets had prevented them from mowing the grass, etc. The road, while very narrow, appeared in good shape. It would be a challenge for some drivers. I saw no drainage problems evident on the surface.

### **Monadnock**

Needless to say this observer is in no shape to compete with the hiking clientele that visits this park. While they are very much adapted to the rough and tumble nature provides, I would like to see some trail maintenance and a reduction in the damage to the

tree roots, and injuries that can occur to some. I believe it when they say it is the second most frequently climbed mountain in the world, after Japan's Mt. Fuji. This park, like Miller, is open year round.



The new parking lot by the store and toll booth will allow Patrick ...., the new manager, to keep the snow plowed this winter for his guests. The amenities of the store and year-round camping provides the base camp needed for hikers that don't stop when the snow flies. Again, like Miller, it is not a snowmobile place.

The manager was just moving into his State-owned quarters and I didn't intrude on him. As a

condition of employment he has his quarters and a garage to ready him for the daily tasks year-round. The hiker's cabin seemed to be supporting some personnel occupancy, and the portion to the left was a workshop area. Likewise, the warden's cabin was being used as an office, and the portion to the left appeared to be quarters for personnel.

The visitor's center is unique but could be modernized to exhibit more displays. Ed Mussey's latest assessment will be discussed with the manager on the phone to assemble my thoughts before the final plan report.

The old toilet building by the picnic grounds is not ADA, is really dated and should be replaced. This park really does screen doors right, using  $\frac{1}{4}$  inch hardware cloth and insect screening together to resist damage.

The single pavilion/shelter at the base is old and needs to be replaced. At the base, where there is apt to be people accompanying hikers to the park, or picnicking in the area, the trails need to be improved underfoot. Once they leave the base area the hikers can take on the roots and rocks, but I would like to see the trails at the base improved.

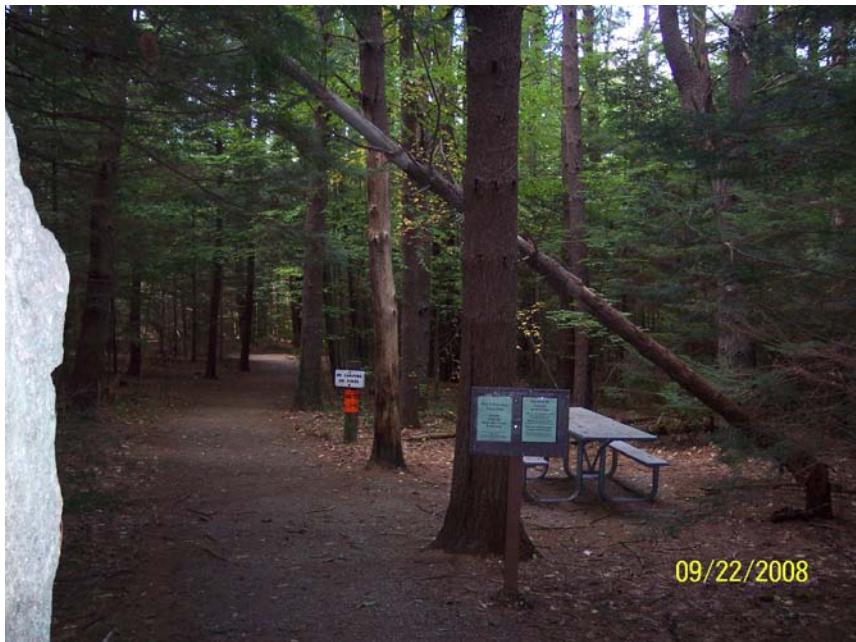
In addition to the main park there is a toll booth and parking at the old toll road where day use fees are collected. Both appeared to be in good shape.



### **Rhododendron**

This very small attraction is basically seasonal in nature, primarily the bloom in mid-July. A wildflower trail, maintained by the Fitzwilliam Garden Club, winds through the forest adjacent to the grove.

The trail surface of fine gravel stone is excellent and an example of what can be done for trail maintenance and improvement. However, the pine and other tree species of the old stand are falling into the plants and by the trails and should be cleaned up. The two pit toilets and the ADA toilet don't appear to get much use, and are in good condition. There were a couple picnic sites with tables in poor condition.



## Trip Report 080716 – Sunapee Beach Loop

### **Gardner Wayside**

This small trailhead parking area off Route 4A in Wilmont provides two picnic tables along a small brook and a parking area to hike in the Gile Forest.

Trails: Ordinary woods trails to Butterfield Pond and other local destinations within the forest, non-motorized narrow rough walking trails.

Maintenance: Grass to be mowed, trash to be policed, tables to be kept up. The timber bridge across the brook in excellent condition. The wayside was neat and clean.

### **Winslow**

This park provides the trailhead for hikers climbing Mt. Kearsage from the Wilmot side. The park is open weekends only starting Memorial Day weekend (May 23 - 26), then full-time, 9:00am - 5:00pm, from June 21 through late October 2008, weather permitting. Gates remain open throughout the season.



Cottage: Unused cottage by the toll booth gives unfavorable impression to anyone looking closely. The cottage and its shed collect broken tables, etc. and the area about the structures needs a cleanup.

Toilet Building. Good condition. The front half of the structure provides the toilet facility; the rear portion is an open pavilion-style where lumber was being stained.

Garage: The garage area was not neat, tables in front of the overhead door. A broken panel in the overhead door needs attention. A natural drainage is impeded by the driveway to the garage, and perhaps a culvert could be installed to pass runoff.

ADA Pit Toilet. Just off the paved parking lot, but the walk to the door is not paved to threshold which would allow better wheelchair access.



## **Wadleigh**

Met Bill Pomerleau, Cl 50 caretaker, who showed me around. Wadleigh State Beach offers swimming on beautiful Kezar Lake. Tall pine trees shade the picnic sites located adjacent to the beach, making it an ideal location for families and group outings. Amenities in the park include a bathhouse, picnic tables, and playing fields.

Iron Ranger. The IR by the toll booth collects donations because there is currently no fee for persons living in Sutton.



Day-use Beach. The beach here is wonderful, and reminds someone of Wellington years ago. The trail along the beach, in the pines, spreads people out to the various picnic tables along the shoreline. There is a trail around Kezar Lake.

Camping: There is no camping here, but certainly areas for it.

Pavilion: An old pavilion opens up to provide for groups. There is a small first aid room in this structure, and storage in the rear.

## **Sunapee Beach**

Met Sue Terrill, telephone number 491-7744, who manages several parks in the area. She was on duty supervising (Wednesdays) and could accommodate a tour on Fridays with prior notice.

Beach: Wednesday, beach is crowded and parking lot nearly full. Wonderful beach. Store building attached to bathhouse/toilets had been renovated in 1997. The new bathhouse had a new septic pump but old leach field. Area for people to utilize the beach and parking lot appeared to be in good condition.

Office and Toll Booth: Good condition. No computers.

### **Sunapee Camping**

Camping. The campsites are on the ski side of the traffic circle and up a mountain road in poor repair. Half of the sites are not presently available as the old pit toilets are out of order. The sites themselves have lean-tos and privacy and water. The loop road around the campsites is gravel and typical. There would be area to expand if desired. Water pressure appeared to be good at a hose bid tested.



### **Pillsbury**

The park provides for tent and RV camping next to the water, and seems to be focussed on canoe/kayaking activity. Nature lovers would appreciate the marshes for birding and there are several trails for hiking on the Monadnock Sunapee Greenway and exploring.

Nice sites, although many crowded unnecessarily, as there is plenty of area. I did walk in to a platform by a pond which unfortunately did not have a proper toilet facility, see below:



### Rollins

The park is open weekends only starting Memorial Day weekend (May 24 - 26), then full-time from June 21 through late October 2008, weather permitting. Gate hours for the summer are Mon-Thurs 9:30am-4:30pm; Fri-Sun 9:30 am-7pm; for the fall (Sept & Oct), gate hours are 9:30-4:30 daily. I arrived at 5 PM and could not inspect the premises. I did note that the roadway above the gate appeared to have just been paved.

### **Franklin Pierce Home**

Toured the home with Sara Marvin.

### **Daniel Webster Birthplace**

Stopped to take pictures.



### **Trip Report – 080722 Wellington Loop**

#### **Sculptured Rocks**

This site is not much more than a wayside, with a parking lot on one side of the road and a brook running through some ledge on the other. It is probably more of a geologic site than a place to go swimming. It would be dangerous for young children to be in this area by the crevasse in the rocks, and there is a substantial steel and timber deck bridge traversing the brook quite high over the rocks.



There are no other facilities at this location, although the blazes indicate that the State may own property surrounding the site.

#### **Wellington Beach**

This observation deals with the park only, and does not include the improvements associated with the public access facility adjacent. Bill Grout had the day off and the was guided by one of the CL50s who discussed the status of the manager's residence and the two islands (Cliff and Belle) with me.



would have to believe that most all other items assessment are still required to be addressed as the Strategic Plan recommends.

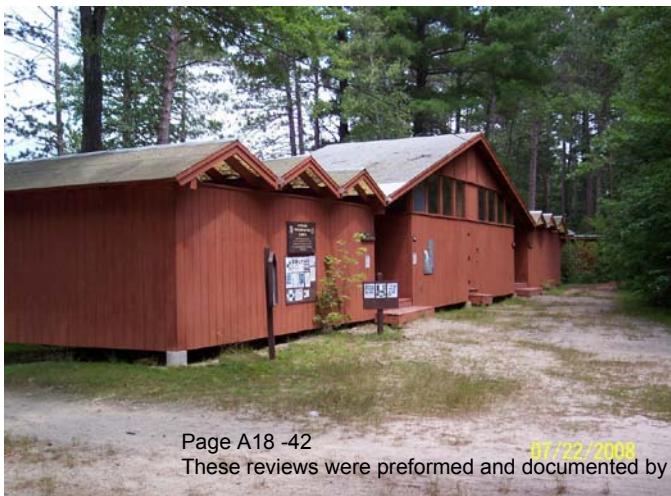
Manager's residence. The FARMS July 2006 survey includes most of the repair items necessary in what they call "moderate to extensive repairs". The heating oil tank recommended to be drained and removed in Ed Mussey's 2006 assessment is still present to the exterior rear of the building. I included in Ed Mussey's 2006



Tool Room/Workshop. This building affected by high water and lack of foundation was recommended for replacement in 2006.

Jeep Shed. This building could be used as a workshop for rainy day projects if it were rewired for electric service and windows were repaired.

Pump House. Here again, system appeared to be operating providing water to fountains, toilets and snack bar. Mussey has recommended extending roof over tank-above-grade to increase life expectancy. Also recommended at that time was a project to replace the existing distribution pipe to black polyethylene to discourage rust from appearing in the toilet fixtures.



Bathhouse. By observation roofing and rafters have not changed since 2006 when it was recommended that deferred replacement and other maintenance be accomplished.

Park Store. The 2006 assessment indicated minor maintenance; however, the consultants understand that the septic system associated with the snack bar is very marginal.

Old Toilet Building. Electric hand dryers were still shut off, and no soap or paper towels were available. Shingles that were recommended for replacement in 2012 will be noted by the consultant. There was a large freezer in a trailer behind the toilet building using electrical power, so it was deducted that the plug had been repaired. Monies are indicated for renovation of this structure in the year 20....

Pavilions. The two pavilions appeared to be in fair condition although each could use some maintenance regarding broken or rotten wood.

Playgrounds. There are two playgrounds situated on the higher ground surrounded by wetlands. While I don't believe these areas classify as wetlands, it would be beneficial to fill areas by the horseshoe pits and other low elevations affected by the water table in the lake.



ADA accessibility. There are no defined paved walkways.

Island Toilets. There are pit toilets out on Cliff and Belle Islands. About every two years during closing operations, crews remove this waste and bury it nearby in the ground.

## Cardigan



The long drive up the State road from Route 118 in Canaan arrives at the paved driveway and gravel parking lot at Cardigan State Forest. A school bus has to work to turn around in the narrow lot, however, the surface and drainage appeared to be in good condition. There is a small pavilion and several picnic tables along with the toilet buildings grouped at this trailhead for climbing Mt. Kearsarge from the Wilmont side.

Pit Toilets. The area is serviced by pit toilets. The newer grey building by the parking lot is not ADA accessible. This building appeared to be in good condition. There were also two old-style pit toilets at the other end of the parking lot that were in disrepair and should be removed.



Pavilion. Although built and dedicated in 1990 structure appeared to be in good shape. Here again, it was a structure reaching its twenty year life on the roofing shingles. The trail and the facility appeared to be maintained by volunteers known as the Cardigan Highlanders.

### **Trip Report – 081007 Wentworth**

This day was chosen to meet Eric Nelson and tour Wentworth State Park

#### **Wentworth State Park**

Wentworth provides swimming and picnicking. There are picnic tables and flush toilets in the bath house/main building. Duplex water system provides lake water for toilets and potable water for drinking.

Similar to Forest Lake there is an old main building that houses the office and bathhouses. A water pump house is located in one end of the main building. There is a small, separate building in the yard for pumping wastewater to a leach field.

Beach is nothing special. View is great. Park is located a couple miles away from the Wentworth Mansion historic site, an old stone foundation grown over by a small parking lot with a plaque on a stone. Nelson and others had told me the Department was having trouble doing a select cut on the property with the neighbors.

