



MOLLIDGEWOCK

B. NORTHERN PARKS





- > Connection to the Androscoggin River
- > It's out there! Sense of wilderness and remoteness
- > Entry level recreation opportunities
- > Fishing, paddling, and floating are part of the culture as a stop along the Northern Forest Canoe Trail
- > Great access to outdoor recreation and wildlife at Umbagog Lake State Park and Umbagog National Wildlife Refuge

NEAREST URBAN AREA: BERLIN - 39 MINUTE DRIVE

PARK INFO	ACTIVITIES	PARK AMENITIES	CAMPSITE TYPES
<ul style="list-style-type: none"> <li>&gt; 46 Acres</li> <li>&gt; 44 Campsites</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Paddling</li> <li>&gt; Swimming</li> <li>&gt; Fishing</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Canoe Rentals</li> <li>&gt; Pit Toilets</li> <li>&gt; Beaches</li> <li>&gt; Park Store</li> <li>&gt; Boat Launch</li> <li>&gt; Picnic Pavilion</li> <li>&gt; Potable Water</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Lean-to</li> <li>&gt; Standard (no hookups, some with room for trailer, some tent only)</li> <li>&gt; Remote</li> </ul>

# EXISTING CONDITIONS

## 1. PARK ENTRY

- > Poorly defined / confusing entrance, very constrained
- > High traffic speed on highway, easy to miss entry
- > Regular visitors often use cut-off entry
- > Line-of-sight limits options for entry relocation

## 2. CHECK-IN ENTRY

- > Temporary trailer being used as park office
- > Two old cabins being used for firewood storage - operational challenge
- > Canoe / kayak rental

## 3. BOAT LAUNCH AREA

- > Informal boat launch, not designed as one, steep grade, lawn-covered
- > Tight conditions for vehicles with trailers
- > Commercial boat operators use this as launching point, pickup down river

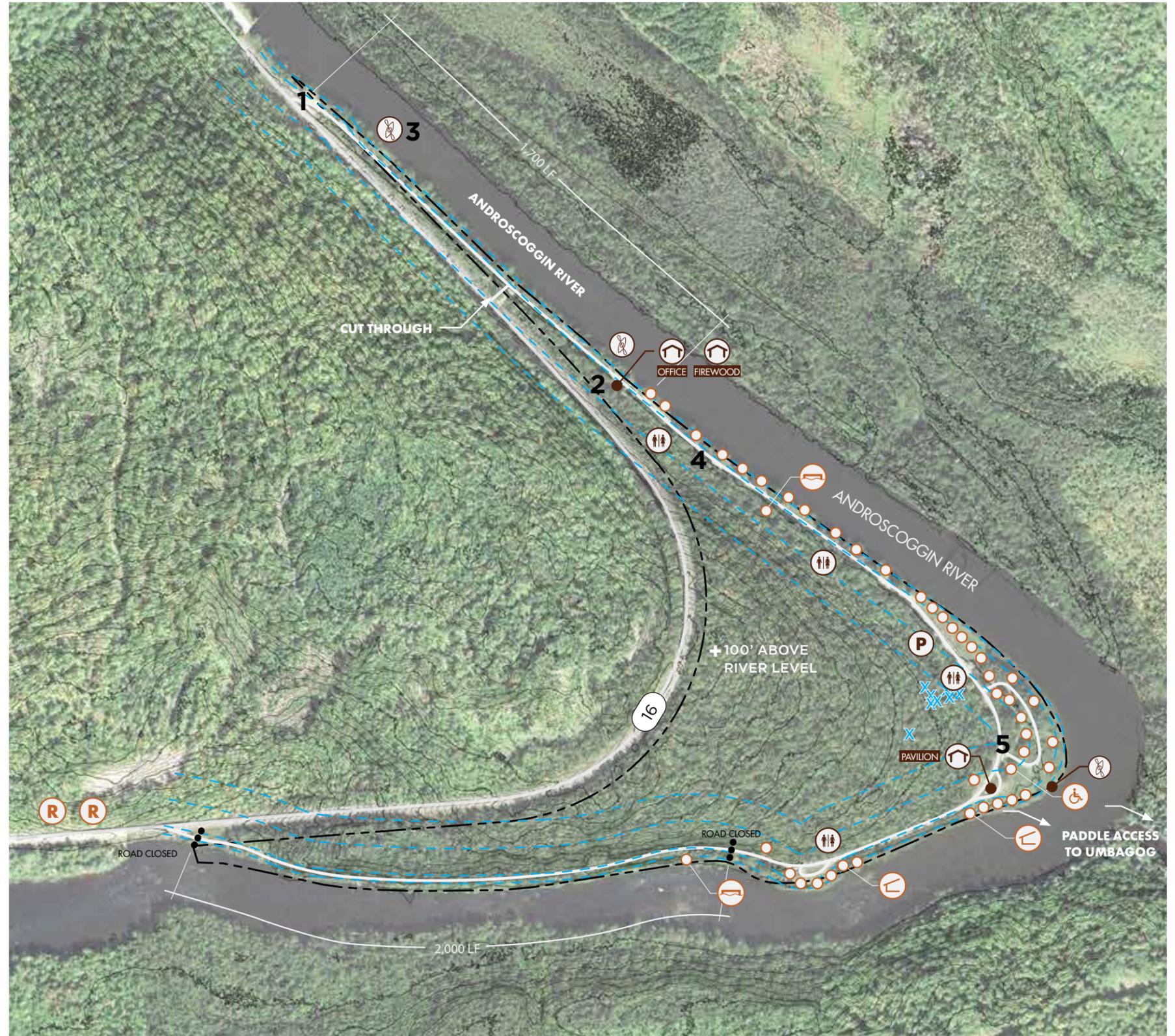
## 4. ENTRY ROAD

- > Very narrow area for campsites between road and river
- > Parking challenging at some sites due to grade change
- > Multiple clogged culverts under road
- > Wetlands between highway and entrance road
- > Long, straight road lends itself to speeding
- > Closed portion of road would be expensive to reconstruct and would face permitting challenges

## 5. CAMPSITES / WATERFRONT

- > Many campsites are very close together with no buffer
- > Water access is poorly defined and prone to erosion.
- > No "beach"
- > Water level can fluctuate +/- 2'

- |   |  |
|---|--|
|  37 Standard Sites  |  Structure                |
|  1 Accessible Site  |  Parking                  |
|  2 Lean-to Shelters |  Canoe/Kayak Launch       |
|  2 Platform Sites   |  Pit Toilets              |
|  2 Remote Sites     |  Site Visit Wetland Flags |



# SITE UTILIZATION

## QUICK FACTS

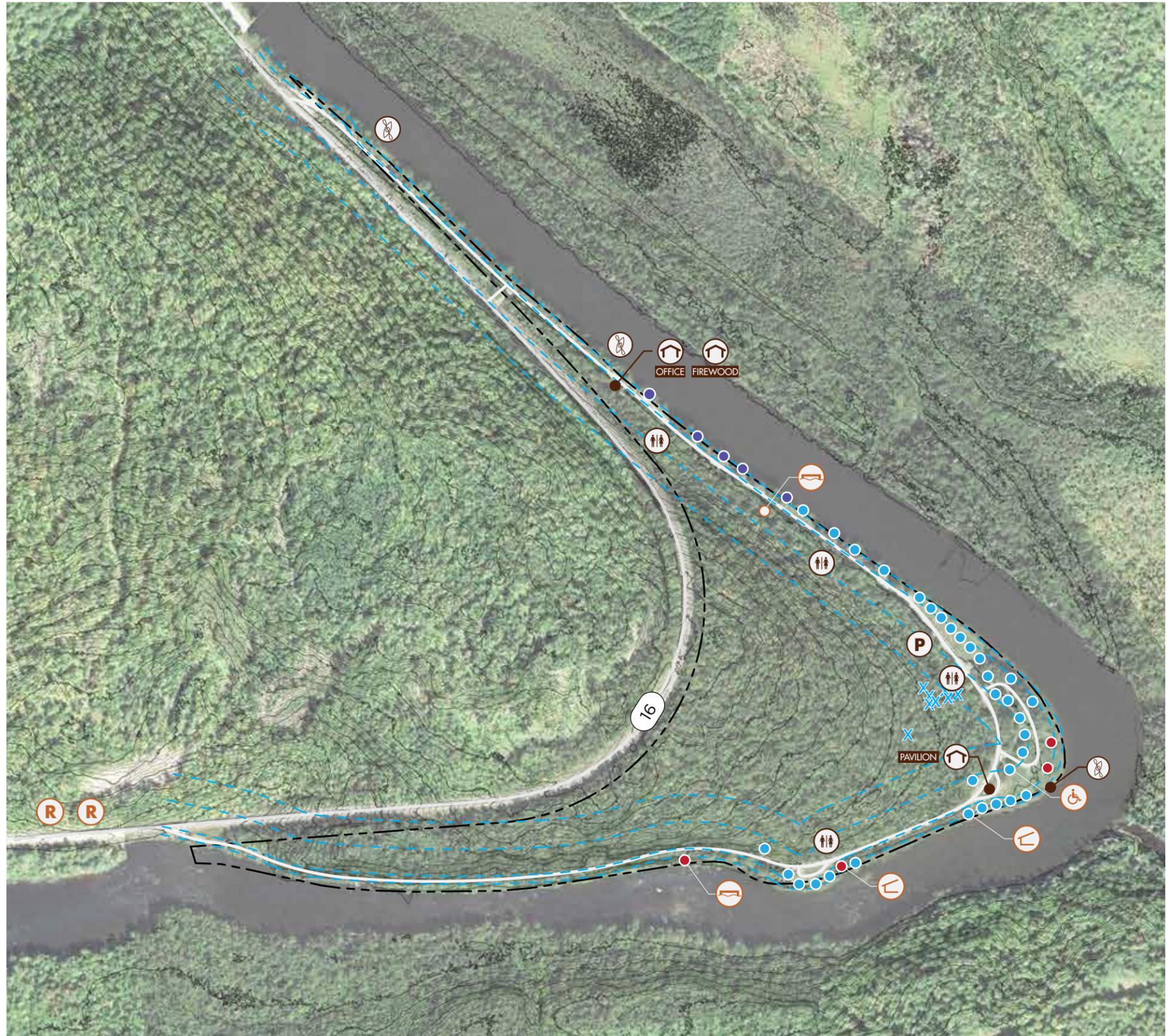
Average 5-Year Utilization: 35.12%  
 Average Peak-Season Utilization: 45.66%  
 Average Off Season Utilization: 19.78%

## KEY

- < 15 Percent Annual Utilization
- < 50 Percent Annual Utilization
- > 50 Percent Annual Utilization
- Ⓜ Remote Site (>50 Percent Annual Utilization)

## UTILIZATION TRENDS

Of the 44 campsite options, six of the sites achieve an annual utilization of 50 percent or more. Five campsites have less than a 15 percent utilization rate. These sites are located closest to the entry to the campsite.



# INFRASTRUCTURE

## WATER SUPPLY

Supply is from a drilled **well (1)** next to site 7A. A small pump house with a State 36-gallon hydropneumatic tank that maintains pressure for the system

Distribution goes north and south from the well location to supply the office buildings and **six spigots** throughout the campground

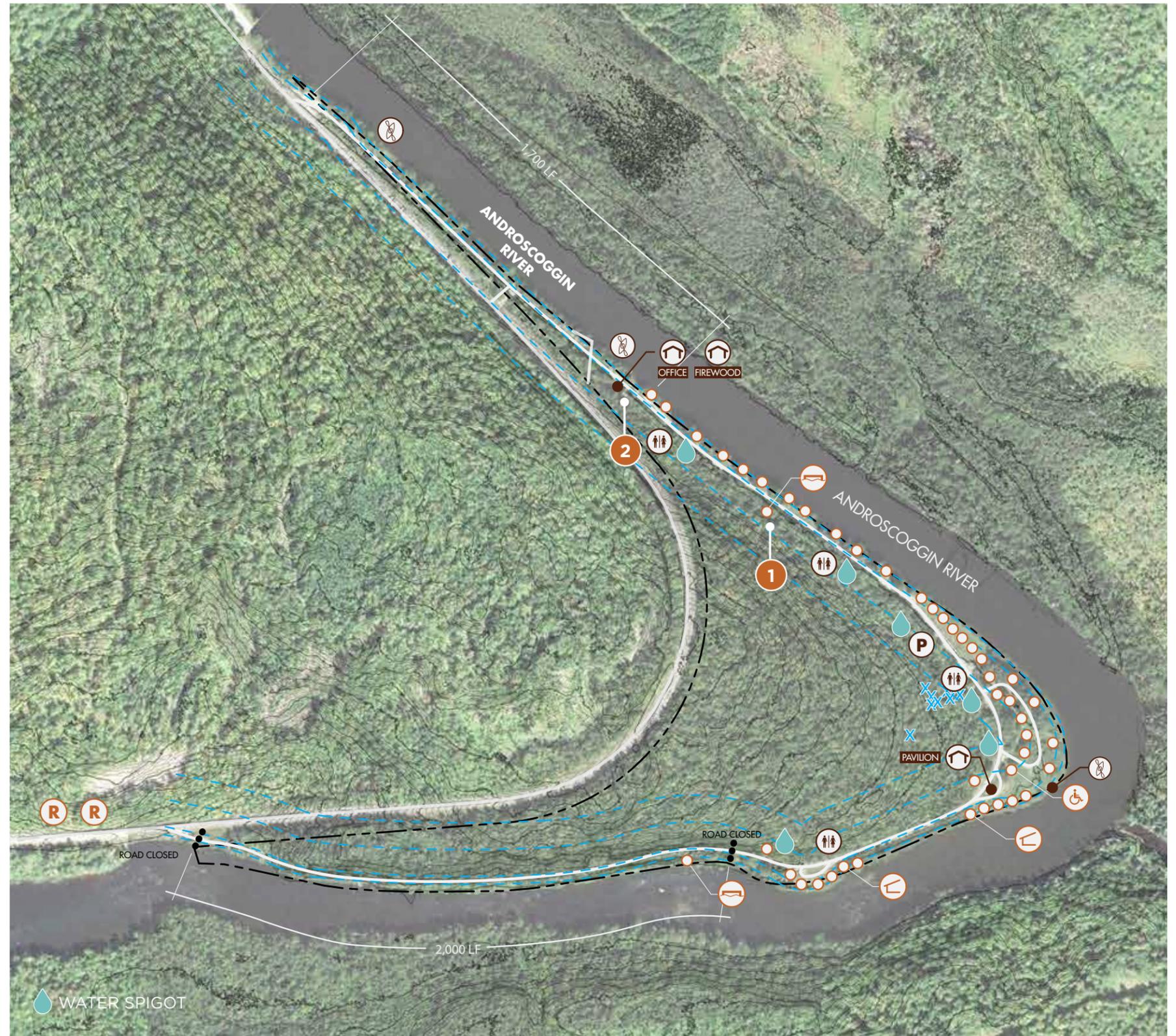
## WASTEWATER

The office buildings are served by a small **septic system (2)** south of the buildings.

A toilet structure sits directly over the tank. The leach field area is in a small area surrounded by wetland and close to the river.

## POWER

Overhead power is served to a pole near the office buildings. Service from that pole are underground to those two buildings and the well pump house.



# STRUCTURES



CABINS

<b>Number</b>	2 cabins
<b>Original Use</b>	#1 office; #2 living
<b>Current Use</b>	Wood storage; Maintenance
<b>New Use</b>	Demo rear addition to original cabins. Could be part of new service building or rental cabins
<b>Year Built</b>	1940, moved current location, when park was established
<b>Construction</b>	Traditional log construction
<b>History</b>	Relocated from another site when designated a campground. An additional trailer was added when the cabins were not fit for use.
<b>Size</b>	12'x18' original building
<b>Upgrade needed</b>	Foundation, general repair roof logs and walls, some interior work.
<b>Accessible</b>	Could be made so
<b>Historically Significant</b>	Possibly (Not endemic to site)



LEAN-TO

<b>Number</b>	2
<b>Condition</b>	Good



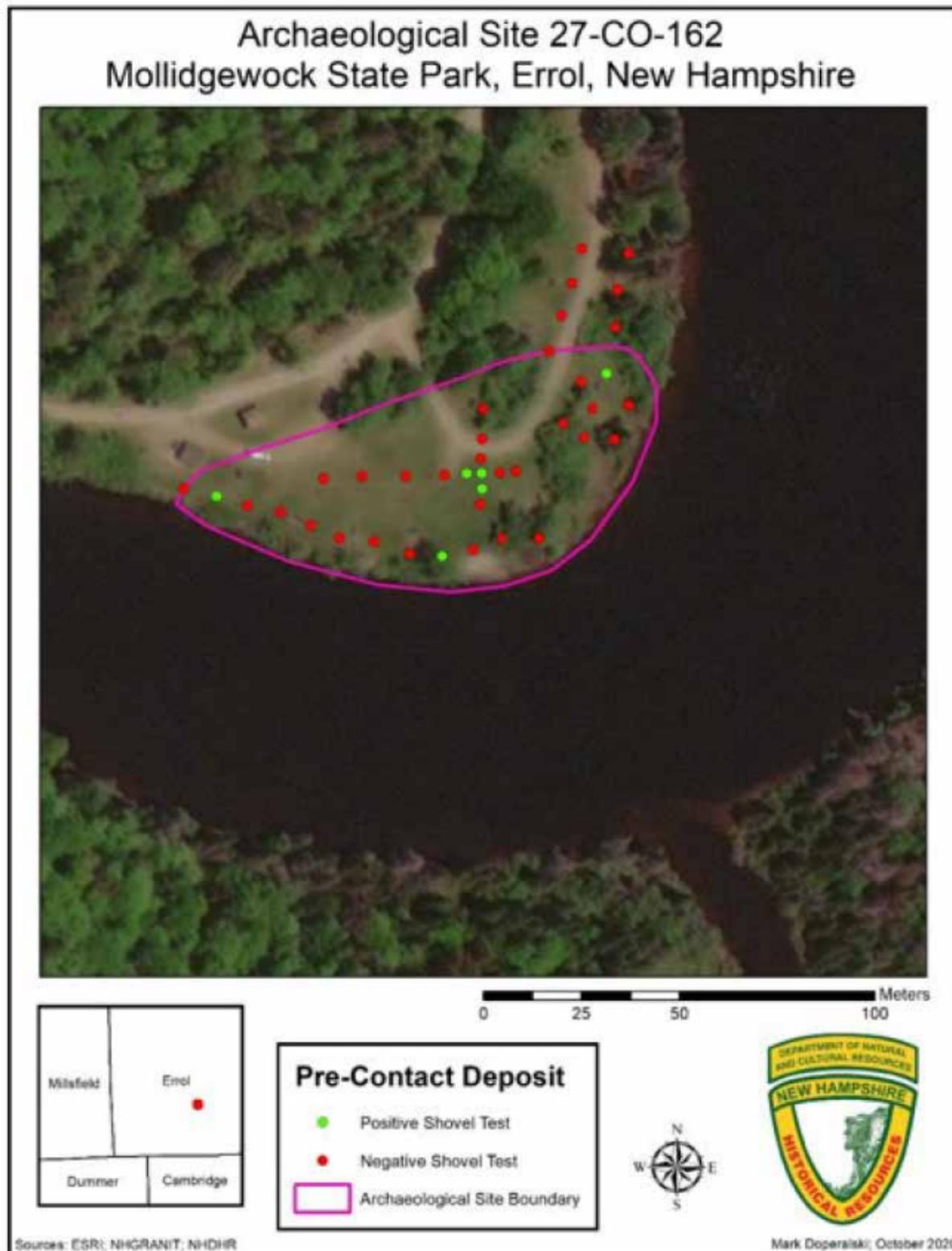
GAZEBO

<b>Number</b>	1
<b>Current Use</b>	Picnic Pavilion
<b>Year Built</b>	2006
<b>Construction</b>	Heavy Timber and Stick Built.
<b>Size</b>	12'x12'
<b>Condition</b>	Good
<b>Accessible</b>	No
<b>Historically Significant</b>	No

## ARCHAEOLOGY REVIEW

A Phase IA Archaeological Sensitivity Assessment was completed for the proposed Mollidgewock State Park Campground expansion project in Errol, New Hampshire. This study identified a previously recorded Native American archaeological site (27CO0162) in the southern portion of the project area. An expanded Phase IB Intensive Archaeological Investigation and Phase II Determination of Eligibility study is recommended for this site to gather additional data on its age, nature, integrity, and spatial extent. This will include the excavation of a maximum of twenty additional shovel test pits to complete testing in the well-drained portions of the project area not addressed by the earlier NHDHR survey, and to close any gaps in the portion of the project area that was included in the survey. It would also include the excavation of a maximum of eight one-meter square excavation units placed judgmentally around the previous identified feature or other areas of potential features or artifact concentrations, as well as provisions for a maximum of two radiocarbon dates and analysis of calcined bone by a qualified zooarchaeologist. This study would also provide a determination of the eligibility of site 27CO0162 for listing on the National Register of Historic Places.

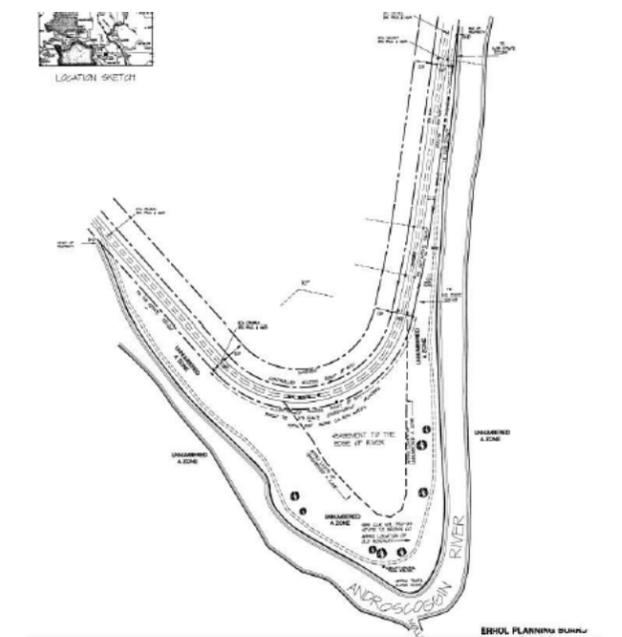
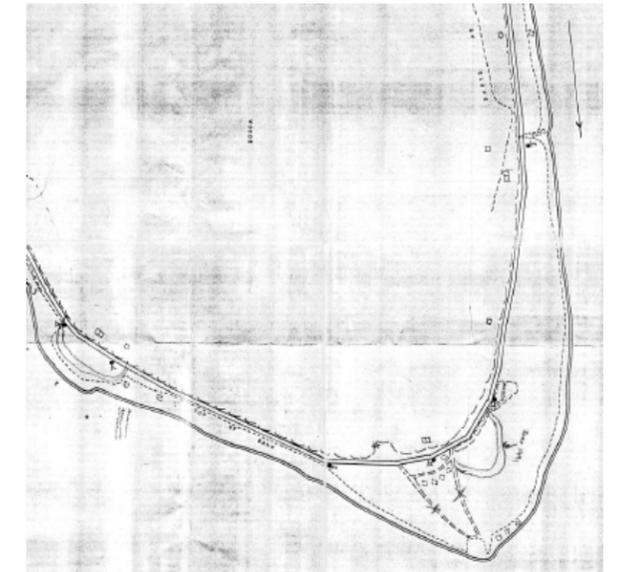
The remainder of the project area, because of its sloping, rocky, and poorly drained terrain, is not considered sensitive for Native American archaeological sites, and no further study is recommended.



## HISTORIC SIGNIFICANCE

Mollidgewock State Park is a relatively recent addition to the State Park system. The campground is of interest for its origins in the early 1970s but most of its buildings and features are less than fifty years old. The site was developed over a period of years in the 1970s-80s, and additional changes were made by the State in the 1990s. As a property created within the past fifty years, it is not of exceptional importance for its historic associations with outdoor recreation. The individuals associated with the campground did not rise to the level of importance to make it eligible under Criterion B. Mollidgewock State Park is not significant under Criterion C as an example of campground or park layout. It does not represent a particular period of construction and is not a designed landscape. The two log cabins are of interest for their early twentieth century construction. However, as moved buildings, they no longer have integrity for their original use, and individually, the structures do not have significance for their architecture or construction. The land may have significance under Criterion D for information potential. Previous testing has confirmed a site with high archaeological sensitivity and there has been limited disturbance by the surficial campsites.

*See Appendix for complete historic resources overview by Preservation Company.*



# SITE PLAN OPTION A

EXISTING SITES: 44

SITES REMOVED: 14

NEW SITES: 14

TOTAL # OF SITES: 44 (NOT INCLUDING 5 REMOTE SITES)

## 1. PARK ENTRY

- > Main entry moves to existing cut through
- > Improved entry sign, open up view to river

## 2. OFFICE CORE

- > New office/store building and firewood storage shed
- > New floating dock / boat launch

## 3. UPLAND CAMPING

- > A short 2-way road serves new campsites and a new bathhouse. at the end to access platform sites

### EXISTING

- |                 |             |                          |
|-----------------|-------------|--------------------------|
| Standard Site   | Parking     | Site Visit Wetland Flags |
| Lean-to Shelter | Structure   |                          |
| Platform Site   | Boat Launch |                          |
| Remote Site     | Pit Toilets |                          |

### PROPOSED

- |                 |             |                  |
|-----------------|-------------|------------------|
| Lean-to Shelter | Structure   | Boardwalk / Dock |
| Cabin           | Boat Launch |                  |
| Platform        | Pit Toilets |                  |
| Removed Site    | Parking     |                  |
| Paddler Only    | Bathhouse   |                  |



# SITE PLAN OPTION A

## CONTINUED

### 4. UPLAND CAMPING POD

- > 5 Lean-Tos
- > 6 Cabins (2 Potentially Relocated Existing)
- > 5 Platforms

### 5. BATHHOUSE

- > The bathhouse is located on the uphill side of the road outside of the expected wetland area.
- > Location is centralized between the new uphill camping area and the existing waterfront sites

### 6. COMMON SPACE

- > The pavilion shifted to the center of the common area
- > Open lawn area for informal play, seating with views of river
- > Improved infrastructure for water access and seating centered on the pavilion

### 7. TRAIL LOOP / BOARDWALK

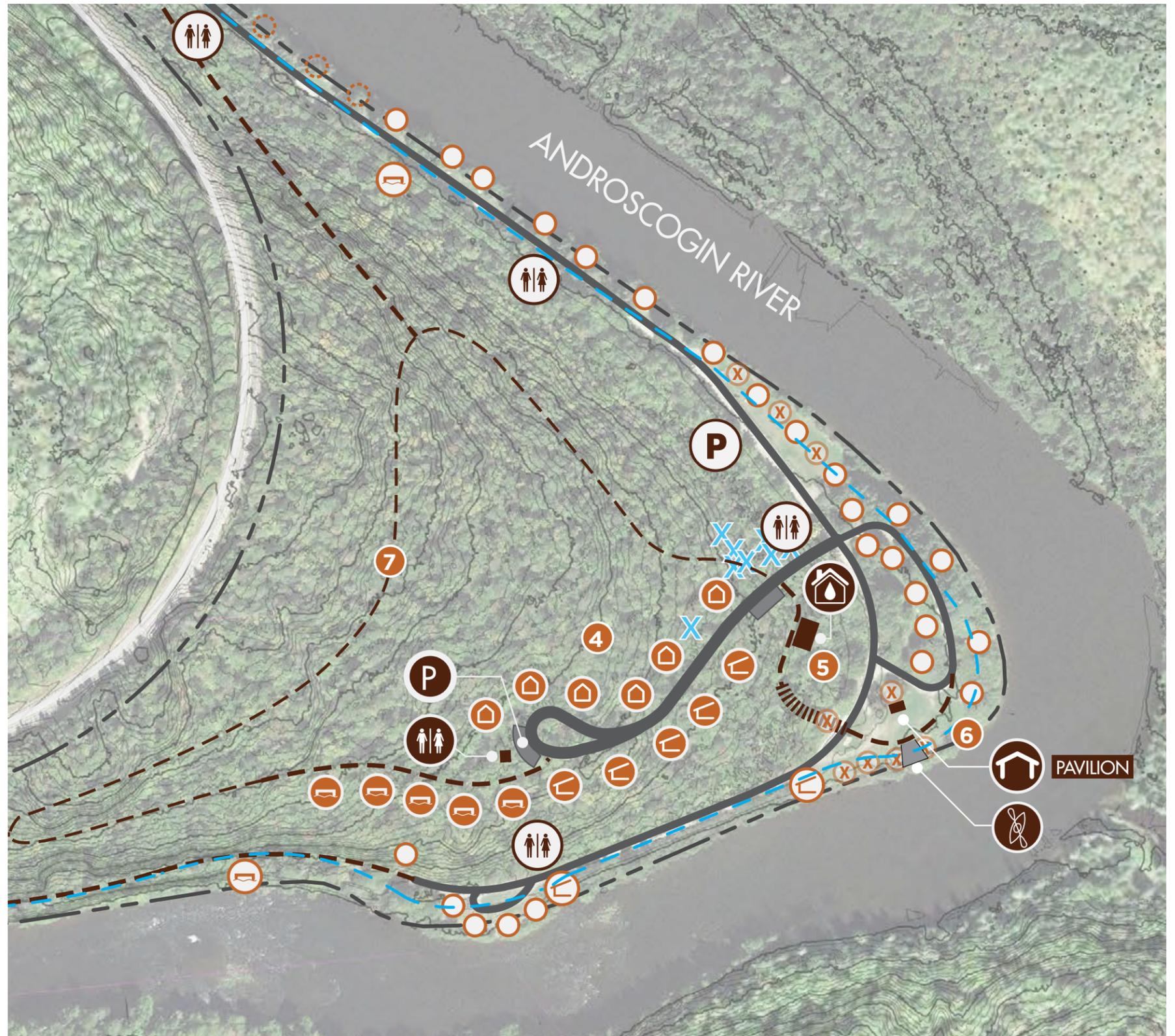
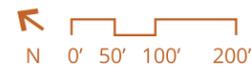
- > New trails move users through the common space, over wetlands via a boardwalk, and into a trail loop in the hillside forest
- > Main connection to trails is at the common space
- > Multi-use trail loop provides another activity option

### EXISTING

- Standard Site
- ⌂ Lean-to Shelter
- Ⓜ Platform Site
- Ⓟ Parking
- ♂♀ Pit Toilets
- X Site Visit
- ⓧ Wetland Flags

### PROPOSED

- ⌂ Lean-to Shelter
- Ⓜ Cabin
- Ⓜ Platform
- X Removed Site
- ⦿ Paddler Only
- Ⓜ Structure
- Ⓜ Boat Launch
- ♂♀ Pit Toilets
- Ⓟ Parking
- Ⓜ Bathhouse
- ▨ Boardwalk / Dock



# SITE PLAN OPTION B

EXISTING SITES: 44

SITES REMOVED: 14

NEW SITES: 18

TOTAL # OF SITES: 49 (NOT INCLUDING 5 REMOTE SITES)

## 1. PARK ENTRY

- > Main entry moves to existing cut through
- > Improved entry sign, open up view to river
- > Potential relocation of boat launch to existing pull-off with improved access
- > Road between parking area and new main entry is converted to path

## 2. UPLAND CAMPING

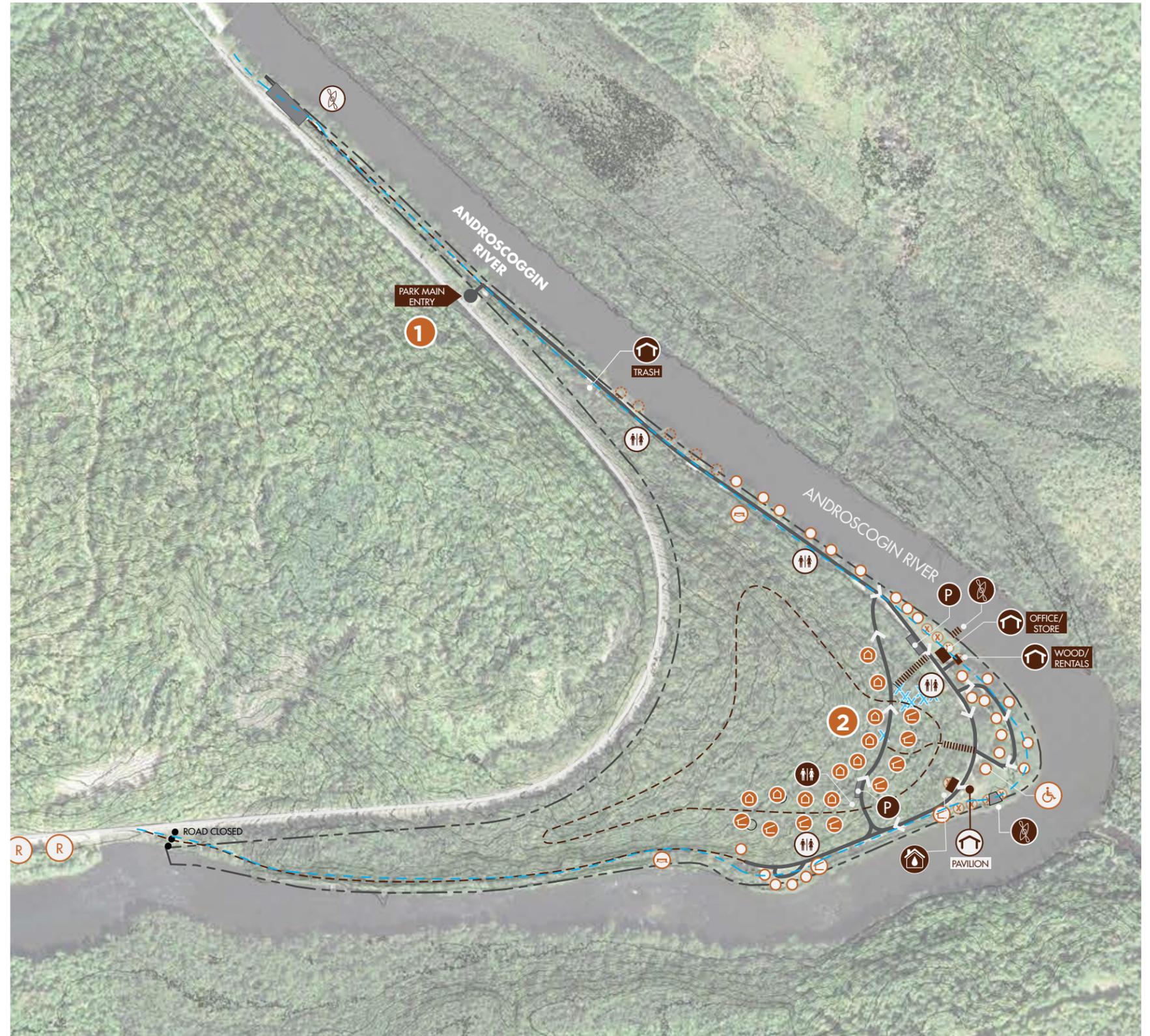
- > New 1-way loop road serves new wooded campsites.
- > Circulation in existing campground core becomes 1-way for improved pedestrian safety

### EXISTING

- |                 |             |                          |
|-----------------|-------------|--------------------------|
| Standard Site   | Remote Site | Site Visit Wetland Flags |
| Accessible Site | Structure   |                          |
| Lean-to Shelter | Boat Launch |                          |
| Platform Site   | Pit Toilets |                          |

### PROPOSED

- |                 |             |                  |
|-----------------|-------------|------------------|
| Lean-to Shelter | Structure   | Bathhouse        |
| Cabin           | Boat Launch | Boardwalk / Dock |
| Removed Site    | Pit Toilets | One-way Road     |
| Paddler Only    | Parking     |                  |



# SITE PLAN OPTION B CONTINUED

### 3. OFFICE CORE

- > The office, store, rentals, and boat put-in are moved to the center of the campground allowing for easier guest access
- > The Camp store will service paddlers and guests

### 4. UPLAND CAMPING POD

- > 8 Lean-Tos (2 Existing)
- > 10 Cabins (2 Existing)
- > 2 Platforms (2 Existing)

### 5. BATHHOUSE

- > New bathhouse in central location over existing campsite

### 6. COMMON SPACE

- > Open lawn area for informal play, seating with views of river
- > Improved infrastructure for water access and seating

### 7. TRAIL LOOP / BOARDWALK

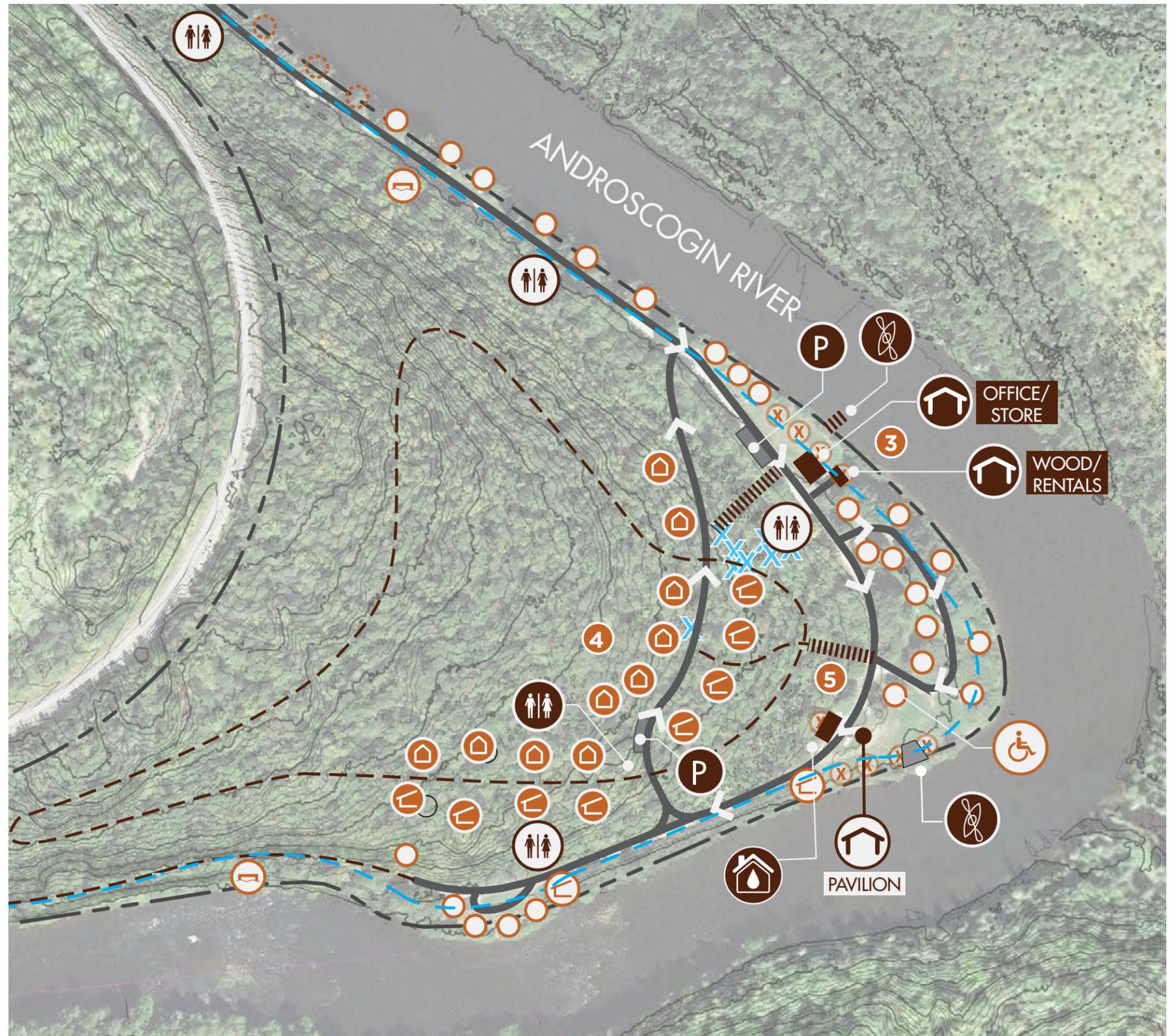
- > Boardwalk connections from the office core and bathhouse allow for access to trails in the uphill forest
- > Multi-use trail loop provides another activity option

#### EXISTING

- |                 |               |                          |
|-----------------|---------------|--------------------------|
| Standard Site   | Platform Site | Site Visit Wetland Flags |
| Accessible Site | Structure     |                          |
| Lean-to Shelter | Pit Toilets   |                          |

#### PROPOSED

- |                 |              |                  |
|-----------------|--------------|------------------|
| Lean-to Shelter | One-way Road | Parking          |
| Cabin           | Structure    | Bathhouse        |
| Removed Site    | Boat Launch  | Boardwalk / Dock |
| Paddler Only    | Pit Toilets  |                  |



# SITE PLAN

EXISTING SITES: 45

REMOVED SITES: 15

NEW SITES: 23

TOTAL # OF SITES: 53 (NOT INCLUDING PADDLE ONLY SITES)

NOTE: GOAL IS TO CONVERT 15 STANDARD SITES TO IMPROVED SITES (W/E), FINAL NUMBER AND LOCATION OF SITES TO BE CONVERTED TBD

## 1. PARK ENTRY

> Main entry moves to the existing cut through with improved signage

## 2. BACK OF HOUSE

> Existing office location to be re-purposed as the back-of-house space used for long-term wood storage, trash and recycling, and a dump station

## 3. MULTI-PURPOSE TRAIL / TRAIL LOOP

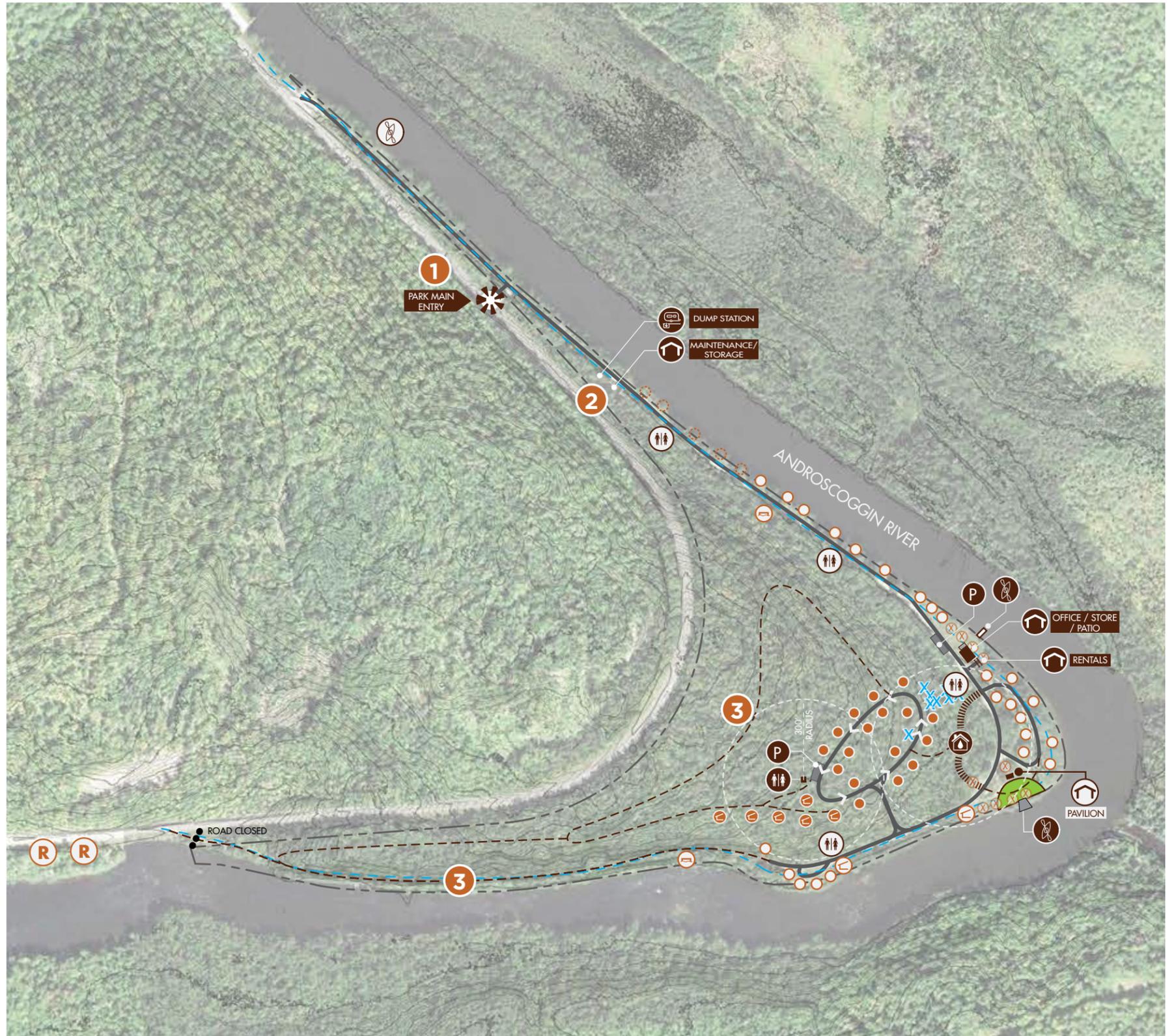
> A multi-purpose trail along the water will connect to a trail loop in the upland forest

### EXISTING

- Standard Site
- Structure
- Site Visit Wetland Flags
- Lean-to Shelter
- Boat Launch
- Platform Site
- Pit Toilets
- Remote Site

### PROPOSED

- Standard Site
- Structure
- Parking
- Lean-to Shelter
- Boat Launch
- Boardwalk / Dock
- Removed Site
- Pit Toilets
- One-way Road
- Paddler Only
- Bathhouse



# SITE PLAN CONTINUED

## 4. CENTRAL OFFICE/STORE

> The office, store, rentals, and boat launch have moved to the center of the campground allowing for easier guest/paddler access and staff supervision

## 5. UPLAND CAMPING POD

> A 1-way loop road provides access to new upland wooded campsites.  
 > 6 walk-in Lean-To Shelter Sites  
 > 15 Standard Sites

## 6. COMMON SPACE

> A new common space along the waterfront provides an open lawn area for informal play, relocated pavilion, and a stone stabilized shoreline for improved water access

## 7. BATHHOUSE

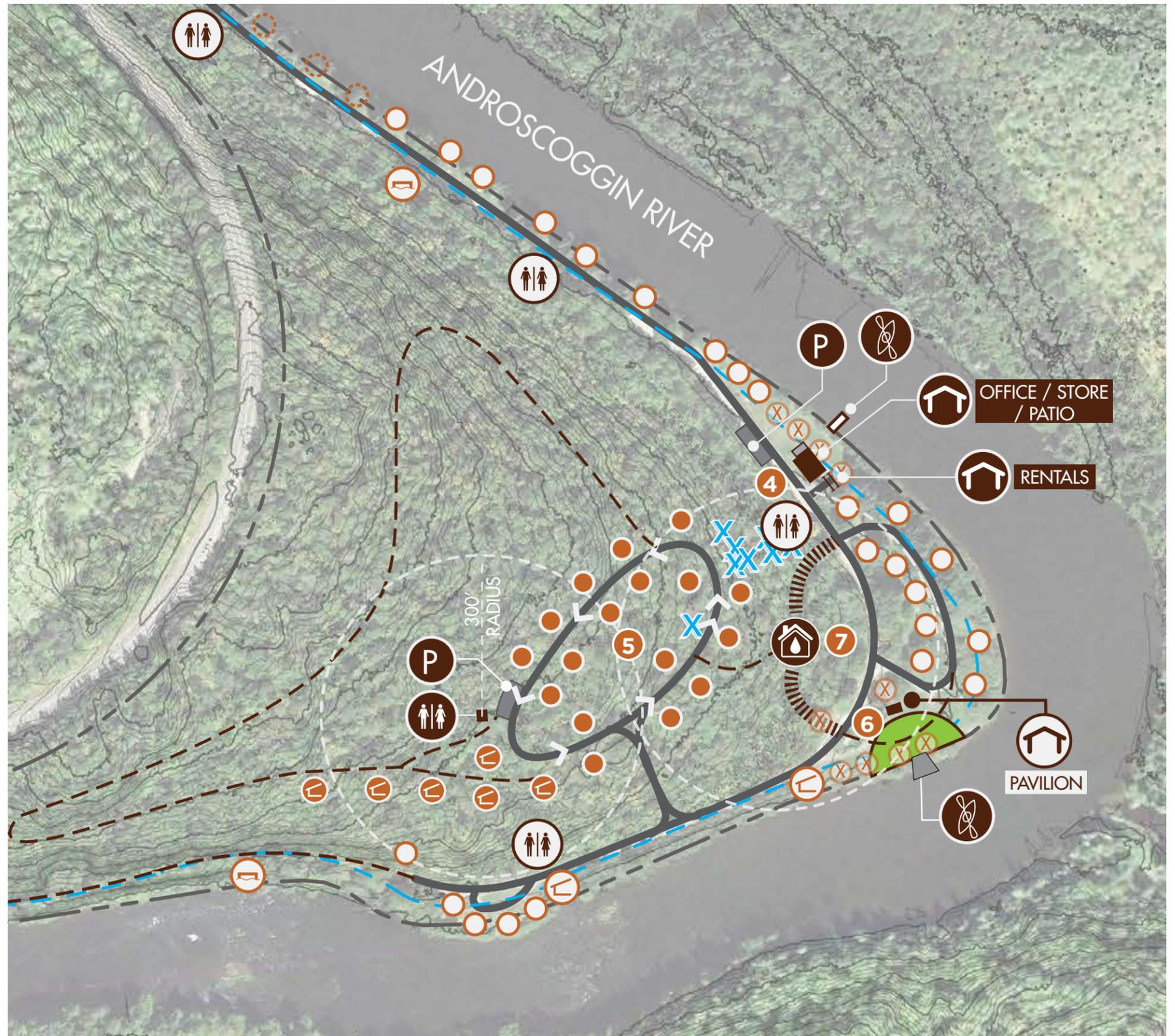
> A new accessible bathhouse will be conveniently located between the upland and waterfront campsites

### EXISTING

-  Standard Site
-  Structure
-  Site Visit Wetland Flags
-  Lean-to Shelter
-  Pit Toilets
-  Platform Site

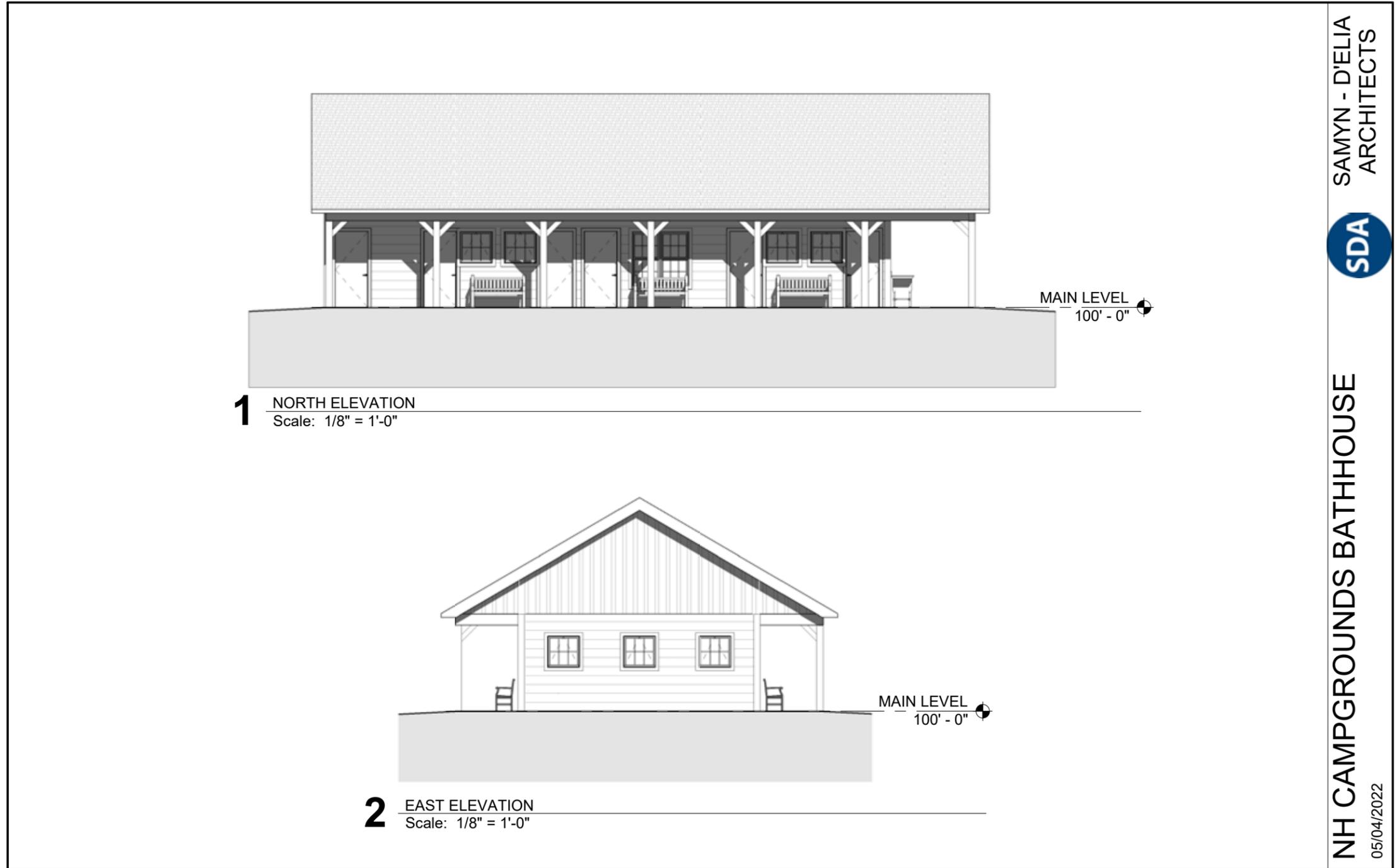
### PROPOSED

-  Standard Site
-  Structure
-  Parking
-  Lean-to Shelter
-  Boat Launch
-  Boardwalk / Dock
-  Removed Site
-  Pit Toilets
-  One-way Road
-  Paddler Only
-  Bathhouse





**ARCHITECTURE**  
**BATHHOUSE**  
**ELEVATION 1**



**ARCHITECTURE**  
**BATHHOUSE**  
ELEVATION 2

**3** SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

**4** WEST ELEVATION  
Scale: 1/8" = 1'-0"

MAIN LEVEL 100' - 0"

MAIN LEVEL 100' - 0"

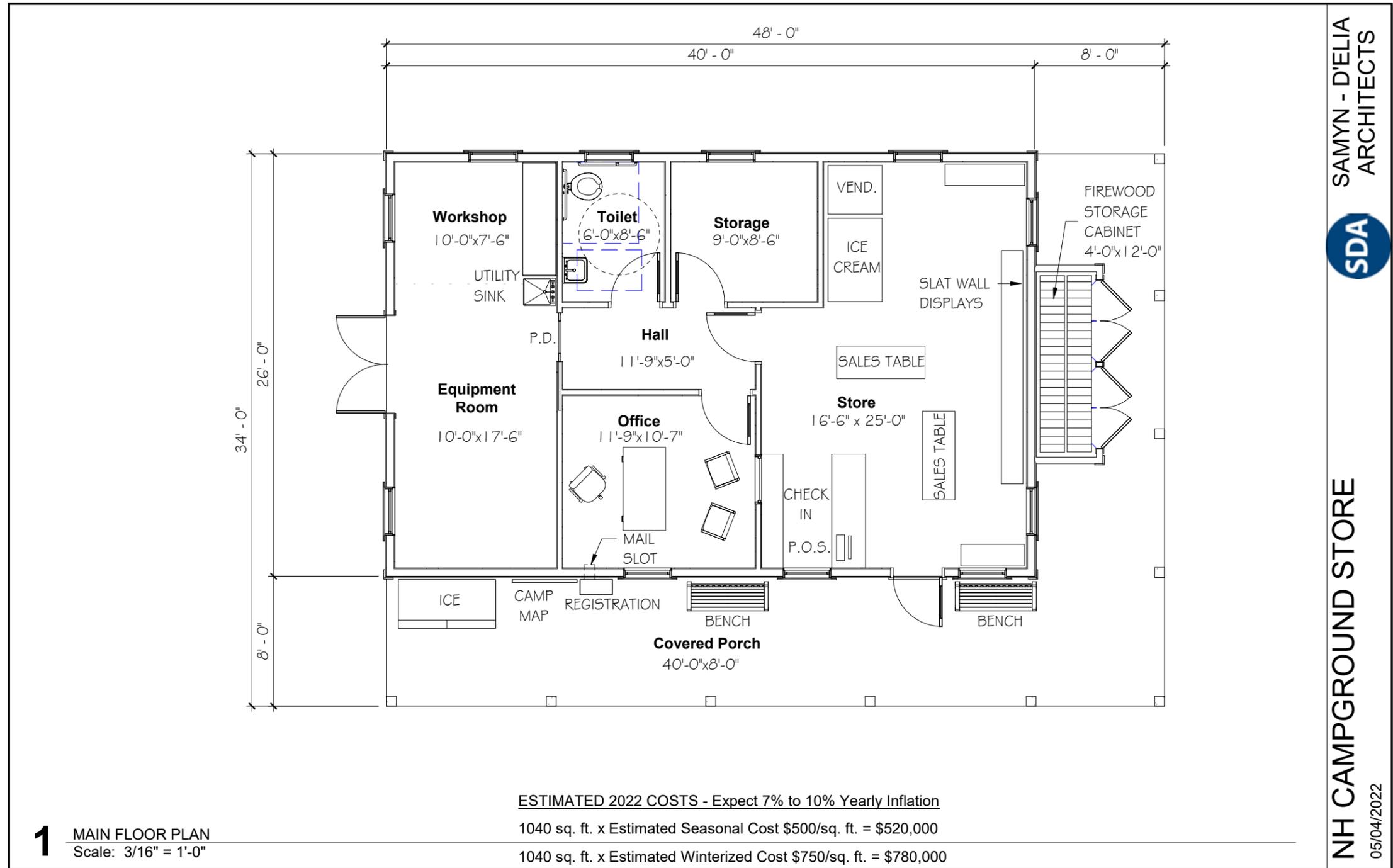
SAMYN - D'ELIA ARCHITECTS

SDA

NH CAMPGROUNDS BATHHOUSE

05/04/2022

**ARCHITECTURE**  
**STORE & OFFICE**  
**FLOOR PLAN**



SAMYN - D'ELIA  
ARCHITECTS



NH CAMPGROUND STORE  
05/04/2022

# ARCHITECTURE

## STORE & OFFICE

### ELEVATION

**1** NORTH ELEVATION  
Scale: 1/8" = 1'-0"

**2** EAST ELEVATION  
Scale: 1/8" = 1'-0"

**3** SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

**4** WEST ELEVATION  
Scale: 1/8" = 1'-0"

MAIN LEVEL 100' - 0"

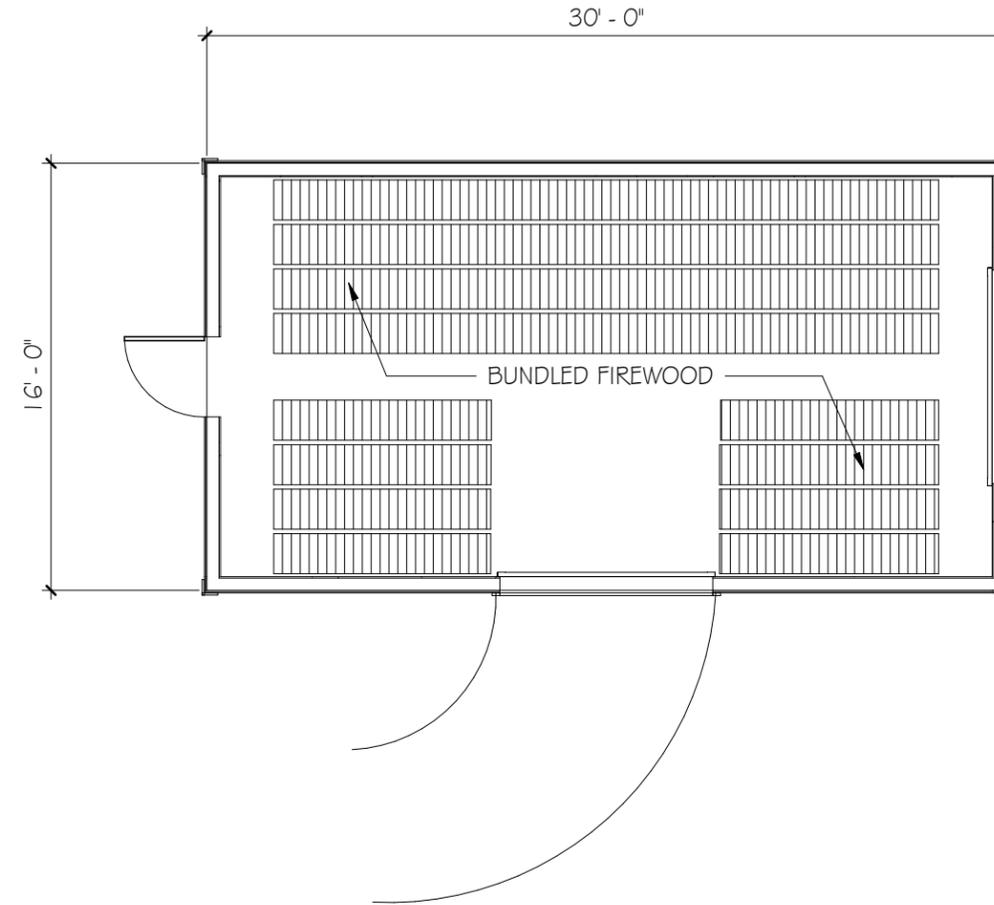
SAMYN - D'ELIA  
ARCHITECTS



NH CAMPGROUND STORE

05/04/2022

# ARCHITECTURE WOOD SHED FLOOR PLAN



**1** MAIN FLOOR PLAN  
Scale: 3/16" = 1'-0"

ESTIMATED 2022 COSTS - Expect 7% to 10% Yearly Inflation  
480 sq. ft. x Estimated Cost \$150/sq. ft. = \$73,000

Option Storage Design

SAMYN - D'ELIA  
ARCHITECTS



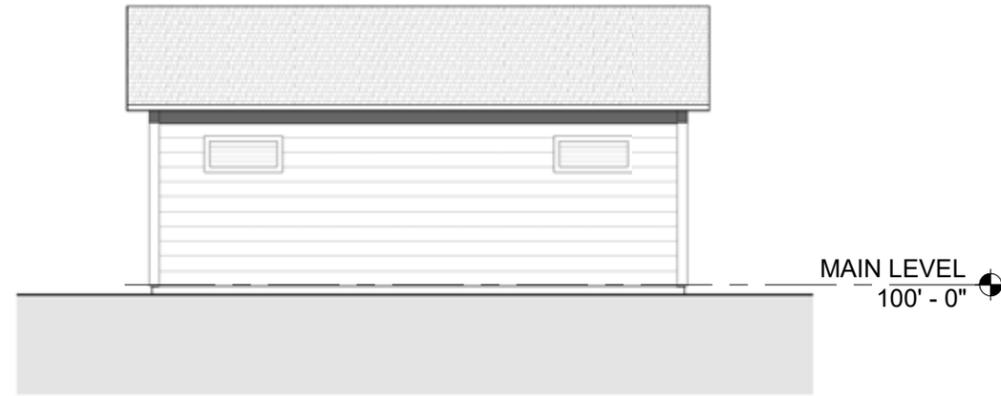
NH CAMPGROUNDS WOOD SHED

08/17/2022

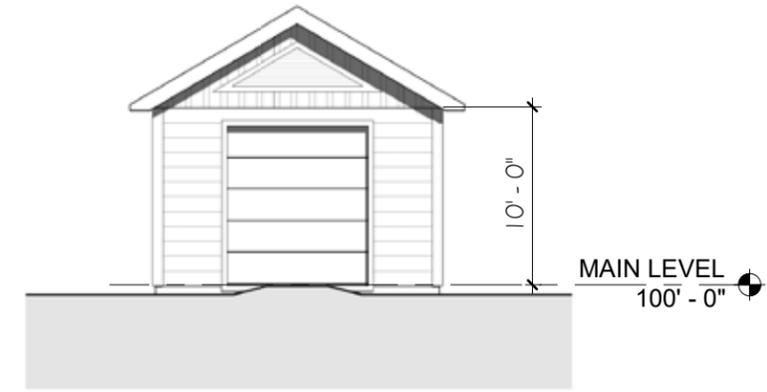
# ARCHITECTURE

## WOOD SHED

### ELEVATION



**1** NORTH ELEVATION  
Scale: 1/8" = 1'-0"



**2** EAST ELEVATION  
Scale: 1/8" = 1'-0"



**3** SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



**4** WEST ELEVATION  
Scale: 1/8" = 1'-0"

Option Storage Design

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NH CAMPGROUNDS WOOD SHED

08/17/2022