



New Hampshire Council on Resources and Development

MEMORANDUM

TO: Aaron K. Patt, Town Administrator, Town of Greenfield
Chad D. Monier, County Administrator, Hillsborough County Board of Commissioners
Todd Horner, Executive Director, Southwest Regional Planning Commission

FROM: Heather R. Shank, Senior Planner, Office of Planning and Development

DATE: June 24, 2024

SUBJECT: **State Owned Land, Surplus Land Review for Greenfield, NH
2024 SLR 003**

RESPONSE DEADLINE: July 30, 2024

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please provide comment(s) in writing by the response deadline above. Responses may be emailed to heather.r.shank@livefree.nh.gov


For more information regarding the Council on Resources and Development, see [CORD](#).

The following organizations are also asked to review this request:

- The Department of Natural and Cultural Resources/NH Division of Historical Resources, in accordance with RSA 227-C:9.
- Members of the Public Water Access Advisory Board, in accordance with RSA 233-A.
- The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483-A:5, II.
- The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483:8, VII and 14.



**STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION**

From:  Louis Barker
Railroad Planner

Date: April 5, 2024

At: Bureau of Rail and Transit

Thru: Charles A. Corliss, Jr, P.E. *CAC*
Railroad Operations Engineer

Shelley Winters, Director *SW 04/09/24*
Division of Aeronautics, Rail and Transit

Subject: Surplus Land Review
Hillsboro Branch Railroad Corridor, Greenfield

To: Taylor Caswell, Commissioner
Department of Business and Economic Affairs

In accordance with NH RSA 228:57, the Bureau of Rail and Transit proposes to lease approximately 27,569.5 square feet (0.63 acres) of railroad land (Hillsboro Branch Railroad Corridor) in Greenfield, NH to Kathleen Kelly, an abutter, for equestrian training, horse riding lessons and overflow parking during horse shows; the proposed use does not adversely impact the use of property by the State or its tenant Railroad Operator.

Explanation

The Bureau is willing to enter into a lease of an ancillary parcel at the edge of the railroad corridor, provided that the lessee (1) does not impact railroad operations or potential recreation use of the Corridor and (2) maintains delineation of and separation of equestrian-related activities from the Corridor. The lease will also include a termination clause and a requirement for Ms. Kelly to remove any improvements in the event the area is needed in the future for railroad operations or authorized recreational use.

Please submit this request to the Council on Resources and Development to determine if this land is surplus to the needs and interests of the State.

Feel free to contact me with any questions.

Enc: Request For Surplus Land Review Action Form
Tax Map V4 Lot 1-1
Topo Location Kelly Lease Proposal
Aerial Greenfield – Slip Road
Location Valuation Sheet 18-11

cc: Stephen LaBonte, Administrator, Bureau of Right-of-Way

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Transportation – Bureau of Rail & Transit

Agency Contact Person: Louis A. Barker
Address: PO Box 483, Concord, NH 03302-0483
Phone Number: (603) 271-2425
E-Mail: Louis.a.barker@dot.nh.gov

Applicant Contact Person: Kathleen Kelly
Address: 74 Slip Road, Greenfield NH 03047
Phone Number: (603) 748-3940
E-Mail: rooneynh@outlook.com

Location of Property: Slip Road and state-owned Hillsboro Branch RR Corridor

Acreage: 27,569.5 square feet (0.63 acres)

Requested Action: Lease of Land

Term of Lease or Easement: 5 year with option for 5 year renewal

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Please complete ALL questions below and submit one digital copy via email and one hardcopy with original signatures, of the completed application to:

NH Bureau of Economic Affairs
Attn: NH Office of Planning & Development
100 North Main St, Suite #100,
Concord, NH 03301
Attn: Stephanie N. Verdile, Principal Planner stephanie.n.verdile@livefree.nh.gov

1. What is the current use of this property?

Fallow

2. What is the proposed use of this property if surplus? Please note if proposed use is intended to create a public benefit.

Graze - animal husbandry

3. Does the proposed use of this property entail new development? Yes No

a. If yes, is it consistent with adjacent and existing development? Yes No

b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or its surroundings.

Adjacent to applicant's farm (and state-owned railroad corridor).

4. Are there any structures located on this property? Yes No

a. If yes, please describe the structures including how many and what kind?

5. Are there historical architectural or archaeological resources identified on this site?

Yes No

a. If yes, describe the resource(s)?

Railroad (Hillsboro Branch)

b. If no, contact the NH Division of Historical Resources prior to application submission.

6. Is there any existing development or structures on adjacent sites? Yes No

a. If yes, describe the use and number of structures of adjacent sites.
If no, where is the nearest development? (Describe distance, use, and number)

Residence and farm at 74 Slip Road, residences at 106 Slip Road and across Slip Road at 77, 81, 83 and 95 Slip Road

7. Does the site represent the entire state property in this location? Yes No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

Less than 0.1%

8. Is access to this property available? Yes No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Accessible from Slip Road, from 74 Slip Road and from railroad corridor.

b. If yes, is there a potential for public access interruption? Yes No

9. Are there water resources related to this property, such as:
Lakes/Ponds - Yes No OR Rivers - Yes No OR Wetlands - Yes No?

a. If yes, please indicate the size or extent of such resources.

b. If yes, briefly describe how the requirements of RSA 483-B (Shoreland Water Quality Protection Act) apply to potential development of this property:

c. If yes, briefly describe how any municipal zoning requirements for buffers or setbacks from lakes, rivers or wetlands apply to potential development of this property:

d. Is the property within 250 feet of a lake/pond or river/stream? Yes No

e. If lakes or rivers are related to this property, describe current public or private access from the site to the water body? Public Private No Access Available

Description:

f. How would the proposal affect the access opportunities described in e?

10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- d. Wildlife Action Plan Critical Habitats
- e. Increased impervious surface
- f. Potential stormwater flow changes.....
- g. Agricultural soils of prime, statewide, or local importance
- h. Potential river channel change
- i. Other special designations

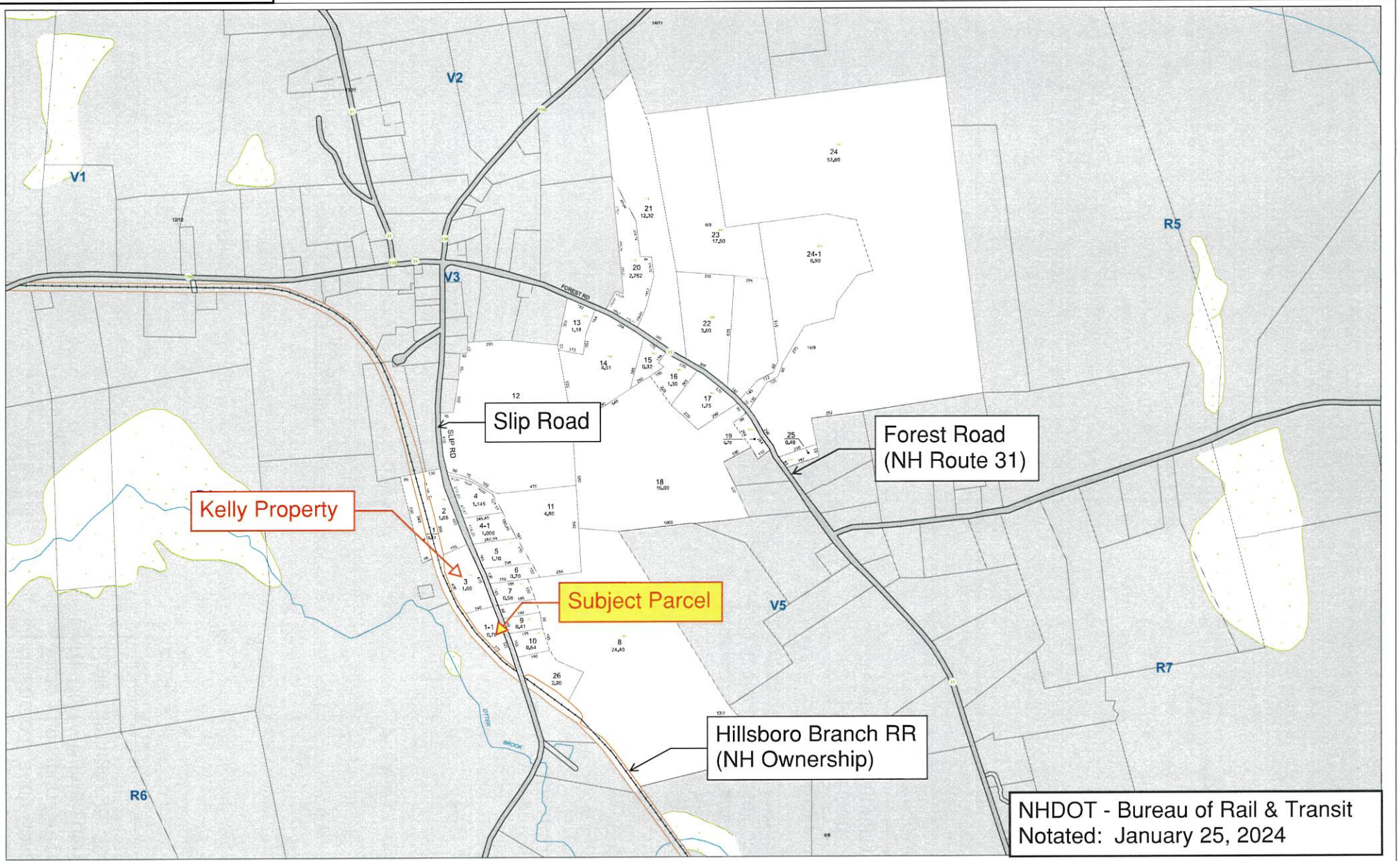
Please provide a description for any "yes" responses to question #10.

11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features*
- c. Aerial Photograph*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities, or topographic features are welcome but not required

* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

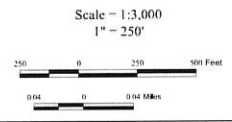
Please paste any maps and photographs submitted as part of this application here.



NHDOT - Bureau of Rail & Transit
Notated: January 25, 2024

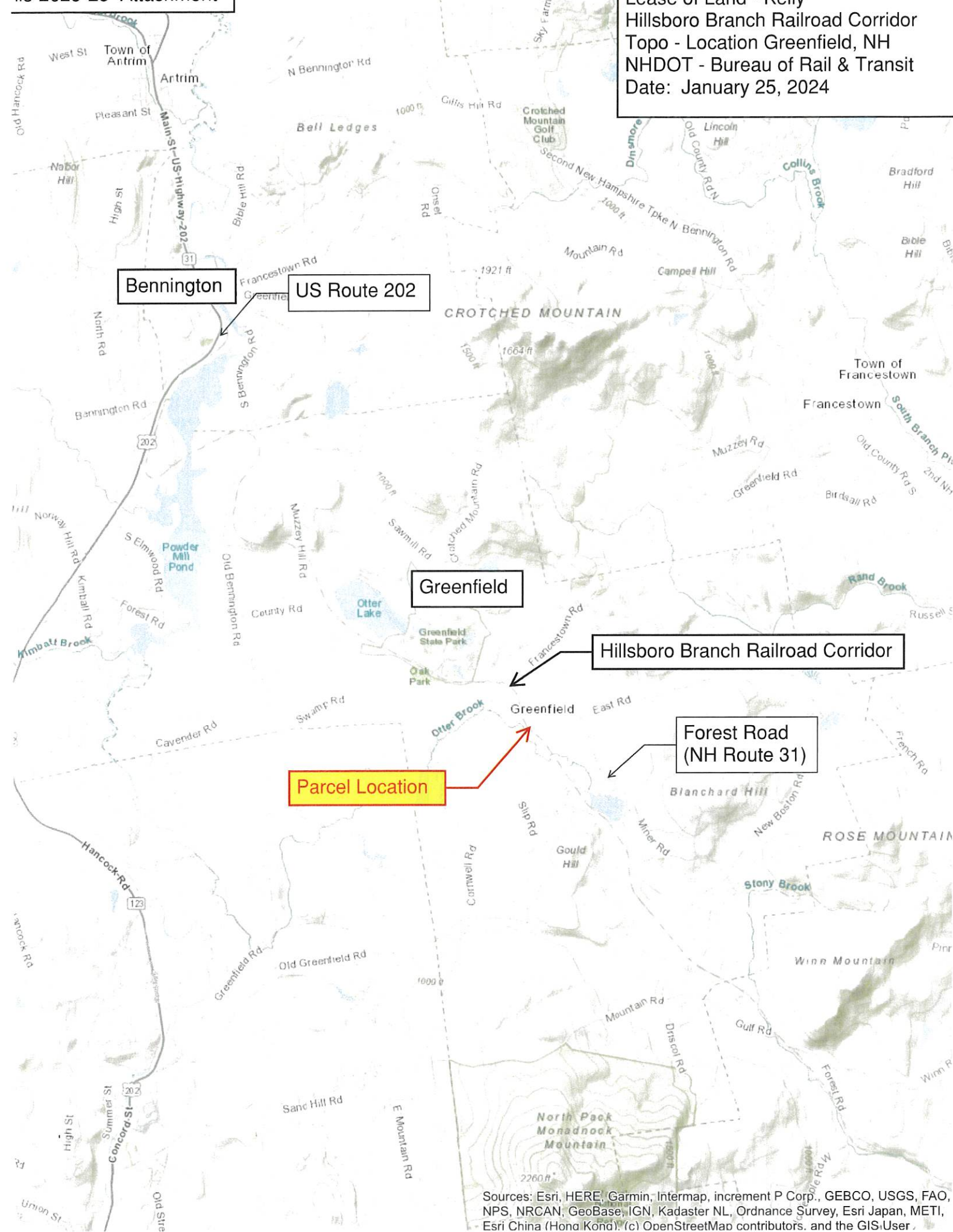
ORIGINAL MAPPING BY
WILLIAM C. MACADAM & ASSOCIATES
REVISED AND REPRINTED BY CAI TECHNOLOGIES
NOT INTENDED FOR SITE SPECIFIC WORK.
NOT FOR SURVEYING PURPOSE. FOR REFERENCE ONLY.

77 Lot Number	⊙ 7/4 Photo Center and Number	▬ Town Line	▬ Road
4.18 Acreage	⌵ Common Ownership	▬ Parcel Boundaries	▬ Private Road
203 Location Number	01 NH State Route	▬ Original Parcel Lines	▬ Class VI Road
105 Dimension	▬ Floodzone	▬ Streams	▬ Railroad
R3 Adjoining Map Number	▬ Stone Walls	▬ Waterbodies	▬ Right of Way
		▬ Wetland Areas	▬ Class A Trail



REVISED TO

Town of Greenfield, NH
Tax Property Map V4



Bennington

US Route 202

Greenfield

Hillsboro Branch Railroad Corridor

Forest Road (NH Route 31)

Parcel Location

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

2023-25 Attachment

Lease of Land - Kelly

Lease of Land - Kelly
Hillsboro Branch Railroad Corridor
NHDOT - Bureau of Rail & Transit
Date: January 25, 2024

id 844-319M
id 844-319M

Greenfield
Greenfield

Forest Road
(NH Route 31)

Slip Road

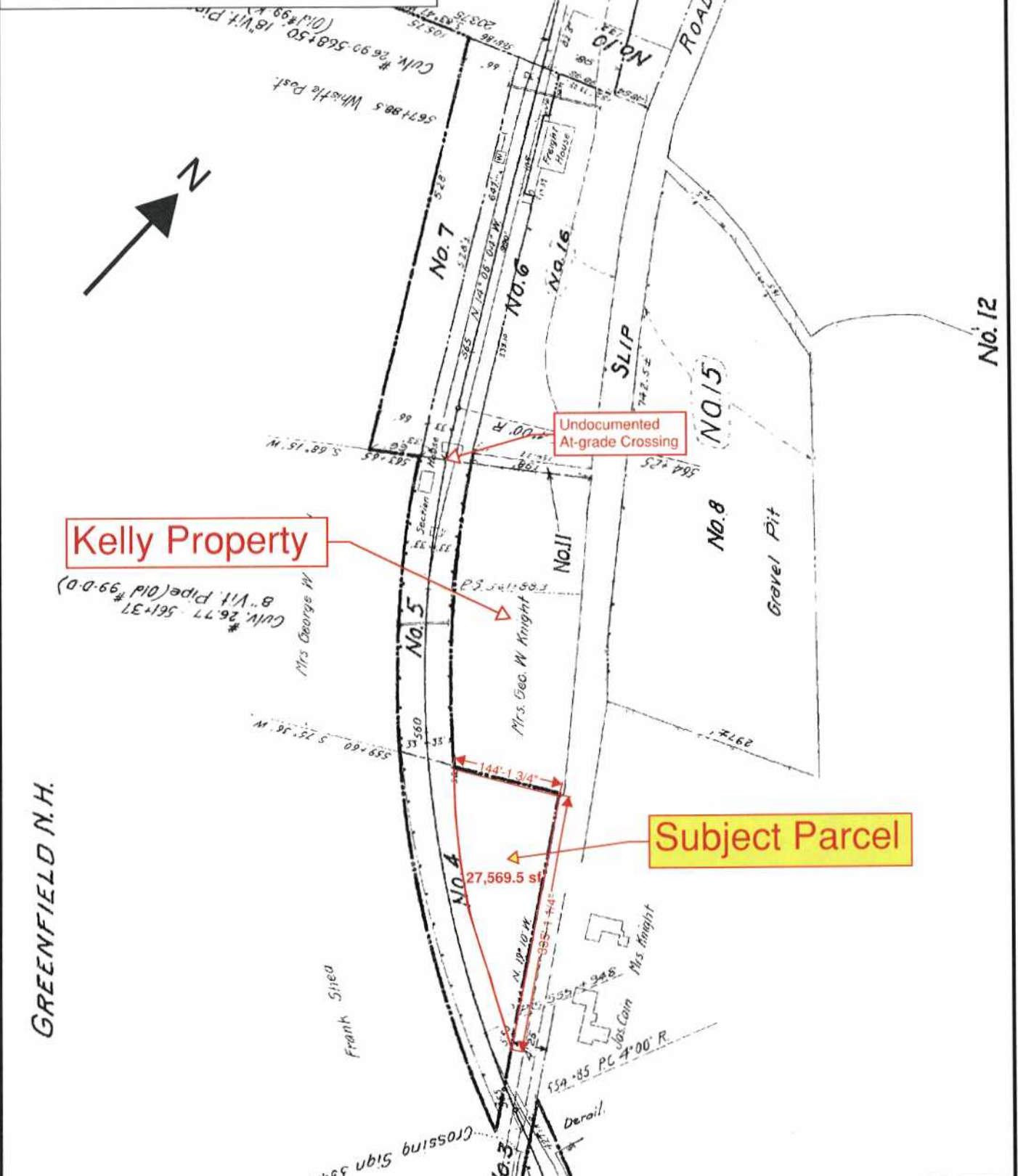
Kelly Property

Subject Parcel

Greenfield 844-316S

Hillsboro Branch RR
(NH Ownership)





GREENFIELD N.H.

Lease of Land - Kelly
Hillsboro Branch Railroad Corridor
Valuation Section 18, Sheet 11
NHDOT - Bureau of Rail & Transit
Date: January 25, 2024