



New Hampshire Council on Resources and Development (CORD)

Date: Thursday, August 8, 2024
Time: 3:00-4:00 P.M.
Location: Department of Business and Economic Affairs
Kinsman Conference Room, 100 N. Main Street, Concord, NH 03301

AGENDA

- I. ROLL CALL AND INTRODUCTIONS**
- II. MINUTES** – Approval of June 13th, 2024 minutes
- III. LAND & COMMUNITY HERITAGE INVESTMENT PROGRAM (LCHIP)** – Nothing currently.
- IV. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)**
 - A. Steve Walker, from the Conservation Land Stewardship Program (CLSP), referred a possible conservation easement deed violation to CORD. The Town of Cornish Board of Selectmen has authorized conveyance of tracts of land under conservation easement, possibly in violation of easement deed prohibitions.
- V. SURPLUS LAND REVIEW**
 - A. SLR 2024-003 Greenfield – The Bureau of Rail and Transit (DOT) proposes to lease approximately .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.
 - B. SLR 2024-004 Claremont – DAS proposes to dispose of the Monadnock Mill building located at 17 Water Street in the historic district of Claremont, NH. The property is .25 acres with a 4-story office building constructed in 1840, which abuts the Sugar River. The building has been used for state offices until spring of 2024 when the last state agency relocated.
- VI. OTHER BUSINESS**
 - A. Notification from DOT regarding right of way lot line adjustment of railroad property in Keene.
 - B. Next meeting – October 10th, 2024



New Hampshire Council on Resources and Development

DRAFT MINUTES – June 13, 2024

MEMBERS PRESENT

- Joseph Doiron, Designee, Department of Business and Economic Affairs, Chair
- John Martin, Designee, Department of Health and Human Services
- Shawn Jasper, Designee, Department of Agriculture
- Patrick Hackley, Designee, Department of Natural and Cultural Resources
- Amy Clark, Designee, Department of Education
- Jared Nylund, Designee, Department of Administrative Services
- Stephen LaBonte, Designee, Department of Transportation
- Betsey McNaughten, Designee, NH Fish & Game

MEMBERS ABSENT

- Adam Crepeau, Designee, Department of Environmental Services
- Jared Nylund, Designee, Department of Administrative Services

OTHER PARTICIPANTS

- Heather Shank, Department of Business and Economic Affairs, OPD (CORD Staff)
- Steve Walker, NH Conservation Land Stewardship Program
- Allen Wyman, Department of Agriculture
- Chris Aslin, Attorney General’s Office, Department of Justice
- Crystal Bascom, Bascom Maple Farms
- Greg Bascom, Bascom Maple Farms
- Mike Carleton, Water Industries
- James Herrick, Herrick Consulting

ROLL CALL AND INTRODUCTIONS

The meeting was opened at 3 pm by Chair Doiron.

MINUTES

Approval of May 9, 2024 meeting minutes.

May 9th, 2024 minutes were reviewed, no changes were made.

MOTION: *On a motion by Mr. Jasper, seconded by Mr. Martin, the May 9th, 2024 minutes were approved as presented, unanimously.*

LAND CONSERVATION INVESTMENT PROGRAM (LCIP)

Bascom Maple Farm, LLC in Acworth, NH requests an amendment to their conservation easement to allow a wastewater system to be placed within the easement area. The Grantee, the Department of Agriculture, Markets, and Food, refers the matter to CORD.

51 Mr. Bascom summarized his request and explained that this is an updated system, to be placed
52 in the same location as the previous system but will be expanded.

53
54 Mr. Aslin summarized the DOJ position. He noted that the language of the easement is vague
55 and could be interpreted either strictly to not allow the request, or more generally to be
56 consistent. He stated that CORD would need to determine if the intent of the easement would
57 be upheld in granting the request.

58
59 Mr. Nylund questioned whether the requested use was agriculture. Mr. Aslin noted that the
60 septic is considered agriculture because it is serving an agricultural use. The residential use the
61 system also serves is not expanding.

62
63 Ms. McNaughten asked if the existing system could be left in place to minimize disturbance. Mr.
64 Herrick, representing Herrick Consulting on behalf of the property owner, noted that the same
65 disturbed area was to be used for the new system.

66
67 Ms. Clark asked if anything would be added to the system for treatment. Mr. Herick noted that
68 the sweetwater waste needed to be treated regarding pH to be released back into the ground.

69
70 Mr. Jasper asked fi the area would continue to be hayed. Mr. Herrick noted that grass would
71 continue to grow there. Mr. Jasper also asked about the size of the increase. Mr. Herrick
72 indicated it would be about 2.5 times the size of the existing system.

73
74 Ms. McNaughten asked about the life expectancy of the tanks. Mr. Herrick noted that they were
75 fiberglass and would be very long lasting.

76
77 **MOTION:** *Mr. Hackley made a motion, seconded by Mr. Ruderman, to approve the request by*
78 *Bascom Maple Farms to upgrade the septic and sweetwater system as consistent with the*
79 *terms of the easement.*

80
81 Mr. Doiron asked if there was any discussion.

82
83 **DISCUSSION:** Mr. Nylund questioned whether there was any assurance that the use would be
84 considered agricultural in perpetuity if the buildings which it serves changed to a non-agricultural
85 use. Mr. Aslin noted that there was not, since the buildings are not on the easement land, and
86 their use is not defined or limited in the existing language.

87
88 Mr. Jasper stated that he disagreed with the opinion that the use could be expanded.

89
90 **MOTION:** *Mr. Jasper made a motion to amend the previous motion to include the condition that*
91 *the expansion of the system be used only for agricultural purposes. Ms. McNaughten seconded.*

92
93 **DISCUSSON:** Mr. Aslin noted that the group needed to first vote to amend the motion and could
94 then vote on a new motion.

95
96 The group continued to discuss whether any condition should be added to the motion, since the
97 original document did not prohibit any uses of the buildings. Mr. Aslin clarified that the matter
98 before the group is whether the request is consistent with the easement, not whether the
99 language of the easement is satisfactory as is.

100
101 Ms. Clark had to leave the meeting at 3:50 pm.

102
103 Mr. Nylund suggested a new motion that states CORD's assumption that the uses would remain
104 agriculture, without making it a condition.

105
106 **MOTION:** *Mr. Nylund made a motion to amend the previous motion. Mr. Jasper seconded. The*
107 *motion passed unanimously.*

108
109 **MOTION:** *Mr. Nylund made a motion to approve the septic and sweetwater system upgrade and*
110 *expansion as proposed by Bascom Maple Farms, with the understanding that the existing non-*
111 *residential buildings remain in agricultural use. Mr. Jasper seconded. The motion passed*
112 *unanimously.*

113
114
115 **OTHER BUSINESS**

116
117 Mr. Doiron announced that the next Regular Meeting is August 8, 2024, from 3 to 4 pm.

118
119 Mr. Doiron announced that the SLR application deadline for the August CORD meeting is July
120 2nd, 2024. He also noted that there must be a representative from the agency to speak about
121 the SLR being presented.

122
123 *Mr. Doiron adjourned the meeting at 3:55 pm.*

LCIP: Cornish Conservation Easement

AUTHORIZATION TO CONVEY

The Town of Cornish (hereinafter referred to as "Town"), a New Hampshire municipal corporation, having a mailing address of 488 Town House Road, Cornish, New Hampshire, 03745, agrees and states as follows:


WHEREAS, the Meyette Living Trust owns seven tracts of land with the improvements thereon, located on Jackson Road, Route 120 and Skyline Drive, in Cornish, Sullivan County, New Hampshire, which are subject to the terms of the Conservation Easement Deed conveyed by Margaret E. Meyette and Joseph C. Meyette to the Town of Cornish dated October 6, 1989 and recorded in the Sullivan County Registry of Deeds at Book 895, Page 683.

WHEREAS, the Meyette Living Trust desires to convey said tracts affected by the terms of said Conservation Easement Deed. Two of these tracts consist of a 10.2 acre lot and house located at 11 Jackson Road (Tax Map 11 Lot 17) and a 3.2 acre parcel across on Jackson Road located across the road from 11 Jackson Road (Tax Map 11, Lot 30). The Trustees proposes to convey these two tracts separately from the remaining five tracts.

WHEREAS, all seven tracts are subject to the terms, restrictions and conditions of the Conservation Easement Deed which run with the land and will continue to be enforceable against all future owners and tenants in perpetuity as stated in Provision 5A of said Conservation Easement Deed.

NOW THEREFOR, the Town confirms and authorizes that under the terms of the said Conservation Easement Deed, the Meyette Living Trust can separately convey the said two tracts as a separate conveyance and may also convey the remaining five tracts as a separate conveyance. The Town also confirms that the above described conveyances are not prohibited under the terms of the Conservation Easement Deed, and that Provision 1B of the Easement Deed: "The Property shall not be subdivided" does not apply as there is no subdivision of these existing lots which are existing lots of record.

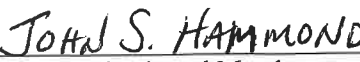
Dated this 13th of May, 2024

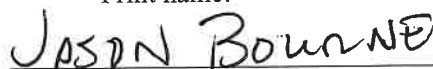

Witness

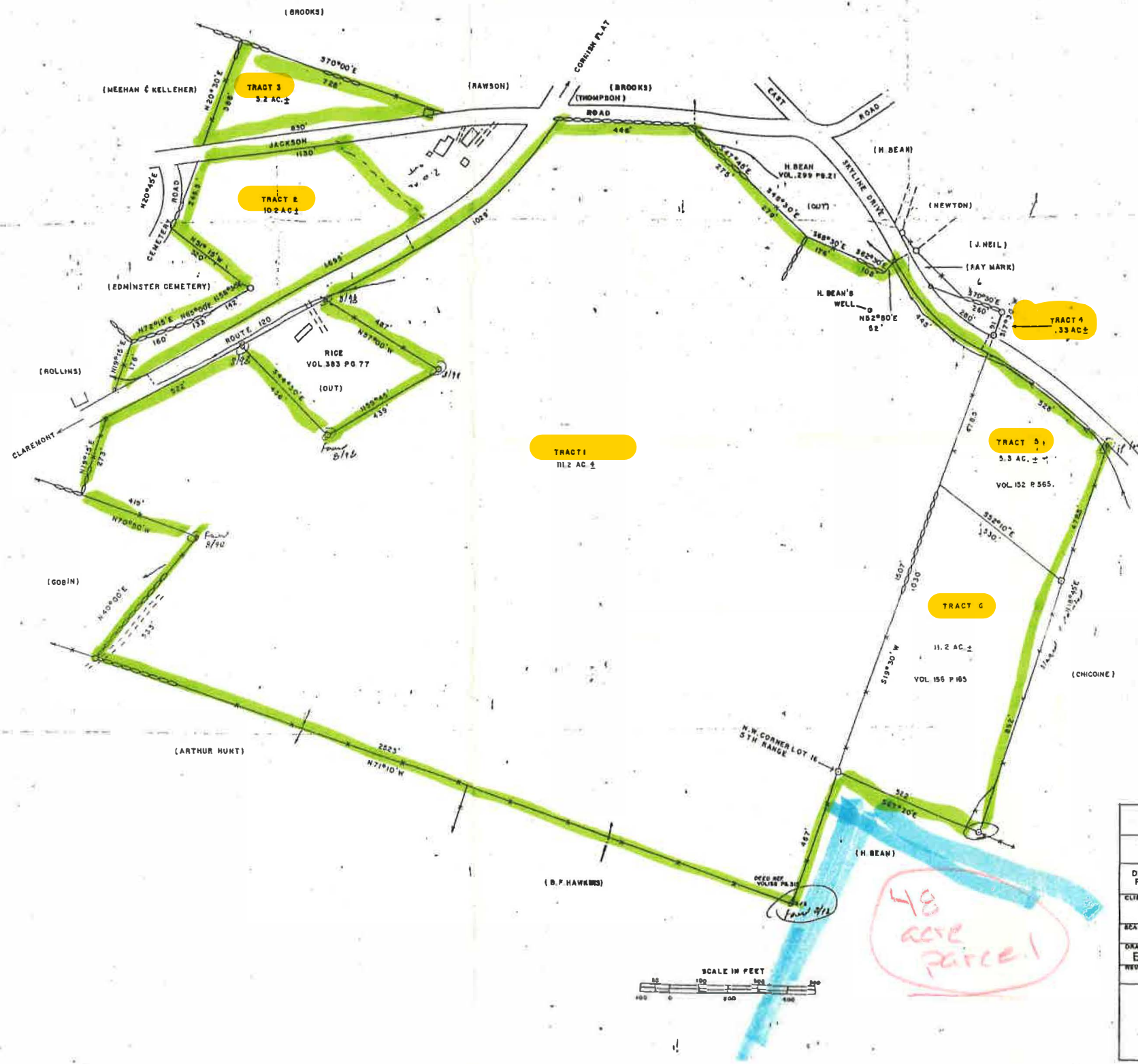
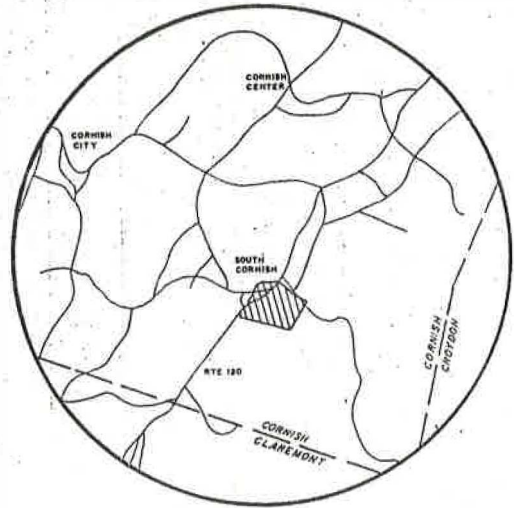

Witness


Witness


Selectboard Member
Print name:


Selectboard Member
Print name:


Selectboard Member
Print name:



LEGEND

IP	○	IRON PIN
SB	□	STONE BOUND
CB	□	CONCRETE BOUND
SR	—	STAKE AND STONES
	—x—x—x—	WIRE FENCE
	—o—o—o—	STONE WALL
	—wavy—	MARSH
	—dashed—	STREAM
	—dotted—	SEASONAL BROOK
	—o—o—o—	POWER LINE
	—dashed—	CENTER LINE
	—solid—	IMPROVED ROAD
	—dotted—	UNIMPROVED ROAD

MARGARET & JOSEPH MEYETTE

PROPERTY OF EVELYN G. LEAR			
CORNISH, N.H.		141.4 AC. ±	
DEED REF.	NAME	COUNTY	SEAL
CHARLES G. LEAR	WILLIAM E. YOUNG VOL. 186 R. 897	SULLIVAN	
EVELYN G. LEAR, R.D. 2, WINDSOR, VT.			
SCALE	RELATIVE ERROR OF CLOSURE	DATE	SEAL
1" = 200'	1/464	8/22/74	
DRAWN BY	DATE		
E.B. DAVIS	8/22/74		
JAMES H. NEIL CO. INC. 208 224 CLAREMONT, N.H. 03743 TELEPHONE 1-603-643-9684			PROJECT NO. 0341



L.C.E.P. - LOCAL
CORNISH, N.H.

**Conservation
Easement
Deed**

~

Notes:

CONSERVATION EASEMENT DEED

We, Margaret E. Meyette and Joseph C. Meyette, husband and wife, of Route 120, Town of Cornish, County of Sullivan, State of New Hampshire, (hereinafter sometimes referred to as the "Grantor" which word where the context requires includes the plural and shall, unless the context clearly indicates otherwise, include the Grantor's executors, administrators, legal representatives, devisees, heirs and/or assigns), for consideration paid, grant to the Town of Cornish, situated in the County of Sullivan, State of New Hampshire, contributions to which are deductible for federal income tax purposes pursuant to the United States Internal Revenue Code, (hereinafter sometimes referred to as the "Grantee" which word shall, unless the context clearly indicates otherwise, include the Grantee's successors and/or assigns), with WARRANTY covenants, in perpetuity the following described Conservation Easement on land in the Town of Cornish, County of Sullivan, State of New Hampshire, pursuant to New Hampshire RSA 477:45-47 and RSA 221-A, exclusively for conservation purposes, namely:

1. To assure that the Property will be retained forever in its undeveloped, scenic, and open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property; and
2. To preserve the land subject to this easement for outdoor recreation by and the education of the general public, through the auspices of the Grantee, its permitted successors or assigns; and
3. To preserve open spaces, particularly the productive forest land, of which the land area subject to this easement granted hereby consists, for the scenic enjoyment of the general public and consistent with the clearly delineated Town of Cornish conservation policy, and with New Hampshire RSA Chapter 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open space in the state by providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, by maintaining the character of the state's landscape, and by conserving the land, water, forest, and wildlife resources", to yield a significant public benefit in connection therewith; and with NH RSA Chapter 221-A, which states: "The intent of the program is to preserve the natural beauty, landscape, rural character, natural resources, and high quality of life in New Hampshire by acquiring lands and interests in lands of statewide, regional, and local conservation and recreation importance."

007847
Grantor's present mailing address:
Town of Cornish,
Box 181
Cornish Flat, NH 05746

all consistent and in accordance with the U.S. Internal Revenue Code, with respect to that certain parcel of land (herein referred to as the "Property") with any and all buildings, structures and improvements thereon situated in the Town of Cornish, County of Sullivan, the State of New Hampshire, more particularly bounded and described as set forth in Appendix "A" attached hereto and made a part hereof, and as shown in the Plan entitled "Property of Evelyn G. Lear, Cornish, NH", drawn by James H. Neil on August 22, 1974 and revised on June 28, 1989, to be recorded at the Sullivan County Registry of Deeds, and as shown in the Plan entitled "Plan of Land Owned by Joseph C. and Margaret E. Meyette Off Skyline Drive, Cornish, NH", drawn by Wayne C. McCutcheon on April 4, 1989, and recorded at the Sullivan County Registry of Deeds in Planfile 3, Pocket 49.

The Property provides scenic open field views from Route 120, a frequently-travelled state highway. The Property is enrolled in the New Hampshire Tree Farm Program and has been under continuous forest management for over 25 years. The Property is adjacent to the Whitewater Brook Watershed Management Area, owned and managed as a public water supply by the City of Claremont, and contributes to the protection of the public's water supply.

These significant conservation values are set forth in detail in baseline documentation on file with the Grantee.

The Conservation Easement hereby granted with respect to the Property is as follows:

1. USE LIMITATIONS

A. The Property shall be maintained in perpetuity as open space without there being conducted thereon any industrial or commercial activities, except agriculture and forestry as described below, and provided that the capacity of the Property to produce forest and/or agricultural crops shall not be degraded by on-site activities and that such activities will not cause significant pollution of surface or subsurface waters or soil erosion.

i. For the purposes hereof "agriculture" and "forestry" shall include agriculture, animal husbandry, floriculture and horticulture activities; the production of plant and animal products for domestic or commercial purposes, for example the growing and stocking of Christmas trees or forest trees of any size capable of producing timber; and the processing and sale of products produced on the Property, for example, pick-your-own fruits and vegetables, maple syrup and other forest products; and the cutting and sale of timber and other forest products not detrimental to the purposes of this easement.

ii. Agriculture and forestry on the Property shall be performed to the extent possible in accordance with a coordinated management plan for the sites and soils of the Property. Forestry and agricultural management activities shall be in accordance with the current scientifically based practices recommended by the U.S. Cooperative Extension Service, U.S. Soil Conservation Service, or other government or private natural resource conservation and management agencies then active. Management activities shall

not impair the scenic quality of the Property as viewed from public roads or public trails.

B. The Property shall not be subdivided.

C. No structure or improvement such as a dwelling, tennis court, swimming pool, road, dam, fence, bridge, aircraft landing strip, asphalt, culvert, tower, mobile home, or shed shall be constructed, placed or introduced onto the Property except as necessary in the accomplishment of the agricultural, forestry, conservation, wildlife management, or non-commercial outdoor recreational uses of the Property and not detrimental to the purposes of this easement. Fences for the purpose of securing the Property are allowed. Barns and maple sugar houses to support on-site land based forestry and agricultural activities are allowed.

D. No changes in topography, surface or sub-surface water systems, wetlands, or natural habitat shall be allowed that would harm state or federally recognized rare or endangered species. In addition, none of the aforementioned shall be allowed except as necessary in the accomplishment of the agricultural, forestry, habitat management, conservation or non-commercial outdoor recreational uses of the Property and not detrimental to the purposes of this easement.

E. No outdoor advertising structures such as signs and billboards shall be displayed on the Property except as necessary in the accomplishment of the agricultural, forestry, conservation or non-commercial outdoor recreational uses of the property and not detrimental to the purposes of this easement.

F. There shall be no mining, quarrying, excavation or removal of rocks, minerals, gravel, sand, top soil or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of paragraphs A, C, D, or E above.

No such rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.

G. There shall be no dumping, injection, or burial of materials then known to be environmentally hazardous, including vehicle bodies or parts.

2. RESERVED RIGHTS

A. Grantor reserves the right to maintain, repair or replace utilities on the Property that serve the Property or unrestricted land of the Grantor.

B. Grantor reserves the right to create ponds for the purpose of agriculture, fire protection, or wildlife habitat enhancement, in accordance with a plan developed by the U.S. Soil Conservation Service or other similar agency then active.

C. Grantor reserves the right to post against vehicles, motorized or otherwise.

D. Grantor reserves the right to post against hunting.

E. Grantor reserves the right to construct one (1) non-residential structure, not to exceed 200 square feet in floor space, to be used for the sole purpose of observing wildlife.

F. The Grantor must notify the Grantee in writing before exercising the reserved rights provided for in Parts B and E of this Section.

3. AFFIRMATIVE RIGHTS OF GRANTEE

A. The Grantee shall have reasonable access to the Property and all of its parts for such inspection as is necessary to maintain boundaries, to determine compliance and to enforce the terms of this Conservation Easement Deed and exercise the rights conveyed hereby and fulfill the responsibilities and carry out the duties assumed by the acceptance of this Conservation Easement Deed.

B. There is hereby conveyed pedestrian access to, on and across the Property for transitory passive recreational purposes, but not camping, by members of the public; but the Property may be posted against such access or otherwise restricted by the Grantee in the public interest.

4. NOTIFICATION OF TRANSFER, TAXES, MAINTENANCE

A. Grantor agrees to notify the Grantee in writing within 10 days after the transfer of title of the Property.

B. Grantee shall be under no obligation to maintain the Property or pay any taxes or assessments thereon.

5. BENEFITS AND BURDENS

A. The burden of the easement conveyed hereby shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of said easement shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferrable only to the State of New Hampshire or the U.S. Government or any subdivision of either of them consistently with Section 170 (c) (1) of the U.S. Internal Revenue Code, as amended, which government unit has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation purposes of this easement. Any such assignee or transferee shall have like power of assignment or transfer. In accordance with RSA 221-A, under which this Conservation Easement Deed is acquired, "The sale, transfer, conveyance, or release of any such land or interest in land from public trust is prohibited." (RSA 221-A:11)

6. BREACH OF EASEMENT

A. When a breach of this Easement comes to the attention of the Grantee, it shall notify the then owner (Grantor) of the Property in writing of such breach, delivered in hand or by certified mail, return receipt requested.

D. Said Grantor shall have 30 days after receipt of such notice to undertake those actions, including restoration, which are reasonably calculated to swiftly cure the conditions constituting said breach and to notify the Grantee thereof.

C. If said Grantor fails to take such curative action, the Grantee, its successors or assigns, may undertake any actions that are reasonably necessary to cure such breach, and the cost thereof, including the Grantee's expenses, court costs and legal fees shall be paid by the said Grantor, provided the said Grantor is determined to be directly or indirectly responsible for the breach.

D. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantors for any injury to or change in the Property resulting from natural events beyond Grantor's control, including, and limited to, fire, flood, storm, and earth movement or from any prudent action taken by Grantors under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such cases.

7. CONDEMNATION

A. Whenever all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate in whole or in part the Easement conveyed hereby, the Grantor and the Grantee shall thereupon act jointly to recover the full damages resulting from such taking with all incidental or direct damages and expenses incurred by them thereby to be paid out of the damages recovered.

B. The balance of the damages (or proceeds) recovered shall be paid 36% to the Grantor and 64% to the Grantee which percentages represent the full and fair market values of the respective interest of the Grantor and Grantee in the Property which is the subject of this Easement Deed immediately after the execution and delivery hereof taken as a proportion of the sum of said values. The Grantee shall use its share of the proceeds in a manner consistent with the conservation purposes set forth.

8. SEVERABILITY

If any provision of this Easement, or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

The Grantee by accepting and recording this Conservation Easement Deed for itself, its successors and assigns, agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein provided for and incumbent upon the Grantee, all in the furtherance of the conservation purposes for which this Conservation Easement Deed is delivered.

IN WITNESS WHEREOF, We have hereunto set our hands this 6th day of October, 1989.

Joseph C. Meyette
Joseph C. Meyette, Grantor

Orville B Fitch
Witness

Margaret E. Meyette
Margaret E. Meyette, Grantor

Orville B Fitch
Witness

The State of New Hampshire
Sullivan Co, ss.

Personally appeared Joseph C. Meyette and Margaret E. Meyette who acknowledged the foregoing to be their voluntary act and deed.

Before me,

Robert Chamberlain
Notary Public
ROBERT CHAMBERLIN, Notary Public
My Commission Expires August 7, 1992



ACCEPTED: Town of Cornish

By: *Michael M. Yatsevitch*
Michael M. Yatsevitch, Cornish Board of Selectmen

Orville Fitch
Orville Fitch, Cornish Conservation Commission

APPENDIX A

Seven certain tracts or parcels of land situated in Cornish in the County of Sullivan and State of New Hampshire, bounded and described as follows:

Tracts 1 through 6 being shown on a Plan of Land entitled Property of Evelyn G. Lear, Cornish, N.H." dated August 22, 1974, Prepared by James H. Neil, which plan is recorded in Planfile 1, Pocket 1, Folder 2, as No. 19 in Sullivan County Registry of Deeds, said tracts being more particularly described as follows:

Tract 1 - Beginning at the northwesterly corner of said Tract 1 at the intersection of Route 120 and Jackson Road, thence running easterly along a stone wall on the southerly side of Jackson Road a distance of 446 feet to a bend in said wall; thence South 47° 45' East along a stone wall a distance of 275 feet to a point at the end of said stone wall; thence South 46° 30' East along a wire fence a distance of 279 feet to a point where the end of a stone wall meets a wire fence; thence South 68° 30' East along a wire fence a distance of 174 feet to a point; thence South 62° 30' East a distance of 108 feet along a stone wall to a point; thence North 52° 50' East a distance of 52 feet to a point on the southwesterly side of Skyline Drive, the previous five courses being along land now or formerly of one H. Bean; thence in a southeasterly direction along the southwesterly side Skyline Drive a distance of 445 feet to a point at the northwest corner of Tract 5 shown on said plan; thence South 19° 30' West along a wire fence and stone wall marking the westerly boundary of Tracts 5 and 6 shown on said plan a distance of 1,507 feet to a stone or concrete bound; thence continuing South 19° 30' West a distance of 467 feet along a wire fence marking the westerly line of land now or formerly of H. Bean to a stake and stones; thence North 71° 10' West along wire fence and stone wall a distance of 2,523 feet along land of B. F. Hawkins and Arthur Hunt to an iron pin in a corner of stone walls; thence North 40° 00' East a distance of 533 feet along a stone wall and wire fence to a point; thence North 70° 50' West along a wire fence a distance of 419 feet to a corner of stone walls; the previous two courses being along land now or formerly of one Gobin; thence North 19° 15' East along a stone wall and wire fence a distance of 253 feet to a point on the southeasterly side of Route 120; thence running northeasterly along the southeasterly side of Route 120 a distance of 500 feet to a point; thence running northwesterly 17 feet to a point; thence running in a northeasterly direction along Route 120 a distance of 40 feet to an iron pin at the southwest corner of land now or formerly of Rice; thence South 44° 30' East a distance of 436 feet to an iron pin; thence North 59° 45' East a distance of 439 feet to an iron pin; thence North 57° 00' West a distance of 487 feet along a wire fence to a point on the southeasterly side of said Route 120, the previous three courses being along land now or formerly of said Rice; thence running northeasterly along Route 120 for a distance of 1,029 feet to the stone wall on the southerly side of said Jackson Road marking the point of beginning. Tract 1 containing 111 acres, more or less.

Tract 2 - Beginning at a point on the northwesterly side of Route 120 at land now or formerly owned by one Rollins; thence North 19° 15' East along a wire fence at land of the said Rollins a distance of 178 feet to an intersection of stone walls; thence North 72° 15' East along a stone wall a distance of 160 feet to a point; thence North 65° 00' East a distance of 133 feet to the end of stone wall; thence North 58° 30' East along a wire fence a distance of 142 feet to a point; thence North 51° 15' West a distance of 320

feet to a stone wall at Cemetery Road, the last four courses being along Edminster Cemetery; thence North 20° 30' East in part along a stone wall on the easterly side of Cemetery Road a distance of 245.5 feet to the southerly side of Jackson Road; thence in an easterly direction along the southerly side of said Jackson Road a distance of 1130 feet to the intersection of the southerly side of said Jackson Road with the northwesterly side of Route 120; thence in a southwesterly direction along the northwesterly side of Route 120 for a distance of 1,695 feet, more or less, to the point or place of beginning. Tract 2 containing 9.9 acres, more or less.

EXCEPTING AND RESERVING from Tract 2 herein the portion of said Tract 2 containing 2.0 acres, depicted on a survey entitled "Plan Showing Portion of Land Owned By Joseph C. & Margaret E. Meyette Not to be Included in New Hampshire Land Conservation Investment Program Located in Cornish, New Hampshire", which plan was prepared by Wayne C. McCutcheon, dated June 27, 1989, and which plan is recorded in said Registry in Planfile 3, Pocket 23, which 2.0 acre tract is more particularly described as follows:

Beginning at an iron pin set in the ground at the intersection of the southerly side of Jackson Road with the northwesterly side of Route 120; thence in a southwesterly direction 443 feet, more or less, to an iron pin, which course has a closure line of S. 37° 59' W. for a distance of 441.2 feet; thence N. 70° 14' W. a distance of 369.2 feet to an iron pin on the southerly side of said Jackson Road; thence in a general northeasterly direction along the southerly side of said Jackson Road a distance of 659 feet, more or less, to the iron pin marking the point of beginning, said course having a closure line of N. 70° 42' E. for a distance of 657.9 feet.

Tract 3 - Beginning at a point on the northerly side of Jackson Road at the Southeasterly corner of land owned by Meehan and Kelleher; thence North 20° 30' East along a wire fence and stone wall a distance of 388 feet to an intersection of stone walls; thence South 70° 00' East a distance of 728 feet along a wire fence and stone wall to a point on the northerly side of said Jackson Road; thence running southwesterly along the northerly side of Jackson Road for a distance of 830 feet to the point or place of beginning. Tract 3 contains 3.2 acres, more or less.

Tract 4 - Beginning at a point on the northeasterly side of Skyline Drive, so-called at land now or formerly of Ray Mark; thence South 70° 30' East in part along a stone wall a distance of 260 feet to an iron pin at the end of said wall; thence South 17° 30' West a distance of 91 feet to an iron pin on the northerly side of said Skyline Drive; thence running northwesterly along Skyline Drive for a distance of 280 feet to the point or place of beginning. Tract 4 contains .33 acres, more or less.

Tract 5 - Beginning at a point on the southerly side of Skyline Drive at the northwesterly corner of land now or formerly of Chicoine; thence running South 17° 45' West a distance of 478.5 feet along a wire fence to a stone or concrete bound; thence North 52° 00' 10" West a distance of 530 feet along the northerly line of Tract 6 shown on said plan to a point; thence North 19° 30' East along a wire fence a distance of 478.5 feet to a point on the southerly side of said Skyline Drive; thence running Southeasterly along Skyline Drive for a distance of 528 feet to the point or place of beginning. Tract 5 contains 5.3 acres, more or less.

Tract 6 - Beginning at a stone or concrete bound at the southwesterly corner of Tract 6 shown on said plan, which bound marks the northwesterly corner of land formerly owned by one H. Bean, thence North 19° 30' East a distance of 1,030 feet along a wire fence and stone wall along a portion of Tract 1 shown on said plan to a point; thence South 52° 00' 10" East along

the southerly line of Tract 5 herein a distance of 530 feet to a stone or concrete bound at land now or formerly of Chicoine; thence South 17° 45' West a distance of 806 feet along land of said Chicoine to a point; thence South 76° 45' East along the northerly line of land formerly of Bean a distance of 531.5 feet to bound marking the point or place of beginning. Tract 6 contains 10.9 acres, more or less.

Tract 7 - Being shown on a Plan of Land owned by Joseph C. and Margaret E. Meyette, Off Skyline Drive, Cornish, N.H." dated April 4, 1989, prepared by Wayne McCutcheon, which plan is recorded in the Sullivan County Registry of Deeds in Planfile 3, Pocket 49, said Tract being more particularly bounded and described as follows:

Beginning at an existing stone bound which marks the northwesterly corner of the tract herein described; thence running North 87° 57' East along land of now or formerly of Meyette a distance of 531.5 feet to an iron pin; thence continuing North 87° 57' East along the southerly line of land now or formerly of Chicoine a distance of 789.7 feet to an iron pin set at existing stake and stones; thence North 87° 31' East a distance of 10.9 feet to an iron pin; thence South 05° 43' West a distance of 1,654.1 feet along land now or formerly of Lawrence R. Bean, Robert Bean and Ronald Bean to an iron pin; thence North 86° 33' West a distance of 446.5 feet along land now or formerly of Charles J. Martineck and Hillard N. Einbinder to an existing stone bound; thence South 81° 39' 30" West a distance of 894.9 feet along land of the City of Claremont to an existing stone bound; thence North 05° 38' 30" East a distance of 894.3 feet to an existing stone bound; thence North 05° 50' East a distance of 342.4 feet along land now or formerly of Frank B. and Theresa M. Hawkins to an iron pin in an existing stone pile; thence North 05° 05' East a distance of 472.4 feet along land of said Meyette to the stone bound marking the point or place of beginning. Tract 7 contains 49.8 acres, more or less.

Tracts 1 through 6 described herein being the same premises conveyed by Margaret E. Meyette to Joseph C. Meyette and Margaret E. Meyette by deed dated September 13, 1988 and recorded in said Registry in Vol. 862, Pg. 5.

Tract 7 described herein being all and the same premises conveyed by Herbert G. Bean and Vera M. Bean to Joseph C. Meyette and Margaret E. Meyette by deed dated September 29, 1988, recorded in said Registry in Vol. 864, Pg. 168.

RECEIVED

1989 OCT -6 PM 3:01

SULLIVAN COUNTY
REGISTRY OF DEEDS

CORNISH LOCAL LAND CONSERVATION GRANT

The Town of Cornish targeted the Meyette property in their local project. Two match properties were provided by the Colby and Barker families. All three parcels were protected by conservation easements, securing over 330 acres from future development.

Meyette Parcel

The target property, a 188.4 acre parcel owned by Joseph and Margaret Meyette, is located on both sides of Route 120 in South Cornish. The land also has frontage on Jackson Road, Cemetary Road, and Skyline Drive. It consists of approximately 30 acres of open tillage and pasture with the balance in woodlands. The farm is enrolled in the Tree Farm program and has a beautiful stand of white pine and mixed hardwood under active management. The Meyettes are wildlife enthusiasts and have managed their land to promote bird and game species, particularly through their use of "corridor cuts" and releases of old apple trees.

The easement on the Meyette parcel, appraised at \$181,000, was purchased for \$139,500 with LCIP funds in October, 1989.

Barker Parcel

Two adjoining parcels containing 56 acres of forest and pasture owned by Isa-

belle Barker were also protected. Mrs. Barker and her late husband Leonard received the Cornish Conservation Commission's Conservationist of the Year award in 1987, acknowledging the Barkers' commitment to soil and water conservation. The property is expertly managed and located on Tiff Road, adjacent to the Blue Mountain Forest Preserve (a private hunting preserve of ap-

proximately 25,000 acres) in the eastern section of town.

The easement on the Barker parcel, appraised at \$28,000 (August, 1988) was donated as match for this project, which closed in October, 1989.

Colby Parcel

The 92-acre White Swan Farm belonging to Virginia Colby was placed under con-

SUMMARY INFORMATION

CORNISH

MEYETTE PARCEL

GRANTOR: Margaret E. & Joseph C. Meyette
GRANTEE: Town of Cornish
ACRES: 188.4
DATE ACQUIRED: 10-6-89
INTEREST ACQUIRED: Conservation Easement
TOTAL PURCHASE PRICE: \$139,500
BOOK AND PAGE NUMBER OF DEED CONVEYED: 895/683
PLAN RECORDED: Pocket63 PF3
DATE PLAN RECORDED: 10-6-89

BARKER PARCEL

GRANTOR: Isabelle E. & E. Leonard Barker
GRANTEE: Town of Cornish
ACRES: 56.0
DATE ACQUIRED: 10-6-89
INTEREST ACQUIRED: Conservation Easement
TOTAL PURCHASE PRICE: Donation
BOOK AND PAGE NUMBER OF DEED CONVEYED: 857/77
PLAN RECORDED: Pocket 19 PF3
DATE PLAN RECORDED: 10-6-89

COLBY PARCEL

GRANTOR: Virginia Colby
GRANTEE: Town of Cornish
ACRES: 92.0
DATE ACQUIRED: 10-6-89
INTEREST ACQUIRED: Conservation Easement
TOTAL PURCHASE PRICE: Donation
BOOK AND PAGE NUMBER OF DEED CONVEYED: 895/106

ervation easement through the LCIP local grant program. The land is a diverse mix of woodland, wetland, and open field habitat, that when combined with almost 1,000 acres of adjoining conservation easement land owned by Michael and Gratian Yatsevitch, provides significant habitat for deer, wild turkey, and bear.

Ten of the acres are open; the balance is wooded. The parcel is situated along the Cornish/Plainfield town line and has frontage on Hell Hollow Road and St. Gaudens Road. There is a small one-half acre beaver pond on the property, near the building. The soils support hay and pasture uses. The wooded land has gentle to steep slopes, suited to timber production and woodland uses, and offers protection of the watershed. Nineteen acres is in a tree farm (red pines). A power line right-of-way exists across the west portion of the parcel. In general, the property is considered developable.

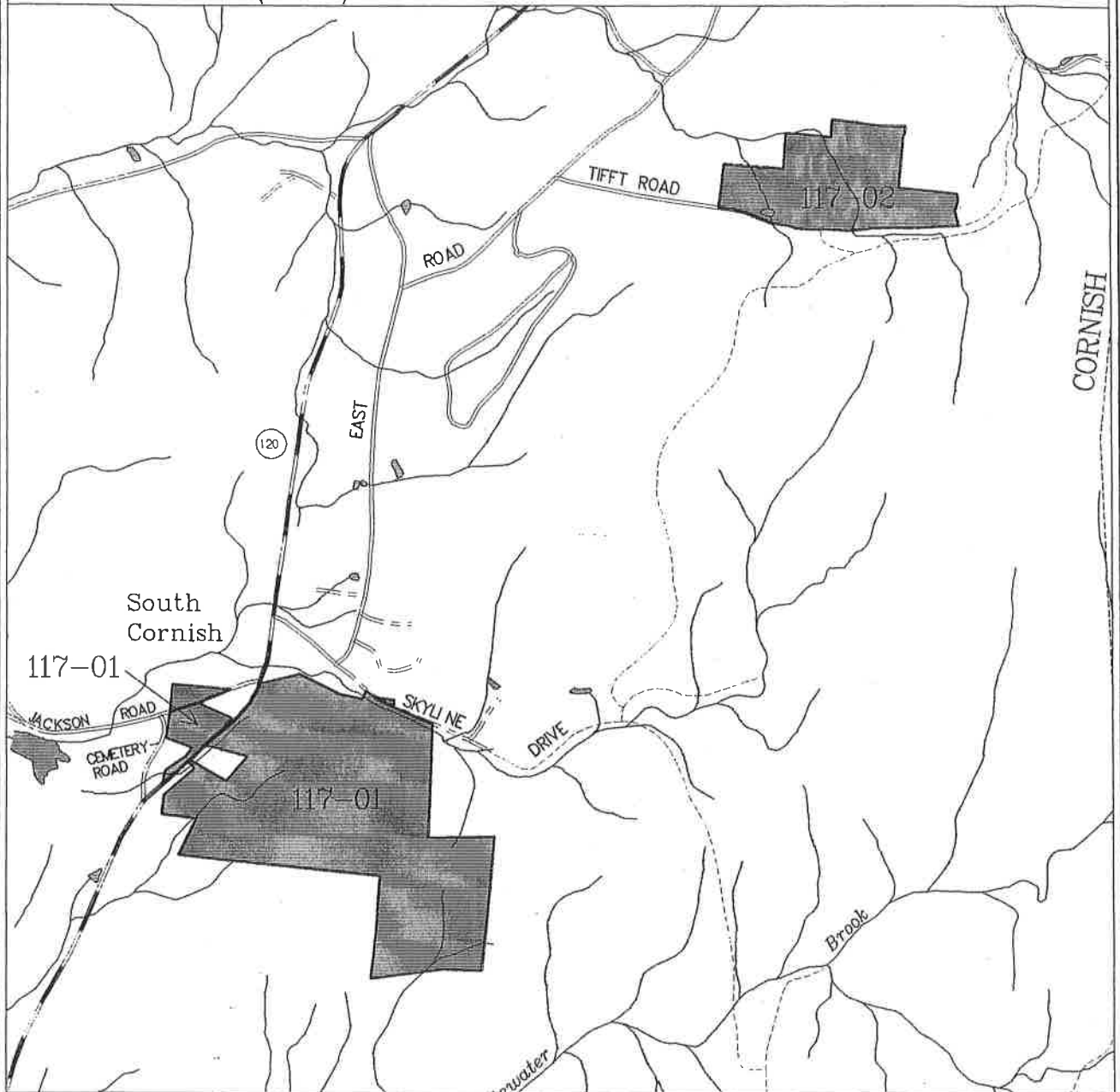
The easement on the Colby parcel, valued at \$70,000 in December, 1987, was donated for match in this project. The total appraised value of this project, which closed on October 6, 1989, was \$279,000. Total cost to the LCIP for this project was \$139,500, protecting 336.47 acres in the Town of Cornish.

Printed by the Land Conservation Investment Program, c/o 2-1/2 Beacon Street, Concord, NH 03301 - March, 1993

LAND CONSERVATION INVESTMENT PROGRAM

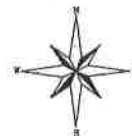
TOWN OF CORNISH (1 OF 2)

Cornish



PARCEL ID	ACREAGE	GRANTOR
117-01	188.4	MEYETTE (ESMT)
117-02	56.0	BARKER (ESMT)

- LCP parcel
- Other LCP parcels
- State-owned lands
- Surface water
- River or stream
- Town boundary
- County boundary
- State boundary
- Primary route
- Secondary route
- Road or street
- Unimproved road
- Other road
- Trail
- Railroad
- Pipeline/transmission line



SCALE 1:24,000
(1 inch = 2000 ft.)

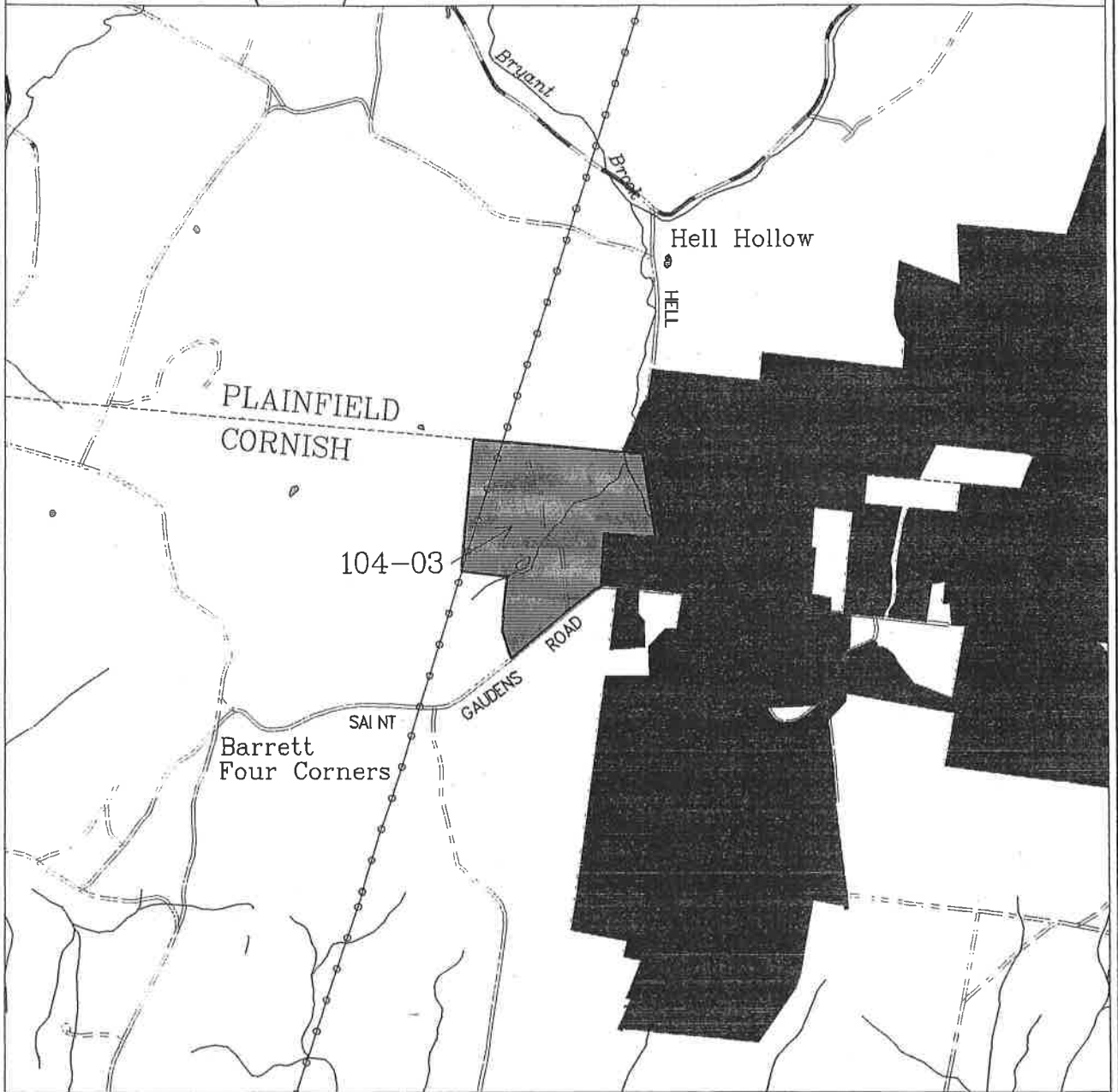
Map by:
Complex Systems Research Center
University of New Hampshire
March, 1993



LAND CONSERVATION INVESTMENT PROGRAM

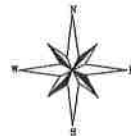
TOWN OF CORNISH (2 OF 2)

Cornish



PARCEL ID	ACREAGE	GRANTOR
104-03	92.0	COLBY (ESMT)

- LCP parcel
- Other LCP parcels
- State-owned lands
- Surface water
- River or stream
- Town boundary
- County boundary
- State boundary
- Primary route
- Secondary route
- Road or street
- Unimproved road
- Other road
- Trail
- Railroad
- Pipeline/transmission line



SCALE 1:24,000
(1 inch = 2000 ft.)

Map by:
Complex Systems Research Center
University of New Hampshire
March, 1993



CORNISH

BARKER, 56.0 a. Conservation Easement

MEYETTE, 188.4 a. Conservation Easement

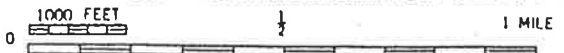
L.C.I.P. Local Project

CORNISH

Barker CE

Meyette CE

J.S.G.S:
Mt. Ascutney, VT-NH
1984 PROV
Enlarged to scale of
1:24,000 (approx.)



MAPSMITH
MAPPING SERVICE

L.C.I.P.
1992

Other Properties protected by this project:

<u>Owner/Grantor</u>	<u>Acquisition Method</u>	<u>Acreage</u>
Virginia Colby	Conservation Easement	94
E. Leonard Barker	Conservation Easement	53

The State of New Hampshire, represented by the Executive Director of the Land Conservation Investment Program, and the Municipality of Cornish, New Hampshire, mutually agree to perform this agreement in accordance with RSA 221:A, the Administrative Rules of the Land Conservation Investment Program (Document #4407, Rule #Land 100-1100), and all other pertinent New Hampshire laws.

The State of New Hampshire hereby obligates for payment from the Land Conservation Investment Program Fund that amount as specified above on Page one as "LCIP Contribution" in the form of a check made jointly payable to the municipality and landowner specified on Page one of this contract at the place and time of closing mutually agreed upon between the municipality and the landowner.

The municipality accepts the following obligations, which pertain to all donated and purchased lands and interests in lands acquired by the execution of this contract:

- 1) The municipality hereby obligates to utilize the funds herein provided by the State for the acquisition of the property referenced on page one of this contract as soon as possible;
- 2) The municipality shall return to the State any funds herein provided to the extent of any loss due to any title that proves to be less than clear or marketable for all property protected under this contract;
- 3) The municipality agrees to return to the State any funds herein provided to the extent of any loss due to material misrepresentations regarding the properties protected by this contract;
- 4) The municipality agrees to record at the appropriate County Registry of Deeds the deed or easement instrument to be conveyed;
- 5) The municipality, in signing this agreement, absolves the State of New Hampshire from any liability associated with the property to be acquired and any properties or interests donated to the municipality as part of this project;
- 6) The municipality agrees to limit the use of lands or interests in lands acquired to conservation purposes as provided

for in RSA 221:A and the Administrative Rules (Document #4407, Rule #Land 100-1100); the municipality agrees to monitor the terms of any conservation easement(s) acquired by this contract in a manner consistent with the requirements of RSA 221:A and the Administrative Rules of the Land Conservation Investment Program;

7) The municipality agrees that any and all public access provided for will be non-discriminatory, that any and all access provided the public to the protected properties will be provided to all members of the public;

8) The municipality agrees to maintain the bounds of the properties protected.

BY: M. Robert Ballard
Selectman
For the Municipality

Date 8/11/89

Michael M. Yatsenitch
Selectman
For the Municipality

Date 8/11/89

Justin M. ...
Selectman
For the Municipality

Date 8-11-89

BY: Will Abbott
Will Abbott, Executive Director
For the State

Date 8-16-89

Reviewed and approved as to form and execution.

Date: 8-22-89

[Signature]
Assistant Attorney General

I hereby certify that the Governor and Council approved this contract.


Date _____

Secretary of State

SLR: 2024-003 Greenfield




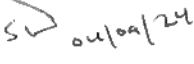
**STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION**

From:  Louis Barker
Railroad Planner

Date: April 5, 2024

At: Bureau of Rail and Transit

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

Shelley Winters, Director 
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

.....

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 surplused? 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

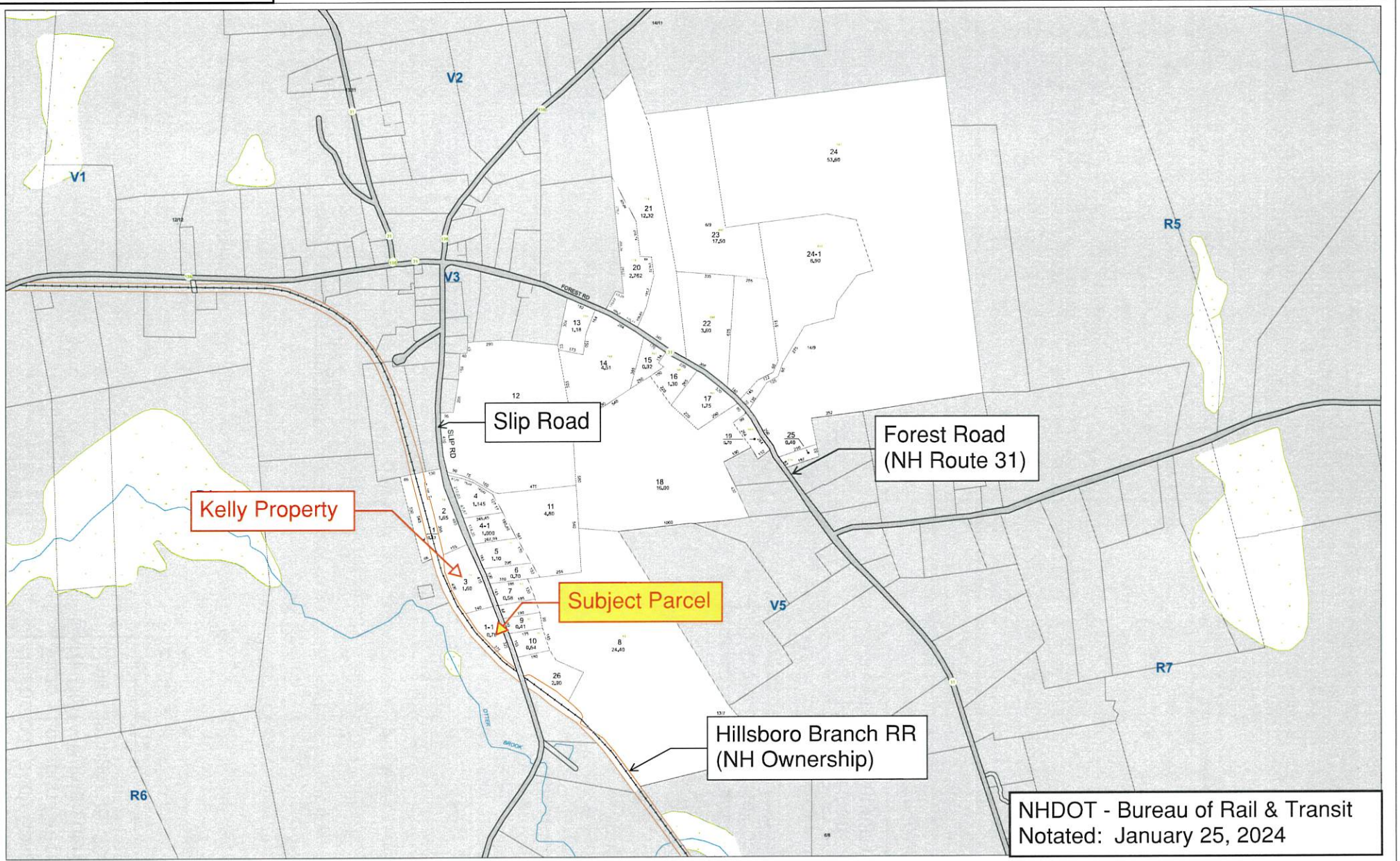
Please provide a description for any "yes" responses to question #10.

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.

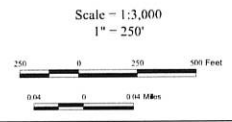
Please paste any maps and photographs submitted as part of this application here.



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

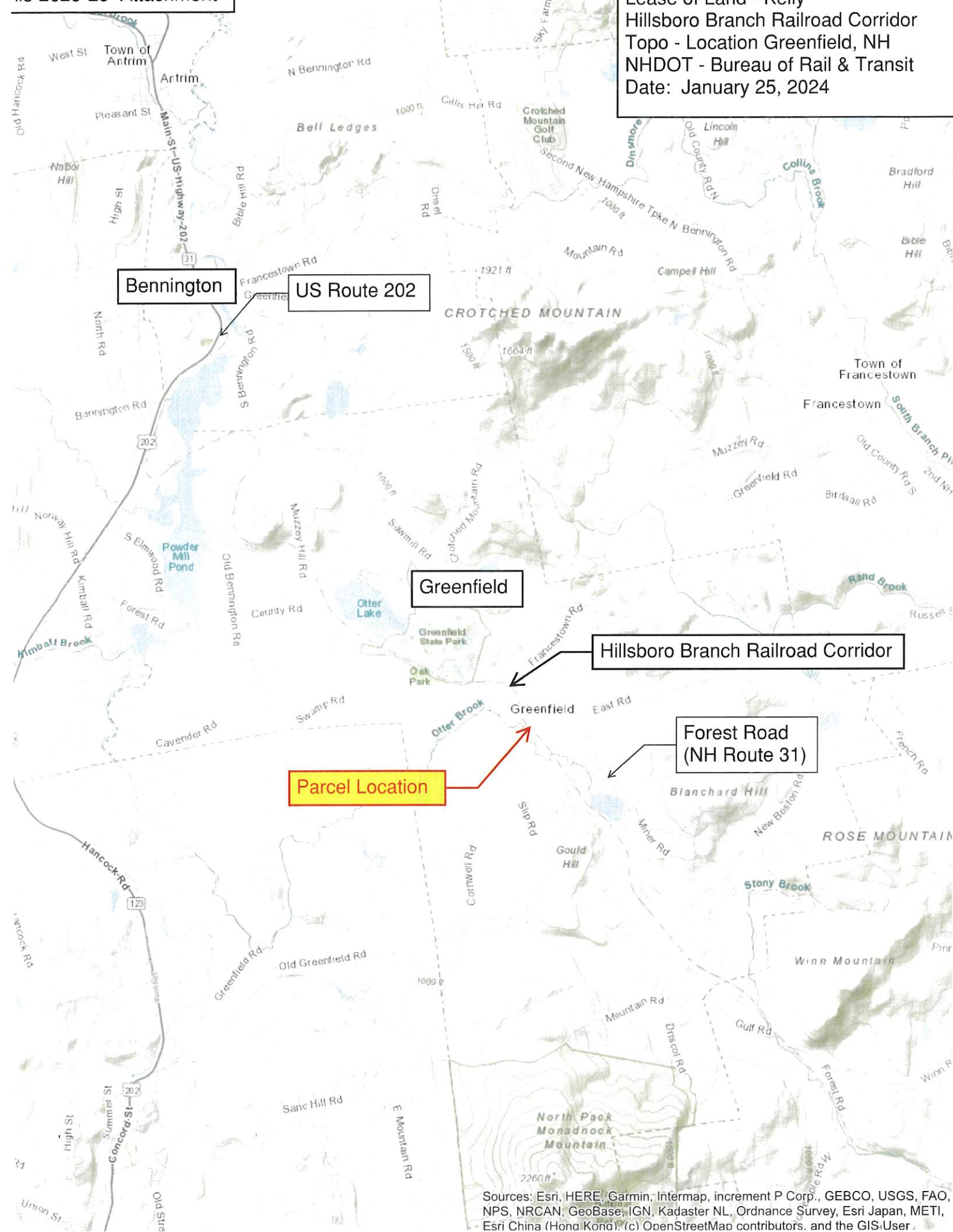
ORIGINAL MAPPING BY
WILLIAM C. MACADAM & ASSOCIATES
REVISED AND REPRINTED BY CAI TECHNOLOGIES
NOT INTENDED FOR SITE SPECIFIC WORK.
NOT FOR SURVEYING PURPOSE. FOR REFERENCE ONLY.

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



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

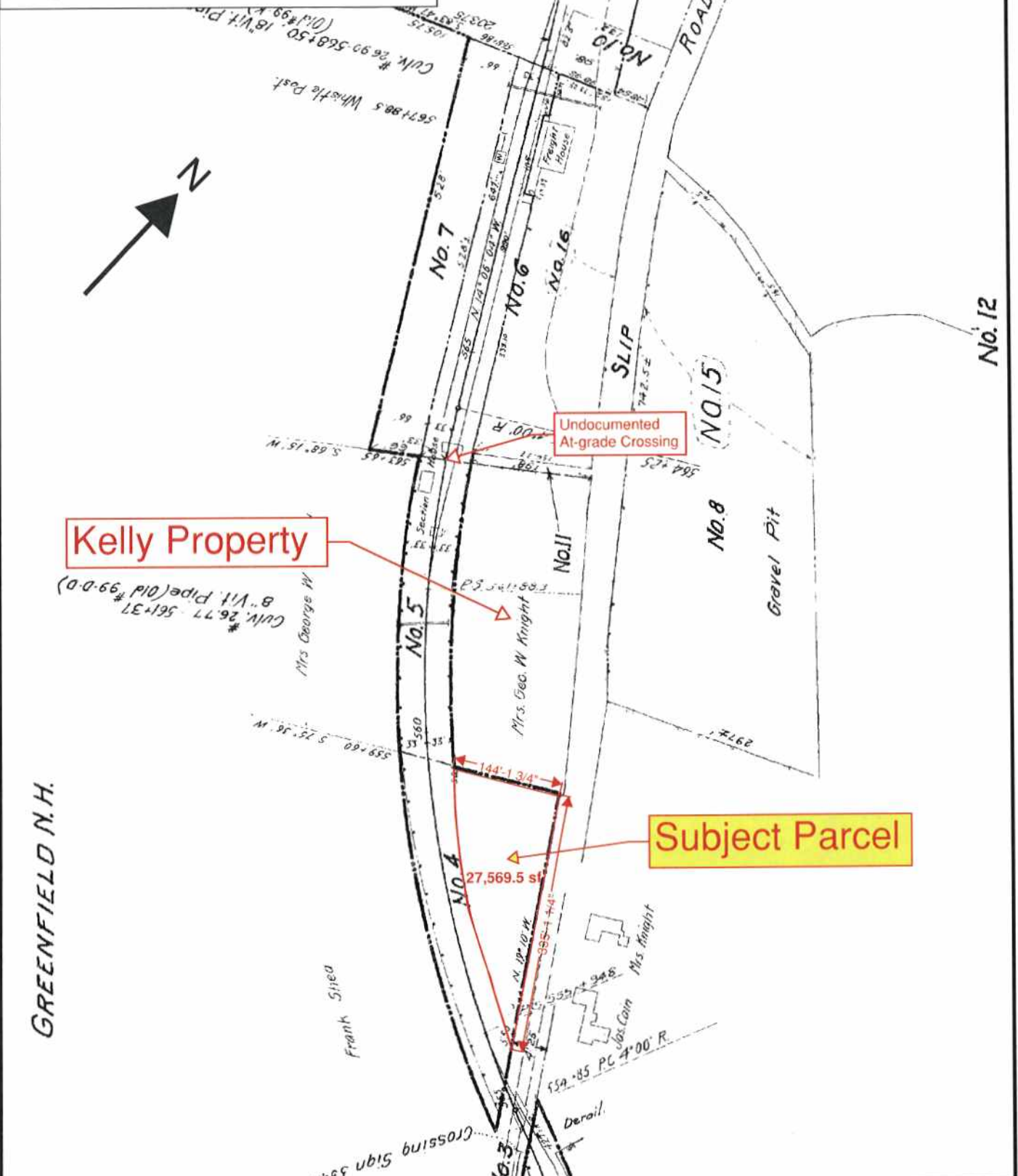
Kelly Property

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



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.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

16213

Project Boundaries and Description

- Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in Table 1. *(Blank table forms are available on the DHR website.)* Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
EMMIT or in-house records search conducted on / / .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.** Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Maria Nubi DSHR Date: 7/18/24

Shank, Heather

From: Sales, Tracie
Sent: Friday, July 5, 2024 1:05 PM
To: Shank, Heather
Cc: Michele Tremblay; Larry T. Spencer (lts@mail.plymouth.edu)
Subject: RE: SLR Proposals

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Heather,

On behalf of the Rivers Management Advisory Committee (RMAC), thank you for the opportunity to review CORD SLR 2024-003 in Greenfield and the information about the Keene sale sent as 2024 CORD SLR 004 in Keene.

The RMAC understands that the Keene property information was sent inadvertently and is not open for review. The property in question also lies outside of the RMAC's area of jurisdiction.

The Greenfield railroad property on Slip Road (2024 CORD SLR 003) falls within RMAC jurisdiction. Following established RMAC procedures, the RMAC chair and vice chair determined that lease of this parcel would have *di minimis* impact on the nearby stream based on the proposed use of the property and the location of the railroad bed which lies between the parcel in question and the stream. Under these conditions, the RMAC has no objection to the lease of the railroad parcel described in 2024 CORD SLR 003 Greenfield.

Please contact Michele L. Tremblay, RMAC Chair, at MLT@naturesource.net or at 603.796.2615 if you have any questions about the RMAC's response.

Sincerely,
Tracie

Tracie Sales
Rivers & Lakes Programs Administrator
NH Department of Environmental Services
(603) 271-2959

From: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Sent: Monday, June 24, 2024 3:05 PM
To: ccoates@co.cheshire.nh.us; thorner@swrpc.org; edragon@ci.keene.nh.us; Labash, Marika <Marika.S.Labash@dncr.nh.gov>; Schneible, Elizabeth <Elizabeth.A.Schneible@dncr.nh.gov>; Gallagher, Ken <kenneth.r.gallagher@livefree.nh.gov>; Marks, Nisa M <nisa.m.marks@des.nh.gov>; Sales, Tracie <tracie.j.sales@des.nh.gov>; Michele Tremblay <mlt@naturesource.net>; tqarles@devinemillimet.com; Graaskamp, Garret <Garret.W.Graaskamp@wildlife.nh.gov>
Subject: SLR Proposals

Good afternoon,

The attached SLR proposals will be on the August 8th CORD agenda. The meeting is at 100 N. Main St., from 3-4 pm.

If you have questions about the application, please reach out to the Agency Contact. If you have questions about the CORD meeting, feel free to reach out to me.

Thank you,
Heather

Heather R. Shank, AICP
Senior Planner

Office of Planning and Development
Department of Business and Economic Affairs
State of New Hampshire
P: 603-271-1762
nheconomy.com // choosenh.com // visitnh.gov



SLR: 2024-004 Claremont



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street - Room 100
Concord, New Hampshire 03301
Office@das.nh.gov

Charles M. Arlinghaus
Commissioner
(603) 271-3201

Catherine A. Keane
Deputy Commissioner
(603) 271-2059

Sheri L. Rockburn
Assistant Commissioner
(603) 271-3204

June 28, 2024

Taylor Caswell, Commissioner
Joseph Doiron, Chair, Council on Resources and Development (CORD)
NH Department of Business and Economic Affairs
100 North Main Street, Suite 100
Concord, New Hampshire 03301

RE: CORD Surplus Land Review – Proposed Sale of Monadnock Mill property in Claremont

Dear Sirs:

The Department of Administrative Services proposes to dispose by sale of the Monadnock Mill building and land located at 17 Water Street in Claremont, New Hampshire. The property consists of a parcel of land approximately 0.25 acres in size and a 4-story office building with approximately 21,697 square feet of gross building area originally constructed in 1840, both of which directly abut the Sugar River. The rear portion of the building foundation is also part of the river wall that lines the south bank of the Sugar River in this area. The Department has managed the subject property for many years as a State government office building in the historic mill district of downtown Claremont. The last remaining State agency "tenant" of the building on site was the Department of Health and Human Services (DHHS), which operated its local district office in the building until earlier this spring, at which point DHHS vacated the subject property and moved its district office to another location in the region.

The Department no longer has any need or use for the subject property, which due to the age and construction of the building and its location atop the river wall/bank has become relatively costly to renovate and maintain over the years. Please submit the attached Surplus Land Review application to CORD for the requested review and recommendation for disposal of the subject property, preferably at the meeting of CORD scheduled for August 8, 2024.

Sincerely,

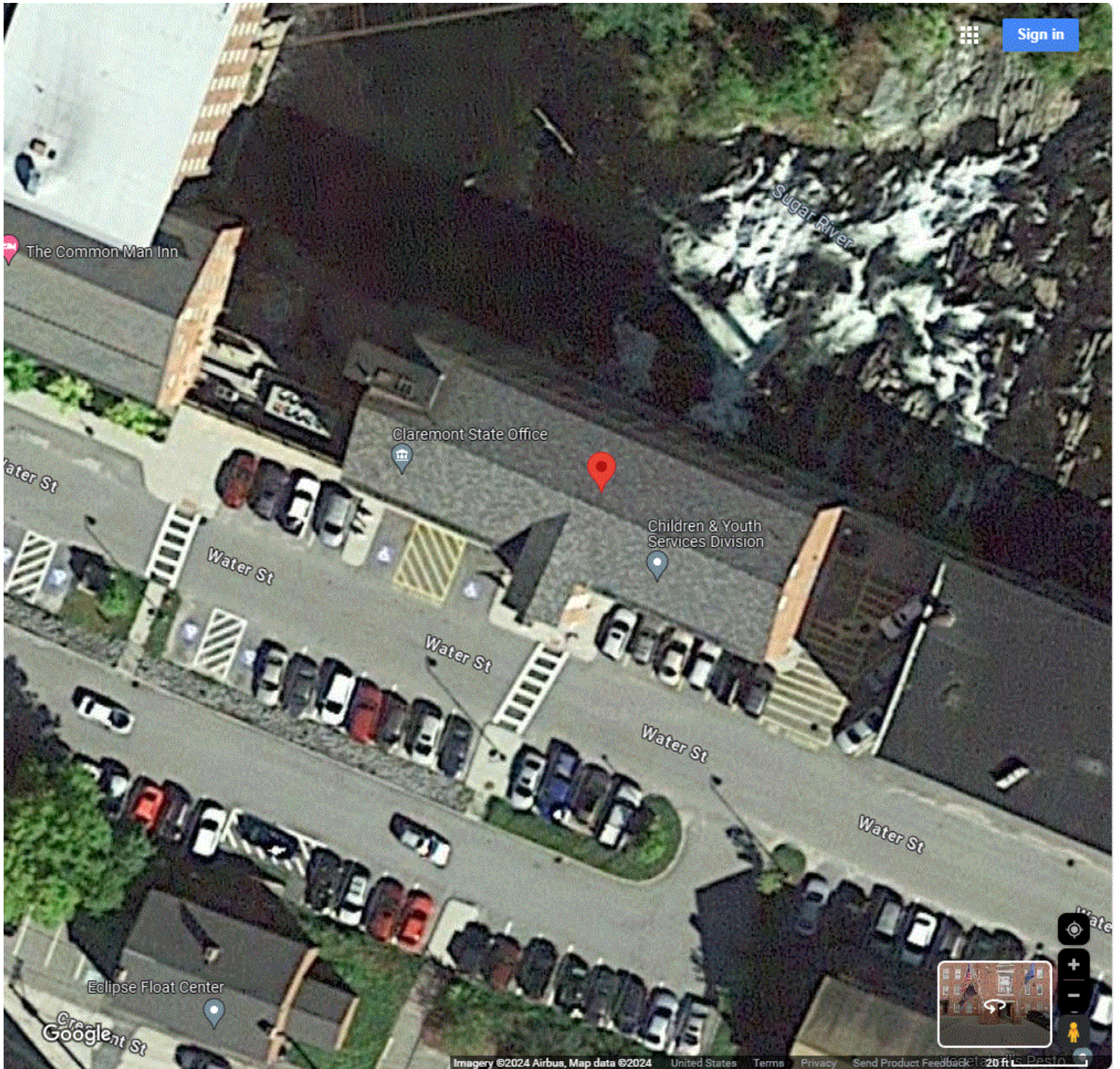
A handwritten signature in blue ink, appearing to read "J. Nylund".

Jared J. Nylund
Real Property Asset Manager



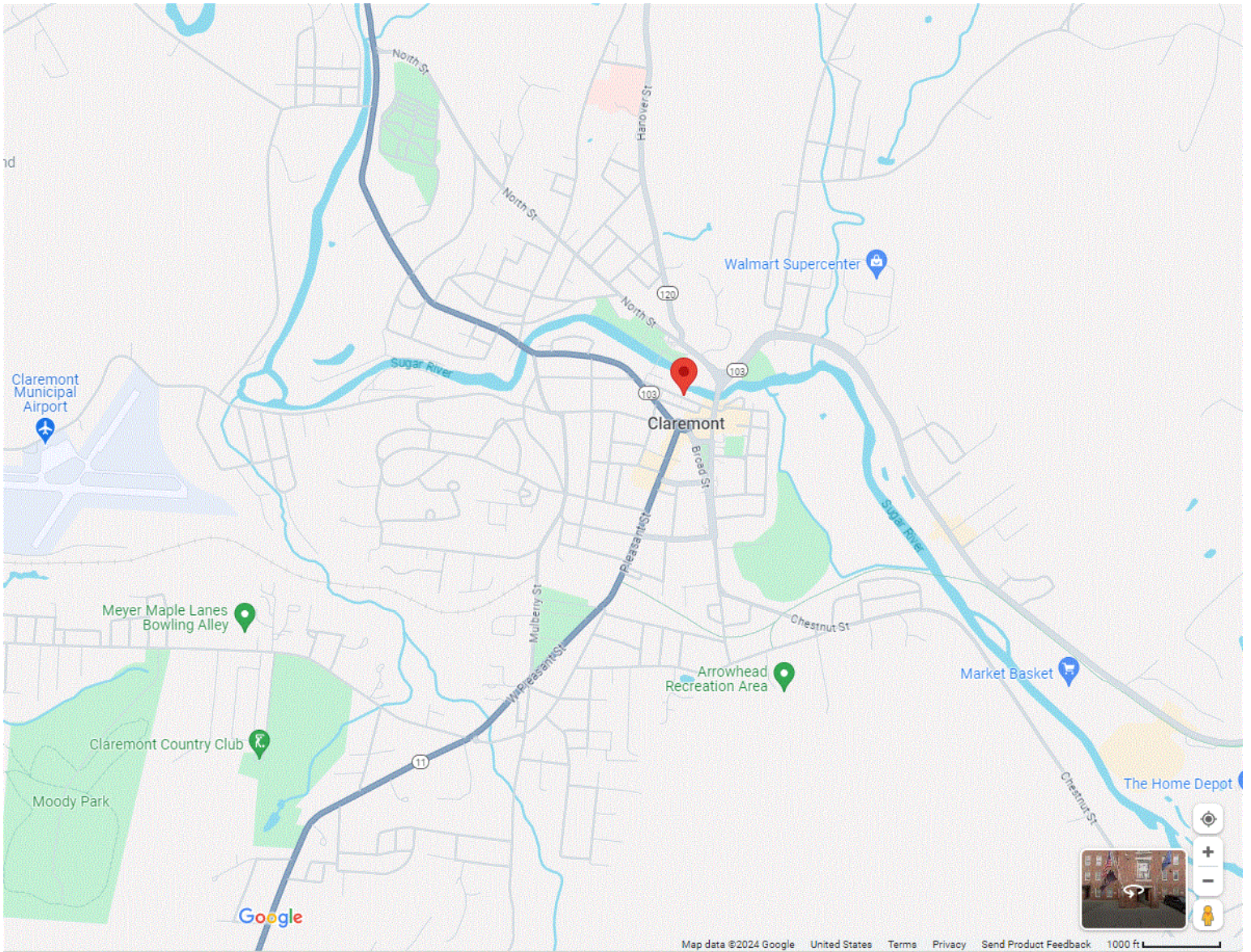
17 Water Street
Claremont, New Hampshire
(Claremont Tax Map 120, Lot 8)

City of Claremont GIS Tax Map Detail



17 Water Street
Claremont, New Hampshire
(Claremont Tax Map 120, Lot 8)

Aerial Imagery from Google Maps



17 Water Street
Claremont, New Hampshire
(Claremont Tax Map 120, Lot 8)

Location Mapped by Google Maps

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Administrative Services

Agency Contact Person: Jared Nylund, Real Property Asset Manager
Address: 25 Capitol Street, Concord, NH 03301
Phone Number: (603) 271-7644
E-Mail: jared.j.nylund@das.nh.gov

Applicant Contact Person: same
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: 17 Water Street, Claremont, NH 03743 (Tax Map 120, Lot 8)

Acreage: approximately 0.25 acres

Requested Action: Recommendation for disposal by sale

Term of Lease or Easement: n/a

.....

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?

State government office building

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

Unknown and n/a; most likely use by a buyer, without substantial renovation, would be as a multi-tenant office or mixed-use building

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.

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

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

The Monadnock Mill building on site is a 4-story former mill building originally constructed in 1840 that has been renovated repeatedly and eventually into an office building. It includes approximately 21,697 square feet of gross building area.

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

Yes **No**

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

Historically known as Monadnock Mill # 1, the building on site has already had a Character-Defining Features Report prepared in September 2021 commissioned by DAS at the request of the NH Division of Historical Resources, which report is now on file in the NHDHR records. The report was requested in response to a February 2021 Request for Project Review form filed by DAS with NHDHR in which the contemplated "project" was the proposed disposal of the subject property by sale.

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)

The site is on Water Street in the middle of the historic mill district along the Sugar River in downtown Claremont, so the entire area consists of fully developed urban lots.

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).

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)

Directly from the abutting city street (Water Street)

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.

The subject property is located on the south bank of the Sugar River.

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

As proposed, the sale of the property will not include any potential new development. Otherwise, development of the property apparently would be subject to RSA 483-B.

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:

As proposed, the sale of the property will not include any potential new development.

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: the northerly boundary of the subject property features a river wall that lines the south bank of the Sugar River, with no stairs or other river access provided.

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

n/a

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Threatened or endangered species.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The Sugar River directly abuts the property.



New Hampshire Council on Resources and Development

MEMORANDUM

TO: Adam Pirrie, City Manager, City of Claremont
Derek Ferland, County Administrator, Sullivan County Board of Commissioners
Meghan Butts, Executive Director, Upper Valley Lake Sunapee RPC

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

DATE: July 7, 2024

SUBJECT: **State Owned Land, Surplus Land Review for Claremont, NH
2024 SLR 004**

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.



Rob Dapice
Executive Director/CEO
rdapice@nhhfa.org

July 26, 2024

Charles M. Arlinghaus, Commissioner
NH Department of Administrative Services
25 Capitol Street, Room 100
Concord, NH 03110

Subject: Surplus Land Disposal, 17 Water Street, Claremont

Dear Commissioner Arlinghaus:

We understand that the Department of Administrative Services is preparing to declare as surplus to its needs the property located at 17 Water Street in Claremont, NH, and has informed the Council on Resources and Development of its intention to do so.

New Hampshire Housing has begun a preliminary review of this property. This letter is to give you advance notice of our possible intention to request the transfer of that property to NH Housing pursuant to the provisions of RSA 204-D:2.

To give us the chance to complete our assessment of the property, we will ask the Council on Resources and Development to delay its review.

We also request that your staff provide NH Housing and/or its agents access to the property's interior so that we may evaluate its potential for residential development.

Please let me know who on your staff can coordinate access to the structure.

We look forward to working with you and your staff to potentially complete the expeditious transfer of the property's ownership to NH Housing. Thank you for your consideration and cooperation with this request.

Sincerely,

Robert B. Dapice
Executive Director/CEO

cc: Council on Resources and Development (Department of Business and Economic Affairs)

VOTING MEMBERS

Michele L. Tremblay
Chair
Conservation
Community

Larry T. Spencer
Vice Chair
Conservation
Commissions

Christopher Hodgdon
NH Fish & Game
Commission

Brooke Kenline-Nyman
Historic/Archeological
Interests

Frederick J. McNeill
Municipal Officer

Madeleine Mineau
Granite State
Hydropower Assoc.

Carl Paulsen
Recreational Interests

Cory Ritz
Local River Management
Advisory Committees

Mitchell Thayer
Business & Industry
Association

Donald L. Ware
Public Water Suppliers

Vacant
Agricultural Community

NON-VOTING MEMBERS

Peter Bowman
NH Dept. of Natural and
Cultural Resources

Austin Brown
NH Department of
Safety (*Interim*)

Mark Hemmerlein
NH Department of
Transportation

John Magee
NH Fish & Game
Department

Heather Shank
BEA Office of Planning
and Development

Allen Wyman
NH Dept. of Agriculture,
Markets & Food

STAFF

Tracie Sales
Program Administrator

Sydney Gendreau
Planning Assistant

NH Rivers Management Advisory Committee

NH Rivers Management and Protection Program



July 24, 2024

Joseph Doiron, Chair NH Council on Resources and Development
NH Department of Business and Economic Affairs
100 North Main Street, Suite 100
Concord, NH 03301

RE: State Owned Land, CORD 2024 SLR 004 Claremont, NH

Dear Chair Doiron,

The Rivers Management Advisory Committee (RMAC) has reviewed and prepared comment on the Council on Resources and Development's (CORD) proposed land disposal of a state-owned property in Claremont, New Hampshire. This property encompasses the Monadnock Mill building, a 4-story building originally constructed in 1840 and located at 17 Water Street on the south bank of the Sugar River. This building has most recently been used as a local office for the Department of Health and Human Services

On July 19, 2024, the RMAC determined that the committee did not object to the surplus land disposal provided the following conditions were met. Given the historical status of the Claremont site, the RMAC requests that the cultural significance of the site be maintained after the sale. Additionally, given the site's proximity to the river, the RMAC requests that any future development be held under the highest of standards for river health, with protections against construction debris pollution.

Pursuant to RSA 483:14 I, "No state-owned property adjacent to or providing access to a river shall be disposed of by the state except upon the review and recommendation of the advisory committee."

The RMAC is a legislatively created body charged to work with the New Hampshire Department of Environmental Services (NHDES) to administer RSA 483, the Rivers Management and Protection Program. The Governor and Council appointed Committee is composed of members from business, agriculture, hydroelectric, municipal government, water supply, conservation, recreation, fish and game, and historical interests.

Should you have any questions regarding this letter, please feel free to contact me at 603.796.2615 or MLT@naturesource.net.

Sincerely,

Michele L. Tremblay, Chair

Chair Joseph Doiron
CORD, July 24, 2024
Page 2

ec: Jared Nylund, Real Property Asset Manager, NHDAS
Tracie Sales, Rivers and Lakes Program Administrator, NHDES
RMAC Representatives
Robert R. Scott, Commissioner, NHDES

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED
FEB 19 2021

DHR Use Only	
R&C #	12478
Log In Date	2/19/21
Response Date	9/27/21
Sent Date	9/28/21

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
 This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION	
Project Title	Evaluation for Possible Sale - Monadnock Mill
Project Location	17 Water Street
City/Town	Claremont
Tax Map	120
Lot #	8
NH State Plane - Feet Geographic Coordinates:	Easting 805754 Northing 319198
<i>(See RPR Instructions and R&C FAQs for guidance.)</i>	
Lead Federal Agency and Contact <i>(if applicable)</i>	n/a
<i>(Agency providing funds, licenses, or permits)</i>	
Permit Type and Permit or Job Reference #	
State Agency and Contact <i>(if applicable)</i>	DAS, Karen Rantamaki
Permit Type and Permit or Job Reference #	
APPLICANT INFORMATION	
Applicant Name	Department of Administrative Services
Mailing Address	25 Capitol Street, Room 113
Phone Number	603-271-2698
City	Concord
State	NH
Zip	03301
Email	karen.l.rantamaki@das.nh.gov
CONTACT PERSON TO RECEIVE RESPONSE	
Name/Company	Karen Rantamaki
Mailing Address	25 Capitol Street, Room 113
Phone Number	6032712698
City	Concord
State	NH
Zip	03301
Email	karen.l.rantamaki@das.nh.gov

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. **Include a self-addressed stamped envelope** to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.labash@dncr.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

12478

Project Boundaries and Description

- Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (Informative photo captions are requested.)
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1.** (Blank table forms are available on the DHR website.)
EMMIT or in-house records search conducted on / / .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No

If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No

If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review. Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments:

Thank you for providing the Character-Defining Features Report for Monadnock Mill #1 as requested. No additional study required before transfer.

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Medie Miller, ASHP

Date: 9/27/21

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION 16214

Project Boundaries and Description

- Attach the Project Mapping using **EMMIT** or relevant portion of a 7.5' USGS Map. (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
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- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1**. (Blank table forms are available on the DHR website.) Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
EMMIT or in-house records search conducted on / / .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No

If no, skip to Archaeology section. If yes, submit all of the following information:

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- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments:


If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: *Nickie White, DSHPO* Date: 7/18/24

Other Business: Keene ROW



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

From:  Louis A. Barker
Railroad Planner

Date: May 22, 2024

At: Bureau of Rail and Transit

Subject: Sale of Railroad property, Keene
Cheshire Branch Railroad Corridor

To: Stephen LaBonte, Bureau of Right of Way
James A. Marshall, Bureau of Highway Design
Alan Hanscom, Bureau of Highway Maintenance
Matt Urban, Bureau of Environment
John Kallfelz, District 4 Engineer
Carol Niewola, Aeronautics

The abutter has submitted a request to purchase approximately 3,612 square feet (0.08 acres) of railroad property in the City of Keene owned by the State and under the jurisdiction of the Bureau of Rail & Transit. I am enclosing a copy of a plan and a map that shows the location.

The proposal is primarily for a lot line adjustment. The existing structures encroach on the state-owned railroad corridor at this location. The proposal would not only eliminate the management of the encroachment but would facilitate the abutter's ability to maintain its property. This railroad corridor has been out of service since the 1970's and this parcel was subject to the current encroachment prior to State ownership.

Please review the proposed sale to determine if the Department has any interest in the subject parcel for future projects. Please send the completed Inter Office memo to Lou Barker within 30 days to express interest or concern that your Bureau/District may have with the sale of this property by the State. If a response is not received after 30 days, it will be determined that your Bureau/District has no interest in the parcel and that information will be included in a summary to the Directors and Commissioners.

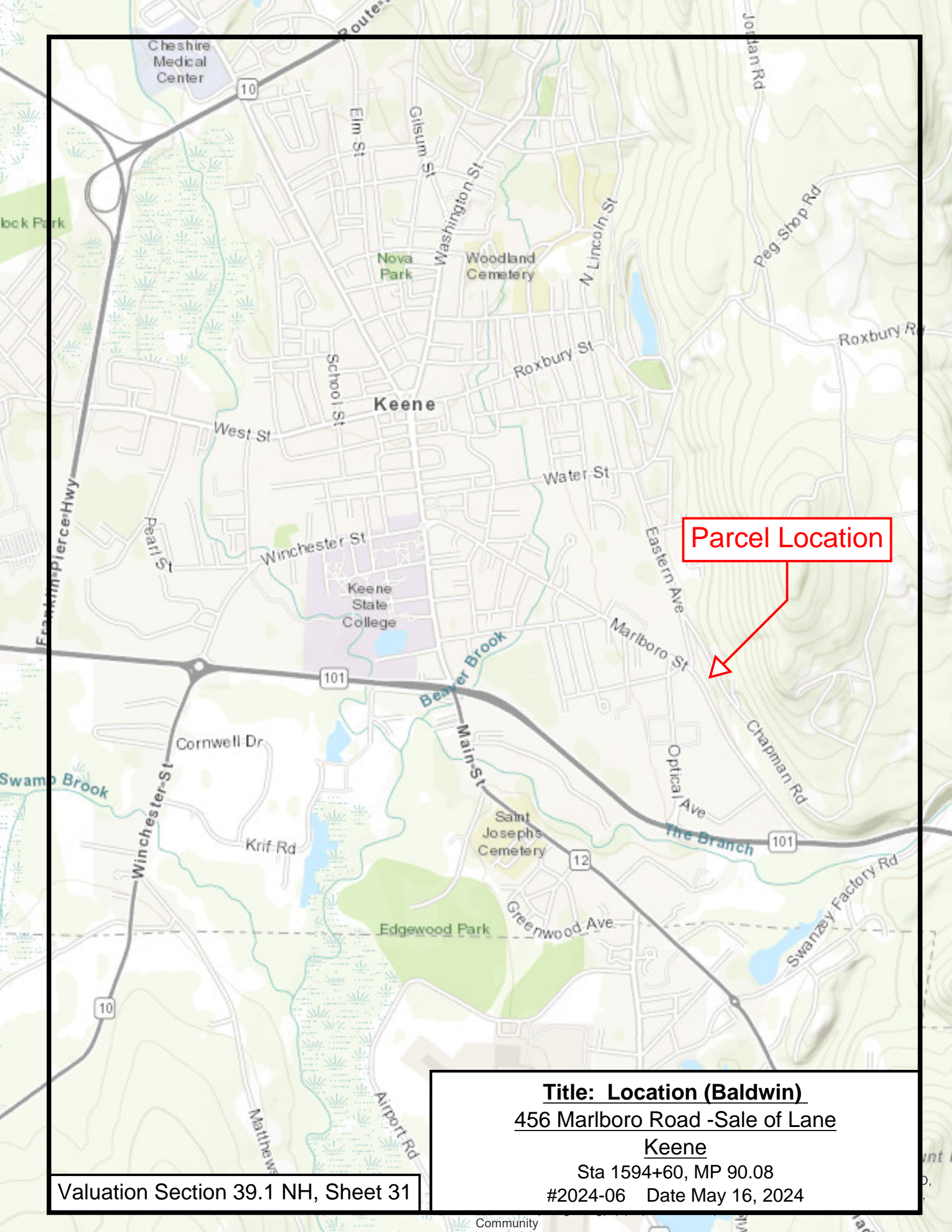
By copy of this memo I am also informing other State agencies and the City of Keene of this transaction and asking that they forward any comments to me within 30 days.

If you have any questions, please don't hesitate to contact me.

Enclosures

cc: Trails Bureau, DNCR
Council, City of Keene
Department of Business and Economic Affairs - Office of Planning

- 1) Topo – Location (Baldwin) dated May 16, 2024
- 2) Valuation Section 39.1NH Sheet 31 (Location) dated March 18, 2024.
- 3) Plan from Submittal dated March 18, 2024.
- 4) Image of location dated March 18, 2024.



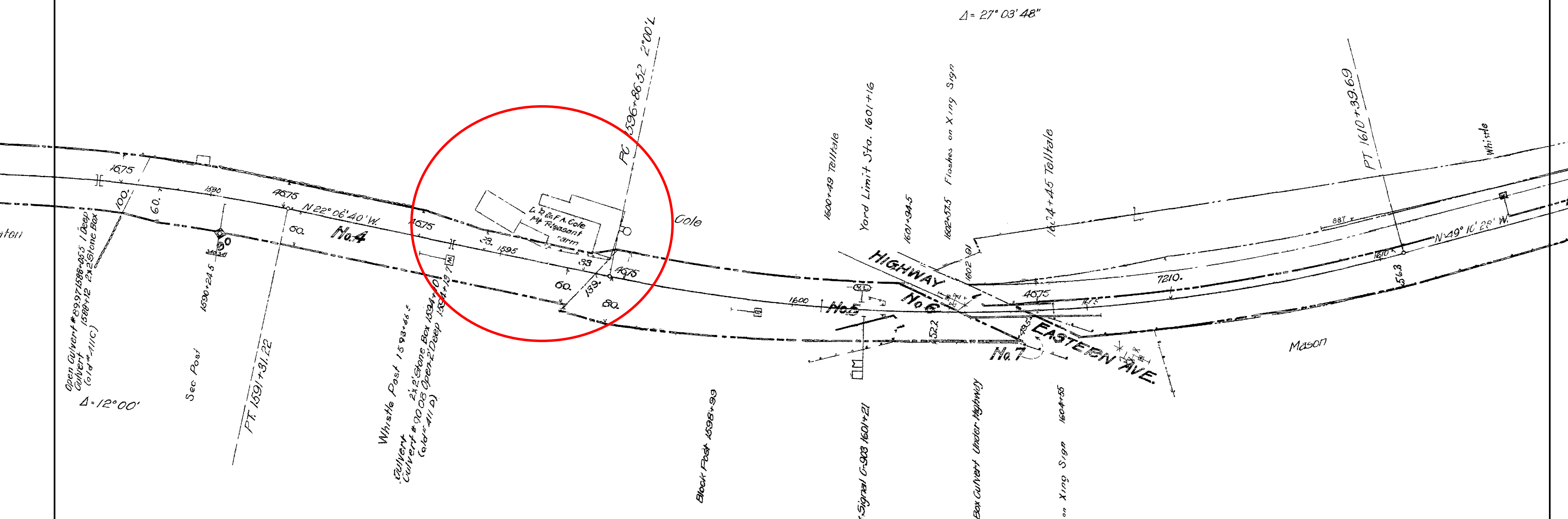
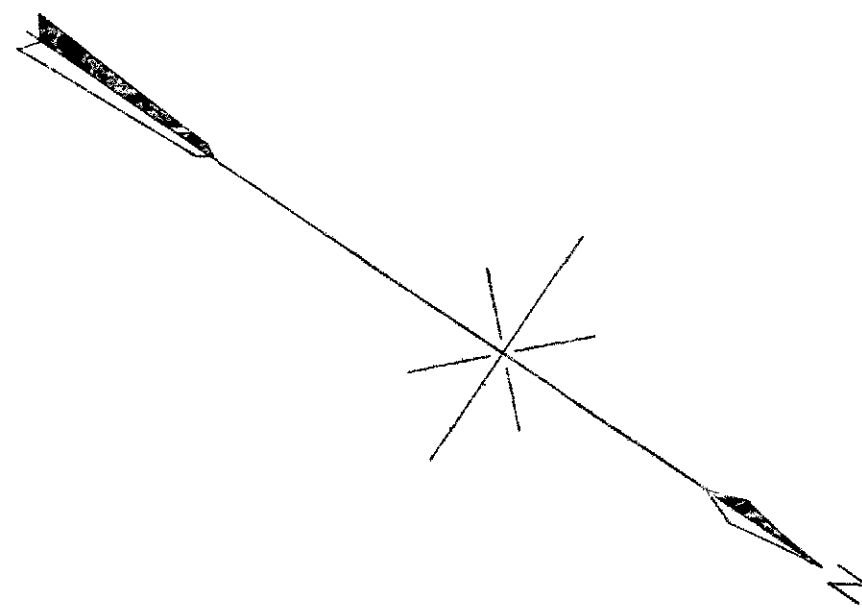
Parcel Location

Valuation Section 39.1 NH, Sheet 31

Title: Location (Baldwin)
456 Marlboro Road - Sale of Lane
Keene

Sta 1594+60, MP 90.08
#2024-06 Date May 16, 2024

KEENE N.H.



Valuation Section 39.1 NH, Sheet 31
Sta 1594+60, MP 90.11
456 Marlboro Road -Sale of Land
Keene
2024-06 Date: March 18, 2024

192 Eastern Ave.
(RIMA BOOKKEEPING SERVICE
PO Box 70
Keene, NH 03431)

450 Marlboro St.
(Gallup and Hall
730 Milford Rd.
Merrimack, NH
03054)

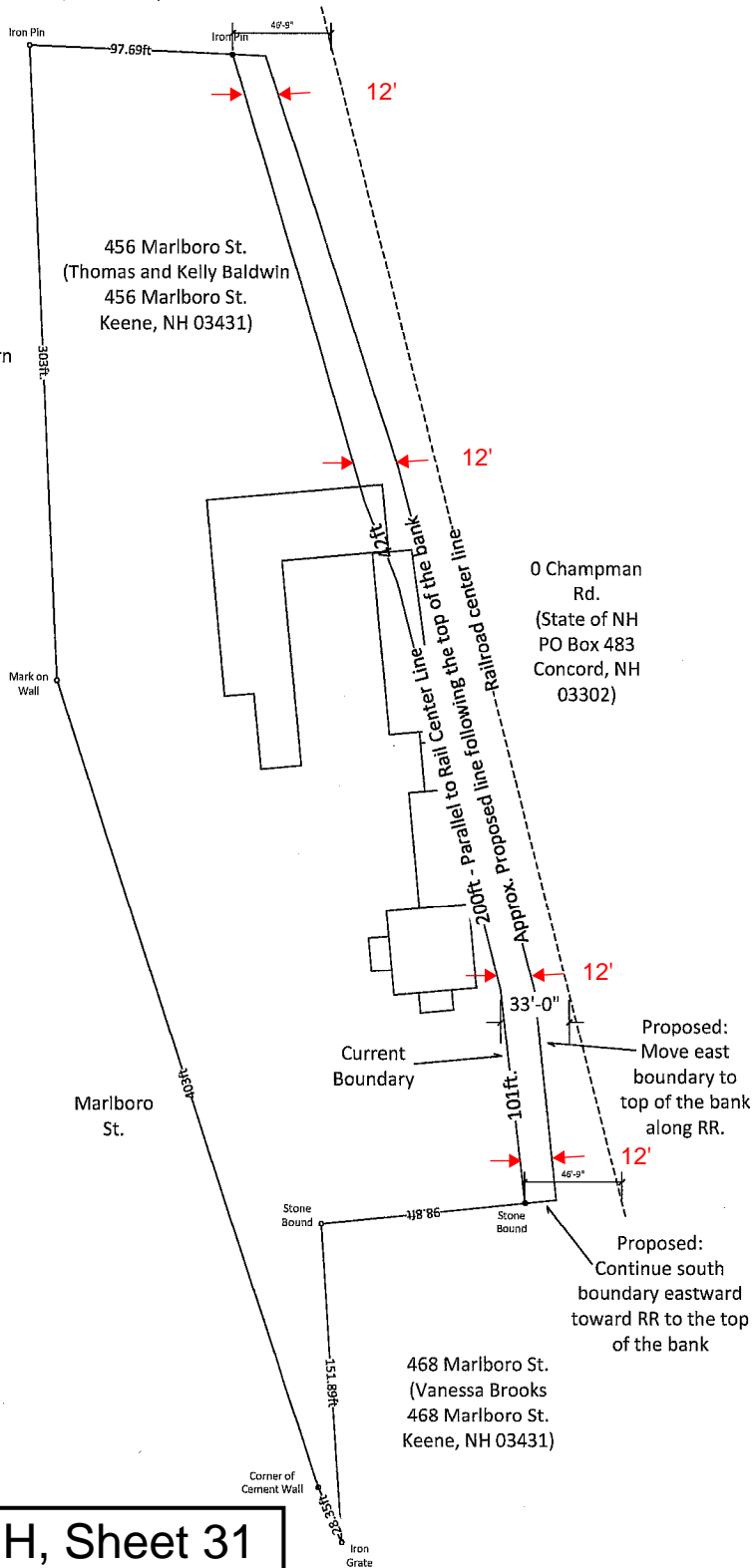
0-6-8-10 Optical Dr.
(East Keene RE LLC
7 Corporate Dr.
Keene, NH 03431)

Eastern Ave.

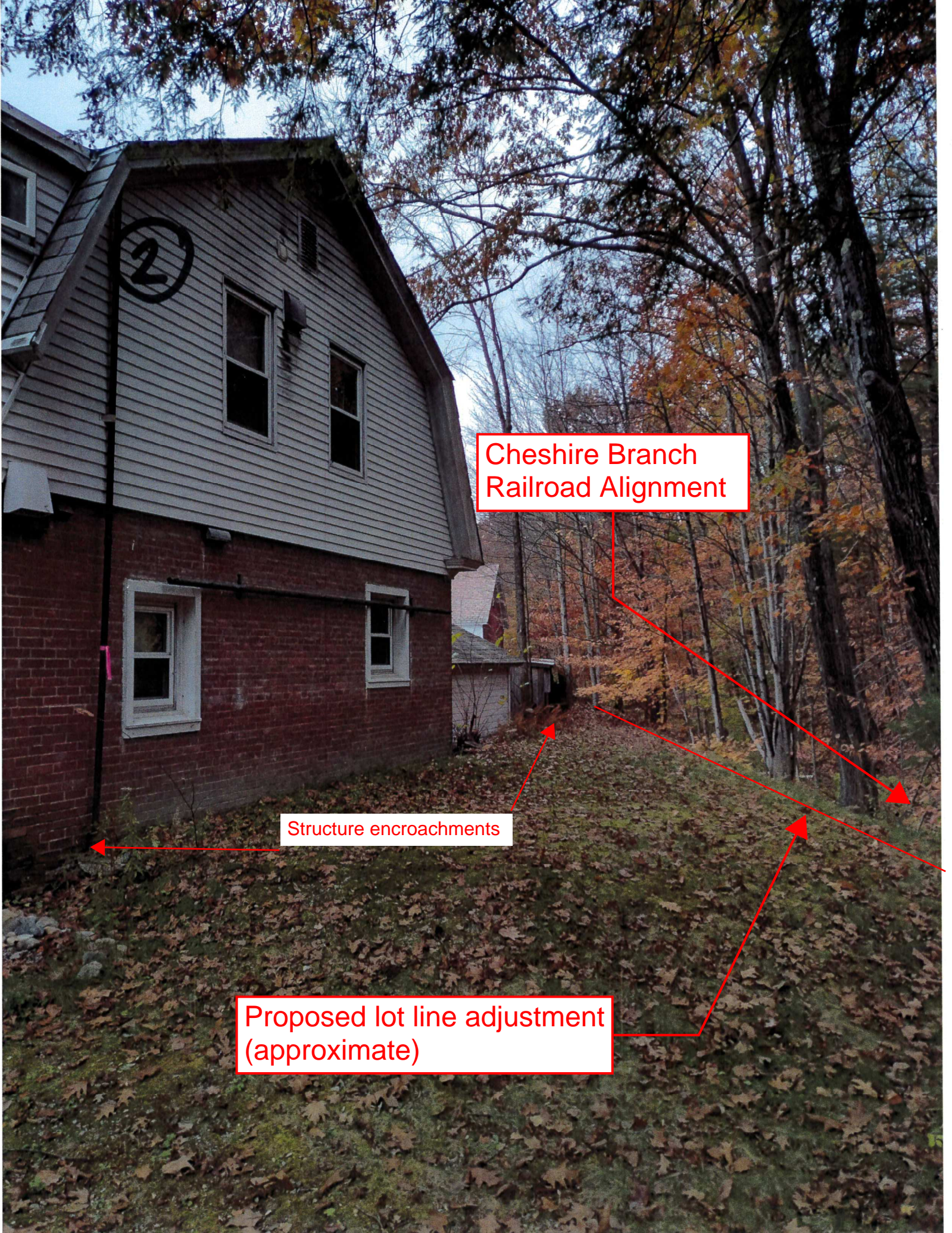
Marlboro St.

468 Marlboro St.
(Vanessa Brooks
468 Marlboro St.
Keene, NH 03431)

0 Champman Rd.
(State of NH
PO Box 483
Concord, NH
03302)



Valuation Section 39.1 NH, Sheet 31
Sta 1594+60, MP 90.11
456 Marlboro Road -Sale of Land
Keene
2024-06 Date: March 18, 2024



2

Cheshire Branch
Railroad Alignment

Structure encroachments

Proposed lot line adjustment
(approximate)