



New Hampshire Council on Resources and Development

DRAFT MINUTES – August 8, 2024

MEMBERS PRESENT

- Joseph Doiron, Designee, Department of Business and Economic Affairs, Chair
- John Martin, Designee, Department of Health and Human Services
- Allen Wyman, 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
- Jared Nylund, Designee, Department of Administrative Services
- Jack Ruderman, New Hampshire Housing Finance Authority
- Adam Crepeau, Designee, Department of Environmental Services

MEMBERS ABSENT

- Betsey McNaughten, Designee, NH Fish & Game

OTHER PARTICIPANTS

- Heather Shank, Department of Business and Economic Affairs, OPD (CORD Staff)
- Allen Brooks, CORD Attorney, Attorney General’s Office, Department of Justice
- Charlotte Harding, NH Conservation Land Stewardship Program
- Lou Barker, Department of Transportation, Rail and Transit

ROLL CALL AND INTRODUCTIONS

The meeting was opened at 3:02 pm by Chair Doiron.

MINUTES

Approval of June 13, 2024 meeting minutes.

June 13th, 2024 minutes were reviewed, several changes were made.

MOTION: *On a motion by Mr. Martin, seconded by Mr. Ruderman, the June 13th, 2024 minutes were approved as amended, unanimously, with abstentions due to absence at the June 13th meeting by Mr. Doyle and Mr. Crepeau.*

LAND CONSERVATION INVESTMENT PROGRAM (LCIP)

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.

50 Mr. Walker was not present. Ms. Shank shared Mr. Walker’s concern that the town allowed
51 tracks to be conveyed to separate owners, possibly in violation of the easement deed.

52
53 Upon review of the easement documents, Mr. Brooks, attorney for CORD, could find no
54 language prohibiting the action, as can be found in other similar deeds.

55
56 Ms. Shank conveyed Mr. Walker’s stated concern that additional property owners can create
57 more complication for the town and staff to monitor, which CORD members may want to
58 consider when reviewing new easement documents.

59
60 Mr. Doyle asked for clarification that there was no change of use. Mr. Wyman commended
61 Steve for identifying the issues.

62
63 No motions were made.

64
65 **SURPLUS LAND REVIEW**

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67 **A. SLR 2024-003 Greenfield – The Bureau of Rail and Transit (DOT) proposes to lease**
68 **approximately .63 acres of railroad land (Hillsboro Branch Railroad Corridor) in**
69 **Greenfield, NH to Kathleen Kelly, an abutter, f or equestrian training, horse riding**
70 **lessons, and overflow parking during horse shows.**

71
72 Lou Barker, Bureau of Rail and Transit (DOT) explained that the property was vacant and not
73 being used. DOT does not anticipate using it for railroad use and has no objection to lease it to
74 the abutter. DOT assumes the land will be used as described.

75
76 **MOTION:** Mr. Wyman made a motion to approve the DOT request to lease .63 acres of land in
77 Greenfield, NH to Kathleen Kelly, an abutter, for equestrian training, horse riding lessons, and
78 overflow parking during horse shows. Mr. Doyle seconded. The motion passed unanimously,
79 with abstentions by Mr. Wyman and Mr. LaBonte.

80
81 **B. SLR 2024-004 Claremont – DAS proposes to dispose of the Monadnock Mill**
82 **building located at 17 Water Street in the historic district of Claremont, NH. The property**
83 **is .25 acres with a 4-story of f ice building constructed in 1840, which abuts the Sugar**
84 **River. The building has been used f or state offices until spring of 2024 when the last**
85 **state agency relocated.**

86
87 Mr. Nylund explained the proposal and noted that New Hampshire Housing, as well as the City
88 of Claremont, expressed interest in acquiring the property.

89
90 Mr. Ruderman noted that NH Housing requested to have the discussion on the item postponed
91 until they had a chance to review. Nr. Nylund stated that the process should play out with NH
92 Housing having the right of first refusal, as is noted in statute. However, he asked that CORD
93 grant their approval provided neither entity is interested. He explained that they do not want
94 to wait until the next meeting for an approval if neither entity pursues the property. Mr. Ruderman
95 was not opposed to this.

96
97 Mr. Hackley read into the record an email from Nadine Miller of the NH Division of Historic
98 resources which stated, “The New Hampshire Division of Historical Resources has been
99 working with the Department of Administrative Services since 2021 on the disposition of this
100 historic property. At that time, DHR requested that a Character-Defining Features Report be

101 prepared by a qualified preservation consultant for submission to the City of Claremont's
102 Historic District Commission (HDC). This task was completed. The building is located in the
103 city's local historic district which is regulated by the HDC. The DHR is confident that the HDC
104 will, as part of their powers and duties outlined in RSA 674:46-a, utilize the report to work with
105 the new property owner to ensure that significant historic features are maintained. The DHR has
106 provided a finding of "No Adverse Effect" and does not recommend an easement be placed on
107 the property."

108
109 Mr. Brooks clarified that NH Housing does have priority over the Town of Claremont for
110 acquisition of the property, per state statute.

111
112 **MOTION:** *Mr. Wyman made a motion to approve the DAS request to dispose of the Monadnock*
113 *Mill building located at 17 Water Street in Claremont, NH. Mr. Labonte seconded. The motion*
114 *passed unanimously, with abstentions by Mr. Nylund, Mr. Ruderman, and Mr. Hackley.*

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116
117 **OTHER BUSINESS**

118
119 **A. Notification from DOT regarding right of way lot line adjustment of railroad**
120 **property in Keene.**

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122 Mr. Barker noted that properties purchased by federal highway funds are not required to go
123 before CORD for recommendation; however, DOT wanted to let them know of the action. The
124 property owner asked for the lot line adjustment so they can mow their lawn and perform basic
125 house maintenance without trespassing on state land. DOT intends to grant the lot line
126 adjustment.

127
128 There were no questions.

129
130 **B. Next Meeting – Mr. Doiron announced that the next Regular Meeting is October 10,**
131 **2024, from 3 to 4 pm.**

132
133 Mr. Doiron announced that the SLR application deadline for the August CORD meeting is
134 September 6th, 2024. He also noted that there must be a representative from the agency to
135 speak about the SLR being presented.

136
137 *Mr. Doiron adjourned the meeting at 3:34 pm.*