

New Hampshire Council on Resources and Development

NH Office of Energy and Planning
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: CORD Members and
Other Interested Parties

Coos County Board of Commissioners
PO Box 10
West Stewartstown, NH 03597

Board of Selectmen
PO Box 119
West Stewartstown, NH
03597

Dr. Barbara Robinson, Executive Director
North Country Council
262 Cottage Street, Suite 246
Littleton, NH 03561

FROM: Susan Slack, NH Office of Energy and Planning

DATE: May 6, 2016

SUBJECT: *State Owned Land, Surplus Land Review, Town of Stewartstown, NH
SLR 16-004*

RESPONSE DATE: June 6, 2016

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response date indicated above. Responses may be emailed to susan.slack@nh.gov. The Council on Resources and Development will consider this request at its *next meeting on May 12, 2016*. Further information regarding upcoming CORD meetings may be obtained at: <http://www.nh.gov/oep/programs/CORD/>

The Department of Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Lakes Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



STATE OF NEW HAMPSHIRE
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
OFFICE of the COMMISSIONER
172 Pembroke Road Concord, New Hampshire 03301

603-271-2411
FAX: 603-271-2629

RECEIVED

MAY 04 2016

**OFFICE OF ENERGY
AND PLANNING**

May 3, 2016

Meredith Hatfield, Chair
Council on Resources and Development
107 Pleasant Street, Johnson Hall
Concord, NH 03301

SUBJECT: Surplus action on the North Stratford to Beecher Falls Rail Corridor

Dear Director Hatfield:

The Department of Resources and Economic Development (DRED) wishes to exchange 3 small sections of nonessential railroad corridor to the abutting landowner, in exchange for permanent trail easements on 3 large parcels of privately held land. The subject parcels sought by Mr Marquis were previously leased to him by NHDOT for use with his construction and garage business. He has been paying town taxes on the parcels since the 1990's. He owns several large tracts of land in Coos County that have public OHRV and Snowmobile trails on them and he is willing to deed easements to DRED for their permanent protection.

Please screen these requests through CORD to determine if the granting of the Easement and sale of land is in the best interest of the State.

If you should have any questions, please contact Chris Gamache at 271-3254.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey J. Rose".

Jeffrey J. Rose
Commissioner

Attachments

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Dept of Resources & Economic Development

Agency Contact Person: Chris Gamache

Address: 172 Pembroke Road, Concord

Phone Number: 271-3254

E-Mail: Chris.gamache@dred.nh.gov

Applicant Contact Person: Chris Gamache

Address: 172 Pembroke Road, Concord

Phone Number: 271-3254

E-Mail: Chris.gamache@dred.nh.gov

Location of Property: West Stewartstown, NH

Acreage: _____

Requested Action: Transfer ownership to an abutter; in exchange for trail easements

Term of Lease or Easement: Permanent trail easements on private lands for surplus land parcels along former railroad corridor

.....
Please complete ALL questions below, submit one digital copy, one hardcopy original, and three photocopies of the complete application to the Office of Energy and Planning, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@nh.gov.

1. What is the current use of this property?

Properties were previously leased from NH DOT, by neighbor.

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

Proposed surplus areas are directly connected to an existing hardware store and garage. Parcels were previously leased as part of those businesses. State does not currently use any of the acreage for public uses, and landowner has been paying town taxes on 2 of the parcels since 1988. In exchange the State would receive permanent OHRV and snowmobile trail rights on 3 properties in Coos County, protecting a total of more than 4 miles of trail (in Colebrook, Stewartstown and Stratford).

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 property or surroundings use.

One parcel previously had a portion of a garage located on it. The garage was lost to fire in 2014 and the plan is to rebuild it on the same footprint. Landowner cannot build on the footprint today as one wall is located within state property. Other property would be used for equipment storage and public parking, as it has been since 1988.

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

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

[Empty box]

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

Yes No

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

[Empty box]

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)

Adjacent properties are a hardware store and former vehicle maintenance garage.

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).

Total rail corridor is 9 miles in length. This represents .5 acres in wide area. State will still have 30' wide corridor ownership at this location.

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)

Located at High Street off Rte 3. Public road intersects railroad corridor at this site.

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?

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

[Empty box]

b. If there are water resources, please describe current public or private access from the site to the water body? Public Private No Access Available

Description:

c. How would the proposal affect the access opportunities described in b?

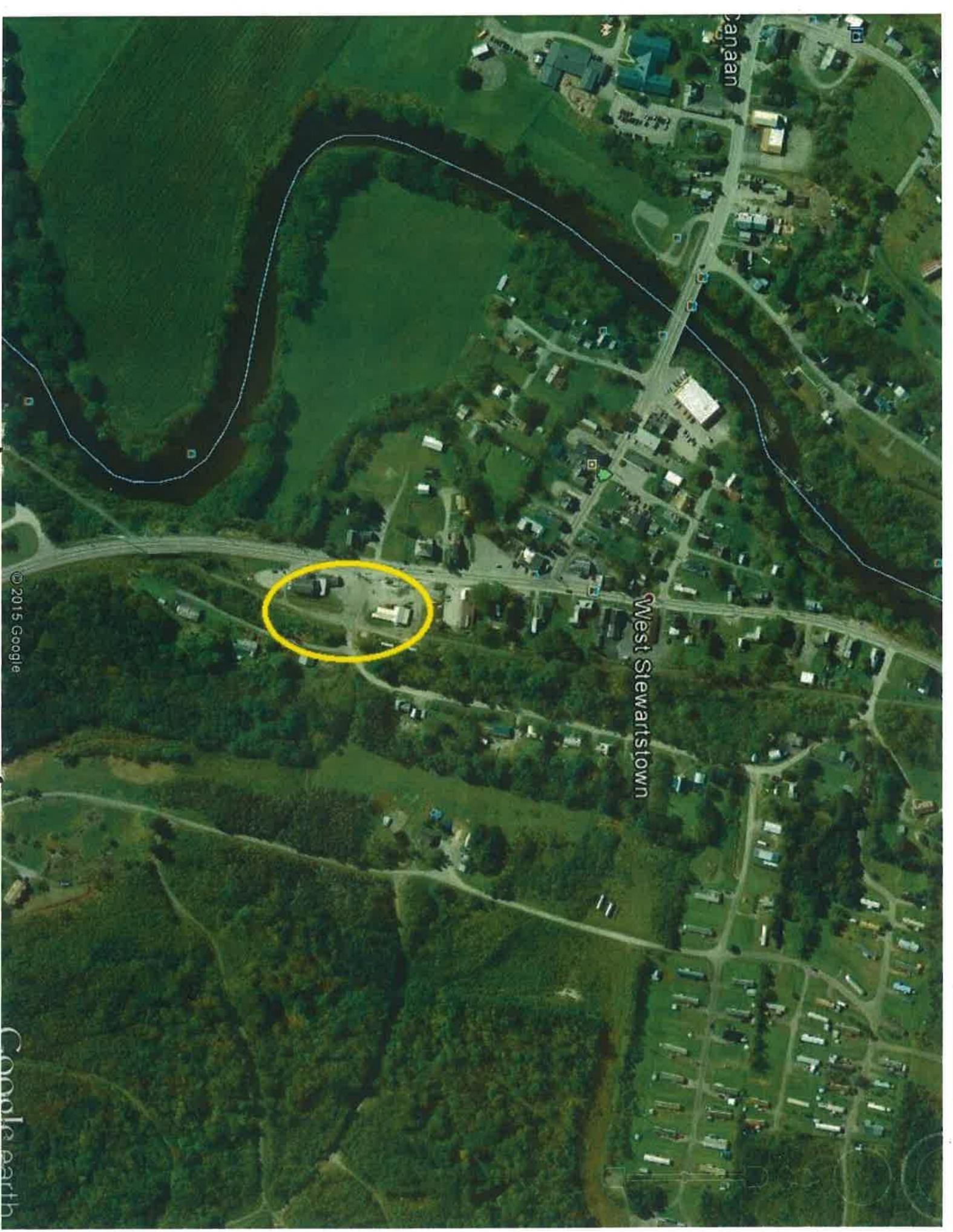
n/applic

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"/>	X
b. Wetlands (Prime and NWI)	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Wildlife Action Plan Critical Habitats.....	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	X

- f. Potential stormwater flow changes..... X
- g. Agricultural soils of prime, statewide, or local importance X
- h. Potential river channel change X
- i. Other special designations X

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

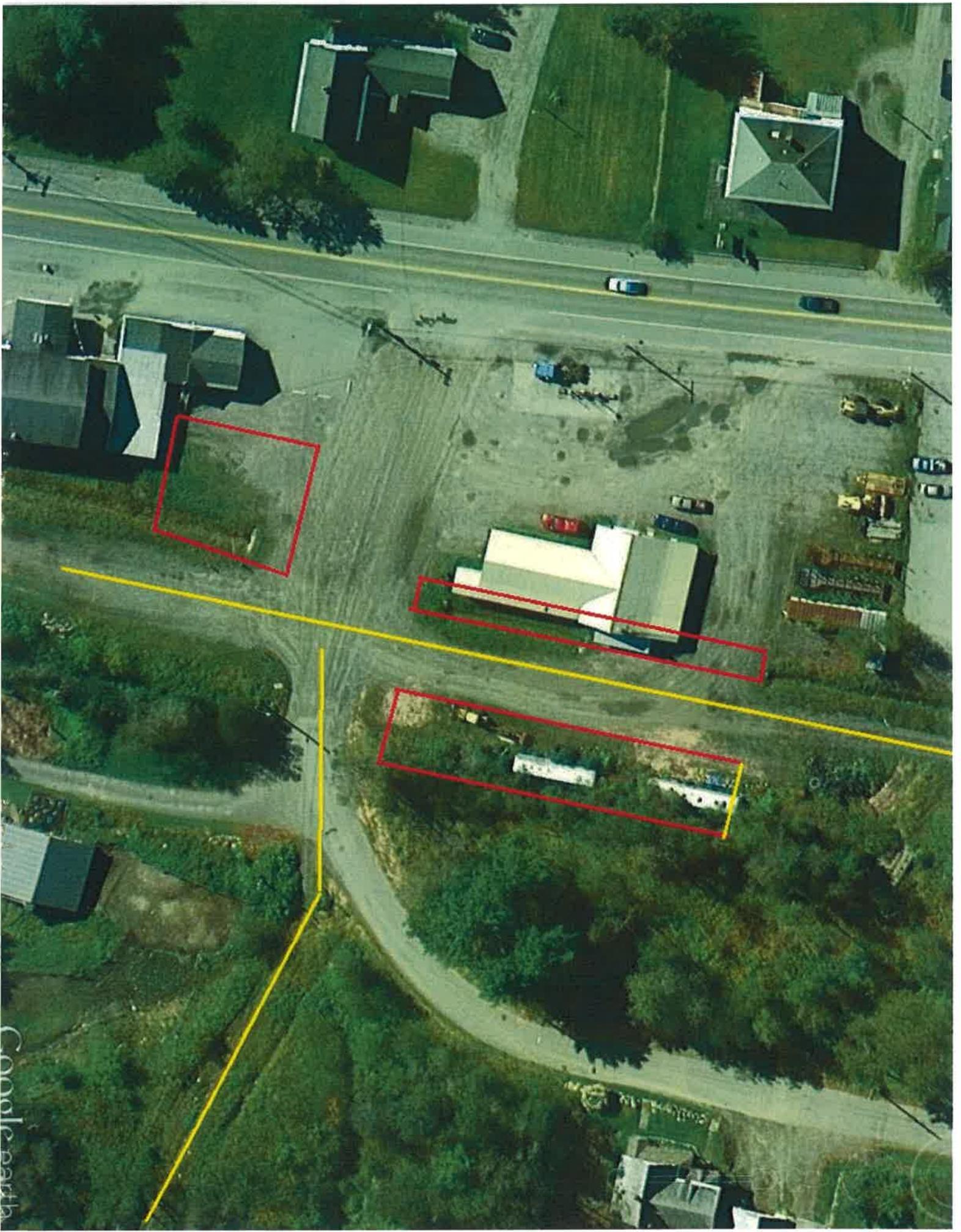


Canaan

West Stewartstown

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Google earth





STATE OF NEW HAMPSHIRE
 DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
 DIVISION of PARKS and RECREATION
BUREAU OF TRAILS

172 Pembroke Road P.O. Box 1856 Concord, New Hampshire 03302-1856
 PHONE: (603) 271-3254 FAX: (603) 271-3553 E-MAIL: nhtrails@dred.state.nh.us
 WEB: www.nhtrails.org

January 8, 2015

Rosaire Marquis, has requested to acquire fee title deeds on 3 parcels of property adjacent to properties currently owned by himself, in West Stewartstown, from the Department of Resources and Economic Development, Bureau of Trails. The properties are a 0.14 acre parcel westerly of Val station 2815+00 (Lot 82A), a 0.19 acre parcel 20' easterly of Val station 2816+00 (Lot 82) and 400 sf of the existing North Stratford-Beecher Falls railroad (Lot 82), which your former garage foundation is located upon.

In exchange for these three parcels, Rosaire Marquis, agrees to deed a permanent trail easement across properties currently owned by him to the Bureau of Trails, for the purpose of public recreational trails. The properties which these trail easements will be located are within the Towns of Stewartstown (A6-Lot 15) and North Stratford. Both parcels are shown on the attached maps.

DRED shall have use of a 30' trail easement for public use, including but not limited to snowmobile and OHRV travel. The trail corridor may not be blocked or public access restricted. The State shall have the right to maintain the trail corridor and sign it for public uses. The landowner shall have the right to use the trail corridor as long as the use does not infringe on the State's right of use of the trail.

DRED, through the Bureau of Trails agrees to process this request through the State of New Hampshire's land surplus process and seek permission to exchange these parcels of land for the permanent trail easements. Rosaire Marquis agrees to deed the State of NH permanent trail easements for any existing snowmobile and OHRV trails across the parcels of land he currently owns in NH.

This letter of intent is hereby signed and agreed to by both parties.

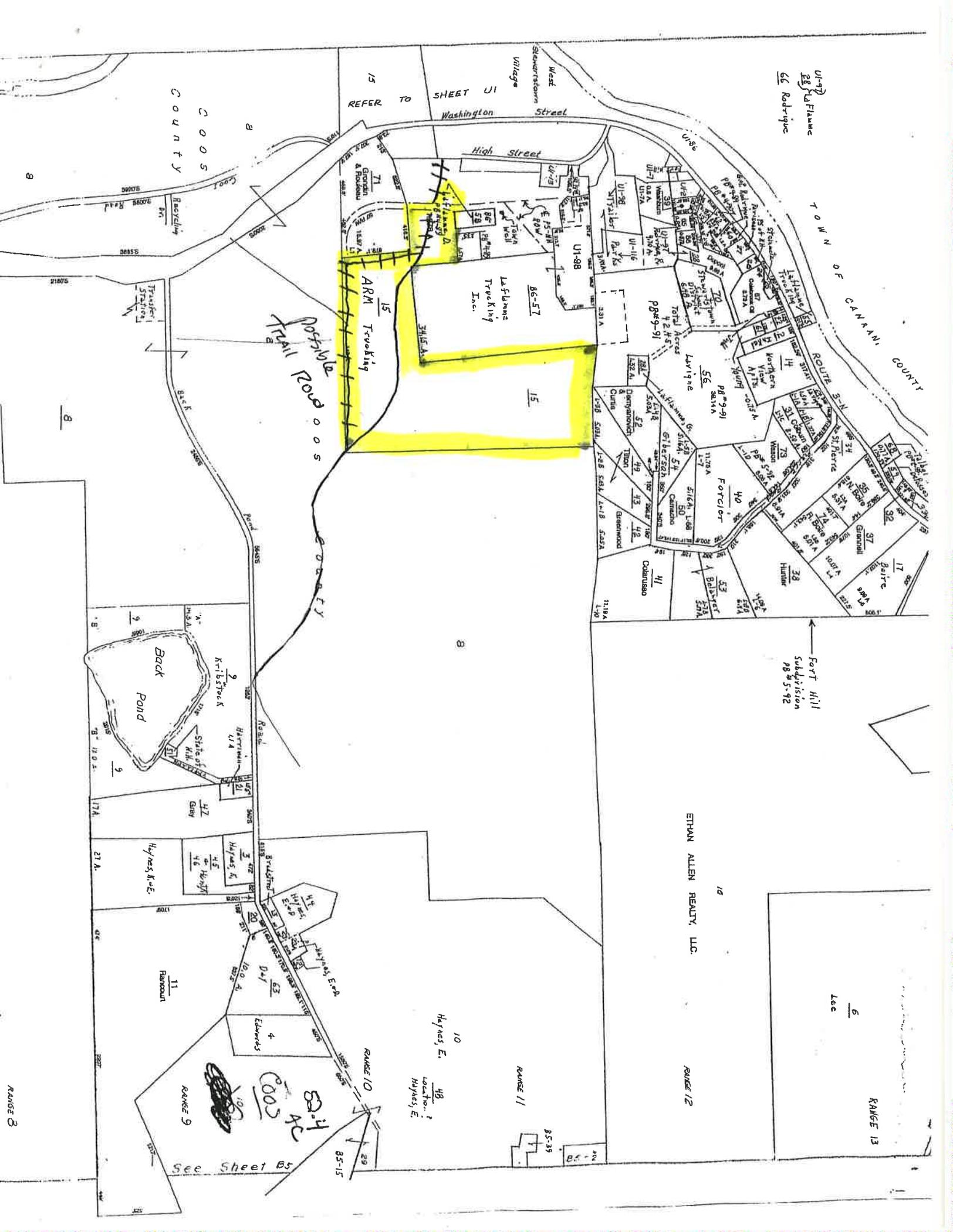
Signed:

Rosaire Marquis
 Rosaire Marquis, Landowner

Richard J. Doman 1-8-15
 Witnessed, Date

Chris Gannache
 Chris Gannache, Trails Bureau Chief

Richard J. Doman 1-8-15
 Witnessed, Date



COOS COUNTY

REFER TO SHEET U1

U-17
U-28
La Flame
66 Rodrigue

TOWNSHIP OF CANAAN COUNTY

ARM Trucking
Possible Trail Road

La Flame Trucking Inc.

Back Pond

Fort Hill
Subdivision
88-5-92

ETHAN ALLEN REALTY, LLC.

Haynes, E.
Haynes, E.
Haynes, E.

RANGE 9

RANGE 10

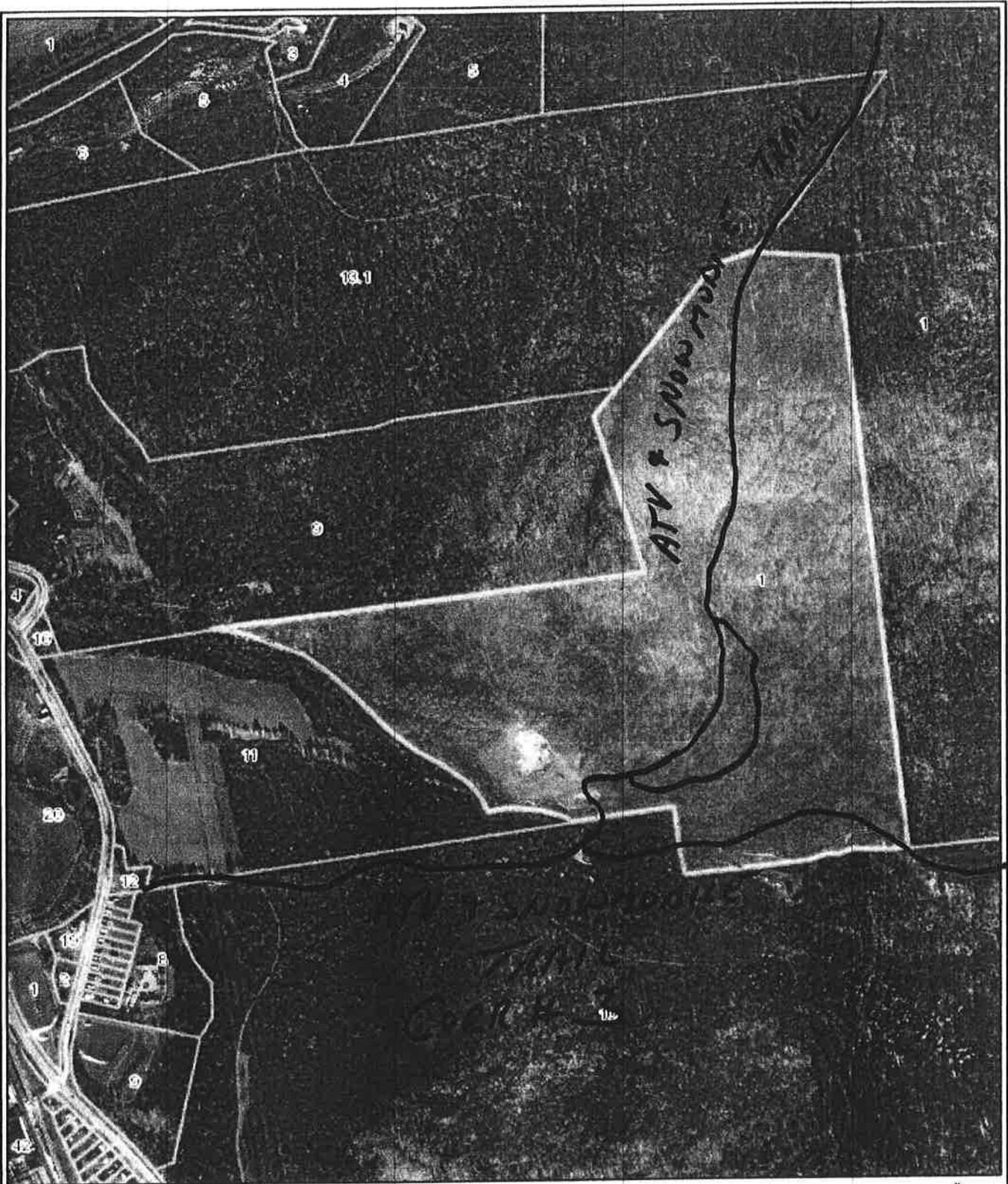
RANGE 11

RANGE 12

RANGE 13

Sheet B5

RANGE 8



Rosaire Marquis
Stratford, NH
1 Inch = 759 Feet
November 06, 2014



www.cai-tech.com



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