

# New Hampshire Council on Resources and Development

Office of Energy and Planning  
57 Regional Drive, Concord, NH 03301  
Voice: 603-271-2155 | Fax: 603-271-2615



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

## MEMORANDUM

**TO:** CORD Members and  
Other Interested Parties

Michael J. Cryans, Chairman  
Grafton County Board of Commissioners  
3855 Dartmouth College Hwy, Box 1  
N. Haverhill, NH 03774

Patrick T. Hayes, Mayor  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

Jennifer Devost, Acting Director  
Upper Valley Lake Sunapee Regional Planning  
Commission  
77 Bank Street  
Lebanon, NH 03766

**FROM:** Jennifer Czysz, Senior Planner

**DATE:** June 15, 2007

**SUBJECT:** *State Owned Land, Surplus Land Review, City of Lebanon, NH  
SLR 07-007*

**RESPONSE DATE:** July 20, 2007

Please review the attached information to determine if your agency 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. The Council on Resources and Development will consider the request at the next meeting following the comment period. If the comment period has not closed by the date of the next meeting, any actions by CORD will be subject to completion of the comment period with no adverse comments received. 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, VI and 14.



**Council on Resources and Development**  
**REQUEST FOR SURPLUS LAND REVIEW ACTION**

**Name of Requesting Agency:** Department of Transportation, Bureau of Rail & Transit

**Agency Contact Person:** Christopher Morgan, Administrator  
Address: PO Box 483, 7 Hazen Drive, Concord, NH 03302-0483  
Phone Number: (603) 271-2468  
E-Mail: cmorgan@dot.state.nh.us

**Applicant Contact Person:** Ted & Kathy Andress  
Address: 35 Foster Circle, Enfield, NH 03748  
Phone Number: (603) 632-4556  
E-Mail: \_\_\_\_\_

**Location of Property:** Lebanon, NH

**Acreage:** .38 Acre

**Requested Action:** Purchase/Sale

**Term of Lease or Easement:** N/A

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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, 57 Regional Drive, Concord, NH 03301, jennifer.czysz@nh.gov.

**1. What is the current use of this property?**

Residence

**2. What is the proposed use of this property?**

Residence

- 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.

- 4. Are there any structures located on this property?**  Yes  No
- a. If yes, please describe the structures including how many and what kind?

Wood frame structure owned and used by applicant as residence.

- 5. Are there historical architectural or archaeological resources identified on this site?**  Yes  No
- a. If yes, describe the resource(s)?

Residence is a former Railroad structure. Resident is, as well as descended from former Railroad employees assigned to West Lebanon Railroad operations.

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)

Eagle Transload cement facility. West Lebanon Supply warehouse and retail store.

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 0.02 percent of rail yard area.

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)

Accessed from Town road in front of and adjacent to property being disposed of.

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.

Connecticut River, opposite side of State-owned property 240' +/- from structure.

b. If there are water resources, is there currently public or private access to the site and water body?  Public  Private  No Access Available

c. If there is currently no access (9b), will the proposed use provide new public or private access to the water body?  Public  Private  No New Access

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

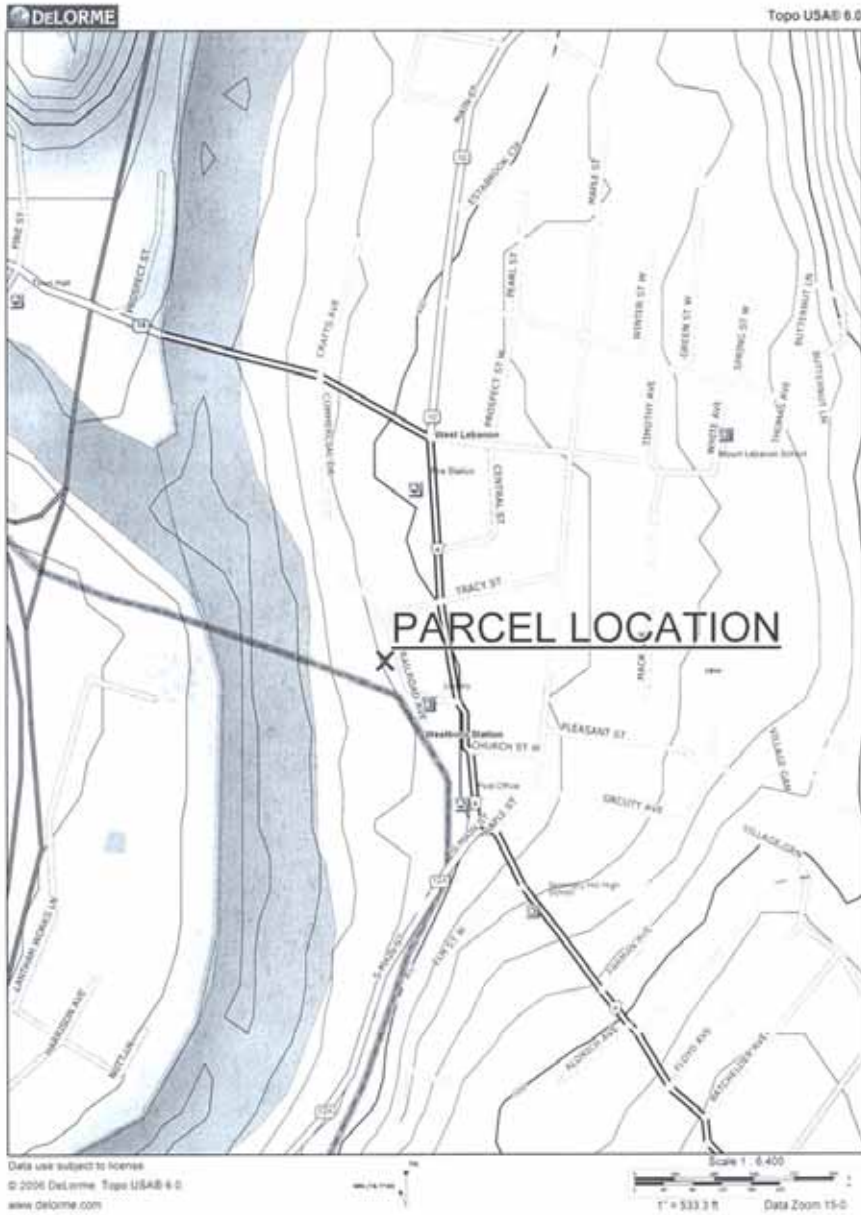
	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Increased impervious surface .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Agricultural soils of prime, statewide, or local importance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Potential river channel change .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other special designations .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

## Maps and Photographs



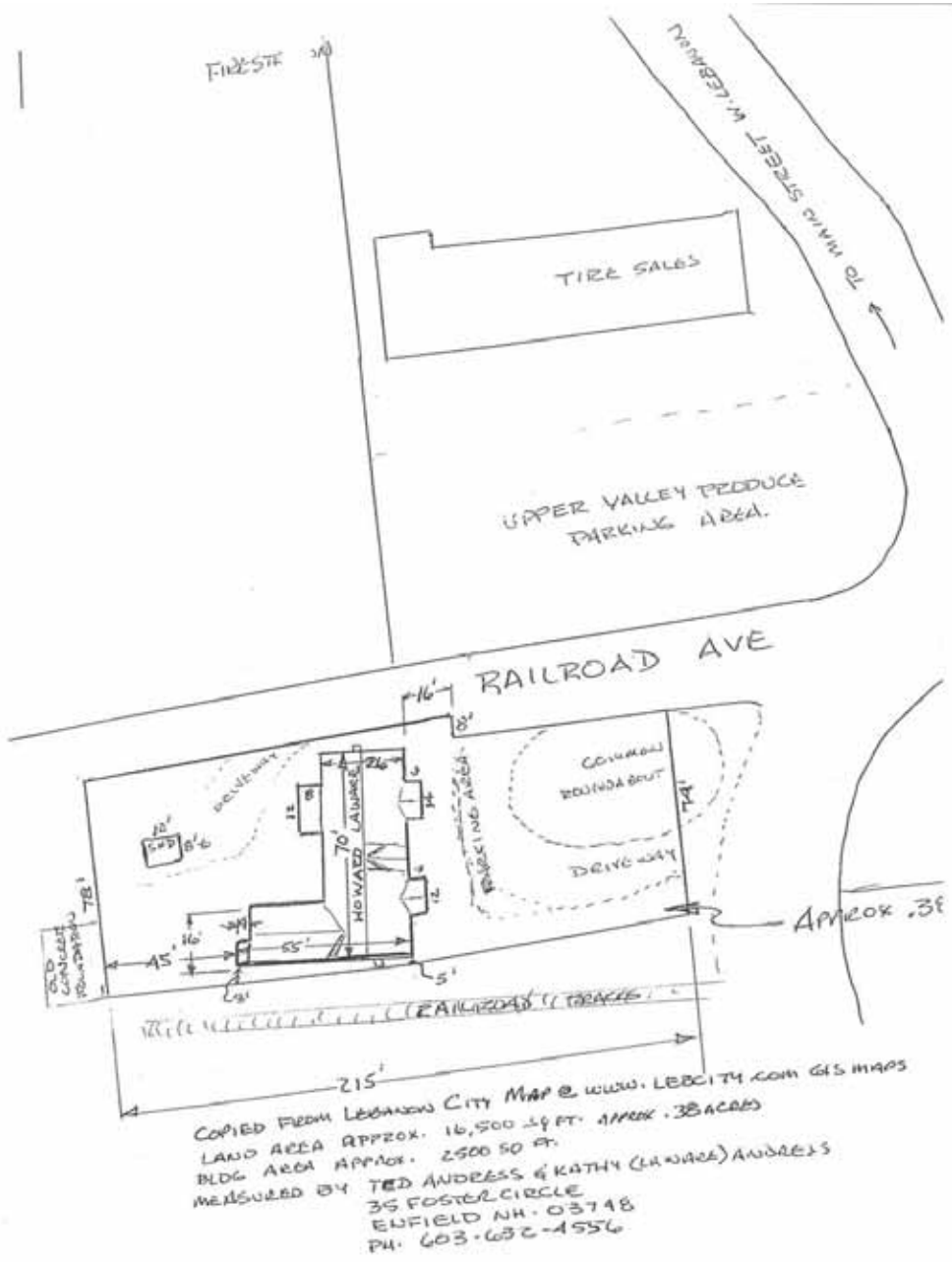
West Lebanon, New Hampshire

Proposed Lot

ArcIMS Viewer



Excerpt City of Lebanon with proposed parcel located.



Sketch and measurements provided by applicant.



