

# 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

Burnham Judd, Chairman  
Coos County Board of Commissioners  
PO Box 10  
Stewartstown, NH 03597

Peter Dimmitt, Chair  
Clarksville Board of Selectmen  
408 NH Route 145  
Clarksville, NH 03576

Michael King, Executive Director  
North Country Council  
The Cottage at the Rocks  
107 Glessner Road  
Bethlehem, NH 03574-7588

**FROM:** Jennifer Czysz, Senior Planner

**DATE:** September 6, 2007

**SUBJECT:** *State Owned Land, Surplus Land Review, Town of Clarksville, NH  
SLR 07-011*

**RESPONSE DATE:** October 11, 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.



STATE OF NEW HAMPSHIRE  
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT  
**OFFICE of the COMMISSIONER**  
172 Pembroke Road P.O. Box 1856 Concord, New Hampshire 03302-1856

GEORGE M. BALD  
Commissioner

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

August 31, 2007 E-MAIL: [gbald@dred.state.nh.us](mailto:gbald@dred.state.nh.us)

Amy Ignatius, Chairman  
Council on Resources & Development  
Office of Energy and Planning  
57 Regional Drive  
Concord, NH

Requested Action

1. Pursuant to RSA 4:40, authorize the Department of Resources and Economic Development and Department of Environmental Services - Water Resource Board (collectively "State") to surplus, by Easement Deed, vehicular and pedestrian access rights over specific sections, as described below, of state-owned roadways known as "Deadwater Road", "Road 36-05", "Cedar Stream Road" and "First Road" to Gaston and Pauline Rodrigue ("Rodrigue"), in Pittsburg and Clarksville New Hampshire.

Explanation

In order to provide for access necessary for desired economic development in Clarksville, and to assure logging and public recreational access to significant areas of The Great North Woods, including Connecticut Lakes Headwaters Forest, the Department of Resources and Economic Development (DRED) and the Department of Environmental Services - Water Resource Board (DES) wish to exchange Easement rights of access in perpetuity as follows:

**State to Rodrigue:**

- 1) A vehicle and pedestrian access easement over those sections of Road 36-00 (also known as "Deadwater Road") and Road 36-05, as shown on a Plan entitled, "State of New Hampshire Department of Resources and Economic Development, Designated Roads," for the Connecticut Lakes Property, of the State of New Hampshire, also known as "Map: NH State Plane Ft NAD 83," that leads to Lot 34, Tract 3 and Lot 35, Tract 3; and crossing the land of the State of New Hampshire, as also shown as "Land of New Hampshire Water Resources Board," on that Plan recorded in the Coos County Registry of Deeds as Plan #2294, entitled, "Plan of Subdivision of Land of Gaston and Pauline Rodrigue to Create Lot 5 for the

'Washburn Lots' Being part of the West  $\frac{1}{2}$  of Lot 27, Tract 3," Clarksville, Coos, NH, Scale: 1 inch = 100 feet, dated July 13, 2004, by F.W. Cowan and Sons, Inc., Canaan, VT. Both Plans are incorporated herein by reference thereto.

- 2) A vehicle and pedestrian access easement over Cedar Stream Road to the first of the roads owned by the Water Resources Council ("First Road"), as shown on Exhibit A, for ingress and egress to land, now or formerly, owned by Gaston and Pauline Rodrigue in Lot 28, Tract 3; Lot 27, Tract 3; and Lot 35, Tract 3. First Road is located off Cedar Stream Road and is located on the easterly side of Dead Water Stream, so-called. For further reference, see Plan # 1950 recorded with the Coos County Registry of Deeds.
- 3) A vehicle and pedestrian access easement, over First Road, owned by the Water Resources Council, being approximately five hundred sixty (560) feet long and not more than thirty-five (35) feet wide leading from Cedar Stream Road, so-called, over land of the Water Resources Council, to a Road beginning in the northwesterly corner of land, now or formerly, of Gaston and Pauline Rodrigue, being the West  $\frac{1}{2}$  Lot 28, Tract 3. For further reference, see Plan #1950 recorded with the Coos County Registry of Deeds.

**Rodrigue to State:**

- 1) A vehicle and pedestrian access easement, which may be used by the State, its assignees, and the public with the State's approval, over that section of Road 36-00, (also known as "Deadwater Road") as shown on a Plan entitled, "State of New Hampshire Department of Resources and Economic Development, Designated Roads," for the Connecticut Lakes Property, of the State of New Hampshire, also known as "Map: NH State Plane Ft NAD 83," and as shown traversing Lot 5 on that Plan recorded in the Coos County Registry of Deeds as Plan #2294, entitled, "Plan of Subdivision of Land of Gaston and Pauline Rodrigue to Create Lot 5 for the 'Washburn Lots' Being part of the West  $\frac{1}{2}$  of Lot 27, Tract 3," Clarksville, Coos, NH, Scale: 1 inch = 100 feet, dated July 13, 2004, by F.W. Cowan and Sons, Inc., Canaan, VT. Both Plans are incorporated herein by reference thereto.
2. A snowmobile and pedestrian easement, which may be used by the State, its assignees, and the public with the State's approval, as follows:

Said Easement shall run within the boundaries of that road, currently owned by the Grantors, from the Northwesterly corner, of the West ½ of Lot 28, Tract 3, more particularly shown on that Plan, recorded in the Coos County Registry of Deeds, as Plan # 1950, which plan is incorporated herein by reference thereto.

If you should have any questions, please contact Bill Carpenter at 271-3456, or Anne Edwards at the Department of Justice at 271-3658.


Your approval is respectfully requested.

Thank you.


Respectfully submitted,

BC  
Philip A. Bryce, Director

Approved by,

  
George M. Bald, Commissioner  
Dept. of Resources and Economic  
Development

Approved by,

  
Thomas S. Burack, Commissioner  
Dept. of Environmental Services

GMB/TSB/PAB/bc

Attachments

CC: Anne Edwards, Esq., Dept. of Justice

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

**Name of Requesting Agency:** Department of Resources and Economic Development

**Agency Contact Person:** Bill Carpenter  
Address: PO BOX 1856 , Concord, NH 03302-1856  
Phone Number: 603-271-2214  
E-Mail: bcarpenter@dred.state.nh.us

**Applicant Contact Person:** same as above  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Location of Property:** Clarksville, Connecticut Lakes Headwaters Forest

**Acreage:** \_\_\_\_\_

**Requested Action:** Convey rights of way over specific state owned roads in exchange for other much needed public rights of way over private land

**Term of Lease or Easement:** permanent

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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?**

forestry/private road

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

to access private property

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.

right of ways will allow for new development of private residential properties

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)?

\_\_\_\_\_

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)

north country camps

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 1/10,000 of the total 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)

the rights being conveyed are currently over and will continue to be roads which are connected to town road

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.

Lake Francis

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 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

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

