

# 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

Belknap County Board of Commissioners  
34 County Drive  
Laconia, NH 03246

Phillip Warren, Town Manager  
41 Main Street  
Meredith, NH 03253

Jeffrey Hayes, Executive Director  
Lakes Region Planning Commission  
103 Main Street, Suite 3  
Meredith NH 03253

**FROM:** Susan Slack, NH Office of Energy and Planning

**DATE:** March 19, 2015

**SUBJECT:** *State Owned Land, Surplus Land Review, City of Laconia, NH  
SLR 15-003-A, 15-003-B, 15-003-C and 15-003-D*

**RESPONSE DATE:** April 20, 2015

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](mailto:susan.slack@nh.gov). The Council on Resources and Development will consider the request at the *next meeting scheduled for March 26, 2015, pending comments received by close of business April 20, 2015*. 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  
INTER-DEPARTMENT COMMUNICATION**

**From:** Shelley Winters  
Administrator

**Date:** March 16, 2015

**At:** Bureau of Rail and Transit

**Thru:** Patrick Herlihy, Director  
Division of Aeronautics, Rail & Transit

**Subject:** Surplus Land Review  
Concord to Lincoln Railroad Corridor, Meredith

**To:** Meredith Hatfield, Director  
Office of Energy and Planning

The Bureau of Rail & Transit proposes to renew the leases of water-frontage for 4 parcels (minimum 58 linear feet) of railroad land in Meredith to abutters to permit use and maintenance of a pedestrian crossings, docks and waterfront access on Lake Winnepesaukee and Lake Waukewan per RSA 228:57-a. This law allows leases of State-owned railroad property to landowners whose property is separated from public waters by the railroad, for the purpose of constructing docks or mooring fields. The owners of the abutting property have current leases for the railroad property that will expire this year.

The owners of the abutting properties have historically crossed the railroad to access the lakeshore and maintain their docks. The Bureau is willing to renew the leases of frontage (58' - 1351') at the edge of the railroad corridor, provided that the lessee construct and/or maintain the crossing facilities in the railroad corridor and install appropriate signs to alert pedestrians. Access is from individual properties located on US Route 3 and Waukewan Street.

Attached to the Application Form is a listing of the lessees with dates of previous CORD and Long Range Capital Planning and Utilization Committee approvals.

These leases will also include a termination clause in the event the area is needed in the future for railroad operations.

Please submit this request to the Council on Resources and Development to determine if this use of land is surplus to the needs and interests of the State.

Feel free to contact me with any questions.

Enc.

cc: Charles R. Schmidt, PE, Administrator, Bureau of Right-of-Way

**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:** Louis A. Barker  
Address: PO Box 483, 7 Hazen Drive, Concord, NH 03302-0483  
Phone Number: (603) 271-2425  
E-Mail: [lbarker@dot.state.nh.us](mailto:lbarker@dot.state.nh.us)

**Applicant Contact Person:** List Attached  
Address: List Attached  
Phone Number: List Attached  
E-Mail: List Attached

**Location of Property:** Meredith, NH

**Acreage:** 58 - 1351 Linear Feet

**Requested Action:** Lease of Railroad waterfront property RSA 228:57-a

**Term of Lease or Easement:** 5 year with provision for a 5 year renewal

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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, [susan.slack@nh.gov](mailto:susan.slack@nh.gov).

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

Access to and maintenance of docks.

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

Access to water, use and maintenance of dock for recreational purposes.

- 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.

No changes at this time. However, waterfront proposals will be referred to NHDES for review and appropriate approvals prior to NHDOT decisions.

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

Docks encroach into railroad corridor.

- 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)

Houses of the abutters that own/use the docks.

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).

< 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)

Is accessible from abutters property to the West of 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?

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

Location is within 250 of Lake Winnepesaukee.

- 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.

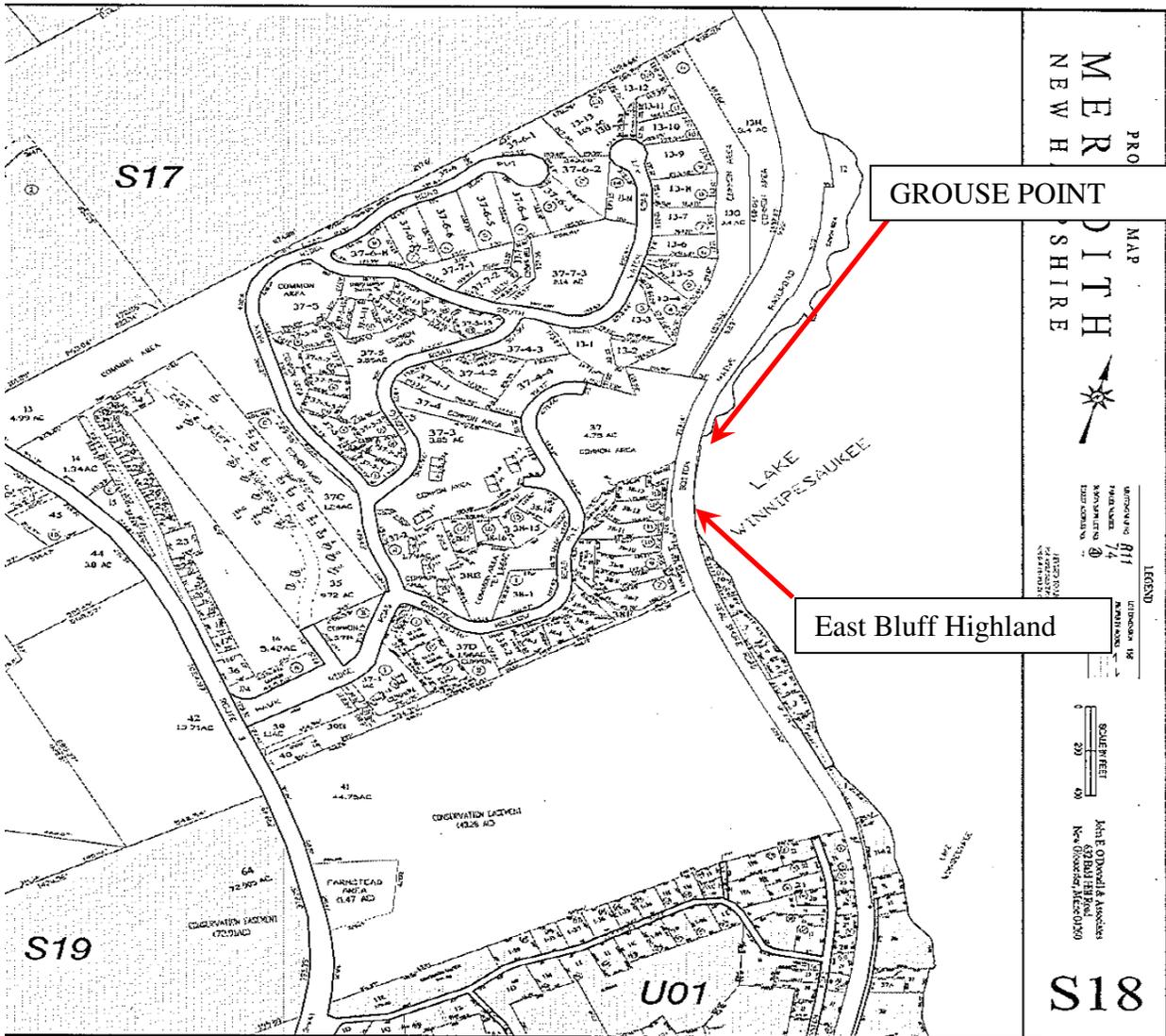
	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species .....	<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.

a.1 Tax Map Grouse Point and East Bluff Highland

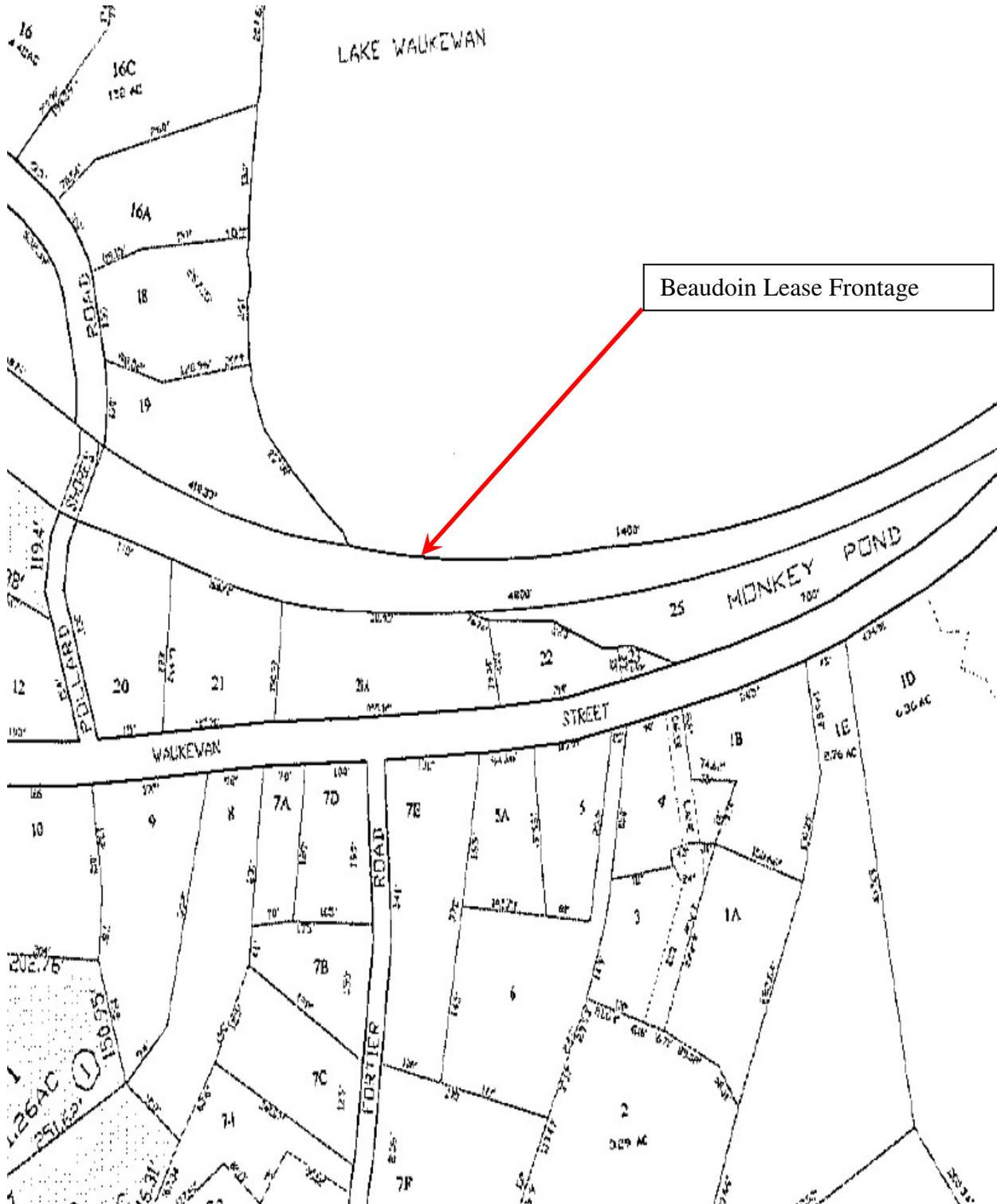


A.2. Lake Ridge on Meredith Bay



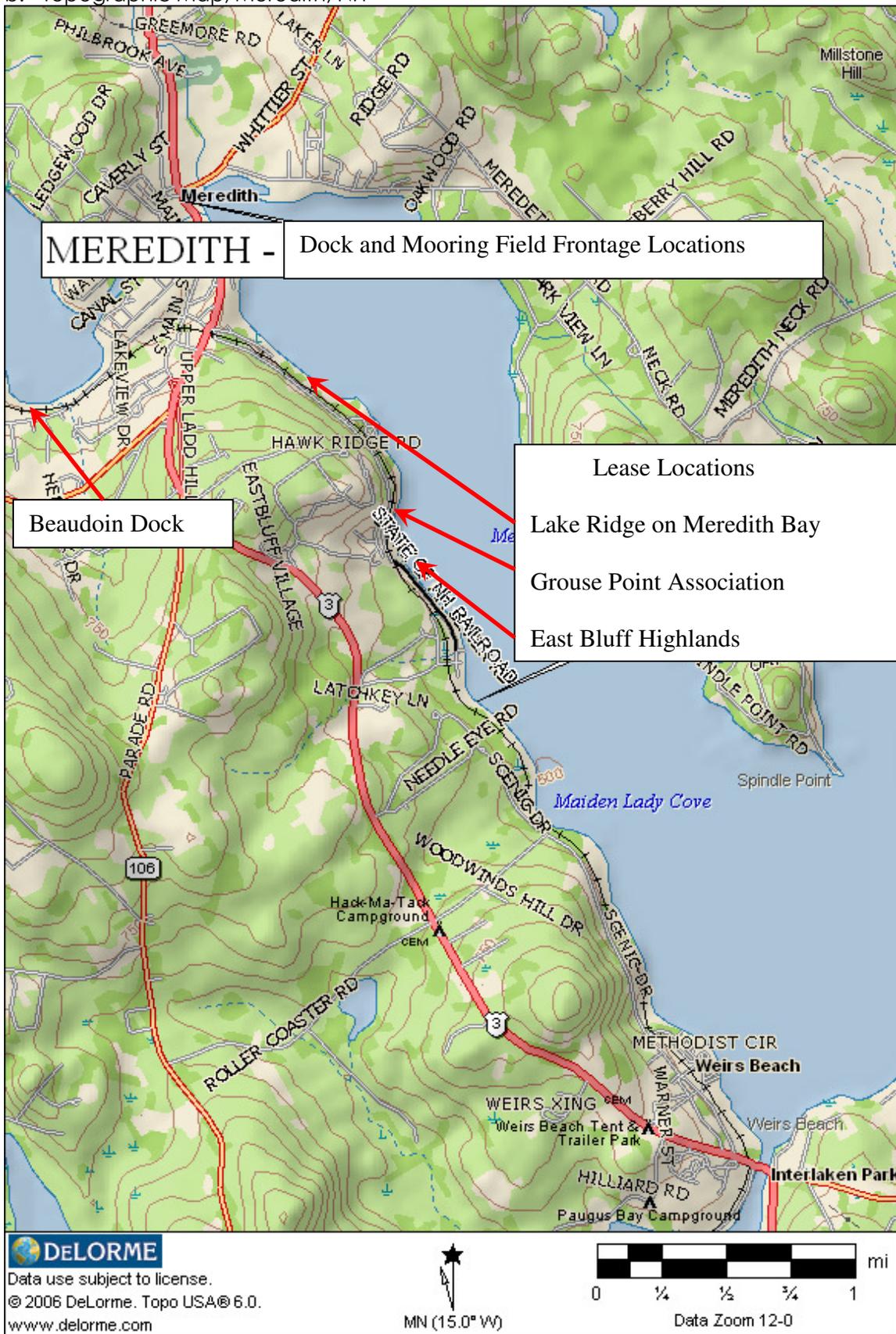
Existing (and proposed) lease frontage 1351 linear feet  
(Multiple slips correspond to DES requirements for water frontage)

a.3 Beaudoin



Existing (and proposed) lease frontage 75 linear feet.

b. Topographic Map, Meredith, NH



Aerial Photo of proposed lease area.



CONTACT INFORMATION:

East Bluff Highlands  
4 Everett Street  
Stoneham, MA 02180  
Attn: Betty Riley

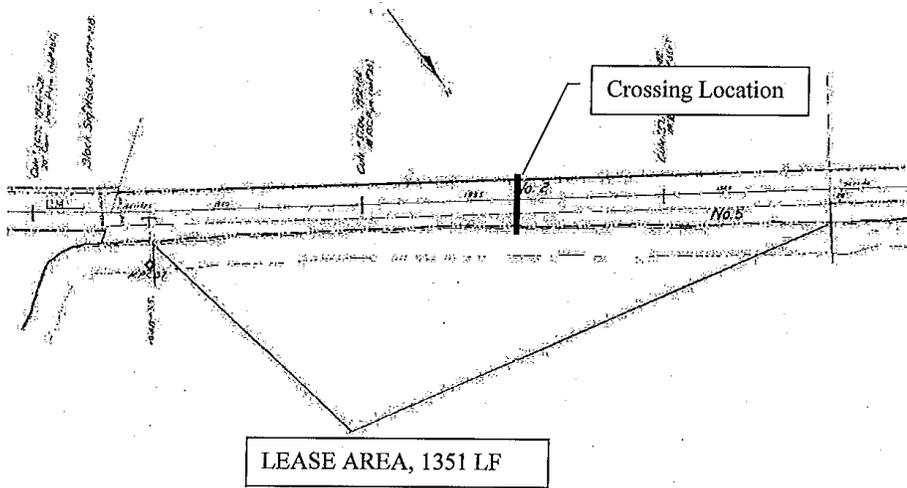
Grouse Point Club Community Association  
45 Grouse Hollow Road  
Meredith, NH 03253  
Attn: Paul Byers

Lake Ridge on Meredith Bay  
132 Upper Mile Point Drive  
Meredith, NH 03253  
Attn: Rick Mitchell  
(606) 677-7671

Paul and Emiliette Beaudoin  
105 Waukewan Street  
Meredith, NH 03253  
(603) 279-7958  
Paulmimi2@myfairpoint.net

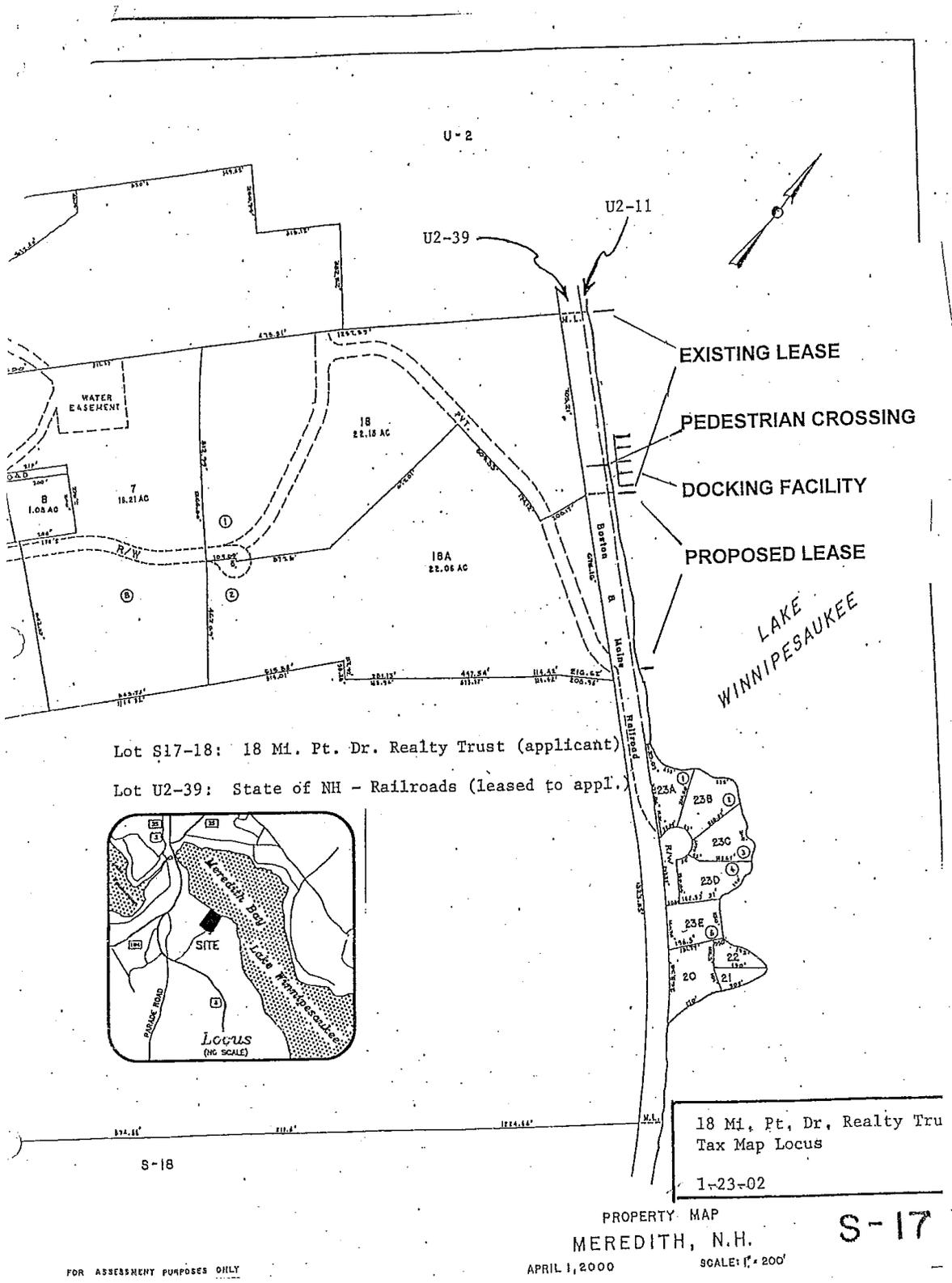
EXHIBIT A

NEW HAMPSHIRE DOT  
LEASED TO LAKE RIDGE ON MEREDITH BAY ASSOCIATION  
RAILROAD VALUATION MAP 21/73  
ENGINEERING STATION 1948+59 to 1962+10



LOCATION OF PEDESTRIAN CROSSING, ELECTRICAL UTILITY CROSSING ENGINEERING  
STATION 1956+00

Plan submitted by applicant.



18 Mile Point now Lake Ridge at Meredith Bay

Photo of Location



Lake Ridge at Meredith Bay, Pedestrian crossing to dock.



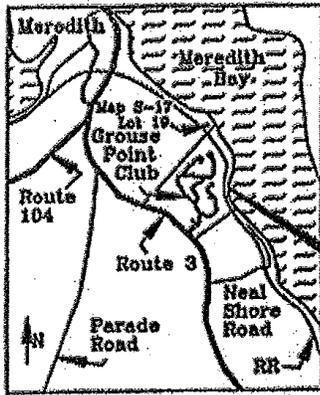
Grouse Point Club and East Bluff Highlands Locations



Grouse Point Club existing (and proposed) lease frontage 280 linear feet.

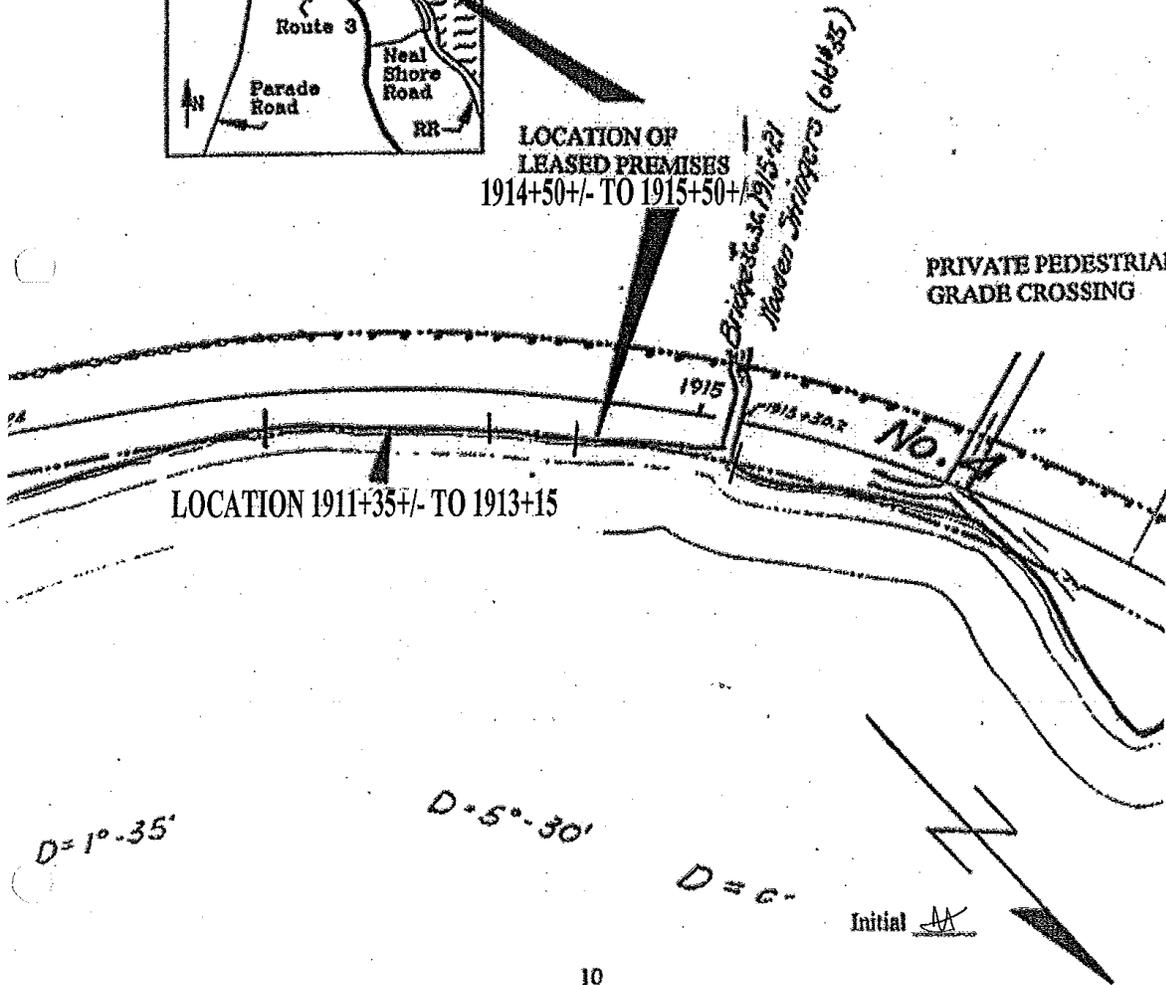
EXHIBIT A

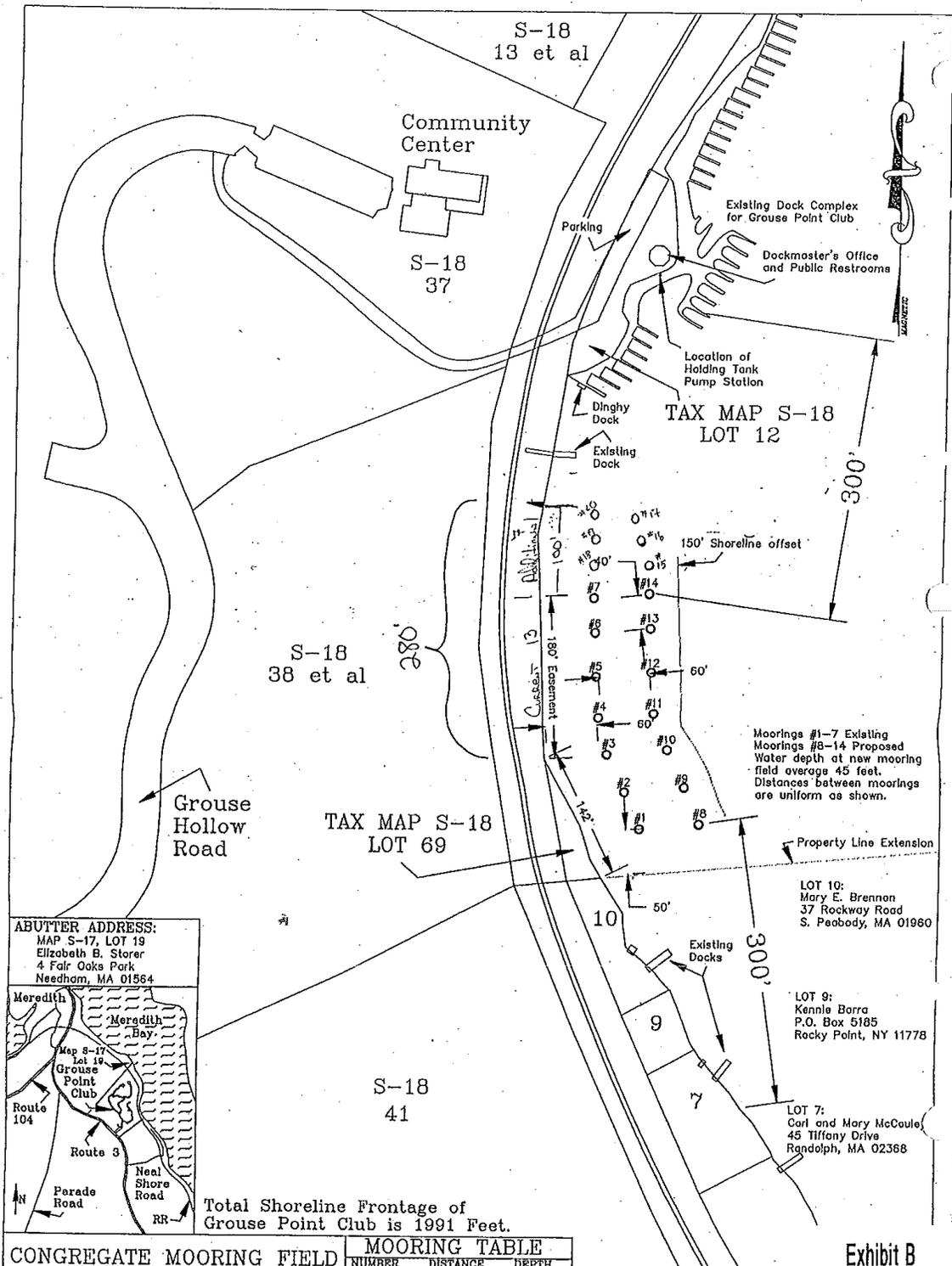
NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF RAIL & TRANSIT  
FILE NO. D-00-12  
LEASED TO  
GROUSE POINT CLUB  
COMMUNITY ASSOCIATION  
RAILROAD VALUATION MAP  
V21/72



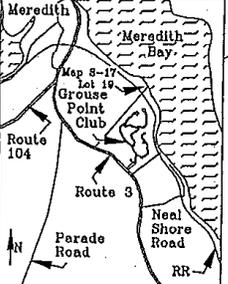
LOCATION OF  
LEASED PREMISES  
1914+50+/- TO 1915+50+/-

PRIVATE PEDESTRIAN  
GRADE CROSSING





ABUTTER ADDRESS:  
 MAP S-17, LOT 19  
 Elizabeth B. Storer  
 4 Fair Oaks Park  
 Needham, MA 01954



Total Shoreline Frontage of  
 Grouse Point Club is 1991 Feet.

CONGREGATE MOORING FIELD	MOORING TABLE		
	NUMBER	DISTANCE	DEPTH

Exhibit B

East Bluff Highlands, Existing (and proposed) lease frontage 58 linear feet.

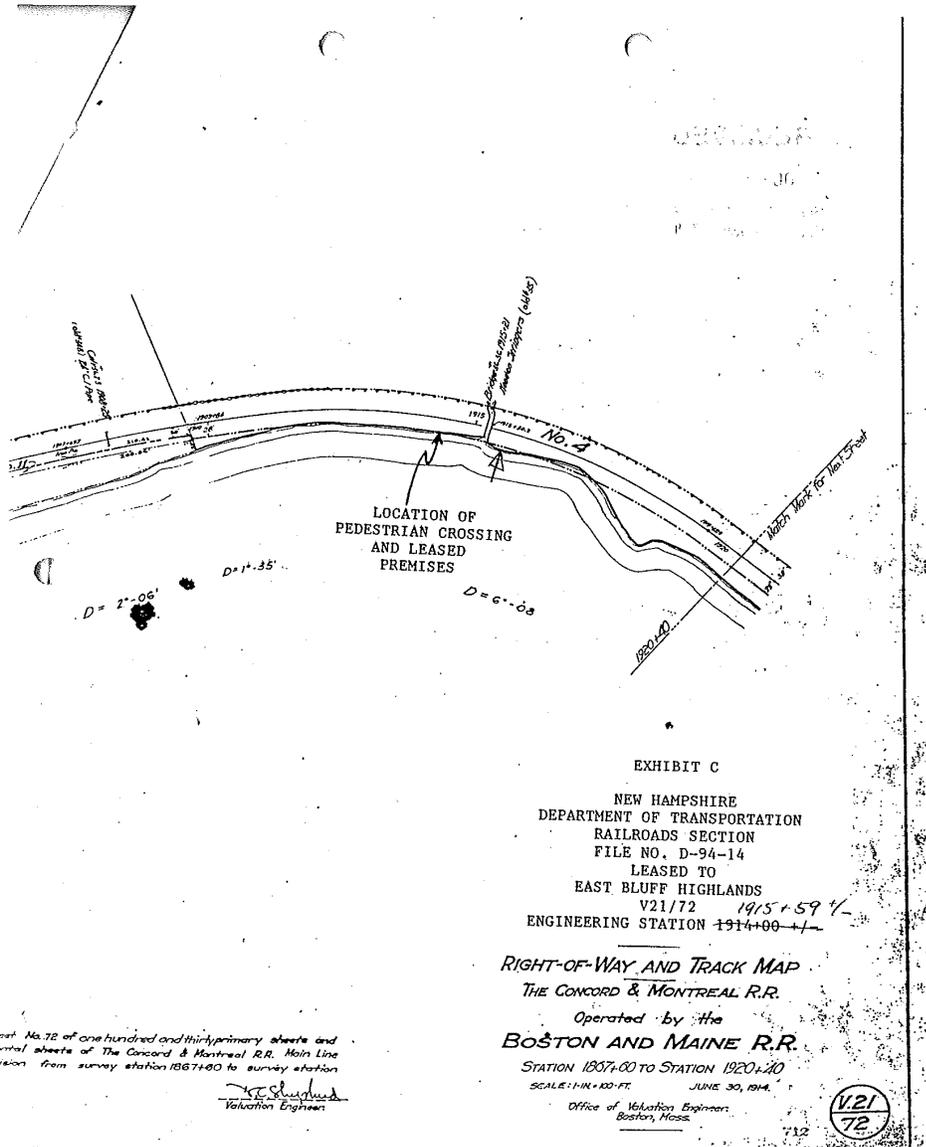
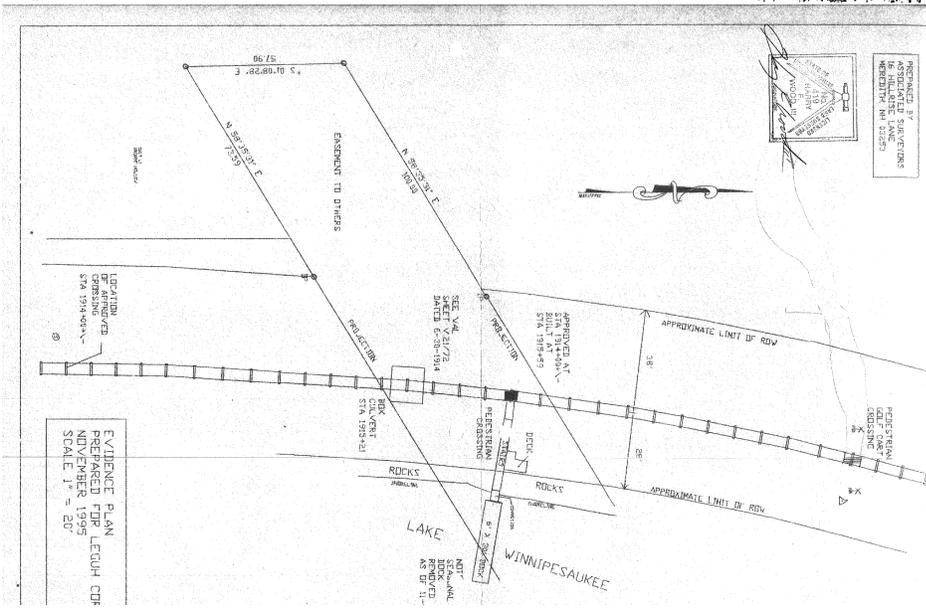


EXHIBIT C  
 NEW HAMPSHIRE  
 DEPARTMENT OF TRANSPORTATION  
 RAILROADS SECTION  
 FILE NO. D-94-14  
 LEASED TO  
 EAST BLUFF HIGHLANDS  
 V21/72 1915+59'-  
 ENGINEERING STATION 1914+00+1-

RIGHT-OF-WAY AND TRACK MAP  
 THE CONCORD & MONTREAL R.R.  
 Operated by the  
 BOSTON AND MAINE R.R.  
 STATION 1867+00 TO STATION 1920+00  
 SCALE: 1"=100'-0" JUNE 30, 1914  
 Office of Valuation Engineer  
 Boston, Mass.

Sheet No. 72 of one hundred and thirty primary sheets and  
 total sheets of The Concord & Montreal R.R. Main Line  
 from survey station 1867+00 to survey station  
 1920+00  
 Valuation Engineer



Paul & Emiliette Beaudoin  
Existing and proposed lease frontage 75 linear feet.



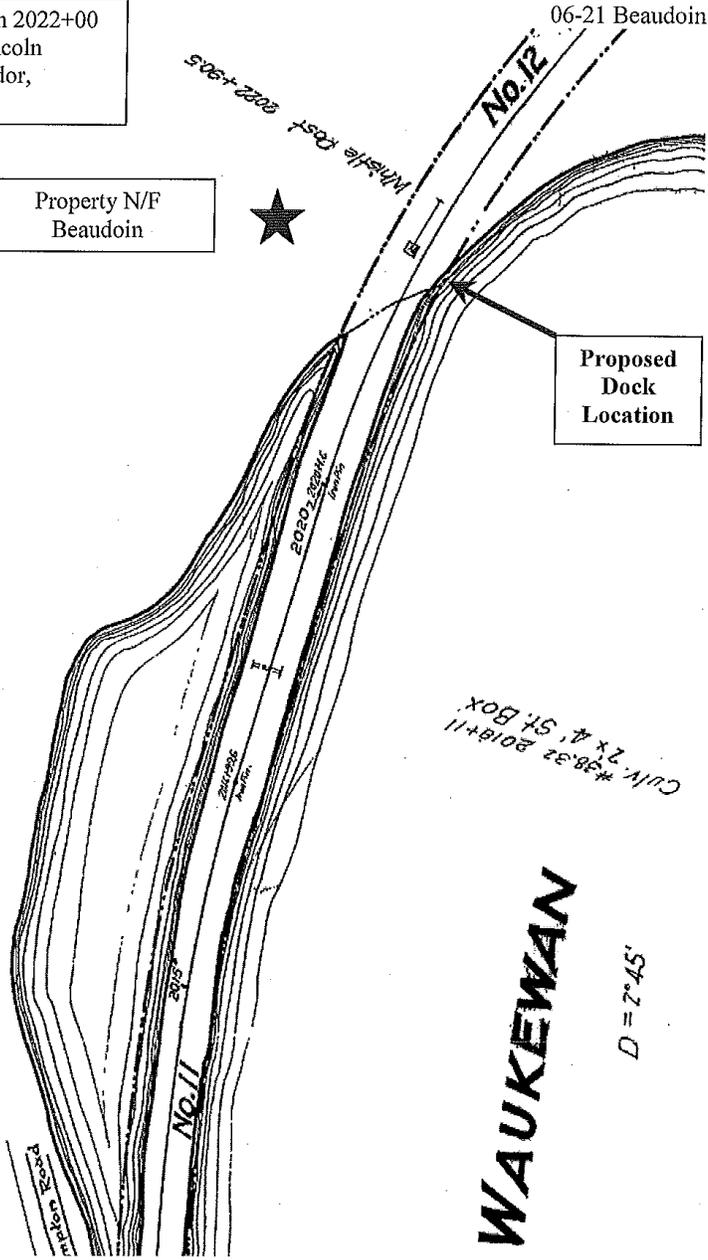
V21/74, Station 2022+00  
Concord to Lincoln  
Railroad Corridor,  
Meredith

Property N/F  
Beaudoin



06-21 Beaudoin

Proposed  
Dock  
Location



CITY #3832 2018+11  
CITY 2x 4' ST. BOX

**WAUKEWAN**

D = 7'45"

1. FOURNIER: POLLARD SHORES
2. FRED & JOAN DIBONA: 111 WAUKEWAN ST
3. OUR SITE: 105 WAUKEWAN ST
4. DAVID AMBROSE: 95 WAUKEWAN ST
5. TOWN BEACH

