

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

Rockingham County Board of Commissioners
119 North Road
Brentwood, NH 03833

Board of Selectmen
157 Main Street
Epping, NH 03042

Cliff Sinnott, Executive Director
Rockingham Planning Commission
156 Water Street
Exeter, NH 03833

FROM: Susan Slack, NH Office of Energy and Planning

DATE: May 6, 2016

SUBJECT: *State Owned Land, Surplus Land Review, Town of Epping, NH
SLR 16-003*

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 Fremont Branch Rockingham Rail Corridor

Dear Director Hatfield:

The Department of Resources and Economic Development (DRED) wishes to sell 3 acres of railroad corridor to an abutting developer. The developer has agreed to pay \$120,000 for the 3 acres. DRED shall retain a permanent trail easement on the existing corridor, and also on abutting lands being purchased by the developer. Proceeds from this surplus action will be used to address a safety issue along an abutting railroad corridor in Raymond (tunnel for trail users needs to be enlarged and updated).

The developer has been in discussions with DRED and DOT for approximately 8 years on this portion of the rail grade would like to move forward with discussions on surplus action.

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,

Jeffrey J. Rose
 Commissioner

Attachments

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: DRED

Agency Contact Person: Bill Carpenter
Address: 172 Pembroke Road
Phone Number: 271-3254
E-Mail: William.carpenter@dred.nh.gov

Applicant Contact Person: Chris Gamache
Address: 172 Pembroke Road
Phone Number: 271-3254
E-Mail: Chris.gamache@dred.nh.gov

Location of Property: Epping

Acreage: _____

Requested Action: Surplus sale with retained easement

Term of Lease or Easement: _____

.....

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?

Recreational trail use

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

Inclusion in commercial land development project adjacent to 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.

Property is adjacent to Rte 125 and in commercial zone.

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

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

No buildings or known historic structures (including culverts)

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

Yes No

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

None known.

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)

3 commercial businesses to east and 3 residences to west. Rte 101 to south

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).

This is approx. 0.75 miles of 24 mile rail corridor.

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)

Gated accessed from intersection with other rail corridor to north

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.

Requires permanent recreational trail access to be retained on this property or on abutting property of proposed owner

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: n/a

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

n/a

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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.....	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Agricultural soils of prime, statewide, or local importance	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	X
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	X

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

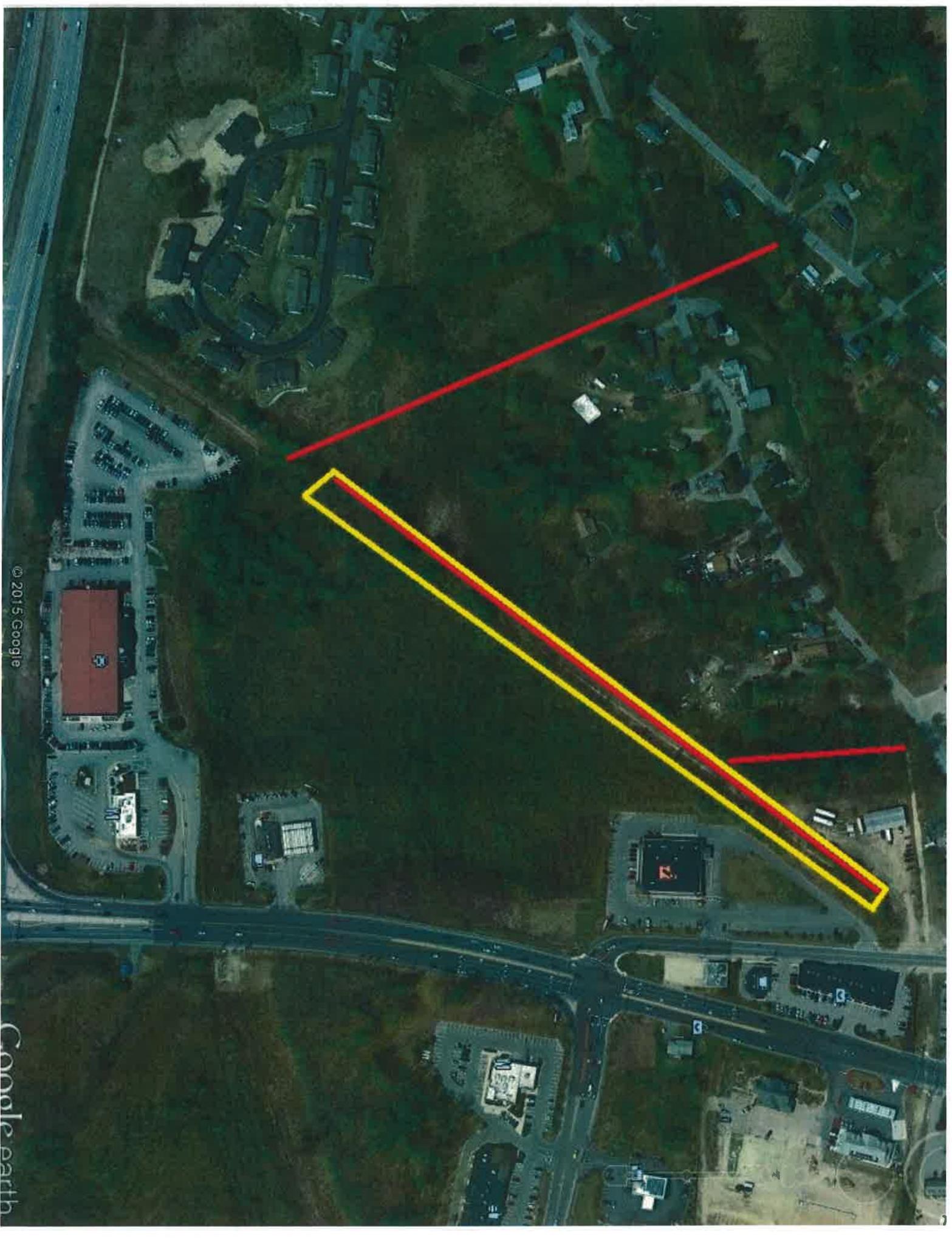
Lowland areas/wetlands abutting corridor on both sides. Not prime wetlands

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.

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



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Google earth

BEALS · ASSOCIATES PLLC

70 Portsmouth Ave.
3rd Floor, Suite 2,
Stratham, N. H. 03885
Phone: 603-583-4860
Fax: 603-583-4863

Chris Gamache, Chief
NH Bureau of Trails
DRED – Division of Parks and Recreation
Concord, NH

May 19, 2015

RE: *Main Street Epping*
Tax Map 29, Lot 292

Dear Mr. Gamache,

We are in receipt of an email dated May 13, 2015 from you concerning the above referenced project and have addressed the comments below. For clarity, our responses are in **bold print**. In the interest of clarity only those issues outstanding are addressed.

1. A full proposal of what is planned and why State property is needed: show how its physical location is vital to what is needed.

Response: The proposal entails development of the locus parcel into a retail shopping plaza. Due to the triangular shape of the parcel, the northerly end (adjacent to the recreational trail) becomes too shallow to facilitate a reasonable and logical layout for such a development. Acquisition of the State land area and relocation of a portion of the trail is not only vital, but without this, the project would be physically not be able to be configured for construction.

2. What is the value of the land being requested form the state?

Response: Pursuant to a meeting between John Grammas (land owner) & Chris Gamache, a value of \$120,000.00 has been agreed upon as purchase price for the State owned land.

3. How will the trail be addressed to ensure we continue to have unrestricted year-round access north and south in the area?

Response: An area of land to the west will be reserved for the realignment of the trail which will simply move the confluence of the Salem and Manchester legs of the trail slightly away from Route 125.

4. How will this be a better deal for the State than keeping the land the way it is today?

Response: The existing intersection of the two trails is configured in an angular "V" shape with a confluence located at the right of way of the south bound lanes of NH Route 125. The proposed intersection of the Manchester and Salem legs will be

relocated to an area of less traffic trip ends and provides for a better intersection and less potential for trail traffic congestion.

5. Why would the development not be possible without the land acquisition?

Response: To reiterate, due to the triangular shape of the subject parcel, the northerly end (adjacent to the recreational trail) becomes too shallow to facilitate a reasonable and logical layout for a retail plaza development. Acquisition of the State land area and relocation of a portion of the trail is not only vital, but without this, the project would be physically not be able to be configured for construction..

6. Provide a map of the area showing the property today, how it fits in your plan and where the trail relocation would be located.

Response: The existing conditions plan is attached for review. In addition, a copy of the plan originally submitted to your office by Shaheen & Gordon, PA is attached detailing the 3-alternative route options for the development. As stated by Attorney Shaheen in his 4-6-15 correspondence, alternate option C is the Mr. Grammas' preference.

We trust the information and plans submitted herewith will address all cited areas of information requested for the proposal. If you have any questions, please feel free to contact this office.

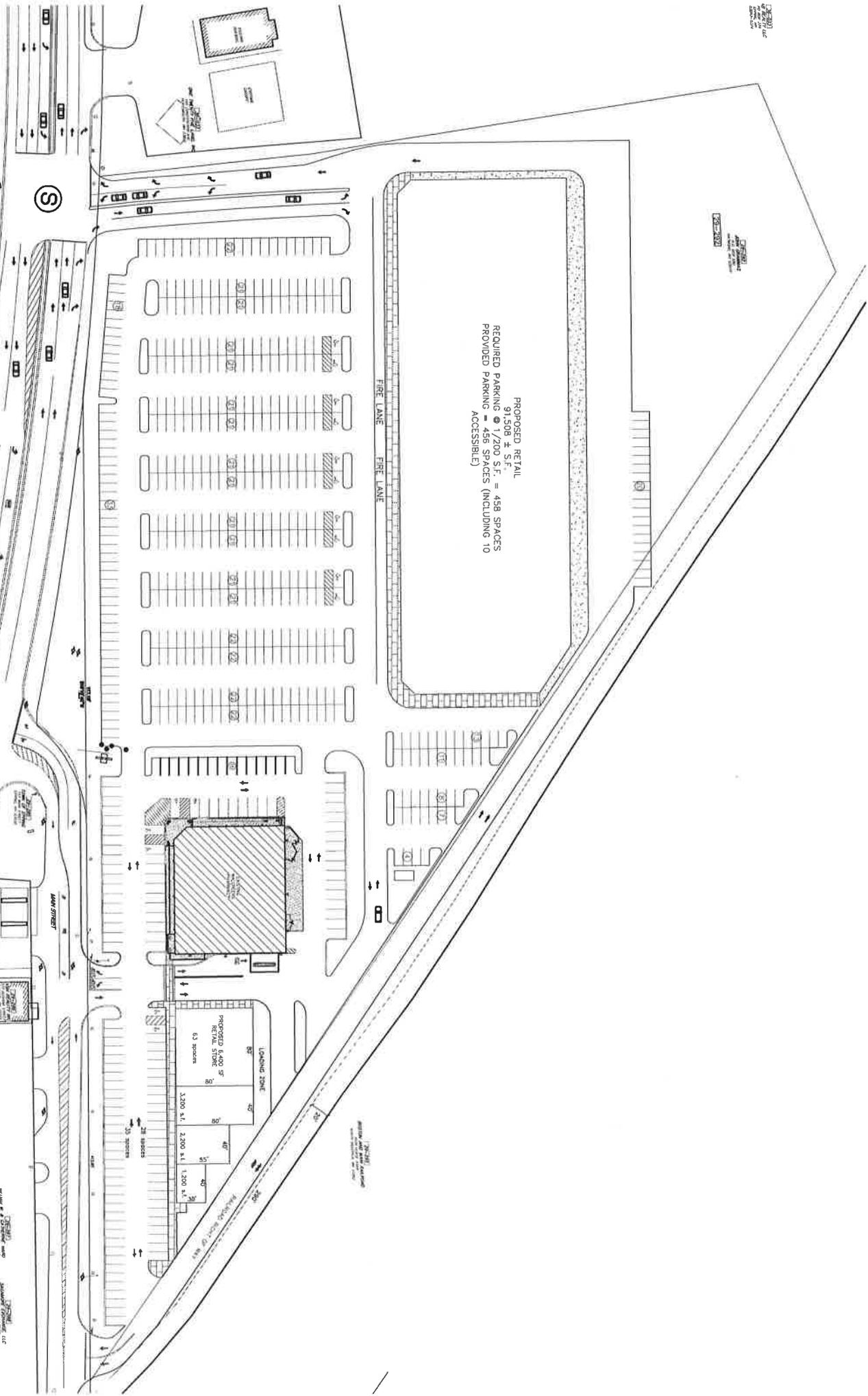
Very truly yours,
BEALS ASSOCIATES PLLC

Christian O. Smith

Christian O. Smith, PE
Principal

DATE: 10/11/11
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

PROPOSED RETAIL
91,508 ± S.F.
REQUIRED PARKING @ 1/200 S.F. = 458 SPACES
PROVIDED PARKING = 456 SPACES (INCLUDING 10 ACCESSIBLE)



S

MAIN STREET

KINGDOM BOULEVARD

LANDING ZONE
PROPOSED 6,400 SF
RETAIL STORE
63 spaces

3,200 s.f. 2,200 s.f. 1,200 s.f.

FIRE LANE

FIRE LANE

DATE: 10/11/11
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

DATE: 10/11/11
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

Prepared by:
BEAVIS ASSOCIATES PLLC
 70 PORTSMOUTH AVE.
 STRATFORD, NEW HAMPSHIRE
 PHN. 603-583-4866, FAX. 603-583-4863

DATE: 1-31-2015

ROUTE 125 CALEF ROAD

EXISTING SITE

ROCKINGHAM RECREATIONAL TRAIL
 (TO SALBA)

WALGREENS

ROCKINGHAM RECREATIONAL TRAIL
 (TO NEWARKET)
 (TO MANCHESTER)

RAILROAD AVENUE

EXISTING CONDITIONS

REVISIONS	DATE

DATE: MAY 2015
 SCALE: 1"=50'
 PROJ. NO. NH415
 SHEET NO. 10F-1

TAX MAP 039
 LOT 200
CURRENT ROW PLAN
 COMMERCIAL DEVELOPMENT
 MAIN STREET
 EPPING, NH



Prepared by:
JOHN GRAMMAS
 P.O. BOX 680
 RAYMOND, NH 03077

