

NH Rivers Management and Protection Program  
**NH Rivers Management Advisory Committee**

**Review of State Surplus Land**

Review of Properties Being Considered for Disposal  
Rivers Management and Protection Program Review Checklist  
Amended March 30, 2012

**Property Name:** Russell Farm, 84 Iron Works Road, Concord SLR #: 13-008  
**Date received from CORD or other state agency (date of e-mail)** 4/4/2013  
**Due Date Issued by CORD or other state agency** 5/9/2013  
**Property Location:** 84 Iron Works Road, Concord  
**Proposed Intent or Use:** Subdivision & Sale of approximately 4 acres, including building  
**Adjacent River:** Turkey River River frontage: ~580 ft.  
**Date RMAC requested extension (date of e-mail to CORD):** \_\_\_\_\_  
(Statutory Authority for Review: 483:8 VII; 483:14 I; 483:14 II)

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**Property Information and Site Conditions:**

1. **Is the property adjacent to or providing access to a river or designated river?**
  - Yes RMAC is required to review and make a recommendation(s) on the disposal of this property. The recommendation(s) made by RMAC is/are **binding**.
  - No RMAC does not have jurisdiction; however, RMAC may make an advisory recommendation.
  
2. **Is there a Local River Management Advisory Committee (LRMAC)?**
  - Yes **The Rivers and Lakes Program will notify the applicable LRMAC**  
**If the river is a Designated River, attach a summary of the LRMAC comments to this form.**
  - No
  
3. **Is the adjacent waterbody a public water supply?**
  - Yes **What is the proximity of the proposed use to the water supply intake?** \_\_\_\_\_
  - No – Building served by well on property, currently inactive
  - Cannot be determined
  
4. **Is the property within a Source Water Protection Area?**
  - Yes **Describe:** Technically, yes, for Pennichuck's Merrimack River withdrawals. Otherwise, no.
  - No
  - Cannot be determined
  
5. **Which state department holds the property?**
  - DOT **Was the property purchased with federal highway or turnpike funds?**
    - Yes
    - No
  - DRED
  - F&G
  - DES
  - Other: DHHS, though a portion was informally given to DRED in 1972

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**6. What is the nature of the request?**

- Purchase
- Lease
- Easement
- Other: State wishes to sell property upon approval

**7. Is there public access on the property?**

- Yes
  - Water: Canoe/cartop or powerboat
  - Land: Fishing, hiking
- No

**8. Is there existing development on the site?**

- Yes **Describe:** There is one building with 3 parts. One part of the building is a 2-story farmhouse that has been renovated into office space, a second part of the building is a 2-story barn (not substantially renovated above grade) with a full basement that has been renovated into office/warehouse space, and the third part of the building is a 2-story wing of relatively modern office space that connects the farmhouse with the barn. The barn has approximately 5,049 square feet of above-grade space and the rest of the building has approximately 9,308 square feet of above-grade space.
- No

**9. Is there existing development on the adjacent sites?**

- Yes **What is the location of the nearest existing development?** Adjacent parcels include productive agricultural properties (some with farmhouses and barns), residential properties with detached single-family dwellings, and a Unitil electrical power transmission substation.  
**Distance from property** \_\_\_\_\_
- No

**10. If the project proposes new development, is it consistent with existing and adjacent development?**

- Yes
- No
- N/A – Buyer and use of property currently undetermined

**11. Was a site visit conducted by Program staff?**

- Yes **Attach a synopsis of the visit including the date to this form. 4/15/2013**
- No

**Site Designations and Wildlife Considerations:**

**12. Are there Prime Wetlands, NWI mapped, or other mapped wetlands present on or adjacent to the site?**

- Yes **Attach detailed information to this form. (See map for riverine wetlands)**
- No

**If YES, will there be impacts to the Prime Wetlands?**

- Yes
- No
- Unknown – Buyer and future use of property currently undetermined

**13. Are there Natural Heritage Bureau (NHB) rare, threatened or endangered species present?**

- Yes **Attach NHB Information to this form.**

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No

**If YES, will there be impacts to the rare, threatened or endangered species?**

- Yes  
 No  
 Unknown

**14. Are there cultural resources (historic sites, stone walls, etc) on site?**

Yes **Attach NH Department of Cultural Resources information to this form.**

The farmhouse (or some part of it) is believed to have been originally constructed prior to 1787 and substantially renovated circa 1825-40. The barn and the connector are believed to have been constructed during the first half of the 20th century. A file review conducted at the Division of Historical Resources (DHR) produced an individual inventory form that documents the building. The inventory form was prepared as part of a survey of rural agricultural properties located within the City of Concord that was sponsored by the Concord Heritage Commission.

- No  
 Unknown

**If YES, will there be impacts to the cultural resources?**

- Yes  
 No  
 Unknown or N/A

**15. Are there Wildlife Action Plan (WAP) critical habitats and/or associated species present?**

- Yes  
 No – But there is “Supporting Area” on the portion proposed for disposal  
 Unknown

**If YES, will there be impacts to the critical habitats and/or associated species?**

- Yes **Attach WAP information to this form.**  
 No  
 Unknown

**16. Will there be shoreland and near shore zone modification that would degrade the environment, particularly for waterfowl and aquatic life?**

- Yes **Describe:** \_\_\_\_\_  
 No  
 Cannot be determined – Buyer and future use of property currently undetermined

**17. Does the proposed sale and/or use maintain the environment, particularly for waterfowl and aquatic life?**

- Yes  
 No  
 Cannot be determined – Buyer and future use of property currently undetermined

**18. Does the proposed sale and/or use improve the environment, particularly for waterfowl and aquatic life?**

- Yes **Explain:** \_\_\_\_\_  
 No  
 Cannot be determined – Buyer and future use of property currently undetermined

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**19. Are there any other special designations?**

- Yes **Explain:** Agricultural soils of prime, statewide or local importance. Property adjacent to Russell Shea State Forest.
- No
- Unknown

**Water Quality, Flooding and Recreational Considerations:**

**20. Is water quality test data available?**

- Yes **Test Date:** \_\_\_\_\_ **Distance from site:** \_\_\_\_\_ ft.  
**Attach water quality data to this form.**
- No

**21. List Point sources of pollution:**

- Land-based: \_\_\_\_\_
- Water-based: \_\_\_\_\_
- Cannot be determined: \_\_\_\_\_

**22. List Non-Point sources of pollution:**

- Land-based: \_\_\_\_\_
- Water-based: \_\_\_\_\_
- Cannot be determined: \_\_\_\_\_

**23. Will there be a significant adverse impact on water quality?**

- Yes
- No
- Cannot be determined – Buyer and use of property currently undetermined

**24. Will there be a cumulative impact on water quality?**

- Yes
- No
- Cannot be determined – Buyer and use of property currently undetermined

**25. Is there potential for vegetation removal in the shoreland?**

- Yes
- No
- Cannot be determined – Buyer and use of property currently undetermined

**26. Are there potential impacts to water quality such as: steep slopes present; potential for erosion, etc.?**

- Yes **Explain:** Steep slope to river channel
- No
- Cannot be determined

**27. Will there be an addition of impervious surface?**

- Yes **Explain:** \_\_\_\_\_
- No
- Cannot be determined – Buyer and future use of property currently undetermined, but there is very little paved area now, so increase is likely depending on property use.

**28. Is there potential for changes in stormwater flow or runoff?**

- Yes **Explain:** \_\_\_\_\_
- No

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Cannot be determined – Buyer and future use of property currently undetermined

**29. Will the proposed sale and/or use provide new public or private access to the river?**

- Public
- Private
- No
- Cannot be determined

**30. Will the proposed sale and/or use interrupt or terminate existing access to the river?**

- Yes
- No
- Cannot be determined

**31. Are there observed or seasonally anticipated river or land-based recreational opportunities?**

- Yes **Explain:** Bird watching, fishing?
- No
- Cannot be determined

**32. Is the property or any portion of the property located in a floodplain or identified Fluvial Erosion Hazard zone?**

- Yes – Potentially. FEH study being conducted on Turkey River Summer/Fall 2013
- No
- Cannot be determined

**33. Will the proposed sale and/or use impact flood storage capacity?**

- Yes **Explain:** \_\_\_\_\_
- No
- Cannot be determined

**34. Is there potential for river channel flow modification?**

- Yes **Explain:** \_\_\_\_\_
- No
- Other

**35. Is there potential for the proposed sale and/or use to include activities that would degrade the opportunity for the safe enjoyment of the river?**

- Yes **Explain:** \_\_\_\_\_
- No
- Cannot be determined – Buyer and use of property currently undetermined

**36. Is there potential for the proposed use to introduce opportunities for new recreational user groups?**

- Yes **Explain:** \_\_\_\_\_
- No
- Cannot be determined – Buyer and use of property currently undetermined

**37. Is there potential for the proposed sale and/or use to create conflict between multiple-user groups?**

- Yes **Explain:** \_\_\_\_\_
- No
- Cannot be determined

**\*\*If available attach a copy of soil mapping data.**

**\*\*If available, attach a copy of the proposed site plan.**

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**Notes:**

Rural site located in south Concord with easy access to/from I-89 and nearby residential neighborhoods. During the site visit, staff observed numerous passerine songbirds within the river corridor and a pair of Wood Ducks in the river. The existing riparian buffer varies in width and species composition but appears to provide significant cover and probably serves as a wildlife corridor. The Turkey River is relatively un-impacted at site. Immediately downstream and adjacent to the site, the Iron Works Road culvert appears to cause a significant flow restriction. Upstream of the property, the Turkey River experienced significant flooding in 2006 impacting St. Paul's School.

Property currently unused or under utilized and the existing structures are in need of repair.