

Con lin
2019-46

DUFFIELD ENGINEERING & CONSULTING
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July 21, 2019

NH-DOT / Bureau of Rail and Transit
Attn. Shelley Winters, Administrator
PO Box 483
Concord, NH 03302-0483

Re: Pemi-River Campground -Expansion & RR Crossing
Thornton, NH

Dear Shelley Winters:

This letter is an expression of interest in obtaining a Rail Road Crossing for accessing an abutting property on the other (East) side of the rail road tracks. The owner of the Campground (Gerri Warren) has a P & S agreement on this property and wants to gain access through the existing campground. The existing Access would be used for Emergency only and be controlled with locking gate. The new access would be close to the former access near the NH Co-Op substation. In this way access across the tracks is controlled by the campground. The campground is operated early May through early October and this applies to expansion area. We have met on a Conceptual basis with the Thornton Planning Board and they are in support of the project.

The Campground owner needs to know what conditions, costs and ability to get crossing permit before purchasing this abutting parcel. A Conceptual Plan is attached and would include some 64 Camp sites, a bath house with septic and well for water system. An approximate 2-3 acres near the proposed RR Crossing is above the 100- year flood zone elevation and where the bath house would be located. All campers would be located out of the flood zone during the off-season.

A grading plan will be developed for the crossing with 2-foot contours and at a 1 inch equals 20 foot scale. A survey will also be done for the expansion area as part of a Campground Subdivision plan required by NH-DES. The Subdivision Plan would be done once the RR crossing conditions and permit are known and obtained.

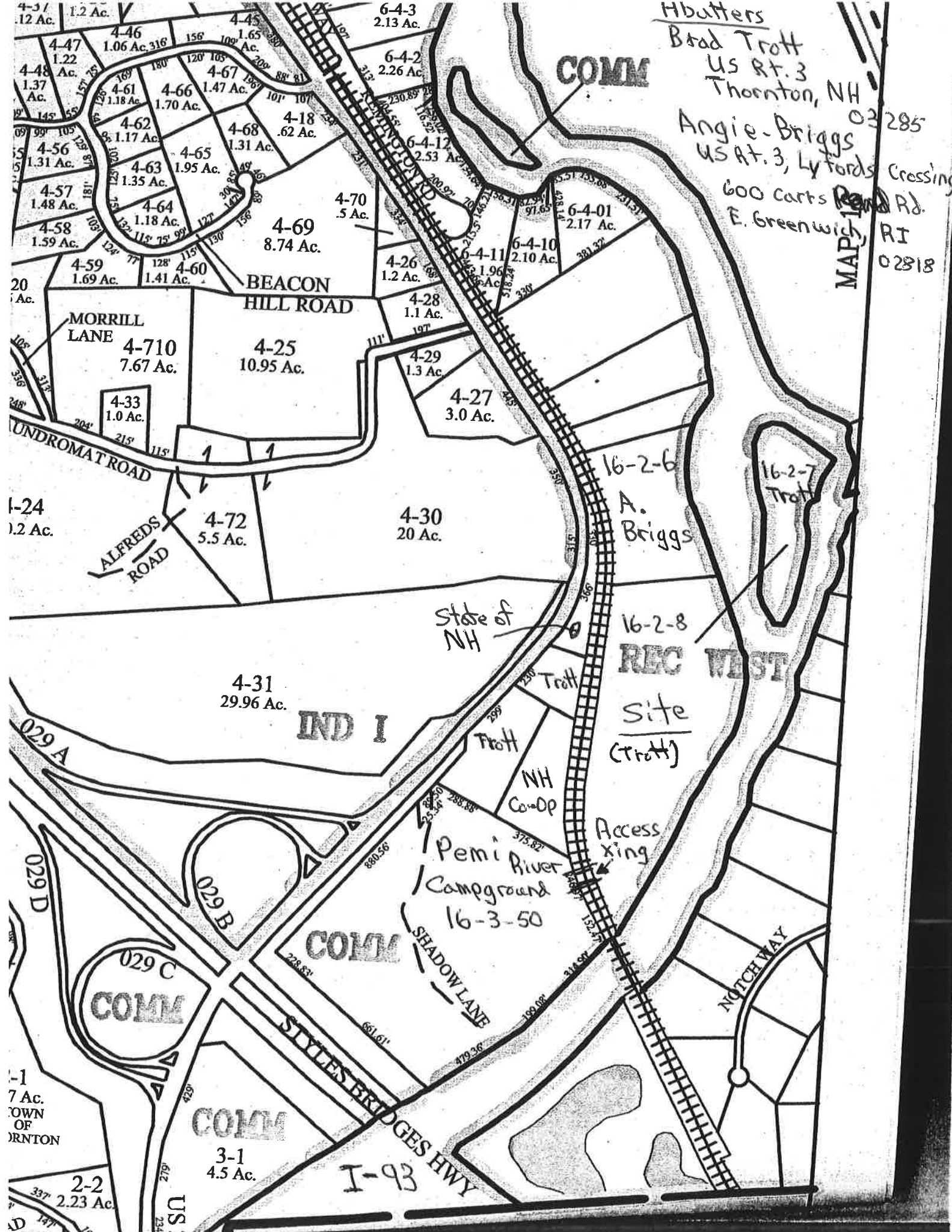
Please contact me with questions or if you want to meet at the property. We appreciate your time and attention to this project.

Sincerely,



Thomas Duffield, PE





Hbatters
Brad Trott
US Rt. 3
Thornton, NH 03285
Angie Briggs
US Rt. 3, Lyford's Crossing
600 carts Rd.
E. Greenwich, RI 02818
MAP 1

4-37
1.2 Ac.
4-47
1.22 Ac.
4-48
1.37 Ac.
4-56
1.31 Ac.
4-57
1.48 Ac.
4-58
1.59 Ac.
20
Ac.
1-24
1.2 Ac.
029 A
029 D
029 B
029 C
1-1
7 Ac.
TOWN
OF
THORNTON
2-2
2.23 Ac.
US

4-46
1.06 Ac.
4-61
1.18 Ac.
4-62
1.17 Ac.
4-63
1.35 Ac.
4-64
1.18 Ac.
4-59
1.69 Ac.
4-60
1.41 Ac.
4-45
1.65 Ac.
4-67
1.47 Ac.
4-66
1.70 Ac.
4-68
1.31 Ac.
4-65
1.95 Ac.
4-70
1.5 Ac.

BEACON
HILL ROAD
MORRILL
LANE
4-710
7.67 Ac.
4-25
10.95 Ac.
4-33
1.0 Ac.
4-72
5.5 Ac.
4-30
20 Ac.
4-28
1.1 Ac.
4-29
1.3 Ac.
4-27
3.0 Ac.

4-31
29.96 Ac.
IND I
State of
NH
16-2-6
A. Briggs
16-2-7
Trott
16-2-8
REC WEST
site
(Trott)
NH
Co-OP
Access
xing

Pemi River
Campground
16-3-50
SHADOW LANE
I-93
NOTCH WAY
COMM
COMM
COMM
COMM

COMM

COMM

COMM

I-93

COMM

Pemi River Campground has P&S on this parcel and 16-2-7 (Island). wants/needs RR crossing.

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Thornton, NH

Searches | Info

Quick Search

Parcel ID

Find

Parcel ID: 000016 000002 000008
Owner: TROTT BRADLEY E
 TROTT CECILE A
Location: US RTE 3
Acres: 16.000

General Land Building Sketch Photo Features Sales

Valuation

Building Value: \$0
Features: \$0
Taxable Land: \$866 Current Use

Card Value: \$866

Parcel Value: \$866

[Review and Pay Property Taxes Online](#)

Listing History

List Date	Lister	District
07/17/2017	DWVL	WV
07/24/2013	DWVL	ESTAT
05/08/2013	INSP	
01/01/1980	NONE	

Notes: 1500'+/- FTG ON PEMI RIVER; ENTIRE PROPERTY IN FLOOD PLAIN PER TAX MAP; 7/13 LOT LOC RIVER & RR TRACKS;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method
2018	\$0	\$0	\$858	Cost Valuation
2017	\$0	\$0	\$873	Cost Valuation
2016	\$0	\$0	\$825	Cost Valuation

000001 000001
 000001 000003
 000001 000004

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Searches Info

Quick Search

Parcel ID

Find

Thornton, NH

*Pemi River
Campground*

Parcel ID: 000016 000003 000050

Owner: WARREN LAURA C.
GERALD R WARREN

Location: 2458 US RTE 3

Acres: 23.960

Card 1 of 2

General Land Building Sketch Photo Features Sales

Valuation

Building Value: \$84,100

Features: \$116,100

Taxable Land: \$336,600

Card Value: \$536,800

Parcel Value: \$622,600

[Review and Pay Property Taxes Online](#)

Listing History

List Date	Listed	Dist
04/02/2014	DWPL	WV
05/21/2013	INSP	ESTA
05/08/2013	INSP	
03/22/2006	MV	
04/16/2002	MVPR	

Notes: RV PARK/CAMPGROUND/WITH DWELLING/CAMPRD=MIXED QUALITY 20 SITES WO ELECTRIC, 1 LAYOUT ;//03-72 SITES PER SUBDIV APPR DECK AROUND BATH HOUSE 5X12 HAS ROOF; 1.1 ACRES O & ESMT, NOT USABLE FOR IMPROVEMENTS; 2014 APPROVAL FOR FOUR RENTAL TRAILERS IN CAMPRD PERMANENT STRUCTURES;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method
2018	\$138,900	\$142,700	\$336,600	Cost Valuation
2017	\$138,900	\$108,400	\$336,600	Cost Valuation
2016	\$138,900	\$108,400	\$336,600	Cost Valuation

000001 000001
000001 000003
000001 000004

Pemi River Campground - Thornton

RR Crossing - View West (former Crossing - B. Trott Prop.)

Pic. # 1



Pemi River Campground - Thornton
RR Crossing - View South [Pemi River Bridge]

Pic. # 2



Pemi River Campground - Thornton

RR Crossing - View North

NH
CO-OP
Substation



Former
Trott
Crossing

Pic. # 3