

New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives
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 <i>Via Email Distribution Lists</i>	Belknap County Board of Commissioners c/o Debra Shackett, County Administrator 34 County Drive Laconia, NH 03246 <i>Via Email (dshackett@belknapcounty.org)</i>
Scott Myers City Manager 45 Beacon Street E City Hall Laconia, NH 03246 <i>Via email (citymanager@laconianh.gov)</i>	Jeffrey Hayes, Executive Director Lakes Region Planning Commission Humiston Building 103 Main Street, Suite 3 Meredith, NH 03253 <i>Via Email (jhayes@lakesrpc.org)</i>

FROM: Michael A. Klass, NH Office of Strategic Initiatives

DATE: March 18, 2020

SUBJECT: *State Owned Land, Surplus Land Review, Laconia, NH
2020 SLR 003*

RESPONSE DEADLINE: **Friday, April 17, 2020**

Please review the attached information to determine if your organization has any interest in this transaction. If there is an interest, please provide this office with any comment(s) in writing by the response deadline indicated above. Responses may be emailed to Michael.klass@osi.nh.gov.

The Council on Resources and Development will consider the request at its meeting tentatively scheduled for **May 14, 2020**. Information regarding CORD and its meetings may be obtained at: <https://www.nh.gov/osi/planning/programs/cord/index.htm>.

The Department of Natural and 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 Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, is asked to review this request in accordance with RSA 483:8, VII and 14.



**STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION**

From:  Louis Barker
Railroad Planner

Date: March 3, 2020

At: Bureau of Rail and Transit

Thru: Shelley Winters *SW 03/11/2020*
Administrator

Patrick Herlihy, Director *PH 3/12/2020*
Division of Aeronautics, Rail & Transit

Subject: Surplus Land Review, RSA 228:57-a
Concord-Lincoln Railroad Corridor, Laconia

To: Jared Chicoine, Director
Office of Strategic Initiatives
Planning Division

The Bureau of Rail & Transit proposes to lease water frontage (approximately 550 linear feet) of railroad land in City of Laconia to an abutter for a proposed Mooring Field per RSA 228:57-a. This law allows leasing waterfront of State-owned railroad property to landowners whose property abuts the railroad property and the proposed use does not adversely impact the use of property by the State or its Railroad Operators.

The Bureau is willing to enter into a lease of a limited area (550 linear feet) at the edge of the railroad corridor, as the proposed lease will not impact current railroad operations and current winter recreational use. Access to the mooring field is from property owned by the abutter that utilizes a current crossing agreement with the State.

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

Feel free to contact me with any questions.

Enc.

cc: Stephen LaBonte, 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: Louis.barker@dot.nh.gov

Applicant Contact Person: Richard Bordwell
Address: c/o Evergreen Management, 1921 Parade Rd. Laconia NH 03246
Phone Number: (603) 528-1014 o, (703) 626-8980
E-Mail: Dbordwell52@gmail.com

Location of Property: Concord-Lincoln RR Corridor, Paugus Bay Laconia

Acreage: 550 linear feet

Requested Action: Lease of waterfrontage per RSA 228:57-a

Term of Lease or Easement: 5 years (5 year renewal)

.....

Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Office of Strategic Initiatives, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

1. What is the current use of this property?

Railroad Operations

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

Application to Department of Safety for Mooring, lease per RSA 228:57-a State-owned RR property to meet application criteria.

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 use of the property or surroundings.

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)?

Railroad Corridor dates to the 1840'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)

Abutter member's residences.

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).

State owns railroad corridor from Concord to Lincoln. <0.01%

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)

From abutters property across State-owned railroad at a documented private crossing.

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 Rivers - Yes No Wetlands - Yes No

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

Paugus Bay

b. If yes, is the property located within 250 feet of a lake/pond or river?

Yes

c. If yes, please describe any municipal regulations and/or Shoreland Water Quality Protection Act (RSA 483-B) provisions that apply to the development of the property.

RSA 228:57-a, RSA 271:20

d. If there are water resources, please describe current public or private access from the site to the water body. Public Private No Access Available

Water frontage on Lake

e. How would the proposal affect the access opportunities described in d?

Applicant shall obtain a Mooring Permit through the Department of Safety.

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. Wildlife Action Plan Critical Habitats.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Potential river channel change.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

- 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, NH GRANIT, or any other readily available mapping service.

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

1) Topo

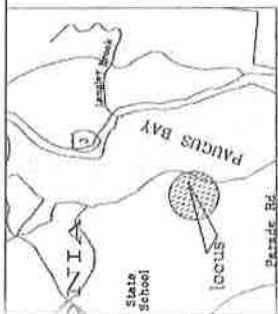


Paugus Bay, Laconia, NH

2) Aerial



Laconia, NH



Mooring Number	Change from Base	Approximate Mooring Depth	Mooring Material	Change from Base	Approximate Mooring Depth
F1	50.0'	10.0'	F12	100.0'	12.0'
F2	50.0'	8.6'	F14	100.0'	14.3'
F3	50.0'	10.0'	F15	100.0'	14.5'
F4	50.0'	9.0'	F16	100.0'	14.0'
F5	50.0'	10.0'	F17	100.0'	13.0'
F6	50.0'	11.0'	F18	100.0'	12.0'
F7	50.0'	12.0'	F19	100.0'	12.5'
F8	50.0'	11.0'	F20	100.0'	11.8'
F9	50.0'	11.0'	F21	50.0'	7.2'
F10	50.0'	10.8'	F22	50.0'	7.0'
F11	50.0'	11.0'	F23	50.0'	8.3'
F12	100.0'	12.0'	F24	90.0'	8.0'
			F25	80.0'	8.0'



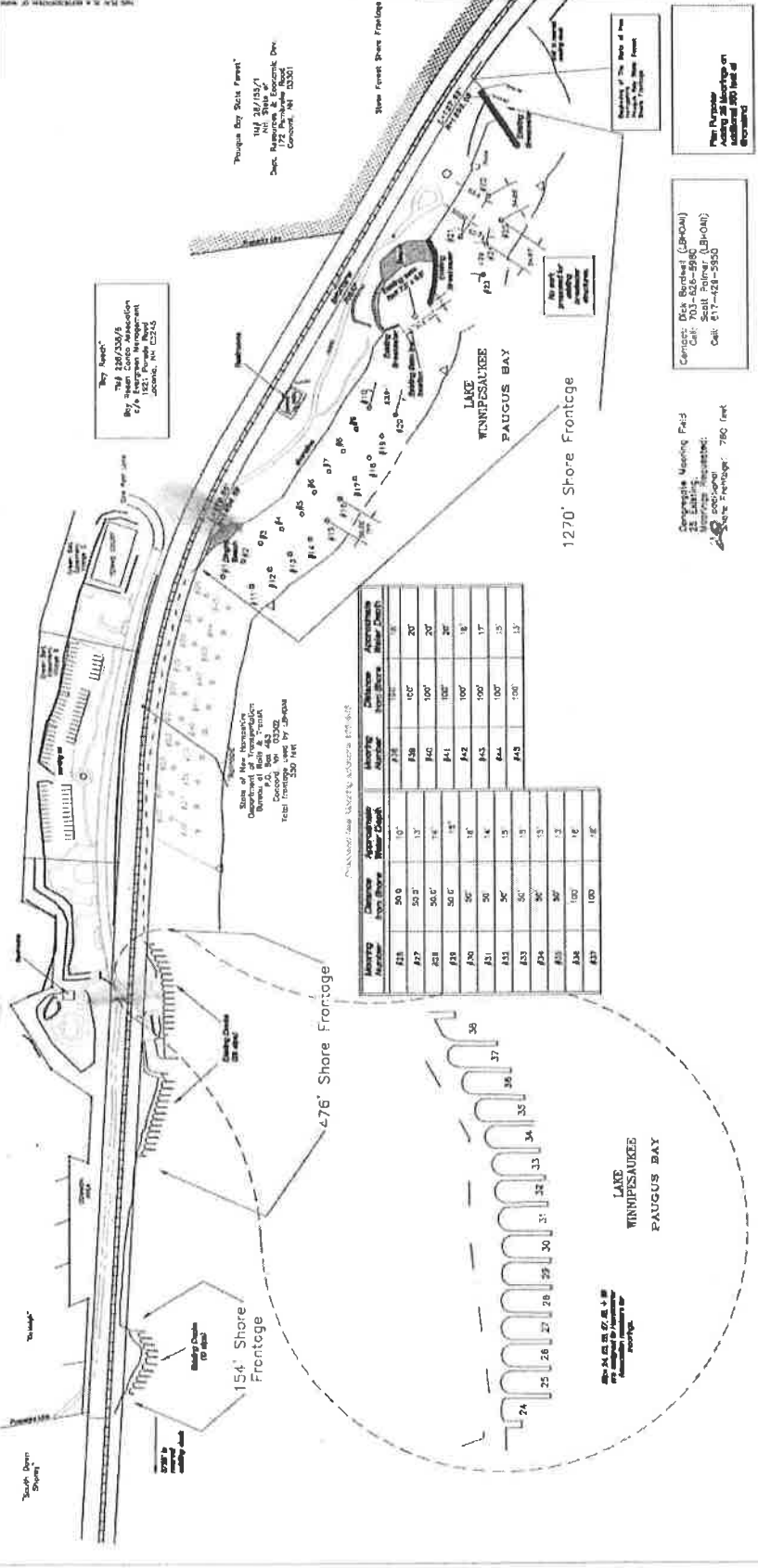
Promote Mooring Light
Change buoy w/ Non-skabe
Planning Storage Lch
Locust 30' Locust Mooring
IMPROVED MOORING LOCATIONS

"The Beach"
Bay Beach Club Association
c/o Lakeside Management
Locust, NH 03345

"Paugus Bay State Forest"
Tel: 207/857-1111
142 207/857-1111
Dept. Fisheries & Economic Dev.
Concord, NH 03301

PLANING AND MOORING LOCATIONS FOR 2012

Mooring Number	Change from Base	Approximate Mooring Depth	Mooring Material	Change from Base	Approximate Mooring Depth
F26	50.0'	10.0'	F26	100.0'	10.0'
F27	50.0'	13.0'	F28	100.0'	20.0'
F28	50.0'	14.0'	F29	100.0'	20.0'
F29	50.0'	14.0'	F30	100.0'	20.0'
F30	50.0'	14.0'	F31	100.0'	18.0'
F31	50.0'	14.0'	F32	100.0'	17.0'
F32	50.0'	14.0'	F33	100.0'	15.0'
F33	50.0'	14.0'	F34	100.0'	15.0'
F34	50.0'	14.0'	F35	100.0'	15.0'
F35	50.0'	14.0'	F36	100.0'	15.0'
F36	50.0'	14.0'	F37	100.0'	15.0'
F37	50.0'	14.0'	F38	100.0'	15.0'
F38	50.0'	14.0'	F39	100.0'	15.0'
F39	50.0'	14.0'	F40	100.0'	15.0'
F40	50.0'	14.0'	F41	100.0'	15.0'
F41	50.0'	14.0'	F42	100.0'	15.0'
F42	50.0'	14.0'	F43	100.0'	15.0'
F43	50.0'	14.0'	F44	100.0'	15.0'
F44	50.0'	14.0'	F45	100.0'	15.0'
F45	50.0'	14.0'	F46	100.0'	15.0'
F46	50.0'	14.0'	F47	100.0'	15.0'
F47	50.0'	14.0'	F48	100.0'	15.0'
F48	50.0'	14.0'	F49	100.0'	15.0'
F49	50.0'	14.0'	F50	100.0'	15.0'
F50	50.0'	14.0'	F51	100.0'	15.0'
F51	50.0'	14.0'	F52	100.0'	15.0'
F52	50.0'	14.0'	F53	100.0'	15.0'
F53	50.0'	14.0'	F54	100.0'	15.0'
F54	50.0'	14.0'	F55	100.0'	15.0'
F55	50.0'	14.0'	F56	100.0'	15.0'
F56	50.0'	14.0'	F57	100.0'	15.0'
F57	50.0'	14.0'	F58	100.0'	15.0'
F58	50.0'	14.0'	F59	100.0'	15.0'
F59	50.0'	14.0'	F60	100.0'	15.0'
F60	50.0'	14.0'	F61	100.0'	15.0'
F61	50.0'	14.0'	F62	100.0'	15.0'
F62	50.0'	14.0'	F63	100.0'	15.0'
F63	50.0'	14.0'	F64	100.0'	15.0'
F64	50.0'	14.0'	F65	100.0'	15.0'
F65	50.0'	14.0'	F66	100.0'	15.0'
F66	50.0'	14.0'	F67	100.0'	15.0'
F67	50.0'	14.0'	F68	100.0'	15.0'
F68	50.0'	14.0'	F69	100.0'	15.0'
F69	50.0'	14.0'	F70	100.0'	15.0'
F70	50.0'	14.0'	F71	100.0'	15.0'
F71	50.0'	14.0'	F72	100.0'	15.0'
F72	50.0'	14.0'	F73	100.0'	15.0'
F73	50.0'	14.0'	F74	100.0'	15.0'
F74	50.0'	14.0'	F75	100.0'	15.0'
F75	50.0'	14.0'	F76	100.0'	15.0'
F76	50.0'	14.0'	F77	100.0'	15.0'
F77	50.0'	14.0'	F78	100.0'	15.0'
F78	50.0'	14.0'	F79	100.0'	15.0'
F79	50.0'	14.0'	F80	100.0'	15.0'
F80	50.0'	14.0'	F81	100.0'	15.0'
F81	50.0'	14.0'	F82	100.0'	15.0'
F82	50.0'	14.0'	F83	100.0'	15.0'
F83	50.0'	14.0'	F84	100.0'	15.0'
F84	50.0'	14.0'	F85	100.0'	15.0'
F85	50.0'	14.0'	F86	100.0'	15.0'
F86	50.0'	14.0'	F87	100.0'	15.0'
F87	50.0'	14.0'	F88	100.0'	15.0'
F88	50.0'	14.0'	F89	100.0'	15.0'
F89	50.0'	14.0'	F90	100.0'	15.0'
F90	50.0'	14.0'	F91	100.0'	15.0'
F91	50.0'	14.0'	F92	100.0'	15.0'
F92	50.0'	14.0'	F93	100.0'	15.0'
F93	50.0'	14.0'	F94	100.0'	15.0'
F94	50.0'	14.0'	F95	100.0'	15.0'
F95	50.0'	14.0'	F96	100.0'	15.0'
F96	50.0'	14.0'	F97	100.0'	15.0'
F97	50.0'	14.0'	F98	100.0'	15.0'
F98	50.0'	14.0'	F99	100.0'	15.0'
F99	50.0'	14.0'	F100	100.0'	15.0'



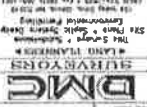
TAX MAP NO. 227-348-1 & 2
 Additions to Congregate Mooring Field
 at Long Bay
 Shore Frontage, Locust
 Belknap County, New Hampshire
 Long Bay Home Owners Association II

Camille P. Burtch (LBP/CAU)
 Call: 603-826-8980
 Scott Palmer (LBP/OU)
 Call: 617-424-5920

Congregate Mooring Field
 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38
 Mooring Installation
 by owner at their own expense
 780 feet

The Plan
 Admin. 24 Mooring on
 additional 800 feet of
 Concord

M-1



Project No.	Project Name	Project Date	Project Status
227-348-1 & 2	Additions to Congregate Mooring Field at Long Bay	10/2012	Final
227-348-1	Additions to Congregate Mooring Field at Long Bay	10/2012	Final
227-348-2	Additions to Congregate Mooring Field at Long Bay	10/2012	Final