

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>	Strafford County Board of Commissioners c/o Raymond F. Bower, County Administrator 259 County Farm Road, Suite 204 Dover, NH 03820 <i>Via Email (flutie111@aol.com)</i>
	Blaine Cox City Manager 31 Wakefield Street Rochester, NH 03867 <i>Via email (blaine.cox@rochesternh.net)</i>	Jen Czysz, Executive Director Strafford Regional Planning Commission 150 Wakefield Street, Suite 12 Rochester, New Hampshire 03867 <i>Via Email (jczysz@strafford.org)</i>

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

DATE: July 17, 2020

SUBJECT: *State Owned Land, Surplus Land Review, Rochester, NH
2020 SLR 004*

RESPONSE DEADLINE: Monday, August 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 **August 20, 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
DEPARTMENT of NATURAL and CULTURAL RESOURCES
Division of Forests and Lands

172 PEMBROKE ROAD CONCORD, NEW HAMPSHIRE 03301
PHONE: 271-2214 FAX: 271-6488 WWW.NHDFL.ORG

June 23, 2020

Jared Chicoine, Director
Office of Strategic Initiatives
107 Pleasant Street
Johnson Hall, 3rd Floor
Concord, NH 03301

RE: Transfer of 0.61+/- acre section of rail corridor to the City of Rochester

Dear Director Chicoine:

Pursuant to RSA 4:40, the Department of Natural and Cultural Resources (DNCR) is proposing to transfer all of the State's remaining interest in an approximately 0.61+/- acre portion of the abandoned rail corridor known as the Lakeport Branch of the Boston and Maine Railroad, to the City of Rochester (the City).

The City has requested that DNCR transfer this remaining portion of the abandoned rail corridor to them for a major roadway and utilities reconstruction and transportation enhancement project. The City already owns portions of the corridor with Columbus Avenue located within a major portion of the corridor. The City's proposed enhancement project will also improve pedestrian access to the beginning of the developed recreation trail located on the northwesterly side of Wakefield Street.

In 2006, the City acquired portions of this corridor from NH DOT for transportation improvements, adding on to portions that they had previously acquired from the Boston and Maine Corporation. On July 15, 2009, NH DOT transferred the remaining portion of the corridor to DNCR (Governor and Council Action Item #149) for a multi-use recreation trail. This multi-use recreation trail has been developed, and is managed by DNCR, immediately northwest of the area subject to this request. This small, ancillary piece of land is unusable as a multi-use recreation trail.

DNCR will use deed language similar to NH DOT's previous transfer to the City, which among other things includes language excepting and reserving the right to restore railroad service upon the property should it be required.

Please submit this proposal to the Council on Resources and Development (CORD) for review at its next scheduled meeting. If you have any questions, please contact either Tracey Boisvert or Bob Spoerl at (603) 271-2214.

Sincerely,


Sarah L. Stewart, Commissioner

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Natural and Cultural Resources

Agency Contact Person: Tracey Boisvert
Address: 172 Pembroke Road, Concord, NH, 03301
Phone Number: 603-271-2214
E-Mail: Tracey.boisvert@dncr.nh.gov

Applicant Contact Person: Peter Nourse
Address: City of Rochester, Public Works, 45 Old Dover Road, Rochester, NH 03867
Phone Number: 603-332-4096
E-Mail: _____

Location of Property: Rochester, New Hampshire

Acreage: .61 Acres +/-

Requested Action: Approve transfer of property to the City of Rochester for major roadway and utilities reconstruction, including a transportation enhancement project.

Term of Lease or Easement: Transfer of remaining rights and interest



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?

City road and sidewalk

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

Same, but more efficient design

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?

a. If yes, describe the resource(s)? Yes No

[Empty text box]

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)

Multiple houses and businesses directly abutting this corridor.

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).

[Empty text box]

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)

Columbus Avenue takes up a major portion of the 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** **Rivers** - **Yes** **No** **Wetlands** - **Yes** **No**

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

[Empty text box]

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

[Empty text box]

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.

[Empty text box]

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**

[Empty text box]

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

[Empty text box]

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Potential stormwater flow changes.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

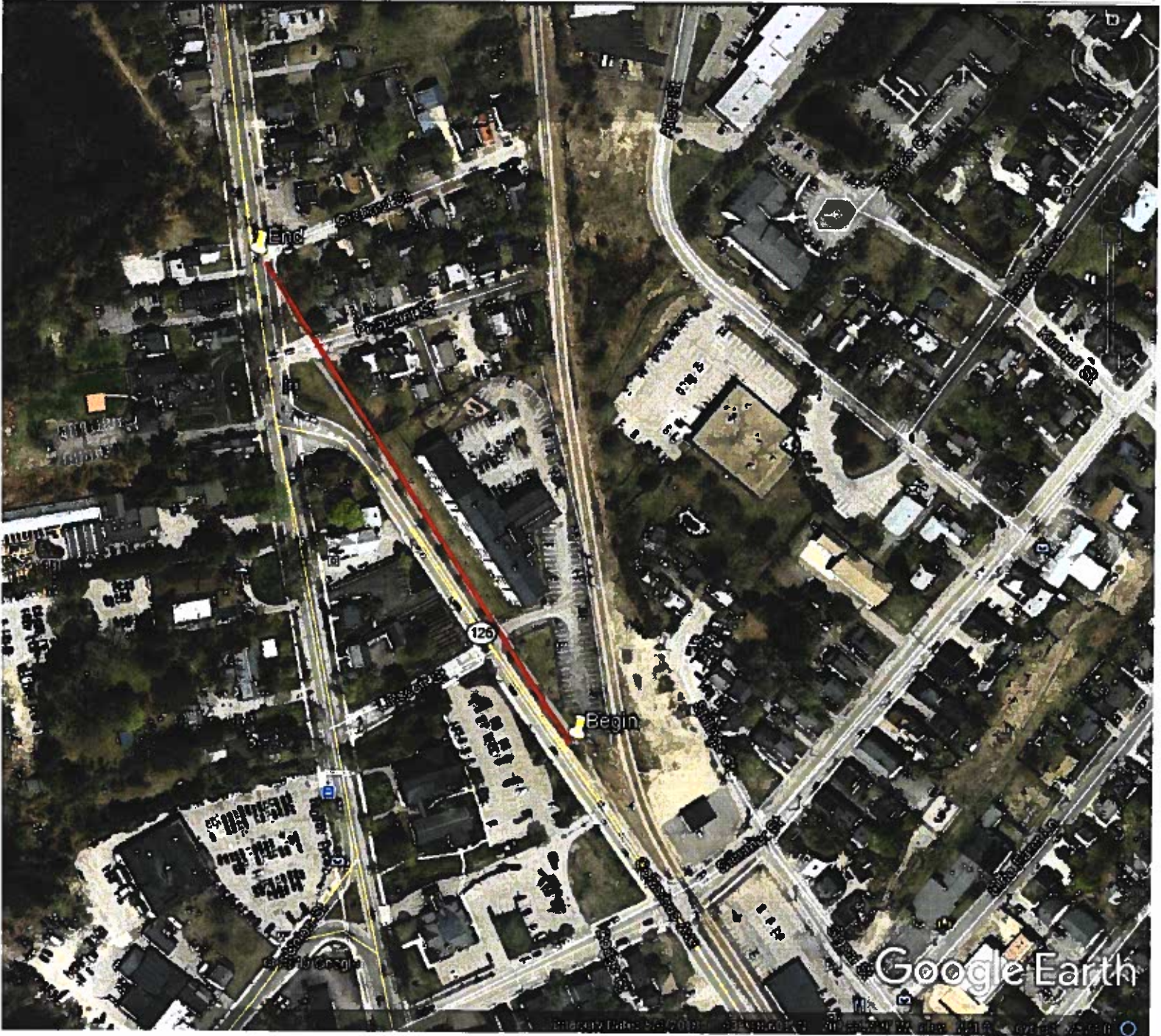
the proposed use is to improve the traffic pattern the assumption is that it will involve paving.

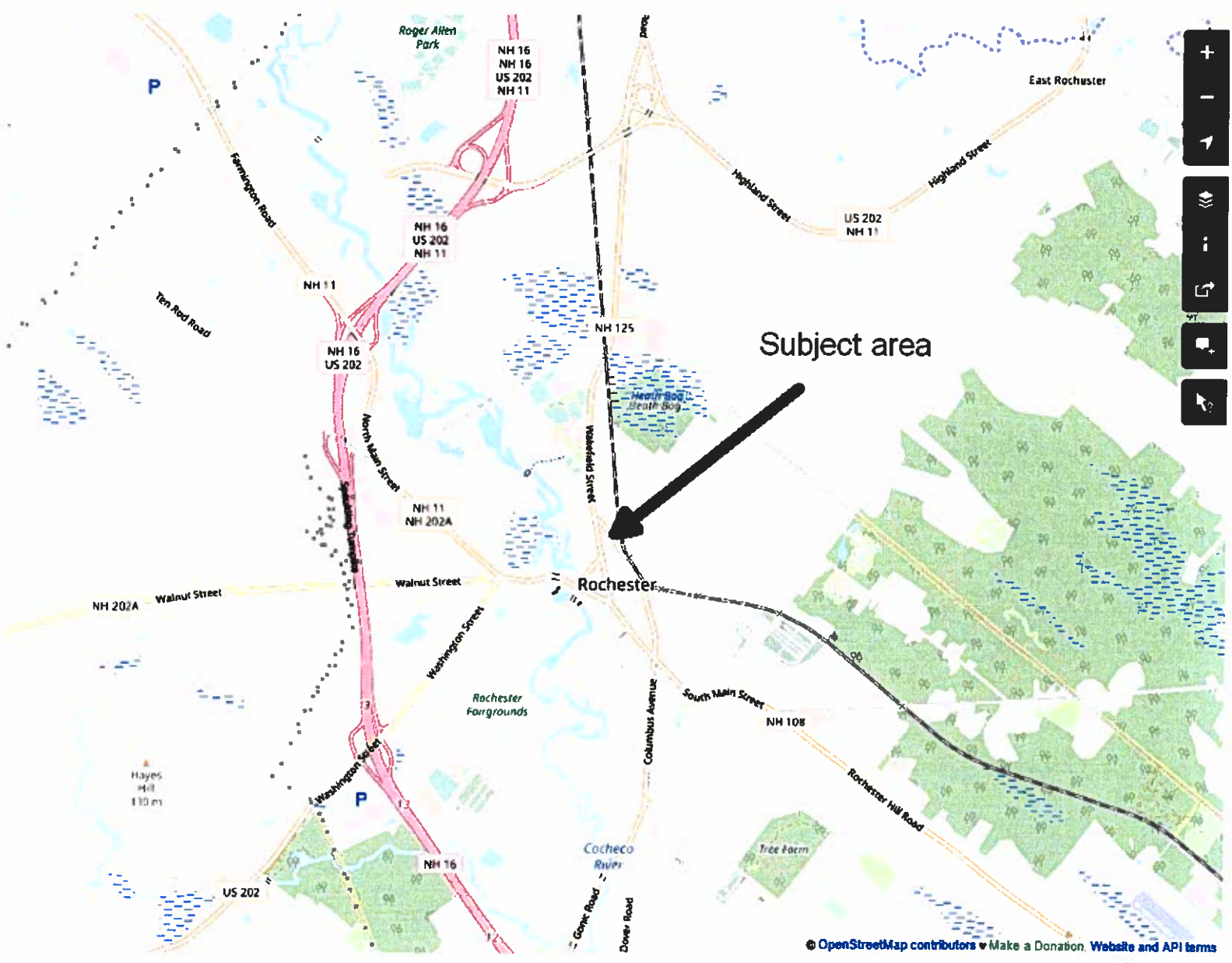
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

- 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

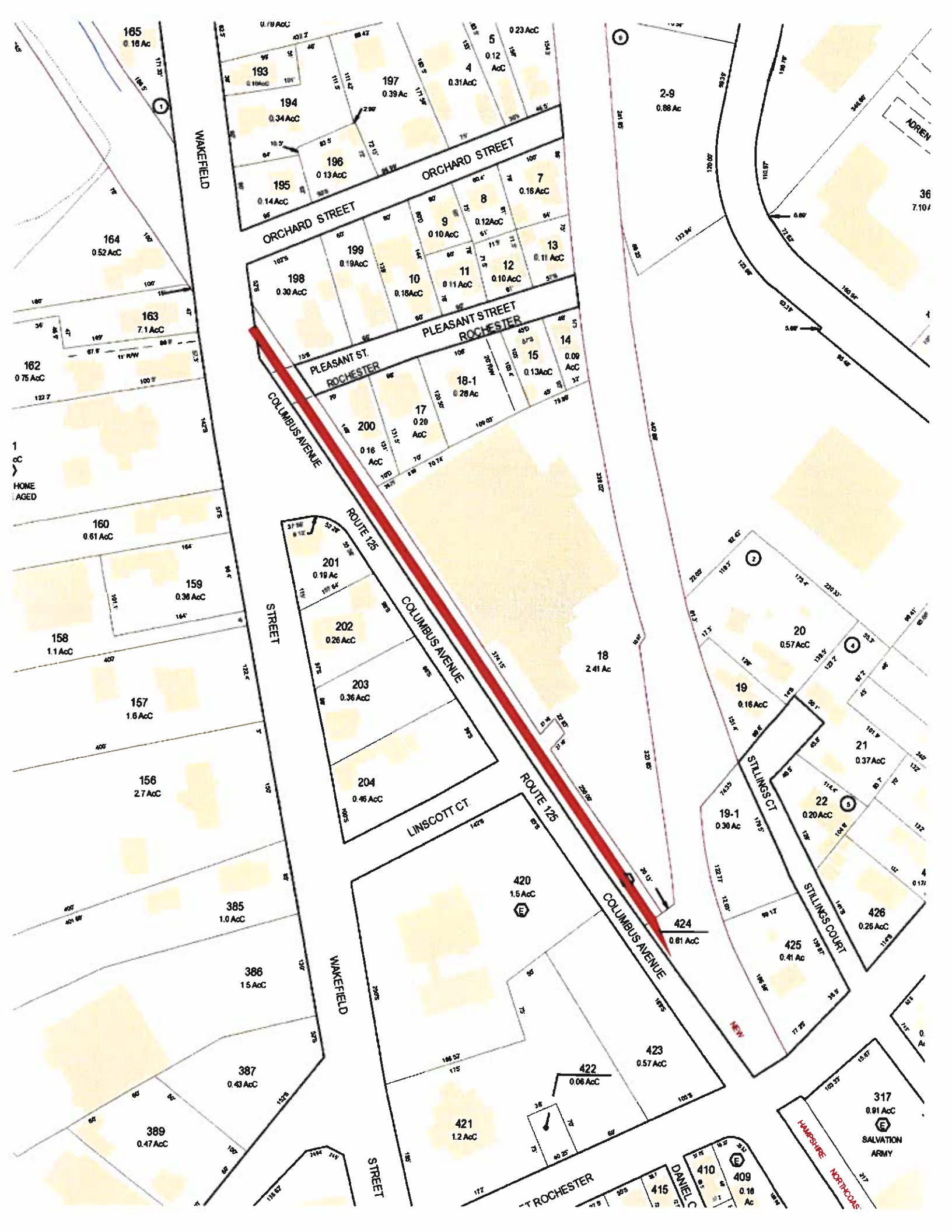
* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

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





Map navigation controls including zoom in (+), zoom out (-), home, and other navigation icons.



165
0.18 Ac

193
0.19 Ac

194
0.34 Ac

196
0.13 Ac

195
0.14 Ac

199
0.19 Ac

198
0.30 Ac

10
0.18 Ac

11
0.11 Ac

12
0.10 Ac

18-1
0.28 Ac

17
0.20 Ac

200
0.16 Ac

201
0.19 Ac

202
0.26 Ac

203
0.36 Ac

204
0.46 Ac

420
1.5 Ac

424
0.61 Ac

422
0.08 Ac

423
0.57 Ac

421
1.2 Ac

317
0.91 Ac

SALVATION ARMY

410
0.10 Ac

409
0.10 Ac

36
7.10 Ac

164
0.52 Ac

163
7.1 Ac

162
0.75 Ac

160
0.61 Ac

159
0.38 Ac

158
1.1 Ac

157
1.6 Ac

156
2.7 Ac

385
1.0 Ac

386
1.5 Ac

387
0.43 Ac

389
0.47 Ac

WAKEFIELD

ORCHARD STREET

ORCHARD STREET

ORCHARD STREET

PLEASANT STREET

PLEASANT ST. ROCHESTER

COLUMBUS AVENUE

ROUTE 125

COLUMBUS AVENUE

LINSCOTT CT

ROUTE 125

COLUMBUS AVENUE

WAKEFIELD

STREET

T ROCHESTER

STILLINGS CT

STILLINGS COURT

HAMPshire NOTARIES

ADREN

1 ac
HOME
AGED

NEW