

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 List</i>	Coos County Board of Commissioners c/o Jennifer Fish P.O. Box 10 West Stewartstown, NH 03597 <i>Via Email (jennifer.fish@cooscountynh.us)</i>
Robin Frost, Town Manager Town of Gorham 20 Park Street Gorham, NH 03581 <i>Via Regular 1st Class Mail and Email (rfrost@gorhamnh.org)</i>	Michelle Moren-Grey, Co-Executive Director & Chief Executive Officer North Country Council 161 Main Street Littleton, NH 03561 <i>Via Email (mmoren@nccouncil.org)</i>

FROM: Michael A. Klass, NH Office of Strategic Initiatives
DATE: April 4, 2018
SUBJECT: *State Owned Land, Surplus Land Review, Gorham, NH 2018 SLR 004*

RESPONSE DEADLINE: May 4, 2018

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 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 scheduled for **May 10, 2018**.

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

March 20, 2018

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

RE: Sale of 0.18 acres of the Presidential Rail Trail to an abutter, Gorham

Dear Director Chicoine:

The Department of Natural and Cultural Resources (DNCR) proposes to sell 0.18 acres of state land located along the edge of the Presidential Rail Trail in Gorham. The sale comes at the request of the abutter, Jeanne Anne Lariviere, who is the current owner of Brae Burn Village, a manufactured home community in Gorham. A survey recently completed for Brae Burn Village, as part of a plan to sell the Village to a Cooperative, identified an encroachment involving portions of four manufactured homes. We believe that these encroachments occurred prior to the State's ownership.

The proposal is to sell an area measuring approximately 22 feet x 360 feet, which is just enough land to resolve the encroachment. The State's property in this area is 99 feet wide and the sale would have no impact on the management of the trail or on the public's use of the trail. An appraisal completed in November 2017 estimated the value to be \$1,000.

Please submit this proposal to the Council on Resources and Development (CORD) for review. We kindly request that item be placed on the next agenda in order to ensure timely subsequent review by the Long Range Capital Planning and Utilization Committee and the Governor and Executive Council. If you have any questions, please contact either Tracey Boisvert or Bob Spoerl at (603) 271-2214.

Sincerely,

Jeffrey J. Rose, 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 or Chris Gamache
Address: 172 Pembroke Road, Concord, NH, 03301
Phone Number: 603-271-2214
E-Mail: tracey.boisvert@dncr.nh.gov or christopher.gamache@dncr.nh.gov

Applicant Contact Person: Heidi J. Barrett-Kitchen, Esquire
Address: Donahue, Tucker&Ciandella, PLLC, Towle House, Suite 2, 164 NH Rte. 25, Meredith, NH, 03253
Phone Number: 603-766-6208
E-Mail: _____

Location of Property: Gorham, New Hampshire

Acreage: 0.18 acre to be surplusd

Requested Action: Approve transfer of a portion of the state property known as the Presidential Rail Trail to Jeanne A. Lariviere. The purpose is to eliminate an encroachment by four manufactured houses in the Brae Burn Village Mobile Home Park.

Term of Lease or Easement: Transfer of fee ownership

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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, susan.slack@osi.nh.gov.

1. What is the current use of this property?

Adjacent to but not critical to operations of an all season recreation trail.

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

Residential

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.

Prior to DNCR's ownership, 4 manufactured homes were partially constructed on the railroad property. When a recent survey was done for the park owner to sell the property to a Cooperative, the encroachment was discovered. The proposal is to sell enough property so the owner can sell the Brae Burn Village property to the Cooperative unencumbered by the encroachment.

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

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

4 manufactured homes

5. Are there historical architectural or archaeological resources identified on this site? Yes No

a. If yes, describe the resource(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)

Residential manufactured homes within Brae Burn Village and other residences on the other side of the State land.

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 recreation trail is an old rail line that went from Haverhill to Dummer. NH DOT transferred management of the Jefferson to Gorham section to DRED (now DNCR) in 2010. The property is 99 feet wide in this area and we would only be selling 22 feet of that width. The sale would have no impact on the management of the trail or on the public's use of the trail.

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)

Currently across the applicants property.

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.

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

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.

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

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

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"/>

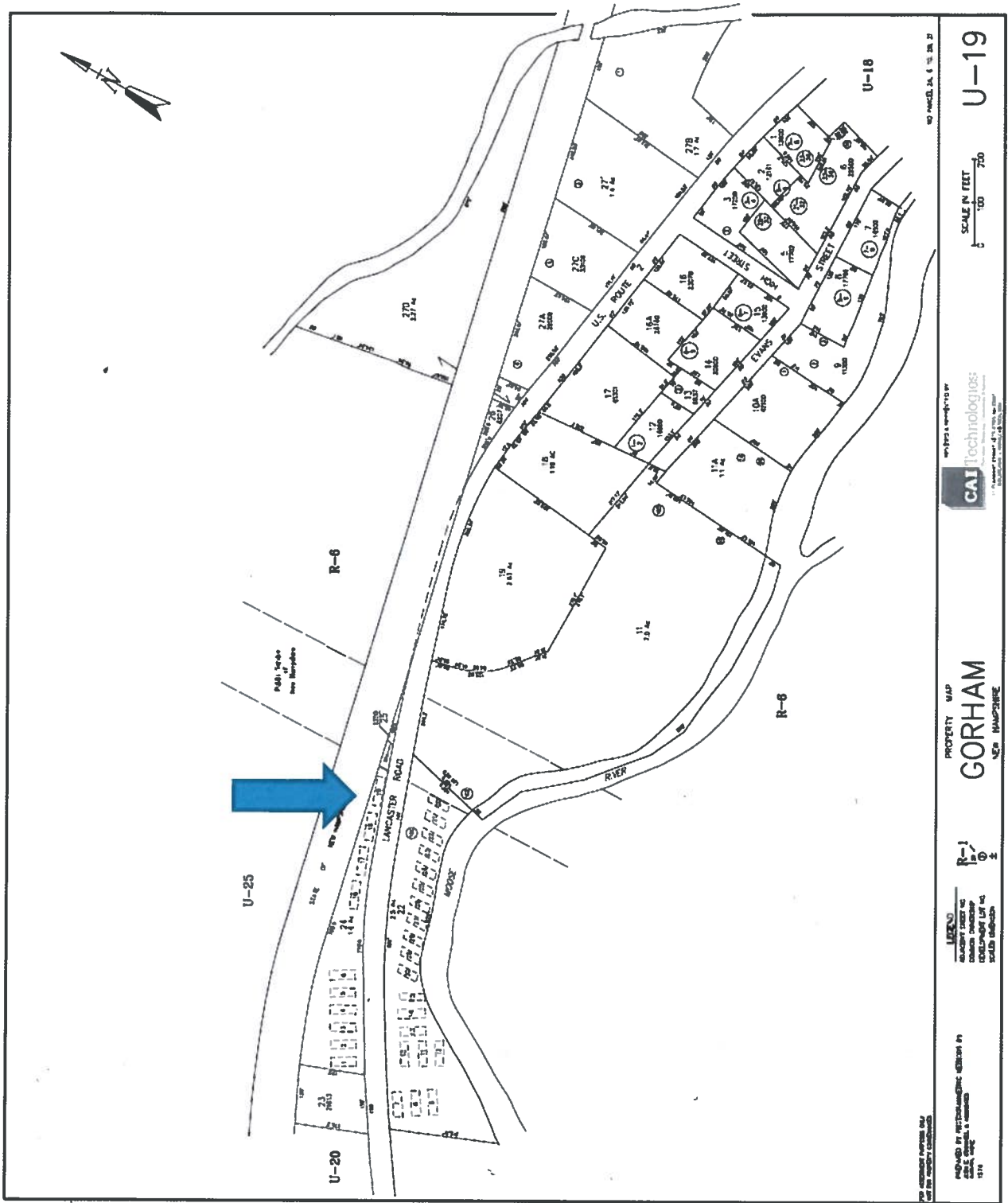
Please provide a description for any "yes" responses to question # 10.

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.

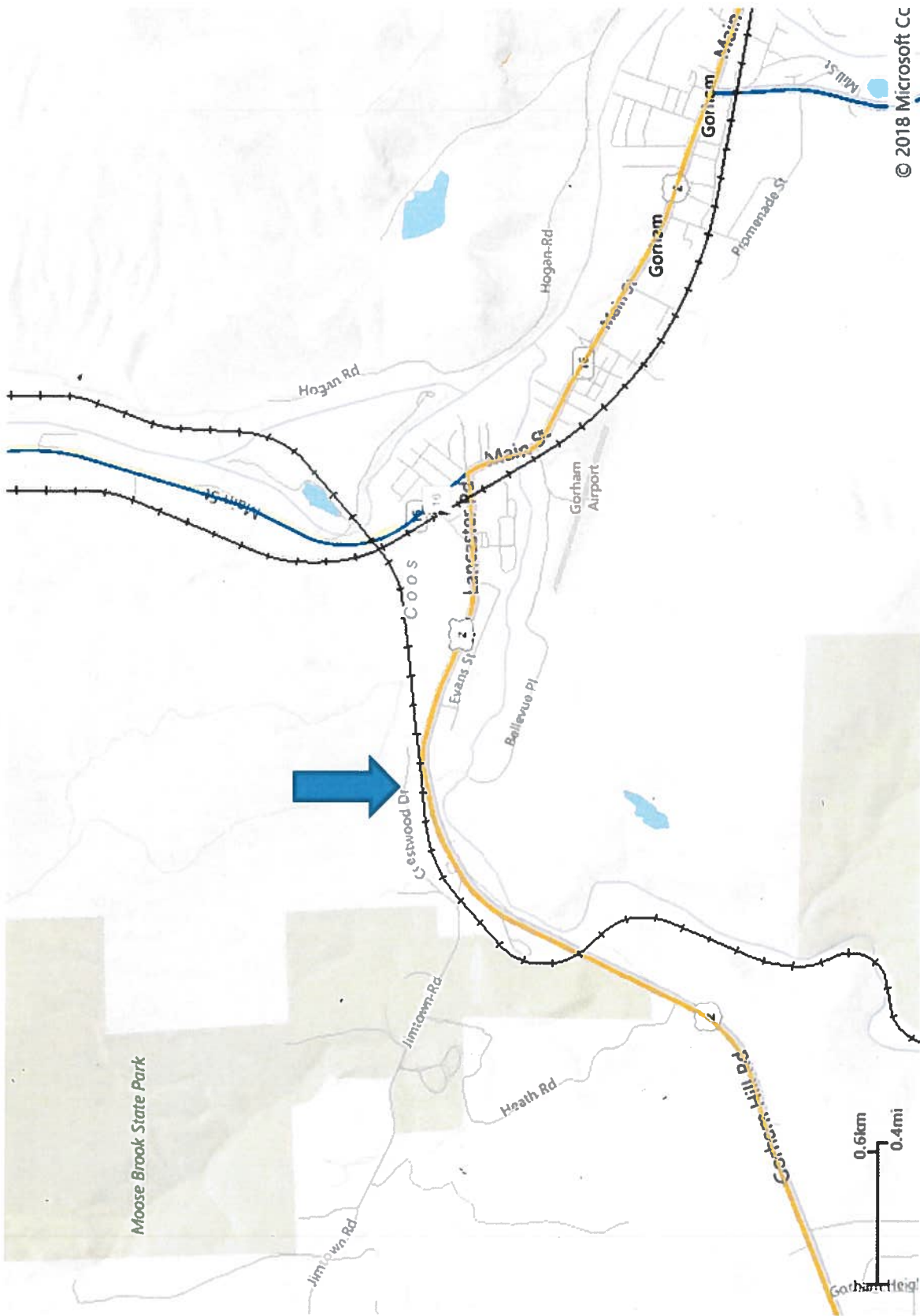
- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features*
- c. Aerial Photograph*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation 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.

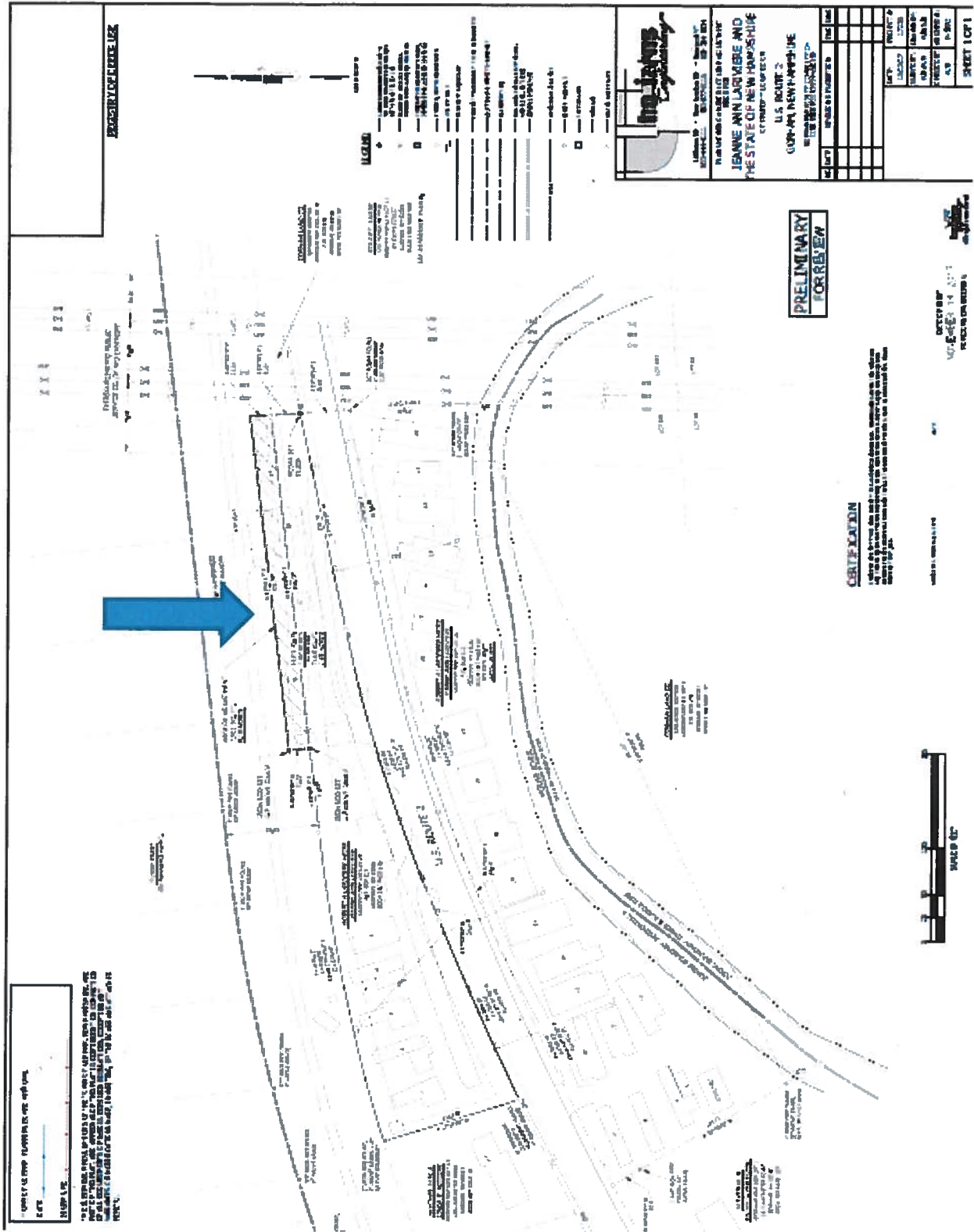
Please paste any maps and photographs submitted as part of this application here.



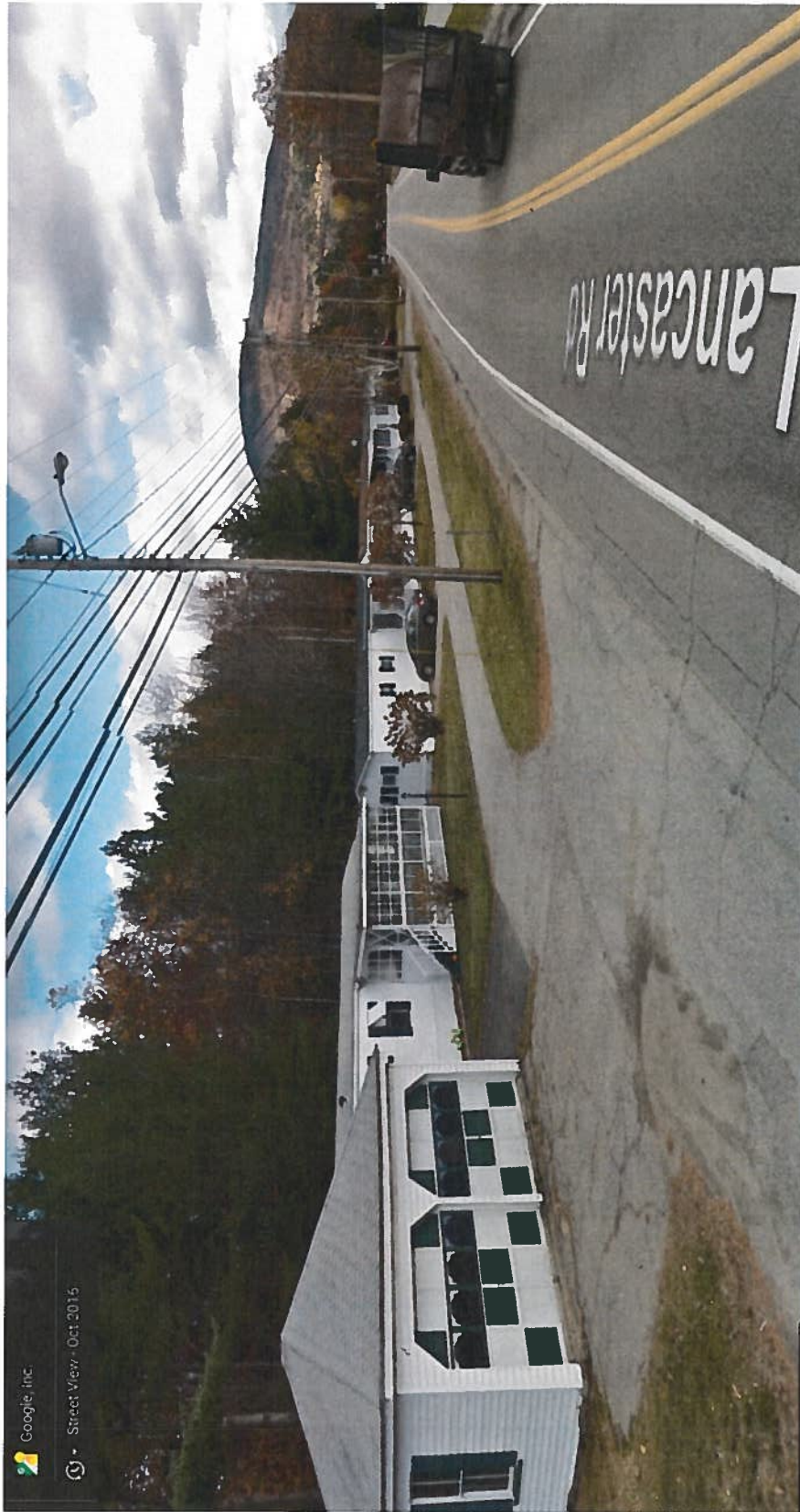
Gorham Tax Map U-19



Location Map



Survey Plan



Google Street View