



New Hampshire Council on Resources and Development

MEMORANDUM

TO:	CORD Members and Other Interested Parties <i>Via Email Distribution Lists (Bcc)</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>
	Town of Stewartstown Board of Selectmen PO Box 119 West Stewartstown, NH 03597 <i>Via Email (townofstewartstown@hotmail.com)</i>	Michelle Moren-Grey, Executive Director North Country Council 161 Main Street Littleton, NH 03561 <i>Via Email (mmoren@nccouncil.org)</i>

FROM: Michael A. Klass, Office of Planning and Development

DATE: January 13, 2022

SUBJECT: *State Owned Land, Surplus Land Review, West Stewartstown, NH
2021 SLR 005*

RESPONSE DEADLINE: Monday, February 14, 2022

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 stephanie.n.verdile@livefree.nh.gov

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
OFFICE OF THE COMMISSIONER

172 Pembroke Road, Concord, New Hampshire 03301
Phone: 271-2411 Fax: 271-2629
TDD ACCESS: Relay NH 1-800-735-2964

October 22, 2021

Commissioner Taylor Caswell
NH Department of Business and Economic Affairs
Attn: Michael Klass
100 North Main Street, Suite 100
Concord NH 03301

RE: Proposed surplus of a portion of North Stratford to Beecher Falls Rail Trail in the Village of West Stewartstown.

Dear Commissioner Caswell,

The Department of Natural and Cultural Resources (DNCR) proposes to dispose of a 0.1355 acre area of land, which is a small portion of an old railroad corridor now used a rail trail. The property in question is located in the village of West Stewartstown on Route 3.

The DNCR has been in discussions with an abutter, who is interested in acquiring a small portion of the State owned North Stratford-Beecher Falls Rail Trail corridor. A large garage previously extended onto the area in question. The garage has since burned with only a concrete pad remaining and the abutters would like to acquire this area. The area in question is separated from the actual traveled recreation trail by a large ditch and the sale of this area will not interfere with the state's rail trail use, management, or maintenance. DNCR has reviewed and determined it to be surplus to our needs.

Please submit this proposal to the Council on Resources and Development (CORD) for review at its next meeting scheduled for November 8, 2021. If you have any questions, please contact either Tracey Boisvert or Bob Spoerl at (603) 271-2214.

Sincerely,

A handwritten signature in blue ink that reads "Sarah L. Stewart".

Sarah L. Stewart
Commissioner

Enclosures

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
Phone Number: 603-271-2214
E-Mail: Tracey.boisvert@dncr.nh.gov

Applicant Contact Person: _____
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: West Stewartstown, Coos County

Acreage: 0.1355 of an Acre

Requested Action: Sale of Fee Simple Interest

Term of Lease or Easement: n/a

.....

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?

Formerly Maine Central Railroad, now a recreation trail corridor.

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

Improve development potential of abutting property with no impact to trail.

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.

Formerly a service garage sat on abutting parcel (extending into this area), which is located amongst other commercial properties. The garage burned and only a concrete pad remains.

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

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

Other than a concrete pad

5. Are there historical architectural or archaeological resources identified on this site?

Yes No

a. If yes, describe the resource(s)?

[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)

Former hardware store to the south and former furniture store on the north side

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).

The entire state holding of the North Beecher Falls Rail Trail in this area consists of 10 miles of corridor. Sale of this small area will not affect the 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)

Via abutting parcel of proposed owner (with frontage Washington Street (aka Rte. 3))

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 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.

Proposed development is unknown at this time.

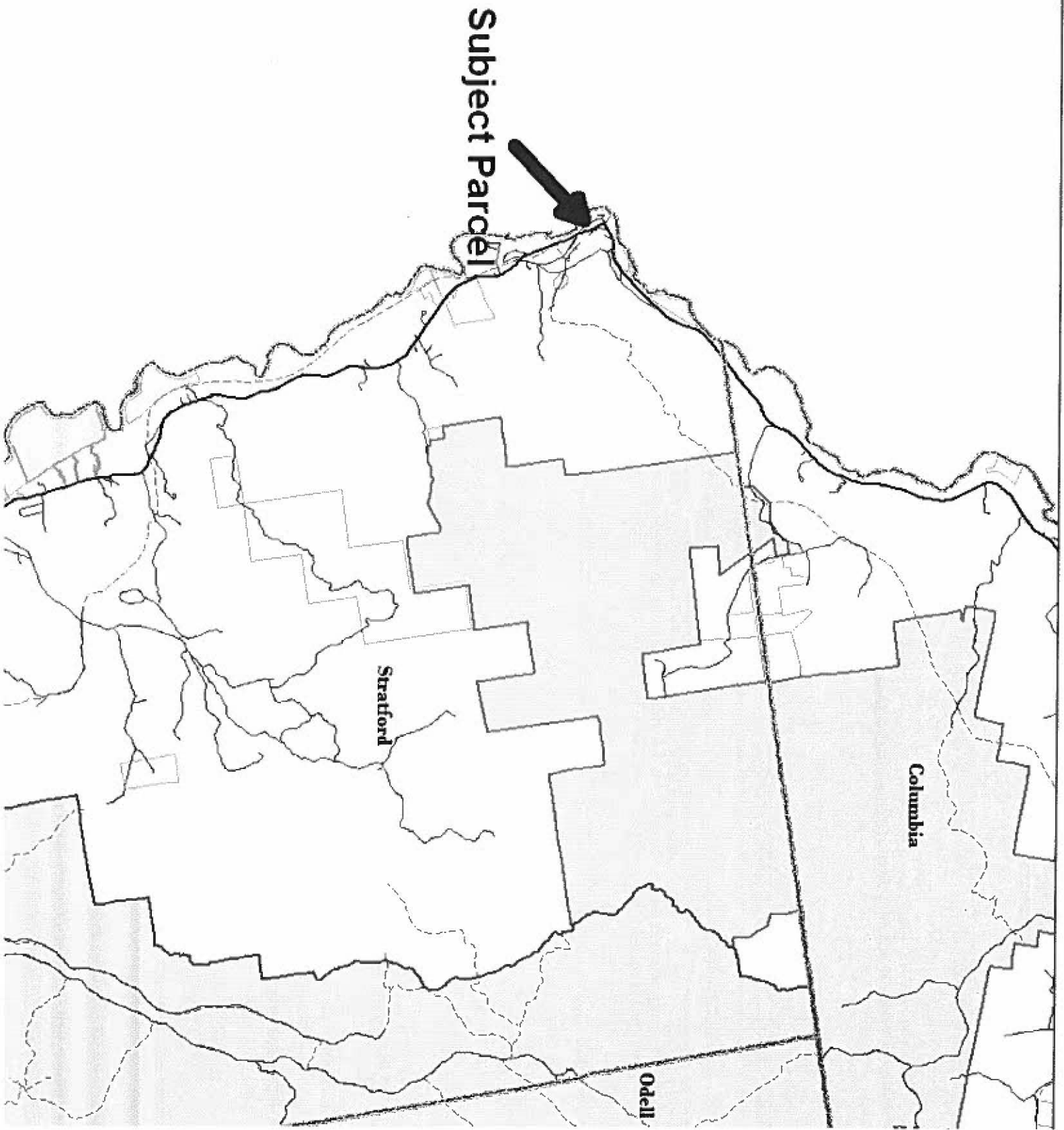
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

- 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.

Subject Parcel



U1-000072-000000
FONTAINE, BETSY

U1-000024-000000
ARM TRUCKING, INC.

U1-00028A-000000
MARQUIS, ROSAIRE

U1-000096-000000
ARM TRUCKING, INC.

U1-000019-000000
HOWE WAYNET, & ANNA L.

U1-000011-000000
CONNECTICUT LAKES TIMBER, LLC

Washington St

Washington St

High St

approx location of subject parcel

B6-000015-000000
ARM TRUCKING, INC.

Stewartstown

U1-000023-000000
MARQUIS, ROSAIRE

U1-000022-000000
TOWLE'S MARKET

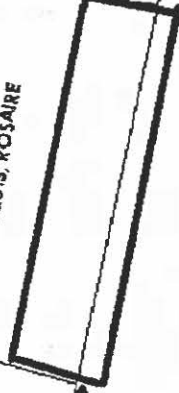
High St

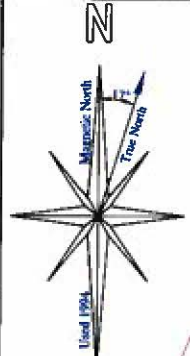
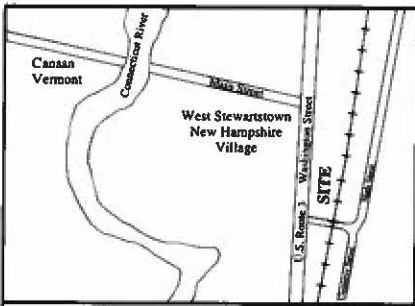
U1-000096-000000
ARM TRUCKING, INC.

Cranbury St

U1-000108-000000
TOWLE, MARK F.

U1-000020-000000
TOWLE, MARK F.





- Legend**
- Iron Rod
 - Iron Pipe
 - NHDOT Conc. Mon.
 - ▲ Calculated Point
 - Utility Pole

Bearings Rotated To Match Plan # 229B of the C.C.R.D.

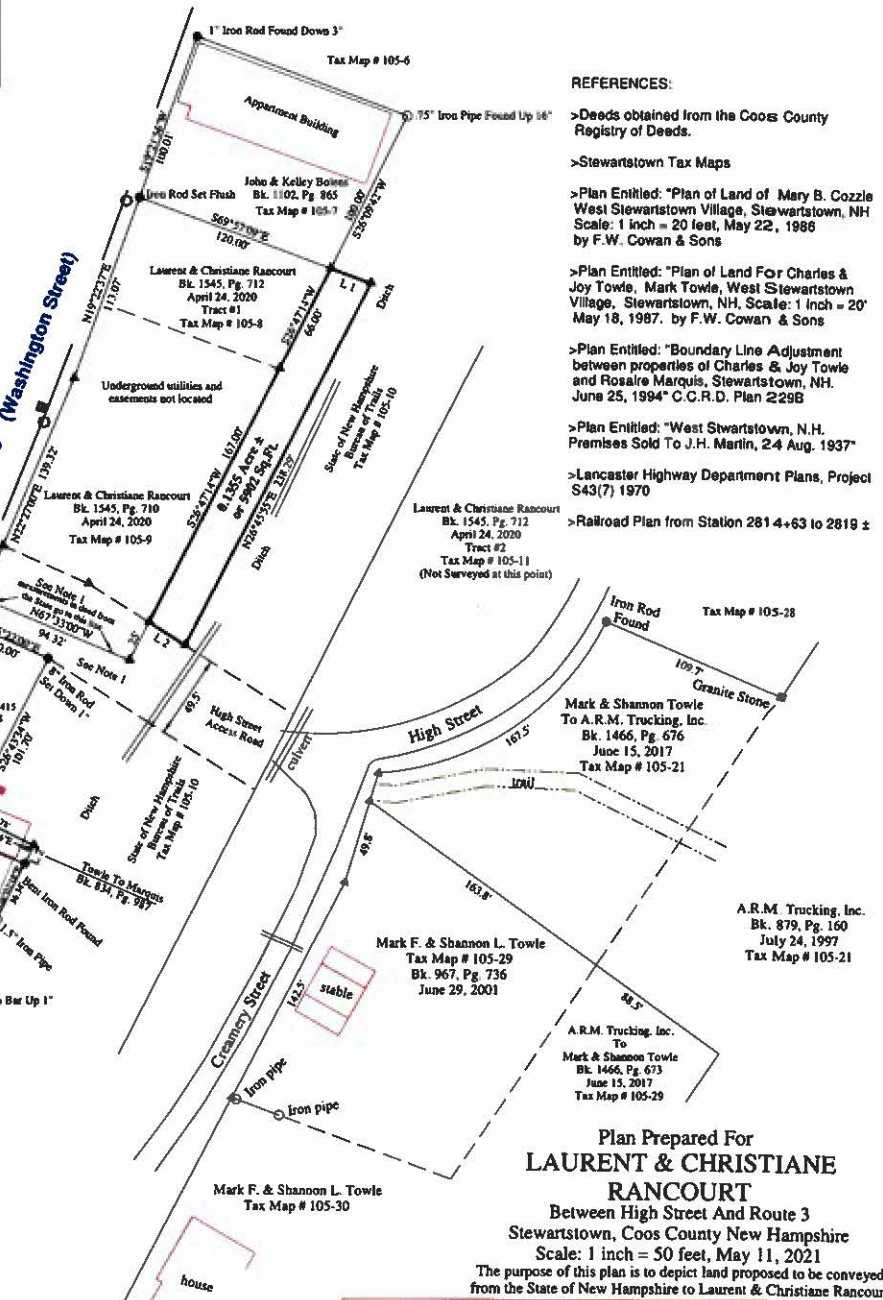
Note: The parcel conveyed from Parisseau to Marquis has water line easements and sewer easements across the property. Locations not specified.

Line Data

Line	Bearing	Distance
1	N69°57'09"W	25.17'
2	S57°53'04"E	25.20'

NOTE 1: After many hours reviewing town records I have found no definitive description for High Street. Most roads within the town are described as 3 rods wide (49.5 feet) and is the common default width. Town selectmen have indicated their willingness to have this road more clearly defined.

NOTE 2: Any existing rights or easements which may exist that are not shown on this plan were not identified and located as part of this survey.



- REFERENCES:**
- >Deeds obtained from the Coos County Registry of Deeds.
 - >Stewartstown Tax Maps
 - >Plan Entitled: "Plan of Land of Mary B. Cozzle West Stewartstown Village, Stewartstown, NH Scale: 1 inch = 20 feet, May 22, 1988 by F.W. Cowan & Sons
 - >Plan Entitled: "Plan of Land For Charles & Joy Towle, Mark Towle, West Stewartstown Village, Stewartstown, NH. Scale: 1 inch = 20' May 18, 1987. by F.W. Cowan & Sons
 - >Plan Entitled: "Boundary Line Adjustment between properties of Charles & Joy Towle and Rosalre Marquis, Stewartstown, NH. June 25, 1994" C.C.R.D. Plan 229B
 - >Plan Entitled: "West Stewartstown, N.H. Premises Sold To J.H. Martin, 24 Aug. 1937"
 - >Lancaster Highway Department Plans, Project S43(7) 1970
 - >Railroad Plan from Station 2814+63 to 2819 ±

**Plan Prepared For
LAURENT & CHRISTIANE
RANCOURT**

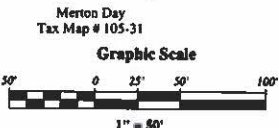
Between High Street And Route 3
Stewartstown, Coos County New Hampshire
Scale: 1 inch = 50 feet, May 11, 2021

The purpose of this plan is to depict land proposed to be conveyed from the State of New Hampshire to Laurent & Christiane Rancourt

I certify that this survey plan and the properties and monuments shown are, unless otherwise noted, in reasonable conformance with the information obtained from the Coos County Registry of Deeds. The dimensions shown herein are a result of a survey that I have personally conducted and that I am qualified to do so. I have no knowledge of any other surveys or surveys being conducted for this or other surveys.

Survey & Plan By:
F.W. COWAN & SONS, Inc.
A DIVISION OF LANDVEST
851 Washington Street
West Stewartstown, NH. 03597
Tel. (603) 246-8800

PRELIMINARY



Topcon DS Total Station Traverse 2017
Iron Rods Set are 1/2 inch rebar, 3 feet in length, with stamped plastic identification caps.

Signed _____ Date _____

Plan No. 21-44

