



New Hampshire Council on Resources and Development

MEMORANDUM

TO: CORD Members and Other Interested Parties <i>Via Email Distribution Lists (Bcc)</i>	Rockingham County Board of Commissioners c/o Leila Mattla 119 North Road Brentwood, NH 03833 <i>Via Email (lmattla@co.rockingham.nh.us)</i>
Town of Londonderry c/o Michael Malaguti 268B Mammoth Road Londonderry, NH 03053 <i>Via Email (mmalaguti@londonderrynh.org)</i>	Sylvia von Aulock, Executive Director Southern New Hampshire Planning Commission 438 Dubuque Street Manchester, NH 03102 <i>Via Email (svonaulock@snhpc.org)</i>

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

DATE: January 13, 2022

SUBJECT: *State Owned Land, Surplus Land Review, Londonderry, NH
2021 SLR 006*

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
INTER-DEPARTMENT COMMUNICATION**

From: *LB* Louis Barker
Railroad Planner **Date:** December 16, 2021

At: Bureau of Rail and Transit

Thru: Shelley Winters *sw 12/14/21*
Administrator
Patrick Herlihy, Director *PH 12/17/21*
Division of Aeronautics, Rail & Transit

Subject: Surplus Land Review
Manchester & Lawrence Railroad Corridor, Londonderry

To: Taylor Caswell, Commissioner
Department of Business and Economic Affairs

The Bureau of Rail & Transit proposes to lease parcels (approximately 40,000 square feet total) of railroad land in the Town of Londonderry to an abutter for storage of landscape materials per RSA 228:57. This law allows leasing 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 other authorized users.

Explanation: There have been historic encroachments into the railroad corridor in the vicinity of 3-4 Commercial Lane in Londonderry and one abutter (Groundhog Landscaping and Property Maintenance, Inc. of 4 Commercial Lane) has requested to lease approximately 21,239 square feet (0.49 acres) of railroad property for commercial use. The subject property is located in the Town of Londonderry, owned by the State, and under the jurisdiction of the Bureau of Rail & Transit. This railroad corridor has been out of service since the 1970's and has been developed into a rail trail by the Town of Londonderry who has a Rail Trail Agreement with the Bureau.

Though only one abutter approached the Bureau to obtain a lease at this time, the subject parcel for your review is inclusive of the property that is being encroached on by two abutters at 3 & 4 Commercial Lane. It is the Bureau's intention to review the 3-4 Commercial Lane encroachments collectively and then deal with specific abutters separately to resolve use issues via lease agreements.

The Bureau is willing to enter into a lease of the described area (encroachment) at the edge of the railroad corridor, provided that the lessee delineate, screen and maintain any improvements and separation from trail users. The lease will also include a termination clause and a requirement to remove any improvements in the event the area is needed in the future for railroad operations.

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Transportation

Agency Contact Person: Louis A. Barker
Address: PO Box 483, Concord, NH 03302-0483
Phone Number: (603) 271-2425
E-Mail: Louis.barker@dot.nh.gov

Applicant Contact Person: Robert S. Carey
Address: 45 South Main Street, PO Box 3550, Concord, NH 03301
Phone Number: (603) 223-9110
E-Mail: rcarey@orr-reno.com

Location of Property: 3 and 4 Commercial Lane, Londonderry, NH

Acreage: 40,000 square feet 0.9 Acres

Requested Action: Lease of Land

Term of Lease or Easement: 5 years/5 year renewal

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Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Department of Business and Economic Affairs, Office of Planning and Development, 100 North Main Street, Suite 100, Concord, NH 03301, Michael.A.Klass@livefree.nh.gov.

1. What is the current use of this property?

Inactive Railroad, encroachments abutting businesses.

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

Landscape materials

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.

Light industrial and commercial facilities.

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

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

Concrete blocks set to retain gravels and other bulk landscape materials.

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

Yes No

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

Manchester & Lawrence Railroad Corridor

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"/>

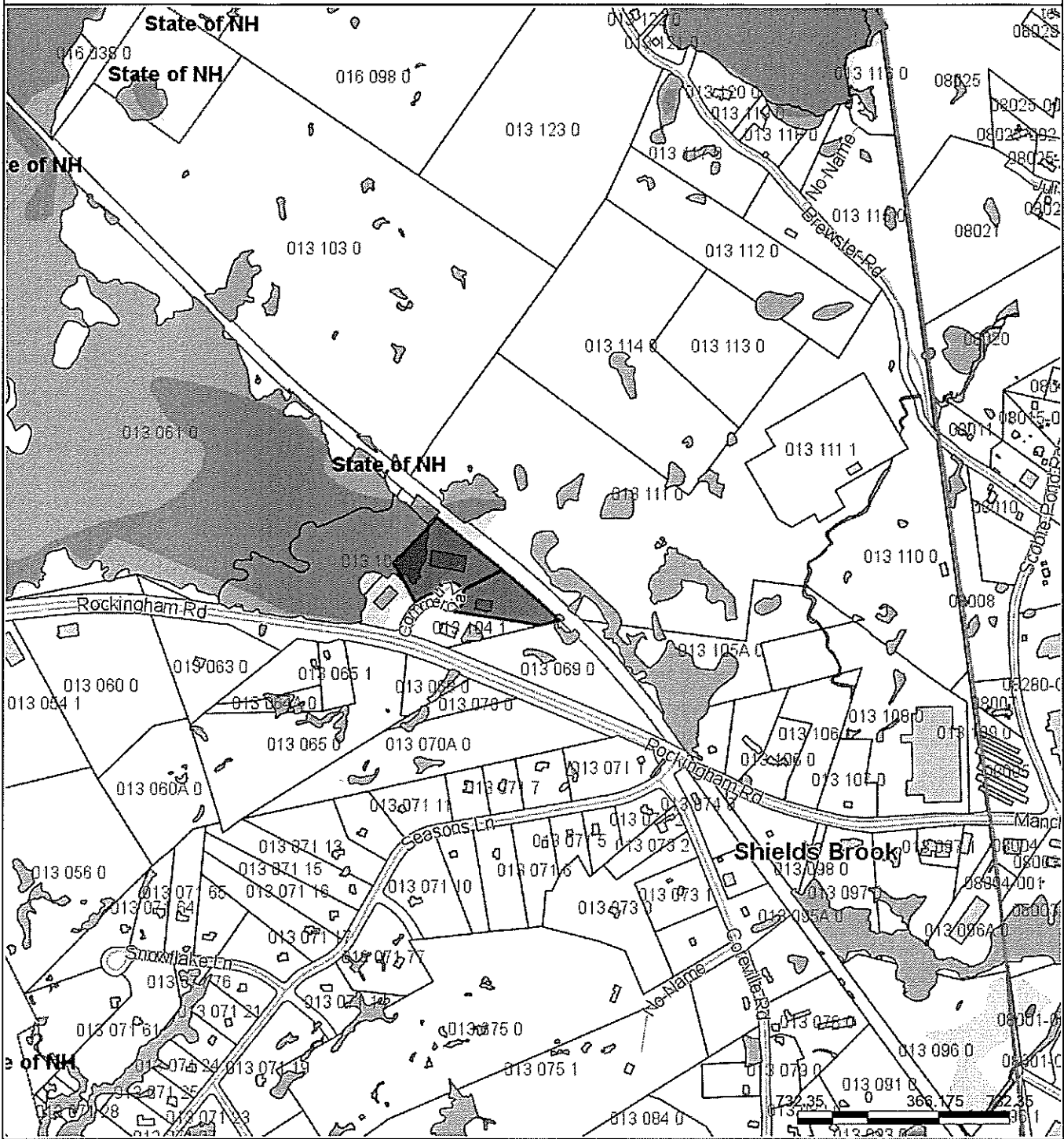
Please provide a description for any "yes" responses to question #10.

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.




This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.

Commercial Lane Parcels

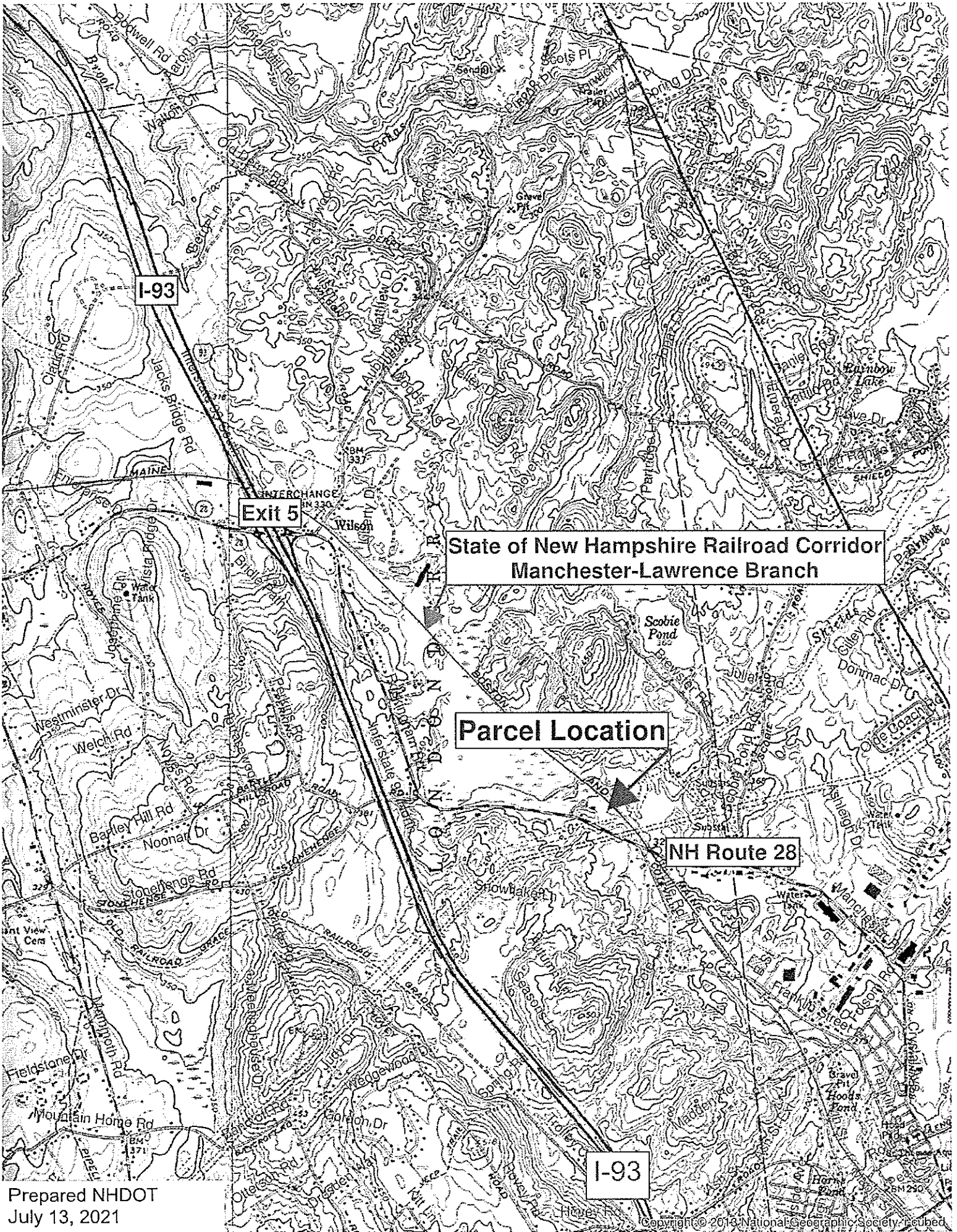
State-owned Railroad Property-Londonderry

Legend

 Derry Railbed

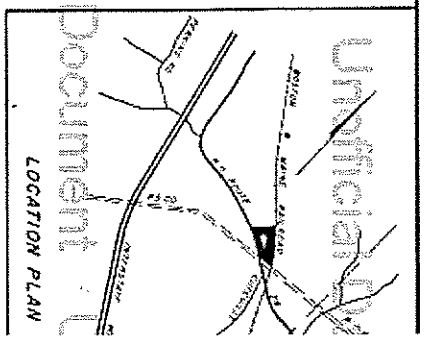
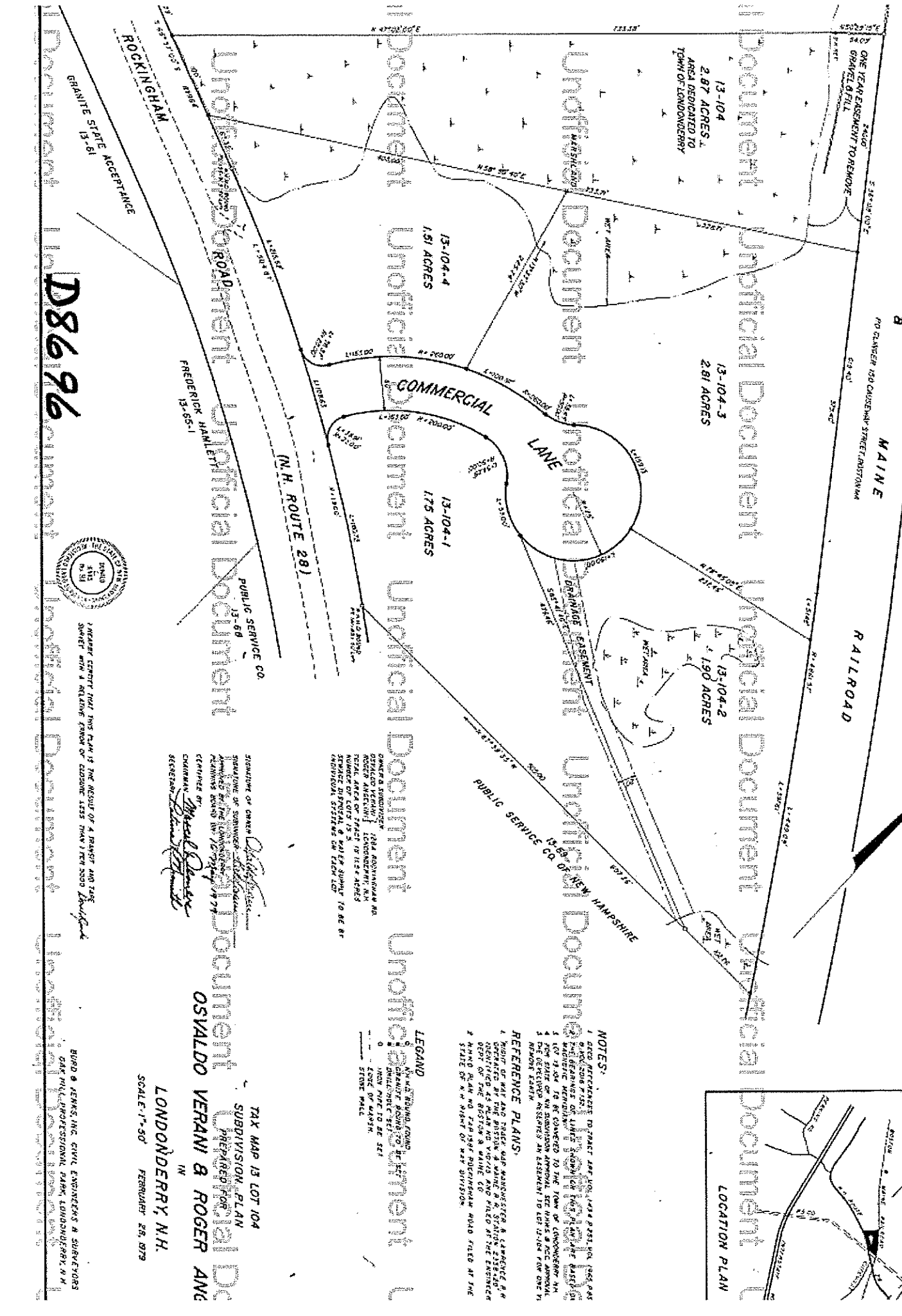


ated: 12/14/2021



Prepared NHDOT
July 13, 2021

UNOFFICIAL DOCUMENT BOSTON MAINE RAILROAD



NOTES:

1. ALL DISTANCES TO BE TAKEN FROM THE CORNER OF LOT 104-1.
2. THE BOUNDARIES OF THIS LOT ARE AS SHOWN ON THE PLAN.
3. FOR THE PURPOSE OF THIS PLAN, THE AREA OF LOT 104-1 IS 2.87 ACRES.
4. THE AREA OF LOT 104-2 IS 1.90 ACRES.
5. THE AREA OF LOT 104-3 IS 2.81 ACRES.
6. THE AREA OF LOT 104-4 IS 1.51 ACRES.

REFERENCE PLANS:

1. MAP OF LOT AND PLOT MAP MANUFACTURED BY CAMERON & CO. INC. DATED 1954.
2. MAP OF LOT AND PLOT MAP MANUFACTURED BY CAMERON & CO. INC. DATED 1954.
3. MAP OF LOT AND PLOT MAP MANUFACTURED BY CAMERON & CO. INC. DATED 1954.
4. MAP OF LOT AND PLOT MAP MANUFACTURED BY CAMERON & CO. INC. DATED 1954.

LEGEND

- ▲ AREA TO BE REMOVED
- AREA TO BE SET ASIDE
- AREA TO BE SET ASIDE
- END OF WAY
- STONE WALL

SIGNATURE OF OWNER
 PUBLIC SERVICE CO.
 13-68

SIGNATURE OF SUBDIVIDER
 OSVALDO VERANI & ROGER ANGELO
 13-68-1

CERTIFICATE OF
 CHAIRMAN
 SECRETARY

TAX MAP IS LOT 104
 SUBDIVISION PLAN
 PREPARED FOR
 OSVALDO VERANI & ROGER ANGELO
 IN
 LONDONDERRY, N.H.
 SCALE: 1"=50' FEBRUARY 26, 1979

D8696



I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF A SURVEY AND THAT THE SAME IS ACCURATE AND CORRECT.

BIRD & JENKS, INC. CIVIL ENGINEERS & SURVEYORS
 540 N. MAIN STREET, LONDONDERRY, N.H.

Web GIS Summary Card

NHDRA Mosaic Parcel Map System -DOT Portal

CAMA Data Current to:
2018-10-16

46 ROCKINGHAM RD, Londonderry New Hampshire

Address: 46 ROCKINGHAM RD	Municipality: Londonderry	County: Rockingham		
NHGIS ID:08127-013 104 0	Unique ID:127-2101	Town ID: 127		
Parcel ID: 013 104 0	CAMA ID:2101	County ID: 8		
Map: 013	Block: 104	Lot: 0	Unit:	Sub:
Map Cut:	Block Cut:	Lot Cut:	Unit Cut:	No. Cards:

Owner Information

Owner: MOORE RICHARD S JR	Co-Owner:
Mailing Address: 1 COMMERCIAL LANE LONDONDERRY, NH 03053	

Land Information

Area: 2.87 ac	Zone: 1	Land Use: Local: 390	State: 23-Commercial Land
Flood Code:	Util Code 1:	Util Code 2:	Traffic Code:

Building Information

Type:	Year Built:	Rooms: 0	Beds: 0	Baths: 0	Full: 0	Half: 0
Area (N): 0 sqft	I-Wall:	Roof Type:		Cond: Average		
Area (G): 0 sqft	X-Wall:	Roof Cover:		Grade:		

Transaction Information

Date: 12/22/2003	Price: \$0	Book-Page: 4211-0274	Grantor: MOORE, RICHARD S SR
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Assessment Information

10/16/2018	Land: \$23200	Building \$0	Features: \$0	Total: \$23200
09/29/2017	Land: \$23200	Building \$0	Features: \$0	Total: \$23200

Supplemental Information

Current To: 2018-10-16	Updated: 2018-11-14	Parcel Link? Yes	
Records: 10253	State Owned: No	Bld Vpsf:	Land Vpsf: 0.18

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Web GIS Summary Card

NHDRA Mosaic Parcel Map System -DOT Portal

CAMA Data Current to:
2018-10-16

1 COMMERCIAL LN, Londonderry New Hampshire

Address: 1 COMMERCIAL LN	Municipality: Londonderry	County: Rockingham		
NHGIS ID: 08127-013 104 4	Unique ID: 127-2105	Town ID: 127		
Parcel ID: 013 104 4	CAMA ID: 2105	County ID: 8		
Map: 013	Block: 104	Lot: 4	Unit:	Sub:
Map Cut:	Block Cut:	Lot Cut:	Unit Cut:	No. Cards:

Owner Information

Owner: MOORE JANICE P	Co-Owner:
Mailing Address: 1 COMMERCIAL LANE LONDONDERRY, NH 03053	

Land Information

Area: 1.5 ac	Zone: 6	Land Use: Local: 401	State: 45-Industrial Condo
Flood Code:	Util Code 1:	Util Code 2:	Traffic Code:

Building Information

Type: REPAIR GAR	Year Built: 1984	Rooms: 0	Beds: 0	Baths: 1.5	Full: 0	Half: 3
Area (N): 7200 sqft	I-Wall: MINIMUM	Roof Type: SHED	Cond: Average			
Area (G): 7200 sqft	X-Wall: CORREG	Roof Cover: METAL	Grade: C			

Transaction Information

Date: 03/14/2013	Price: \$0	Book-Page: 0318-2011	Grantor: MOORE,RICHARD S JR
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Assessment Information

10/16/2018	Land: \$189200	Building: \$254100	Features: \$19300	Total: \$462600
09/29/2017	Land: \$189200	Building: \$254100	Features: \$19300	Total: \$462600

Supplemental Information

Current To: 2018-10-16	Updated: 2018-11-14	Parcel Link? Yes	
Records: 10253	State Owned: No	Bld Vpsf: 35.2	Land Vpsf: 2.89

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Web GIS Summary Card

NHDRA Mosaic Parcel Map System -DOT Portal

CAMA Data Current to:
2018-10-16

2 COMMERCIAL LN, Londonderry New Hampshire

Address: 2 COMMERCIAL LN	Municipality: Londonderry	County: Rockingham		
NHGIS ID: 08127-013 104 1	Unique ID: 127-2102	Town ID: 127		
Parcel ID: 013 104 1	CAMA ID: 2102	County ID: 8		
Map: 013	Block: 104	Lot: 1	Unit:	Sub:
Map Cut:	Block Cut:	Lot Cut:	Unit Cut:	No. Cards:

Owner Information

Owner: PLH-LONDONDERRY LLC Co-Owner:
Mailing Address: PO BOX 498 JAFFREY, NH 03452

Land Information

Area: 1.75 ac Zone: 6 Land Use: Local: 316 State: 33-Commercial L&B
Flood Code: Util Code 1: Util Code 2: Traffic Code:

Building Information

Type: STORE Year Built: 2002 Rooms: 0 Beds: 0 Baths: 0.5 Full: 0 Half: 1
Area (N): 4080 sqft I-Wall: AVERAGE Roof Type: GABLE Cond: Average
Area (G): 4080 sqft X-Wall: CLAPBOA Roof Cover: METAL Grade: C

Transaction Information

Date: 11/01/2004 Price: \$535000 Book-Page: 4387-2281 Grantor: PRIZER, WILLIAM M III

Assessment Information

10/16/2018	Land: \$194300	Building \$317400	Features: \$18600	Total: \$530300
09/29/2017	Land: \$194300	Building \$317400	Features: \$18600	Total: \$530300

Supplemental Information

Current To: 2018-10-16	Updated: 2018-11-14	Parcel Link? Yes	
Records: 10253	State Owned: No	Bld Vpsf: 77.7	Land Vpsf: 2.54

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Web GIS Summary Card

NHDRA Mosaic Parcel Map System -DOT Portal

CAMA Data Current to:
2018-10-16

39 ROCKINGHAM RD, Londonderry New Hampshire

Address: 39 ROCKINGHAM RD	Municipality: Londonderry	County: Rockingham		
NHGIS ID: 08127-013 069 0	Unique ID: 127-2260	Town ID: 127		
Parcel ID: 013 069 0	CAMA ID: 2260	County ID: 8		
Map: 013	Block: 069	Lot: 0	Unit:	Sub:
Map Cut:	Block Cut:	Lot Cut:	Unit Cut:	No. Cards:

Owner Information

Owner: PUBLIC SERVICE COMPANY OF NH Co-Owner: DBA EVERSOURCE ENERGY
Mailing Address: PO BOX 270 HARTFORD, CT 06141-0270

Land Information

Area: 4 ac Zone: 6 Land Use: Local: 422 State: 57-Unclass/Unk Other
Flood Code: Util Code 1: Util Code 2: Traffic Code:

Building Information

Type: Year Built: Rooms: 0 Beds: 0 Baths: 0 Full: 0 Half: 0
Area (N): 0 sqft I-Wall: Roof Type: Cond: Average
Area (G): 0 sqft X-Wall: Roof Cover: Grade:

Transaction Information

Date: Price: \$0 Book-Page: Grantor:

Assessment Information

10/16/2018	Land: \$105700	Building \$0	Features: \$0	Total: \$105700
09/29/2017	Land: \$105700	Building \$0	Features: \$0	Total: \$105700

Supplemental Information

Current To: 2018-10-16 Updated: 2018-11-14 Parcel Link? Yes
Records: 10253 State Owned: No Bld Vpsf: Land Vpsf: 0.6

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