



New Hampshire Council on Resources and Development

MEMORANDUM

TO:	CORD Members and Other Interested Parties <i>Via Email Distribution Lists (Bcc)</i>	Northeastern Vermont Development Association 36 Eastern Ave, Suite 1 St. Johnsbury, VT 05819 <i>Via Email (info@nvda.net)</i>
	Town of Lunenburg P.O. Box 54 Lunenburg, VT 05906 <i>Via Email (lunenburg01@live.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, Lunenburg, VT
2021 SLR 007*

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 12/16/21*
Administrator
Patrick Herlihy, Director *PH 12/17/2021*
Division of Aeronautics, Rail & Transit

Subject: Surplus Land Review
Mountain Division Railroad Corridor, Lunenburg Vermont

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

The Bureau of Rail & Transit proposes to grant an easement over a parcel (approximately 1,320 square feet) of railroad land in Town of Lunenburg, Vermont to Green Street Power Partners, a lessee of an abutting property, for installation, use and maintenance of an overhead electrical facility per RSA 228:57. This law allows the sale, lease or transfer of state-owned railroad property to a railroad operator or other public use. It is under this same statute that this proposed easement would be granted.

Explanation: The Bureau is willing to grant an easement of a limited area (1,320 square feet) across the railroad corridor provided that the grantee maintain adequate vertical clearances over the railroad corridor and horizontal offsets for their poles, which are located on abutting property, to accommodate any future transportation needs in the area, including railroad operations.

We would ask that you 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

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: Olivia Sproviero
Address: 1 Landmark Square, Suite 320, Stamford, CT 06901
Phone Number: (203) 496-8950
E-Mail: OSproviero@gspp.com

Location of Property: Lunenburg, Vermont

Acreage: 0.03 Acres

Requested Action: Easement

Term of Lease or Easement: To be determined.

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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

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

Overhead installation transmitting power generated by adjacent solar collector field.

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.

Former industrial facility. Solar field utilizes abutting land of a former paper mill.

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

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

Structures are on adjacent property.

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

Yes No

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

Portland & Ogdensburg Railroad Corridor

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)

Solar Field

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).

Less than .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)

Applicant leases property on one side and River Road a town road on the opposite.

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.

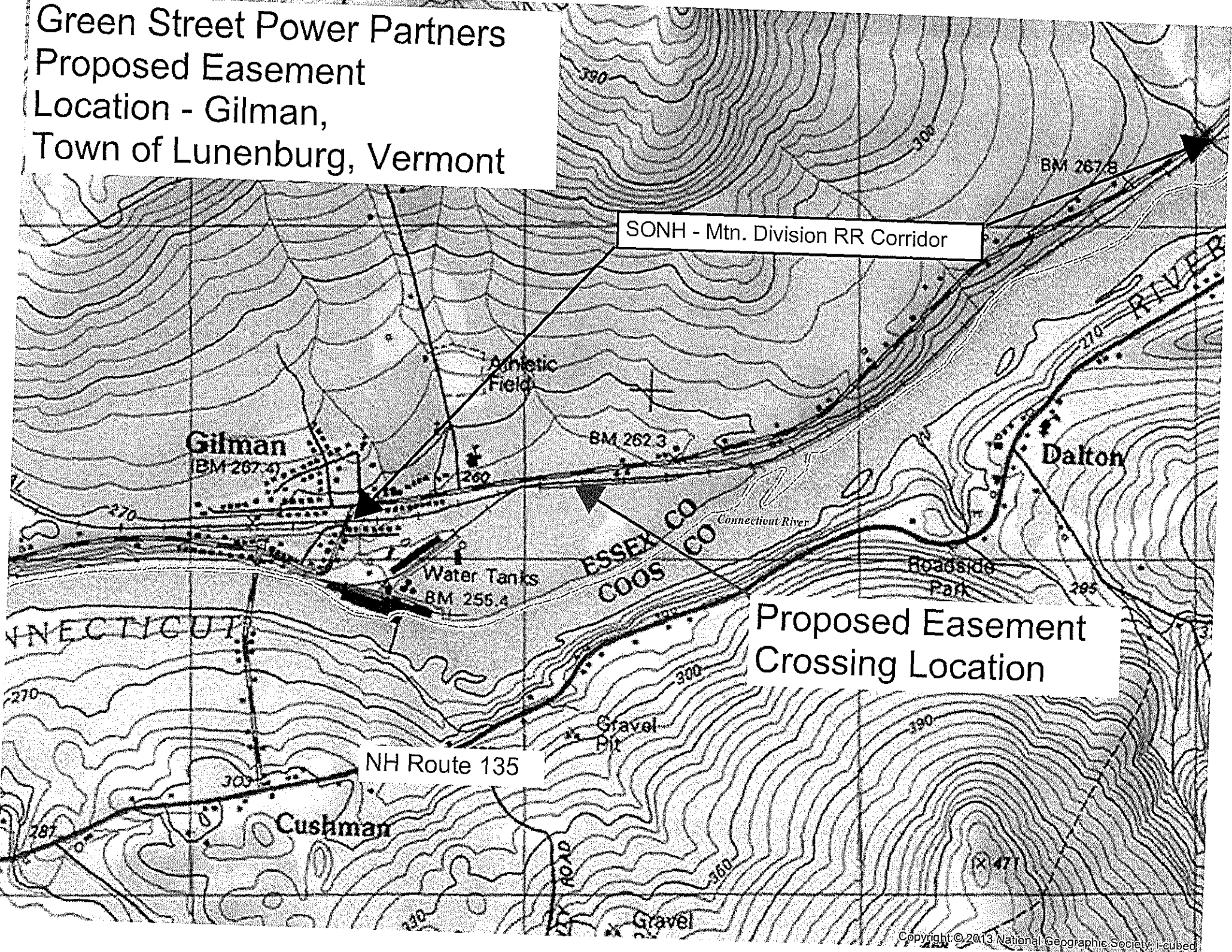
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

- 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.

Green Street Power Partners Proposed Easement Location - Gilman, Town of Lunenburg, Vermont



SONH - Mtn. Division RR Corridor

Proposed Easement
Crossing Location

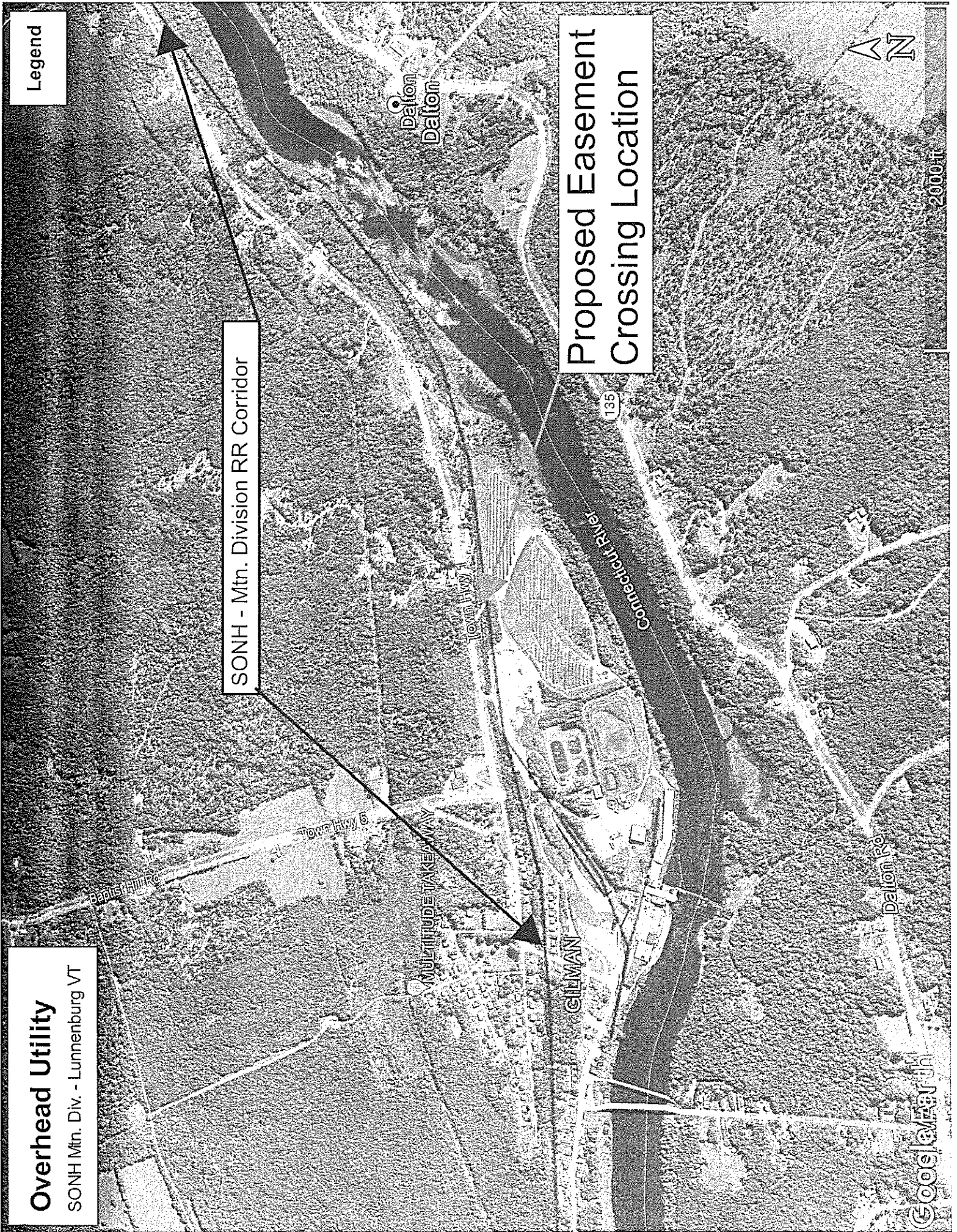
Overhead Utility

SONH Mtn. Div. - Lunenburg VT

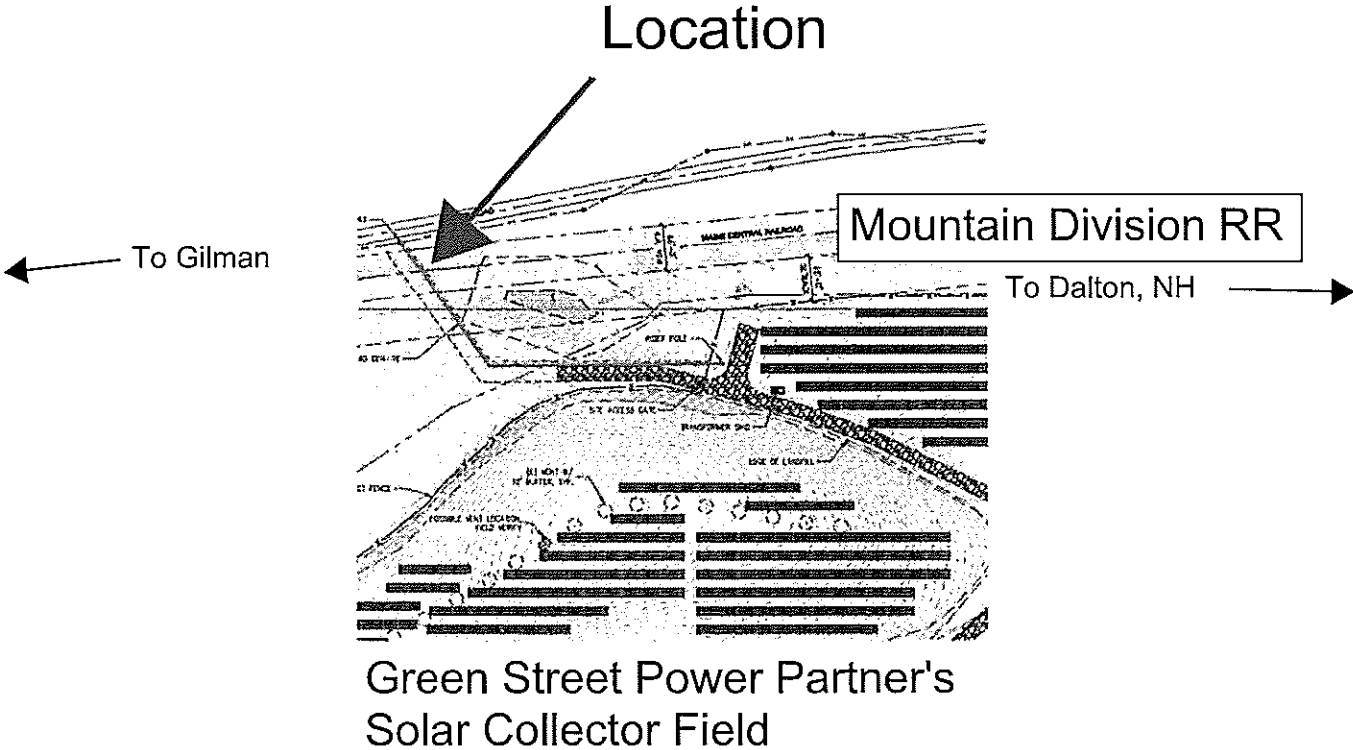
Legend

SONH - Mtn. Division RR Corridor

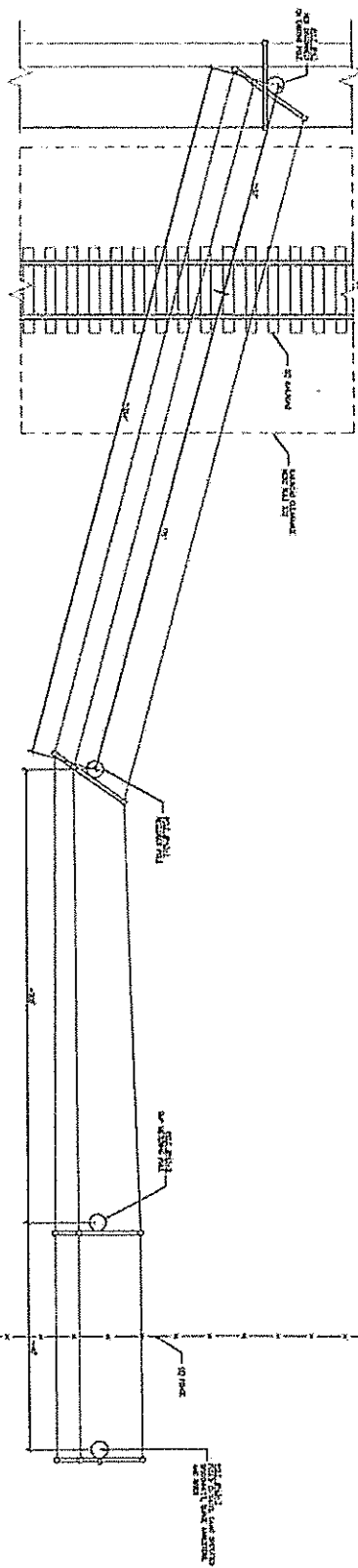
Proposed Easement
Crossing Location



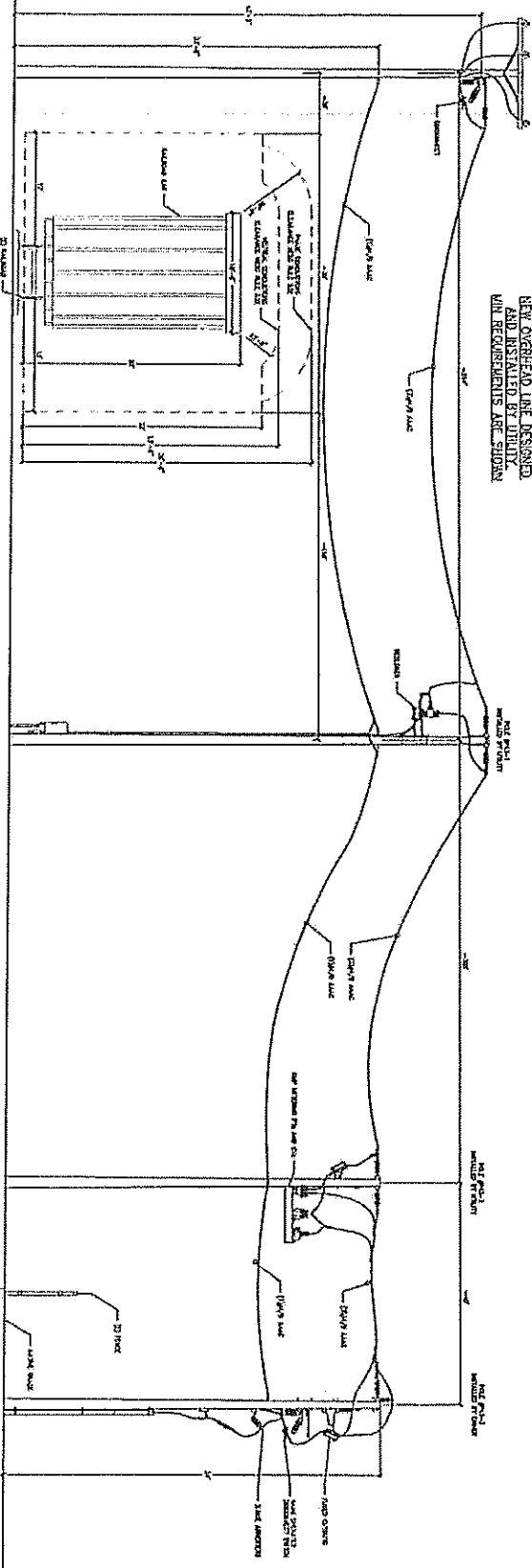
Green Street Power Partners
Proposed Easement
Location - Gilman,
Town of Lunenburg, Vermont



Attachment
Dated: October 19, 2021



RAILROAD CLEARANCE EXHIBIT - PLAN VIEW



RAILROAD CLEARANCE EXHIBIT - ELEVATION

FOR PERMITTING

EXH-01

RAILROAD CLEARANCE EXHIBIT

PROJECT:
 GILMAN RENEWABLE
 LANDFILL SOLAR PROJECT
 FIXED-TILT PV ARRAYS
 2.1 MWAC
 ESSEX COUNTY, VT

SWINERTON
 RENEWABLE ENERGY

BLMYER
 ENGINEERS

DATE:	2/27/2012
SCALE:	AS SHOWN
PROJECT:	GILMAN RENEWABLE LANDFILL SOLAR PROJECT
CLIENT:	ESSEX COUNTY, VT

CONNECTICUT RIVER

LUNENBURG VT.

Limit State of NH Ownership

Crossing Location Station 5480+50+/-

REVISIONS
Stationed (1) installed S.A. on N.L. on 01/03/03 Appendix 003

