



**STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION**

From: Louis Barker
Railroad Planner

Date: November 6, 2023

At: Dept. of Transportation
Bureau of Rail & Transit

Thru: Margarete A. Baldwin, P.E.
Administrator

Shelley Winters, Director
Division of Aeronautics, Rail & Transit

Subject: Surplus Land Review
Former Westboro Yard
Northern Railroad Corridor, Lebanon

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

REQUESTED ACTION

The Department of Transportation, through the Bureau of Rail & Transit, proposes to sell four parcels for a total 8.45 acres of railroad land in Lebanon to the City of Lebanon, an abutter, for river buffer and recreational purposes per RSA 228:57. This law allows the sale of State-owned railroad property for other public use. The proposed sale does not adversely impact the use of the remaining railroad property by the State or its Railroad Operators.

EXPLANATION

The Department is agreeable to sell a limited area (8.45 acres) located between the railroad corridor and the Connecticut River, to support the City of Lebanon's intention to develop a park for recreational purposes, as well as a trail that would connect US Route 4 (Bridge Street) and NH Route 12A (Main St) directly with the park. The State will maintain an easement from NH Route 12A (Main St) to the remaining land for use associated with railroad operations and a maintenance easement adjacent to the railroad bridge over the Connecticut River. Conditions of the sale include installation of a fence and/or approved delineation to ensure separation from the City's proposed public recreational use and the State's continued use, by a tenant railroad and others, for railroad-related activities. The Department has removed the remnants of former railroad buildings/structures from the ancillary area of the railroad property at this location, identified on attached maps as Parcel

B. The Department will retain the property that is needed now or in the future to support railroad-related activities.

Most sales of railroad property include a reversionary clause and a requirement to remove any improvements in the event the area is needed in the future for railroad operations; this has not been discussed with the City and given their significant development plans it is unlikely that this sale will include such a provision. Instead, a provision may be included to offer the State the right of first refusal if the City sells any of this property in the future.

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, Hazen Drive Concord, NH 03302-0483
Phone Number: (603) 271-2425
E-Mail: Louis.A.Barker@dot.nh.gov

Applicant Contact Person: Shaun Mulholland
Address: City Manager, 51 North Park Street, Lebanon, NH 03766
Phone Number: (603) 448-4220
E-Mail: Shaun.Mulholland@lebanonnh.gov

Location of Property: West Lebanon, NH

Acreage: 8.45

Requested Action: Sale

Term of Lease or Easement: _____

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Please complete ALL questions below and submit one digital copy via email and one hardcopy with original signatures, of the completed application to:
NH Bureau of Economic Affairs
Attn: NH Office of Planning & Development
100 North Main St, Suite #100,
Concord, NH 03301
Attn: Stephanie N. Verdile, Principal Planner stephanie.n.verdile@livefree.nh.gov

1. What is the current use of this property?

Location of former Railroad facilities, sewer alignment, vacant field and 2nd growth vegetation.

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

City park and public recreation for public use.

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 its surroundings.

Recreational trail, nature buffer and recreational fields with required fencing or other approved delineation to separate municipal use (subject property) and railroad-related uses (on adjacent property the state is retaining ownership of).

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?

Yes No

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

Former railroad operations center dating to the 1840s.

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)

Active railroad, including cement transloading facility.

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.).

Note: State of New Hampshire ownership of railroad corridor extends from Vermont end of adjacent (Connecticut River) railroad bridge to the Concord, NH town line. The State will retain the remainder of the West Lebanon (Westboro) railyard for current and future railroad-related use.

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.)

Access to Parcel A (northern segments) is from US Route 4 (Bridge St) on the north end and access to Parcel B (southern segments) is from NH 12A (Main St) on the south.

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 **OR Rivers -** Yes No **OR Wetlands -** Yes No?

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

Abuts the Connecticut River.

b. If yes, briefly describe how the requirements of RSA 483-B (Shoreland Water Quality Protection Act) apply to potential development of this property:

Previously property was occupied by industrial and railroad facilities. Environmental issues have been considered. Groundwater Management Plan in effect.

c. If yes, briefly describe how any municipal zoning requirements for buffers or setbacks from lakes, rivers or wetlands apply to potential development of this property:

Property acquisition for park and recreational purposes. No impacts to municipal zoning are anticipated.

d. Is the property within 250 feet of a lake/pond or river/stream? Yes No

e. If lakes or rivers are related to this property, describe current public or private access from the site to the water body? Public Private No Access Available

Description: Boat launch, current access from US Route 4 (Bridge St)

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

Pedestrian access may improve.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

Slope to river, except at boat launch improvement at the very northern end, near property in Parcel A.

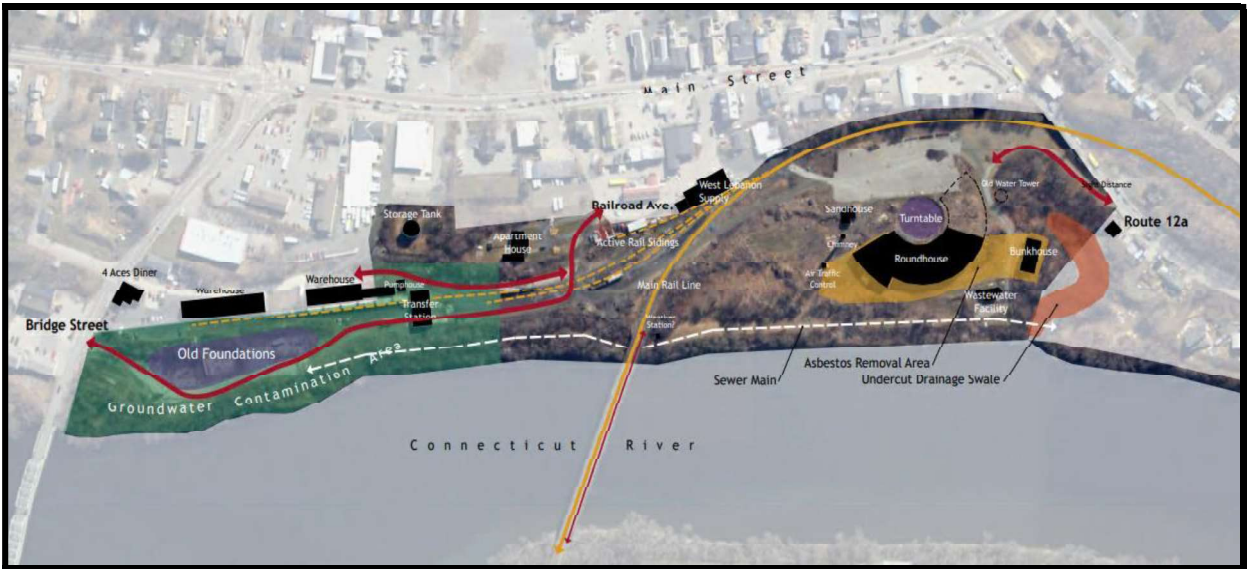
11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.

- 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, Mapquest, GRANIT data mapper, or any other readily available mapping service.

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

Aerial Photo Plan of 17.53 Acre Westboro Rail Yard from Informational Web Site

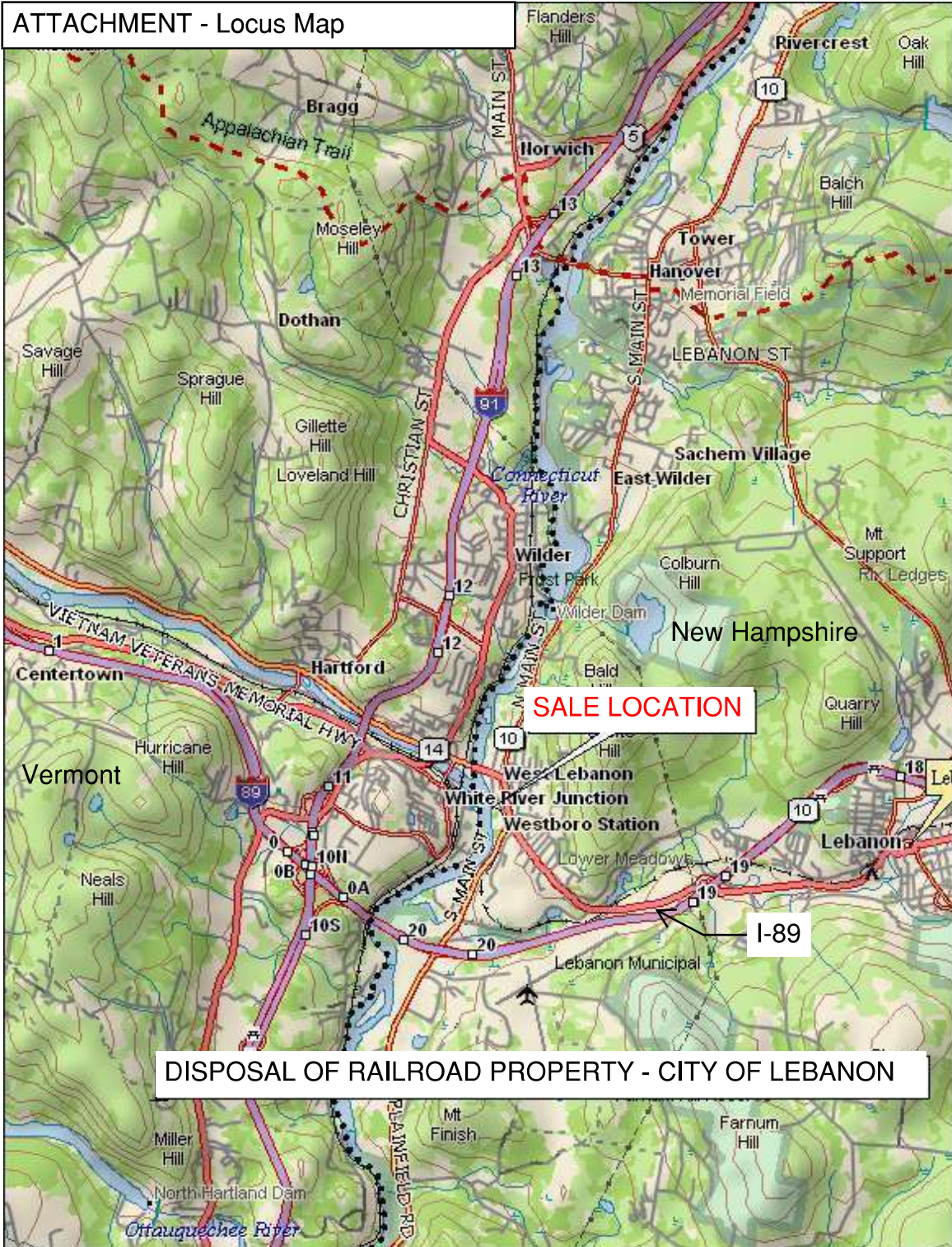


Tax Map of Westboro Rail Yard 17.53 Acres Owned by State of NH



See Attachment Parcel Maps A & Triangle Parcels and Parcel Maps B below for segments of property that are part of sale.

ATTACHMENT - Locus Map



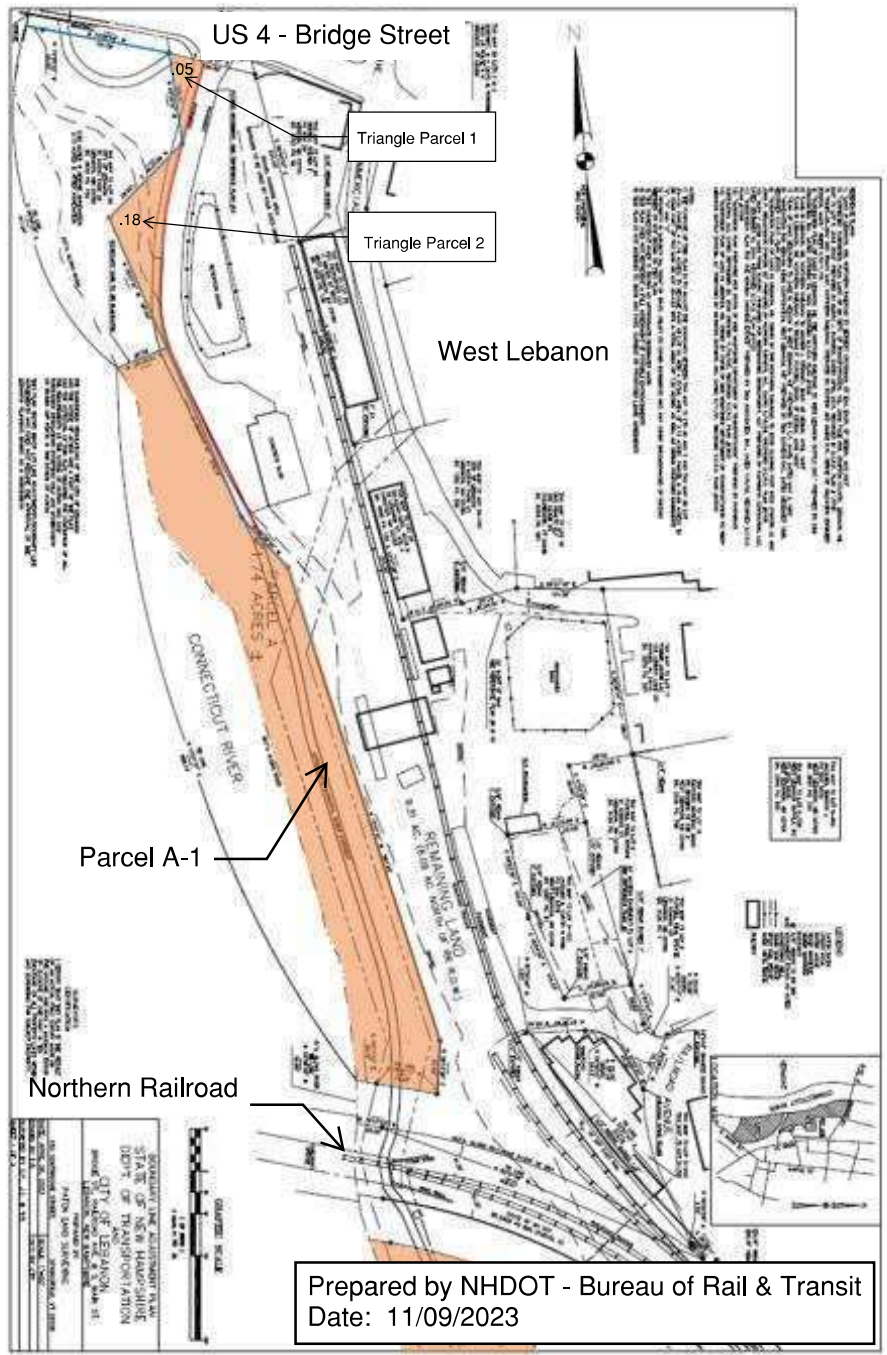
DISPOSAL OF RAILROAD PROPERTY - CITY OF LEBANON

Prepared by NHDOT - Bureau of Rail & Transit
Date: 9/21/2023

ATTACHMENT - Parcel Maps (A & Triangle Parcels)

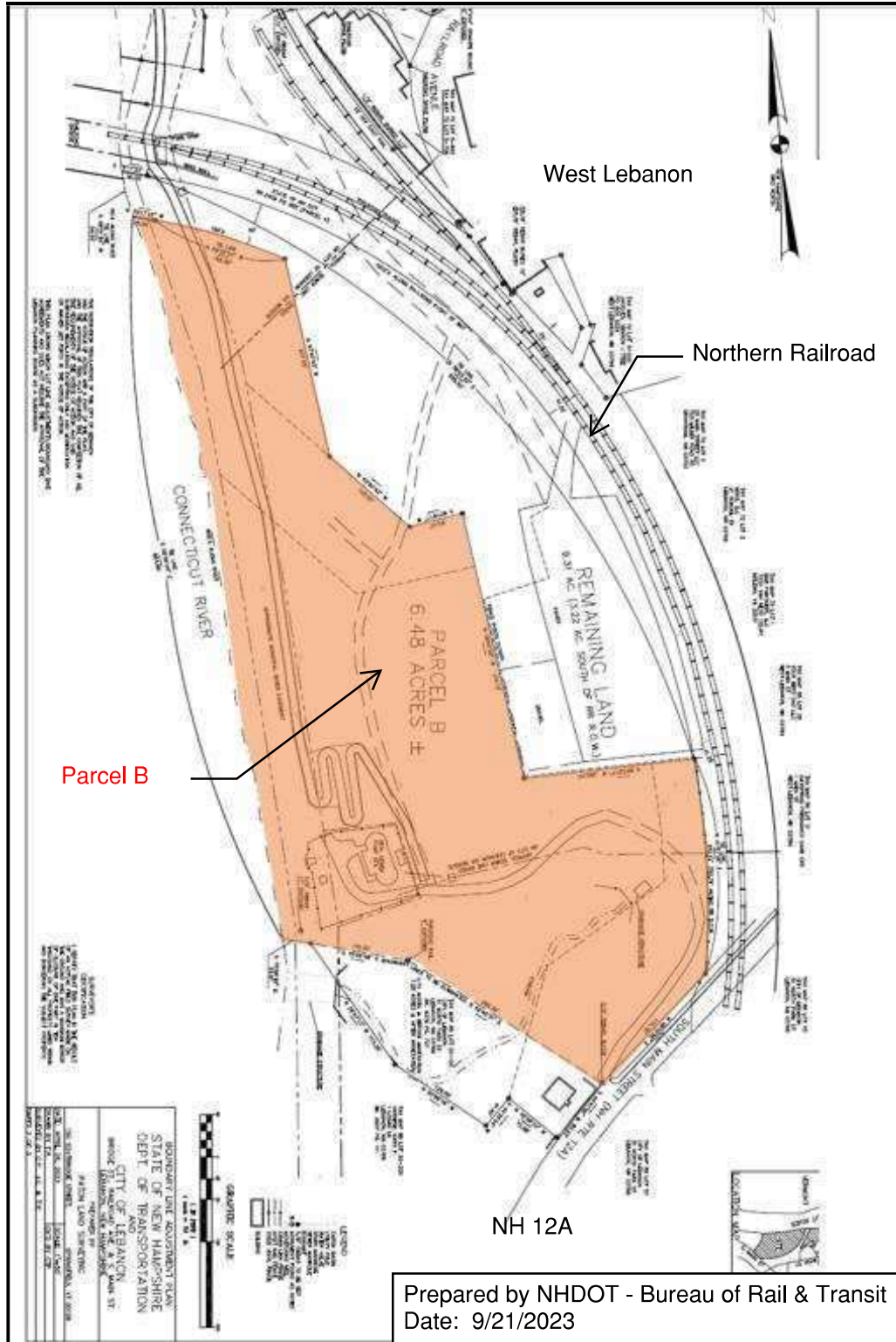
Parcel A: 1.74 Acres
Triangle Parcel 1: 0.05 Acres
Triangle Parcel 2: 0.18 Acres
Total: 1.97 Acres

Parcel A & Triangle Parcels



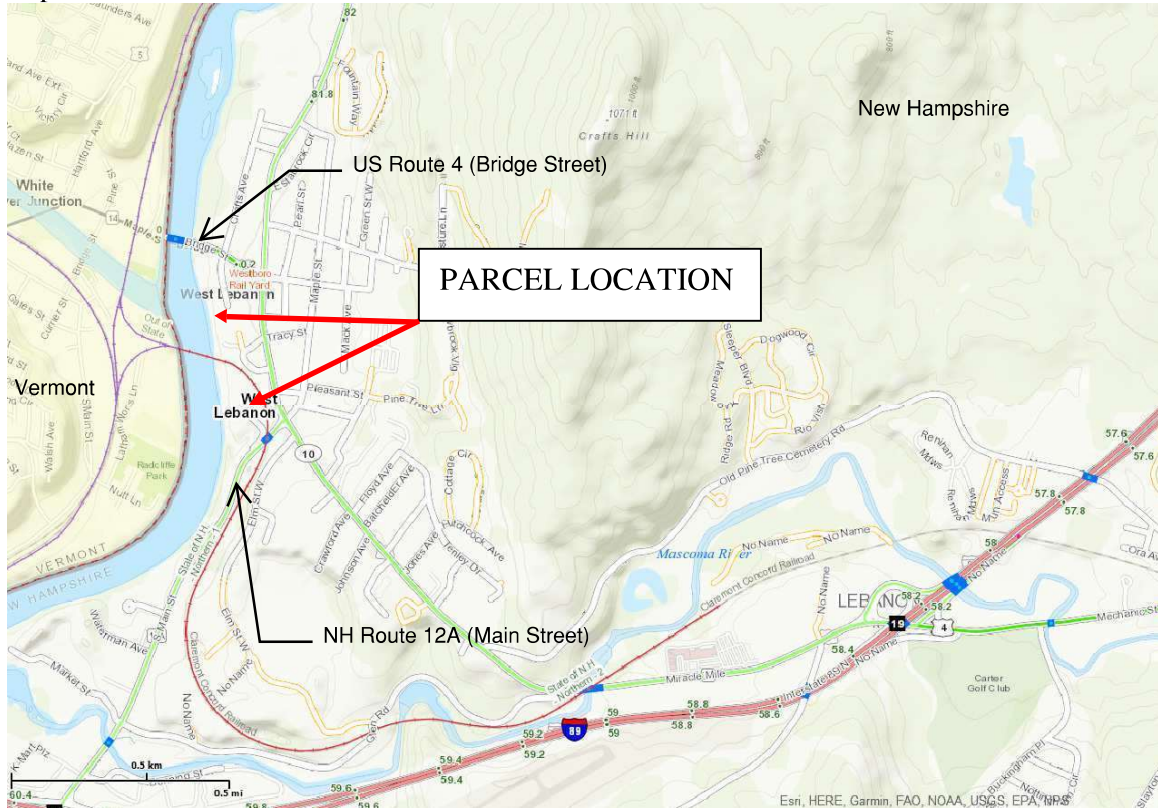
ATTACHMENT - Parcel Maps (B)

Parcel B



ATTACHMENT - Topo Map (Location)

1) Topo



Lebanon, New Hampshire
West Lebanon (Westboro) Rail Yard

Prepared by NHDOT - Bureau of Rail & Transit
Date: 9/21/2023