



New Hampshire Council on Resources and Development

MINUTES – May 8, 2025

Approved as amended on August 7, 2025.

MEMBERS PRESENT

Heather Shank, Designee, Department of Business and Economic Affairs, Chair
John B. Martin, Designee, Department of Health and Human Services
Mark E. Doyle, Designee, Department of Safety
Eric Sargent, Designee, Department of Transportation
Tim Carney, Designee, Department of Education
Jack Ruderman, Designee, NH Housing Finance Authority
Jim Oehler, Designee, NH Fish & Game
Jared Nylund, Designee, Department of Administrative Services
Adam Crepeau, Designee, Department of Environmental Services
Allen Wyman, for Designee, Department of Agriculture

OTHER PARTICIPANTS

Brendan McDowell, Principal Planner, OPD (CORD Staff)
Charlotte Harding, NH Conservation Land Stewardship Program
Chris Aslin, CORD Attorney, Attorney General's Office, Department of Justice
Louis Barker, Department of Transportation
Nicole Bryant, Department of Transportation
Corey Clark, Department of Environmental Services

ROLL CALL AND INTRODUCTIONS

The meeting was opened at 3:00 PM by Chair Shank.

MINUTES

Approval of March 6, 2025 meeting minutes.

March 6, 2025 minutes were reviewed, and no changes were made.

MOTION: *On a motion by Mr. Martin, seconded by Mr. Doyle, the March 6, 2025 minutes were approved as presented unanimously.*

SURPLUS LAND REVIEW

A. SLR 2025-001 New Ipswich – The Department of Environmental Services requests the 0.37-acre area be added to the Town's existing Smithville Cemetery. The use of the transferred property will continue as a cemetery and the State will reserve access rights on the lanes and gravel road for the operation and maintenance of the Souhegan Flood Control Site.

Corey Clark, Department of Environmental Services was there to present the details of the SLR application and to request permission to make a lot line adjustment with the Town of New Ipswich and to transfer a 0.37-acre area of Tax Map 9, Lot 20 to the Town along with easement rights to State. This transfer will be conditional on the Town fulfilling the terms of the settlement agreement, which includes paying the State a total of \$38,000.

Mr. Clark answered a question about the graves and that they will remain undisturbed if any work is needed to be done by the state on the dam.

MOTION made by Mr. Ruderman, seconded by Mr. Oehler to recommend approval of the 0.37-acre area be added to the Town of New Ipswich's existing Smithville Cemetery. Motion passed with 8:1:0 vote with Mr. Crepeau abstaining.

B. SLR 2025-002 Belmont – The NH Department of Transportation, Bureau of Rail & Transit proposes to lease approximately 300 feet of water frontage on the state-owned railroad Corridor in the Town of Belmont to an abutter for installation, use and maintenance of a dock in accordance with RSA 228:57-a.

Louis Barker from Department of Transportation was there to present the SLR application and answer questions. He requested that the Department of Transportation, Bureau of Rail & Transit lease approximately 300 feet of water frontage on the state-owned railroad Corridor in the Town of Belmont to an abutter for installation, use and maintenance of a dock in accordance with RSA 228:57-a.

Mr. Barker then answered some questions about the use of the dock.

MOTION made by Mr. Crepeau, seconded by Mr. Nylund to recommend approval of leasing approximately 300 feet of water frontage on the state-owned railroad Corridor in the Town of Belmont to an abutter for installation, use, and maintenance of a dock. Motion passed with 8:1:0 vote with Mr. Sargent abstaining.

C. SLR 2025-003 Lebanon – The NH Department of Transportation proposes to dispose by sale approximately 31,510 square feet (0.72 acres) of railroad land (Northern Railroad Corridor) in Lebanon, NH to Purcell Real Estate Investment, LP, an abutter for parking to serve their business office on adjacent property.

Louis Barker from Department of Transportation was there to present the SLR application and answer questions. He requested that the Department of Transportation would dispose by sale approximately 31,510 square feet (0.72 acres) of railroad land (Northern Railroad Corridor) in Lebanon, NH to Purcell Real Estate Investment, LP.

Mr. Barker answered questions about the environmental remediation related to the removal of the oil tank that is currently on the property, the woodland buffer suggested by the Rivers Management Advisory Committee (RMAC), the nature of the impervious surface for the proposed parking area, right of first refusal, etc.

It was also noted from the planning perspective, there might be better uses for this land plot, than simply addition of a new parking area, as it could potentially serve as a recreation space with access to the river or be used in some connection to the railroad or future corridor revitalization projects.

MOTION made by Mr. Carney, seconded by Mr. Martin to recommend approval of the disposal of approximately 31,510 square feet (0.72 acres) of railroad land in Lebanon, NH to Purcell Real Estate Investment, LP. Motion passed with 8:1:0 vote with Mr. Sargent abstaining.

OTHER BUSINESS

A. CORD Landowner Procedures Document Discussion

Chair Shank noted the revised version of the document was in the packet and invited members to provide their comments.

Discussion ensued about the language related to CORD being unable to provide legal advice to any property owner and that it should be expanded to include any State managing agency.

Another discussion was about clarification of the role of the managing agency when a request comes to it and what steps it should take depending on the nature of the request and what the deed for that particular property allows, and which cases would require the property owner to address the matter with CORD and/or their personal attorney.

Then members discussed the need to specify the term grantee in the document and to clarify that grantee is always the State of New Hampshire acting via CORD (which became the successor of the Land Conservation Investment Program (LCIP) program.

Chair Shank will incorporate the suggested amendments from Attn. Aslin into the document and forward it to the marketing/branding team to see if they could format it into a brochure. She will have an updated document for discussion at the next CORD meeting.

B. Agency Coordination

Chair Shank noted she would like to have a discussion with members about how CORD members could further coordinate on state issues given the statutorily defined functions of CORD. She suggested the members bring their ideas to the future meeting to start the discussion of how else CORD could be used for agency coordination given all the State agencies that are represented on this body.

Chair Shank will prepare a short overview of RSA 162:C and provide some definitions of what is listed in it under CORD responsibilities. It will be made available to the members for the next meeting.

C. Next Meeting: August 7th, 2025, at 3:00 – 4:00 pm

SLR application deadline is July 3rd for the August meeting, and a department staff person must attend to present any requests their agency refers to CORD.

Chair Shank adjourned the meeting at 3:44 PM.