



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

From: Louis Barker
Railroad Planner

Date: September 2, 2025
At: Bureau of Rail and Transit

Thru: Nicole Bryant
Administrator, Bureau of Rail & Transit

Thru: Shelley Winters
Director, Division of Aeronautics, Rail & Transit

Subject: Surplus Land Review
Concord-Lincoln Railroad Corridor, Meredith

To: Members, Council on Resources and Development

The Bureau of Rail & Transit proposes to lease approximately 75 feet of water frontage on the state-owned Concord-Lincoln Railroad Corridor in the Town of Meredith to an abutter for installation, use and maintenance of a dock in accordance with RSA 228:57-a. This law allows leasing of state-owned railroad waterfront to landowners whose property abuts the railroad property, and for which the proposed use does not adversely impact the use of property by the State or its Railroad Operators.

Explanation: The CE Realty Trust, 62 Needle Eye Road proposes single dock/landing on the 75' of shoreline across the corridor from property owned by the petitioner (qualifying per RSA 228:57-a). The request is for a lease of 75 feet of frontage along the boundary of said property and state property to cover only the number of slips potentially available. Bureau staff has met with the applicant and inspected the site. The Bureau is willing to enter into a lease for waterfront access up to 75 linear feet at the edge of the railroad corridor, provided that the lessee meets Department of Environmental criteria, obtains a dock permit and installs a pedestrian at-grade crossing and protection including, but not limited to, a crossing surface and signage. In addition, the licensing of the crossing as part of the proposed lease will improve safety, not only to the residents of 62 Needle Eye Road but mitigate the liability exposure to the Railroad Operations and the State. The lease will also include a termination clause and a requirement to remove any improvements in the event the location of the dock lease adversely impacts future use of the corridor.

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: Eric Sargent, Administrator, Bureau of Right-of-Way

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: New Hampshire Department of Transportation

Agency Contact Person: Louis A. Barker
Address: NHDOT Bureau of Rail & Transit PO Box 483, Concord, NH 03302
Phone Number: 603-271-2425
E-Mail: Louis.a.barker@dot.nh.gov

Applicant Contact Person: CE Realty Trust
Address: 62 Needle Eye Road, Meredith, NH
Phone Number: 781-322-3785 ext 301
E-Mail: ed@signartboston.com

Location of Property: 62 Needle Eye Road

Acreage: 75 Linear Feet

Requested Action: Dock Lease per RSA 228:57-a

Term of Lease or Easement: 5 Years

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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 brendan.m.mcdowell@livefree.nh.gov

1. What is the current use of this property?

Railroad line.

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

Technically not surplus. Statutory privilege as requested.

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.

Single family residence, similar improvements and adjacent to long standing residential improvements. Prior property ownership had unauthorized structure located on it.

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

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

Qualifying property previously had a structure located on it. Current owner replaced with new residence structure.

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

☒ Yes ☐ No

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

Railroad construction and operation dates from the 1850s. Railroad facilities will be impacted minimally impacted by pedestrian crossing treatment built into track structure.

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)

Residences, similar improvements in long standing subdivision improvements.

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).

< 0.1%

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)

Railroad adjacent to applicant's property, lease agreement will include provisions for a pedestrian crossing of railroad track to access the dock.

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.

Lake Winnepesaukee.

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

Concurrent application to NHDES Shoreland Protection for Dock permit.

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:

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: Lease will include a private pedestrian crossing of railroad track.

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

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 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.

PROPERTY MAP
MEREDITH
NEW HAMPSHIRE



LEGEND
ABUTTING MAP NO. **R11**
PARCEL NUMBER **74**
SUBDIVISION LOT NO. **4**
STREET ADDRESS NO. **68**
100' DIMENSION 150'
PROPERTY BOOKS
RIGHT OF WAY
EASEMENT

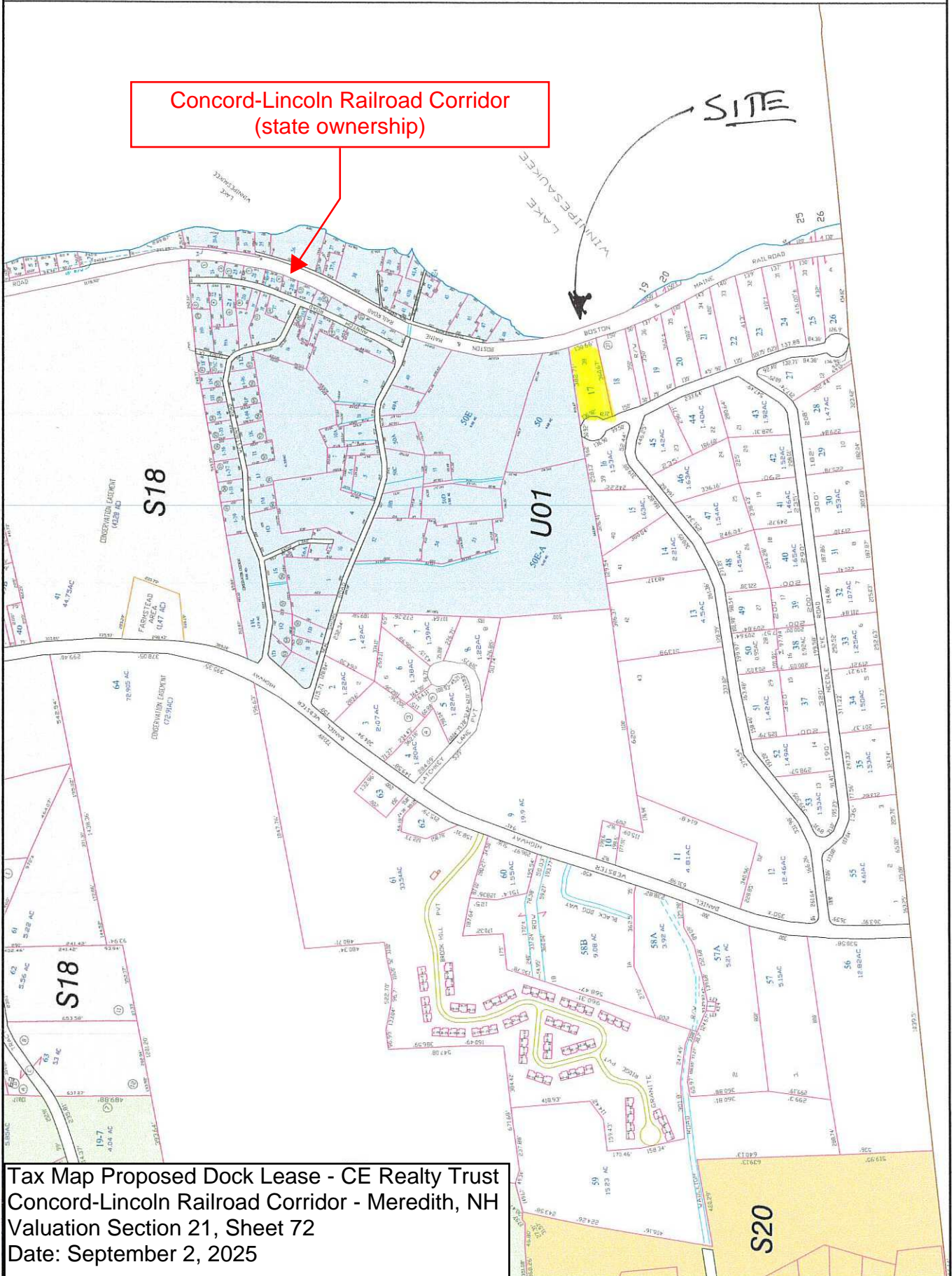
SCALE IN FEET
0 200 400

John E. O'Donnell & Associates
632 Bald Hill Road
New Gloucester, Maine 04260

S19

Concord-Lincoln Railroad Corridor
(state ownership)

SITE



AERIAL - CE REALTY TRUST
September 1, 2025

Legend

- Meredith 845-487W
- 📍 Needle Eye Rd

Neal Shore Road
Meredith

Lake Winnepesaukee

Location - Proposed Lease

CE Realty Trust
Meredith

Concord-Lincoln Railroad Corridor

Google Earth

Image © 2025 Airbus

Needle Eye Road
Meredith

1000 ft

N

Laconia

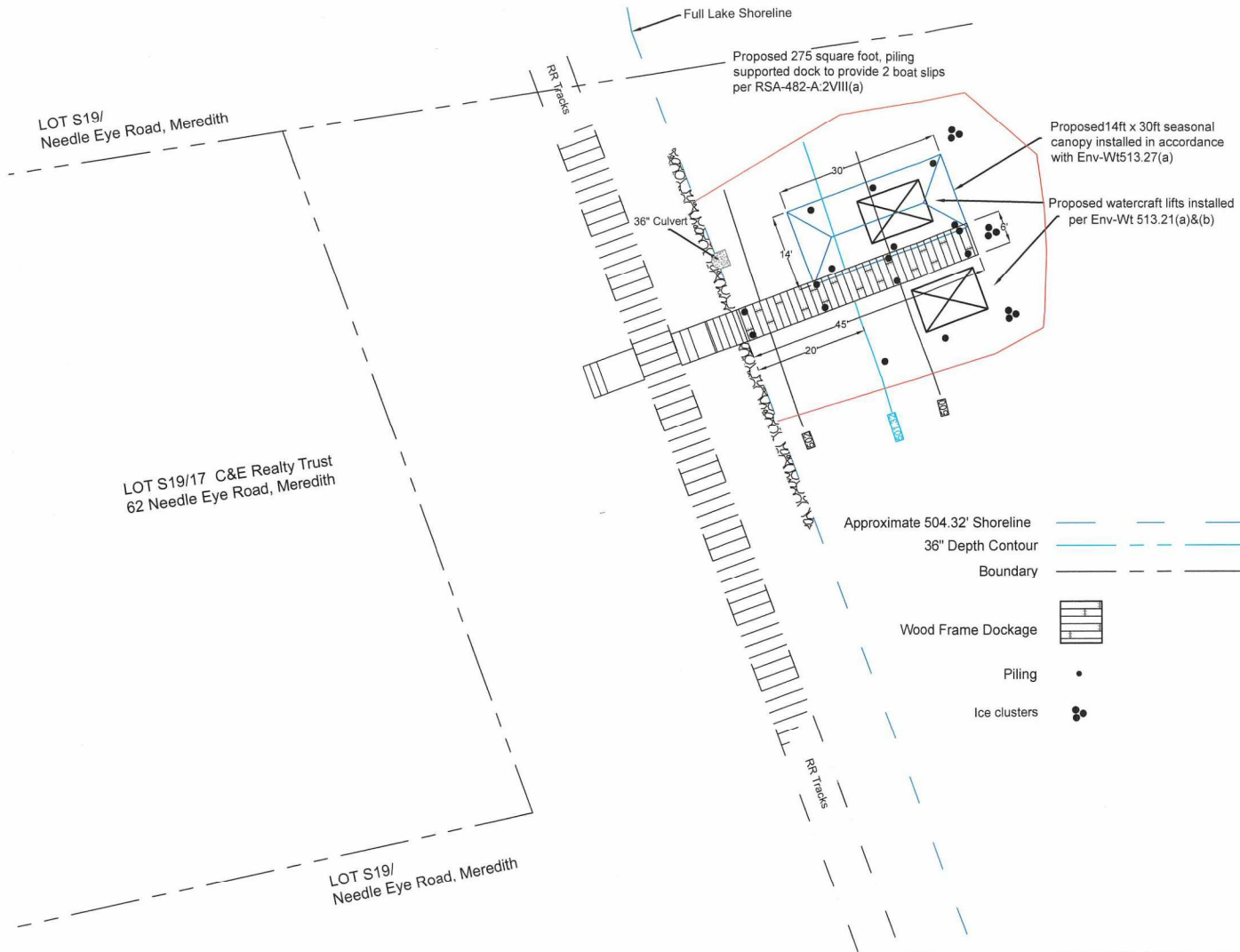
Maiden Lady Cove Ln

Needle Eye Rd



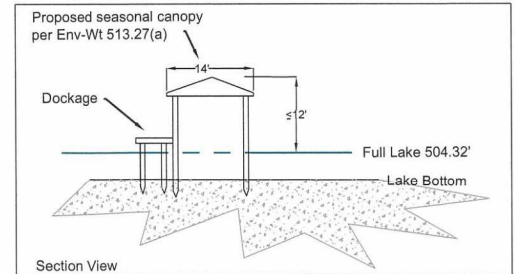
Plan Proposed Dock Lease - CE Realty Trust
Concord-Lincoln Railroad Corridor - Meredith, NH
Valuation Section 21, Sheet 72
Date: September 2, 2025

Lake Winnepesaukee



Construction Sequence:

1. Install turbidity controls prior to commencement of project, maintain throughout.
2. Remove existing 6ft x 40ft seasonal dock.
3. Drive dock support pilings per Env-Wt 513.15(c) and accessory pilings.
4. Frame and deck dockage per plan.
5. Install seasonal canopy and watercraft lifts in legal slips.
6. Remove turbidity controls upon stabilization of project.



Existing & Proposed
Conditions

Plan by: Walker Magrauth, Shorethings
1" = 20'
May 04, 2023

C & E Realty Trust
62 Needle Eye Rd.
Meredith Tax Map/Lot #S19/17

Parcel No.	Custodian No.	Kind of Instrument	Date of Instrument	Grantor	Grantee	Recorded Belknap County Book Page Date	Remarks
71-4	B.C.M. 791	C. Award	Aug. 3, 1847	Joseph Neal	B.C. & M.R.R.	Sec. of State Dec. 6, 1847	1-331
"	B.C.M.R. 177	Rel. + Rec.	July 12, 1851	" " Jr.	"	Not recorded	
"	B.C.M. 791	C. Award	Aug. 3, 1847	Jonathan Chase	"	Sec. of State Dec. 6, 1847	1-331
"	" 807	Rel. + Rec.	" 14, 1848	" "	"	Not recorded	
"	"	F. War.	" " "	" "	"	18 - 265 Sept. 1, 1851	
"	" 791	C. Award	" 3, 1847	John M. Wiggan	"	Sec. of State Dec. 6, 1847	1-331
"	" 410	Rel. + Rec.	Nov. 15, 1848	" " "	"	Not recorded	
"	"	F. War.	" " "	" "	"	18 222 Sept. 1, 1851	Release right to crossings.
"	" 791	C. Award	Aug. 3, 1847	E. H. Smith	"	Sec. of State Dec. 6, 1847	1-331
"	" 338	Rel. + Rec.	" 14, 1848	Ebenezer Smith	"	Not recorded	
"	"	F. War.	" " "	Ebenezer H. Smith	"	18 256 Sept. 1, 1851	Release rights to cattle pass.
"	" 791	C. Award	" 3, 1847	Joseph Neal	"	Sec. of State Dec. 6, 1847	1-331
"	" 793	"	" 28, 1849	" "	"	" " Jan. 12, 1850	
"	B.C.M.R. 181	Rel. + Rec.	July 12, 1851	" " by Executor	"	Not recorded	
"	9770	Release	July 8, 1952	B. & M. R.R.	Alpherie L. + Della C. Coll		
"	9878-A	"	Oct. 5, 1953	" "	Anntom Corp.		
"	10484-A	"	March 12, 1958	" "	"		
"	10819-A	"	Aug. 25, 1960	" "	William P. and Esther L. Newell		
"	10923-A	"	July 24, 1961	" "	Anntom Corp.		
"	11691	"	Dec. 17, 1963	" "	"		Water pipe Easement
"	12064-A	"	Jan. 19, 1967	B. & M. corp.	Anntom Corp.		

