



MEMORANDUM

TO: Judie Milner, Town Manager, Town of Meredith
Debra Shackett, Administrator, Belknap County Board of Commissioners
Shanna Saunders, Executive Director, Lakes Region Planning Commission
Members, Council on Resources and Development (CORD)

FROM: Heather Shank, Director, Division of Planning and Community Development
Brendan McDowell, Principal Planner, Office of Planning and Development

DATE: May 12, 2025

SUBJECT: Surplus Land Review
2025-004 SLR – Meredith

The Council on Resources and Development (CORD) will hold a public meeting on the attached request on August 7, 2025, from 3-4 pm in the Kinsman Conference Room at the Department of Business and Economic Affairs (DBEA), 100 N. Main Street, Concord.

Please review the request and provide any comments in writing to Brendan.M.McDowell@livefree.nh.gov by July 24, 2025.

Please note, the application is also reviewed by the following organizations:

- The Department of Natural and Cultural Resources/NH Division of Historical Resources, in accordance with RSA 227-C:9.
- Members of the Public Water Access Advisory Board, in accordance with RSA 233-A.
- The Lakes Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483-A:5, II.
- The Rivers Management and Protection Program, through the Rivers and Lakes Program Coordinator, in accordance with RSA 483:8, VII and 14.

For more information, see [DBEA – Office of Planning & Development – CORD](#).



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

From: Louis Barker
Railroad Planner

Date: May 1, 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 50 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 Needle Eye Association proposes single dock/landing on the shoreline across the corridor from a 50' right of way (common land). The request is for a lease of 50 feet of frontage along the boundary of said right of way and state property to cover the only 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 50 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 Needle Eye 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: David Sheehan
Address: Needle Eye Road, Meredith, NH
Phone Number: 851-488-0147
E-Mail: weekends.off@comcast.net

Location of Property: Between 66 and 70 Needle Eye Road

Acreage: 50 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 residences, similar improvements and adjacent to long standing residential improvements. Qualifying property part of common land within the Needle Eye subdivision.

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

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

Right of way to shore (railroad property) for Association members owning single family property within Needle Eye Subdivision.

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 will include a pedestrian crossing of railroad track.

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.

FILED
Book 56, Page 21500
SEP 27 AM 12:41
Christy A. Wheeler
REGISTRY OF DEEDS
BELKNAP COUNTY
Register

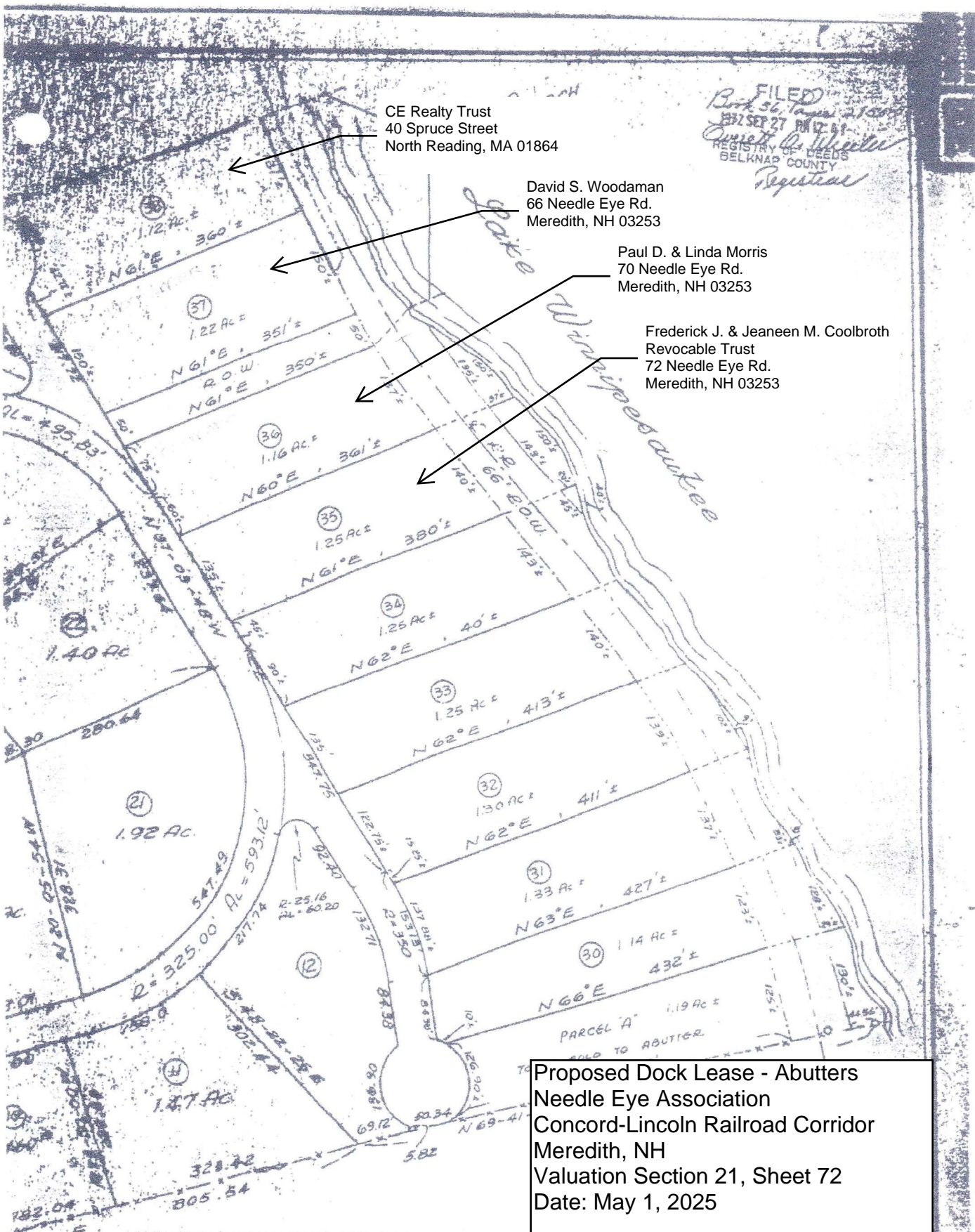
CE Realty Trust
40 Spruce Street
North Reading, MA 01864

David S. Woodaman
66 Needle Eye Rd.
Meredith, NH 03253

Paul D. & Linda Morris
70 Needle Eye Rd.
Meredith, NH 03253

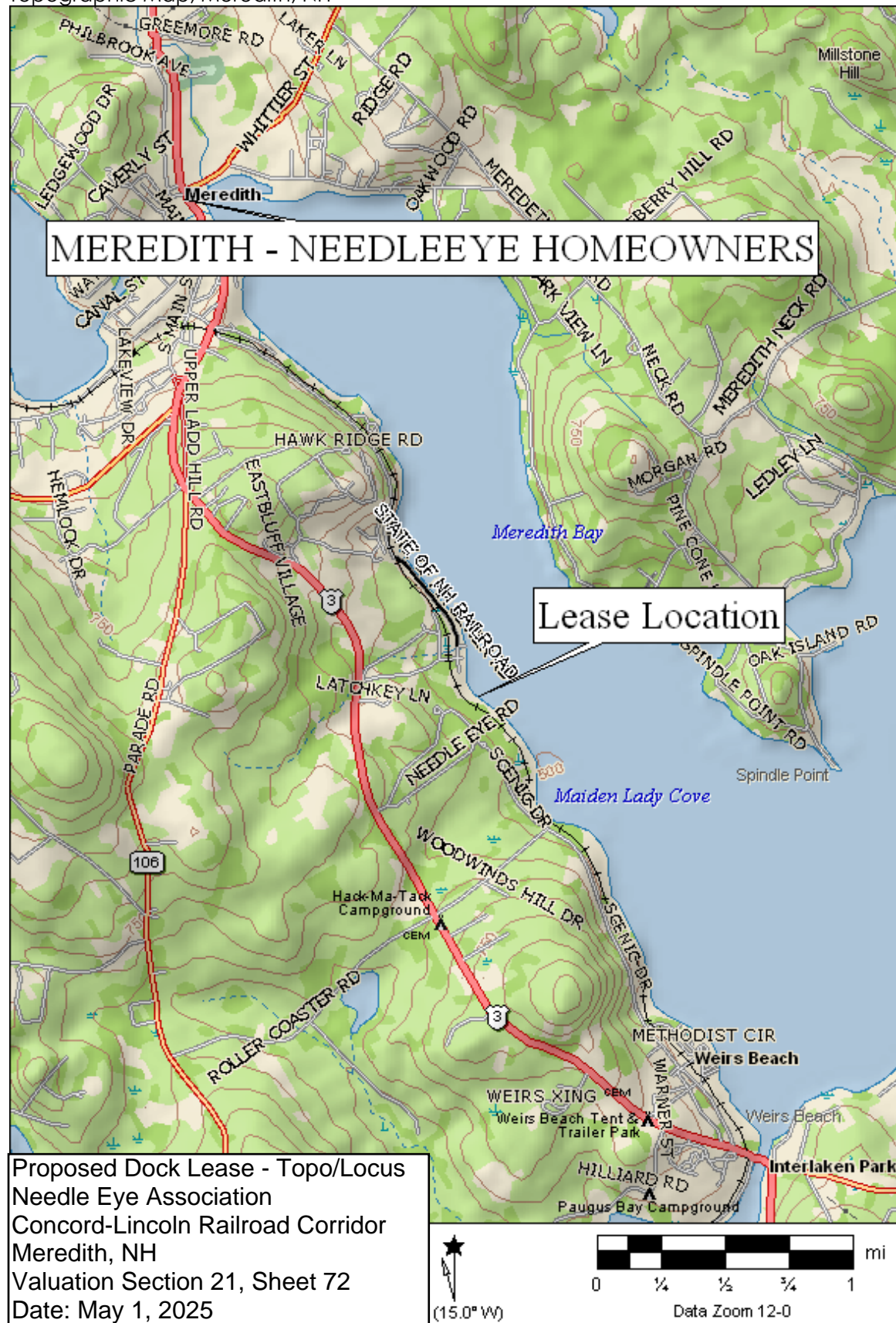
Frederick J. & Jeaneen M. Coolbroth
Revocable Trust
72 Needle Eye Rd.
Meredith, NH 03253

Proposed Dock Lease - Abutters
Needle Eye Association
Concord-Lincoln Railroad Corridor
Meredith, NH
Valuation Section 21, Sheet 72
Date: May 1, 2025



* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

Topographic Map, Meredith, NH



Aerial - Needle Eye Association

April 23, 2025

Legend

- Meredith 845-487W
- 📍 Needle Eye Rd

Neal Shore Road
Meredith

Lake Winnepesaukee

Location - Proposed Lease

Concord-Lincoln Railroad Corridor

Google Earth

Image © 2025 Airbus

N

1000 ft

Needle Eye Rd

Maiden Lady Cove Ln

Laconia

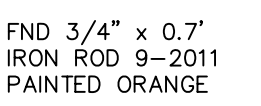
—DAVID M.—
DOLAN
ASSOCIATES, P.C.
LAND SURVEYING
CONSULTING · PERMITTING

DWG NAME: 11-029	
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FIELD BK: 282

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY

NO.	DATE
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State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-3483 Fax: 603-271-3433
TDD Access: Relay NH 1-800-735-2964
nhdhr.dncr.nh.gov



May 15, 2025

Brendan McDowell
Business and Economic Affairs
100 North Main Street, Suite 100
Concord, NH 03301

Re: Surplus Land Review
Concord-Lincoln Railroad Corridor, Meredith, NH (2025PR00551)

Dear Mr. McDowell:

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the potential surplus of a portion of the land located on the above-referenced property. The Bureau of Rail & Transit proposes leasing approximately 50 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.

It is the opinion of the DHR that the easement will not impact historic properties and would result in **No Historic Properties Affected**. Therefore, the DHR does not have concerns regarding the proposed surplus land proposal.

Please feel free to contact me should you have any questions regarding our comment.

Sincerely,

Nadine Miller
Deputy State Historic Preservation Officer

From: [Marks, Nisa M](#)
To: [McDowell, Brendan](#)
Cc: [Shank, Heather](#); [Andrea LaMoreaux](#); [Sales, Tracie](#); [Gendreau, Sydney](#)
Subject: RE: Surplus Land Review 2025-004- Meredith, NH
Date: Monday, May 12, 2025 2:40:08 PM

Hi Brendan,

On behalf of the Lakes Management Advisory Committee (LMAC), thank you for the opportunity to review CORD SLR 2025-004 in Meredith. The proposed lease to an abutter to install a dock on Lake Winnepesaukee would have *de minimis* impacts on the lake or public access to it. The LMAC has no objections to the property's transfer as described. LMAC Chair Andrea LaMoreaux is copied here if you have questions about the LMAC's response.

Thank you,

Nisa Marks
(603) 271-8811
NH Department of Environmental Services

From: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Sent: Monday, May 12, 2025 1:01 PM
To: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Cc: Shank, Heather <Heather.R.Shank@livefree.nh.gov>
Subject: Surplus Land Review 2025-004- Meredith, NH

Good afternoon,

Please see the attached Surplus Land Review (SLR) request. This item will be on the August 7, 2025 CORD meeting agenda. If you have comments, please submit by July 24, 2025 to Brendan McDowell, cc'd above.

If you have questions on CORD, please see the OPD website: [CORD -Office of Planning & Development](#)

Best,

Brendan McDowell
Principal Planner

Office of Planning and Development
Department of Business and Economic Affairs
State of New Hampshire
P: 603-271-1765
nheconomy.com // choosenh.com // visitnh.gov

From: [Gendreau, Sydney](#)
To: [McDowell, Brendan](#)
Cc: [Sales, Tracie](#); [Michele Tremblay](#); [Larry Spencer](#); [Marks, Nisa M](#)
Subject: RE: Surplus Land Review 2025-004- Meredith, NH
Date: Thursday, May 15, 2025 1:11:30 PM

Dear Brendan,

The Rivers Management Advisory Committee (RMAC) has reviewed CORD SLR 2025-004 in Meredith and based on the information provided, this parcel is not near or providing access to a river. Therefore, the parcel is outside the jurisdiction of the River Management Advisory Committee.

If you have further questions related to this parcel, please feel free to reach out to RMAC Chair, Michele L. Tremblay at mlt@naturesource.net.

Thank you,
Sydney

Sydney Gendreau
Watershed Planning Assistant
NH Department of Environmental Services
(603) 271-1522
Sydney.E.Gendreau@des.nh.gov
Pronouns: she, her, hers

NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#).

From: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Sent: Monday, May 12, 2025 1:01 PM
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From: [Andrew Cadorette](#)
To: [McDowell, Brendan](#)
Cc: [Shank, Heather](#)
Subject: RE: Surplus Land Review 2025-004- Meredith, NH
Date: Monday, May 12, 2025 3:06:52 PM

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Hello Brendan. Thank you for sharing. NH Housing has not interest in the parcel.

Andy

ANDREW CADORETTE
Senior Manager, Marketing and Outreach
Homeownership Division
New Hampshire Housing
PO Box 5087, Manchester, NH 03108
32 Constitution Dr., Bedford, NH 03110
D 603.310.9287 | M 603.310.9287
acadorette@nhhfa.org | NHHousing.org

From: McDowell, Brendan <Brendan.M.McDowell@livefree.nh.gov>
Sent: Monday, May 12, 2025 1:01 PM
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Best,

Brendan McDowell
Principal Planner

Office of Planning and Development
Department of Business and Economic Affairs
State of New Hampshire
P: 603-271-1765