

# New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives  
107 Pleasant Street, Johnson Hall  
Concord, NH 03301  
Phone: 603-271-2155  
Fax: 603-271-2615



TDD Access: Relay NH  
1-800-735-2964

## **CORD Meeting**

**REVISED DATE: Thursday, March 28, 2019**

**Johnson Hall, 3rd Floor Conference Room**

**107 Pleasant Street, Concord, NH**

**Time: 9:30 A.M.**

### **FINAL AGENDA**

- I. ROLL CALL AND INTRODUCTIONS**
- II. MINUTES** - Approval of January 10, 2019 draft minutes
- III. SURPLUS LAND REVIEW** - 2019 SLR 001 (Lebanon)  
Request from the Department of Transportation, Bureau of Rail & Transit to lease a parcel of railroad land in the City of Lebanon.
- IV. OTHER BUSINESS**

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### **Reminder - 2019 Meeting Dates**

~~January 10~~  
May 9  
September 21

March 28 (rescheduled from March 14)  
July 11  
November 14

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## **DRAFT Minutes – January 10, 2019**

### **MEMBERS PRESENT**

Jared Chicoine, Chair, Director, NH Office of Strategic Initiatives  
Stephen McLocklin, Designee, NH Department of Administrative Services  
Tracey Boisvert, Designee, NH Department of Natural and Cultural Resources  
Christopher Way, Designee, NH Department of Business and Economic Affairs  
William Ray, Designee, NH Housing Finance Authority  
Steve LaBonte, Designee, NH Department of Transportation  
Glenn Normandeau, Executive Director, NH Fish and Game Department  
Shawn Jasper, Commissioner, Department of Agriculture, Markets & Food  
Marta Modigliani, Designee, NH Department of Safety  
Elizabeth Muzzey, non-voting member, Department of Natural and Cultural Resources

### **OTHERS PRESENT**

Michael Klass, NH Office of Strategic Initiatives  
Noah Hodgetts, NH Office of Strategic Initiatives  
Steven Walker, NH Office of Strategic Initiatives  
Dijit Taylor, Executive Director, LCHIP  
Jared Nylund, NH Department of Administrative Services  
Christopher Miller, NH Housing Finance Authority  
Josh Harrison, NH Department of Justice

## **I. ROLL CALL AND INTRODUCTIONS**

The meeting was opened at 9:31 AM by Chairman Chicoine. CORD members and guests introduced themselves.

## **II. LAND AND COMMUNITY HERITAGE INVESTMENT PROGRAM**

Dijit Taylor - Executive Director, LCHIP. Distribution of Community Conservation Endowment monitoring funds (RSA 227-M:12).

Ms. Taylor commented that this is an annual request to expend monies from the LCHIP Community Conservation Endowment to encourage stewardship of LCHIP properties and noted that two formulas determine how much money is given to recipients.

**MOTION:** Mr. Ray moved to endorse expending up to \$200/recipient up to \$79,000 from the LCHIP Community Conservation Endowment for incentive payments. The motion was seconded by Mr. Way. The Council voted unanimously to approve the motion.

### **III. SURPLUS LAND REVIEW - 2018 SLR 007 (Concord)**

Request from NH Department of Administrative Services to grant a perpetual utility easement on State land as needed to provide electrical and telecommunications utility service to the new steam boiler building currently under construction at 33 Green Street in Concord.

Jared Nylund, the Real Property Manager at the Department of Administrative Services (DAS) gave an overview of 2018 SLR 007. In 2017 Concord Steam closed, which created a need to complete a steam conversion project to heat the State House, State House Annex, and State Library. The new steam boiler building is located on a parcel at the corner of School and Green Streets in downtown Concord. Unifit has requested a utility easement to install a new utility pole on the parcel to bring electricity and telecommunications to the building to complete construction. In response to a question from Mr. Way, Mr. Nylund stated that he didn't believe the pole would be any taller than the existing pole in the right of way and that the movement of the pole came at the request of the City of Concord.

**MOTION:** Director Normandeau moved to recommend approval of 2018 SLR 007, which was seconded by Ms. Boisvert. The motion was approved unanimously by the Council with Mr. McLocklin abstaining.

[Note: Ms. Modigliani arrived at 9:40 A.M.]

### **IV. SMART GROWTH UPDATE**

#### **New Hampshire Housing**

Christopher Miller, the Managing Director of Management & Development at the New Hampshire Housing Finance Authority (NHHFA) presented about NHHFA's smart growth scoring criteria for different funding programs.

[Note: Presentation slides will be available online on OSI's website.]

Ms. Muzzey stated that the Division of Historical Resources has worked with NH Housing on a number of housing projects and that many of the mill conversion projects have also received historic preservation tax credits after meeting many community goals. Mr. Miller said that historic preservation partnerships go a long way to preserving historic mills such as Cotton Mill in Nashua while providing much needed workforce housing in a downtown close to jobs. Ms. Muzzey further observed that these projects often are a catalyst for other redevelopment efforts as occurred in Nashua, Newmarket, and Dover. Mr. Miller noted that the redevelopment of the

Concord Lumberyard started with the preservation of the Page Belting mill, which was a catalyst for the construction of a hotel and conference center. Mr. Ray noted that while NHHFA is an affordable housing finance agency it encourages the construction of all types of housing to increase the state's housing supply. Mr. Miller said NHHFA aspires to finance and build more mixed income housing projects with a market rate component in markets that can support such projects with the understanding that federal tax credits require a certain number of housing units be income restricted.

## **V. LAND CONSERVATION INVESTMENT PROGRAM (LCIP)**

Land Conservation Endowment Fund. Request for authorization to amend custodial agreement to reflect staff changes.

Mr. Klass explained that the custodial agreement swaps out some names to address staffing changes at OSI. Chairman Chicoine noted that the agreement addresses a vacancy in the OSI business office. Ms. Boisvert observed that this agreement with Treasury concerns how LCIP money is invested.

**MOTION:** Mr. Way moved to authorize Chairman Chicoine to sign the amended LCIP Custodial Agreement. The motion was seconded by Mr. Ray and approved unanimously by the Council.

## **VI. MINUTES**

Approval of November 8, 2018 draft minutes

**MOTION:** On a motion by Mr. Way, seconded by Director Normendeau, the November 8, 2018 minutes were approved unanimously by the Council with Ms. Modigliani abstaining.

## **VII. OTHER BUSINESS**

FYI - Ride the Wilds Article. Mr. Klass noted that the Ride the Wilds article was included for information purposes only and didn't require the Council to take any action.

Director Normendeau noted that the Council may receive an SLR request for a Fish and Game property in Brentwood at a future meeting.

Chairman Chicoine reminded the Council that the next meeting will be on March 14, 2019 at 9:30 A.M.

Ms. Boisvert inquired into the status of the Wild Goose matter. Chairman Chicoine stated that he didn't know what the next step was. Director Normendeau said Fish and Game is still looking at its options which all rely on Fish and Game retaining ownership of Wild Goose. Chairman Chicoine stated that he did not believe there was a requirement that CORD act further and observed that the Council was in a holding pattern at this point.

**MOTION:** With business completed, Commissioner Jasper moved to adjourn the meeting, which Mr. LaBonte seconded. The motion was approved unanimously by the Council.

Meeting adjourned at 10:24 AM.

DRAFT

# New Hampshire Council on Resources and Development

NH Office of Strategic Initiatives  
 107 Pleasant Street, Johnson Hall  
 Concord, NH 03301  
 Phone: 603-271-2155  
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## MEMORANDUM

<b>TO:</b> CORD Members and Other Interested Parties  <i>Via Email Distribution Lists</i>	Grafton County Board of Commissioners c/o Julie Libby 3855 Dartmouth College Hwy North Haverhill, NH 03774 <i>Via Email (jlibby@co.grafton.nh.us)</i>
Shaun Mulholland Lebanon City Manager City Hall 51 N Park Street Lebanon, NH 03766 <i>Via Email (shaun.mulholland@lebanonnh.gov)</i>	Steven Schneider, Executive Director Upper Valley Lake Sunapee Regional Planning Commission 10 Water Street, Suite 225 Lebanon, NH 03766 <i>Via Email (sschneider@uvlsrc.org)</i>

**FROM:** Michael A. Klass, NH Office of Strategic Initiatives  
**DATE:** February 8, 2019

**SUBJECT:** *State Owned Land, Surplus Land Review, Lebanon, NH  
 2019 SLR 001*

**RESPONSE DEADLINE:** **Monday, March 11, 2019**

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 [Michael.klass@osi.nh.gov](mailto:Michael.klass@osi.nh.gov). The Council on Resources and Development will consider the request at its meeting scheduled for **March 14, 2019**. 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.

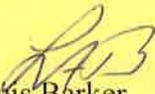
Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

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:**   
Lotus Barker  
Railroad Planner

**Date:** January 10, 2019

**At:** Bureau of Rail and Transit

**Thru:** Shelley Winters *SW 01/10/19*  
Administrator

Patrick Herlihy, Director *PCA 1/10/19*  
Division of Aeronautics, Rail & Transit

**Subject:** Surplus Land Review  
Northern Railroad Corridor, Lebanon

**To:** Jared Chicoine, Director  
Office of Strategic Initiatives – Division of Planning

The Department of Transportation, Bureau of Rail & Transit proposes to lease a parcel (approximately 65,100 square feet) of railroad land in City of Lebanon to a railroad shipper at this location for facilities to efficiently and safely transload fuel products from railroad cars to trucks. This property is owned by the State, under the jurisdiction of the Bureau of Rail & Transit, and is currently utilized by Rymes via a Temporary Use Agreement. A copy of a plan and a map that shows the location is provided.

Per RSA 228:54, VIII and RSA 228:57 the Department is allowed to lease State-owned railroad property for continued operation of railroad and the proposed use does not adversely impact the use of property by the State or its Railroad Operator.

This segment of the Northern Railroad Corridor was purchased in August 1999 by the State for the continuation of railroad freight service to New Hampshire customers. A railroad operator has served this location since 2002. This lease will facilitate economical delivery of home heating products to New Hampshire residents. The Department is willing to enter into a lease of a limited area (65,100 square feet) within the former locomotive maintenance facility of this railroad line, provided that the lessee maintains the site, is responsible for all costs to install, use, maintain and remove all improvements, a fence with locking gate and obtains liability insurance naming the State as “Additional Insured”. The lease will also include a termination clause and a requirement to remove any improvements in the event the area is needed in the future for railroad operations.

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: Charles R. Schmidt, PE, Administrator, Bureau of Right-of-Way

**Council on Resources and Development**  
**REQUEST FOR SURPLUS LAND REVIEW ACTION**

**Name of Requesting Agency:** Department of Transportation (Bureau of Rail & Transit)

**Agency Contact Person:** Louis A. Barker  
Address: PO Box 483 (7 Hazen Drive) Concord, NH 03302-0483  
Phone Number: (603) 271-2425  
E-Mail: lbarker@dot.state.nh.us

**Applicant Contact Person:** John Rymes – Rymes Heating Oils, Inc.  
Address: 257 Sheep Davis Road, Concord, NH 03301  
Phone Number: (603) 528-6379 ext. 306  
E-Mail: johnr@rymes.com

**Location of Property:** Railroad Avenue, Westboro (West Lebanon)

**Acreage:** 65,100 square feet

**Requested Action:** Lease

**Term of Lease or Easement:** 5-25 years

.....

Please complete ALL questions below, submit one digital copy, one hardcopy original, and three photocopies of the complete application to the Office of Energy and Planning, Johnson Hall, 3<sup>rd</sup> Floor, 107 Pleasant Street, Concord, NH 03301, susan.slack@nh.gov.

**1. What is the current use of this property?**

Former locomotive maintenance facility between Connecticut River and the railroad track. Used by applicant under a Temporary Use Agreement with the State and a side track agreement with the Railroad Operator.

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

Use to facilitate railroad shipments and to undertake proposed transloading improvements.

**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 property or surroundings use.

Existing facility is specific to railroad service, which benefits existing railroad operations and lease will allow for long-term use and improvements to the facilities that increase railroad traffic and enhance economic development. All proposed improvements are subject to State review and approval prior to implementation.

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

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

Fuel transload apparatus and short term storage equipment.

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

Yes  No

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

State-owned railroad is the historic Northern Railroad. Adjacent facilities for locomotive service may have historical significance. None will be impacted. Proposed work within an open area currently used for transloading fuel products from train car to truck.

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)

Railroad Avenue in Westboro is a residential and commercial area. Adjacent drainage facilities in railroad corridor.

**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).

< 1% (65,100 square feet, railroad corridor extends 60 miles to Concord, NH.)

**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 Avenue

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?

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

Proximity to Connecticut River

b. If there are water resources, please describe current public or private access from the site to the water body?  Public  Private  No Access Available

Description: Public access is north of the location, across the tracks and beyond adjacent bulk transload facility and has direct access from US Route 4.

c. How would the proposal affect the access opportunities described in b?

None

**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 checked="" 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 .....  .....  .....
- g. Agricultural soils of prime, statewide, or local importance.....  .....  .....
- h. Potential river channel change.....  .....  .....
- i. Other special designations .....  .....  .....

Please provide a description for any "yes" responses to question #10.

Project includes a proposed structure for transloading and pad for short-term product storage.

**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.**

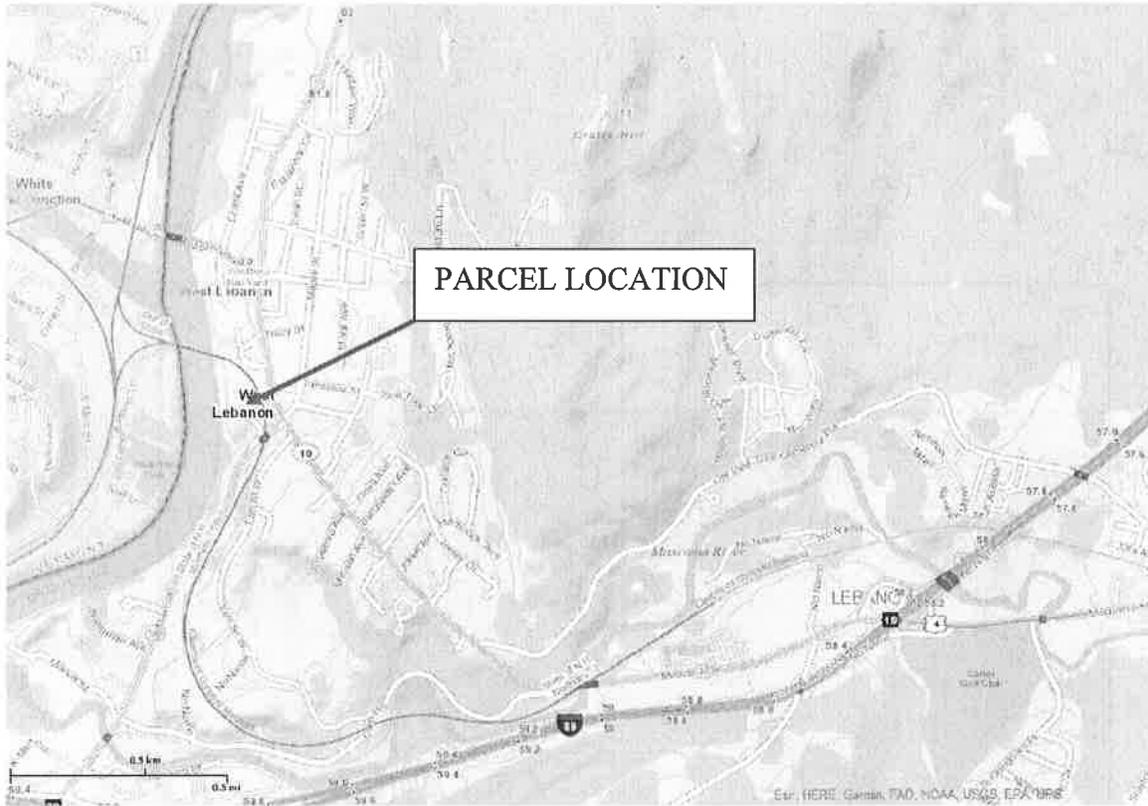
- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features\*
- c. Aerial Photograph\*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation 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.*

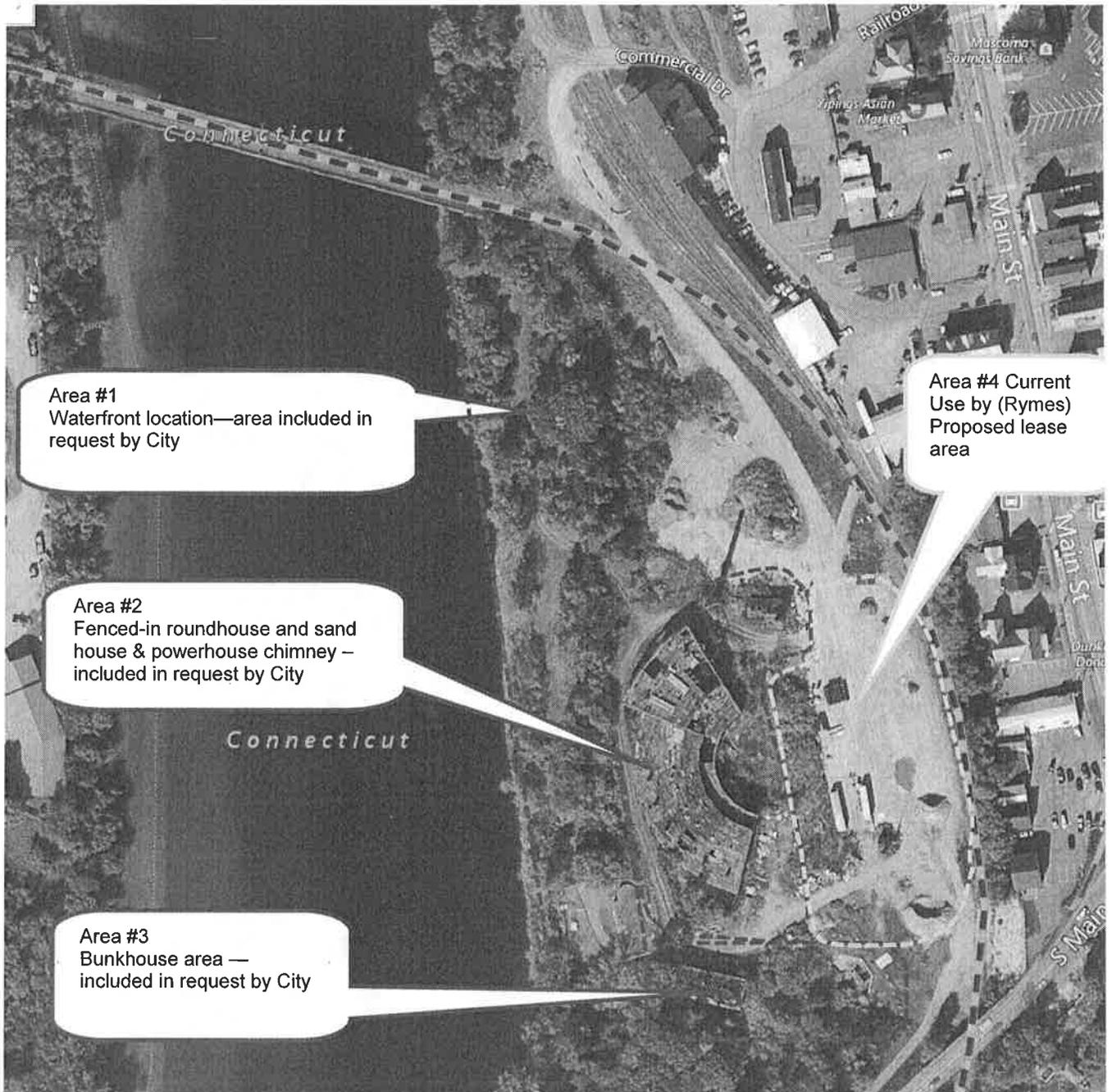


2) Locus



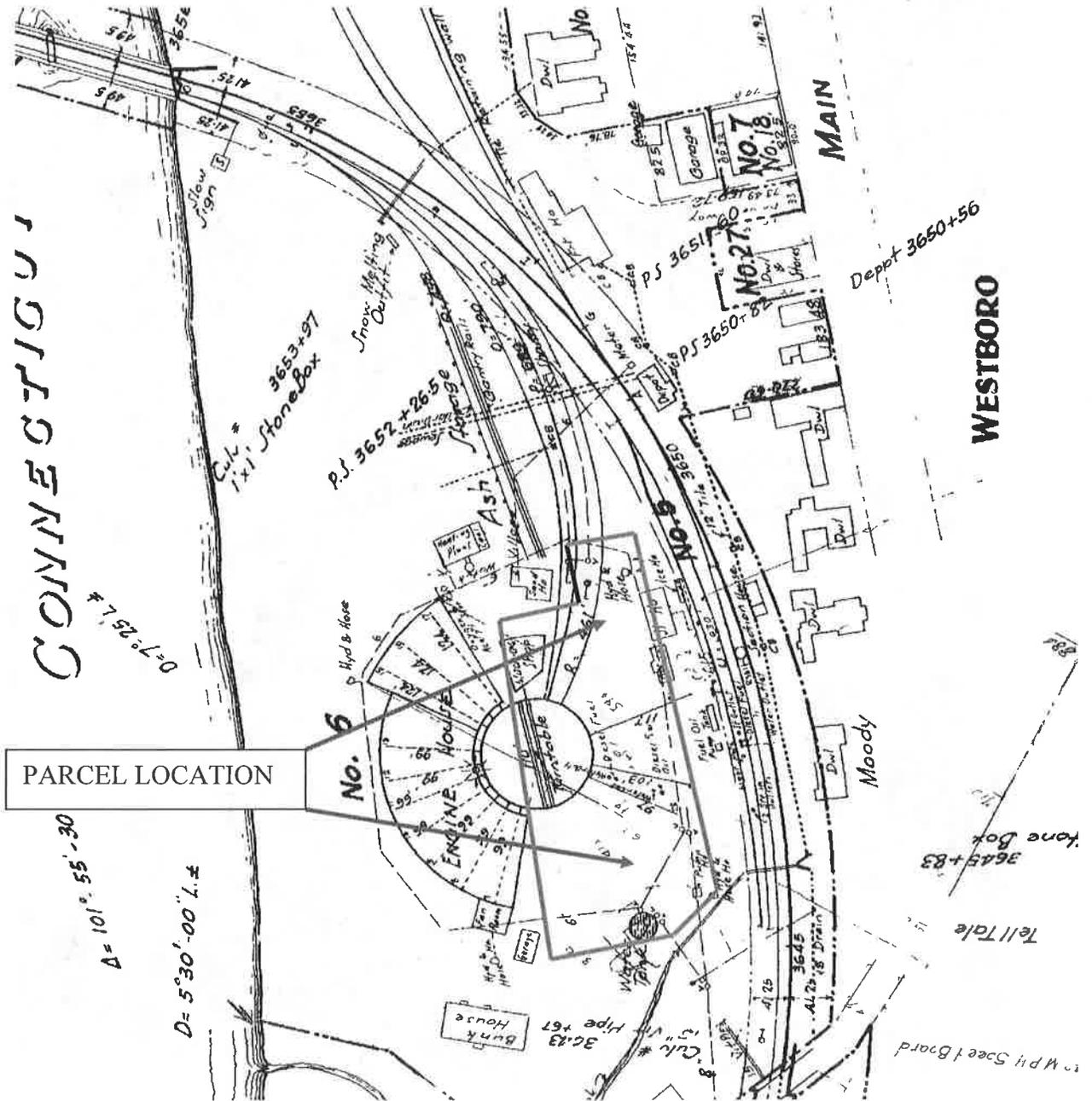
West Lebanon (Westboro) Rail Yard

3) Aerial



Subject Parcel – Area 4  
Transload Railroad Car to Truck

4) Val Map (if appropriate and/or not in railroad submittal.





## Klass, Michael

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**From:** Mulholland, Shaun <shaun.mulholland@lebanonnh.gov>  
**Sent:** Monday, February 11, 2019 8:13 AM  
**To:** Klass, Michael; 'jlibby@co.grafton.nh.us'; 'Steven Schneider'  
**Cc:** Barker, Louis  
**Subject:** RE: CORD Application/Cover Memo - 2019 SLR 001 (Lebanon)

Michael

I have a number of questions that you may be able to answer regarding this application.

1. Does this enlarge or change the present footprint Rymes operates within now?
2. Does this mean that Rymes will now be actually filling the tanks on site which have remained empty until now?
3. What are, or what will be the changes in the proposed TUA from the existing TUA. Is there a redline version available for review?

Shaun Mulholland  
City Manager  
City of Lebanon  
51 North Park St.  
Lebanon, N.H. 03766  
603-448-4220  
<https://lebanonnh.gov>

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**From:** Klass, Michael <Michael.Klass@osi.nh.gov>  
**Sent:** Friday, February 8, 2019 10:29 AM  
**To:** 'jlibby@co.grafton.nh.us' <jlibby@co.grafton.nh.us>; Mulholland, Shaun <shaun.mulholland@lebanonnh.gov>; 'Steven Schneider' <sschneider@uvlsrpc.org>  
**Cc:** Barker, Louis <Louis.Barker@dot.nh.gov>  
**Subject:** CORD Application/Cover Memo - 2019 SLR 001 (Lebanon)

Dear All,

Please find the attached Surplus Land Review application for your review.

As reflected in the cover memo, the comment deadline for this is March 11th, 2019, and this application is scheduled to be heard at CORD's March 14th, 2019 meeting.

Please contact me if you have any questions.

Best,  
Mike

**Michael A. Klass**  
Principal Planner  
New Hampshire Office of Strategic Initiatives – Division of Planning

107 Pleasant Street, Johnson Hall, 3rd Floor, Concord, NH 03301  
Main - 603-271-2155 | Direct - 603-271-6651  
Fax - 603-271-2615 | [www.nh.gov/osi/planning/](http://www.nh.gov/osi/planning/)

## Klass, Michael

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**From:** Mulholland, Shaun <shaun.mulholland@lebanonnh.gov>  
**Sent:** Monday, February 11, 2019 9:13 AM  
**To:** Klass, Michael  
**Subject:** Rymes TUA

Michael

One other question regarding the Rymes TUA at the Westboro Yard.

Will the State's agreement with Rymes include a requirement to mound the tanks. Rymes has offered to do this.

Shaun Mulholland  
City Manager  
City of Lebanon  
51 North Park St.  
Lebanon, N.H. 03766  
603-448-4220  
<https://lebanonnh.gov>



## MEMORANDUM

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Date: February 12, 2019

To: Shaun Mulholland, City Manager

From: Chris Christopoulos, Jr., Fire Chief *Chris C*

Reference: **Westboro Yard**

### **Proposed Lease to Rymes**

As I read this document and after conversations with Mr. John Rymes, I believe this would intend to make this a more "permanent" trans-loading operation for the existing Propane facility. This would include placing the currently unused 61,000-gallon storage tanks in service. This facility would have to comply with all provisions of the State of New Hampshire Fire Code, including a comprehensive Fire Safety Analysis. I am scheduling a meeting either this week or next with Paul Parisi, State Fire Marshal to discuss this matter.

My initial concerns with expansion are as follows:

1. Modern railcars are designed to minimize the potential for failure for 30-minutes from a "torch fire" or 100-minutes from a pool fire. The Rymes facility is largely not visible to normal traffic during the overnight hours when it is not staffed. A fire in or around a railcar may go undetected for a long period during off-hour operations. The Lebanon Fire Department would respond to a fire in a defensive manner and evacuate the area as we would not know how long the fire was burning or the integrity of the railcar.
2. 61,000-Gallon Storage Tanks – previous discussions with Mr. Rymes expressed our concerns with the single wall steel tank construction and potential flame contact. Unlike a thermally protected railcars, these tanks are not designed to withstand high heat and may fail more rapidly in a fire scenario. During these conversations, Mr. John Rymes indicated his willingness to mound (cover) the tanks with dirt to provide protection from direct flame contact and therefor reduce the risk to the surrounding neighborhoods from a catastrophic failure. Additionally, due to their proximity to Main Street, unprotected storage tanks of Propane may not meet the Acceptable Separation Distances as outlined in HUD Guidebook for CDGB Grant funded projects in this area. This could have an impact on future development or redevelopment of the Main Street area.

## ***MEMORANDUM***

### **Fire Department Recommendations:**

- Require the installation of Infrared Flame and Propane Gas Detection throughout the facility directly connected to the City's Municipal Fire Alarm System. This would allow for early notification of a leak and/or fire at this facility and therefor minimize the potential for catastrophic failure.
- Require that the 61,000-gallons tank be buried or mounded to lessen the potential for direct flame contact on the tank.



The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

February 27, 2019

Michael A. Klass  
Principal Planner  
Division of Planning  
New Hampshire Office of Strategic Initiatives  
3rd Floor, Johnson Hall  
107 Pleasant Street  
Concord, NH 03301

**RE: CORD SURPLUS LAND REVIEW (SLR 19-001) – REQUEST FOR NHDOT TO LEASE 65,100 SQUARE FEET OF THE WEST LEBANON (WESTBORO) RAILYARD TO RYMES PROPANE & OIL FOR OFF-LOADING FUEL PRODUCTS FROM RAILCARS TO TRUCKS**

Dear Mr. Klass:

In response to your recent request, the New Hampshire Department of Environmental Services (NHDES) has completed its review of the subject proposal. Based on a review of pertinent files, Geographic Information System databases, and staff discussions, NHDES offers the following findings and recommendations.

Rymes should be informed that any construction related excavation work in the lease area could encounter contaminated soils and groundwater and potentially hazardous building materials related to the past operation of the engine roundhouse and other railyard operations. Therefore, any construction plans should include a contingency plan for addressing any contaminated soils or groundwater or hazardous building materials encountered during excavation and construction activities. NHDES recommends that the NHDOT include requirements for the construction of appropriate spill containment in any areas where liquid petroleum product will be transferred from railcars to trucks and that such transfers be limited to areas with appropriate spill containment. In terms of evaluating potential impacts from the proposed lease to the protected shoreland zone of the Connecticut River, there really isn't enough information in the package to know if the project lies within protected shorelands. It looks like it is just outside of jurisdiction for NHDES.

Thank you for the opportunity to comment.

Sincerely,

Timothy W. Drew  
Administrator  
Public Information and Permitting Unit  
Office of the Commissioner

Enc.

cc: Robert R. Scott, Commissioner, NHDES  
Clark B. Freise, Assistant Commissioner, NHDES  
Tracie Sales, Rivers & Lakes Programs Manager, WD, NHDES  
Keith DuBois, Assistant Director, WMD, NHDES  
Darlene Forst, Supervisor, Shoreland Program, WD, NHDES

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • Fax: 271-2867 TDD Access: Relay NH 1-800-735-2964



## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Natural and Cultural Resources 603-271-3483  
19 Pillsbury Street, Concord, NH 03301-3570 603-271-3558  
TDD Access Relay NH 1-800-735-2964 FAX 603-271-3433  
www.nh.gov/nhdhr preservation@dncr.nh.gov

March 4, 2019

Michael A. Klass  
NH Office of Strategic Initiatives  
Johnson Hall  
107 Pleasant Street  
Concord, NH 03301

RE: State Owned Land, Surplus Land Review, Lebanon, NH  
2019 SLR 001 *RFR 10452*

Dear Mr. Klass,

In accordance with RSA 227-C:9, the Division of Historical Resources (DHR) has been asked to comment on the lease of a parcel of land located within the Westboro Railyard, a resource determined eligible for listing in the National Register of Historic Places. The property retains significant features associated with the railroad industry in Lebanon including remains of a roundhouse, bunkhouse, and sandhouse. While the property is considered historic for its above-ground features, the DHR has determined that the subject property lacks archaeological sensitivity due to extensive landscape modifications associated with the rail yard development.

The DHR does not object to the lease of the above-referenced property. Improvements proposed to the leased portion of the property will not impact any of the historic resources on the property. Although proposed plans will introduce new elements into the historic district, they are in keeping with the industrial nature of the property.

If there are proposed changes in scope to include the lease of historic buildings, please contact the DHR for further consultation.

Should you have any questions regarding our comments, please feel free to contact me at 271-6628.

Sincerely,

Nadine Miller  
Deputy State Historic Preservation Officer





## CITY MANAGER'S OFFICE

City of Lebanon, NH  
51 North Park Street  
Lebanon, NH 03766  
(603) 448-4220 fax (603) 966-3122  
[www.LebanonNH.gov](http://www.LebanonNH.gov)

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March 8, 2019

Michael A. Klass  
Principal Planner  
New Hampshire Office of Strategic Initiatives-Division Planning  
107 Pleasant St., Johnson Hall, 3<sup>rd</sup> Floor  
Concord, NH 03301

RE: CORD Application Westboro Yard, 2019 SLR 001

The City has concerns regarding the determination of surplus and the extension of the TUA to Rymes for this property. The City has a number of concerns regarding the storage of propane gas in the Westboro Yard. The City does not support the storage of gas at this particular location. The original Temporary Use Agreement (TUA) allowed for transloading of propane from rail cars onto trucks. This activity continues to occur within the confines of the area designated in the TUA. The City's concerns relate to impacts regarding public safety based upon the proposed expansion of activities at the site.

Rymes proposes to fill two 61,000 gallon propane storage tanks on the site. This will considerably increase the quantity of gas stored on site. These tanks are located in the heart of our West Lebanon downtown compact area. Fire Chief Chris Christopoulos has expressed his concerns in the attached letter. The City is requesting that NH DOT include the following provisions in any TUA issued for the site.

1. Require the tanks be mounded to minimize the impact of an explosion due to flame contact with the tank. John Rymes in verbal discussions with the Fire Chief has agreed to do this.
2. Require the installation of infrared flame and propane gas detection throughout the facility connected to the City's municipal fire alarm system. This would allow for early notification of a leak and/or fire at this facility which could minimize the impact of an incident.
3. Require the lessees to comply with municipal codes and regulations to further ensure the safety of the public.

The National Fire Protection Association codes are the minimum requirements to protect the public safety. The NH DOT can require those entities which lease or sub-lease State owned property to meet additional standards when it is in the public interest. The City is requesting the NH DOT to add the three requirements listed above in the TUA.

Suzanne Prentiss  
Mayor