



Topic: White Mountain National Forest (WMNF) Mt. Washington Cog Railway Land Exchange

**Proposed Boundary-Line Adjustment
between the properties of the
Mt. Washington Railway Company and the United States of America**

Date: 4/28/2020

Contact: WMNF - James Detzel, Forest Land Surveyor

Phone: (603)-536-6250

Email: james.detzel@usda.gov

Members of the Planning Board:

Attached herewith is a subdivision application for a boundary-line adjustment between the properties of the Mt. Washington Railway Company and the United States of America. The purpose of the adjustment is to clarify and resolve numerous boundary conflicts that exist at the base station of the Mt. Washington Cog Railway (3168 Base Station Mt Washington NH) as evidenced by multiple surveys. Some discrepancies date back to the 1880's and prior USA ownership. Due to the historic nature and extent of the encroaching property the Mt. Washington RR Co. / WMNF are pursuing an equal area land exchange to resolve all boundary issues. Existing boundaries are proposed to be modified to resolve discrepancies, no new lots to be created.

An abutter list was not compiled for the proposed boundary-line adjustment. The properties lie well within USA White Mountain National Forest Land. The USA tracts consist of many thousands of acres and private property abutting these tracts would generally be miles away.

An Application Fee when determined will be provided to the board as required.

Please let me know should any additional information be needed. Thank you.

Regards,

James Detzel



**COÖS COUNTY, NEW HAMPSHIRE
UNINCORPORATED PLACES**

SUBDIVISION APPLICATION

INSTRUCTIONS:

- Step 1: Carefully read Zoning Ordinance and Subdivision Regulations.
- Step 2: Complete this application (Sections I through VI).
- Step 3: Obtain required exhibits (A through F).
- Step 4: Compile abutters list containing the names and addresses of all abutters as indicated in County records not more than five (5) days before the day you will file this application; names and addresses of all holders of conservation, preservation, or agricultural preservation restrictions; and names and business addresses of every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any exhibit.
- Step 5: Application Fee: Include check or money order for application fee and cost of notices payable to the *Treasurer, Coös County*.
- Step 6: Mail your completed application with abutters list, fees and all required exhibits, to:
Coös County Planning Board PO Box 10, W. Stewartstown, NH 03597
Or hand deliver to:
County Administrator, 136 County Farm Rd., West Stewartstown

If you have any questions, please call 603-246-3321.

The Planning Board may require, in certain cases, additional information not included in this application.

I. APPLICATION TYPE

Request for Design Review Application for Final Approval

Minor Subdivision Major Subdivision

0 new Number of Lots/Sites if Approved

II. OWNERSHIP INFORMATION:

1. Applicant's Name:	<u>United States of America</u>	<u>Mt Washington RR Co.</u>
Mailing Address:	<u>71 White Mountain Drive</u>	<u>3168 Base Station Rd</u>
	<u>Campton NH 03223</u>	<u>Mt. Washington NH 03589</u>
E-mail:	<u>james.detzel.@usda.gov</u>	
Telephone #	<u>603-536-6250</u>	

Exhibit A. Title, Right or Interest

Submit as Exhibit A proof that you have title, right or interest to the land where you are seeking to subdivide. For this exhibit you must submit one of the following:

- A complete copy of your deed or the volume/page of the recorded deed; or
- A copy of the binding option to purchase all the necessary interest in the property or a similar contractual document.

III. AGENT (if applicable)

Name _____
Mailing address: _____

E-mail: _____
Telephone # _____

IV. LOCATION INFORMATION:

Where is the parcel you are seeking approval to subdivide?

Name of the Unincorporated Place: Thompson, Meserve, Chandler, Sargents Purchase

Property address: 3168 Base Station Rd Mt. Washington NH 03589

Street that will provide access: Base Station Rd

Tax map and lot # 1605/6, 1605/13, 1605/7, 1605/10, 1605/12

Lot size See Plan "Area Change" acres or _____ sq ft

Exhibit B. Location Map:

Attach to this application as Exhibit B a copy of a USGS topographical or similar base map which is marked the location of your property. Please mark the location of your property clearly with an "x" and then draw a larger circle around the "x".

V. ZONING

What is the present zoning classification for the property you are proposing to subdivide?

___ Management District (MD) Protected Overlay District(s):
X General Development (DD-G) _____
___ Resort District (DD-Resort) _____
___ Residential (DD-R) _____

Exhibit C. Plat

The plat shall be submitted in permanent ink on polyester film with three (3) blue or black line prints on paper. Sheet size and margins shall be in accordance with the requirements of the Registry of Deeds, but shall not be smaller than 22" x 34". Space shall be reserved on the plat for all necessary endorsements.

The plat shall be based on "an on the ground" boundary survey with a maximum error of closure of 1 in 5,000, certified by a land surveyor registered in the State of New Hampshire. The plat shall show or be accompanied by:

- 1. Proposed subdivision name or identifying title; name of Unincorporated Place; plan date and all revision dates
- 2. Name(s) and address(es) of the applicant and owner, if other than the applicant; tax map and lot number
- 3. Scale and north point
- 4. Boundary survey including bearings, distances; and the location of permanent markers
- 5. Final drainage system
- 6. Lot areas, dimensions and numbering; zoning districts
- 7. Final road profiles and cross sections
- 8. Topographic contour boundaries at five (5)-foot intervals
- 9. Location of soils, ground water and percolation tests using site-specific information
- 10. Deed restrictions
- 11. Open spaces
- 12. Buildings and other man-made structures to remain
- 13. Existing and proposed streets with names and right-of-way widths; all other existing easements or rights-of-way
- 14. Water courses with accurate dimensions and associated flood hazard areas if any, and if mapped, erosion hazard areas
- 15. Profiles of water mains, sanitary sewers, gas and other utility systems, including protective radii of proposed and adjacent existing water supply sources
- 16. Soil types and delineation of wetlands
- 17. Seasonal high water
- 18. Test pits including profiles of each test pit
- 19. Total area in which the subdivision is located and locus
- 20. Scale of 1" for 100'
- 21. Recreational trails such as snowmobile, hiking or cross country ski trails plotted on the plat
- 22. Identification of any known wildlife habitat; existing roads, including private roads and logging roads; stone walls and other monuments

- 23. The following certification will be affixed to the final plat together with the appropriate signatures and seals if available prior to final approval.

I hereby certify that this map and survey has been made under my supervision. The date of the survey was _____.

Licensed Land Surveyor

- 24. Signature block:

This map is hereby approved by the Coös County Planning Board at an official meeting held on _____ and shall be filed on or before _____ with the Coös County Register of Deeds.

Date

Chairman or Clerk
Coös County Planning Board

Exhibit D. Other information that may be required by the Planning Board:

- Plan for stormwater management and erosion control
- Traffic impact analysis
- Environmental impact analysis
- Other reports or studies deemed necessary by the Board to allow an informed and educated decision concerning the proposal:

Exhibit E. Any required state or federal permits, or application material if permit not yet obtained

- NHDOT Driveway
- NHDES Alteration of Terrain
- NHDES Dredge and Fill
- NHDES Shoreland
- Other _____
- _____
- _____

- Exhibit F. List of any waivers requested with explanation of how the request is consistent with the requirements of Section 8.02 of the Coos County Subdivision Regulations.

VI. SIGNATURES

I hereby declare that I have examined this application, including the accompanying exhibits and to the best of my knowledge and belief, it is true and complete. By signing this application I am providing permission for the Planning Board to enter the property for the purpose of conducting a publicly-noticed site visit.

NOTE: If there are multiple owners, a valid application requires the signature of each owner. If this is a leased lot, the application requires the signature of both the owner(s) and the leaseholder(s).

Signature(s):  _____

Date: 4/28/20 _____

FOR COUNTY USE:

For Design Review Applications:

_____ Date application received

_____ Date of Notice of Design Review Meeting

_____ Date of Design Review Meeting

For Final Applications:

_____ Date application received

_____ Date of public notice for submission of final application to Planning Board

_____ Date of submission of application to Planning Board

_____ Date of acceptance of submission as complete

_____ Date of public notice for public hearing

_____ Date of public hearing

_____ Date of decision by Planning Board

_____ Approved _____ Denied _____ Approved with Conditions

Planning Board Clerk

Date

United States of America land managed by
White Mountain National Forest, Pemigewasset Ranger District

U.S. Tract 462 Tax Lot 1065/6, 14

Unincorporated Town of Chandler Purchase, Coos County, New Hampshire.

Acquired by condemnation March 16th 1920 in Civil Act # 246

U.S. Tract 14 Tax Lot 1605/5, 12, & 13

Unincorporated Town of Thompson and Meserve Purchase, Coos County, New Hampshire.

Acquired by condemnation March 6th 1916 in Civil Act # 177

Tract 1025

Acquired by deed dated November 11th 1991 recorded in Book 788 Page 11 Coos County Registry of Deeds

Mt. Washington Railroad Company

Tax Lot 1605/10

See Sylvester Marsh to the Mt. Washington Railway Co. dated May 10th 1866 recorded in Book 8 Page 117 Coos County Registry of Deeds

Tax Lot 1065/7

See Boston and Maine Corporation to Mt. Washington Railway Company dated September 10th 1976 recorded in Book 595 Page 10 Coos County Registry of Deeds