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THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



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William Cass, P.E.
Commissioner

David Rodrigue, P.E.
Assistant Commissioner

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, NH 03301

Bureau of Rail & Transit
May 2, 2025

REQUESTED ACTION

Pursuant to RSA 228:57-a, authorize the Department of Transportation to enter into a lease agreement with JCB, LLC, in the amount of \$64,922.32 for the use of state-owned property in Belmont, NH along Lake Winnisquam, commencing upon Governor and Council approval through June 30, 2030, and assess the one-time administrative fee of \$1,100, effective upon Governor and Council approval.

Income to be credited as follows:

	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>
015-096-096-960015-0000-UUU UUU-402156 Administrative Fee	\$1,100					
010-096-096-964010-29910000 Special Railroad Fund 009-403532 Railroad Property Sale or Lease	\$873.90	\$12,759	\$12,759	\$12,759	\$12,759	\$12,759
010-096-096-964010-29910000 Special Railroad Fund 009-407323 Railroad Crossing License Fees	\$3.42	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00

EXPLANATION

RSA 228:57-a allows the Department to lease portions of state-owned railroad properties to the owners of adjacent residentially developed properties separated from the shore of public waters (as defined by RSA 271:20) by only the railroad property for the sole purpose of installing a private/non-commercial dock or mooring. A lease in accordance with RSA 228:57-a gives the lessee the right to cross the railroad corridor to access the public waters and thereby request a permit for a dock or mooring field from the appropriate state agency.

The Department of Transportation received a request from Christopher Bouchard to enter into a lease for 300 linear feet of frontage along Lake Winnisquam on the state-owned Concord-Lincoln Railroad Line in Belmont. Mr. Bouchard's request was in the name of his corporation, JCB, LLC; Mr. Bouchard is the owner of adjacent residential property that is separated from the shore by the state-owned railroad corridor which qualifies him for a lease per the terms of RSA 228:57-a.

In accordance with RSA 228:57-a, IV, in March 2025 the Department updated the per running foot per year calculation and it shall be \$42.53 per running foot per year for 2025-2029. Pedestrian, and other crossings, shall be subject to a \$50 per year fee.

The subject JCB, LLC lease shall be 300 linear feet at \$12,759 per year and an additional \$50 per year for the private pedestrian at-grade crossing, for an annual total of \$12,809.

This Agreement has been reviewed and approved by the Office of the Attorney General for form and execution. Copies of the full executed lease agreement have been provided to the Secretary of State's Office and Department of Administrative Services. Subsequent to the Governor and Council approval, a copy of the Agreement will be on file with the Department of Transportation.

The Council of Resource and Development approved the lease on May 8, 2025.

The Long Range Capital Planning and Utilization Committee approved the lease on April 14, 2025, item number LRCP 25-018.

Your approval of this lease agreement is respectfully requested.

Sincerely,

A handwritten signature in cursive script that reads "William J. Cass".

William J. Cass, P.E.
Commissioner

Attachments

THIS LEASE made and entered into, between the State of New Hampshire, Department of Transportation, hereinafter called the "LANDLORD", and JCB, LLC, 36 Horse Point Road, Belmont, NH 03220, hereinafter (collectively) called the "TENANT".

WHEREAS, the LANDLORD is the owner of the hereinafter described property, which is not immediately required by the LANDLORD and has been requested by the TENANT to lease the property to the TENANT on an "as is" basis. This Lease also includes the right to construct and use an at-grade pedestrian crossing of the active tracks, hereinafter called the "FACILITY".

WHEREAS the State is the owner of the Concord-Lincoln Railroad Corridor (Corridor) in the Town of Belmont, County of Belknap, State of New Hampshire. The Corridor is used by the Plymouth & Lincoln Railroad (Railroad Operator) under an Operating Agreement with the State of New Hampshire.

WHEREAS the TENANT's ownership includes a parcel identified as Town of Belmont, Map 201, Lot(s) 011 which is adjacent to the Corridor. Said parcel qualifies, per RSA 228:57-a, for the ability to lease state-owned railroad waterfront for the sole purpose of installing a dock or mooring (RSA 228:57-a, II-a).

WHEREAS the LANDLORD is willing to comply with said request, provided that the TENANT, as a condition to the occupancy of said premises, joins in the execution of this LEASE for the purpose of accepting each and every condition herein set forth during the occupancy of said premises by the TENANT.

NOW, THEREFORE, THIS LEASE WITNESSETH THAT:

1. DEMISE OF THE PREMISES

- 1.01 For and in consideration of the rent and the mutual covenants hereinafter stated, and the acceptance by the TENANT of every term and condition herein set forth, the LANDLORD hereby leases and demises to the TENANT the premises (300 linear feet) located in the Town of Belmont on the Corridor at Mile Post C25.85, Engineering Station 1360+00. For reference, length of TENANT's abutting property shown utilizing centerline. Engineering Station 1360+00 to Station 1363+00, as shown on the attached Railroad Valuation Section 21 Map 61 (dated 4-29-2025) (Attached). **The TENANT's contractor must obtain a Temporary Use Agreement from the Bureau of Rail & Transit and pay the in effect administrative fee prior to beginning any work for the Facility.**
- 1.02 The LANDLORD grants to the TENANT permission to cross a portion of the Corridor to construct, use, maintain, and reconstruct a private pedestrian crossing within the right-of-way near approximate Mile Post C25.90, Valuation Station 1362+33, as detailed on plan titled Location: Section 21 Sheet 61 Town of Belmont, JCB LLC #2024-19, dated 4-29-2025 (Attached).
- 1.03 BLANK.
- 1.04 The TENANT agrees to the installation of the private pedestrian crossing as detailed on the approved plan titled "NHDOT Bureau of Rail & Transit Plan CT-1 Typical Planked Timber Crossing dated 9-20-2023 & Pedestrian Crossing Signage, dated 1-18-2023 (Attached). The details in the aforesaid plans for the proposed timber planked crossing, drainage, signage, staircase and other details are requirements that must be in place prior to the crossing approved for use.

- 1.05 The TENANT agrees to the installation of railroad safety signage, including the Emergency Notification Sign on the west side of the tracks a minimum of 15' from the nearest rail. The TENANT agrees that it is liable for the cost of the acquisition, installation, maintenance and replacement of railroad safety signage at the location of the subject crossing. The Railroad Operator or the Bureau of Rail & Transit will help determine the location of the sign. The Emergency Notification Sign shall be white letters on blue background and include Railroad Operator's emergency number (603) 398-3483, Crossing inventory #xxx-xxxx (# to be determine for location by Railroad Operator). See "Railroad Crossing Emergency Notification Sign" detail SL-2 (dated 4-29-2025) (Attached).
- 1.06 The TENANT's Contractor selected to construct this Facility, if the TENANT elects not to use the Railroad Operator, must obtain a Temporary Use Agreement from the Bureau at the in-effect rate (a cost of \$400 as of April 2025), and must provide evidence of required insurance coverage as specified in Section 13.04 prior to beginning any work on this project.
- 1.07 The TENANT shall review and be fully aware of the LANDLORD's property (Right-of-Way). A Cross Section dated 05-09-2024 (Attached) is provided noting the dimensions each direction from the center line of the track system. The TENANT shall understand any activity within the Right-of-Way must be approved in writing by the LANDLORD.

2. TERM

- 2.01 The lease shall be effective on approval by the Governor and Executive Council, the term of this lease shall commence on Governor & Council approval and shall end on the June 30, 2030, unless terminated sooner in accordance with Section 17.01 or 17.02.
- 2.02 The TENANT shall notify the LANDLORD no less than six months before, but no more than twelve (12) months before the completion date that the TENANT wishes to enter negotiations for a new LEASE for an additional five-year period. If the TENANT and the LANDLORD cannot agree upon a new LEASE, the TENANT shall surrender to the LANDLORD the premise in accordance with Condition 18.01.

3. SECURITY DEPOSIT AND RENT

- 3.01 The TENANT agrees to pay to the LANDLORD as a Security Deposit for demised premises the sum of n/a (\$0.00) dollars to secure the performance of the TENANT's obligations hereunder. The LANDLORD may at its option set off all or portions of the deposit to pay for damages caused by any breach of the TENANT's obligations hereunder. The TENANT shall not have the right to apply the security deposit in payment of any past due rent.
- 3.02 All real or personal property taxes assessed by the Town of Belmont as a result of this LEASE are not included in the rent and will be paid by the TENANT. In accordance with RSA 72:23, I(b), "failure of the lessee to pay any duly assessed personal and real estate taxes when due shall be cause to terminate said lease or agreement by the lessor."
- 3.03 Rent is calculated at 300 LF @ \$42.53 per linear foot + \$50 for each approved Crossing. Annual Fee is in accordance with NHDOT RSA 228:57-A CPI Calculation Table (dated 3-12-2025).

- 3.04 Rent shall be **\$12,759.00 per year plus \$50 per year for the private pedestrian at-grade crossing, for an annual total of \$12,809.00**, payable in advance, due July 1 of each year, to the LANDLORD at the following address:

NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
BUREAU OF FINANCE & CONTRACTS
J. O. MORTON BUILDING
PO BOX 483
CONCORD NH 03302-0483

If the total rental amount is not paid within ten (10) days after the due date, the LANDLORD shall be entitled to a 5% late charge on the total annual rent.

4. QUIET ENJOYMENT

- 4.01 The LANDLORD covenants and agrees that so long as the TENANT is not in default of any of the covenants and agreements of this LEASE, the TENANT's quiet and peaceful enjoyment of the premises shall not be disturbed or interfered with by the LANDLORD or any person claiming by or through the LANDLORD.

5. USE OF PREMISES

- 5.01 The premises shall be used and occupied by the TENANT exclusively as a personal dock or mooring with other approved crossings, collectively called the FACILITY, and neither the premises nor any part thereof shall be used at any time during the term of this LEASE by the TENANT for the purpose of carrying on any other business, profession or trade of any kind. The TENANT shall comply with all laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises during the term of this LEASE. The TENANT shall not use the premises in any manner that will disturb a neighbor's peaceful enjoyment of other property. The TENANT shall not use or occupy any additional state-owned railroad property, such as the square footage between the railroad tracks and the shorefront, for personal or business purposes. The shorefront property, by the linear foot, is availed for the sole purpose of installing a dock or mooring.
- 5.02 Procurement and delivery of a current Dock or Mooring Permit issued by the New Hampshire Department of Environmental Services' Wetlands Bureau (NHDES) to the LANDLORD is a condition precedent to the effectiveness of this Lease. The TENANT agrees to furnish a copy of a current Dock Permit issued by the NHDES that has been recorded at the Registry of Deeds to the Bureau of Rail & Transit. Failure to furnish documentation to the Bureau of Rail & Transit may result in termination of the Lease subject to the provisions of Section 16.
- 5.03 No TENANT or visitor or invitee of the TENANT may park any motorized vehicle on any area, which is not designated specifically for parking. No unregistered motorized vehicles shall be stored upon the premises.

6. CONSTRUCTION AND MAINTENANCE OF PREMISES

- 6.01 The TENANT agrees that all work on construction, maintenance, repair, and reconstruction of said at-grade pedestrian crossing FACILITY shall be performed at a time and under conditions acceptable to the State and shall at no time interfere with the operation of the railroad by the State, its lessees or assigns. The TENANT shall maintain, repair or reconstruct the FACILITY as shown on the approved plan titled "Seasonal Dock Plan, JCB, LLC, 75 South Main Street, Unit 7, Concord, NH 03301, Map 201, Lot 11" sheet 1 of 1, dated 8-05--2024 & approved plan titled CT-1 Typical Planked Timber Crossing dated 9-20-2023 (Attached).
- 6.02 The TENANT agrees that it is liable for the cost of all work and materials required to construct, use, maintain, repair, relocate and reconstruct said FACILITY on the Corridor as indicated in the Standard Prosecution of Work for a Pedestrian Crossing Constructed on NHDOT Railroad Property. Such responsibility shall include, but not be limited to, the cost of all on-site inspectors or other representatives of the LANDLORD to inspect the materials and to monitor construction and a railroad flagger, if such individuals are necessary in the sole judgment of the LANDLORD. The cost for representatives of the State is in accordance with the attached NHDOT Railroad Rate Schedule, which is updated annually, and for which actual costs will be based on the annual rates in effect when work occurs. If representatives other than the State are used, the methodology will be the same, but the rates will be at the in-effect rates of the third-party and as approved by the State. Any deficiencies in materials, methods of construction or workmanship shall be promptly corrected to the mutual satisfaction of the TENANT and the LANDLORD. The TENANT is solely responsible for the presence of its equipment along the Corridor.
- 6.03 The TENANT will assume the cost of temporary removal, restoration and adjustment of the FACILITY in the event track maintenance, track repairs or additional track installations require such modifications. The LANDLORD or Railroad Operator shall provide 7 days' written notice of proposed work. The LANDLORD or Railroad Operator shall not be responsible for any damage to the TENANT'S FACILITY when work or maintenance requires the removal (partial or full) of the crossing and other related crossing items such as signs or drainage.
- 6.04 The TENANT shall retain the Railroad Operator responsible for maintenance of the track adjacent to the FACILITY, or, if not available, a railroad contractor approved by the LANDLORD, to perform all railroad related track work (such as replacing and/or installing ballast, defective ties, tie plates, spikes and crossing structures) during the construction or whenever the track structure is disturbed, distorted or altered due to the existence of said FACILITY. The Railroad Operator's current fee and wage structure will be used for all services rendered by the Railroad Operator.
- 6.05 Any damage to the Corridor contained herein which, as determined by the LANDLORD, is caused by results from or arises out of the installation, maintenance or presence of the TENANT'S FACILITY shall be repaired by the LANDLORD. The TENANT shall fully compensate the LANDLORD for all costs associated with the repair of any such damage.
- 6.06 The TENANT shall coordinate any and all work within the Corridor with the Railroad Operator (Plymouth & Lincoln Railroad) LANDLORD by contacting railroad personnel at 720-429-8058 and LANDLORD by contacting state personnel at (603) 271-2468, and giving them a minimum of 7 calendar days' advance notice of the work to be performed in the area so that the Railroad Operator and inspectors can schedule railroad related work around the construction. The TENANT cannot

enter onto the Corridor for maintenance and/or repairs to the FACILITY without first obtaining authorization from the LANDLORD and the Railroad Operator.

- 6.07 The TENANT shall, at the LANDLORD's request and the TENANT's expense, provide whatever protection is deemed necessary by the LANDLORD, in the event the LANDLORD performs any work on or within the Corridor, including but not limited to inspection, maintenance, cleaning, snow removal, construction, rehabilitation, and repair of such State-owned railroad property.
- 6.08 At the request of the LANDLORD, the TENANT shall submit its written maintenance policies and procedures to be used for the inspection repair and maintenance of said FACILITY review and approval. If requested by the LANDLORD, such policies and procedures shall be approved by the LANDLORD prior to initial operation of the constructed FACILITY.
- 6.09 The TENANT acknowledges that the premises are in good order and repair at the beginning of the LEASE term, unless otherwise indicated by attached written statement. The TENANT shall at their own expense maintain the premises in a clean and sanitary manner. The TENANT shall not allow brush, leaves, grass or other plant matter, ice, snow, dirt or any other material to be placed on the premises.
- 6.10 The TENANT shall be responsible for any damage caused during this tenancy. The TENANT shall return the premises to the LANDLORD in as good order and condition as when received, ordinary wear and tear accepted. The TENANT agrees to be responsible for all single job repair costs. The LANDLORD reserves the right to select the persons or company to perform any such repairs.

7. DAMAGE TO PREMISES

- 7.01 If the premises are damaged so as to render them untenable, then either party shall have the right to terminate this LEASE as of the date on which the damage occurs, through written notice to the other party, to be delivered within ten (10) days after the occurrence of such damage. However, should the damage or destruction occur as a result of any act or omission on the part of the TENANT or its invitees, then only, the LANDLORD shall have the right to terminate this LEASE. Should the right to terminate be exercised, the rent for the current year shall be prorated between the parties as of the date the damage occurred.

8. ALTERATIONS AND IMPROVEMENTS

- 8.01 The TENANT shall make no alterations to the premises, including plantings, or construct any building or make other improvements on the premises without the prior written consent of the LANDLORD. All alterations, changes, and improvements built, constructed, or placed on the premises by the TENANT, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between the LANDLORD and the TENANT, be the property of the LANDLORD and remain on the demised premises at the expiration or sooner termination of this LEASE.

9. ENTRY AND INSPECTION

9.01 The LANDLORD retains the right to enter the premises in the case of an emergency, or to make necessary repairs, alterations, improvements, or to supply necessary or agreed services, or to exhibit the premises to prospective purchasers or tenants, workmen, contractors, or others, or when the TENANT has abandoned or surrendered the premises, or whenever necessary to determine the condition of the premises. Whenever practical the LANDLORD shall provide the TENANT with 24 hours' notice prior to entry. Any indication of LEASE violations shall be grounds for immediate eviction action.

10. ASSIGNMENT AND SUBLETTING

10.01 Without the prior written consent of the LANDLORD, the TENANT shall not assign this LEASE, or sublet or grant any concession or license to use the premises or any part thereof. A consent by the LANDLORD to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession or license. An assignment, subletting, concession, or license without the prior written consent of the LANDLORD or an assignment or subletting or operation of law, shall be void and shall, at the LANDLORD's option, terminate this LEASE.

11. UTILITIES

11.01 The TENANT shall be responsible for arranging for and paying for all utility services required on the premises. Such services shall be installed per NHDOT Bureau of Rail & Transit standards and not without written permission from the LANDLORD. Utility installations will be subject to an independent Crossing Agreement.

12. DANGEROUS MATERIALS

12.01 The TENANT shall not keep or have on the premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the premises or that might be considered hazardous or extra hazardous.

13. INDEMNIFICATION AND INSURANCE

13.01 The TENANT acknowledges that the FACILITY is being requested for the TENANT's advantage and does not involve the Railroad Operator or LANDLORD's performance of their duties to the public. The TENANT further acknowledges that the installation and use of the FACILITY by the TENANT will expose the LANDLORD and the Railroad Operator to additional liability to which they would not otherwise be exposed. Accordingly, the TENANT agrees that neither the LANDLORD nor the Railroad Operator shall be liable for injury or death of the TENANT or agent of TENANT, regardless of status as guest, invitee or trespasser, or for loss or destruction of or damage to any property of the TENANT or any agent of the TENANT while upon, or about, or in the use of the FACILITY. The TENANT and its employees, contractors and agents agree to defend, indemnify, and hold harmless the LANDLORD, its officers, agents and employees, from and against any and all losses suffered by the LANDLORD, its successors and assigns, officers, agents, employees and Railroad Operator, from any and all claims, liabilities or penalties asserted against the LANDLORD,

its successors and assigns, officers, agents and employees, by or on behalf of any person on account of, based or resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the TENANT or from the use, maintenance, installation, removal or existence of this FACILITY, respective of any negligence on the party of the LANDLORD, the Railroad Operator or their agents or employees. Without limiting the foregoing, it is agreed that this covenant of indemnification shall apply to all cases of loss, damage, injury, death, cost or expense for which any party to this agreement may or shall be liable. For the purpose of this agreement, all persons using the FACILITY shall be deemed agents of the TENANT. This covenant shall survive the termination of this Agreement. In addition, the TENANT shall pay the premiums on a policy or policies of insurance covering the following at said FACILITY, designating the State of New Hampshire and the Railroad Operator as additional named insureds.

13.01.1 Commercial General Liability:
\$1,000,000.00 each occurrence/\$2,000,000.00 in the aggregate

- 13.02 The TENANT further agrees to obtain and keep in force a policy or policies of insurance providing Comprehensive General Liability or Comprehensive Personal Liability with a minimum \$1,000,000.00 per occurrence limit covering bodily injury and property damage and \$2,000,000.00 in the aggregate designating the State of New Hampshire and Plymouth & Lincoln Railroad as additional named insureds.
- 13.03 Procurement and delivery of a certificate indicating such insurance acceptable to the LANDLORD is a condition precedent to the effectiveness of this Agreement. The TENANT shall provide to the LANDLORD a certificate of insurance demonstrating that the required coverage has been obtained and containing the following wording. "The State of New Hampshire and Plymouth & Lincoln Railroad are named as additional insured with respect to liability arising from the use and/or occupation of State-owned premises under this Agreement between the LANDLORD and the Named Insured." Nothing contained herein shall be construed as a waiver of sovereign immunity.
- 13.04 In the event the TENANT elects to retain an independent contractor to install the crossing the and the independent contractor will be required under the terms of a Temporary Use Agreement to obtain and maintain a policy or policies of insurance effective during the construction of the FACILITY for Comprehensive Automobile Liability, Worker's Compensation Insurance and Railroad Protective Public and Property Damage Liability designating the State of New Hampshire and the Railroad Operator as additional insureds.
- 13.05 No provision of this Agreement is intended to waive any aspect of the State's sovereign immunity, and any possible counterclaims or defenses it may assert relative to any claim brought related to this Agreement or the FACILITY.

14. BONDING

- 14.01 A performance bond or a bank's irrevocable letter of credit in the amount of to be determined by the Landlord' Railroad Operations Engineer will be required in the Temporary Use Agreement for constructing the Facility.

15. HOLDOVER BY TENANT

15.01 No holdover by the TENANT will be permitted. The LANDLORD and TENANT must execute a new LEASE upon expiration of an existing LEASE in order for a TENANT to remain in possession of the premises.

16. DEFAULT

16.01 The LANDLORD shall be the sole judge of what shall constitute a violation of the provisions of the LEASE, or the failure of the TENANT to otherwise abide by any of the covenants herein contained, and may order a discontinuance of the practices, or the performance of any of the work related to such default by giving the TENANT ten (10) days' notice in writing. Failure of the TENANT to comply with the notice shall automatically give the LANDLORD the right to terminate this LEASE evict the TENANT and take full and complete possession of the premises.

17. TERMINATION OF LEASE FOR CAUSE

17.01 In the event that the TENANT shall default in the payment of any installment of rent or other sum herein specified and such default shall continue for ten (10) days after written notice, thereof, or if the TENANT shall default in the observance or performance of any other of the TENANT's covenants, agreements, or obligations hereunder and such default shall not be corrected within ten (10) days of written notice by the LANDLORD to the TENANT specifying such default and requiring it to be remedied then, and in such an event, the LANDLORD may serve a written notice of termination of this LEASE upon the TENANT and this LEASE and the term hereunder shall terminate and upon such termination the LANDLORD may immediately or at any time thereafter, without demand or notice enter into or upon the premises and repossess the same.

17.02 If it becomes necessary for the LANDLORD to institute suit for eviction or damages on account of rental arrears or violation of the terms of this LEASE, the LANDLORD shall be entitled to include in such suit for eviction or damages, a claim for attorney's fees and court costs incident thereto, which fees the TENANT hereby covenants and agrees to pay.

18. TERMINATION FOR CONVENIENCE

18.01 The LANDLORD may terminate the LEASE at any time by giving thirty (30) days' notice thereof in writing and may take full and complete possession of the premises hereby leased, at the end of said thirty (30) day period with no further liability of any nature whatsoever to the TENANT for so doing. Should the LANDLORD terminate this LEASE by giving the thirty (30) days' notice during any period for which a full year's rent has already been paid, the LANDLORD will reimburse the TENANT for the pro-rata proportion of the remaining number of days for which rent has been paid in advance but during which the TENANT no longer occupy the premises.

18.02 The TENANT may terminate this LEASE Agreement at any time by giving at least thirty (30) days' notice in writing, specifying in said notice the day (and the time of day) on which possession of the premises will be surrendered. The TENANT shall not vacate or leave the premises unattended on the day of surrender until the LANDLORD's representative shall have sufficient time to check the

premises prior to taking formal possession thereof. If the TENANT shall terminate this LEASE in accordance with the above provisions, payment of rent shall cease at the end of the said thirty (30) day period, or at the end of the day on which possession shall be surrendered, whichever shall last occur.

19. SURRENDER OF THE PREMISES

19.01 In the event that the term or any extension thereof shall have expired or terminated, the TENANT shall peacefully quit and surrender to the LANDLORD the premises together with all improvements, alterations, or additions made by the TENANT, which cannot be removed without damaging the premises. The TENANT shall remove all personal property and shall repair any damage caused by such removal. The TENANT's obligations to observe or perform the covenants contained herein shall survive the expiration or termination of this LEASE.

20. INDEMNIFICATION AND RELEASE FROM LIABILITY

20.01 The TENANT further releases the LANDLORD, its agents and employees, from any and all claims or demands for damages or injuries of any nature whatsoever attributable to the taking, use and occupancy of any portion of the premises caused by the construction and maintenance by the State of New Hampshire of any transportation project or proposed project which abuts (or will abut) or may effect in any way the property herein leased.

21. DISCRIMINATION PROHIBITED

21.01 The TENANT hereby covenants and agrees that no person on the ground of race, color, national origin or sex, shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the premises, and that in the construction of any improvements on, over or under such premises and the furnishing of services thereon, no person on the ground of race, color, national origin or sex shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and that the TENANT shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

22. MISCELLANEOUS

22.01 LANDLORD's Agents. All rights and obligations of the LANDLORD under this LEASE may be performed or exercised by such agents as the LANDLORD may select.

22.02 Notice. Any notice by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by registered or certified mail, postage prepaid, in a United States Post Office.

22.03 All notices required pursuant to this Agreement shall be forwarded by registered or certified mail to the following:

To State:
NH Department of Transportation
Bureau of Rail & Transit
PO Box 483
Concord, NH 03302-0483

To the Permittee:
JCB, LLC
75 South Main Street, Unit #7
Concord, NH 03301

Attention:
Railroad Property Specialist
603) 271-2425
RailroadProperty@dot.nh.gov

Attention: Mr. Christopher Bouchard
President/Manager
603-777-7128
cbouchard7128@gmail.com

- 22.03 Extent of Instrument, Choice of Laws, Amendment, etc. This LEASE, which may be executed in a number of counterparts, each of which shall have been deemed an original, but which shall constitute one and the same instrument, is to be construed according to the Laws of the State of New Hampshire, is to take effect as a sealed instrument, is binding upon, inures to the benefit of, and shall be enforceable by the parties hereto and their respective successors and assigns, and may be canceled, modified, or amended only by a written instrument executed and approved by the LANDLORD and the TENANT.
- 22.04 No Waiver of Breach. No assent, by either party, whether express or implied, to a breach of covenant, condition or obligation by the other party, shall act as a waiver of a right of action for damages as a result of such breach, or shall be construed as a waiver of any subsequent breach of the covenant, condition or obligation.
- 22.05 Unenforceable Terms. If any terms of this LEASE or any application thereof shall be invalid or unenforceable, the remainder of this LEASE and any application of such term shall not be affected thereby.
- 22.06 Entire LEASE. This LEASE embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof.
- 22.07 No Waiver of Sovereign Immunity. No provision in this LEASE is intended to be nor shall it be interpreted by either party to be a waiver of the State's sovereign immunity.

Attachments:

Location Valuation Section 21, Sheet 61 (dated 4-29-2025)
NHDOT Bureau of Rail & Transit Plan CT-1 Typical Planked Timber Crossing (dated 9-20-2023)
Seasonal Dock Plan (dated 8-05-2024), Reviewed NHDOT (dated 4-29-2025)
Pedestrian Crossing Signage (dated 1-18-2023)
NHDOT ROW (dated 5-09-2024)
POW (dated 4-29-2025)
NHDOT Railroad Rate Schedule (dated 08/28/2023)
NHDOT RSA 228:57-a CPI Calculation Table (dated 3-12-2025)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate, the day and year first-written above.

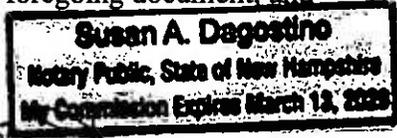
TENANT

By: [Signature] Date: 5-2-2025

Print Name and Title JCB CEO Chris Bouchard

STATE OF NH
COUNTY OF Belknap

On, 5/2/25, before the undersigned officer personally appeared Chris Bouchard known to me (or satisfactorily proven) to be the CEO of the corporation identified in the foregoing document, and acknowledged that he executed the foregoing document.



In witness whereof I hereunto set my hand and official seal.

5/2/25
Date

[Signature]
Notary Public

LANDLORD

By: [Signature] Date: 5/9/25

Commissioner
New Hampshire Department of Transportation

The foregoing Agreement, having been reviewed by this office, is approved as to form and execution on May 9, 20 25

OFFICE OF THE ATTORNEY GENERAL

By: [Signature]
Attorney

Approved by Governor and Council on _____, 20____, Item # _____.

ATTEST: _____
Secretary of State

Approved by New Hampshire Council on Resources and Development on January 12, 2023.

Approved by Long Range Capital Planning and Utilization Committee on April 14, 2025.

Insert Certificates:

CERTIFICATE OF GOOD STANDING

Necessary if Corporation/Association/Trust/LLC

CERTIFICATE OF VOTE

Necessary if Corporation/Association/Trust/LLC

CORPORATE SEAL

) Also, must be notarized.

CERTIFICATE OF INSURANCE

State of New Hampshire

Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that JCB, LLC is a New Hampshire Limited Liability Company registered to transact business in New Hampshire on April 20, 2018. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 793665

Certificate Number: 0007174115



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 4th day of May A.D. 2025.

A handwritten signature in black ink, appearing to read "David M. Scanlan", is written over a faint circular outline.

David M. Scanlan
Secretary of State

CERTIFICATE OF AUTHORITY/VOTE
(Limited Liability Company)

I, Christopher Bouchard, hereby certify that:
(Name of Sole Member/Manager of Limited Liability Company, Contract Signatory – Print Name)

1. I am the Sole Member/Manager of the Company of JCB LLC
(Name of Limited Liability Company)

2. I hereby further certify and acknowledge that the State of New Hampshire will rely on this certification as evidence that I have full authority to bind JCB LLC
(Name of Limited Liability Company)

and that no corporate resolution, shareholder vote, or other document or action is necessary to grant me such authority.

[Signature]
(Contract Signatory - Signature)

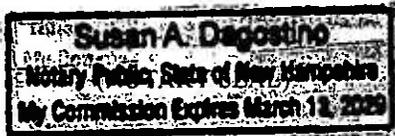
5-2-25
(Date)

STATE OF New Hampshire
COUNTY OF Belknap

On this the 2 day of May, 2025, before me Susan Diagostino
(Day) (Month) (Yr) (Name of Notary Public / Justice of the Peace)

the undersigned officer, personally appeared Christopher Bouchard, known to me (or
(Contract Signatory – Print Name)

satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.



[Signature]
(Notary Public / Justice of the Peace - Signature)

Commission Expires: 3/12/2029



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No. Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED JCB LLC 60 Bay St Ste 1 Laconia, NH 03246	INSURER A: Next Insurance US Company 16285	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 898502127 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		NXTR3XT7KK-00-GL	09/06/2024	09/06/2025	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$15,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COMPROP AGG \$2,000,000.00 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions	X		NXTR3XT7KK-00-GL	09/06/2024	09/06/2025	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The Certificate Holder is State of NH. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the Insured, and are subject to policy terms and conditions. The State of New Hampshire is named as additional insured with respect to liability arising from the use and/or occupation of State-owned premises under this Agreement between the Landlord and the Named Insured

CERTIFICATE HOLDER State of NH PO Box 483 Concord, NH 03302	LIVE CERTIFICATE  Click or scan to view	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No. Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED JCB LLC 60 Bay St Ste 1 Laconia, NH 03246	INSURER A: Next Insurance US Company	NAIC # 16285
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 021994426 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		NXTR3XT7KK-00-GL	09/06/2024	09/06/2025	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$15,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COM/OP AGG \$2,000,000.00 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER. STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions	X		NXTR3XT7KK-00-GL	09/06/2024	09/06/2025	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

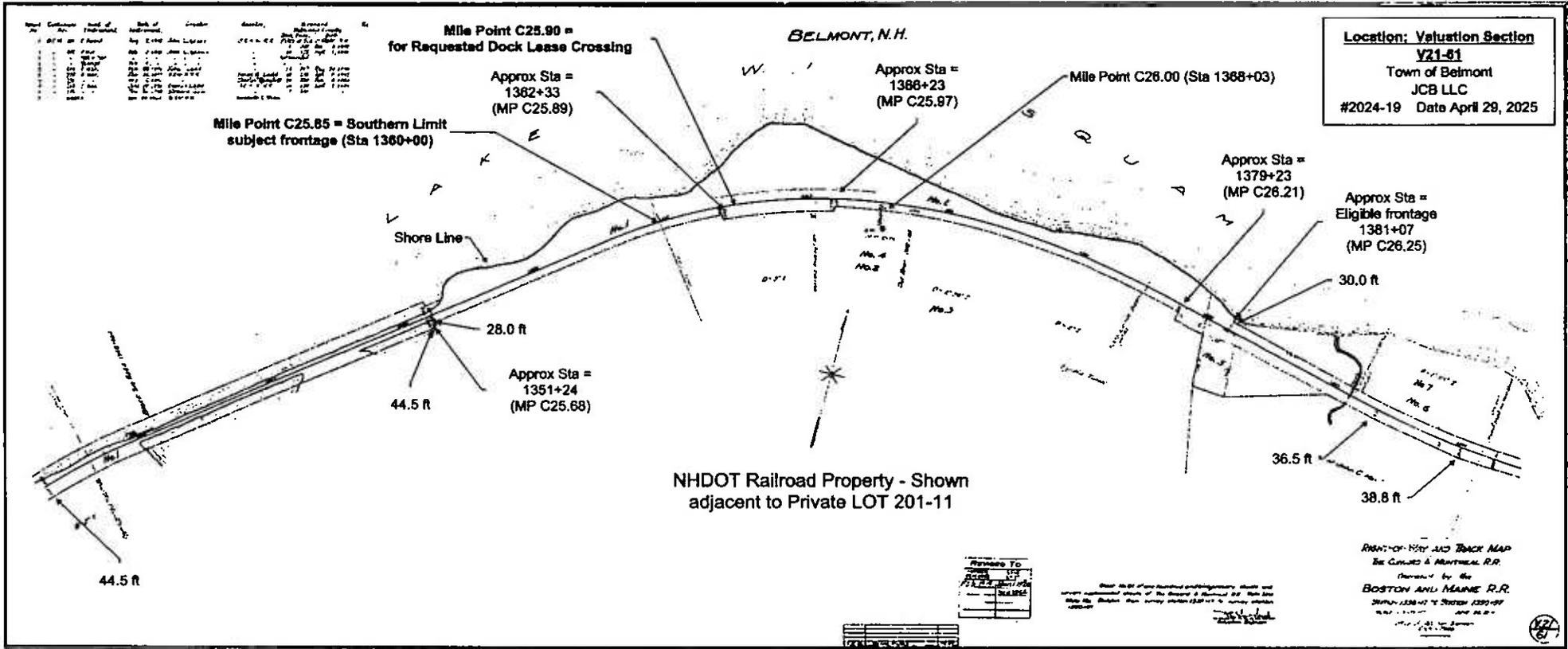
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Plymouth & Lincoln Railroad. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the Insured, and are subject to policy terms and conditions.

Plymouth & Lincoln Railroad are named as additional insured with respect to liability arising from the use and/or occupation of State-owned premise under this Agreement between the Landlord and the Named Insured.

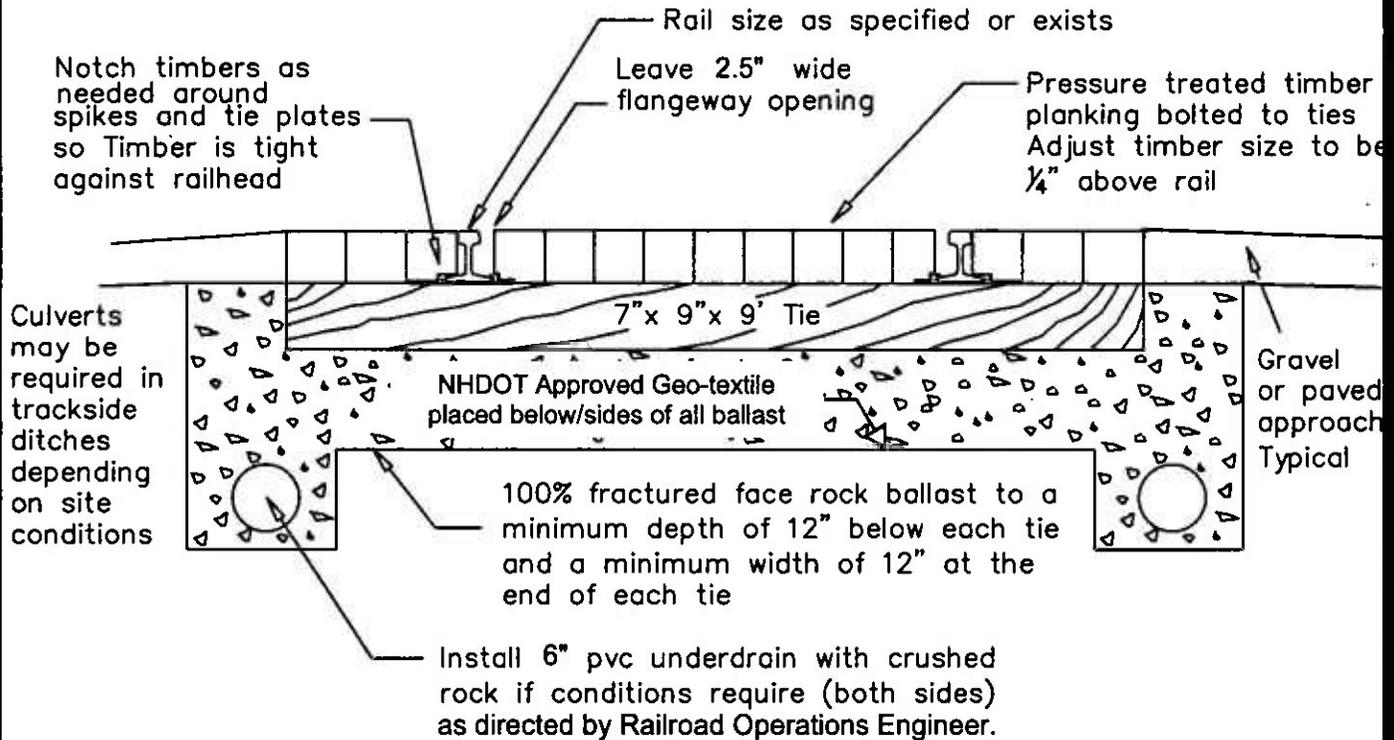
CERTIFICATE HOLDER Plymouth & Lincoln Railroad PO Box 9 Lincoln, NH 03251	LIVE CERTIFICATE  Click or scan to view	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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AD

TIMBER PLANKED CROSSING DETAIL



1. The length of the timbers will vary depending on whether the crossing is to be used for a pedestrian crossing, a farm crossing or driveway.
2. Timbers must be installed 2' wider on both sides than the road approaches. A pedestrian crossing should be a minimum of 5' wide, The farm and driveway crossings should be a minimum of 12' wide.
3. Full depth rock ballast under the ties only needs to be installed if it is necessary to rebuild the entire crossing.
4. Timber planks should be lagged at the last tie on both ends and then staggered hitting approximately every fourth tie.
5. This is a conceptual plan and the actual site will need to be reviewed with the Bureau's Railroad Engineer before actual work can be determined.
6. New crossies and track work may need to be preformed before the crossing can be built. The cost of that work which must be done by the Operating Railroad will be borne by the Permittee

Not to scale



STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF RAIL & TRANSIT

P.O. BOX 483
CONCORD, NEW HAMPSHIRE 03302-0483
(603) 271-2468 FAX(603) 271-6767

TYPICAL TIMBER PLANKED CROSSING DETAIL

REVISIONS		SHEET:
DATE	DESCRIPTION	
September 20, 2023		CT-1

CB

Wilcox & Barton Inc.
 CIVIL & ENVIRONMENTAL ENGINEERING

2 HOME AVENUE
 CONCORD, NH 03301
 603-368-4180
 www.wilcoxandbarton.com



- Construction Sequence:**
1. All permits involved in the construction (i.e. zoning, contractor and permit for a pre-construction meeting to discuss the sequence and scheduling the construction)
 2. Install temporary Sediment and Erosion Controls prior to any construction
 3. Construct 8x20 concrete anchoring pad behind of structure on Low reference line
 4. Construct seasonal decking structure as shown on plans after this site has been built out
 5. Construct seasonal decking structure year in and year out
 7. Once construction of concrete anchoring pad is completed, remove temporary Sediment and Erosion Controls

PERMITTING

THE "PROPOSED" BUILDING OF "HOUSE" "BARN" OR "DRAFT HORSE" IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL ZONING DEPARTMENT AND THE STATE OF NEW HAMPSHIRE. THE PERMITTING PROCESS IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PERMITTING PROCESS IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PERMITTING PROCESS IS SUBJECT TO CHANGE WITHOUT NOTICE.

JCB, LLC
 75 SOUTH MAIN STREET
 UNIT #7
 CONCORD, NH 03301
 MAP 201, LOT 11

NHDOT
 7 Hazen Drive
 Concord, NH 03301
 Tax Map 104, Lot 1

SEASONAL DOCK PLAN

DATE: 04/29/2024	PROJECT: 2024-002
DESIGNED BY: JCB	CHECKED BY: JCB
DATE: 04/29/2024	PROJECT: 2024-002

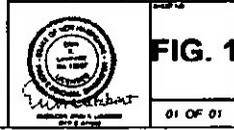


FIG. 1

**At-grade Crossing,
 see detail CT-1**

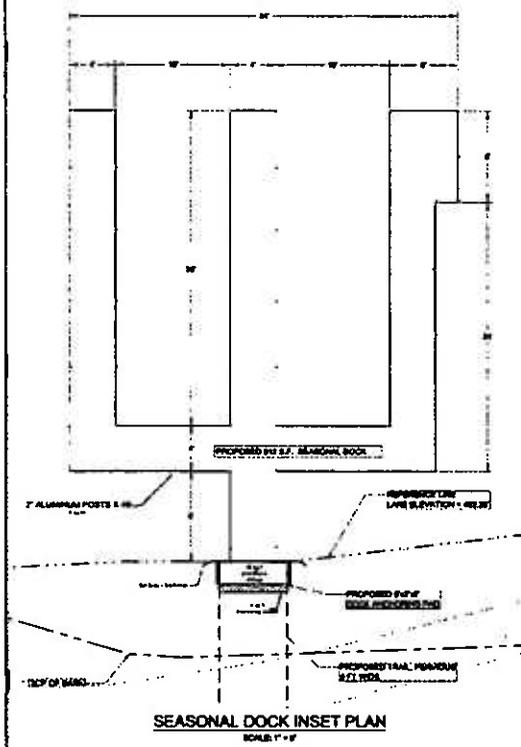
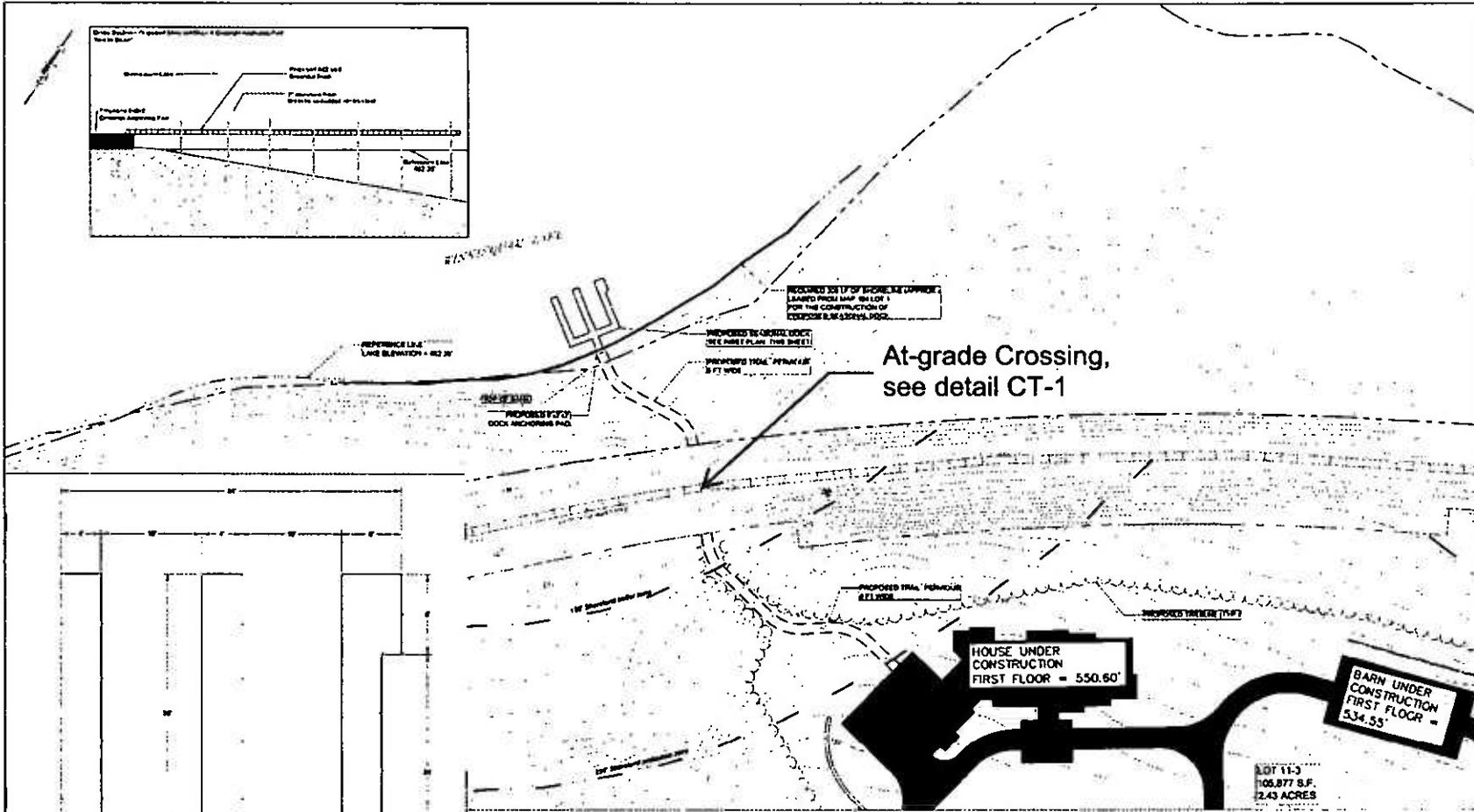


Figure 1. Image of aerial photo location of proposed seasonal docking structure on Western side looking west



Figure 2. Image of aerial photo location of proposed seasonal docking structure on Western side looking west

- PLAN NOTES:**
1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES SHOWN ON THESE DRAWINGS ARE BASED ON PLANS FILED WITH THE CONCORD ZONING DEPARTMENT FOR JCB, LLC, DATED AUGUST 27, 2020. PROVIDED TO WILCOX & BARTON, INC. BY JCB, LLC. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. SEE SHEET 02 FOR LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES.



Wetland Impacts	
Permanent	023 sq R
Temporary	8 sq R
Total	033 sq R

NHDOT-Bureau of Rail & Transit
 Reviewed Date April 29, 2025

NOTES

1. Cross Buck and Stop Sign shall conform to the requirements of the current edition of the USDOT-FHWA "Manual on Uniform Traffic Control" (MUTCD).

2. Galvanized Steel U-Channel post shall meet NHDOT Spec 615.2.5.3 and shall be a min of 2.5 lbs/ft. Each sign to have two 3/8" diameter holes pre-drilled, 1" min from top and 1" min from the bottom of post, and continue at 1" c-c along the vertical centerline of post.

3. Private Crossing Sign: 18" x 7", 1/4" wide x 2" high black letters on white background. 0.080" thick Aluminum (6061-T6)

4. The ENS Sign: White letters on Blue background, emergency phone # and crossing ID # will be provided by the Railroad Operator

5. Sign posts shall be installed 15 ft from the nearest rail and the nearest edge of any sign shall be 6 ft min from the edge of Travel way.

6. Each sign to have two 3/8" diameter holes pre-drilled (1" min from top and 1" min from the bottom of sign, on vertical centerline of sign).

7. This detail is provided to be guide, reference the current edition of the USDOT-FHWA "Manual on Uniform Traffic Control" (MUTCD) for specific guidance for each location.

PEDESTRIAN CROSSING SIGNAGE

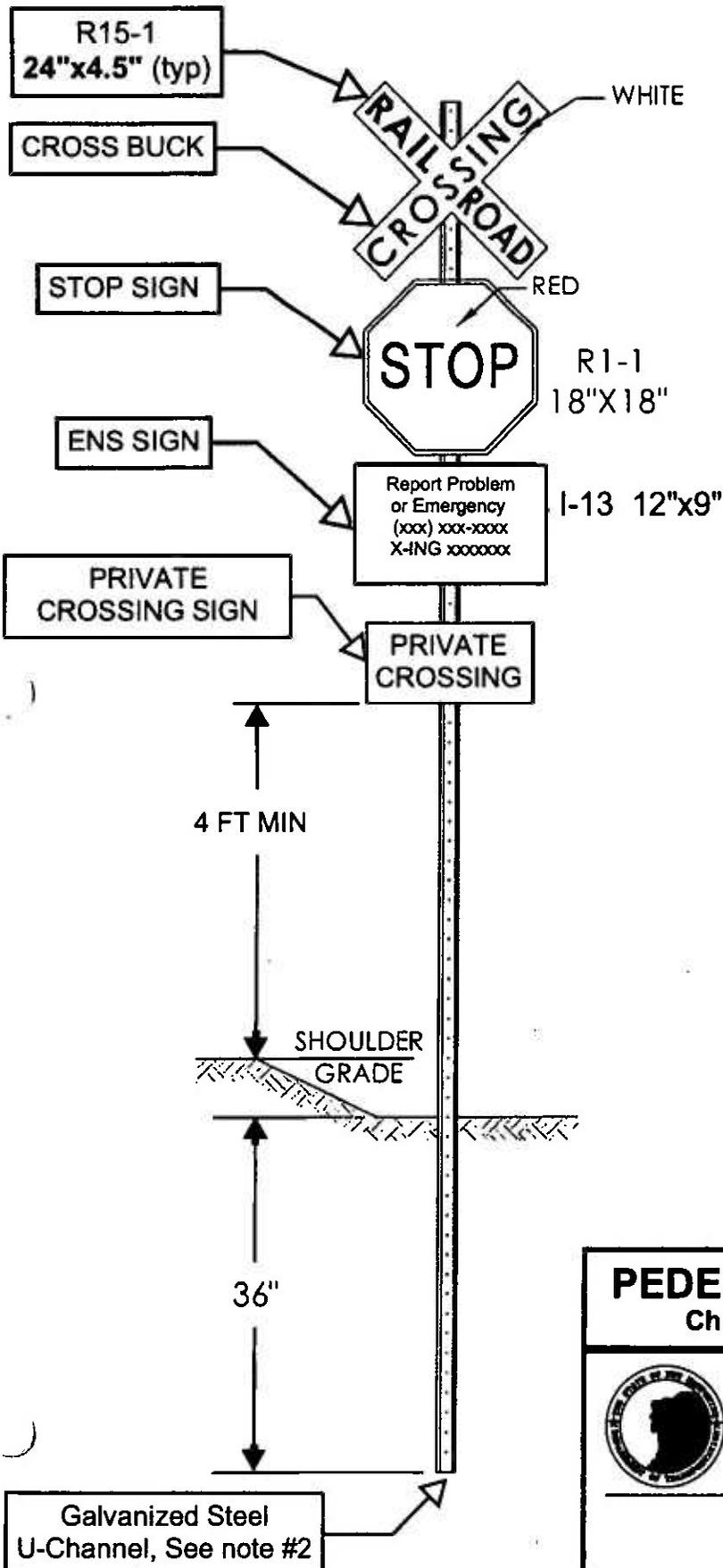
Chuck Corliss PE, Dated January 18, 2023



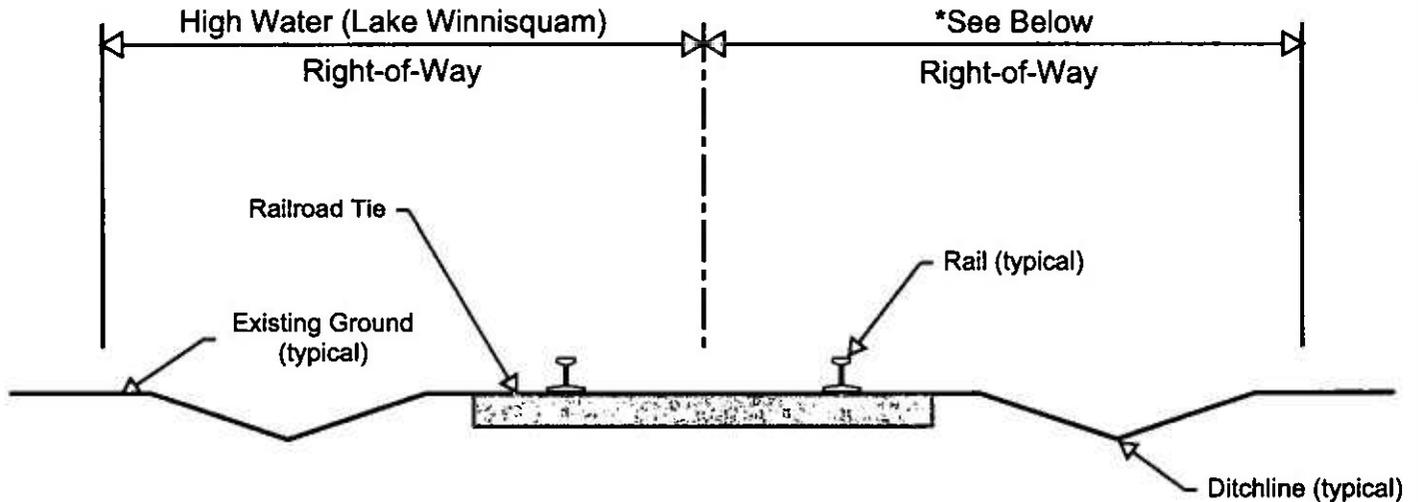
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF RAIL & TRANSIT

P.O. BOX 483
CONCORD, NEW HAMPSHIRE 03302-0483
(603) 271-2468 FAX(603) 271-6767

Plan Sheet 1 of 1



New Hampshire DOT Right-of-Way



Railroad Cross Section

Not to Scale

Facing North

MP C25.53 to C26.25

Engineering Station 1343+30 to Station 1381+07

Valuation Section 21, Sheet 61

* Non-Lake side NHDOT ROW widths =

C25.53 to 25.68 = 44.50 ft

C25.68 to C25.89 = 28.00 ft

C25.89 to C25.97 = 44.50 ft

C25.97 to C26.21 = 28.00 ft &

C26.21 to C26.25 = 61.00 ft to Approx 240.00 ft

Note: This is a generic railroad cross section provided to demonstrate the Railroad Owners property (ROW) from the base line as shown on Valuation Section Sheet referenced.

NHDOT Right-of-Way
-Concord-Lincoln Railroad Corridor-
Belmont
Revised Date May 9, 2024

STANDARD PROSECUTION OF WORK FOR A PEDESTRIAN CROSSING CONSTRUCTED ON NH DOT RAILROAD PROPERTY

DESCRIPTION OF WORK

The work entails the installation of a pedestrian Timber crossing across state-owned Concord-Lincoln Railroad corridor (the "Corridor") by the TENANT. The work area will require an inspection to determine the condition of the existing track materials, drainage, sight distances, signage and other track related items before the crossing is installed. New cross ties, stone ballast, drainage and other track work may be required before the timber crossing can be installed. The cost of all this work plus the cost of paying the railroad inspectors and flaggers furnished by the Railroad Operator for this project must be paid in advance by the TENANT.

A representative of the NH Bureau of Rail & Transit will meet with the TENANT on site to determine the exact location of the new crossing, to inspect the track and to determine exactly what track improvements are required before the pedestrian crossing is installed. This Prosecution of Work only applies to the pedestrian crossing and does not provide any information or authority to cross the Corridor with construction equipment. Additional Permits, information and approvals from the Corridor Owner will be required to transport construction equipment across the railroad tracks.

CORRIDOR OWNER AND RAILROAD OPERATOR

The TENANT shall coordinate all work on this project with the Corridor Owner and the Railroad Operator. The railroad corridor is owned by the State of New Hampshire.

State of New Hampshire (Corridor Owner)
Railroad Operations Engineer
Bureau of Rail & Transit
Tel. (603) 271-2468
Email: RailroadProperty@dot.nh.gov

Plymouth & Lincoln RR (Railroad Operator)
Josh Vargo, Roadmaster
PO Box 9
Lincoln, NH 03860
Tel. (720) 429-8058

RAILROAD COORDINATION

This project is located on an active railroad line that has both scheduled and unscheduled railroad movements daily. All work performed within the Corridor shall be coordinated with the Corridor Owner and performed under the supervision of the Railroad Operator. The Railroad Operator will handle all train traffic coordination while the crossing is being constructed. Railroad flag protection will be required for this Project. The TENANT must obtain approval for the Contractor that will perform this work if it is someone other than the Railroad Operator. If an independent

Railroad Contractor is hired by the TENANT to construct the crossing, then the Railroad Operator may need to provide inspectors and flaggers during the time the crossing is being constructed, otherwise they will not be required.

RIGHT-OF-WAY AND PROTECTION OF PROPERTY

The TENANT shall not modify the Corridor in any way without the written permission of the Corridor Owner.

CONSTRUCTION REQUIREMENTS

New Railroad Pedestrian Crossing

The construction of the new crossing shall be performed by the Railroad Operator, or a qualified independent Railroad Contractor that is approved by the Corridor Owner and the Railroad Operator. If The TENANT chooses to hire an approved independent Railroad Contractor, then the TENANT will be required to obtain Railroad Insurance and pay the Railroad Operator's inspector and flagger to be on site while the crossing is being constructed. Prior to beginning any work on the Facility/Project, the TENANT shall notify the Corridor Owner of their proposed schedule of work on the railroad portion of the project.

Specifically, the following shall apply:

1. The TENANT shall follow an approved Plan showing details of the crossing including ditching, drainage, signage, fencing and crossing construction. Any changes in the method of construction of the crossing must be approved in writing by the Corridor Owner. No work shall begin on the project before the Plan submitted by the TENANT is reviewed and approved by the Corridor Owner. Fencing is required by the Corridor Owner at this time, we reserve the right to require additional fencing and gates in the future if conditions warrant, to control pedestrians crossing the tracks outside the designated crossing area.
2. The TENANT shall be responsible for contacting Dig Safe (1-888-344-7233) prior to beginning any excavation work on the Corridor.
3. The TENANT shall furnish, install and maintain all necessary siltation and erosion control measures necessary to prevent damage to the Corridor.
4. The ground in the area of the crossing and the stairs shall be regraded and seeded to its original contours.
 - Railroad Impacted Soils - All railroad corridors have the high potential for soil contamination; the NH Department of Environmental Services (NHDES) requires treating Railroad ballast/slope materials as impacted soils as they routinely contain non-leachable impacts just above the allowable limits to be considered "clean material." This includes all top soil, full depth, whether it be 4", 6", 12" depth.
 - Areas with no topsoil, the first 6" of soil depth.
 - All ballast material, stone or cinders to a depth of 4' extending approximately 6' from centerline of the existing railroad track.

CB

The TENANT has two options to address these potentially contaminated soils:

- They can be excavated to the above parameters, tested and disposed of properly offsite per all NH Department of Environmental Services rules (solid waste); or
 - Following NHDOT's approval of volume, location, grading, etc. they can be placed back within the existing NHDOT Railroad ROW in an approved location that must be above the water table, not on a steep slope, doesn't overlay/contaminate the existing railroad stone ballast and doesn't interfere with drainage ditchlines.
5. Furnish and install a minimum of a 15" pvc culvert in the existing ditch line on both sides of the tracks as shown on the approved plan. The ditchline shall be modified to ensure that the culvert drains properly and that the flow in the ditch line is not impeded.
 6. Install new 6" x 8" x 8'-6" grade #3 creosoted (7 lb retention) cross ties 100% end-plated in the area under the proposed new crossing as needed per the direction of the Railroad Operations Engineer prior to installing the crossing. The existing tie plates may be reused, but new 6" x 5/8" soft steel cut spikes must be used. Additional stone ballast per NHDOT specifications will be required to properly fill the cribs and support the new ties. All existing or new ballast shall be thoroughly tamped using mechanical tamping equipment to return the rails to the proper line and grade.
 7. **At no time** shall any TENANT's equipment, including any Contractors that will be working on the shorefront piece of the property, enter onto the railroad corridor or cross the tracks without the expressed written permission of the Corridor Owner and the Railroad Operator, and the presence of flagger or inspectors from the Railroad Operator on site. A separate Temporary Use Permit is required for a temporary crossing for construction equipment to cross the tracks.
 8. The TENANT shall be responsible for all costs to repair damage to the railroad tracks, ties, ballast or railroad property caused by them or their unapproved action.
 9. Once the new crossing is complete, the TENANT will be responsible to keep the brush and grass cut down on the 4 sight triangles. The TENANT must contact the Railroad Operator to obtain permission to enter onto railroad property to maintain sight lines.
 10. The TENANT shall furnish and install appropriate signage as shown on the approved plan including Emergency Notification System Sign referencing AAR-DOT #.

CP

NHDOT Railroad Rate Schedule
NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
BUREAU OF RAIL & TRANSIT

Methodology

Total Cost = Labor + Mileage + Materials

Updated: August 28, 2023

A. Labor Rates (Including onsite & travel)	Work Details/Description	Bureau Employee Rate	# of Hours	Total
Average Bureau Rate (Per Employee)		\$ 67.00		\$ -
SUB-TOTAL				\$ -
B. Federal Mileage Rate	Work Details/Description	2023 Mileage Rate	# of miles	Total
State Vehicle Charge (Per Vehicle)		\$ 0.655		\$ -
				\$ -
SUB-TOTAL				\$ -
C. Actual Materials and Supplies Cost		Cost	Qty	Total
				\$ -
				\$ -
SUB-TOTAL				\$ -
TOTAL				\$ -

Notes:

Rate schedule is updated annually; costs are based on the annual rates in effect when work occurs.

If representatives other than NHDOT staff are used, the methodology will be the same, but the rates will be at the in-effect rates of the third-party and as approved by NHDOT.

CR

New Hampshire Department of Transportation
 Bureau of Rail & Transit
 RSA 228:57-a Leasing Certain Portions of Railroad Properties

DOCK LEASE RATE CPI		2025-2029		Mar-25
US Bureau of Labor Statistics	Rate	Calculation		
2010	2%	\$ 30.00	2.00%	\$ 0.60 \$ 30.60
2011	3%	\$ 30.60	3.00%	\$ 0.92 \$ 31.52
2012	2%	\$ 31.52	2.00%	\$ 0.63 \$ 32.15
2013	1.40%	\$ 32.15	1.40%	\$ 0.45 \$ 32.60
2014	1.40%	\$ 32.60	1.40%	\$ 0.46 \$ 33.05
2015	-0.10%	\$ 33.05	-0.10%	\$ (0.03) \$ 33.02
2016	1.10%	\$ 33.02	1.10%	\$ 0.36 \$ 33.38
2017	1.80%	\$ 33.38	1.80%	\$ 0.60 \$ 33.99
2018	2.20%	\$ 33.99	2.20%	\$ 0.75 \$ 34.73
2019	1.60%	\$ 34.73	1.60%	\$ 0.56 \$ 35.29
2020	1.30%	\$ 35.29	1.30%	\$ 0.46 \$ 35.75
2021	3.90%	\$ 35.75	3.90%	\$ 1.39 \$ 37.14
2022	7.00%	\$ 37.14	7.00%	\$ 2.60 \$ 39.74
2023	3.50%	\$ 39.74	3.50%	\$ 1.39 \$ 41.13
2024	3.40%	\$ 41.13	3.40%	\$ 1.40 \$ 42.53

Note: Source of table (New Hampshire Employment Security) Northeast Urban Region CPI-U
<https://www.nhes.nh.gov/elmi/statistics/documents/cpinecomp.pdf>

2020 -24 Lease amounts (by Linear Foot)

- 50 x \$34.97 = \$ 1,748.50
- 58x34.97= \$2,028.26
- 75 x \$34.97 = \$ 2,622.75
- 150 x \$34.97 = \$5,245.50
- 200 x \$34.97 = \$6,994.00
- 225 x \$34.97 = \$ 7,868.25
- 280 x \$34.97 = \$ 9,791.60
- 550 x \$34.97 = \$19,233.50**
- 1351 x \$34.97 = \$47,244.47

2025-29 Anticipated Lease amounts (by Linear Foot)

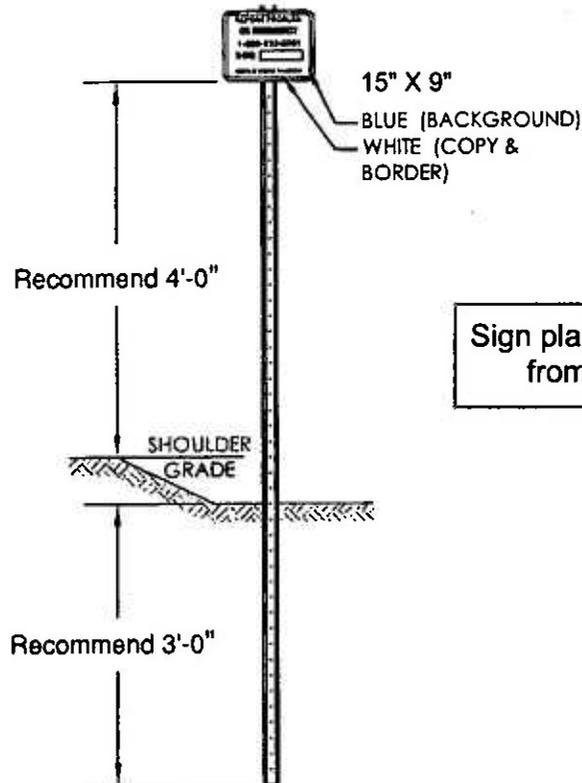
- 50 x 42.53= \$2,126.50
- 58 x \$42.53 = \$2,466.74
- 75 x \$42.53 = \$3,189.75
- 150 x \$42.53 = \$6,379.50
- 200 x \$42.53 = \$8,506.00
- 225 x \$42.53 = \$9,569.25
- 280 x \$42.53 = \$11,908.40
- 300 x 42.53 = \$12,759.00
- 375 x \$42.53 = \$15,948.75
- 550 x \$42.53 = \$23,391.50
- 1275 x 42.53 = \$54,225.75
- 1351 x \$42.53 = \$57,458.03

(1,350 feet/17x75")

OB



I-13
Railroad Emergency Notification



Sign placement shall be 15 ft from the nearest rail.

RAILROAD CROSSING EMERGENCY NOTIFICATION SIGN (ENS)

SL-2

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

From: Louis A. Barker *LB*
Railroad Planner

Date: March 31, 2025

At: Dept. of Transportation
Bureau of Rail and Transit

thru: Nicole Bryant *NB*
Administrator

Shelley Winters, Director *SW 03/31/25*
Division of Aeronautics, Rail & Transit

ES
Eric Sargent, Administrator
Bureau of Right of Way

SUBJECT: Proposed Lease of State-owned Railroad Property in Belmont
RSA 228:57-a

TO: Representative David Milz, Chairman
Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

1. Pursuant to RSA 228:57-a, II, the Department of Transportation requests approval from the Long-Range Capital Planning and Utilization Committee to enter into a lease with JCB, LLC for 300 feet of railroad frontage along Lake Winnisquam for a private, non-commercial dock with a pedestrian at-grade crossing on the state-owned Concord to Lincoln Railroad Corridor in the Town of Belmont. The lease fee will be \$12,759.00 per year, plus \$50.00 per year for the private pedestrian at-grade crossing. The total fees, including the crossing, will be \$12,809.00 per year, with a five-year total of \$64,045.00. The lease would be subject to Governor & Council approval and run through June 30, 2030.
2. Pursuant to RSA 4:40, III-a, the Department of Transportation proposes to assess the standard \$1,100.00 Administrative Fee.

EXPLANATION

RSA 228:57-a allows the Department to lease for private, non-commercial use portions of a railroad corridor to the owners of adjacent properties separated from the shore of public waters, as defined by RSA 271:20, by only the railroad corridor. JCB, LLC owns property that abuts the railroad corridor for a distance of 300 feet and therefore the subject lease is for 300 feet of state-owned shoreland. The proposed lease would expire on June 30, 2030, and would include a provision to negotiate a new lease for an additional five (5) year period beginning July 1, 2030.

As established by RSA 228:57-a, and calculated using the New England Consumer Price Index table, the current cost for a waterfront lease is \$42.53 per running foot per year. For 300 running feet, the lease fee will be \$12,759.00 per year, plus \$50.00 per year for the private pedestrian at-grade crossing. The total fees, including the crossing, will be \$12,809.00 per year, with a five-year total of \$64,045.00. The lease would be subject to Governor & Council approval and run through June 30, 2030.

The Department has reviewed the request and determined that the new lease will not interfere with use of the active railroad line.

This lease is pending review by the New Hampshire Council on Resources and Development.

Authorization is requested to lease this property on the state-owned Concord to Lincoln Railroad Corridor in Belmont to JCB, LLC, as outlined above.

Attachments

S A Shaughnessy Allard

ATTORNEYS AT LAW

April 23, 2024

Via First Class Mail & E-Mail

NHDOT Bureau of Rail & Transit
ATTN: Railroad Property
P.O. Box 483
Concord, NH 03302-0483

RE: Request to Lease State-Owned Railroad Land Adjacent to Public Waters (Dock Lease) Pursuant to RSA 228:57-a.

To Whom it May Concern:

This office represents JCB, LLC (the "Applicant"), owner of property known as 36 Horse Point Road, Belmont, New Hampshire, same being Tax Parcel 201-11 (the "Applicant's Property"). Please accept this letter as the Applicant's request to lease certain State-owned railroad land in between the Applicant's Property and Lake Winnisquam for the purpose of accessing a new dock to be constructed thereon. Supporting documentation and a check for the administrative application fee are enclosed herewith, per the State's standard application instructions.

As shown on the enclosed plans, the Applicant owns Tax Parcel 201-11. The State of New Hampshire owns adjacent shorefront Tax Parcel 104-1. Please note that the State of New Hampshire also owns adjacent Tax Parcel 201-12, which is not reflected on the Town of Belmont's GIS tax map, but consists, more or less, as the narrow strip of land upon which the railroad infrastructure is situated. The Town's GIS tax map erroneously represents the railroad as being situated on the Applicant's Property where that area is in fact a separate and distinct Tax Parcel 201-12 owned by the State of New Hampshire.

As such, the Applicant is requesting a lease over both Tax Parcels 201-12 and 104-1 in order to access Lake Winnisquam from the Applicant's Property. Please do not hesitate to reach out to me directly to discuss this matter further following receipt and review of the within materials.

Sincerely,

/s/ Brett W. Allard

Brett W. Allard, Esq.

Enc.



New Hampshire Department of
**BUSINESS AND
ECONOMIC AFFAIRS**



New Hampshire Council on Resources and Development
NH Office of Planning and Development
100 N Main St., Concord, NH 03301

RECOMMENDATION MEMORANDUM

TO: Louis A. Barker, Railroad Planner, NH Department of Transportation

FROM: Brendan McDowell, Staff to CORD, Principal Planner
Office of Planning and Development

DATE: May 9, 2025

Reference: Surplus Land Review
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.

On May 8, 2025, the Council on Resources and Development (CORD) voted to **recommend approval** of the above referenced Surplus Land Review application SLR 2025-002 - Belmont.

Cc: Heather Shank, Chair of CORD and Director, Division of Planning and
Community Development
Pamela Ellis, Staff to Legislative Long Range Capital Planning and Utilization
Committee