

## Detailed Project Narrative for Minor Site Plan Review:

**This Application for Minor Site Plan Review** has been submitted for the design and creation of a gravel parking lot to fit 24 cars at the Northern Railroad owned property at 188 Sewalls Falls Road. The purpose of this parking lot is for the operation of conducting Rail-Bike tours on the abandoned railroad tracks between just north of the State prison farm property in Concord NH up to King Street in Boscawen, NH. These operations will be conducted by a privately owned newly formed NH corporation.

The current condition of the property is a mostly level and clear area which directly abuts the tracks at Sewalls Falls Road. This area will be graded to engineer's specifications and only require some minor tree and bushes removal on some of the perimeter.

The proposed plan would be to install a gravel parking for 24 cars and an entrance isle facing the railroad tracks. One of the spots will be an ADA handicap spot to the left of the entrance isle. Gravel will also extend from the entrance isle up to the Rail-Bike loading decking and also alongside the operations mobile trailer and up to the porta-potti unit(s). Wood timbers will be used as wheel stops at the front of the gravel spaces facing the railroad tracks.

Landscaping will consist of saving all existing trees and bushes we can by trimming and cleaning up around them. We will use a combination of stone, mulch, grass, shrubs and flowers to present a nice looking environment.

Our operation will be a seasonal one only operating from the middle of May thru the end of October each summer. I estimate the number of days of operation during that time will be about 120 days.



## **Detailed Project Narrative for Conditional Use Permits:**

### **Permit #1 *As applies to Article 28-7-11(e) Alternative Surfacing for Parking Lots***

**This Application for Conditional Use Permit** has been submitted to allow the use of gravel as an alternative surface on a seasonal use parking lot to fit 24 cars at the Northern Railroad owned property at 188 Sewalls Falls Road.

#### **Additional Points:**

- This usage is specifically authorized in this ordinance as it will only be used less than 6 months of the year from the middle of May till the end of October or approximately 120 days.
- If this project is completed as proposed, in the proposed location, it will comply with all the requirements for this article and with the specific conditions of standards established in this ordinance for the particular use.
- The use of this gravel parking lot will not materially endanger the public health of safety and in fact should make it safer for all those walking through the proposed parking area now between Sewalls Falls Road and 2nd Street.
- The proposed parking lot area is compatible with the neighborhood and adjoining or abutting uses.
- This gravel parking lot will not have any adverse effect on highway or pedestrian safety as it is located on a section of road by itself with no road sidewalk, which would indicate minimal pedestrians in the area.
- This gravel parking lot will not have any adverse effect on the natural, environmental and historic resources of the City.
- The use of this gravel parking lot will require no service other than an electrical connection by public utilities or by community facilities and services for its proper operation. The usage will also not necessitate any additional public expenditures to provide facilities and services with sufficient additional capacity.

### **Permit #2 *As applies to Article 28-2-4(j) Principal Use Permitted for Privately owned outdoor recreational facilities***

**This Application for Conditional Use Permit** is to conduct Rail-Bike tours on 3.2 miles of abandoned railroad tracks from just north of the State prison farm property in Concord to King Street in Boscawen. Rail-Bikes used will be either a tandem two seat model or a quad four seat model. Each Rail-Bike will have brakes operated by the riders. Each rider will have pedals and a seat belt to be buckled to the seat. Riders will not be permitted to get off the Rail-Bikes at any time during tour except when they reach the end and the guides need to turn the Rail-Bikes around for the return trip.

Our planned tours will have two turn around locations, one just north of the State prison farm property in Concord and the other at the corner of Commercial Street in Boscawen. During each tour Sewalls Falls Road and 2nd Street will be crossed twice, once leaving and once returning. I will have signs made up for each road crossing that says please beware of Rail-Bikes crossing, these will be removed at the end of each season. Along with that, I will have a crossing guard posted at each road crossing to stop traffic and allow the Rail-Bikes to pedal across the roads.

The only other crossings will be a dirt road connecting to the Morrill farm fields and a driveway connecting to the Penacook treatment plant. I will post a sign in each direction on those crossings, advising cars to beware of Rail-Bikes crossing. I will also post yield sign on the tracks for Rail-Bikers to yield to farm equipment crossing. There will also be stop sign on the tracks for Rail-Bikers to stop at the Penacook treatment plant driveway. I will remove these at the end of each season and reinstall them the following season.

For both turnaround points we will have crushed stone filling in between the tracks and to one side of the tracks for unloading and loading. I will also install picnic tables at the Concord end for the riders to sit at while the Rail-Bikes are being turned around. We will have a Porta-potti installed at the Boscawen end of the track for people to use while waiting for the Rail-Bikes to be turned around. Each turnaround point will also have a turntable mounted to the tracks to turn the Rail-Bikes around.

Due to the limited numbers of Rail-Bikes, riders will be encouraged to make reservations ahead of time. All others permitted on space available first come basis.

Base of operations setup:

**Permit #2 - continued:**

I will setup on the Railroad property on Sewalls Falls Road, to be known as 188 Sewalls Falls Road. Setup will include the installation of a parking lot consisting of 24 crushed gravel spots with one entrance/handicap isle. Landscaping to be done around parking perimeter where needed and in operations area near the tracks. Wood decking will be installed on the ground beside the tracks and between the tracks to serve as a loading area. An enclosed trailer will be used to work out of. There will be a paved path from the parking area up to the wood decking and also alongside the trailer up to the restrooms for handicap access. The base area will also have a landscaped customer waiting area comprised of picnic tables with umbrellas.

Also included in our base area will be a 12' x 60' x 6' temporary chain link fence area that will have two 10' x 27' low tents inside to store and secure the Rail-Bikes while not in use. This fenced area will have dark green wind screens attached to the outside of the chain link fence to hide and blend in with the woods environment. I will be requesting the install of a temporary electrical connection & meter from the existing light post on site to provide power to the operations trailer. Please see the following presentation pages for information about Rail-Biking operations.

**Additional points:**

- This usage is specifically authorized in this ordinance as an outdoor recreational facility is permitted in this area per the article and zoning.
- If this project is completed as proposed, in the proposed location, it will comply with all the requirements for this article and with the specific conditions of standards established in this ordinance for the particular use.
- The operation of Rail-Bike tours along this 3.2 miles of abandoned railroad track will not materially endanger the public health or safety of any person, our operation is a very green operation as our riders are only allowed to get off of their Rail-Bikes to have them turned around at each end. We will have not affect on the environment we pass through.
- This recreational usage is compatible with the neighborhood and adjoining or abutting uses. It is a quiet and eco-friendly activity which doesn't disturb the environment.
- This recreational usage will not have any adverse effect on highway or pedestrian safety as both of the two roads included in the 3.2 mile section of track will have an attended crossing guard to assist with the Rail-Bikes crossing. It will be nothing more than a pedestrian bike crossing except we will have crossing guards to ensure safety.
- Since we are an eco-friendly activity, this recreational usage will not have any adverse effect on the natural, environmental and historic resources of the City. In fact we hope it will have a positive effect in bringing more tourism to the City of Concord and its local businesses.
- This recreational use will require no services other than an electrical connection by public utilities or by community facilities and services for its proper operation. The usage will also not necessitate any additional public expenditures to provide facilities and services with sufficient additional capacity.



Gary LeBlanc  
7 Serena Terrace  
Peabody, MA 01960  
Tel 978-587-5787  
gary@gleblanc.us

April 16, 2019

Mr. Richard Woodfin, Chairman  
City of Concord Planning Board  
41 Green Street  
Concord, NH 03301

Subject: Request for Waiver, associated with  
Rail-Biking on abandoned railroad tracks  
M/B/L 6414/Z/2, 13/P/21, 053/P/7  
Concord, New Hampshire  
Scenic RailRiders, Gary LeBlanc Project

Dear Mr Chairman,

I hereby formally request that the Planning Board waive the requirements of the following sections of the City of Concord Site Plan Regulations:

In requesting these specific waivers, the applicant feels that the criteria of RSA 674:44(III)(e) and Section 36.08 of the Concord Site Plan Regulations are being met, as follows:

**Section 15.03 – Existing Condition Plan**

To allow limited existing conditions survey of proposed development area only. Waiver requested for full property survey, including boundary, topography, natural features, wetlands, soils, and tabulations.

- 1) *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property;* **Reason:** Because we are working with a small section of the full property which doesn't affect the rest of the property, providing surveys for all of these topics for the entire property is not need.
- 2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;* **Reason:** This is railroad property and the site plan only affects a small portion of the entire property.
- 3) *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;* **Reason:** Spending more money to provide surveys for the entire railroad property is not needed and would certainly not be economically feasible.
- 4) *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations; and* **Reason:** A Survey of the proposed area is all that is needed as this project has no affect on any other area.



5) *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* **Reason:** By only supplying a site survey for just the proposed area still meets all the requirements and doesn't affect any of the zoning ordinance, master plan or maps.

#### **Section 15.04(28) – Proposed Site Plan: Tabulations**

Waiver requested for tabulations associated with the entire property, i.e., useable land area and ground coverage.

1) *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property;* **Reason:** Because we are working with a small section of the full property which doesn't affect the rest of the property, providing tabulations for the entire property is not need .

2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;* **Reason:** This is railroad property and the site plan only affects a small portion of the entire property.

3) *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;* **Reason:** Spending more money to provide tabulations for the entire railroad property is not needed and would certainly not be economically feasible.

4) *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations; and* **Reason:** Tabulations of the proposed area is all that is needed as this project has no affect on any other area.

5) *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* **Reason:** By only supplying tabulations for just the proposed area still meets all the requirements and doesn't affect any of the zoning ordinance, master plan or maps.

#### **Section 16.02(14) – Site Plan Requirements: Utility Plan**

Waiver request for existing underground utility lines, including water, sewer, electric, gas, etc.

1) *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property;* **Reason:** There are no underground utilities required for this project.

2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;* **Reason:** There are no underground utilities required for this project.

3) *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;* **Reason:** There are no underground utilities required for this project.

4) *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations; and* **Reason:** There are no underground utilities required for this project.

5) *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* **Reason:** There are no underground utilities required for this project.

#### **Section 16.02(15) – Site Plan Requirements: Landscape Plan**

Waiver request for a Landscape Plan prepared by a licensed Landscape Architect.

1) *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property;* **Reason:** There is very little landscaping needed as the area borders an existing tree line and all other landscaping will be done by the applicant.

2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;* **Reason:** There is very little landscaping needed as the area borders an existing tree line and all other landscaping will be done by the applicant.

3) *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;* **Reason:** There is very little landscaping needed as the area borders an existing tree line and all other landscaping will be done by the applicant.

4) *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations; and* **Reason:** There is very little landscaping needed as the area borders an existing tree line and all other landscaping will be done by the applicant.

5) *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* **Reason:** There is very little landscaping needed as the area borders an existing tree line and all other landscaping will be done by the applicant.

#### **Section 18.22 – Grades (of Parking Spaces)**

Waiver request to allow an increase above the maximum allowed grade in parking spaces from 5% to 10%.

1) *The granting of the waiver will not be detrimental to the public safety, health, welfare or injurious to other property;* **Reason:** The gravel parking lot is designed and built according to city regulations to be safe for all to use and changing the grade by 5% only helps with drainage. This parking lot will also not affect any neighboring properties in any way. This gravel parking lot will be an improvement to the look of the property.

2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;* **Reason:** Since this gravel parking lot will only be used for a seasonal business which will operate for a total of about 120 days per summer/fall



season it is somewhat unique as compared to a year round business and does not have or need all the requirements of a year round parking lot.

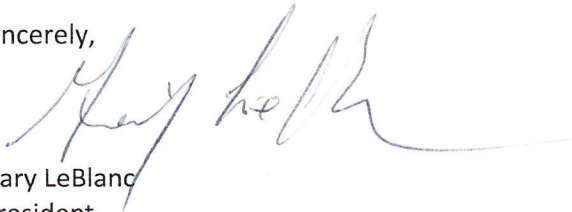
3) *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;* **Reason:** Due to the size and scope of the applicant's usage there is no reason to excavate extra material and spend more money when drainage is served better with an increase of 5% grade.

4) *Specific circumstances relative to the site plan or conditions of the land where a site plan is proposed indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of these regulations;* and **Reason:** Allowing a 5% grade change does not change the spirit or intent of any regulations in the case of this simple gravel parking lot.

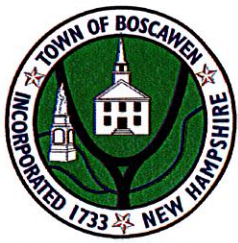
5) *The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* **Reason:** Changing the grade by 5% does not the fact that this will be a safe useable seasonal parking area. This will have no effect on any Zoning Ordinances, Master Plan Reports or official maps.

Thank you in advance for consideration of this waiver request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary LeBlanc", with a long horizontal flourish extending to the right.

Gary LeBlanc  
President  
Scenic RailRiders, Inc.



**Planning Board  
Technical Review  
Committee**

Kellee Jo Easler  
*Planning & Community  
Development Director*

Alan H. Hardy  
*Code Enforcement  
Officer*

Dean Hollins  
*Public Works  
Director*

Tim Kenney  
*Fire Chief*

Barbara Randall  
*Planning Board Chair*

Kevin Wyman  
*Police Chief*

**Planning &  
Community  
Development Staff**

Kellee Jo Easler  
*Planning & Community  
Development Director*

Pamela Hardy  
*Planning & Community  
Development Assistant*

Linda Chandonnet  
*Planning & Community  
Development Clerk*

# Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9183

---

May 2, 2019

Gary LeBlanc  
7 Serena Terrace  
Peabody, MA 01960

Northern Railroad c/o PanAm  
1700 Iron Horse Park  
North Billerica MA 01862

## Notice of Decision

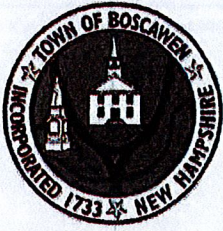
- At a regularly scheduled and duly noticed meeting of the Boscawen Planning Board Technical Review Committee, **Monday, May 2, 2019 at 4:00 pm**, the committee *granted* an Application for a **Minor Site Plan Review** for a **Recreational Facility- Outdoor-Rail Bikes** on a section of track by **Commercial Street, Boscawen NH** owned by **Northern Railroad, c/o PanAm Railways, Inc., 1700 Iron Horse Park North Billerica MA 01862** in an MRD zone.

By Order of the Planning Board Technical Review Committee,

  
Kellee Jo Easler, Chair

*The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.*





**Zoning Board of  
Adjustment**

**Members**

Dr. Gail Devoid, PhD  
*Chair*

Doug Supry  
*Vice-Chair*

Tracy Jo Bartlett  
*Member*

Ann Dominguez  
*Member*

Roger W. Sanborn  
*Member Ex-Officio*

Edward J. Cherian, Jr.  
*Alternate Member Ex-Officio*

Rose Fife  
*Recording Secretary*

**Planning &  
Community  
Development Staff**

Kellee Jo Easler  
*Planning & Community  
Development Director*

Pamela Hardy  
*Planning & Community  
Development Assistant*

Linda Chandonnet  
*Planning & Community  
Development Clerk*

# Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9183

April 24, 2019

Gary LeBlanc  
7 Serena Terrace  
Peabody MA 01960

Northern Railroad/PanAm Railways  
1700 Iron Horse Park  
North Billerica MA 01862

## NOTICE OF DECISION

### ZONING BOARD OF ADJUSTMENT TOWN OF BOSCAWEN, NEW HAMPSHIRE

At a regularly scheduled and duly noticed meeting of the Boscawen Zoning Board of Adjustment, on April 23, 2019, the board, by a 5-0 vote **GRANTED** your request for a **Special Exception, for Recreational Facility-Outdoor for portions of PanAm railroad** submitted by Gary LeBlanc, 7 Serena Terrace, Peabody, MA 01960, for the Northern Railroad, C/O PanAm Railways, Inc., 1700 Iron Horse Park, North Billerica MA 01862, with a location of PanAm Railway, Commercial Street, Boscawen, NH 03303 in the **MRD zone** with the following condition:

1. Contingent on Concord Planning Board's approval.

For the Zoning Board of Adjustment,

  
Dr. Gail Devoid, PhD, Chair

5/1/19  
Date

*Note: The Selectmen, any party to the action or any person directly affected has a right to appeal this decision, in a timely fashion as prescribed by New Hampshire Revised Statutes Annotated, Chapter 677, available at Boscawen Town office. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to: the Applicant, Zoning Board, Board of Selectmen, Town Clerk, Property Tax Assessor and the Town of Boscawen website.*

*The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.*





# Presentation to City of Concord & Town of Boscaawen

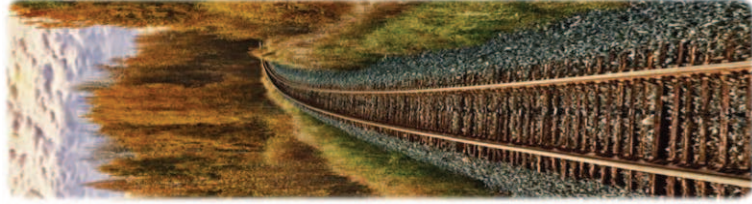
For the purpose of  
conducting Rail-Bike Tours  
In Concord & Boscaawen, NH

Presentation by:

Gary LeBlanc

7 Serena Terrace, Peabody, MA 01960

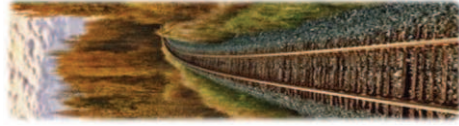
[gary@gleblanc.us](mailto:gary@gleblanc.us) 978-587-5787





# Business Idea

- I see a great opportunity to offer the public a unique Rail-Biking experience which is not offered in the New Hampshire area. A Rail-Bike is a pedal-powered vehicle that travels on railroad tracks. These Rail-Bikes have four wheels, brakes and pedals for each seat. Although the Rail-Bikes require pedaling, they roll on the flat steel rails which makes them easy to ride for all ages and ability levels. The experience is much like pedaling a recumbent bike, as you sit buckled in your seat and just pedal along the rails enjoying everything the ride has to offer.
- Rail-Biking offers a great way to get some exercise in a peaceful quiet environment while enjoying the scenic outdoors. Our Rail-Bikes are either two seat or four seat bikes that allow couples, families or even groups to pedal the rails together. Each of our Rail-Bike tours will include two tour guides, one in front and one at the rear. Bikes will be spaced out 300' apart.
- During our tours, our riders will not be permitted to leave their bikes for the entire length of the tour except to have the Rail-Bikes turned around for the return trip. This makes our business an eco-friendly one which doesn't disturb the environment we pass through.



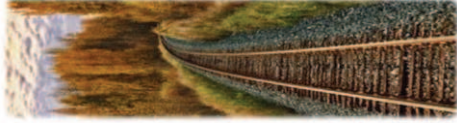


Confidential, do not  
distribute or publish!

# What Rail-Biking looks like.



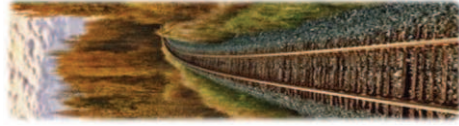
- My design would use the same polyurethane wheels to maintain quietness on the tracks, so any neighbors are not disturbed.





# Target Audience

- Based on the results a competitor saw in their first year, we expect to draw in 10,000 plus customers from many surrounding cities and towns as well as other states too during our five months of operation from end of May through end of October.
- Also based on the results of our competitors we can make the assumption that our target audience will be customers from all ages and all areas. Their customer mapping by zip code for the first year in business showed customers traveled up to many hours away to try out Rail-Biking.
- Our setting would be similar to theirs, except that we will be very near Rt 93. This is encouraging for our business as it offers easy access for lots of potential customers.
- To serve this audience we hope to start with 11 Rail-Bikes (6 tandems & 5 quads). This would allow for up to 30 customers and 2 guides per tour. We hope to increase the number of Rail-Bikes as the demand calls for it.





# Benefits to the Public

- The enjoyment of riding the rails under their own pedal power.
- Participate in a unique outdoor activity that is fun for everyone.
- Great way to get some exercise from a low-impact, environmentally friendly and quiet activity.
- Enjoy the beautiful scenery while pedaling along the Merrimack river, through the woods and farm pastures.
- Get a unique opportunity to ride these rails that haven't been used for passenger service in many decades.
- We would offer up to 5 tours per day and be completed prior to darkness with the last tour ending at 6:15pm.
- Our Tour times would be: 8:30am, 10:30am, 12:30pm, 2:30pm, 4:30pm (8:30am offered on weekends & holidays only or group bookings)
- Operating days for 2019 would be:
  - May 24<sup>th</sup> – May 27<sup>th</sup>, Friday-Monday
  - May 31<sup>st</sup> – June 20<sup>th</sup>, Friday-Sunday
  - June 21<sup>st</sup> – Sept. 2<sup>nd</sup>, 7 days a week
  - Sept. 3<sup>rd</sup> – Oct. 27<sup>th</sup>, Saturdays & Sundays (Also open Mon. Oct. 14<sup>th</sup>)

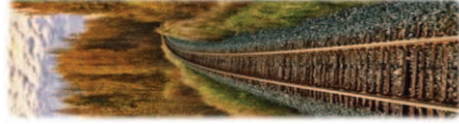






# Tourism affect on Local Communities

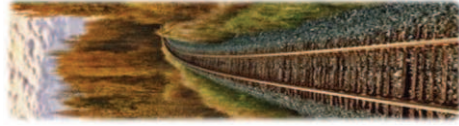
- Since we expect 10,000 plus customers over the five month period, our hope is this will bring in additional business for other local businesses as well.
- To help drive this, we will look to partner with many restaurants in the local area. We would advertise the restaurants menu links on our website for our customers to review. We expect many of our customers would look to visit a restaurant as part of their day out for Rail-Biking. As part of this partnership, we would expect the restaurants to have our flyers available on their counters for their customers to take and review.
- We also expect to employ a about 10-16 part-time employees and 2 full-time employees during the 5 months of operations. Most of these employees will be local residents.



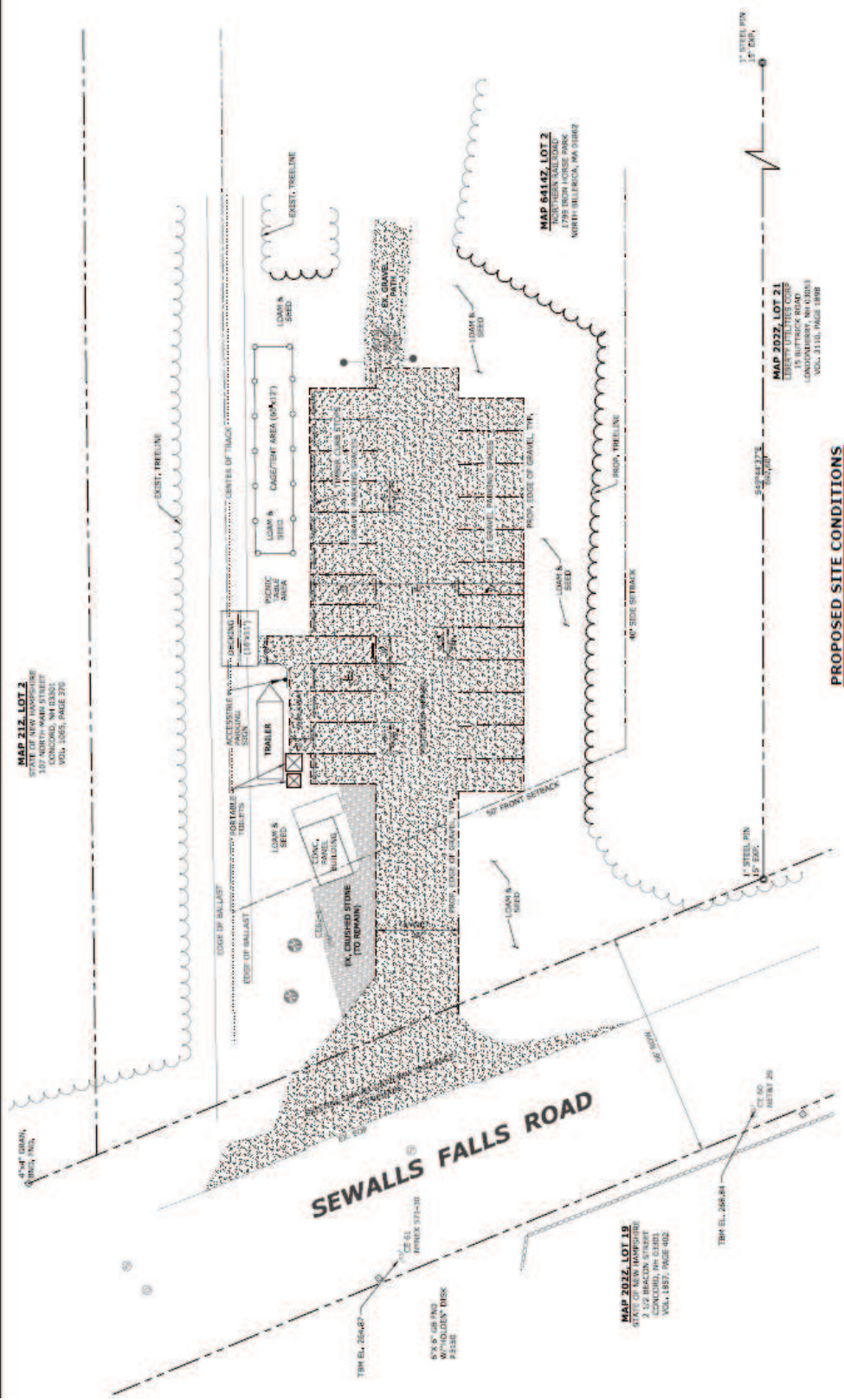


# Location for this Business

- Since most of the abandoned rail corridors have had their tracks removed and been turned into walking/biking trails in many areas, there are very few areas left where this can be done. I have found a perfect area to run these tours in Concord to Boscawen on an unused section of track.
- I have negotiated usage of a 3.3 mile abandoned section of railroad tracks which go from just north of the State prison farm property at Railroad Survey Station #195 in Concord NH to King Street (Rt. 4) in Boscawen at Railroad Survey Station #369.
- Our base of operations will be at 188 Sewalls Falls Road.
- Parking will be installed for 24 cars, with 24 gravel spots and 1 ADA isle.



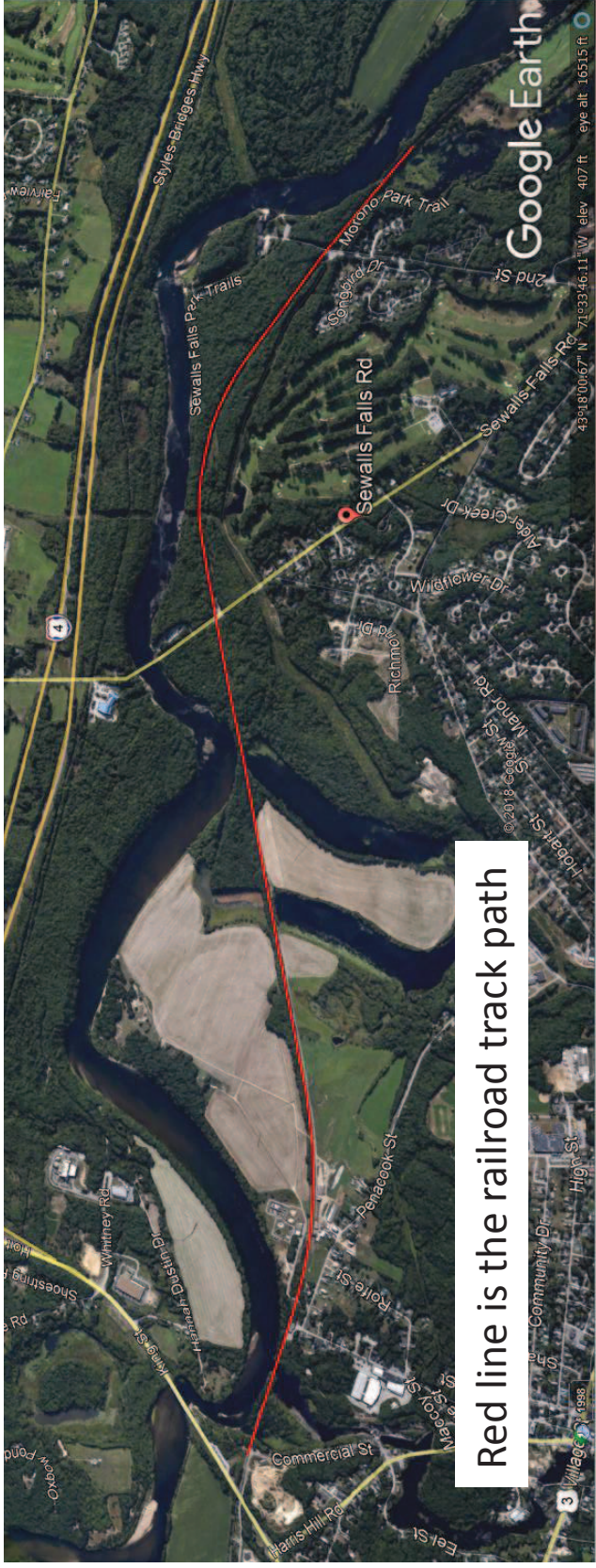
# Parking Proposal:







# Overview of entire track section



From just north of the State prison property in Concord to corner of Commercial Street, Boscawen NH.

# Overview of Concord end



Concord GIS

esri.com

Zoom In Zoom Out Full Extent Prev Extent Next Extent Pan Info Clear Graphics Refresh Print ? Help

Beaver Meadow Park

Beaver Meadow

First St

Glendon St

GreenSpace

(1 of 2)

SHAPE	Park Name	Type	ParkID	Baseball	Little League	Softball	Tennis	Playground	Basketball	Ice Skating	Football	Field Hockey
Polygon	Sewall's Falls State Recreation Area	Park	28	-	-	-	-	-	-	-	-	-

Property Details

Total records returned: 1

Vision PID	5681
Map-Block-Lot	393Z 90 / 1
GIS ID	13177
Property Addr	N STATE ST
Deed	1003/0290
Owner	STATE/NH
Co-Owner	C/O SECRETARY OF S
Owner Addr	107 N MAIN ST
Owner City	CONCORD
Owner State	NH
Owner Zip	03301-4951
Land Acres	75.05
Sale Price	0
Transfer Date	12/22/1966
Land Value	135100
Building Value	0
Total Value	135100
Year Built	-
Stones	-
Style	-
Rooms	-
Bedrooms	-
Baths	-
Heat	-
Fuel	-
AC	-
Occupancy	STATE-NH MDL-00
Land Use	-

Layers

Legend

About Notification

Measurement and Draw Tools

Print PDF/JPEG

We will stop just north of the State prison farms.

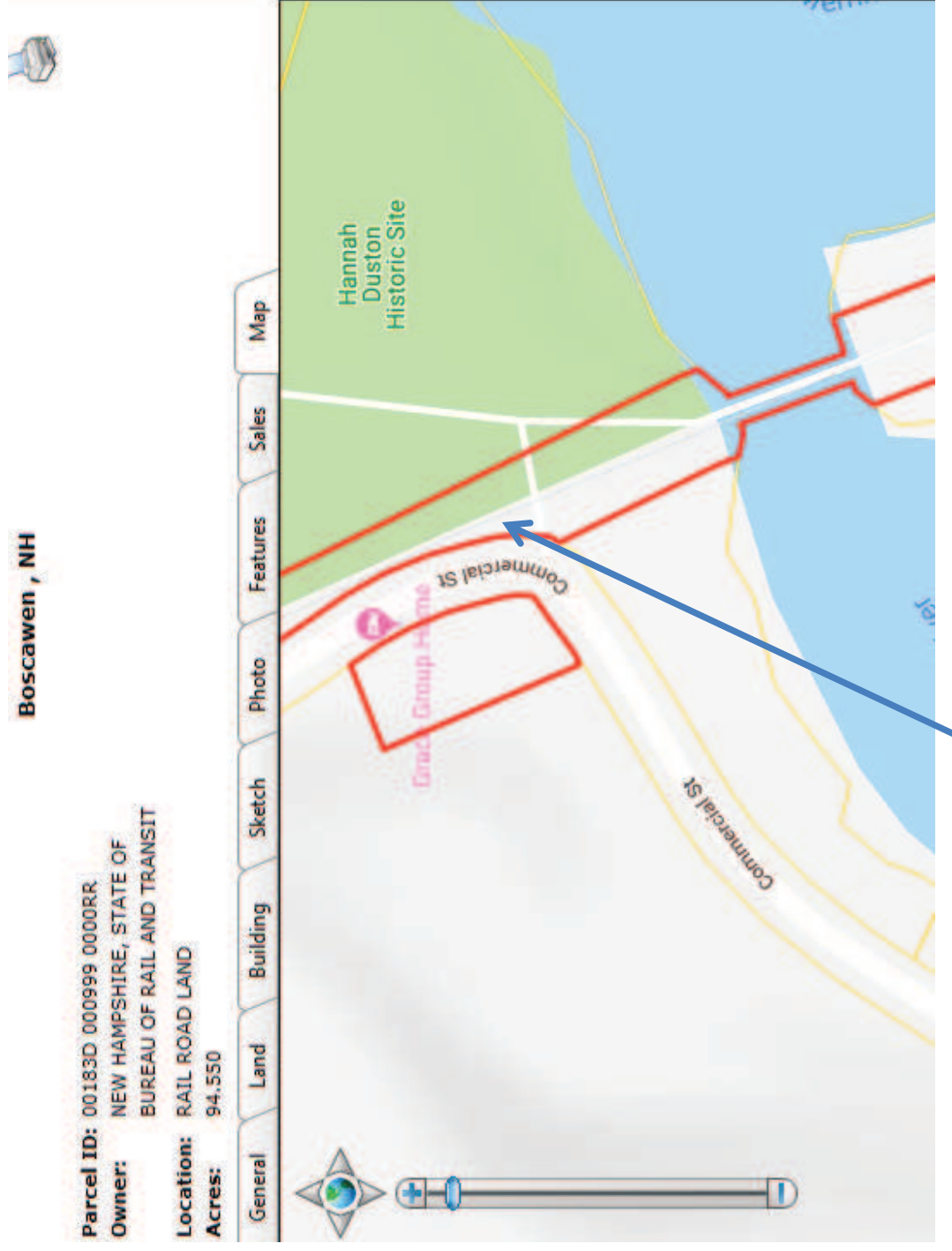
We will have picnic tables setup along side the tracks at this end.







# Overview of Boscawen end



We will stop at the corner of Commercial Street in Boscawen.



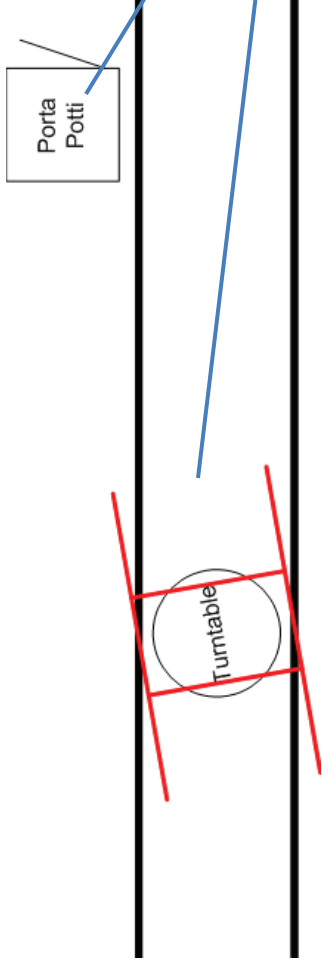




# Setup at Boscauwen end

← King Street

South to Sewalls Falls Road →



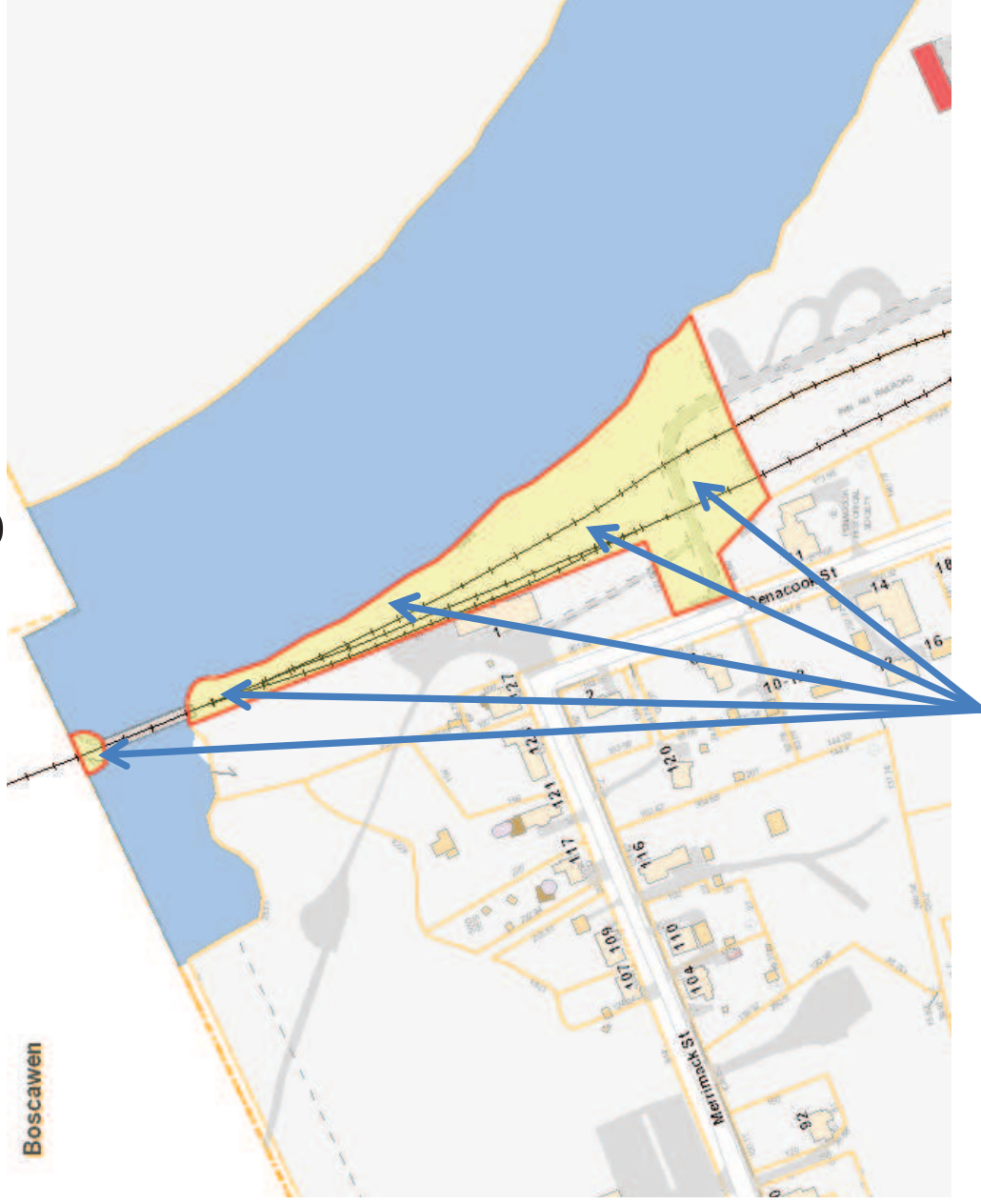
Only a track turn table & a porta potti will be placed in Boscauwen.  
The turn table will be 280 feet from the river bridge.  
The porta potti will be 200 feet from the river bridge.  
I will have Scenic RailRiders sign on the porta potti and it will be kept locked when we are not in the area.



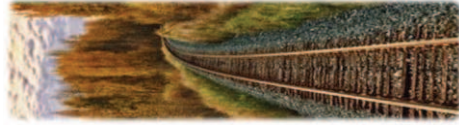
Unloading area



## Alternative to ending in Boscawen



Until Boscawen approves or if they don't, I will setup a turn around at one of these locations in Concord.





# Other reasons for this Location

- This location is easily accessible because the operations base would be located at the 188 Sewalls Falls Road which is 3.7 miles from Exit 16 or 2.4 miles from Exit 17 off Rt 93.
- Rail-Biking is unique and growing as there are currently just 10 other companies providing this unique experience in the entire U.S. There are none in the New Hampshire area.
- Since Pan Am Railways is looking to take up this track, this rail corridor will never carry trains again, it makes the perfect rail corridor for summer Rail-Biking.
- This rail corridor offers some beautiful scenic views as it travels along the Merrimack River through some woods and farm lands.
- There are two road crossings in this 3.2 mile section.
- There is some clearing of over grown brush/trees needed to permit Rail-Bikes to pass.
- There are no abutting residential properties to be disturbed.



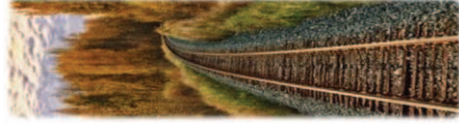




# Rail Usage Route Summary:

The tour would be 2 miles north, then 3.2 miles south, then 1.25 miles north back to the start for a total of approximately 6.5 miles.

- We will start every tour with a safety instructional briefing.
- Starting point is the parking lot at the 188 Sewalls Falls Road, Concord NH.
- We will cross over Sewalls Falls Road and proceed north for 2 miles.
- Rail-Bikers will need to yield to any farm equipment crossing the tracks at the farm crossing. Yield signs will be posted on the tracks and signs facing the farm crossing for farm equipment to be aware of Rail-Bikes crossing as well.
- Rail-Bikers will need to stop at the Penacook Water Treatment Plant driveway, stop signs will be placed on the track. We will also post signs on the driveway for cars and trucks to be aware of Rail-Bikes crossing as well.
- Turnaround point will be at the corner of Commercial Street.
- Rail-Bikes will return south crossing Sewalls Falls Road.
- Continuing south crossing 2<sup>nd</sup> Street.
- Continuing south to just north of the State prison farms.
- Rail-Bikes will be turned around at this point.
- Rail-Bikes will return north crossing 2<sup>nd</sup> Street.
- Continuing north to the Sewalls Falls Road parking lot to end the tour.

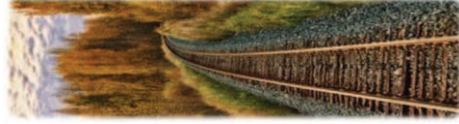




# Our Business Footprint

Our business footprint will be proposed as:

- Base of operation would be at the 188 Sewalls Falls Road.
- We will have a temporary mobile booth setup to work from.
- We will have a temporary chain-link fenced in area with a low tent and privacy screens to house the Rail-Bikes while not in use.
- Portable restrooms will also be rented for the 5 months and be placed at the Boscawen end of the track and at the Sewalls Falls Road lot. All of these will be kept locked after hours.
- We will install temporary turntables on the tracks at each end to turn the Rail-Bikes around.
- We will install temporary picnic tables at the Concord end to accommodate customers waiting.
- We will install a porta potti at the Boscawen end.
- We will install sail banners advertising the business at each end of the tracks and the base of operations.
- No permanent changes will be made to the property or tracks other than landscaping and parking lot install.
- This area will be setup for the 5 1/2 months of operation from middle of May through beginning of November. During the closed months the Rail-Bikes, chain-link fence pen and tent, mobile booth, turntables, picnic tables would be removed and stored offsite.
- Formation of Scenic RailRiders Inc. will happen upon usage agreement.





# What this usage will consist of

Our Rail-Bike tours would be operated as follows:

- Rail-Bikes are either two or four seat custom made bikes that are operated by each person pedaling.
- Each Rail-Bike has brakes controlled by the people pedaling.
- All rail-bikers are belted into their seat with a lap seat belt.
- All rail-bikers are not permitted to get off their Rail-Bikes during the entire trip except to have the Rail-Bikes turned around.
- Two trained guides occupy every tour with one guide in the front and one guide in the rear.
- All Rail-Bikes are spread out 300' apart from each other to allow them to pedal at their own pace and enjoy the ride.
- The tour guides will have everyone dismount at the end of the run so they can turn the Rail-Bikes around for the return trip.
- All tours are operated in a safe enjoyable method.

