



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



193 SAW

CHRISTOPHER D. CLEMENT, SR.
COMMISSIONER

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Right-of-Way
June 5, 2014

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, AUTHORIZE the Department of Transportation to sell two (2) portions of the Limited Access Right-of-Way consisting of 4,320 +/- square feet and 23, 315 +/- square feet located at the southwest corner of Interstate 293 and South Willow Street in the City of Manchester directly to AutoFair Realty, LP for \$351,100.00 which includes an \$1,100.00 Administrative Fee, subject to the conditions as specified in this request.

It has been determined by the Division of Finance that this Right-of-Way was originally purchased with 10% Highway Funds and 90% Federal Funds.

Table with 2 columns: Description and Amount. Rows include Administrative Fee (\$1,100.00), Sale of Parcel (\$35,000.00), and Consolidated Federal Aid (\$315,000.00).

EXPLANATION

The Department of Transportation has received a request from an abutter, AutoFair Realty, LP, for the opportunity to acquire two (2) contiguous portions of State owned Interstate 293 Limited Access Right-of-Way consisting of 4,320 +/- square feet and 23,315 +/- square feet located at the southwest corner of Interstate 293 and South Willow Street in the City of Manchester.

These areas were acquired in 1958 as part of the Manchester I- A93-1(12)20,P-5373-C project and is a portion of the Interstate 293 Limited Access Right-of-Way for the Interstate 293/South Willow Street intersection that was constructed as part of the project.

Conditions of this sale would include:

- No access will be allowed through this parcel to South Willow Street or Interstate 293.
The purchaser of this parcel would, at their expense, have a survey plan prepared by a NH Licensed Land Surveyor describing the parcel being sold, and record this plan in the Hillsborough County Registry of Deeds.

- The purchaser of this parcel will, at their expense, erect a six (6) foot chain link fence around the perimeter of the parcel as well as install concrete bounds at boundary corners, both in accordance with State specifications.
- The transfer deed(s) would have a deed restriction that these areas could only be used as green space. Proposed deed language in the transfer language for this condition would be:
 - This area will be used for green space only. No permanent structures can be constructed on the above-described area by the Grantee, their successors or assigns, including but not limited to buildings, signs, lighting, or parking areas. This area will remain as green space only and cannot be used for commercial purposes including but not limited to the display, storage, or maintenance of any products in connection with the abutting property use.

This request has been reviewed by this Department and it has been determined that these areas are surplus to our operational needs and interest.

Approval of the sale of this property by the Council of Resources and Development is no longer necessary per RSA 4:39-c whereas the parcel to be sold was purchased with Highway funds.

The Long Range Capital Planning and Utilization Committee at their April 21, 2014 meeting approved this request that the Department should enter into a direct sale with AutoFair Realty, LP, and sell this portion of the Limited Access Right-of-Way for \$351,100.00 which includes an Administrative Fee of \$1,100.00.

In accordance with RSA 4:39-c, the City of Manchester has been offered this property at the approved purchase price and responded to the Department that they are not interested in purchasing the property.

Authorization is respectfully requested to sell this portion of the Limited Access Right-of-Way to AutoFair Realty, LP as outlined above.

Respectfully,


Christopher D. Clement, Sr.
Commissioner

CDC/PJM/dd
Attachment



DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

APR 23 2014

LRCP 14-010
RECEIVED

JEFFRY A. PATTISON
Legislative Budget Assistant
(603) 271-3161

MICHAEL W. KANE, MPA
Deputy Legislative Budget Assistant
(603) 271-3161

State of New Hampshire
OFFICE OF LEGISLATIVE BUDGET ASSISTANT
State House, Room 102
Concord, New Hampshire 03301

RICHARD J. MAHONEY, CPA
Director, Audit Division
(603) 271-2785

April 21, 2014

Charles R. Schmidt, P.E., Administrator
Department of Transportation
Bureau of Right-of-Way
John O. Morton Building
Concord, New Hampshire 03301

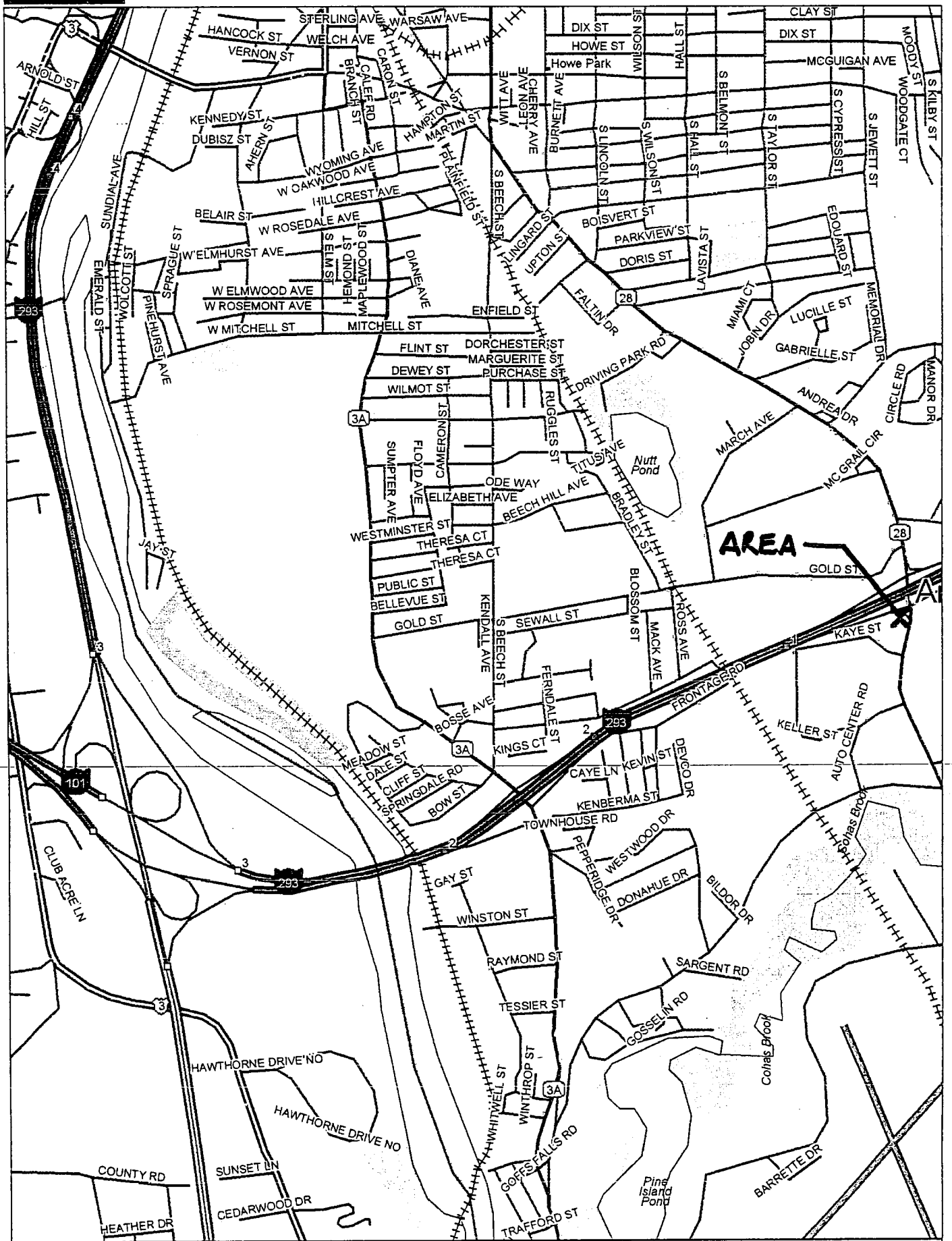
Dear Mr. Schmidt,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on April 21, 2014, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell two (2) portions of the Limited Access Right-of-Way consisting of 4,320 +/- square feet and 23,315 +/- square feet located at the southwest corner of Interstate 293 and South Willow Street in the City of Manchester directly to AutoFair Realty, LP for \$351,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 1, 2014.

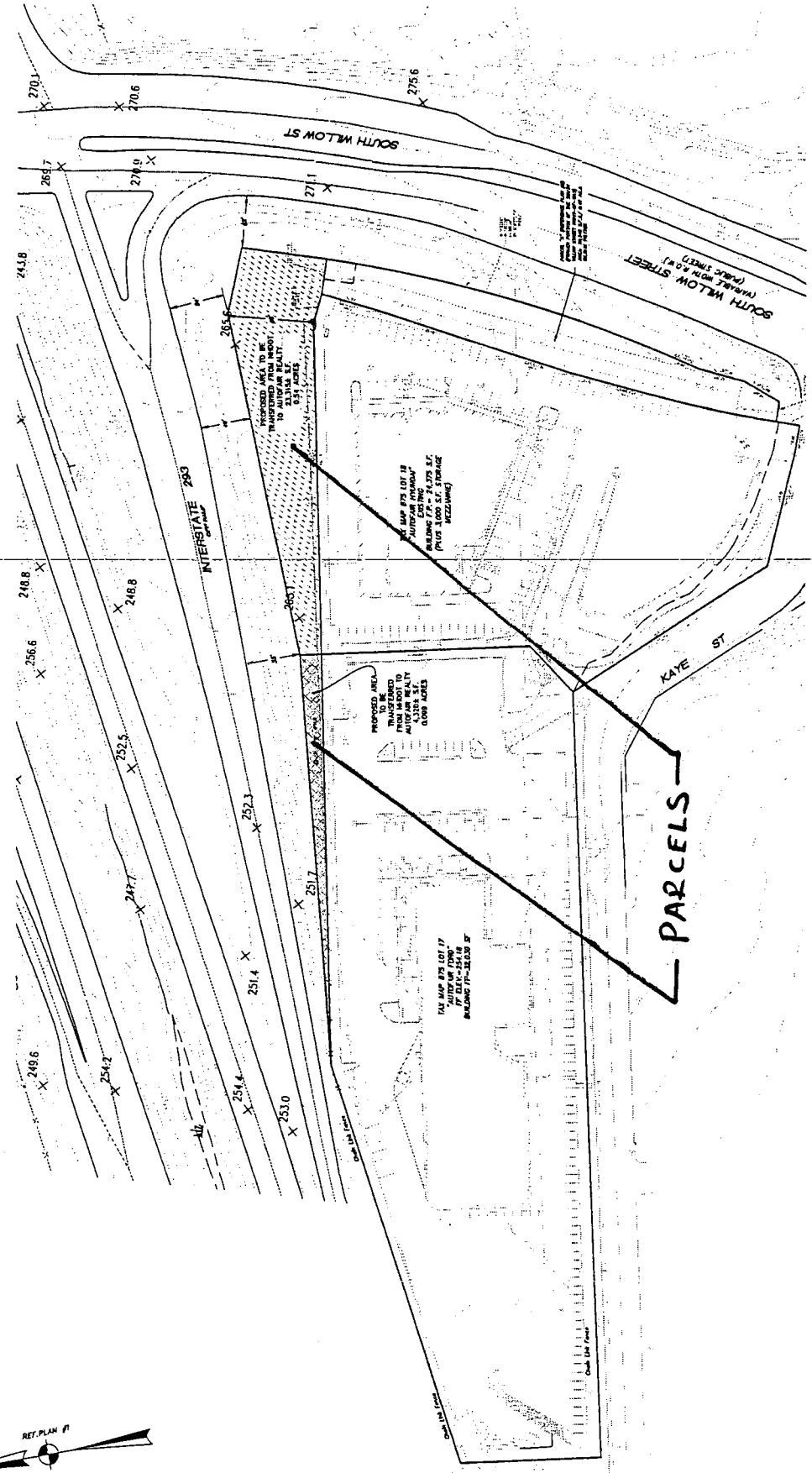
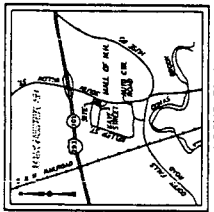
Sincerely,

Jeffrey A. Pattison
Legislative Budget Assistant

JAP/pe
Attachment



PROJECT ADDRESS: STRABY DESIGN LINDSEY ROAD AUTOFAR REALTY, L.P. 1477 SOUTH WILLOW STREET MANCHESTER, NH 03104 BOOK 3504 PAGE 1885 & BOOK 3191 PAGE 1785		DEED HOLDER: AUTOFAR REALTY, L.P. 1477 SOUTH WILLOW STREET MANCHESTER, NH 03104 BOOK 3504 PAGE 1885 & BOOK 3191 PAGE 1785		CONCEPTUAL LOT LINE ADJUSTMENT PLAN AUTOFAR TAX MAP 875, LOT 17&18 SOUTH WILLOW STREET/KAYE STREET MANCHESTER, NEW HAMPSHIRE	
DATE: 6/2011	SCALE: 1"=40'	JOB NO.: 11-0127	DRAWN: [blank] CHECKED: [blank] APPROVED: [blank]		



REVISIONS:
 1) CONSIDERATION/COMPARISON PLAN FOR AUTOFAR, TAX MAP 875, LOT 17 & 18, 18" X 12" (1:1200) SCALE, 11-15-11, PREPARED BY STRABY DESIGN.
 2) PROPOSED SALE OF LAND BY THE STATE OF NEW HAMPSHIRE AS A PORTION OF THE SOUTH WILLOW STREET FRONT OF WAT. MANCHESTER, NH. PREPARED BY C.D. CONSULTING ENGINEERS BARRÉ AND ASSOCIATES, INC. AT THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION.
 3) AUTOFAR APPROXIMATE IMPROVEMENTS SITE PLAN SET. PREPARED FOR AUTOFAR REALTY, L.P. BY STRABY DESIGN, 11-15-11, 11:00 AM. PREPARED FOR THE RECORD. SEE PLAN # 11-0127-01 & 11-0127-02.
 4) MANCHESTER GIS MAPPING

NOTES:
 1) THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL ADJUSTMENT OF THE LOT LINE BETWEEN THE AUTOFAR TRACT AND THE WELLS TRACT.
 2) THIS IS A CONCEPTUAL PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE LOCATION AND DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.



DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

APR 30 2014

RECEIVED

CITY OF MANCHESTER

Theodore L. Gatsas

Mayor

April 29, 2014

Mr. Charles R. Schmidt, PE
NH Department of Transportation
7 Hazen Drive
P.O. Box 483
Concord, NH 03302-0483

RE: City of Manchester response to sale of state owned land in Manchester (Manchester, I-A93-1 (12) 20, P-5373-C, Parcel 1024, 1026

Dear Mr. Schmidt,

Thank you for contacting the City of Manchester regarding the sale of the above reference parcel. After conferring with the appropriate city department heads the City of Manchester **does not have an interest** in purchasing this property.

Regards,

Theodore L. Gatsas
Mayor

Enclosures

cc: Nicholas J. Lazos, Esquire, Stebbins, Lazos & Van Der Beken, P.A., Suite 301, 66 Hanover Street, Manchester, NH 03101



TOWN OF WINDHAM, NEW HAMPSHIRE

OFFICE OF THE SELECTMEN AND TOWN ADMINISTRATOR

POST OFFICE BOX 120, 4 NORTH LOWELL ROAD, WINDHAM NH 03087-0120

March 25, 2014

Mr. Charles Schmidt, PE
Administrator
NH Department of Transportation
John O. Morton Building
7 Hazen Drive, P.O. Box 483
Concord, NH 03302-0483

DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

MAR 27 2014

RECEIVED

Re: Sale of State Owned Land – Windham-Salem 10075, Parcels 139 and 142 (Lamson and Roulston Road)

Dear Mr. Schmidt:

On behalf of the Board of Selectmen, I extend our thanks to the State for offering the Town of Windham the opportunity to purchase the surplus property located at corner of Lamson and Roulston Road (13-B-102 and 196B). I send this to advise you that, after review and discussion regarding this parcel, the Board of Selectmen found there to be no interest in obtaining the property and, as such, has voted to respectfully decline the State's offer.

Should you have any questions or require further information regarding the Board's decision, please feel free to contact me.

Respectfully submitted,

David Sulliyen
Town Administrator



New Hampshire Housing
Bringing You Home

DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

MAR 27 2014

RECEIVED

March 26, 2014

Charles R. Schmidt, PE
Administrator
New Hampshire Department of Transportation
Bureau of Right-of-Way
JO Morton Building, Room 100
7 Hazen Drive
P.O. Box 483
Concord, NH 03302-0483

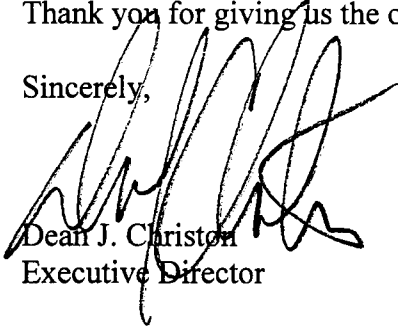
RE: Windham Property

Dear Mr. Schmidt:

The New Hampshire Housing Finance Authority is not interested in purchasing the property in Windham described in your letter of March 7, 2014.

Thank you for giving us the opportunity to review this parcel.

Sincerely,



Dean J. Christon
Executive Director

DJC:clp
Attachments

New Hampshire Housing Finance Authority

32 Constitution Drive Bedford, NH 03110 Mailing Address: P.O. Box 5087 Manchester, NH 03108 (603) 472-8623 TDD: (603) 472-2089

Littleton Office: 41 Cottage Street Littleton, NH 03561

www.nhhfa.org