



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.
Assistant Commissioner

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Right-of-Way
November 14, 2018

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the Department of Transportation to sell a parcel of State owned NH Route 28 Controlled Access Right of Way consisting of a 1.53 +/- acres area located on the northwesterly corner of NH Route 28 and Rockingham Boulevard in the Town of Salem directly to Rock Acquisitions, LLC, for \$50,000.00 plus a \$1,100.00 Administrative Fee, effective upon Governor and Executive Council approval.

Pursuant to RSA 230:45, further authorize the Department of Transportation to adjust the limits of the NH Route 28 and Rockingham Boulevard Controlled Access Right of Way for the disposal of the above mentioned parcel.

The net proceeds are \$50,000.00. It has been determined by the Division of Finance that this parcel was originally purchased with 90% Federal Funds and 10% Highway Funds.

Funding is to be credited to the Highway Fund as follows:

04-096-096-960015-0000-UUU-402156 Administrative Fee	<u>FY 2019</u> \$1,100.00
04-096-096-960015-0000-UUU-409279 Sale of Parcel (10% of \$50,000.00)	<u>FY 2019</u> \$5,000.00
04-096-096-963515-3054-401771 Consolidated Federal Aid (90% of \$50,000.00)	<u>FY 2019</u> \$45,000.00

EXPLANATION

The Department would like to sell a portion of State owned NH Route 28 Controlled Access Right of Way located on the northwesterly corner of NH Route 28 and the Rockingham Boulevard in the Town of Salem.

This portion of NH Route 28 Controlled Access Right of Way was purchased in 1960 for the construction of the NH Route 28 and Rockingham Boulevard Interchange. In order to be able to sell this parcel, the Department wishes to adjust the layout to define this parcel.

The abutter is developing the Tuscan Village project and would like to acquire this portion for flood improvement work associated with an overall flood improvement project along NH Route 28 that has been requested by the Town of Salem.

Conditions of this sale include:

- This area is a portion of the Controlled Access Right of Way and will not be granted access from NH Route 28 or Rockingham Boulevard.
- The buyer, at their own expense, shall have a Right of Way Adjustment Survey prepared by a licensed land surveyor, which will describe the portion being sold.

The need for this parcel has been reviewed by the Department, which has determined that the sale of this parcel is surplus to our operational needs and interest for the purpose of disposal.

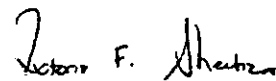
Approval of the sale of this property by the Council of Resources and Development is no longer necessary per RSA 4:39-c whereas the parcel to be sold was purchased with Highway and Federal funds.

On September 5, 2018, the Long Range Capital Planning and Utilization Committee approved the Department's request to sell the access point directly to Rock Acquisitions, LLC for \$50,000.00 plus the Administrative Fee of \$1,100.00.

In accordance with RSA 4:39-c. the Town of Salem and the New Hampshire Housing Finance Authority have been offered this parcel at the approved purchase price and neither expressed interest in purchasing this parcel.

Authorization is respectfully requested to sell this portion of the Controlled Access Right of Way to Rock Acquisitions, LLC. and also adjust the limits of the NH Route 28 and Rockingham Boulevard Controlled Access Right of Way as outlined above.

Respectfully,



Victoria F Sheehan
Commissioner

VFS/DRP/
Attachments



LRCP 18-028

MICHAEL W. KANE, MPA
Legislative Budget Assistant
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CHRISTOPHER M. SHEA, MPA
Deputy Legislative Budget Assistant
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State of New Hampshire

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

STEPHEN C. SMITH, CPA
Director, Audit Division
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September 5, 2018

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

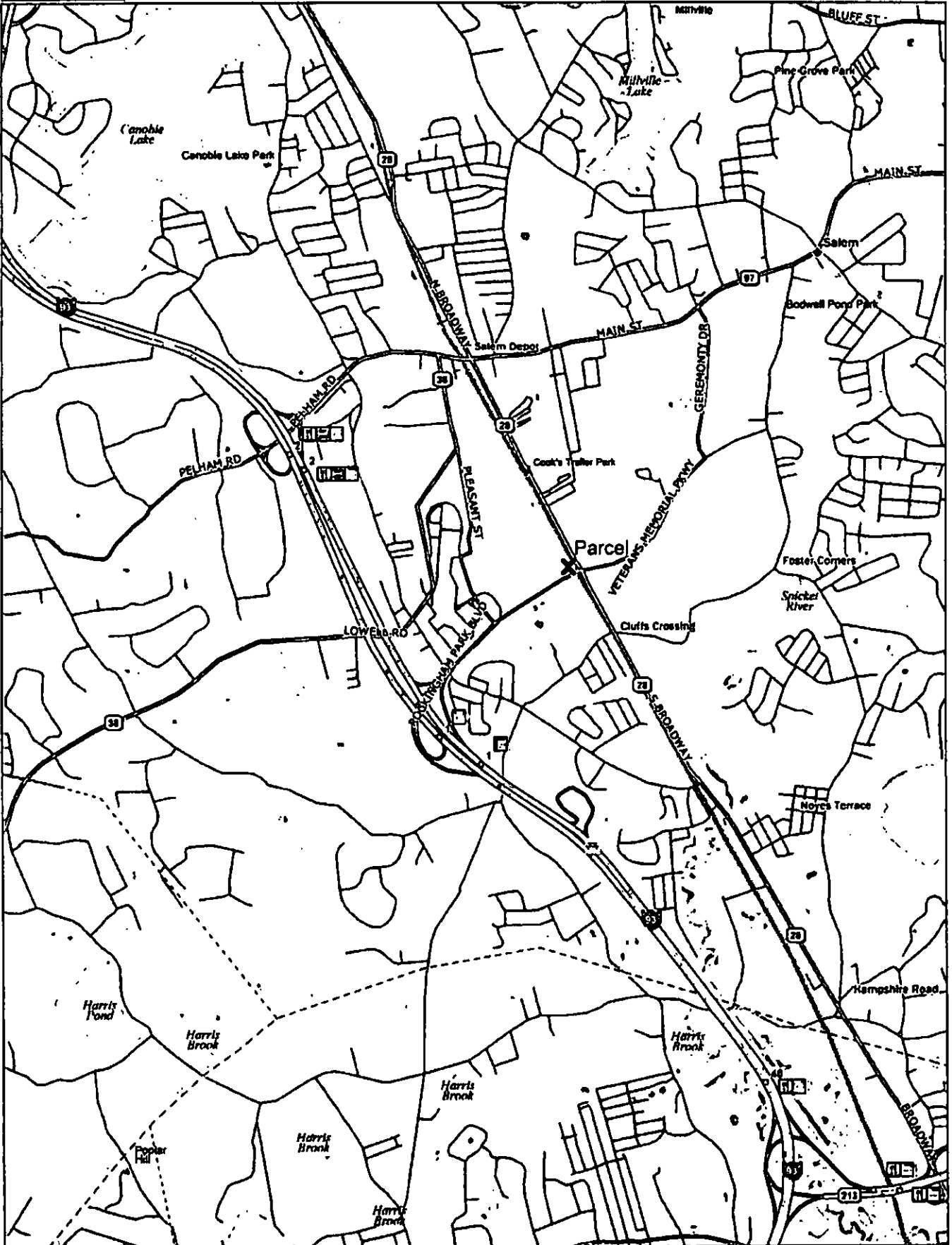
Dear Mr. Schmidt,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on September 5, 2018, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell a parcel of State owned N.H. Route 28 Controlled Access Right of Way consisting of a 1.53 +/- acre area located on the northwesterly corner of N.H. Route 28 and Rockingham Boulevard in the Town of Salem directly to Rock Acquisitions, LLC, for \$51,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 7, 2018.

Sincerely,

Christopher M. Shea
Deputy Legislative Budget Assistant

CMS/pe
Attachment



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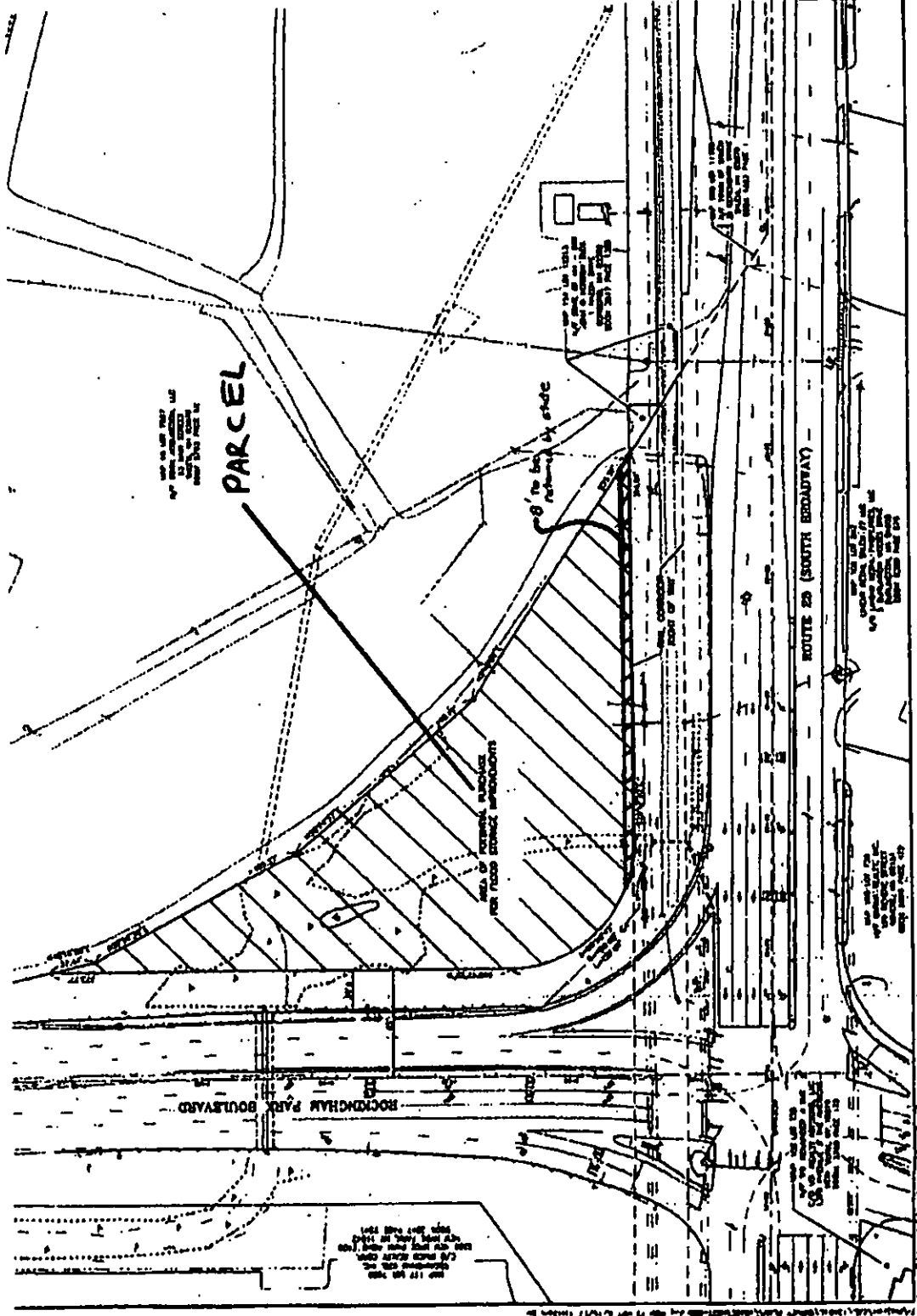
Scale 1 : 34,375



1" = 2,694.6 ft

Data Zoom 12-5

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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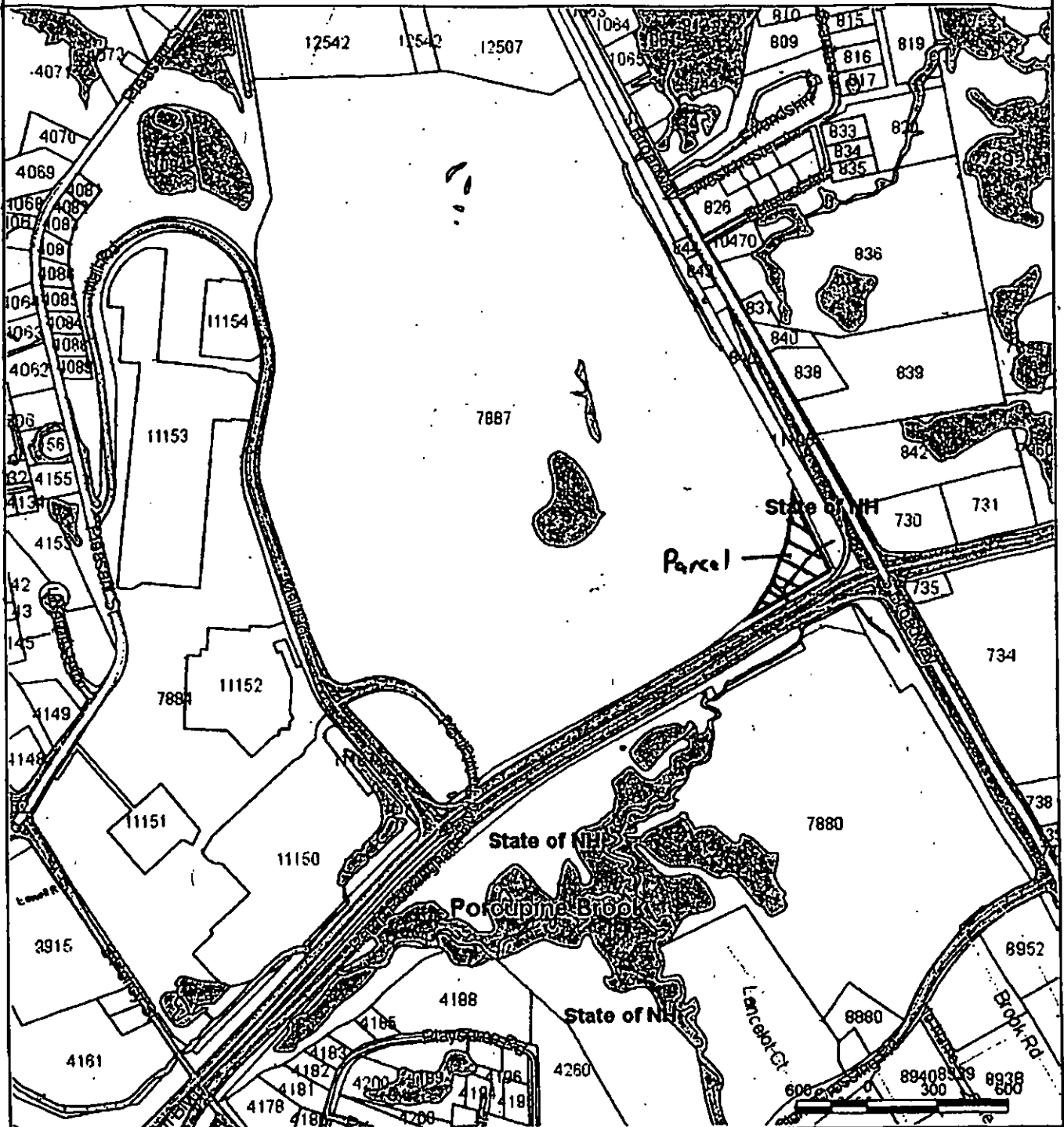


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STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE
ADMINISTRATION

MOSAIC PARCEL
MAP SHARING
POOL



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