



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.
Assistant Commissioner

47

4/07

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

Bureau of Right-of-Way
October 31, 2019

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the Department of Transportation to sell an access point through the Controlled Access Right-of-Way of NH Route 111 (Shadow Lake Road) located in the Town of Salem to Stonebrook Land Developers, LLC for \$19,500.00, which includes the \$1,100.00 Administrative Fee, effective upon Governor and Executive Council approval.

It has been determined by the Division of Finance that this parcel was originally purchased with 80% Federal Funds, 20% Highway Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	<u>FY 2020</u>
Administrative Fee	\$1,100.00
04-096-096-960015-0000-UUU-409279	<u>FY 2020</u>
Sale of Parcel	\$3,680.00
(20% of \$18,400.00)	
04-096-096-963515-3054-401771	<u>FY 2020</u>
Consolidated Federal Aid	\$14,720.00
(80% of \$18,400.00)	

EXPLANATION

The Department has received a request from the Stonebrook Land Developers, LLC requesting to acquire an access point through the Controlled Access Right-of-Way of Old NH Route 111 (Shadow Lake Road) located on the easterly side of Old NH Route 111 (Shadow Lake Road) in the Town of Salem.

Several years ago, the Department completed the Windham-Salem 10075 Bypass project that relocated NH Route 111 leaving the old NH Route 111 (Shadow Lake Road) to local traffic only.

Stonebrook Land Developers, LLC is proposing to construct a five (5) house development on the abutting parcel. The Department has previously sold an access point from this parcel to Shadow Lake Road to the former owners, back in 2010. This access point provides access to the three southerly lots in this development on which houses have been constructed. The requested access point will provide access to the remaining two (2) northerly lots in the development. Their property also abuts East Broadway, a Town road, but the Town has required that the developer have all access to this development from Shadow Lake Road due to the steep terrain grades along East Broadway.

The Town of Salem supports the granting of this access point.

The granting of a legal right of access to this parcel will have to be pursued through the disposal process of State owned land as outlined in RSA 4:39-c because access was taken by the Commissioner's Return of Layout and the previous owner was compensated for all the property rights acquired.

The potential granting of this access point has been reviewed by this Department and it has been determined that the granting of this access point is surplus to our operational needs and interest.

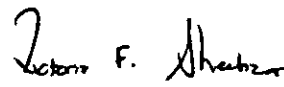
An appraisal completed by the Department estimated the value of the access point to be \$18,400.00.

The Long Range Capital Planning and Utilization Committee at their September 10, 2019 meeting approved this request that the Department should grant a point of access to the Stonebrook Land Developers, LLC for \$19,500.00 which includes an Administrative Fee of \$1,100.00.

In accordance with RSA 4:39-c, the Town of Salem has been offered this property at the approved purchase price and they did not express an interest in purchasing the property.

Authorization is respectfully requested to sell an access point to Stonebrook Land Developers, LLC.

Respectfully,


Victoria F. Sheehan
Commissioner

VFS/PJM/pfc

Attachments



LRCP 19-028

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

CHRISTOPHER M. SHEA, 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

STEPHEN C. SMITH, CPA
Director, Audit Division
(603) 271-2785

September 10, 2019

Stephen G. LaBonte, Administrator
Department of Transportation
Bureau of Right-of-Way
John O. Morton Building
Concord, New Hampshire 03301

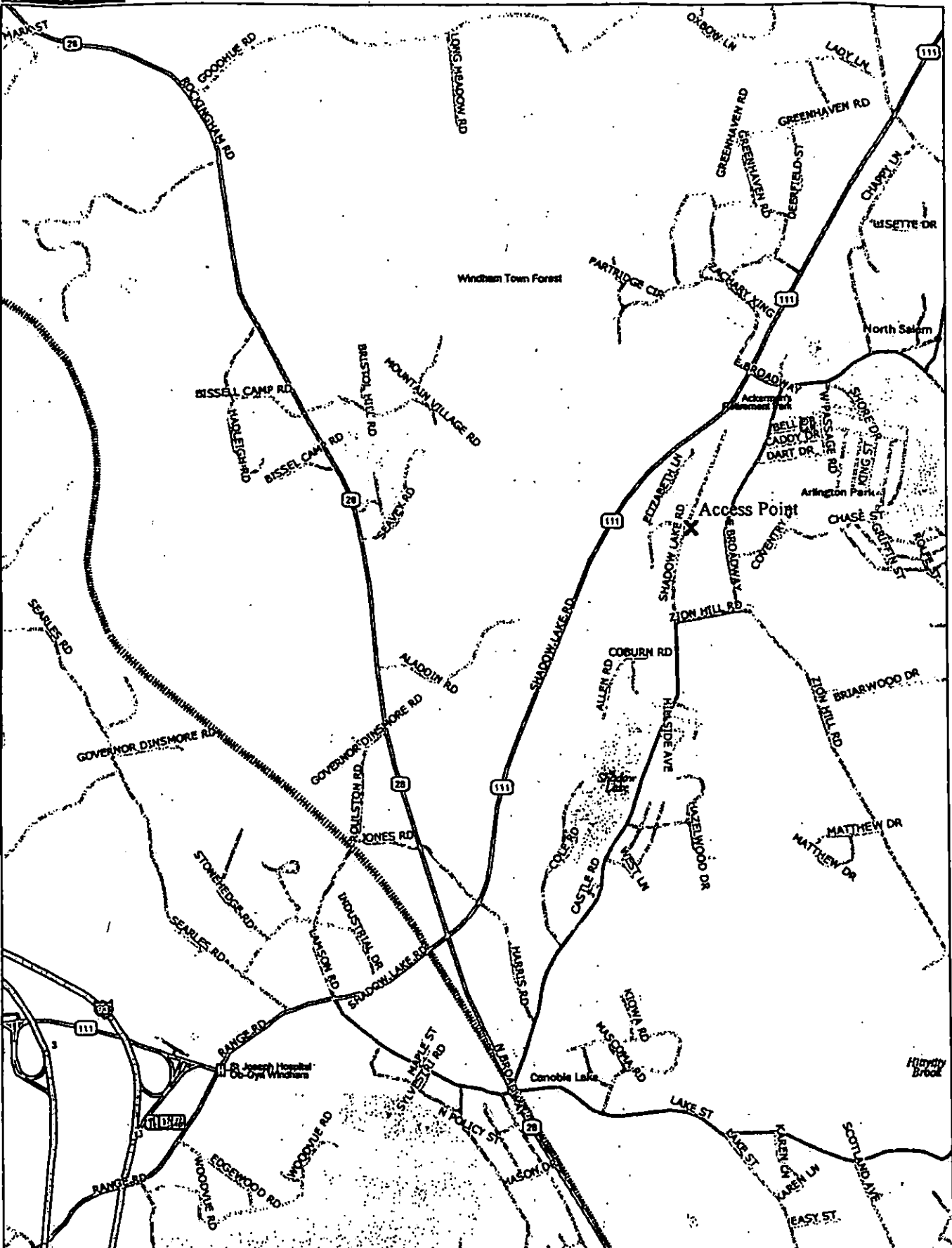
Dear Mr. LaBonte,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on September 10, 2019, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell an access point located on the easterly side of old NH Route 111 (Shadow Lake Road) in the Town of Salem directly to Stonebrook Land Developers, LLC for \$19,500, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the requested dated August 28, 2019.

Sincerely,

Christopher M. Shea
Deputy Legislative Budget Assistant

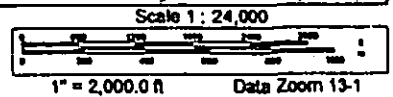
CMS/pe
Attachment



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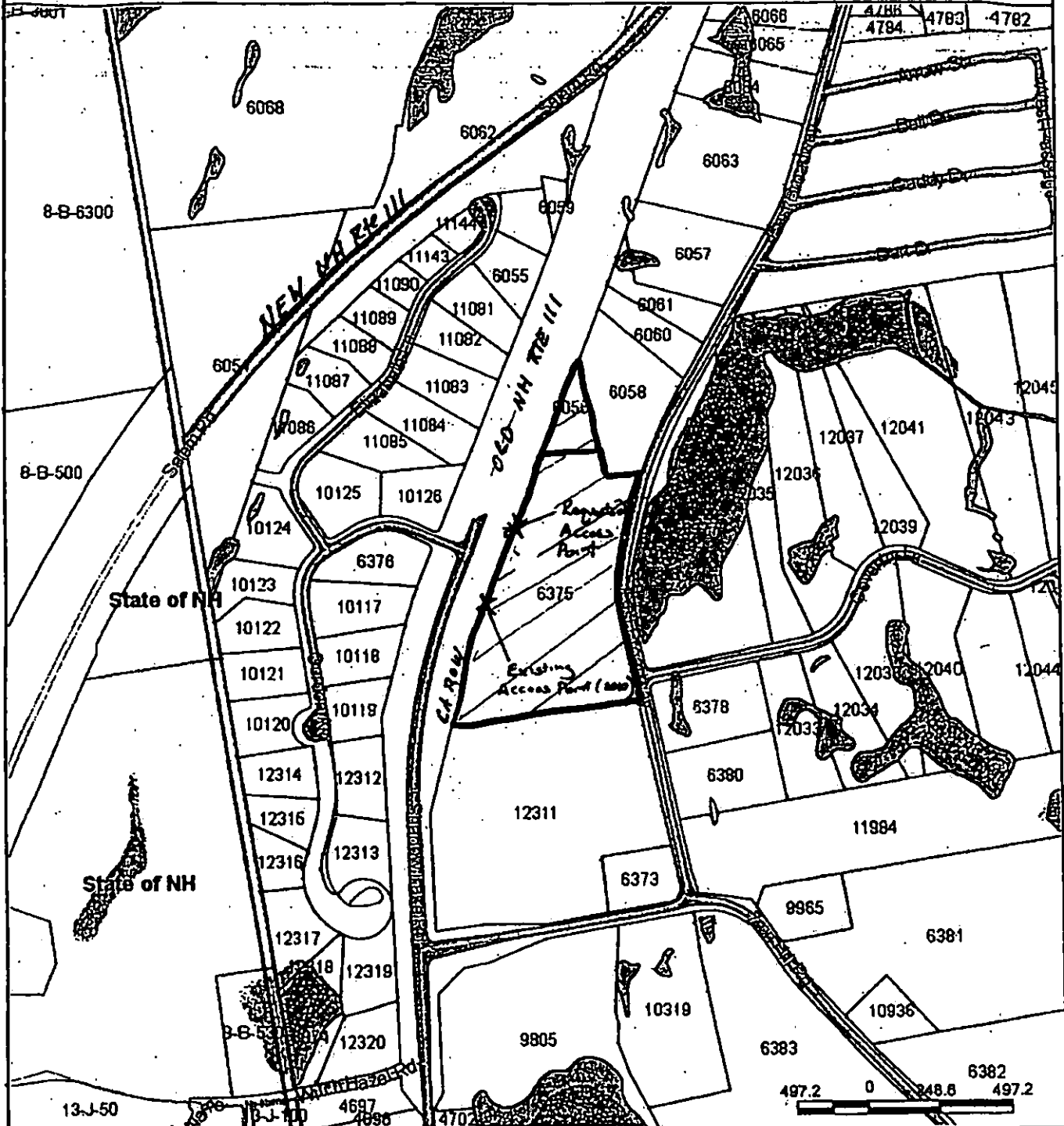
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STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE
ADMINISTRATION

MOSAIC PARCEL
MAP SHARING
POOL



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TOWN OF SALEM, NEW HAMPSHIRE

33 GEREMONTY DRIVE, SALEM, NH 03079
(603) 890-2120 · FAX: (603) 890-2220

OFFICE OF THE TOWN MANAGER
Christopher A. Dillon
Town Manager

DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

OCT 09 2019

RECEIVED

October 4, 2019

Mr. Stephen G. LaBonte
Administrator
State of 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: Sale of State Owned Land in Salem

Dear Mr. LaBonte:

The Town of Salem is in receipt of your letter regarding property available for purchase located on the northerly side of Shadow Lake Road in Salem. Thank you for allowing the Town an opportunity to consider this matter. I reviewed your offer with Town staff and the Board of Selectmen at their meeting of September 30, 2019. At this time, the Town has no interest in purchasing the property. Accordingly, please feel free to offer the property to the Stonebrook Land Developers, LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Dillon".

Christopher A. Dillon
Town Manager

cc: Ross Moldoff, Planning Director