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THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



Victoria F. Sheehan
Commissioner

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
July 6, 2020

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the New Hampshire Department of Transportation (Department) to grant an access point through the Controlled Access Right-of-Way (CAROW) on the easterly side of Rand Hill Road in the Town of Alton. The sale would be directly to David and Melissa Sykes (Grantees), for \$2,100.00, which includes a \$1,100.00 Administrative Fee, effective upon Governor and Executive Council approval.

The Department's Bureau of Finance and Contracts determined this parcel was originally purchased with 80% Federal Funds and 20% Highway Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	<u>FY 2021</u>
Administrative Fee	\$1,100.00
04-096-096-960015-0000-UUU-409279	<u>FY 2021</u>
Sale of Parcel	\$200.00
(20% of \$1,000.00)	
04-096-096-963515-3054-401771	<u>FY 2021</u>
Consolidated Federal Aid	\$800.00
(80% of \$1,000.00)	

EXPLANATION

The Department received a request from the Grantees to acquire an access point through the CAROW on the easterly side of Rand Hill Road near the intersection of NH Route 11 in the Town of Alton.

In 1968 the Department acquired property from Thomas L Moore for the Alton S-216(4), P-7441 project via Commissioners Return of Highway Layout. The property acquired from Mr. Moore consisted of two areas. One of the areas is located at the northeasterly intersection of NH Route 11 and Rand Hill Road. This project required a wide width of right of way (more than 400 feet) in the anticipation that NH

Route 11 would become a four-lane highway in the future. However, the project ended just south of the subject area, and this large width of right of way blended into the existing prescriptive right of way along NH Route 11.

Prior to the relocation of NH Route 11 in 1968, the property owned by Mr. Moore was accessible from frontage along Old NH Route 11 (now Rand Hill Road). The Moore property does not have contiguous frontage along Rand Hill Road due to a parcel of land owned by another party. When the State acquired the right-of-way for NH Route 11 from Mr. Moore, there was a portion of his remaining land with frontage along Rand Hill Road that had no access limitations, and a portion of land that has frontage along the CAROW of the relocated NH Route 11 which is not accessible. A survey done by a licensed land surveyor determined that these two areas are not connected, thus making the larger parcel located along NH Route 11 landlocked.

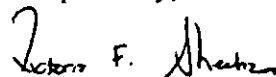
Pursuant to RSA 4:39-c, this access point was reviewed by the Department and determined to be surplus to our operational needs and interests. The sale will include the following conditions:

1. The Grantees will acquire a driveway permit for Rand Hill Road (a Class-5 road) from the Town of Alton and the Department of Transportation.
2. At their expense, the Grantees will have a survey and engineering plan prepared by a land surveyor licensed in the State of New Hampshire, showing the location of the driveway and emanated alignment profile of NH Route 11.
3. This access point is for the development of one single-family residence.

At the June 22, 2020 meeting of the Long Range Capital Planning and Utilization Committee, the request to grant a point of access to David and Melissa Sykes for \$2,100.00 was approved, which includes the Administrative Fee of \$1,100.00.

The Department respectfully requests authorization to grant this access point through the CAROW on the easterly side of Rand Hill Road, as noted above.

Respectfully,



Victoria F. Sheehan
Commissioner

VFS/SJN
Attachments

LRCP 20-010



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

State of New Hampshire

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Deputy Legislative Budget Assistant
(603) 271-3161

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

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

June 22, 2020

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 June 22, 2020, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell an access point located on the easterly side of Rand Hill Road in the Town of Alton directly to David D. Sykes and Melissa D. Sykes for \$2,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated February 20, 2020.

Sincerely,

/s/ Michael W. Kane

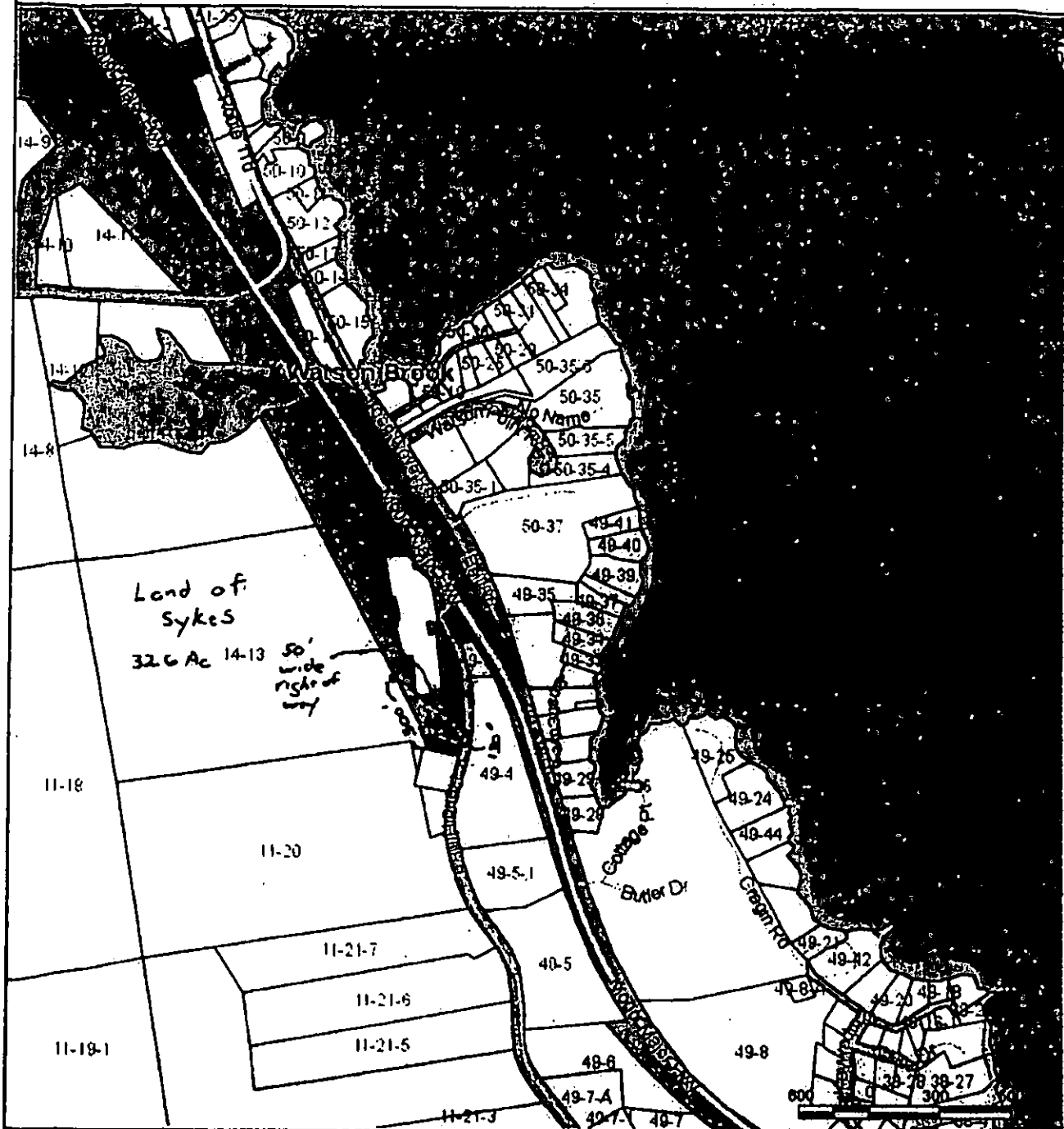
Michael W. Kane
Legislative Budget Assistant

MWK/pe
Attachment

Cc: Adam Smith, Assistant Administrator
Bureau of Right-of-Way

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE
ADMINISTRATION

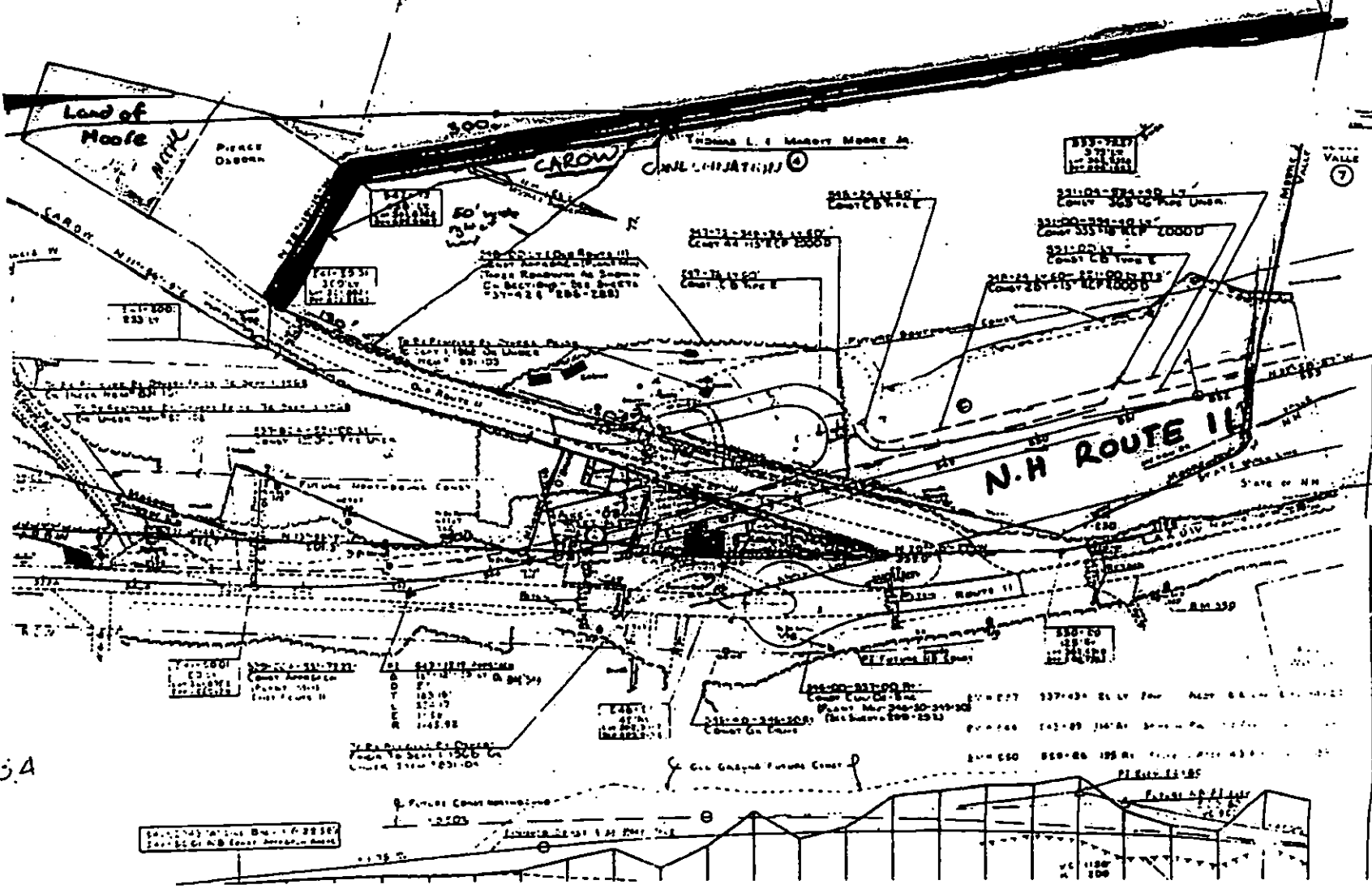
MOSAIC PARCEL
MAP SHARING
POOL



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analysis of sites may differ from the maps.

LAND OF DAVID SYKES
32.6 AC (Tax Map)
Tax Map 14, Lot 13

553+00'
375' Lt



54

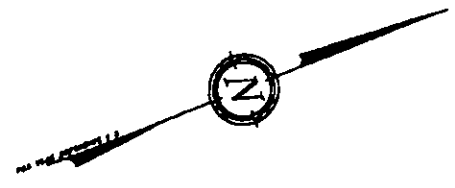
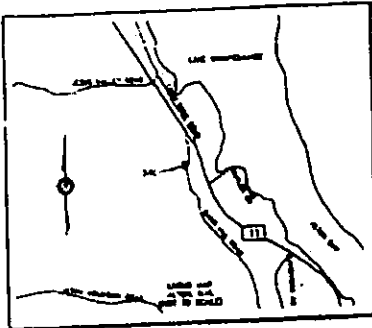
Now LAND
OF
SYKES

PLAN REFERENCE:

- 1) "IMPROVED PLAN FOR THE MAP 10-4
S.W. CORNER 11 ALTON, N.H."
DATED MAY 12, 1906
BY JOHN BERRY ASSOCIATES INC.
SCALE PLAN 1/100-34
- 2) "PLAN SHOWING LAND OF CHARLES L. MOORE,
SOUTHWEST CORNER OF CORNER 11 IN ALTON, N.H."
DATED 1906
BY T. LANGRISH
SCALE 3000 TO PLAN 1200

NOTES:

- 1) TAKES PAID BY THOMAS L. MOORE FOR
1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
- 2) TAX MAP 46, LOT 1
- 3) THE BOUNDARIES OF THE PLAN ARE TAKEN
FROM THE RECORDS OF THE TOWN OF ALTON,
NEW HAMPSHIRE AND RECORD AND FIELD CORNER
AND THE BOUNDARIES ARE TO BE TAKEN FOR
THE PURPOSES OF THIS PLAN AS SHOWN ON
TAX MAP 46, LOT 1.



1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
TAX MAP 46, LOT 1

1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
TAX MAP 46, LOT 1

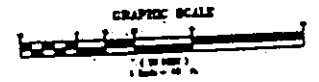
CARDW

1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
TAX MAP 46, LOT 1

1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
TAX MAP 46, LOT 1

1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
TAX MAP 46, LOT 1

1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
TAX MAP 46, LOT 1



NO.	DATE	AND WHAT LAW
REVISION	DATE	DESCRIPTION
FIELD OF LAND FOR THOMAS MOORE RAND HILL ROAD ALTON, N.H. TAX MAP 26, LOT 1		
BERRY SURVEYING & ENGINEERING 148 SECOND CROSS STREET NO. BARRINGTON, N.H. 333-2863		
SCALE : 1 IN. EQUALS 20 FT. DATE : MAY 15, 2007 FILE NO. : DB 2007 - 048		

LEGEND:

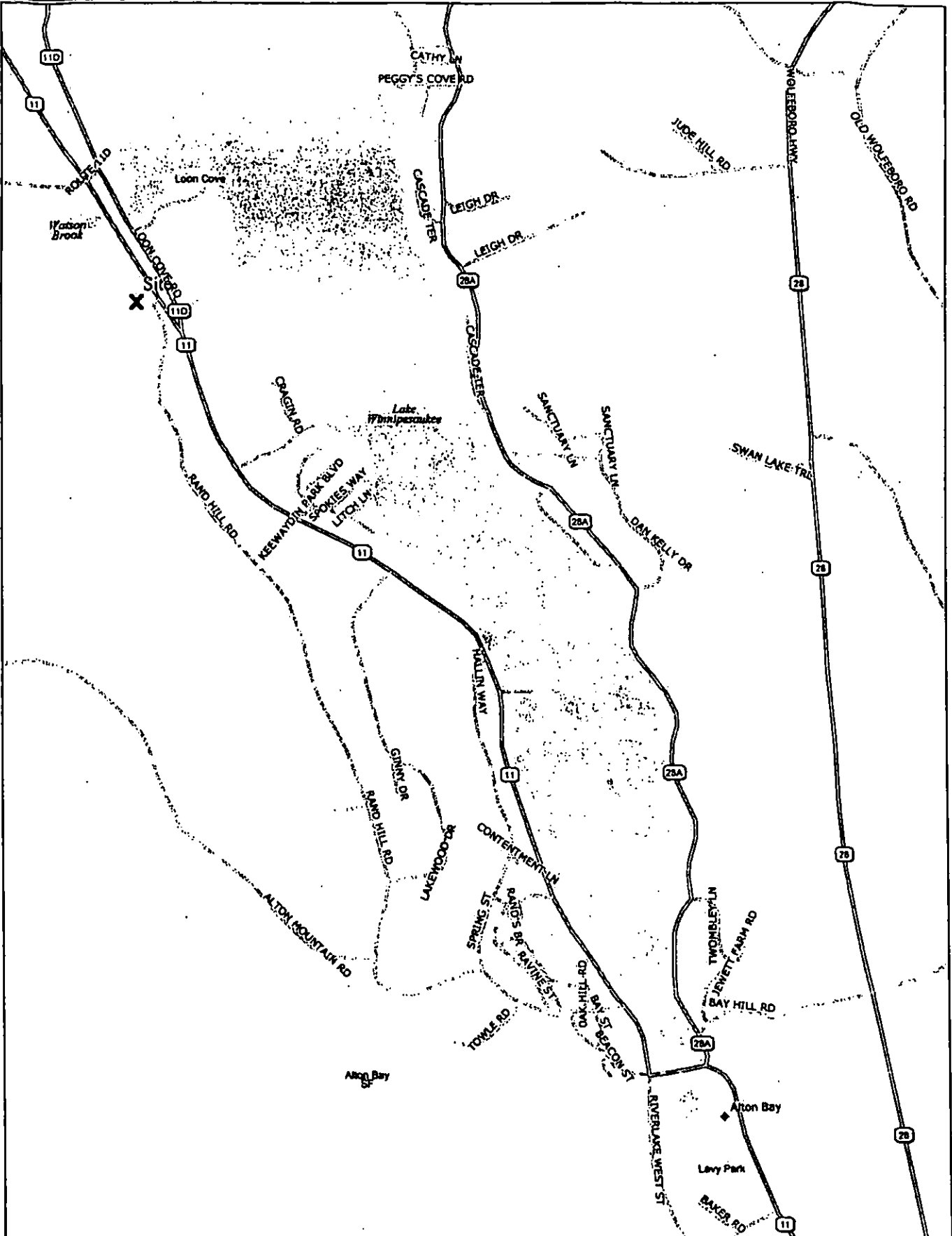
- 4000 FEET
- 8000 FEET
- 16000 FEET

I HEREBY CERTIFY THAT THE BERRY PLAN IS NOT A
 SUPERSEDED ALTERNATE TO THIS PLAN AND THAT THE
 LINES OF STREETS AND OTHER RECORDS ARE SHOWN OF
 RECORD OR PRIVATE RECORDS OR BOTH ALREADY
 ESTABLISHED AND THAT NO NEW LINES ARE SHOWN

THOMAS L. BERRY L.L.E. JUN. S.W.

RAND HILL ROAD

1/2 SHARPE STREET
1/2 SHARPE STREET
1/2 SHARPE STREET
TAX MAP 46, LOT 1



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