



**THE STATE OF NEW HAMPSHIRE**  
**DEPARTMENT OF TRANSPORTATION**



**JEFF BRILLHART, P.E.**  
**ACTING COMMISSIONER**

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

Bureau of Right-of-Way  
 February 12, 2015

**REQUESTED ACTION**

Pursuant to RSA 4:39-c and 228:31, AUTHORIZE the Department of Transportation to transfer two (2) parcels of State owned land consisting of 6,055 square feet and 6,020 square feet, both located in the Limited Access Right-of-Way of the Spaulding Turnpike Exit 7 southbound off/on ramps, to 7 South, LLC in exchange for 7 South, LLC transferring to the Department of Transportation two (2) parcels of land owned by them consisting of 6,046 square feet and 6,020 square feet, also located adjacent to the Spaulding Turnpike Exit 7 southbound off/on ramps, and for the Department to control the access point to the property owned by 7 South, LLC and limit the access to one (1) point of access to Central Avenue. This is a no cost transfer except for the Department assessing an Administrative Fee of \$1,100.00.

Pursuant to RSA 230.45, FURTHER AUTHORIZE the Department of Transportation to emendate the Return of Highway Layout and to adjust the limits of the Spaulding Turnpike Limited Access Right-of-Way for the disposal of the above-mentioned parcels.

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

04-096-096-960015-0000-UUU-402156  
 Administrative Fee

FY 2015  
 \$1,100.00

**EXPLANATION**

The Department has received a request from an entity, 7 South, LLC, which is interested in acquiring two (2) portions of the Limited Access Right-of-Way (LAROW) of the Spaulding Turnpike owned by the Department of Transportation. The properties are located on the easterly side of the Spaulding Turnpike at the Exit 7 southbound off/on ramps and the northerly side of Central Avenue (NH Route 108) in the City of Dover. 7 South, LLC has stated that they are willing to exchange two (2) portions of their land holdings in the general vicinity of the requested LAROW in exchange for the requested State owned portions of LAROW.

These parcels of State owned land were acquired in 1955 for the layout and construction of the Spaulding Turnpike Exit 7 southbound off/on ramps. In order to be able to sell these parcels, the Department wishes to emend the Return of Highway Layout to define these parcels.

The conditions of this land exchange are as follows:

The Department would transfer two (2) parcels of land consisting of 6,055 square feet and 6,020 square feet. In exchange, 7 South, LLC would transfer to the Department of Transportation two (2) parcels of land owned by them consisting of 6,046 square feet and 6,020 square feet also located adjacent to the Spaulding Turnpike Exit 7 southbound off/on ramps. The Department will control the access point to the property owned by 7 South, LLC and limit the access to one (1) point of access.

NOV 21 2014

RECEIVED



LRCP 14-042

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

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

November 19, 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,

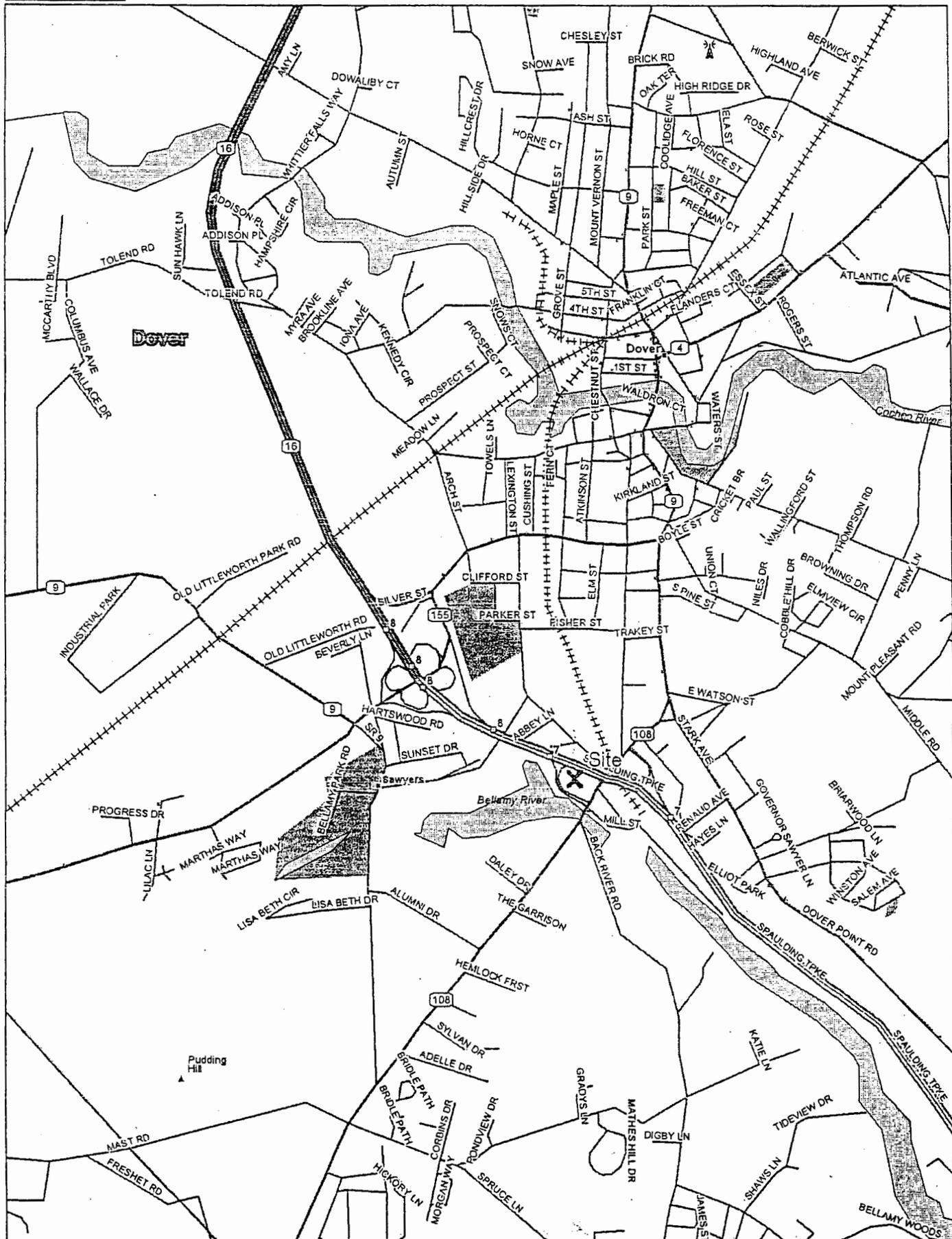
The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on November 18, 2014, approved the request of the Department of Transportation, Bureau of Right-of-Way, to transfer at no cost, two (2) parcels of State owned land consisting of 6,055 square feet and 6,020 square feet, both located in the Limited Access Right-of-Way of the Spaulding Turnpike Exit 7 southbound off/on ramps, to 7 South, LLC in exchange for 7 South, LLC transferring to the Department of Transportation two (2) parcels of land owned by them consisting of 6,046 square feet and 6,020 square feet, also located adjacent to the Spaulding Turnpike Exit 7 southbound off/on ramps, and for the Department to control the access point to the property owned by 7 South, LLC and limit the access to one (1) point of access to Central Avenue in the City of Dover, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 12, 2014.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey A. Pattison".

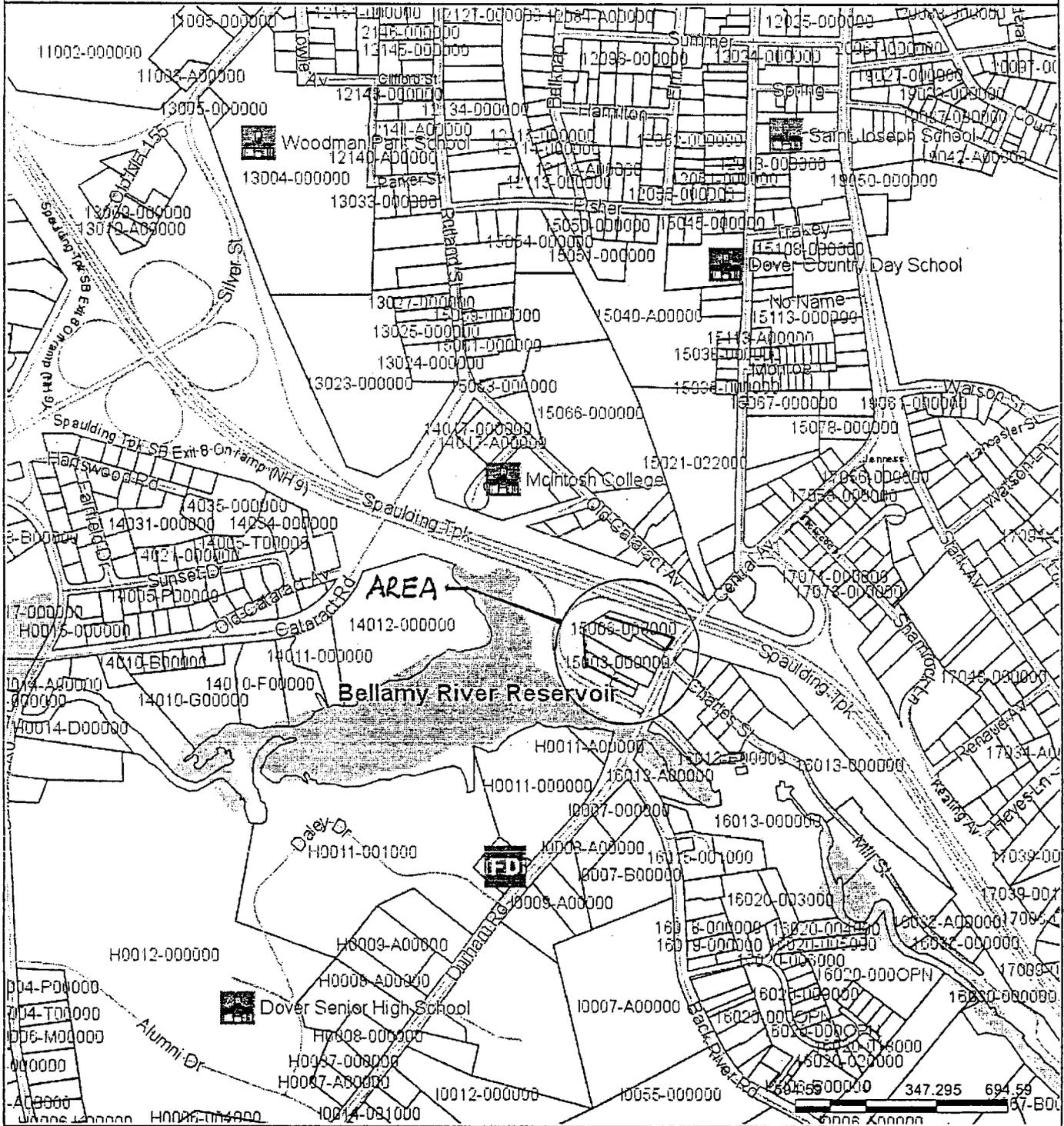
Jeffrey A. Pattison  
Legislative Budget Assistant

JAP/pe  
Attachment

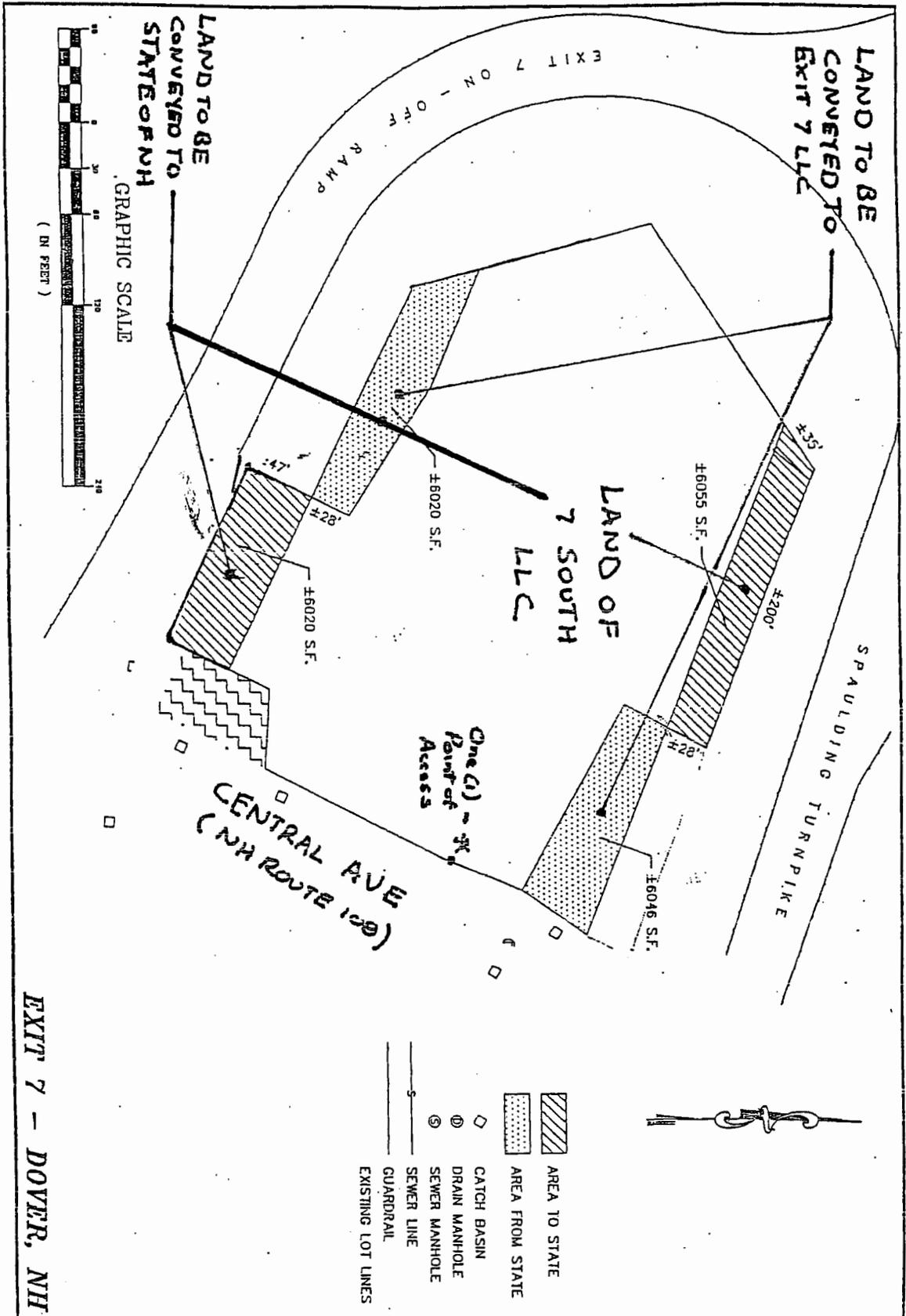


STATE OF NEW HAMPSHIRE  
DEPARTMENT OF REVENUE  
ADMINISTRATION

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 analyses of sites may differ from the maps.

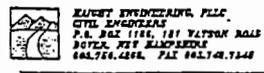


EXIT 7 - DOVER, NH

DATE: 7-23-2013  
 SCALE: AS SHOWN  
 FILE NO: 107-BAK-BECH-L01-D

DESIGNED BY: SRD  
 DRAWN BY: SRD  
 APPROVED BY: SH

SUMMITT LAND DEVELOPMENT  
 DOVER, NEW HAMPSHIRE



No.	Appd	Date
REVISIONS		

J. MICHAEL JOYAL, JR.  
City Manager  
m.joyal@dover.nh.gov



288 Central Avenue  
Dover, New Hampshire 03820-4169  
(603) 516-6023  
Fax: (603) 516-6049  
www.dover.nh.gov

**City of Dover, New Hampshire**  
OFFICE OF THE CITY MANAGER

DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY

DEC 19 2014

RECEIVED

December 18, 2014

Mr. Charles R. Schmidt, PE  
State of New Hampshire  
Department of Transportation  
PO Box 483  
Concord, NH 03302-0483

Re: **Sale of State Owned Land in Dover – Dover LS 1823(1), P-2692-J**

Dear Mr. Schmidt,

I am writing in response to your letter dated November 25, 2014 pertaining to the above. At this time, the City of Dover has no foreseeable use for the subject property shown on the drawings included with your letter. We therefore are NOT interested in purchasing this State owned property for the listed value. Thank you for notifying us of this anticipated sale and allowing us the opportunity to respond.

Sincerely,

  
J. Michael Joyal, Jr.  
City Manager

JMJ:cb

Cc: Phillip J. Miles, NHDOT Chief of Property Management  
Chad Kageleiry, Summit Land Development  
Douglas Steele, Deputy City Manager-Community Services Director  
Christopher Parker, Assistant City Manager – Planning Director

**NOTES:**

1) OWNER OF RECORD:  
 7 SOUTH, LLC  
 340 CENTRAL AVENUE, SUITE 202  
 DOVER, MA 01929  
 S.C.R.D. VOL. 400R, PAGE 223  
 S.C.R.D. VOL. 400R, PAGE 224  
 S.C.R.D. VOL. 400R, PAGE 225  
 S.C.R.D. VOL. 400R, PAGE 226  
 S.C.R.D. VOL. 400R, PAGE 227  
 S.C.R.D. VOL. 400R, PAGE 228  
 S.C.R.D. VOL. 400R, PAGE 229  
 S.C.R.D. VOL. 400R, PAGE 230  
 S.C.R.D. VOL. 400R, PAGE 231  
 S.C.R.D. VOL. 400R, PAGE 232  
 S.C.R.D. VOL. 400R, PAGE 233  
 S.C.R.D. VOL. 400R, PAGE 234  
 S.C.R.D. VOL. 400R, PAGE 235  
 S.C.R.D. VOL. 400R, PAGE 236  
 S.C.R.D. VOL. 400R, PAGE 237  
 S.C.R.D. VOL. 400R, PAGE 238  
 S.C.R.D. VOL. 400R, PAGE 239  
 S.C.R.D. VOL. 400R, PAGE 240

OWNER SIGNATURE: \_\_\_\_\_

2) ZONING DISTRICT IS B-5 (GATEWAY DISTRICT)

3) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:  
 MINIMUM LOT SIZE - 10,000 S.F.  
 MINIMUM FRONT YARD SETBACK - 15 FEET  
 MINIMUM SIDE YARD SETBACK - 15 FEET  
 MINIMUM REAR YARD SETBACK - 15 FEET  
 MAXIMUM BUILDING HEIGHT - 40 FEET

4) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:  
 MINIMUM LOT SIZE - 10,000 S.F.  
 MINIMUM FRONT YARD SETBACK - 15 FEET  
 MINIMUM SIDE YARD SETBACK - 15 FEET  
 MINIMUM REAR YARD SETBACK - 15 FEET  
 MAXIMUM BUILDING HEIGHT - 40 FEET

5) PLAN INTENT IS TO ADJUST THE LOT LINES AS SHOWN.  
 TRACT "A" 4.18 AC. IS TO BE ADDED TO PARCEL 15/4  
 TRACT "B" 6.41B S.F. IS TO BE ADDED TO "TURNPIKE"  
 TRACT "C" 5.880 S.F. IS TO BE ADDED TO "TURNPIKE"  
 TRACT "D" 4.18 S.F. IS TO BE ADDED TO "TURNPIKE"

6) PARCEL AREAS:  
 ORIGINAL PARCEL: 107,090 S.F. / 2.46 AC.  
 NEW PARCEL: 107,090 S.F. / 2.46 AC.

7) PLAN IS SUBJECT TO THE STATE PLANNING BOARD'S REVIEW AND APPROVAL. THE BOARD'S DECISION IS FINAL AND NOT SUBJECT TO APPEAL.  
 3007000000, EFFECTIVE DATE: MAY 17, 2005.  
 UN-PAID TAXES - AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHARGE FLOORPLAN

8) BASE OF BOUNDARIES IS THE MA STATE PLANE GRID NORTH, PER OPS OBSERVATION IN THIS OFFICE OCTOBER 4, 2011.

9) A DIGITAL COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER THROUGH THE APPROPRIATE LOCAL AGENCIES.

10) THERE ARE NO WETLANDS DESIGNATED ON THE SUBJECT PARCELS.

**PLAN OF LOT LINE ADJUSTMENTS**  
 PREPARED FOR  
 7 SOUTH, LLC  
 AND  
 THE STATE OF NEW HAMPSHIRE  
 TAX MAP 15, LOT Nos. 4 & SPAULDING TURNPIKE  
 CENTRAL AVENUE &  
 SPAULDING TURNPIKE "EXIT 75"  
 CITY OF DOVER, COUNTY OF STRAFFORD  
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE NO. P-15-\_\_\_\_\_  
 DRAWN BY: RWJ DATE: 08/20/13  
 CHECKED BY: JWB DATE: 08/20/13

**M S A**  
**Metecost Survey Associates, Inc.**  
 P.O. Box 881 - 24 Chestnut Street  
 Dover, NH 03820 (603) 751-0001  
 SURVEYING - PLANNING - CONSULTING

No.	Beginning	Distance
L1	S28°45'28"W	59.76'
L2	N68°45'28"E	48.68'
L3	N05°43'15"W	44.14'
L4	S28°45'28"W	26.26'
L5	S28°45'28"W	29.31'
L6	N68°45'28"E	33.93'
L7	S25°41'50"W	57.77'
L8	N68°45'28"E	55.92'
L9	S28°45'28"W	56.60'
L10	S34°31'45"W	18.33'
L11	S28°45'28"W	18.33'
L12	N58°29'07"E	35.00'
L13	S28°26'45"W	27.87'

7) METECOST SURVEY ASSOCIATES, INC. HAS PERFORMED THIS SURVEY AND THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED BY METECOST SURVEY ASSOCIATES, INC. ON OR ABOUT 08/15/13. METECOST SURVEY ASSOCIATES, INC. HAS BEEN LICENSED BY THE STATE OF NEW HAMPSHIRE UNDER LICENSE NO. 000001. METECOST SURVEY ASSOCIATES, INC. IS A MEMBER OF THE BOARD OF LICENSES FOR LAND SURVEYORS.

8) METECOST SURVEY ASSOCIATES, INC. HAS PERFORMED THIS SURVEY AND THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED BY METECOST SURVEY ASSOCIATES, INC. ON OR ABOUT 08/15/13. METECOST SURVEY ASSOCIATES, INC. HAS BEEN LICENSED BY THE STATE OF NEW HAMPSHIRE UNDER LICENSE NO. 000001. METECOST SURVEY ASSOCIATES, INC. IS A MEMBER OF THE BOARD OF LICENSES FOR LAND SURVEYORS.

**REFERENCE PLANS:**

1) STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED U.S. HIGHWAY 108, PROJECT NO. 108-108-01, 108-108-02, 108-108-03, 108-108-04, 108-108-05, 108-108-06, 108-108-07, 108-108-08, 108-108-09, 108-108-10, 108-108-11, 108-108-12, 108-108-13, 108-108-14, 108-108-15, 108-108-16, 108-108-17, 108-108-18, 108-108-19, 108-108-20, 108-108-21, 108-108-22, 108-108-23, 108-108-24, 108-108-25, 108-108-26, 108-108-27, 108-108-28, 108-108-29, 108-108-30, 108-108-31, 108-108-32, 108-108-33, 108-108-34, 108-108-35, 108-108-36, 108-108-37, 108-108-38, 108-108-39, 108-108-40, 108-108-41, 108-108-42, 108-108-43, 108-108-44, 108-108-45, 108-108-46, 108-108-47, 108-108-48, 108-108-49, 108-108-50, 108-108-51, 108-108-52, 108-108-53, 108-108-54, 108-108-55, 108-108-56, 108-108-57, 108-108-58, 108-108-59, 108-108-60, 108-108-61, 108-108-62, 108-108-63, 108-108-64, 108-108-65, 108-108-66, 108-108-67, 108-108-68, 108-108-69, 108-108-70, 108-108-71, 108-108-72, 108-108-73, 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