



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
 August 18, 2020

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the New Hampshire Department of Transportation (Department) to sell 0.12 +/- of an acre parcel of State owned land on the southerly side of Rockingham Road, in the Town of Auburn. The sale would be directly to Wellington Bros. Limited Partnership (Grantee), for \$4,562.00, which includes a \$1,100.00 Administrative Fee, effective upon Governor and Executive Council approval.

The Department's Bureau of Finance and Contracts has determined the 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	\$692.40
(20% of \$3,462.00)	
04-096-096-963515-3054-401771	<u>FY 2021</u>
Consolidated Federal Aid	\$2,769.60
(80% of \$3,462.00)	

EXPLANATION

The Department received a request from the Grantee to acquire 0.12 +/- of an acre parcel located on the southerly side of Rockingham Road in the Town of Auburn. The subject parcel is a portion of a larger parcel acquired by the Department in 1960 in connection with the construction of NH Route 101.

During the site review it was discovered that a portion of their paved parking lot, along with storage trailers, were encroaching onto the State owned parcel.

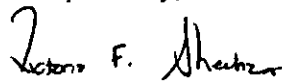
Pursuant to RSA 4:39-c, this sale has been reviewed by the Department, and determined to be surplus to our operational needs and interests. The sale will include the following conditions:

1. No access will be granted to NH Route 101 from this parcel.
2. The Department retains the drainage easement located at the end of the existing drainage pipe along NH Route 101 near the easterly boundary line.
3. The Grantee will work together with 269 Rockingham Road, LLC, to subdivide the larger State owned parcel into two separate parcels. The parcels would then be sold and merged into each of the respective abutting parcels. The cost of the subdividing and the lot merger would be the responsibility of the buyers.
4. The Grantee shall preserve the stonewall boundary located on Rockingham Road along the Town owned right-of-way.

At the June 22, 2020 Long Range Capital Planning and Utilization Committee meeting, this request (LRCP 20-019) was approved for sale to Wellington Bros. Limited Partnership for \$4,562.00, which includes an Administrative Fee of \$1,100.00.

The Department is respectfully requesting authorization for the sale of this parcel located on the southerly side of Rockingham Road, as noted above.

Respectfully,



Victoria F. Sheehan
Commissioner

VFS/SJN
Attachments



LRCP 20-019

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

State of New Hampshire

CHRISTOPHER M. SHEA, MPA
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 23, 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 a 0.12 +/- acre of State owned land located on the southerly side of Rockingham Road in the Town of Auburn to Wellington Bros. Limited Partnership (Wellington Bros.) for \$4,562, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 29, 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

Newman, Sandra

From: Bill Herman <townadmin@townofauburnnh.com>
Sent: Tuesday, July 14, 2020 10:03 AM
To: Newman, Sandra
Subject: Sale of State Owned Land in Auburn (F-018-2 (12), P-3375A)

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good Morning Sandra –

On behalf of the Town of Auburn and the Board of Selectmen, I am responding to the two formal notices we have received from the NH Department of Transportation concerning the proposed selling of approximately one-half acre of land on the southerly side of Rockingham Road in specified amounts to the two immediate abutters to this property.

The Auburn Board of Selectmen discussed this potential at their meeting on July 13th and were unanimous in their determination that the Town of Auburn has no interest in acquiring this property. Further, the Board believes the division of the property between the two abutters as proposed by NHDOT is the best course of action overall for this property.

We would note, however, that the Town of Auburn Tax Maps incorrectly mark this property as a separate and distinct parcel of land in identifying it as Tax Map #25, Lot #39-1. There is no supporting documentation to show this as a lot of record. It is actually part of the overall right-of-way the NHDOT owns along Rockingham Road in Auburn. We believe Bureau of Right-of-Way Appraiser Harry C. Hadaway, Jr., had the same opinion when he was reviewing the records we several months ago.

In order to achieve the results that NHDOT is proposing with the sale of some land to 269 Rockingham Road, LLC and a smaller amount of land to Wellington Brothers Limited Partnership, we believe the best course of action would be to submit a three way lot-line adjustment plan to the Auburn Planning Board which would re-align the property lines of the NH Department of Transportation, 269 Rockingham Road, LLC and the Wellington Brothers Limited Partnerships lots. Lot line adjustments are usually approved the same night they are presented to the Planning Board and is an easier process than subdividing a parcel of land.

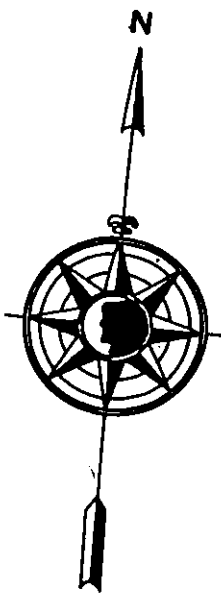
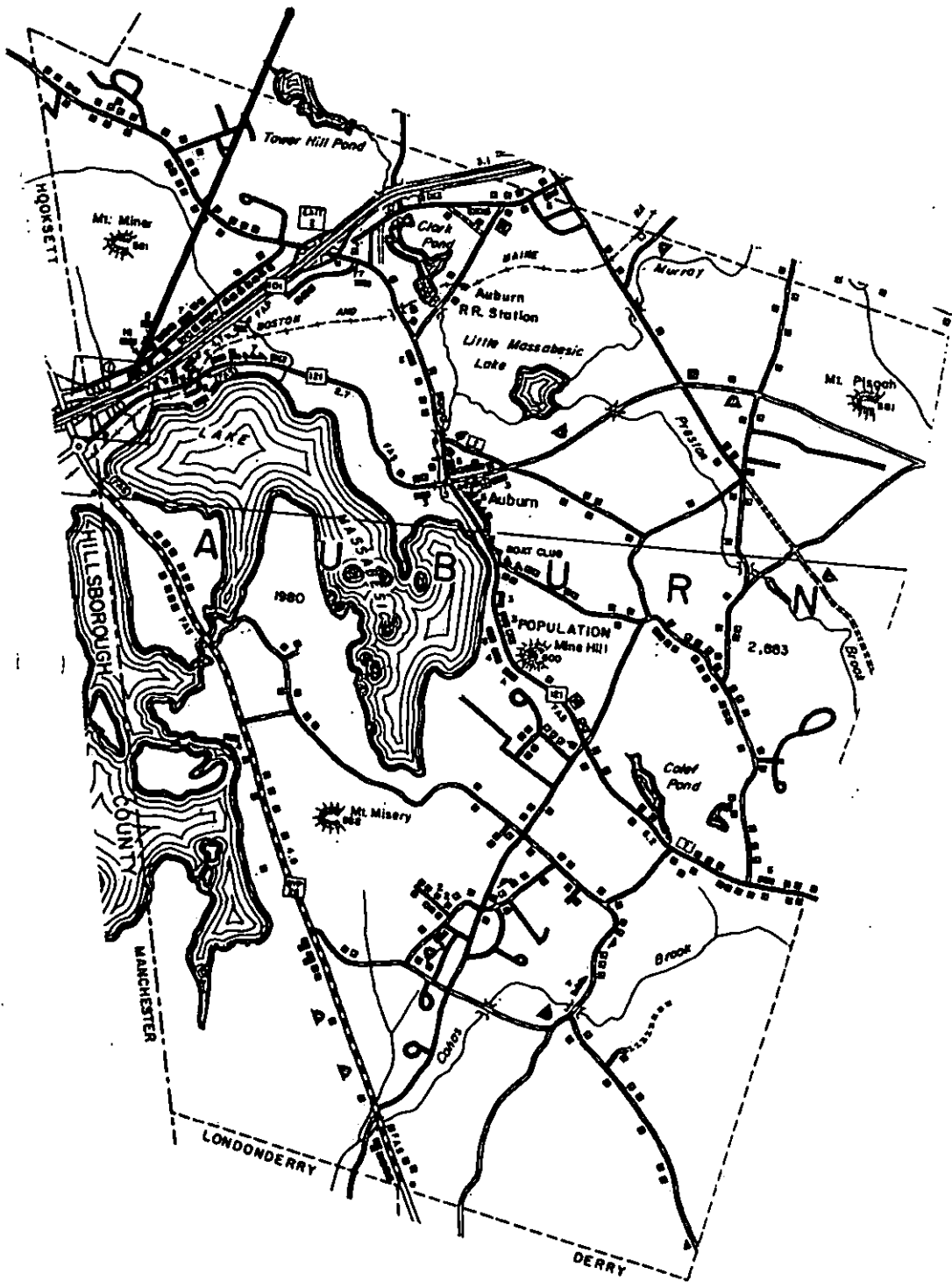
Thank you for contacting the Town of Auburn in this process and allowing us to offer our input in this process.

If we can provide any further information, please don't hesitate to contact me.

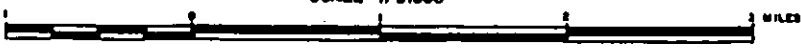
Bill

Bill Herman, CPM
Town Administrator
Town of Auburn
PO Box 309
Auburn, NH 03032
(603) 483-5052, ext. 111

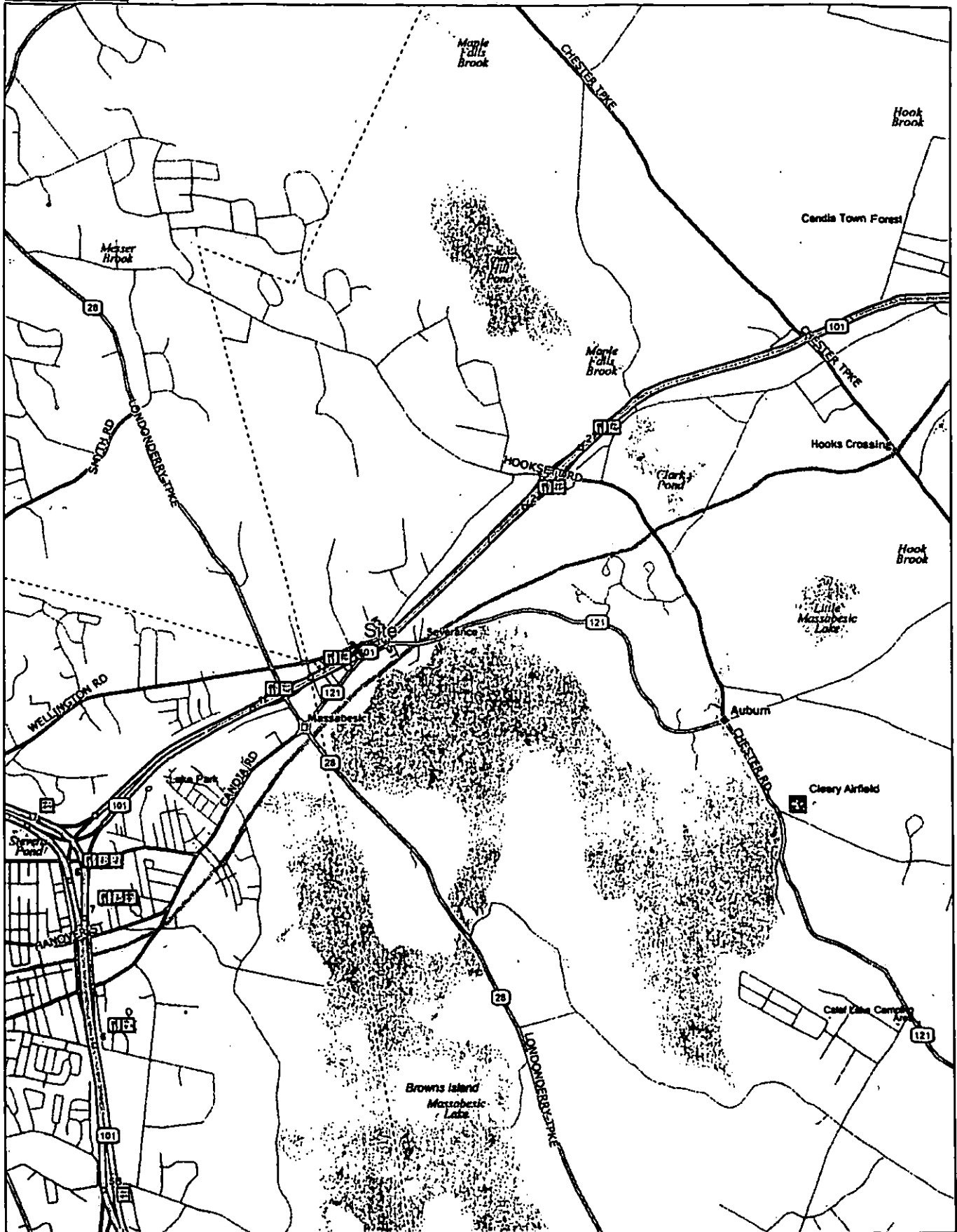
PARCEL



SCALE 1/31680



1971



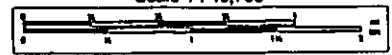
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www.delorme.com



Scale 1 : 43,750



1" = 3,645.8 ft

Data Zoom 12-2

EX OF SHEETS

TITLE PAGE
 TYPICAL SECTIONS OF IMPROVEMENT
 INCIDENTAL DETAILS
 SUMMARY OF QUANTITIES
 CROSS PLANS
 PLAN AND PROFILE CURVES
 PROFILES
 CROSS SECTIONS

- STANDARD SHEET NO. 1 REVISED JUNE 12, 1951
- NO. 2 REVISED JUNE 22, 1954
- NO. 3 NEW SHEET JULY 13, 1959
- NO. 4 REVISED JUNE 24, 1958
- NO. 5 OCT. 28, 1959
- NO. 6 JUNE 15, 1959
- NO. 7 JULY 6, 1960
- NO. 8 NEW SHEET DEC. 17, 1967
- NO. 9 NEW SHEET MAY 26, 1968
- NO. 10
- NO. 11
- NO. 12
- NO. 13
- NO. 14
- NO. 15
- NO. 16
- NO. 17
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- NO. 19
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- NO. 41
- NO. 42
- NO. 43
- NO. 44
- NO. 45
- NO. 46
- NO. 47
- NO. 48
- NO. 49
- NO. 50

REVISED FEBRUARY 26, 1961
 REVISION NO. 1 - SEE SHEET "G"
 SHEETS REVISED: G, B-11, 51, 46,
 SHEETS SUPPLEMENTED: 20-25, 50,
 40-43, 76-80
 SHEETS ADDED: 20A-25A, 50A,
 40A-43A, 76A-80A

STATE OF NEW HAMPSHIRE
 DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

PLANS OF PROPOSED FEDERAL AID PROJECT

F 018-2 (12)

N.H. PROJECT NO. P-3375-A

DESIGN DATA		
AVERAGE DAILY TRAFFIC	1950	3750
AVERAGE DAILY TRAFFIC	1960	8230
TRAFFIC CLASSIFICATION		M
DESIGN SPEED		60 M.P.H.
MAXIMUM CURVATURE		2 DEGREES
MAXIMUM GRADIENT (ACTUAL)		1.62 %
NON-PASSING SIGHT DISTANCE		FEET
LENGTH OF PROJECT		0.738 MILES
K FACTOR SUMMITS		500
K FACTOR SAGS		150



LOCATION MAP

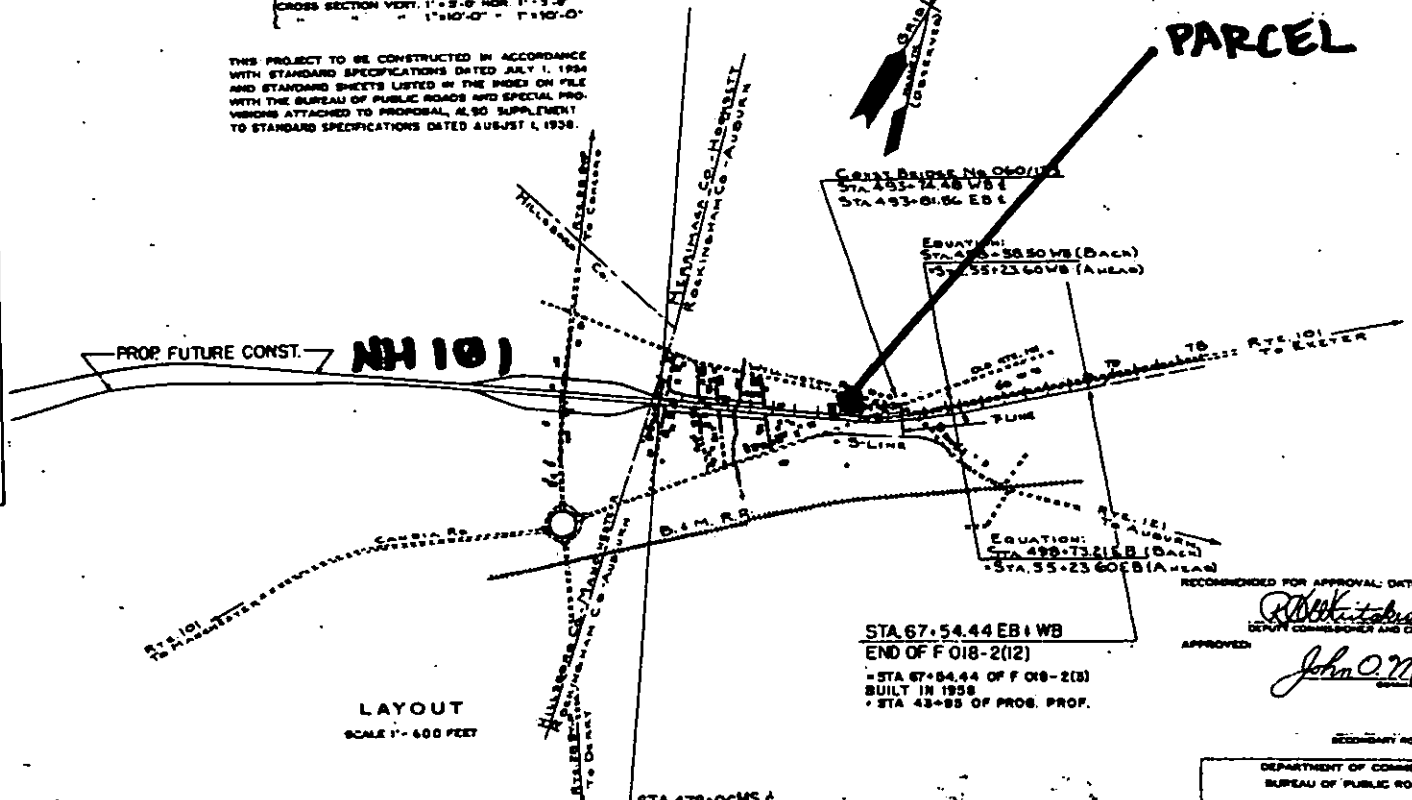
SCALE IN MILES

CONVENTIONAL SIGNS

TYPE OF SIGN	DESCRIPTION
1	ADVANCE WARNING OF ROAD AHEAD
2	STOPPING PLACE
3	ROAD NARROWING AHEAD
4	ROAD NARROWING AHEAD (OTHER SIDE)
5	ROAD NARROWING AHEAD (BOTH SIDES)
6	ROAD NARROWING AHEAD (BOTH SIDES) (OTHER SIDE)
7	ROAD NARROWING AHEAD (BOTH SIDES) (OTHER SIDE) (BOTH SIDES)
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PLAN 1" = 50'-0"
 PROFILE VERT. 1" = 10'-0" HOR. 1" = 50'-0"
 CROSS SECTION VERT. 1" = 2'-0" HOR. 1" = 3'-0"
 " " " 1" = 10'-0" " 1" = 10'-0"

THIS PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS DATED JULY 1, 1954 AND STANDARD SHEETS LISTED IN THE INDEX ON FILE WITH THE BUREAU OF PUBLIC ROADS AND SPECIAL PROVISIONS ATTACHED TO PROPOSAL, ALSO SUPPLEMENT TO STANDARD SPECIFICATIONS DATED AUGUST 1, 1958.



LAYOUT
 SCALE 1" = 600 FEET

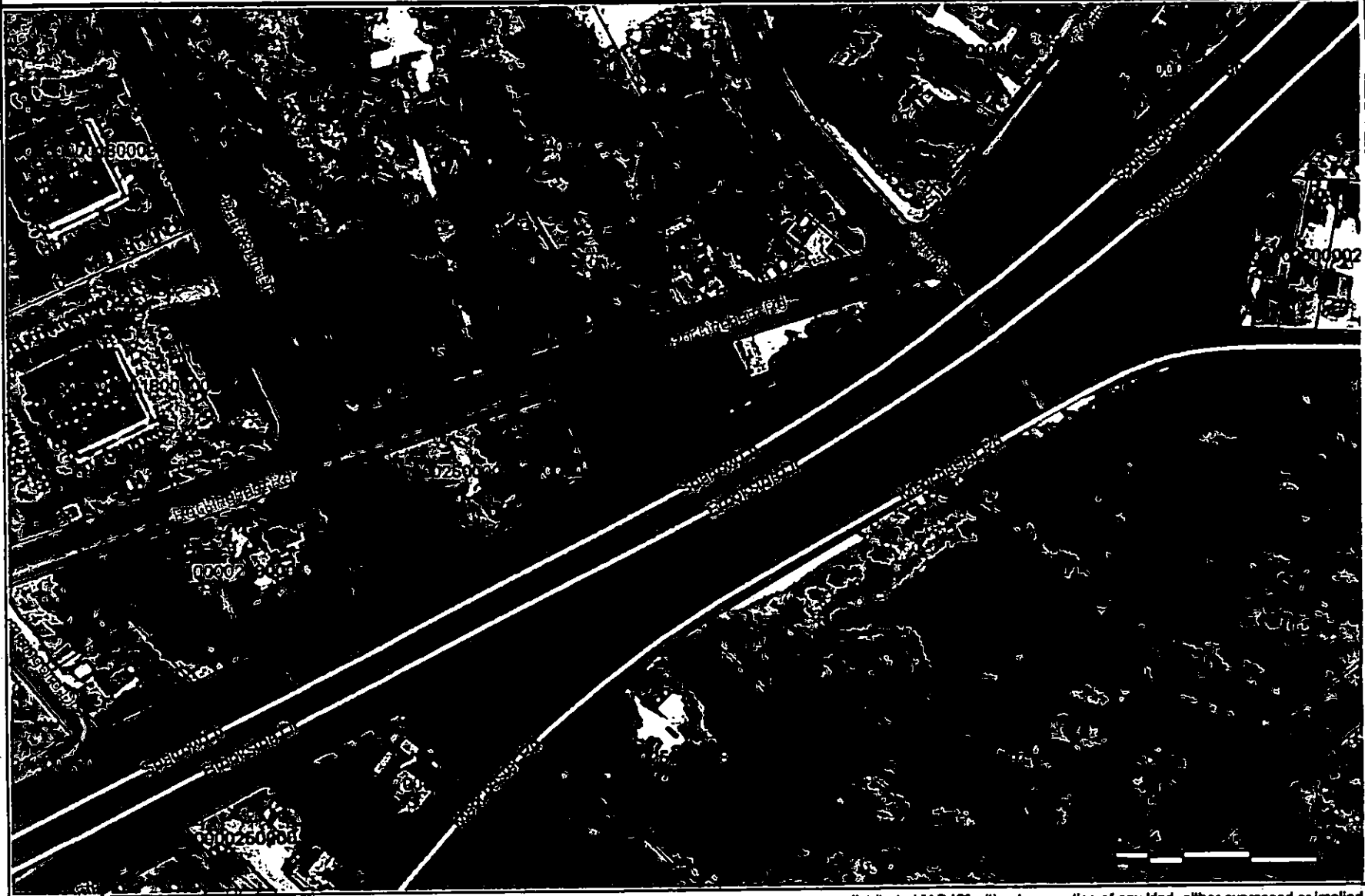
STA. 472+00MS ±
 END OF F 018-2(10) (FUTURE CONST.)
 TOWN OF AUBURN
 COUNTY OF ROCKINGHAM

STA. 472+00MS ±
 BEGINNING OF F 018-2(12)

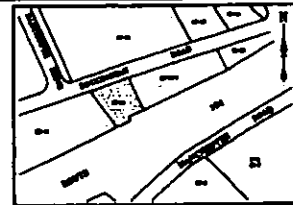
STA. 67+54.44 EB WB
 END OF F 018-2(12)
 STA. 67+54.44 OF F 018-2(12)
 BUILT IN 1958
 STA. 48+85 OF PROB. PROF.

RECOMMENDED FOR APPROVAL DATE
Robert J. ...
 DEPUTY COMMISSIONER AND D
 APPROVED: *John O. ...*

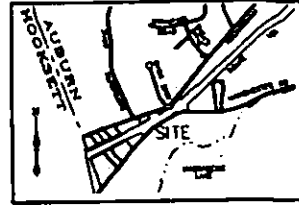
SECONDARY NO.
 DEPARTMENT OF CONSTRUCTION
 BUREAU OF PUBLIC ROADS
 APPROVED:
 DIVISION ENGINEER



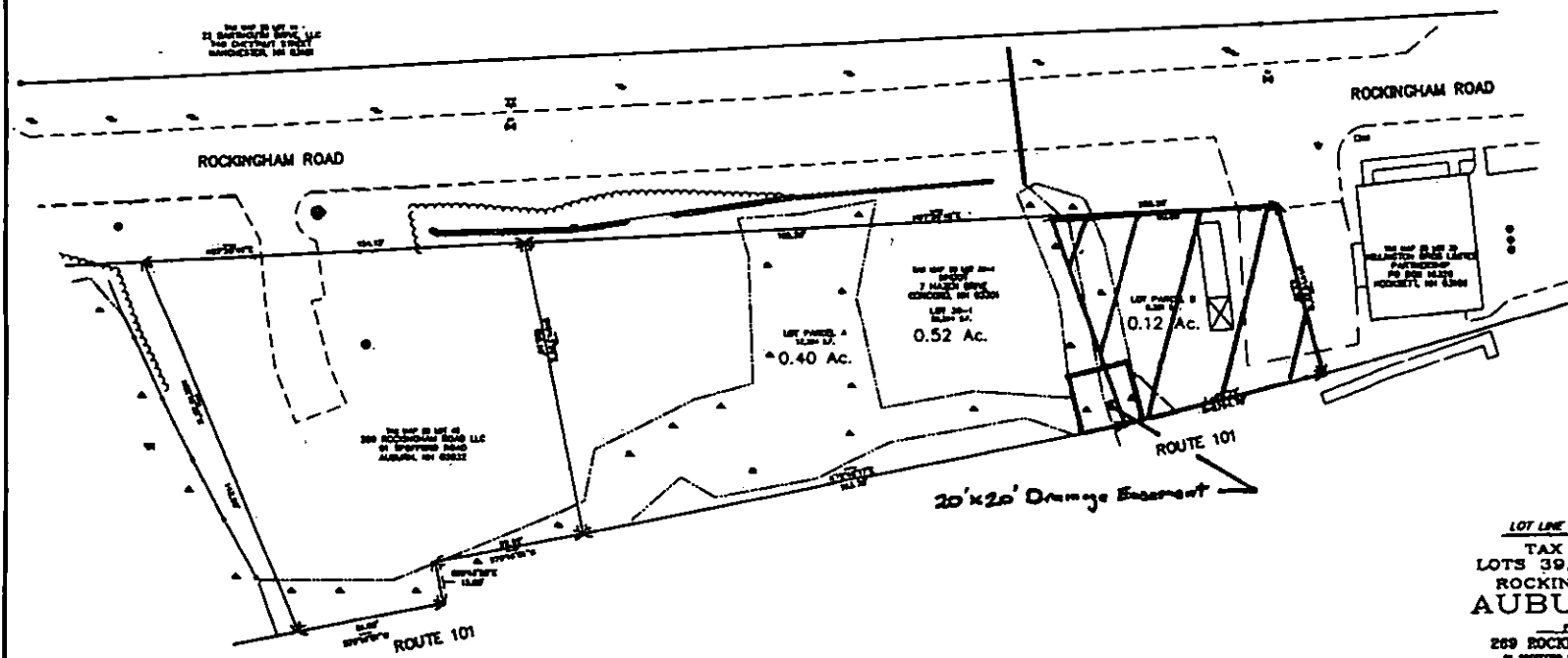
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TAX MAP SKETCH
SCALE 1" = 100'



VICINITY PLAN
SCALE 1" = 1.50'



REV	DATE	DESCRIPTION	BY

LOT LINE ADJUSTMENT PLAN
TAX MAP 25
LOTS 39, 39-1 & 40
ROCKINGHAM ROAD
AUBURN, NH
 PREPARED FOR:
289 ROCKINGHAM ROAD LLC
 91 SPOTTED STREET, AUBURN, NH 03022
MARCH 28, 2020
 SCALE 1" = 20'
 PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
 PLANNING - SURVEYING - ENGINEERING
 P.O. BOX 10784 20 RD. SPOTS RD. SEASIDE NH 03284-0784
 PH. (603) 827-1181
 (REV. 02/14) PLS. SCALE 1/2" = 100'