



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.
Assistant Commissioner

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

Bureau of Right-of-Way
June 29, 2022

REQUESTED ACTION

The Department of Transportation requests this item be placed on the Consent Calendar.

1. Pursuant to RSA 4:39-c, authorize the New Hampshire Department of Transportation (Department) to conduct a land swap with the Town of Littleton, NH (Town). The parcel swap consists of 1.40 +/- acres of state-owned land, located on the south side of Riverside Drive in Littleton, in exchange for 1.90 +/- acres of town-owned land, located on St. Johnsbury Road. This land swap will be at no cost to either party. The conveyance would be subject to conditions as specified in this request, effective upon Governor and Executive Council approval.
2. Pursuant to RSA 4:40, III-a, the Department requests authorization to waive the \$1,100.00 administrative fee.

EXPLANATION

The state-owned parcel was purchased from the Town of Littleton for \$500.00, in 1941, for the construction of a highway Garage and material storage, the highway garage was previously razed. The parcel is currently improved with a wood-framed cold-storage structure and a steel-framed sand-spreader storage rack. The land is currently being used by the Department for cold storage, equipment storage, and sand stockpiling.

Pursuant to RSA 4:39-c, the disposal of the state-owned land was reviewed by the Department and determined to be surplus to its operational needs and interests.

On May 23, 2022, the Long-Range Capital Planning & Utilization Committee granted approval (LRCP 22-017), allowing the Department to convey the 1.4-acre parcel to the Town in exchange (swap) for the 1.9-acre parcel as described.

The Department respectfully requests authorization for the land swap with the Town of Littleton and to waive the \$1,100.00 administrative fee as noted above.

Respectfully,

Victoria F. Sheehan
Commissioner

VFS/JAL
Attachments

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

LRCP 22-017

FROM: Stephen G. LaBonte, Administrator

DATE: May 13, 2022

AT: Dept. of Transportation
Bureau of Right-of-Way

SUBJECT: State-Owned Land Swap in Littleton,
RSA 4:39-c

Approved by the Long Range
Capital Planning & Utilization
Committee May 23, 2022

TO: Representative John Graham, Chairman,
Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

1. The New Hampshire Department of Transportation (Department), pursuant to RSA 4:39-c, requests authorization to conduct a land swap with the Town of Littleton NH. The swap will consist of 1.40 +/- acres of state-owned land located on the south side of Riverside Drive, for 1.90 +/- acres of town-owned land located on St. Johnsbury Road owned by the Town of Littleton. This land swap will be at no cost to either party.
2. Pursuant to RSA 4:40, III-a the Department requests authorization to waive the \$1,100.00 administrative fee.

EXPLANATION

The state-owned parcel was purchased from the Town of Littleton for \$500.00, in 1941 for the construction of a State Highway Garage and Material Storage, the highway garage was previously razed. The parcel is currently improved with a wood-framed cold storage structure, and a steel-framed sand-spreader storage rack. The land is currently being used by the Department for cold storage, equipment storage, and sand stockpiling.

After a Departmental review it was determined that the subject parcel is surplus to the Department's needs and available for the land swap with the Town of Littleton.

The Department's future needs require the construction of a dewatering basin for the storage of street waste due to the number of catch basins which are maintained by the Department and located near the town-owned parcel. The Town of Littleton has agreed to the land swap.

A staff appraiser from the Department evaluated both properties. The staff appraiser prepared a market value appraisal using the sales comparison approach that adheres to the requirements of the Right of Way Manual and the Uniform Standards of Professional Appraisal Practice. The state-owned property's value as of April 6, 2022, was concluded to be between \$35,000.00 to \$45,000.00. The Town-owned property's value as of May 5, 2022, was concluded to be between \$45,000.00 to \$55,000.00.

The Department respectfully requests authorization for the land swap and to waive the \$1,100.00 administrative fee as outlined above.

SGL/JAL/jl
Attachments



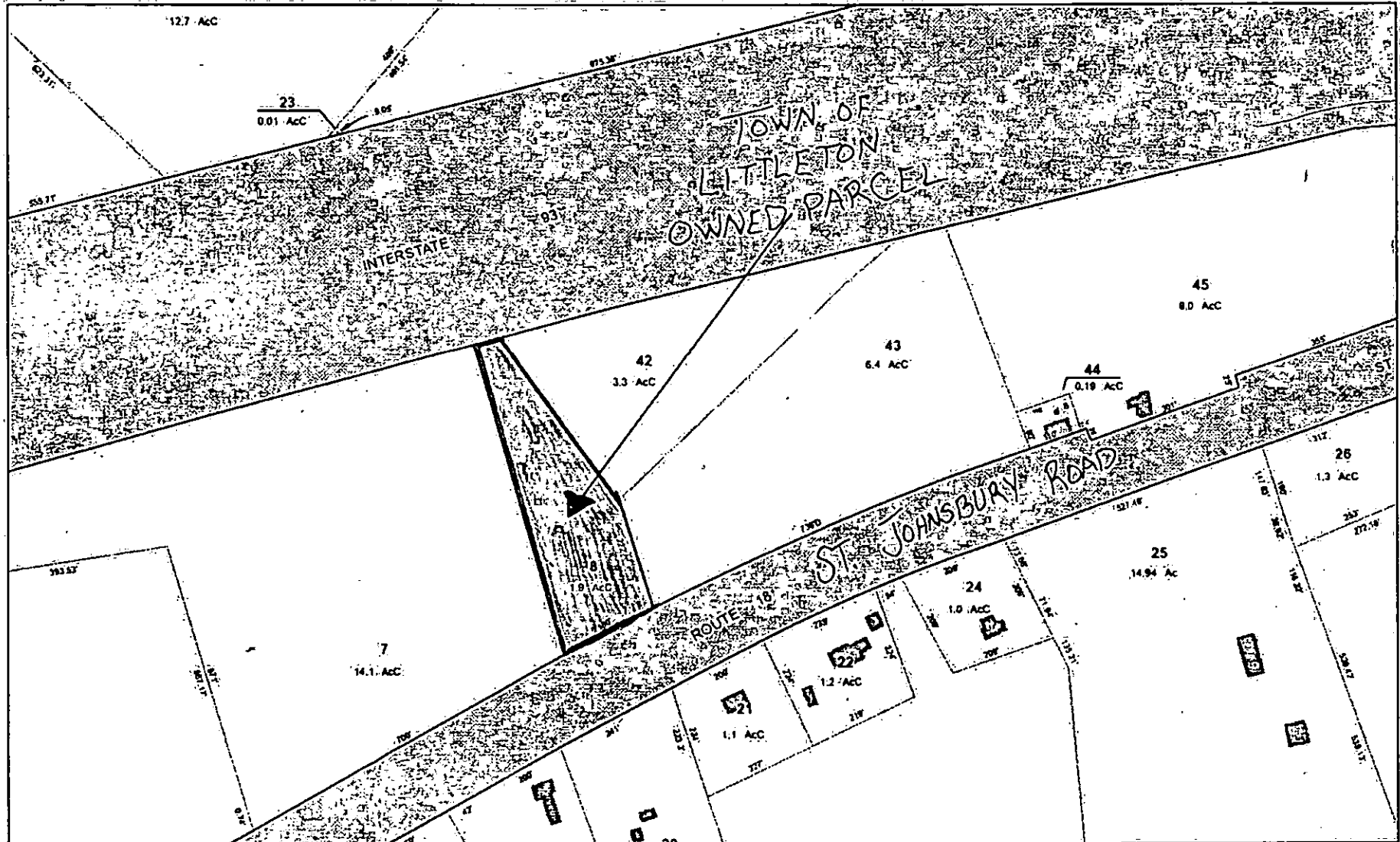
Littleton, NH

1. Inch = 269 Feet

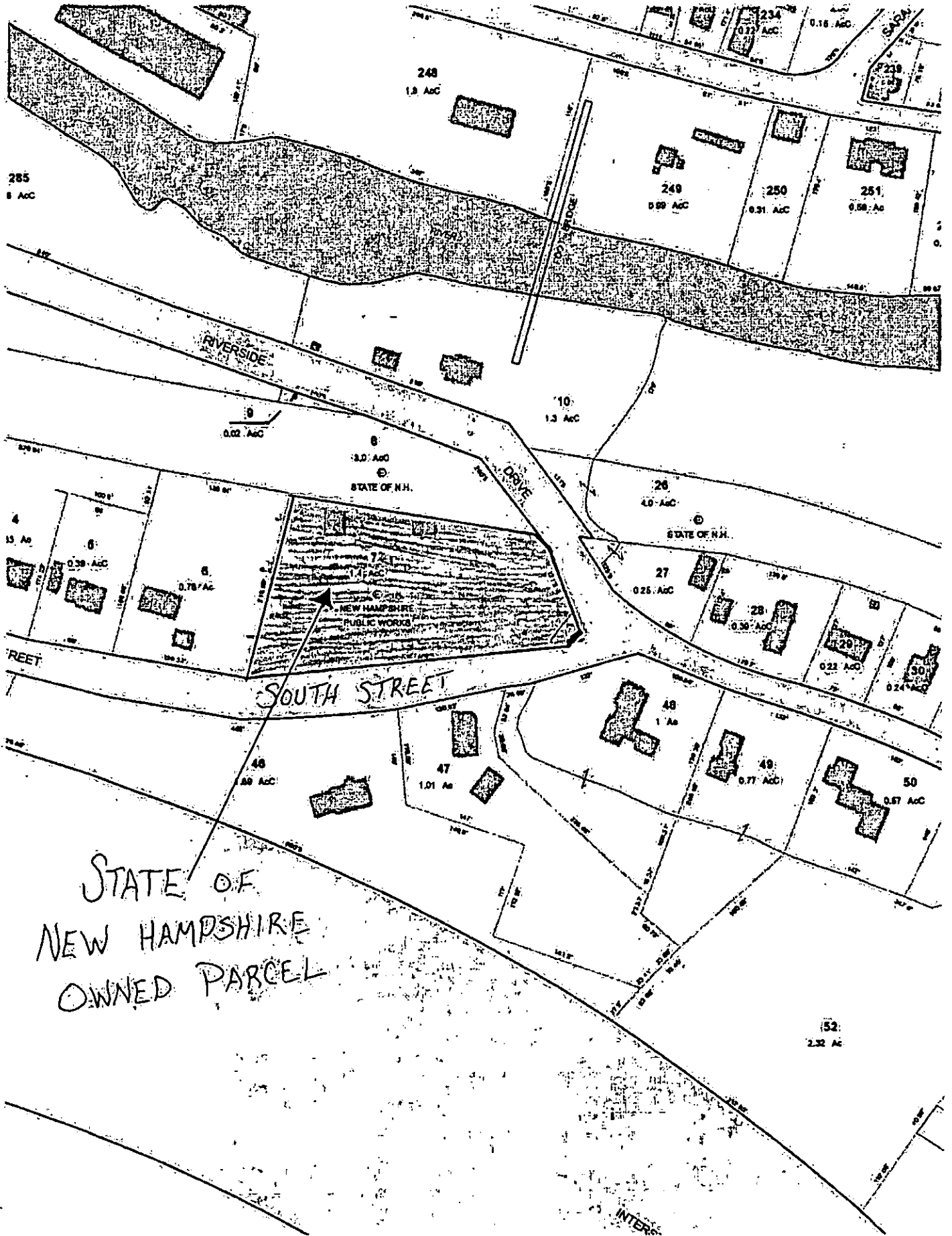


June 1, 2022

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STATE OF
NEW HAMPSHIRE
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