



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



*JP  
Beak*

**CHRISTOPHER D. CLEMENT, SR.  
COMMISSIONER**

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

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

Bureau of Right-of-Way  
July 22, 2013

**REQUESTED ACTION**

Pursuant to RSA 4:39-c and 228:31, AUTHORIZE the Department of Transportation to sell a 2 +/- acre parcel of State owned land located on the northerly side of NH Route 10 in the Town of Piermont to Yaroslav Frimerman and Elena Selioukova for seven thousand seven hundred (\$7,700.00) dollars which includes a one thousand one hundred (\$1,100.00) dollar 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 100% Highway Funds.

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

04-096-096-960015-0000-UUU-402156 Administrative Fee	<u>FY 2014</u> \$1,100.00
04-096-096-960015-0000-UUU-409279 Sale of Parcel	<u>FY 2014</u> \$6,600.00

**EXPLANATION**

The Department of Transportation would like to sell a parcel of State owned land containing approximately two (2) acres located along the northerly side of NH Route 10 in the Town of Piermont.

This parcel, consisting of approximately 2 acres, is the remainder of a larger parcel acquired in 1999 in conjunction with the construction of NH Route 10 through this area as part of the Piermont BRF-X-033-1(019), 12260 project.

As a condition of this sale the buyer will be required to maintain a seventy-five (75') foot existing wooded tree buffer from Bean Brook.

This request has been reviewed by this Department and it has been determined that this parcel is surplus to our operational needs and interest.

Approval of the sale of this property by the Council of Resources and Development is no longer necessary per RSA 4:39-c whereas the parcel to be sold was purchased with Highway funds.

The Long Range Capital Planning and Utilization Committee at their August 23, 2011 meeting (LRCP 11-028) approved the sale of this property. The sale was to be through a sealed bid process to the general public with a minimum bid requirement of \$25,100.00, which included a \$1,100.00 Administrative Fee.

The Department notified the abutters of this property of the sale of this parcel by a sealed bid process. Also the Department advertised in local and statewide newspapers the sale of this property by a sealed bid process with a minimum bid of \$25,100.00, One (1) bid was received for \$5,000.00 which was below the minimum bid value and was not accepted.

The Department had a staff appraiser update the previous appraisal done in 2011. The appraisal found some recent sales of several lots in Piermont. After analyzing this data, the appraiser determined a lot value estimate of the subject parcel as of November 29, 2012 of \$6,500.00.

The Long Range Capital Planning and Utilization Committee at their March 5, 2013 meeting approved the sale of this parcel by a sealed bid process to the general public by amending LRCP 11-028 and decreasing the minimum bid from \$25,100.00 to \$7,600.00, which includes an Administrative Fee of \$1,100.00.

Also in accordance with RSA 4:39-c, the Town of Piermont has been offered this property at the approved purchase price and they did not express an interest in purchasing this property. The New Hampshire Housing Finance Authority was also offered the property in accordance with RSA 204-D:2 and they responded to the Department that they are not interested in purchasing the property.

The Department notified the abutters of this property of the sale of this parcel by a sealed bid process. Also the Department advertised in local and statewide newspapers the sale of this property by a sealed bid process with a minimum bid of \$7,600.00 with bids to be opened July 18, 2013. One (1) bid was received as listed below:

Bidder No. 1	Yaroslav Frimerman and Elena Selioukova 75 Route 10 Piermont, NH 03779	\$7,700.00
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Authorization is requested to sell this parcel to Yaroslav Frimerman and Elena Selioukova as outlined above.

Respectfully,



Christopher D. Clement, Sr.  
Commissioner

CDC/PJM/dd  
Attachments

MAR 08 2013

RECEIVED



LRCP 13-009

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

RICHARD J. MAHONEY, CPA  
Director, Audit Division  
(603) 271-2785

March 6, 2013

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 March 5, 2013, approved the request from the Department of Transportation, Bureau of Right-of-Way, to sell a 2 +/- acre parcel of State owned land located along the northerly side of NH Route 10 in the Town of Piermont by sealed bid process to the general public by amending LRCP 11-028, originally approved August 23, 2011, to decrease the minimum bid requirement from \$25,100 to \$7,600, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated February 11, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey A. Pattison".

Jeffrey A. Pattison  
Legislative Budget Assistant

JAP/pe  
Attachment



DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY

AUG 25 2011

RECEIVED

LRCP 11-028

State of New Hampshire

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

RICHARD J. MAHONEY, CPA  
Director, Audit Division  
(603) 271-2785

JEFFRY A. PATTISON  
Legislative Budget Assistant  
(603) 271-3161

MICHAEL W. KANE, MPA  
Deputy Legislative Budget Assistant  
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August 23, 2011

Charles R. Schmidt, P.E., Administrator  
Department of Transportation  
Bureau of Right-of-Way  
John O. Morton Building  
Concord, New Hampshire 03301

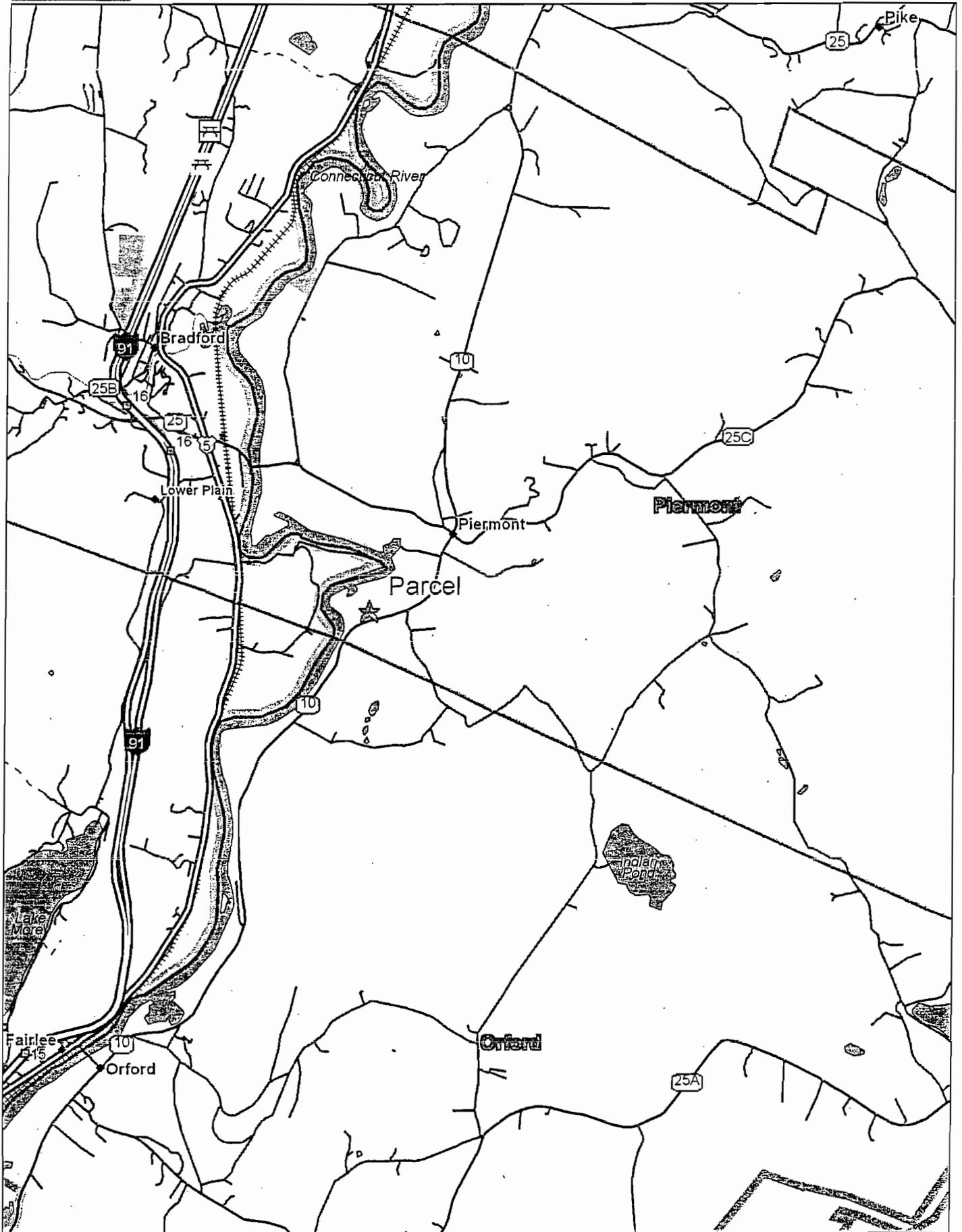
Dear Mr. Schmidt,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on August 23, 2011, approved the request from the Department of Transportation, Bureau of Right-of-Way, to sell a parcel of State owned land containing approximately two (2) acres located along the northerly side of NH Route 10 in the Town of Piermont by a sealed bid process with a minimum bid requirement of \$25,100, which includes an \$1,100 Administrative Fee, as specified in the Department's request dated July 29, 2011.

Sincerely,

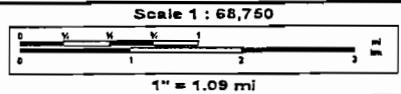
Michael Kane  
Deputy Legislative Budget Assistant

MWK/pe  
Attachment

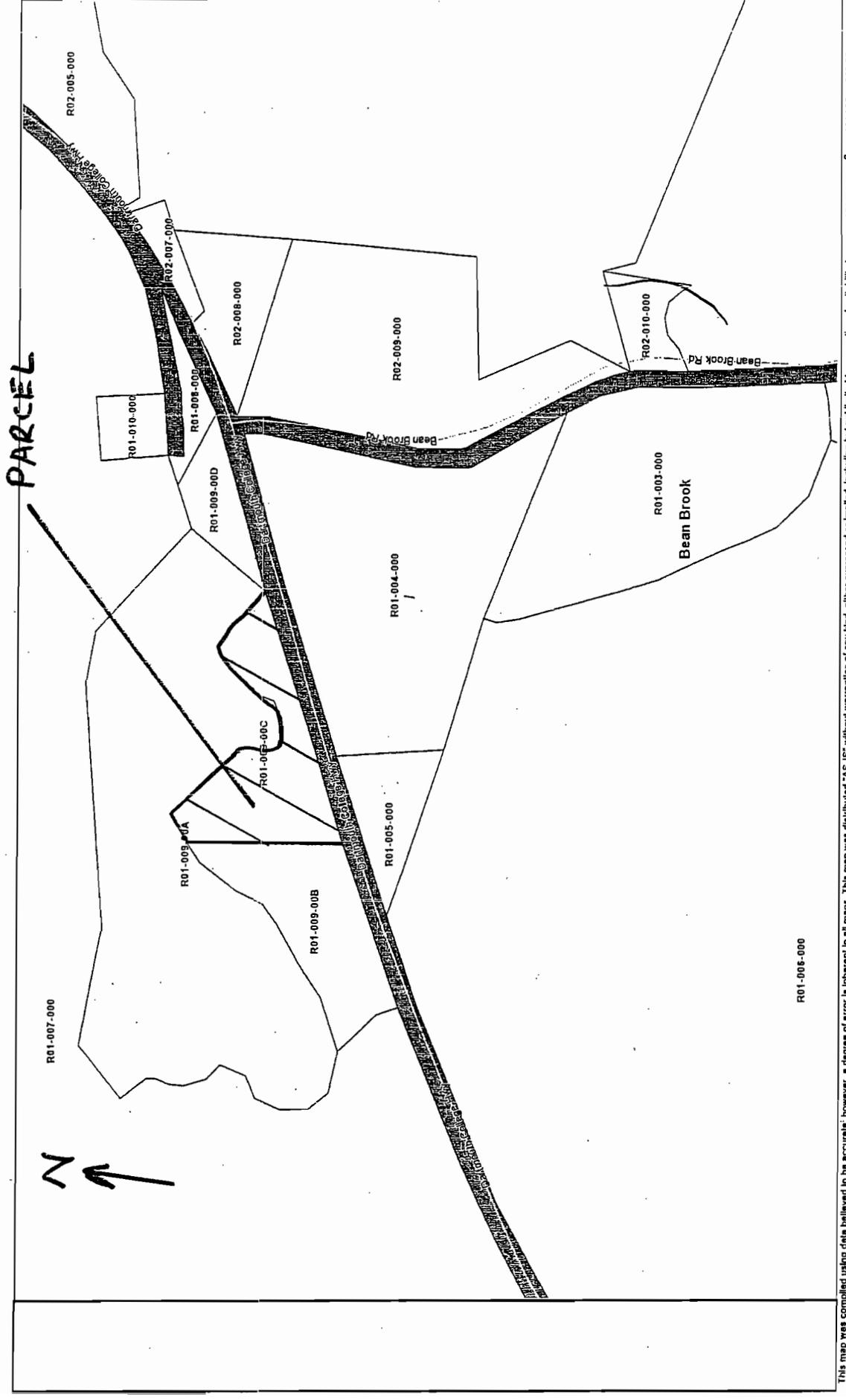


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www.delorme.com

TN  
MN (16.8°W)







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 of jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.

104,825 0 104,825 209.65

BID FORM AND AGREEMENT

I, YAROSLAV FRIMERMAN & ELENA SELIOUKOVA  
(Print Name)

of 75 ROUTE 10, PIERMONT, NH 03779 (802) 281-9077  
(Fill in complete address and phone number)

hereby bid \$ 7,700.00  
(Fill in dollar amount)

for Item No. PIERMONT BRF-X-033-1 (019), PARCEL 5 of the \_\_\_\_\_ sale.

BID ITEM NO. 1 - PIERMONT

I/We agree to indemnify, defend and save harmless the State of New Hampshire, its agents and employees from any and all claims or demands of any nature arising from the sale of the subject parcel.

The State reserves the right to waive any informalities and/or reject any and all bids for any reason whatsoever.

Upon receipt of the total bid and approval by the Governor and Executive Council, the Department will issue a Quitclaim Deed.

A certified check in the amount of ten percent (10%) of my bid is attached hereto. I/We shall submit the balance within 30 days upon Governor and Executive Council Approval, which takes approximately four (4) to six (6) weeks after the bid opening. I/We further understand that if the balance of the bid has not been received within 30 days of Governor and Executive Council approval that the bid may be forfeited and the State shall have the right to re-advertise for sale or award the bid to the subsequent bidder.

I/We further understand and agree that if I/We are the successful bidder that the 10% deposit as well as the balance of the bid are non-refundable if I/We are unable to meet the terms of this Agreement.

[Signature] 7/10/13  
Witness Date

[Signature] 14 07/10/13  
Signature Date

**NH Department of Transportation  
Management Tracking Application  
Request Detail Report**

Paper Documents: **N**

**RECEIVED**

Request Id: **DPD-BROW-07-2013-03**

Status: **ACTIVE**

Retroactive: **X**

Sole Source:

DOI/T:

Initiated Date: **07/23/2013**

Originator: **Dolcino, Diana**

Betterment:

Other:

Expiration Date:

Secondary Contact: **Spoerl, Carol**

Phone: **603-271-3222**

Consolidated Federal:

Requisition Number:

Requested Amount: **0.00**

State: **0%**

Commissioner Letter:

Job Number:

Total Encumbrance: **0.00**

Vendor:

Expected G&C Date: **08/14/2013**

G&C Agenda #:

Actual G&C Date:

G&C Agenda #:

Expected Fiscal Date:

Actual Fiscal Date:

Fiscal Agenda #:

Title: **G & C Request to sell a 2 acre parcel in Piermont to Y. Frimerman and E. Seljoukova for \$7,700.00 which includes a \$1,100.00 Admin. Fee**

Description: **Pursuant to RSA 4:39-c and 228:31, AUTHORIZE the Department of Transportation to sell a 2 +/- acre parcel of State owned land located on the northerly side of NH Route 10 in the Town of Piermont to Yaroslav Frimerman and Elena Seljoukova for seven thousand seven hundred (\$7,700.00) dollars which includes a one thousand one hundred (\$1,100.00) dollar Administrative Fee, effective upon Governor and Executive Council approval.**

*DTB D-16/25/13*  
*CDL*

Assigned Regions and Towns	
Region	Town
GRAFTON	PIERMONT
Contract Request Type: Sale of Land	
Required	Description
Yes	1 G&C Cover Letter
Yes	2 Map (Of Land & Surrounding Site Plan)
Yes	3 Bid Forms for Region(s)
Yes	4 Long Range Letter

Tracking Information			
Assign Date	Assigned To	Review Date	Status
07/25/2013	Dossett, Dawn		
07/25/2013	Plant, Danielle	07/25/2013	Needs Action
07/25/2013	Russell, Leonard	07/25/2013	Updated
07/24/2013	Nielsen, Walker	07/25/2013	Needs Action
07/24/2013	Cass, William	07/24/2013	Needs Action
07/24/2013	Plant, Danielle	07/24/2013	Needs Action
07/24/2013	Plant, Danielle	07/24/2013	Updated
07/23/2013	Dolcino, Diana	07/24/2013	Needs Action
Review Comments: Moved to the Commissioner's Office for review and approval 07-25-2013 - Plant, Danielle Approved. - Russell, Leonard I have approved, Len please approve. - Nielsen, Walker ok, to Finance for review and approval - Cass, William Approve. V3 has been uploaded as % had to be filled in with originally purchased funds. Please review and if no corrections need to be made, approve and forward to Walker. Thank you - Plant, Danielle Item has been given to Courtney Collins to review funding 07-24-13 - Plant, Danielle Danielle, here is the corrected version of the cover letter. - Dolcino, Diana			

Attachments		
Date	Title	Author
07/22/2013	G & C COVER LETTER	DOLCINO, DIANA
		Added By
		DIANA.DOLCINO
		Added On
		07/23/2013

## NH Department of Transportation Management Tracking Application Request Detail Report

Paper Documents: **N**

Request Id: **DPD-BROW-07-2013-03**      Status: **ACTIVE**      G&C: **X**      Retroactive:      Fiscal:      Sole Source:      DOI/T:

Initiated Date: **07/23/2013**      Originator: **Dolcino, Diana**      Phone: **603-271-3222**      Betterment:      Other:

Expiration Date:      Secondary Contact: **Spoerl, Carol**      Phone: **603-271-3222**      Consolidated Federal:

Requisition Number:      Requested Amount: **0.00**      Federal: **0%**      State: **0%**      Other: **0%**      Commissioner Letter:

Job Number:      Total Encumbrance: **0.00**      Vendor:

Expected G&C Date: **08/14/2013**      G&C Agenda #:      Actual G&C Date:      G&C Agenda #:

Expected Fiscal Date:      Actual Fiscal Date:      Fiscal Agenda #:

Attachments			Author	Added By	Added On
Date	Title				
07/22/2013	G & C BACKUP		DOLCINO, DIANA	DIANA.DOLCINO	07/23/2013
07/24/2013	G & C COVER LETTER V2		DOLCINO, DIANA	DIANA.DOLCINO	07/24/2013
07/24/2013	G&C COVER LETTER V3		PLANT, DANIELLE	DANIELLE.R.PLANT	07/24/2013