



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



23 Beards

William Cass, 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
September 10, 2015

REQUESTED ACTION

Pursuant to RSA 228:31 and RSA 4:39-c, AUTHORIZE the Department of Transportation to grant an access point (ingress only) through the Limited Access Right-of-Way of NH Route 11 located in Gilford to Gilford Airport Plaza, LLC for \$36,100.00 which includes an Administrative Fee of \$1,100.00, effective upon Governor and Executive Council approval.

Pursuant to RSA 230:45, further authorize the Department of Transportation to emendate the Commissioners' Return of Highway Layout to grant the point of access through the NH Route 11 Limited Access Right-of-Way.

It has been determined by the Division of Finance that this parcel was originally purchased with 80% Federal Funds.

Funding is to be credited as follows:

Table with 2 columns: Description and Amount. Rows include Administrative Fee (\$1,100.00), Sale of Land (\$7,000.00), and Consolidated Federal Aid (\$28,000.00).

EXPLANATION

The Department has received a request from Gilford Airport Plaza, LLC requesting to acquire an access point (ingress only) through the Limited Access Right-of-Way of NH Route 11 to their property located on the southerly side of NH Route 11 in the Town of Gilford.

Gilford Airport Plaza, LLC is the owner of the abutting property on which the Airport Plaza was developed about 40 years ago. Gilford Airport Plaza, LLC operates the current facility and is in the process of considering renovation and expansion to the Plaza.

Gilford Airport Plaza, LLC have stated that discussions with prospective tenants to come to the plaza have been difficult, due to access to their property being limited to Town roads, Old Lake Shore Road and Annis Drive, and the parcel not having direct access to the State highway (NH Route 11). The purchasing of an access point (ingress only) from NH Route 11 will attract tenants to and revive this plaza.

In order to grant a legal right of access to this parcel, it has been pursued through the disposal process of State owned land as outlined in RSA 4:39-c because access was taken by the Commissioners' Return of Highway Layout and the previous owner was compensated for all the property rights acquired. These access rights were acquired in 1974 for the layout and construction of NH Route 11 through this area. In order to be able to grant this access point, the Department wishes to emend the Return of Highway Layout to define this access point.

The potential granting of this access point has been reviewed by this Department and it has been determined that it is surplus to our operational needs and interest.

The Long Range Capital Planning and Utilization Committee at their August 4, 2015 meeting approved this request stating that the Department should grant a point of access to Gilford Airport Plaza, LLC for \$36,100.00, which includes an Administrative Fee of \$1,100.00.

The Town of Gilford supports the granting of this access point.

Authorization is respectfully requested to grant this access point and also to emendate the Return of Highway Layout of the NH Route 11 Limited Access Right-of-Way as outlined above.

Respectfully,

A handwritten signature in black ink, appearing to read "William Cass".

William Cass, P.E.  
Assistant Commissioner

WJC/PJM/dd  
Attachment

DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY

AUG 06 2015

RECEIVED



LRCP 15-030

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

August 4, 2015

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,

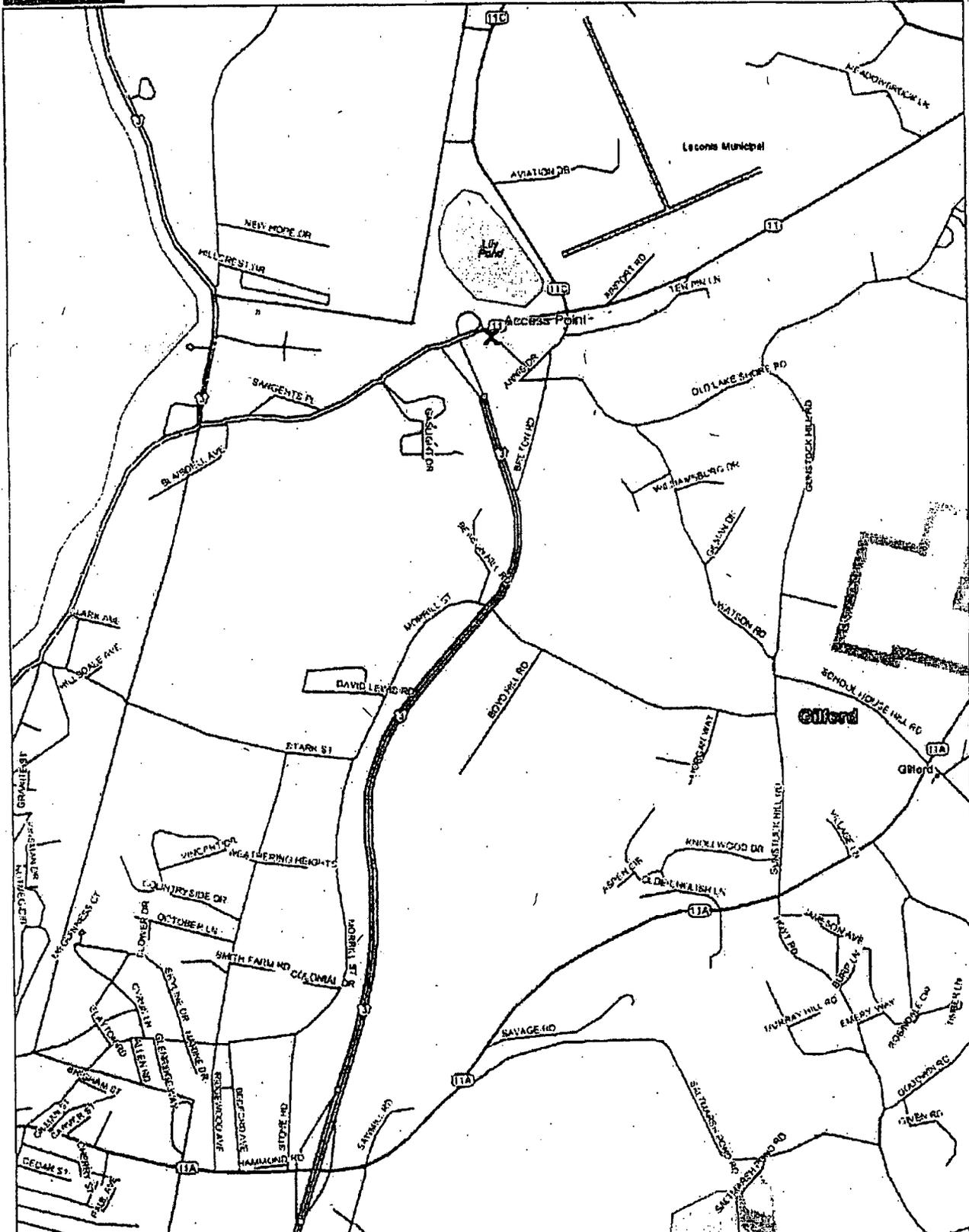
The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on August 4, 2015, approved the request of the Department of Transportation, Bureau of Right-of-Way, to sell an access point (ingress only) through the Limited Access Right-of-Way of NH Route 11 in the Town of Gilford directly to Gilford Airport Plaza, LLC for \$36,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated July 20, 2015.

Sincerely,

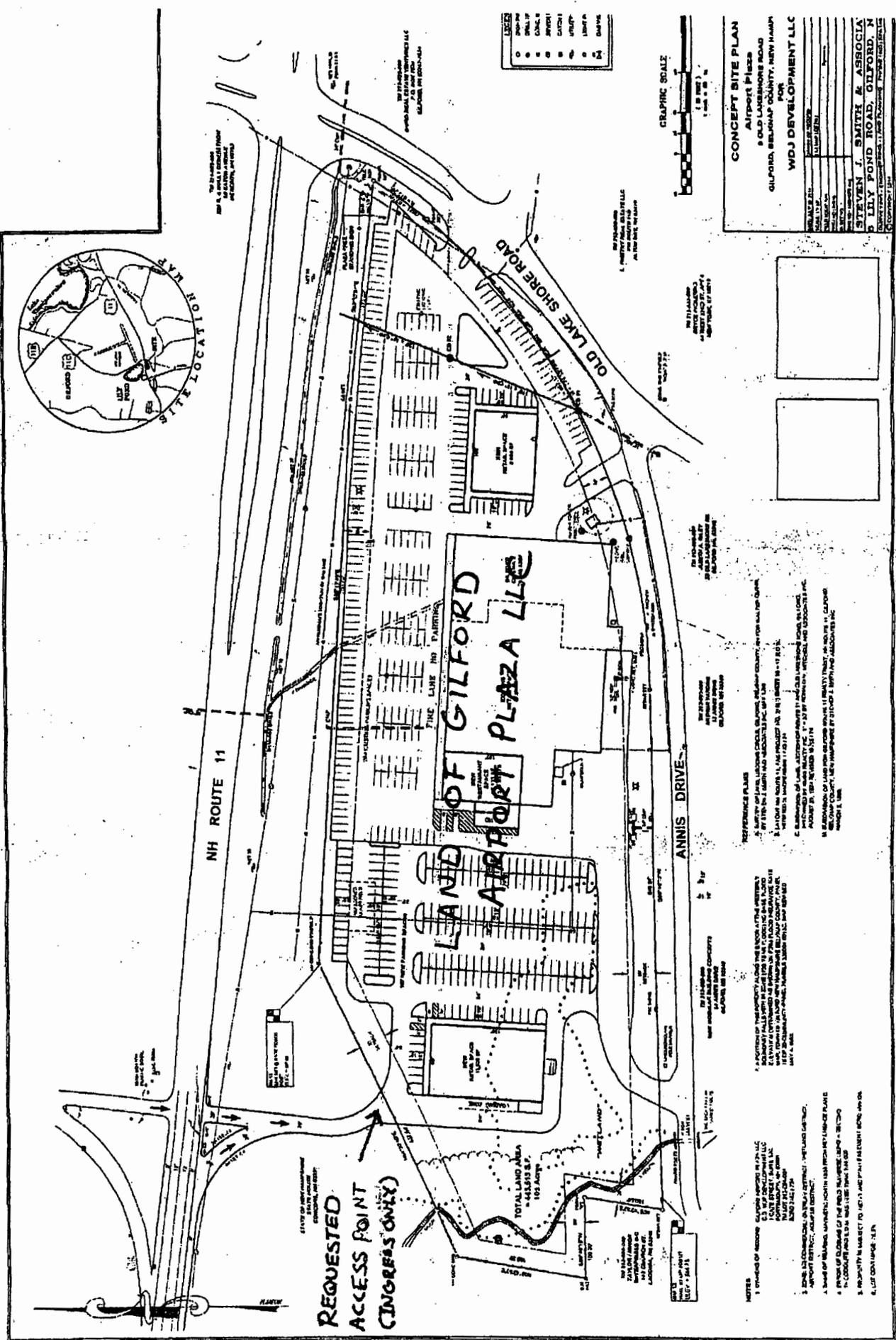
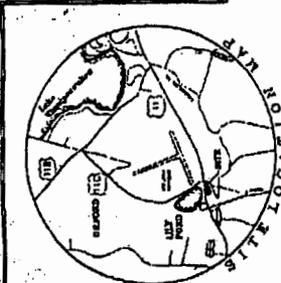
A handwritten signature in cursive script that reads "Jeffrey A. Pattison".

Jeffrey A. Pattison  
Legislative Budget Assistant

JAP/pe  
Attachment







**REQUESTED  
ACCESS POINT  
CONCRETE ONLY**

**CONCEPT SITE PLAN**  
 Airport Plaza  
 8 OLD LAKE SHORE ROAD  
 GILFORD, BELKNAP COUNTY, NEW HAMPSHIRE  
 FOR  
**WDJ DEVELOPMENT LLC**

PROJECT NO.	11-00000
DATE	11/11/2011
SCALE	AS SHOWN
DRAWN BY	W.D.J.
CHECKED BY	W.D.J.
DATE	11/11/2011
BY	STEVEN J. SMITH & ASSOCIATES
PROJECT ADDRESS	8 OLD LAKE SHORE ROAD, GILFORD, NH 03043
OWNER	WDJ DEVELOPMENT LLC

**REFERENCE PLANS**

1. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
2. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
3. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
4. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
5. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
6. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
7. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
8. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
9. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011
10. PRELIMINARY CONCEPT SITE PLAN, 11/11/2011

**NOTES**

1. PROVIDE OF RECORD
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**LEGEND**

- CONCRETE
- ASPHALT
- GRAVEL
- PAVING
- LANDSCAPE
- UTILITY
- WATER
- SEWER
- ELECTRIC
- TELEPHONE
- OTHER



TOWN OF GILFORD  
OFFICE OF THE TOWN ADMINISTRATOR  
Scott J. Dunn, Town Administrator  
[sdunn@gilfordnh.org](mailto:sdunn@gilfordnh.org)  
Angela Bovill, Executive Assistant  
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DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY

AUG 31 2015

RECEIVED

Mr. Charles R. Schmidt, PE, Administrator  
Bureau of Right-of-Way  
NH Department of Transportation  
John Morton Building, Room 100  
7 Hazen Drive  
PO Box 483  
Concord, NH 03302-0483

RE: Sale of Access Point in Gilford  
F-031-1 (2), P-3962-B, Parcels 54 & 55

Dear Mr. Schmidt:

I am writing on behalf of the Gilford Board of Selectmen in response to your letter dated August 10. The Selectmen discussed this matter during a duly posted public meeting held on August 26, 2015.

I am pleased to inform you the Town of Gilford does not have an interest in purchasing the above referenced property. The Selectmen are appreciative of the offer as required by law, but they are of the opinion that the planned use of the property by a private developer for the benefit of the Airport Plaza is in the best overall interests of the citizens of Gilford.

Sincerely,

Scott J. Dunn, Town Administrator

cc: Board of Selectmen  
Steven J. Smith & Associates  
Gilford Department of Planning & Land Use