



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

MAY 10 '22 PM 1:26 RCVD



William Cass, P.E.
Assistant Commissioner

32

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

Bureau of Right-of-Way
May 4, 2022

REQUESTED ACTION

Under RSA 4:39-c and 228:31, authorize the New Hampshire Department of Transportation (Department) to sell 1.14 +/- acres of state-owned land on the westerly side of NH Route 32 (Old Homestead Highway), in the Town of Richmond. The sale would be directly to the abutter Mariusz Zielinski (Grantee) for \$15,100.00 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 100% Highway Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	<u>FY 2022</u>
Administrative Fee	\$1,100.00
04-096-096-960015-0000-UUU-409279	<u>FY 2022</u>
Sale of Parcel	\$14,000.00
(100% of \$14,000.00)	

EXPLANATION

The Department received a request from the Grantee to acquire the 1.14 +/- acres of land on the westerly side of NH Route 32 (Old Homestead Highway) in the Town of Richmond. The Grantee currently owns the land which abuts the subject parcel. The subject parcel had been leased by the Department from 1941 until 1963, when it was acquired, and used for gravel and salt storage.

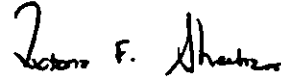
Under RSA 4:39-c, this request has been reviewed by the Department and determined to be surplus to our operational needs and interests. The subject parcel will be sold "as is" with no additional conditions.

At the March 28, 2022 meeting of the Long Range Capital Planning and Utilization Committee, the request (LRCP 22-008) was approved, allowing the Department to sell the 1.14 +/- acres of land directly to Mariusz Zielinski for the market value of \$14,000.00, and to assess a \$1,100.00 administrative fee.

Under RSA 4:39-c, the Department has solicited interest from the Town of Richmond and received no response. Under RSA 204-D:2, the Department also solicited interest from the New Hampshire Housing Finance Authority and received no response.

The Department is respectfully requesting authorization for the sale of land, as noted above.

Respectfully,

A handwritten signature in black ink, appearing to read "Victoria F. Sheehan". The signature is written in a cursive style with a large initial "V".

Victoria F. Sheehan
Commissioner

VFS/SJN
Attachments

LRCP 22-008

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

FROM: Stephen G. LaBonte
Administrator



DATE: March 11, 2022

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

SUBJECT: Sale of State Owned Land in Richmond
RSA 4:39-c

Approved by the Long Range
Capital Planning and
Utilization Committee
March 28, 2022

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

REQUESTED ACTION

The New Hampshire Department of Transportation (Department), pursuant to RSA 4:39-c, requests authorization to sell 1.14 +/- acres of state-owned land on the westerly side of NH Route 32 (Old Homestead Highway) in the Town of Richmond. The sale will be directly to Mariusz Zielinski (Grantee) for \$15,100.00, which includes an \$1,100.00 administrative fee.

EXPLANATION

The parcel, consisting of 1.14 +/- acres, was leased by the Department from 1941 until 1963, and used for gravel and salt storage. The parcel was then acquired from the Estate of Leon H. Amidon in 1963, for \$100.00. The Grantee currently owns the abutting 36 +/- acre parcel.

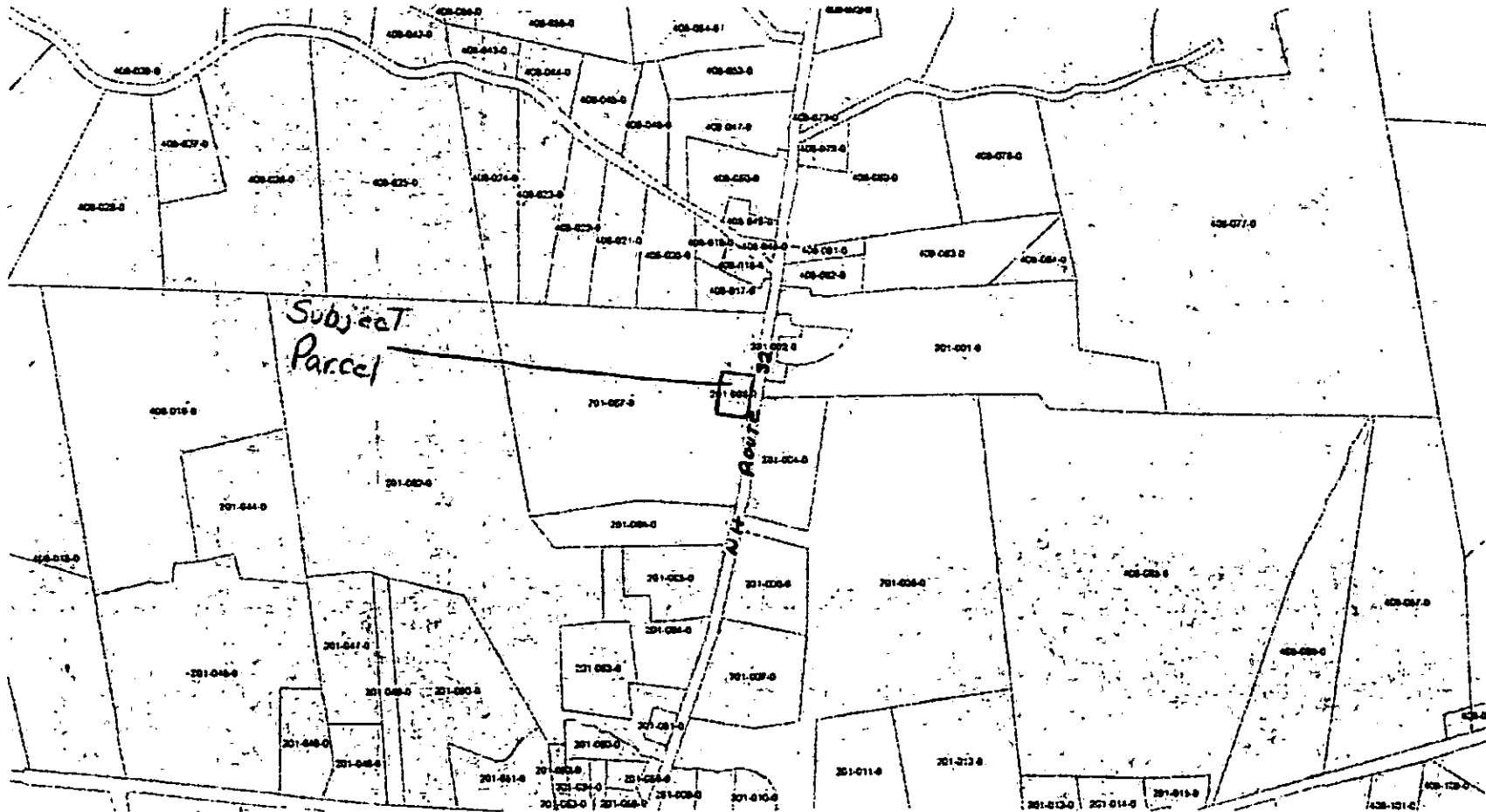
After a departmental review, it was determined that the subject parcel is surplus to the Department's operational needs and available for disposal. The parcel will be sold as is, with no conditions.

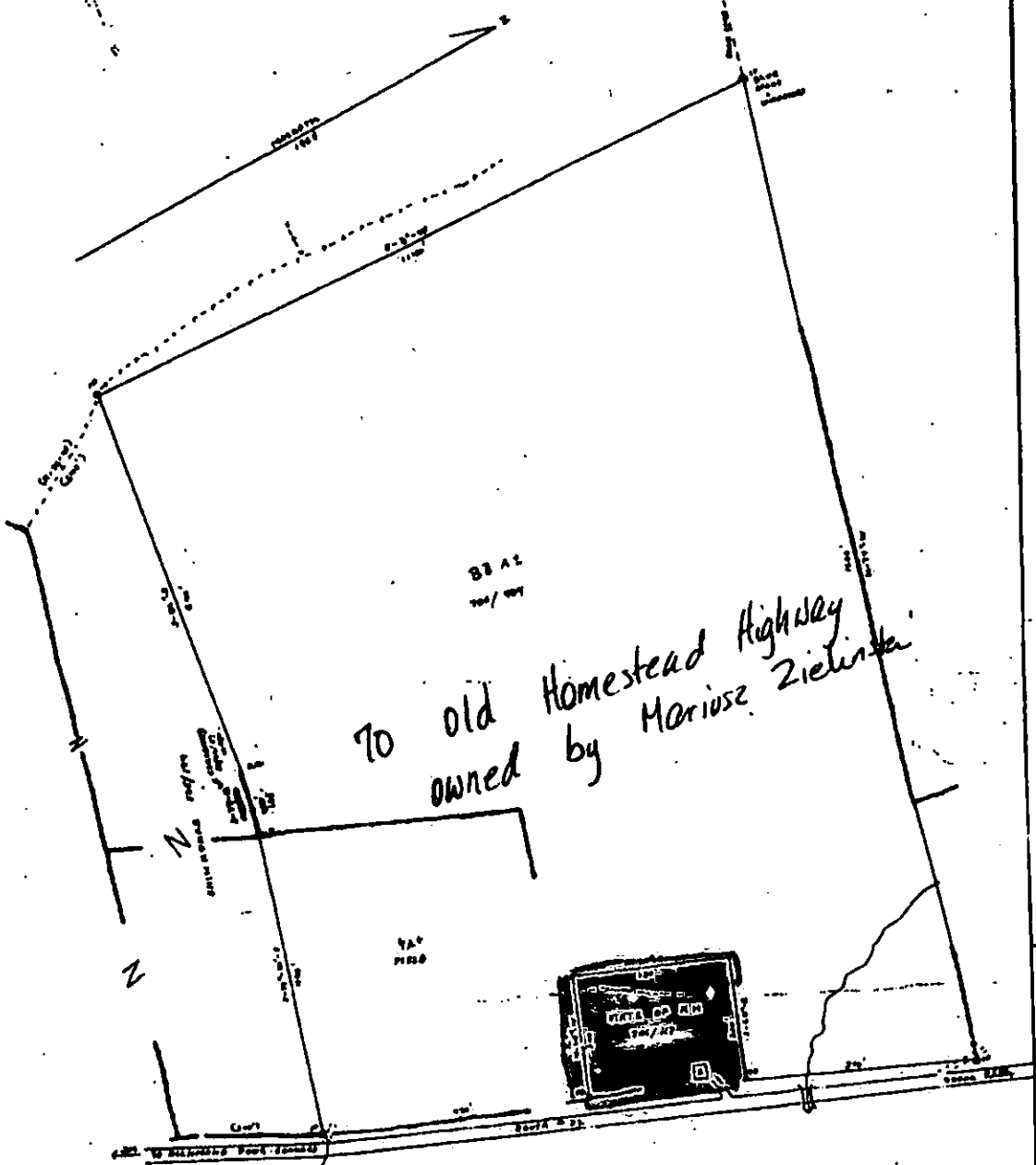
A Staff Appraiser from the Department evaluated the subject property. They then prepared a market value appraisal using the sales comparison approach that adheres to the requirements of the Right of Way Manual and the Uniform Standards of Professional Appraisal Practice. The subject property's market value as of January 20, 2022, was concluded to be \$14,000.00.

Pursuant to RSA 4:39-c, the Department will solicit interest from the Town of Richmond. Pursuant to RSA 204-D:2, the Department will also solicit interest from the New Hampshire Housing Finance Authority.

The Department respectfully requests authorization to sell the subject parcel as outlined within this request.

SGL/SJN/jl
Attachments





BB A L
100/100

To old Homestead Highway
owned by Mariusz Zielinski

144
1100

THIS CORNER ESTABLISHED 1887
BY LEON AMIDON and HARRY BENNETT

THIS CORNER TO
BARNARD & BOUTWELL

E. ALLEN HOLBROOK'S

'BUFFUM' LOT
RICHMOND, N. H.

SURVEYED NOV 1885 W.M. HOUSE

1 INCH = 100 FEET

100 - 100
100 - 100

Placed 15 Aug 20 OCT 11 1900