



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



201

CHRISTOPHER D. CLEMENT, SR.
COMMISSIONER

JEFF BRILHART, 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
May 1, 2013

REQUESTED ACTION

Pursuant to RSA 4:39-c and RSA 228:31, AUTHORIZE the Department of Transportation to sell two (2) parcels of State owned land (0.94 +/- Ac and 0.1 +/- Ac) located on the southerly side of US Route 3/NH Route 11 in the Town of Tilton to the Town of Tilton for fourteen thousand seven hundred (\$14,700.00) dollars which includes an 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 75% Federal Funds.

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

Table with 2 columns: Description and Amount. Rows include Administrative Fee (\$1,100.00), Sale of Parcel (\$3,400.00), and Consolidated Federal Aid (\$10,200.00).

EXPLANATION

The Department has received a request from The Town of Tilton which has requested to acquire two (2) parcels of State owned land located on the southerly side of US Route 3/NH Route 11, adjacent to the Winnepesaukee River in the Town of Tilton.

These parcels (0.94 +/- Ac and 0.1 Ac) were purchased in 1938 for the Tilton Trunk Line Relocation Project 1460 improvement of US Route 3/NH Route 11 through this area.

The Town of Tilton had purchased these parcels from a private owner. The Town of Tilton then hired a surveyor to survey the properties' boundaries. His research determined that there is a title defect with this property and the parcels are actually owned by the State of New Hampshire and were never owned by the party from whom the Town purchased the parcels. A Department abstractor has verified that the State of New Hampshire does hold title to these parcels and is the rightful owner.

The Town of Tilton has acknowledged the Department's legal ownership of these parcels and has requested that the State release its interest in this property. The Town also noted the reason they purchased this property was to place conservation easements over these parcels.

This request has been reviewed by this Department and it has been determined that these parcels are surplus to our operational needs and interest.

Conditions of this sale would include:

- The Department will retain a highway easement northerly of a line located 33 feet southerly of and parallel to the centerline of US Route 3 / NH Route 11 as now traveled for the purposes of the maintenance and/or future widening of the existing highway.
  - Width of highway easement is 8.5 +/- feet
  - Approximate areas of easements: Parcel 1: 4,420 +/- SF  
Parcel 2: 550 +/- SF
- Restrictions will be placed in the transfer deed by the State of NH stating that the property will be considered conservation and recreational property and residential, municipal or commercial structures or development will not be allowed on the property.
- It is the intent that a trail easement will be prepared by the Town of Tilton to the Winnepesaukee River Trail Association after the Town acquires the property and will be recorded at the Belknap County Registry of Deeds to grant the potential property uses on the property to the Winnepesaukee River Trail Association.

The Long Range Capital Planning and Utilization Committee at their March 5, 2013 meeting approved this request stating that the Department should enter into a direct sale with The Town of Tilton and sell these parcels for \$14,700.00, which includes an Administrative Fee of \$1,100.00.

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 these properties in Tilton.

Authorization is requested to sell these parcels to the Town of Tilton as outlined above.

Respectfully,



Christopher D. Clement, Sr.  
Commissioner

CDC/PJM/dd  
Attachments

MAR 08 2013

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LRCP 13-012

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,

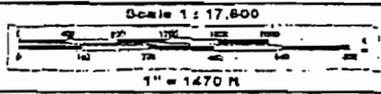
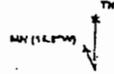
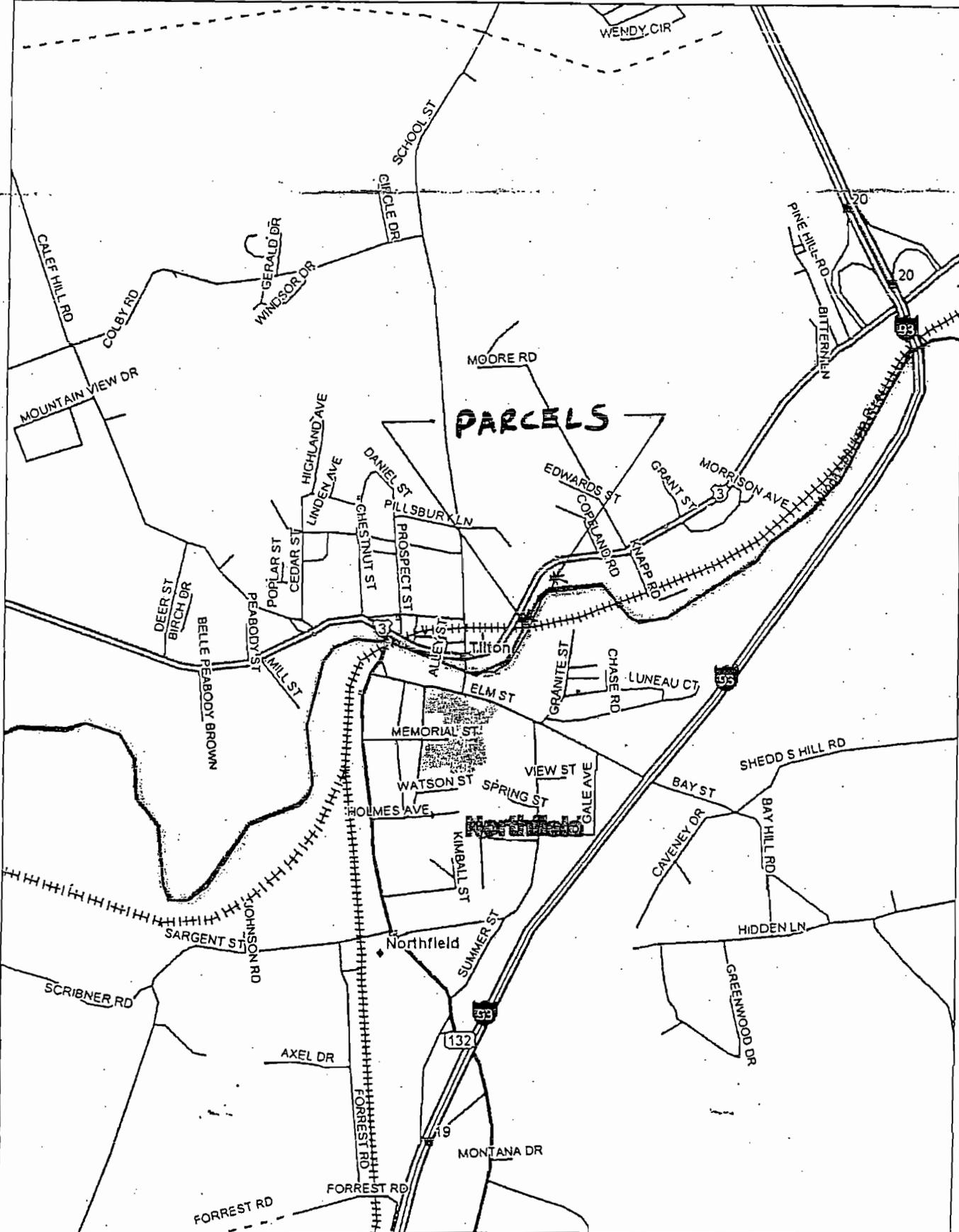
The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on March 5, 2013, approved the request from the Department of Transportation, Bureau of Right-of-Way, to sell two (2) parcels of land (0.94 +/- acre and 0.1 acre) located on the easterly side of US Route 3/NH Route 11 in the Town of Tilton directly to the Town of Tilton for \$14,700, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated February 15, 2013.

Sincerely,

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

Jeffrey A. Pattison  
Legislative Budget Assistant

JAP/pe  
Attachment





R-24

U-7

U-7

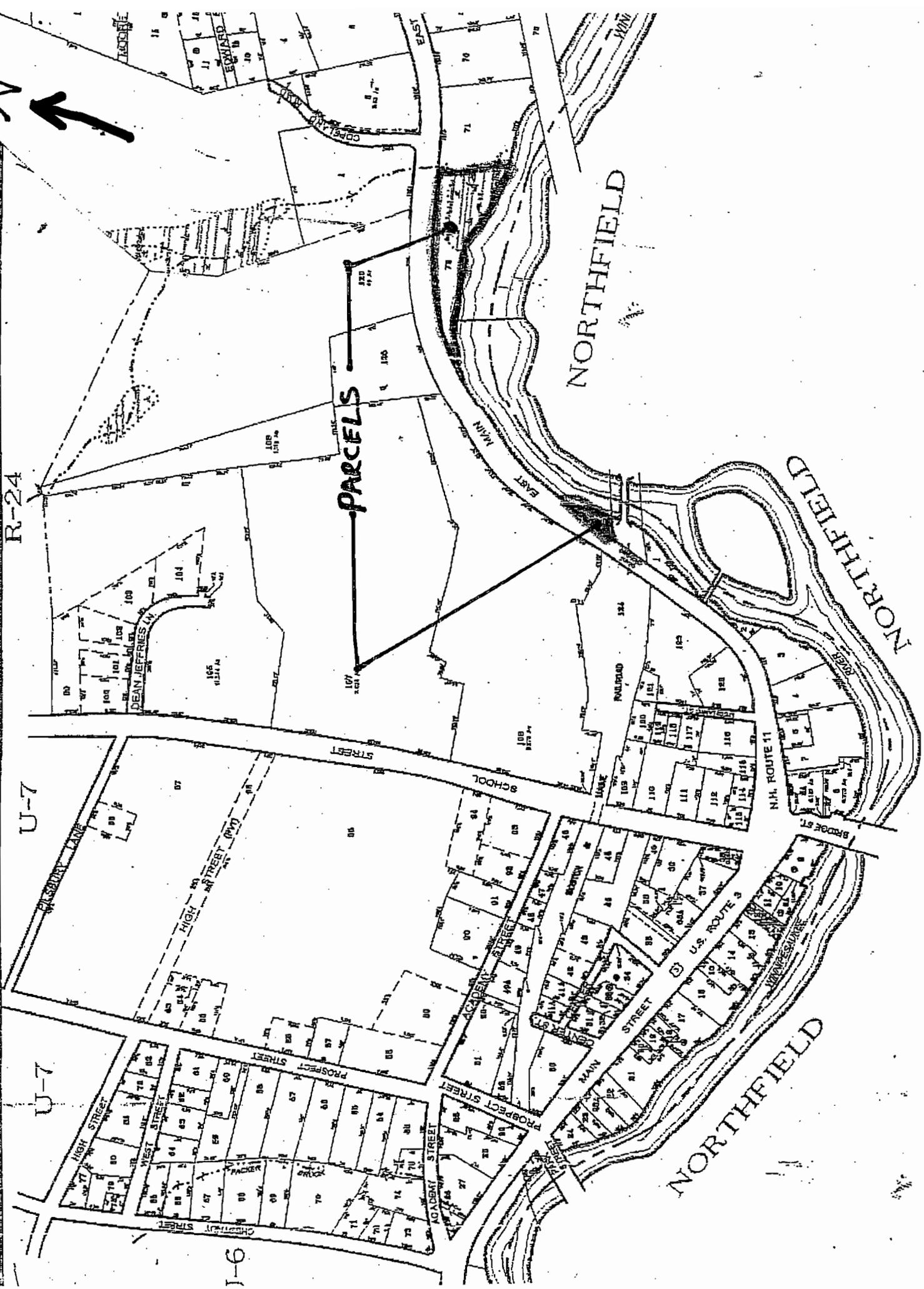
I-6

PARCELS

NORTHFIELD

NORTHFIELD

NORTHFIELD







**New Hampshire Housing**  
*Bringing You Home*

DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY

APR 02 2013

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March 26, 2013

Charles R. Schmidt, PE  
Administrator  
New Hampshire Department of Transportation  
Bureau of Right-of-Way  
JO Morton Building, Room 100  
7 Hazen Drive  
P.O. Box 483  
Concord, NH 03302-0483

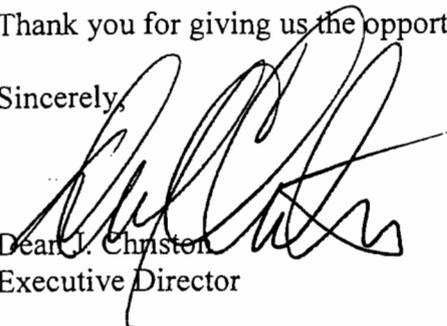
RE: Tilton Property

Dear Mr. Schmidt:

The New Hampshire Housing Finance Authority is not interested in purchasing the property in Tilton described in your letter of March 12, 2013.

Thank you for giving us the opportunity to review this parcel.

Sincerely,

  
Dean J. Christon  
Executive Director

DJC:clp  
Attachments

New Hampshire Housing Finance Authority

32 Constitution Drive Bedford, NH 03110 Mailing Address: P.O. Box 5087 Manchester, NH 03108 (603) 472-8623 TDD: (603) 472-2089

Littleton Office: 41 Cottage Street Littleton, NH 03561

[www.nhhfa.org](http://www.nhhfa.org)

