



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



29 Beant

Victoria F. Sheehan
Commissioner

William Cass, P.E.
Assistant Commissioner

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

Bureau of Right-of-Way
July 14, 2017

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the Department of Transportation to sell a 2.8 +/- acre portion of State owned Controlled Access Right-of-Way located on the northerly side of NH Route 102 in the Town of Londonderry to the Town of Londonderry for three hundred sixty thousand (\$360,000.00) dollars plus a one thousand one hundred (\$1,100.00) dollars Administrative Fee, effective upon Governor and Executive Council approval.

Pursuant to RSA 230.45, further authorize the Department of Transportation to adjust the limits of the NH Route 102 Controlled Access Right-of-Way for the disposal of the above-mentioned parcel.

It has been determined by the Division of Finance that this Right-of-Way was originally purchased with 80% Federal Funds and 20% Highway 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 (20% of \$360,000.00) (\$72,000.00), and Consolidated Federal Aid (80% of \$360,000.00) (\$288,000.00).

EXPLANATION

The Department of Transportation wishes to sell a 2.8 +/- portion of the State owned Controlled Access Right-of-Way located on the northerly side of NH Route 102 in the Town of Londonderry.

This Controlled Access Right-of-Way was acquired in 1965 for a rest area.

Conditions of the sale will include:

- An access point will be provided to the parcel from NH Route 102.
The purchaser of this parcel would, at their expense, have a survey plan prepared by a Licensed Land Surveyor describing the parcel being sold, and record this plan in the Rockingham County Registry of Deeds. The Department will use this plan to prepare deeds for the sale of this parcel.

The need for the two and eight tenths (2.8) +/- acre portion of controlled access right-of-way has been reviewed by the Department, which has determined that the subject parcel and improvement is surplus to our operational needs and interest for the purpose of disposal.

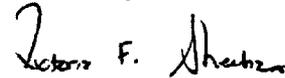
Approval of the sale of this property by the Council of Resources and Development is no longer necessary per RSA 4:39-c whereas the parcel to be sold was purchased with Highway funds.

On March 15, 2017, the Long Range Capital Planning and Utilization Committee approved the Department's request to enter into a listing agreement with Berkshire Hathaway Home Service Verani Realty to sell the above property for four hundred thousand (\$400,000.00) dollars. This approval allowed the Department to enter into Purchase & Sale Agreements (subject to G & C approval) with prospective buyers, and allowed negotiations with prospective buyers within the Committee's current policy guidelines. Also, the Long Range Capital Planning and Utilization Committee approved at their March 15, 2017 meeting to compensate Berkshire Hathaway Home Service Verani Realty and Mountain Realty a 5% commission for the sale of this property. However, as the parcel is to be sold to the Town of Londonderry, no realtor is being used and no commission will be paid.

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

Authorization is respectfully requested to sell the above-described 2.8 +/- acre parcel of land to the Town of Londonderry for the price of three hundred and sixty thousand (\$360,000.00) dollars which is within the Committee's current policy guidelines, plus a one thousand one hundred (\$1,100.00) Administrative Fee.

Respectfully,



Victoria F Sheehan.
Commissioner

VFS/PJM/kjk
Attachments



LRCP 17-005

MICHAEL W. KANE, MPA
Legislative Budget Assistant
(603) 271-3161

CHRISTOPHER M. SHEA, 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

March 16, 2017

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 15, 2017, approved the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement for a term of one (1) year with Berkshire Hathaway Home Services Verani Realty for the sale of a 2.8 +/- acre portion of State owned Controlled Access Right of Way located on the northerly side of NH Route 102 in the Town of Londonderry for \$400,000.00, assess an Administrative Fee of \$1,100.00, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated February 22, 2017.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Kane".

Michael W. Kane
Legislative Budget Assistant

MWK/pe
Attachment



Town of Londonderry

268B Mammoth Rd

Londonderry, NH 03053-3416

Website: www.londonderrynh.org

April 11, 2017

Mr. Phillip Miles, Chief of Property Management
New Hampshire Department of Transportation
Bureau of Right of Way
JO Morton Building – Rm. 100
7 Hazen Dr. PO Box 483
Concord, NH 03302-0483

Re: Londonderry S-29(6), P-7239, Parcel 17

Dear Phillip:

By way of this letter, I am confirming the Town of Londonderry's desire to move forward with purchasing NHDOT-owned land along NH route 102 in Londonderry for the sale price of \$360,000 plus an administrative fee of \$1,100. This parcel is described as Map 6, Lot 59-1 according to Londonderry's tax map.

Very shortly, we will be securing a land surveyor to survey the property. Upon contracting with a surveyor, we will put them in touch with your office so that you can explain to them exactly what is required on the plan, which we understand must then also be recorded at the Rockingham County Registry of Deeds.

Should you have any questions in the meantime, please do not hesitate to contact me at: 603 432-1100 x111 or at ksmith@londonderrynh.org.

Thank you,

Kevin H. Smith
Town Manager

cc: Charles Schmidt, P.E.



New Hampshire Housing
Bringing You Home

DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

APR 05 2017

RECEIVED

April 3, 2017

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

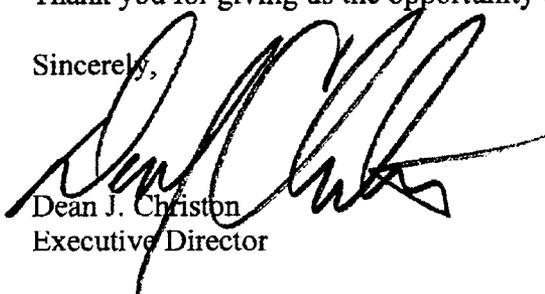
RE: Londonderry Property

Dear Mr. Schmidt:

The New Hampshire Housing Finance Authority is not interested in purchasing the property in Londonderry described in your letter of March 21, 2017.

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

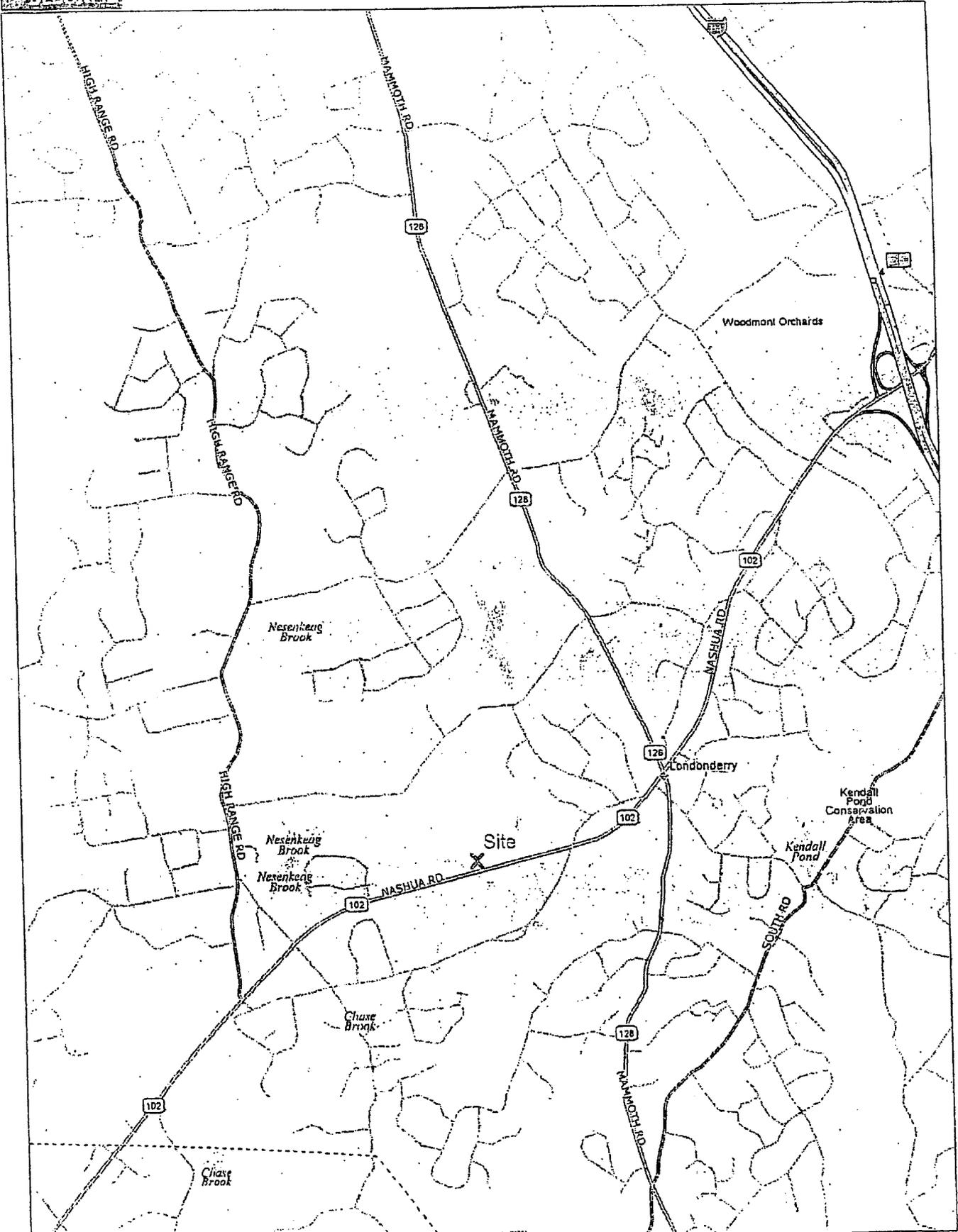
Sincerely,



Dean J. Christon
Executive Director

DJC:clp
Attachments

New Hampshire Housing Finance Authority



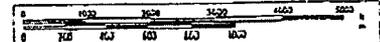
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www.delorme.com



Scale 1 : 34,375



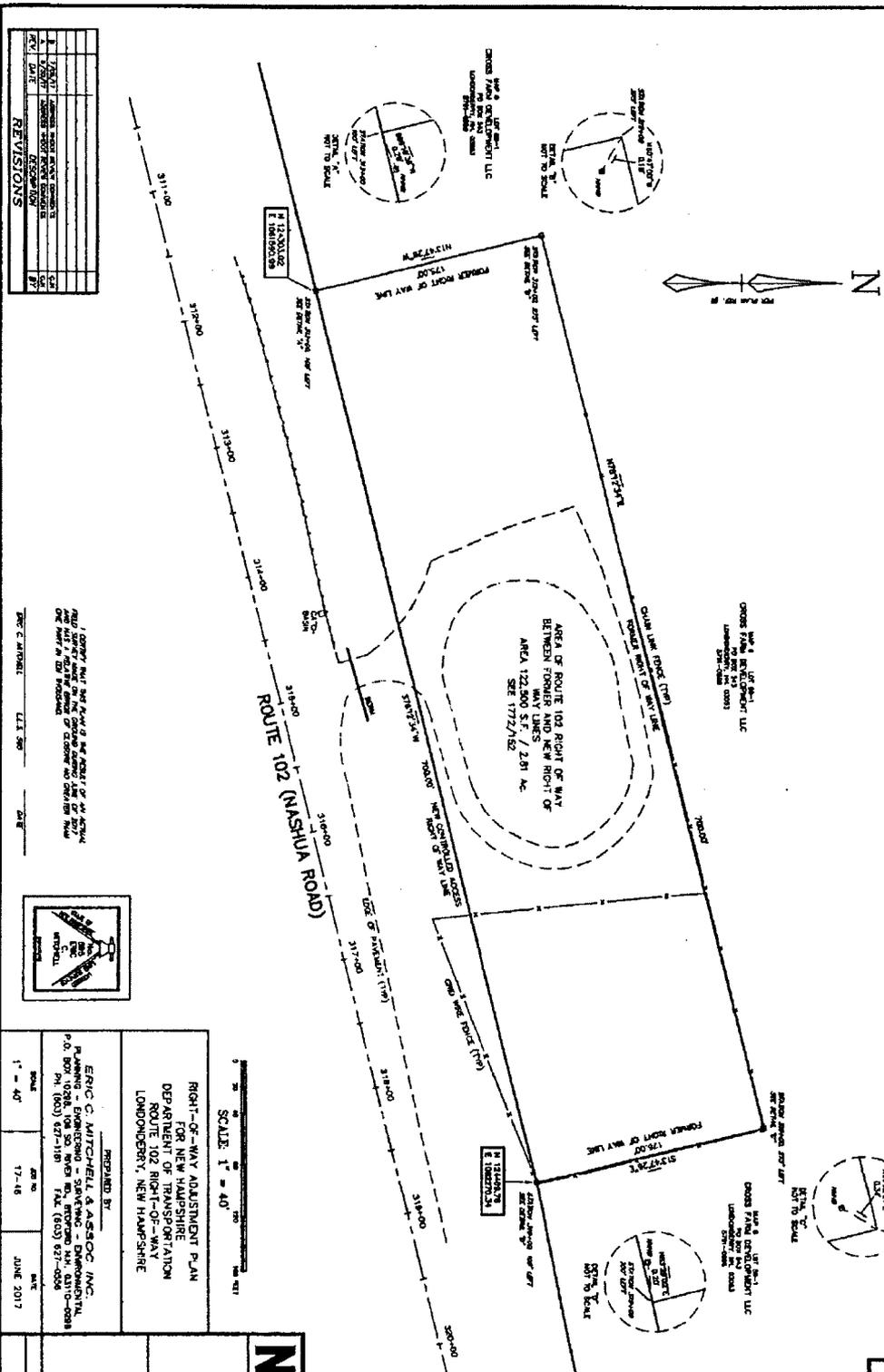
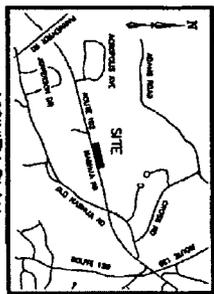
1" = 2,854.5 ft

Data Zoom 12-5

- PLAN REFERENCES**
1. TITLE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND HIGHWAY PLANS OF IMPROVED ROUTE 102 PROJECT AS P-1736 AND P-1737.
 2. APPROVED PLANS DATED THIS DATE TO BE SUBMITTED TO THE COMMISSIONER OF TRANSPORTATION AND HIGHWAY PLANS, INC. IN CONFORMANCE WITH 26 N.H.A.C. 1000.00.

- NOTES**
1. THE PLANS ARE TO BE USED FOR THE PURPOSES OF THE ADJUDICATORY PROCESS AND FOR THE PURPOSES OF THE COMMISSIONER OF TRANSPORTATION AND HIGHWAY PLANS, INC. ONLY.
 2. THE PLAN ALSO INDICATES THE COMMISSIONER'S REVIEW OF HIGHWAY PLANS AND THE COMMISSIONER'S REVIEW OF THE ADJUDICATORY PROCESS OF THIS PLAN AS OF DATE 2/16/17.

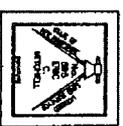
- LEGEND**
- 8.000' NEW HAMPSHIRE VERTICAL BOUND TRIANGULATION
 - — — — — EDGE OF PARALLEL
 - — — — — GROUND LINE
 - — — — — CHAIN LINE



REVISIONS

REV.	DATE	DESCRIPTION	BY
1	05/20/17	ISSUE FOR REVIEW	GL
2	05/20/17	ISSUE FOR REVIEW	GL
3	05/20/17	ISSUE FOR REVIEW	GL
4	05/20/17	ISSUE FOR REVIEW	GL
5	05/20/17	ISSUE FOR REVIEW	GL
6	05/20/17	ISSUE FOR REVIEW	GL
7	05/20/17	ISSUE FOR REVIEW	GL
8	05/20/17	ISSUE FOR REVIEW	GL
9	05/20/17	ISSUE FOR REVIEW	GL
10	05/20/17	ISSUE FOR REVIEW	GL

PREPARED BY: ERIC C. MITCHELL, L.L.S. 390, DATE: 17-16, 2017



PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
1000 W. MAIN ST., SUITE 200
NASHUA, NH 03041
PH: (603) 827-1188 FAX: (603) 827-0000

RIGHT-OF-WAY ADJUSTMENT PLAN
FOR NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
ROUTE 102 RIGHT-OF-WAY
LONDONDERRY, NEW HAMPSHIRE

SCALE 1" = 40'

NHDOT
THE STATE OF
NEW HAMPSHIRE
DEPARTMENT OF
TRANSPORTATION

APPROVED BY:
BARBARA J. ROY
COMMISSIONER
STATE
DATE: 6/1/17
TITLE: SECRET