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New Hampshire DOT
Department of Transportation

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

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
March 24, 2021

REQUESTED ACTION

1. Pursuant to RSA 4:39-c and RSA 228:31, authorize the New Hampshire Department of Transportation (Department) to sell a portion of State-owned Limited Access Right of Way (LAROW) located on the northwesterly side of NH Route 132 in the Town of Northfield. The subject area consists of 0.15 +/- of an acre. The sale would be directly to the abutter, Tilton-Northfield Fire District (Grantee), for $5,000.00 plus an $1,100.00 administrative fee, effective upon Governor and Executive Council approval.

2. Pursuant to RSA 230:45, further authorize the Department to adjust the limits of the NH Route 132 Limited Access Right of Way for the disposal of the above mentioned parcel, effective upon Governor and Executive Council approval.

The Department's Bureau of Finance and Contracts has determined the parcel was originally purchased with 90% Federal Funds and 10% Highway Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156 Administrative Fee	FY 2021 $1,100.00
04-096-096-960015-0000-UUU-409279 Sale of Parcel (10% of $5,000.00)	FY 2021 $500.00
04-096-096-963515-3054-401771 Consolidated Federal Aid (90% of $5,000.00)	FY 2021 $4,500.00

EXPLANATION

The Department would like to dispose of a portion of the State owned LAROW located on the northwesterly side of NH Route 132 in the Town of Northfield. The Grantee is planning to renovate and expand with new construction the current fire station located at 149 Park Street in Northfield. The subject area of LAROW that is being requested would help accommodate a small percentage of the new

construction. The subject area would also permit 360-degree access around the completed structure. This portion of NH Route 132 LAROW was acquired in 1959 for the relocation of NH Route 132 in conjunction with the construction of Interstate 93 through this area.

Pursuant to RSA 4:39-c this disposal was reviewed by the Department and determined to be surplus to its operational needs and interests. This sale will include the following conditions:

1. No direct access will be granted to NH Route 132 from the subject parcel.

2. The Grantee will be responsible for submitting a right-of-way adjustment survey, prepared at their expense, by a land surveyor licensed in the State of New Hampshire. This survey will describe the area being sold and will be used by the Department to prepare the deed for this sale.

At the November 30, 2020 meeting of the Long Range Capital Planning and Utilization Committee, the request (LRCP 20-064) was approved to allow the Department to sell this portion of LAROW directly to Tilton-Northfield Fire & EMS, for $5,000.00 plus the administrative fee of $1,100.00.

Pursuant to RSA 4:39-c, the Department has offered the property to the Town of Northfield, with no response. Pursuant to RSA 204-D:2, the Department also offered the parcel to the New Hampshire Housing Finance Authority, who declined the offer.

The Department respectfully requests authorization to sell this parcel.

Respectfully,

Victoria F. Sheehan
Commissioner

VFS/SJN/
Attachments

PLAN REFERENCES:

PARK STREET
NH ROUTE 132

area To be Sold

LOCUS MAP

NOTES:

ROUTE I-93
SOUTHBOUND
ON-RAMP

SYMBOL LEGEND

DRAFT

GRAPHIC SCALE

BOUNDARY SURVEY PLAN FOR
TILTON-NORTHFIELD FIRE DISTRICT
TAX MAP U9 LOTS 1F & 1G
149 PARK STREET - NH ROUTE 132
NORTHFIELD, NEW HAMPSHIRE

SURVEY PLAN BY:

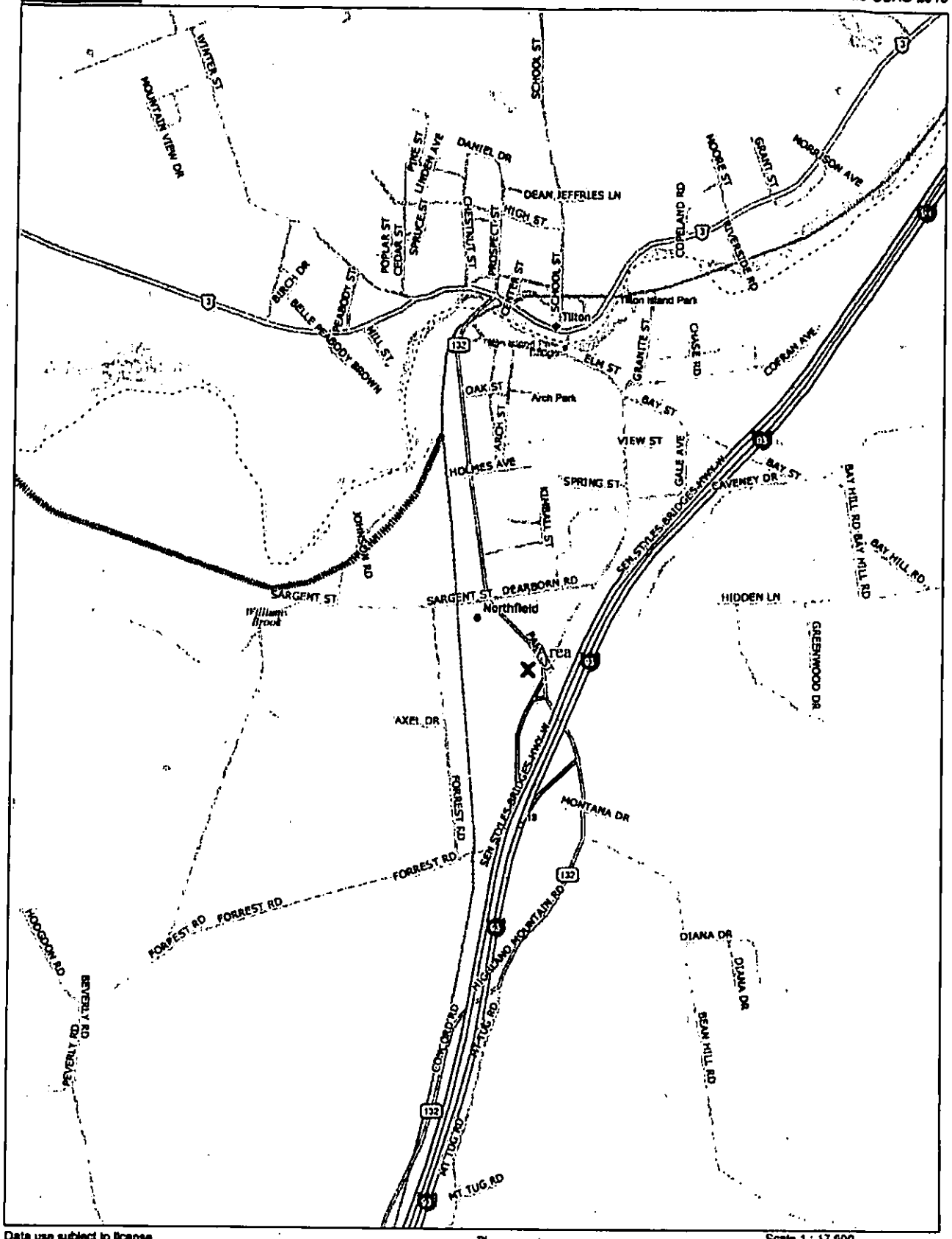
Joseph M. Wichert

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET 1 OF 1

DELORME

DeLorme Street Atlas USA® 2015



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TN

MN (14.8°W)

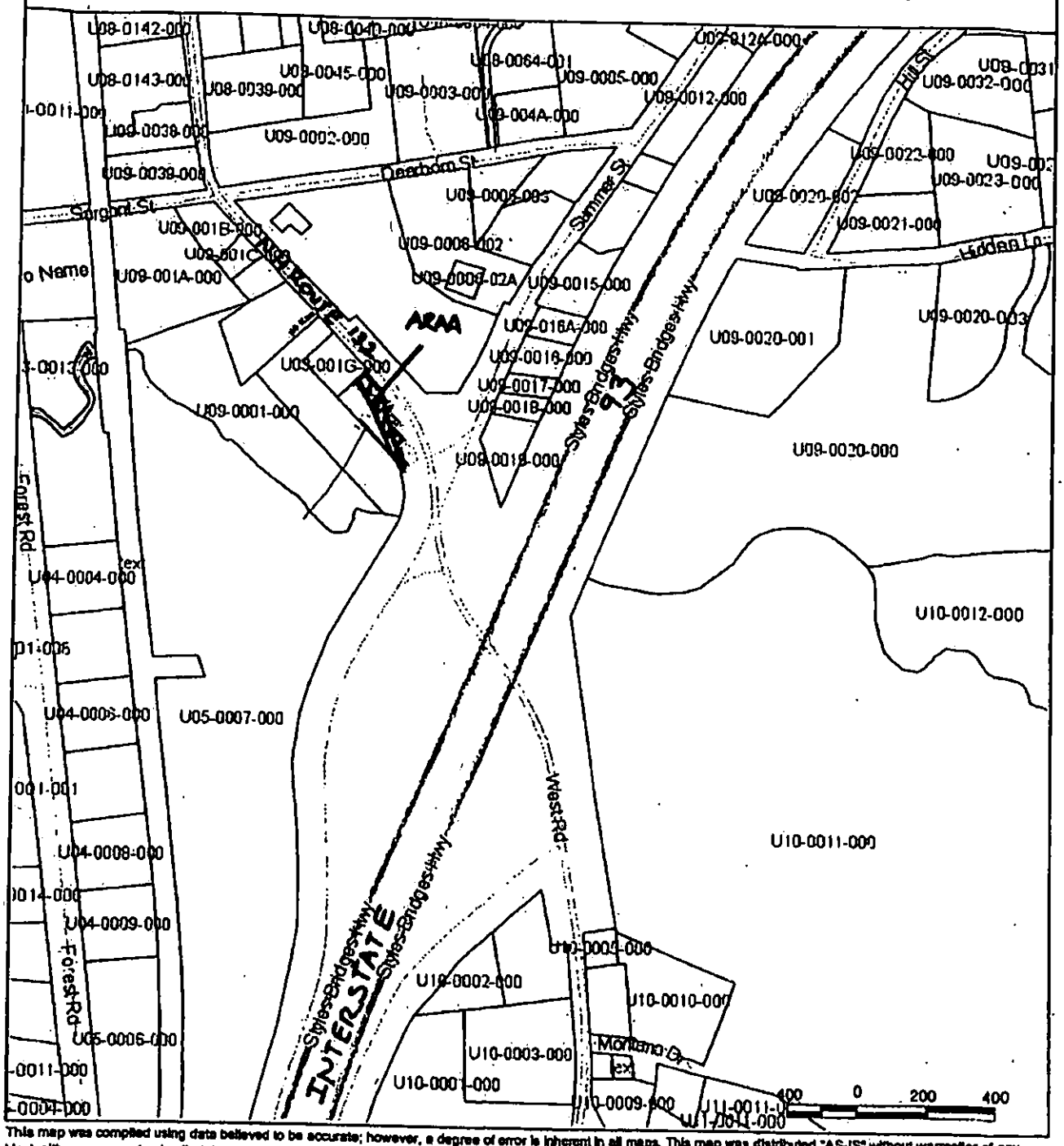
Scale 1 : 17,600

1" = 1,466.7 ft

Data Zoom 13-5

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE
ADMINISTRATION

MOSAIC PARCEL
MAP SHARING
POOL



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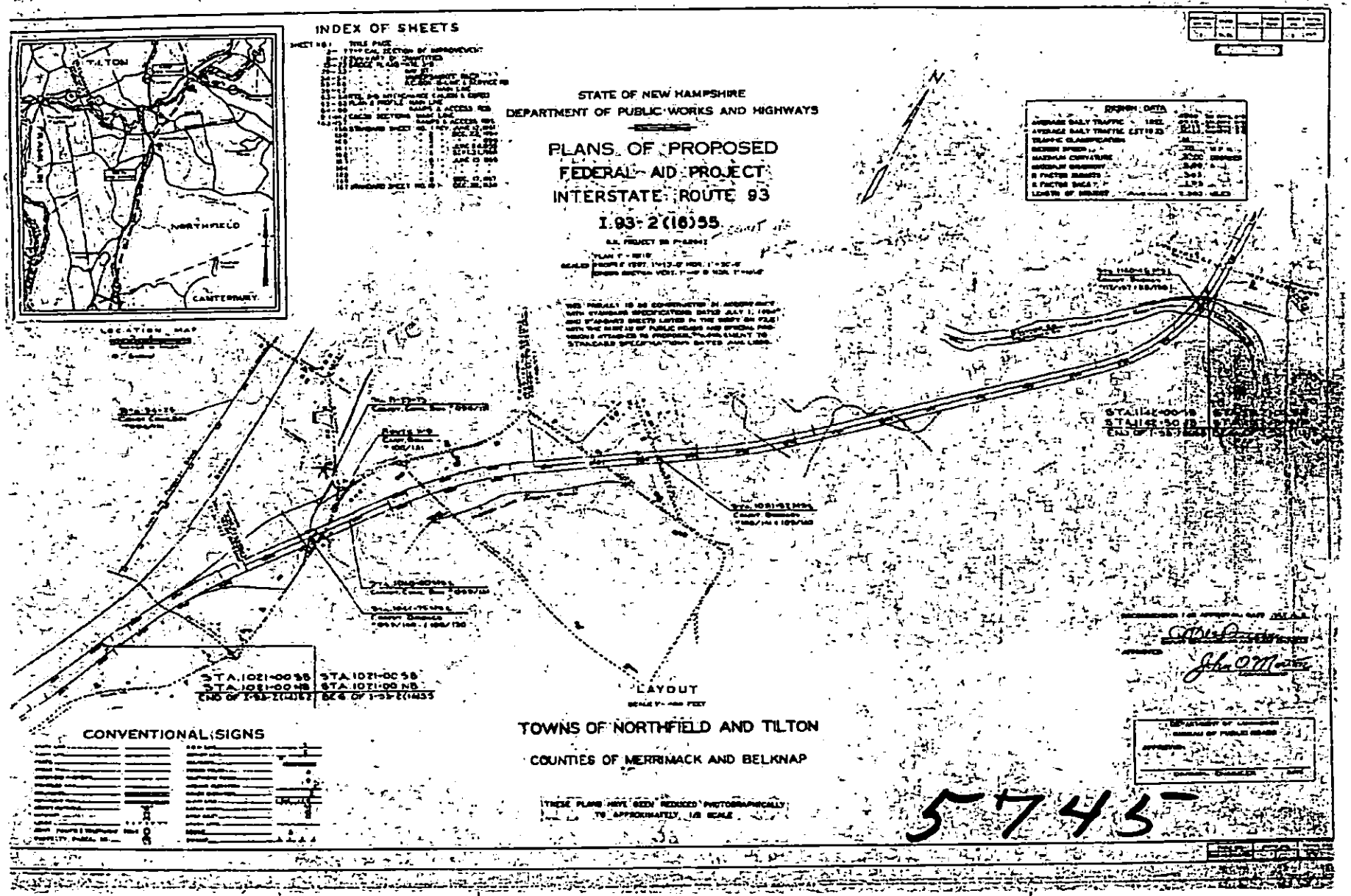
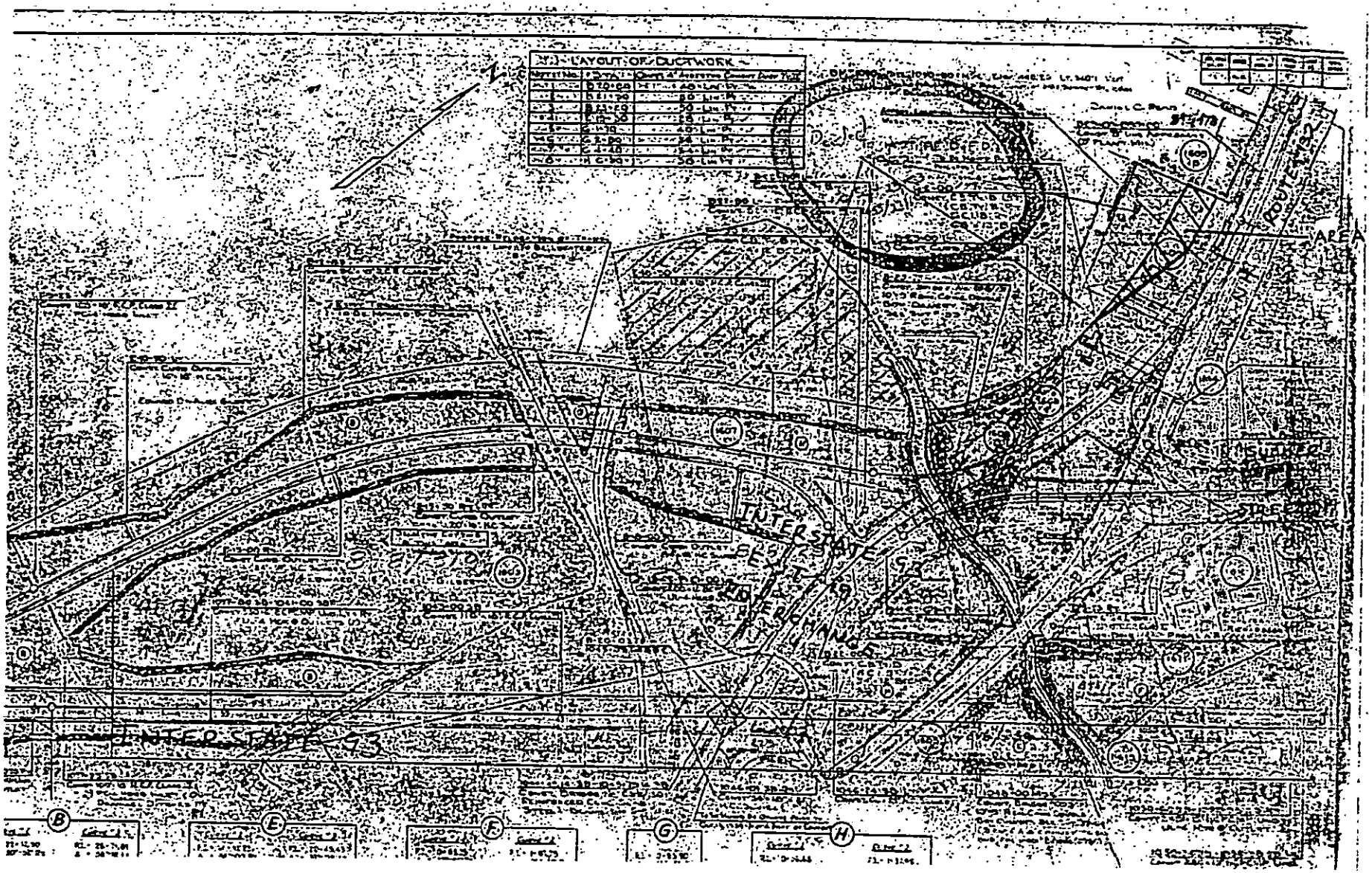

INDEX OF SHEETS
TILTON
NORTHFIELD
CANTERBURY
LOCATION MAP
STATE OF NEW HAMPSHIRE
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PLANS OF PROPOSED
FEDERAL-AID PROJECT
INTERSTATE ROUTE 93
I.93-2(16)55
DESIGN DATA
STA. 1021-00 SB
STA. 1021-00 NB
END OF I-93-2(16)52
BEG. OF I-93-2(16)55
LAYOUT
CONVENTIONAL SIGNS
TOWNS OF NORTHFIELD AND TILTON
COUNTIES OF MERRIMACK AND BELKNAP
THESE PLANS HAVE BEEN REDUCED PHOTOGRAPHICALLY TO APPROXIMATELY 1/2 SCALE
5745


LAYOUT OF DUCTWORK
INTERSTATE 93
INTERSTATE
EXIT 19
INTERCHANGE
ROUTE 1A
AREA
STREET

NEW HAMPSHIRE
HOUSING

DEAN J. CHRISTON
Executive Director
dchriston@nhhfa.org

DEPT. OF TRANSPORTATION
BUREAU OF RIGHT OF WAY
DEC 28 2020
RECEIVED

December 22, 2020

Stephen G. LaBonte, Administrator
New Hampshire Department of Transportation
JO Morton Building, Room 100
7 Hazen Drive
P.O. Box 483
Concord, NH 03302-0483

RE: Northfield Property

Dear Mr. LaBonte:

The New Hampshire Housing Finance Authority is not interested in purchasing the property in Northfield, described in your letter of December 15, 2020.

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

Sincerely,

Dean J. Christon
Executive Director

DJC:clp
Enclosures

Approved by the Long Range Capital Planning & Utilization Committee 11/30/2020

(5745-1608, 1608A)

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

LRCP 20-064

FROM: Stephen G. LaBonte
Administrator

DATE: November 18, 2020

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

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

TO: Representative John Cloutier, 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 0.15 +/- of an acre of State owned land within the Limited Access Right of Way (LAROW), located on the northwesterly side of NH Route 132 in the Town of Northfield. The sale would be directly to the Tilton-Northfield Fire & EMS (Grantee) in the amount of $6,100.00, which includes an $1,100.00 Administrative Fee. The sale would be subject to conditions as specified in this request.

EXPLANATION

The Grantee is planning to renovate and expand, with new construction, the current fire station located at 149 Park Street in Northfield. The area of LAROW that is being requested would help accommodate a small percentage of that new construction. The area would also permit 360-degree access around the completed structure. After a departmental review, it was determined that the subject parcel is surplus to the Department's operational needs and available for disposal. This parcel will be conveyed with the following conditions:

- No direct access will be allowed to NH Route 132 from this parcel.
- The Grantee will be responsible for submitting a right-of-way adjustment survey, prepared at their expense, by a land surveyor licensed in the State of New Hampshire. This survey will describe the parcel being sold and will be used, by the Department, to prepare the deed for this sale.

An appraiser from the Department completed a fair market appraisal for the subject property. The appraiser used three (3) sales in surrounding area as comparable. Based upon the analysis and adjustments of those sales and using an area of 0.15 +/- of an acre, it was felt that a reasonable fair market value for the subject parcel, as of November 10, 2020, was $5,000.00.

Pursuant to RSA 4:39-c, the Department will offer the property to the Town of Northfield. Pursuant to RSA 204-D:2, the Department will also offer the property to the New Hampshire Housing Finance Authority.

The Department respectfully requests authorization to sell the subject parcel as outlined above.

SGL/SJN/jl
Attachments