

20 *Jan*



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
July 1, 2021

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the New Hampshire Department of Transportation (Department) to sell approximately 2.11 +/- acres of State owned land on the southwesterly side of U.S. Route 3, in the Town of Northumberland. The subject area is both within, and outside, of the U. S. Route 3 Controlled Access Right of Way (CAROW). The sale would be directly to the MOM's North Country LLC (Grantee), for \$4,200.00, 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 80% Federal Funds and 20% Highway Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156 Administrative Fee	<u>FY 2022</u> \$1,100.00
04-096-096-960015-0000-UUU-409279 Sale of Parcel (20% of \$3,100.00)	<u>FY 2022</u> \$620.00
04-096-096-963515-3054-401771 Consolidated Federal Aid (80% of \$3,100.00)	<u>FY 2022</u> \$2,480.00

EXPLANATION

The Department received a request from Barry & Honorow, P.L.L.C. on behalf of the Grantee, to acquire approximately 2.11 +/- acre of land on the southwesterly side of U. S. Route 3 in the Town of Northumberland. The Grantee has assembled an interest of land for off-road riders, snowmobilers, and motorcyclists touring the Great North Woods. This abutting land would enable them to expand and improve its existing property. The State owned land the Grantee would be acquiring is both within, and outside, of the CAROW. The subject area is broken down as followed:

- A. Disposal of approximately 73,181 SF (1.68 +/- acres) parcel of state owned land;

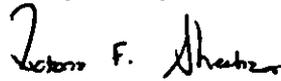
- B. Release interest in approximately 11,932 SF (0.27 +/- acres) of the U.S. Route 3 CAROW (20' feet in width);
- C. Disposal of approximately 6,970 SF (0.16 +/- acres) of State land outside of the U.S. Route 3 CAROW; and
- D. Disposal of approximately 100 SF of State owned land outside of the U.S. Route 3 CAROW

Pursuant to RSA 4:39-c, this sale has been reviewed by the Department, and determined to be surplus to our operational needs and interests. As a condition of this sale, the buyer will have a Right of Way Adjustment Survey prepared by a land surveyor licensed in the State of New Hampshire. This survey will describe the area being sold and be used to prepare the deed for the sale of this parcel. This survey will also be recorded in the Coos County Registry of Deeds.

At the June 21, 2021 meeting of the Long Range Capital Planning and Utilization Committee, the request (LRCP 21-018) was approved to allow the Department to sell this State owned land outside and within the CAROW directly to MOM's North Country LLC, for \$3,100.00 plus the administrative fee of \$1,100.00.

The Department respectfully requests authorization to sell this State owned land, as noted above.

Respectfully,



Victoria F. Sheehan
Commissioner

VFS/SJN
Attachments

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

LRP 21-018

FROM: Stephen G. LaBonte
Administrator

DATE: May 19, 2021

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

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

**Approved by the Long
Range Capital Planning
and Utilization Committee
June 21, 2021**

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 approximately 2.11 +/- acres of State owned land, located on the southwesterly side of U.S. Route 3 in the Town of Northumberland. The subject area is both within and outside of the U.S. Route 3 Controlled Access Right of Way (CAROW). The sale would be directly to the MOM's North Country, LLC (Grantee) in the amount of \$4,200.00, which includes an \$1,100.00 administrative fee. The sale would be subject to conditions as specified in this request.

EXPLANATION

The Grantee has assembled an interest of land for off-road riders, snowmobilers, and motorcyclists touring the Great North Woods. This abutting land would enable them to expand and improve its existing property. As stated previously, the State land the Grantee would be acquiring is both within and outside of the CAROW. The subject area is broken down as followed:

- A: Disposal of approximately 73,181 SF (1.68 +/- of an acre) parcel of state owned land.
- B: Release interest in approximately 11,932 SF (0.27 +/- of an acre) of the U.S. Route 3 CAROW (20 feet in width).
- C: Disposal of approximately 6,970 SF (0.16 +/- of an acre) of State land outside of the U.S. Route 3 CAROW, and
- D: Disposal of approximately 100 SF of State owned land outside of the U.S. Route 3 CAROW.

After a departmental review, it was determined that the subject parcels are surplus to the Department's operational needs and available for disposal. This parcel will be conveyed with the following condition:

- As a condition of this sale, the buyer will have a Right of Way Adjustment Survey prepared by a land surveyor licensed in the State of New Hampshire. This survey will describe the area being sold and be used to prepare the deed for the sale of this parcel. This survey will also be recorded in the Coos County Registry of Deeds.

An appraiser from the Department completed a fair market appraisal for the subject property. Please note that there are two appraisals enclosed. The appraiser broke it down by land inside and outside of the CAROW. The breakdown is as followed:

- Outside of the CAROW -- The appraiser used three (3) sales in the surrounding area as comparable. Based upon the analysis and adjustments of those sales and using an area of 1.84 +/- acres, it was felt that contributory value for the subject parcels, as of May 5, 2021, was \$2,100.00.
- Inside of CAROW -- The appraiser used two (2) sales in the surrounding area as comparable. Based upon the analysis and adjustments for those sales and using an area of 0.27 +/- of an acre, it was felt the contributory value for the subject parcel, as of May 5, 2021, was \$1,000.00.

Pursuant to RSA 4:39-c, the Department will offer the property to the Town of Northumberland. 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