



**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  
October 26, 2021

**REQUESTED ACTION**

Pursuant to RSA 4:39-c and 228:31, authorize the New Hampshire Department of Transportation (Department) to sell 0.18 +/- of an acre of state-owned land, with improvements located at 20 Old Bartlett Road in the Town of Conway. The sale will be directly to Jonathan Chace (Grantee) for \$171,600.00 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 that the parcel was originally purchased with 94.08% Federal Funds and 5.92% 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	\$10,093.60
(5.92% of \$170,500.00)	
04-096-096-963515-3054-401771	<u>FY 2022</u>
Consolidated Federal Aid	\$160,406.40
(94.08% of \$170,500.00)	

**EXPLANATION**

The Department received a request from the Grantee to acquire the 0.18 +/- of an acre of state-owned land located at 20 Old Bartlett Road in the Town of Conway. This parcel is improved with a cottage-style residence and was acquired in 2008 for the proposed Conway By-Pass Project. The project was not completed and has since been dissolved. Since the acquisition, the Chace Family has leased the property from the Department. As a member of the Chace Family, the Grantee wishes to acquire the property from the Department.

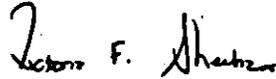
Pursuant to RSA 4:39-c, this sale has been reviewed by the Department and is determined to be surplus to our operational needs and interests.

At the September 13, 2021 meeting of the Long Range Capital Planning and Utilization Committee, the request (LRCP 21-030) was approved, allowing the Department to sell the above listed parcel to Jonathan Chace for \$170,500.00 and to assess an \$1,100.00 administrative fee.

Pursuant to RSA 4:39-c, the Department has solicited interest from the Town of Conway with no response. Pursuant to RSA 204-D:2, the Department also solicited interest from the New Hampshire Housing Finance Authority who declined the offer.

The Department is respectfully requesting authorization for the sale of the parcel of land located at 20 Old Bartlett Road.

Respectfully,



Victoria F. Sheehan  
Commissioner

VFS/SJN  
Attachments

# STATE OF NEW HAMPSHIRE

## INTER-DEPARTMENT COMMUNICATION

**LRC** 21-030

**FROM:** Stephen G. LaBonte  
Administrator

**DATE:** August 17, 2021

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

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

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

**Approved by the Long  
Range Capital  
Planning and  
Utilization Committee  
September 13, 2021**

### REQUESTED ACTION

The New Hampshire Department of Transportation (Department), pursuant to RSA 4:39-c, requests authorization to sell 0.18 +/- of an acre of state owned land, with improvements, located at 20 Old Bartlett Road in the town of Conway. The sale will be directly to Johnathan Chace (Grantee) at the sale price of \$171,600.00, which includes an \$1,100.00 administrative fee. The sale will be subject to conditions as specified in this request.

### EXPLANATION

This parcel, improved with a cottage-style dwelling, was acquired for the Conway By-Pass 11339B Project (Project) from the Chace Family in 2008 for \$166,100.00. Since the acquisition the Chace Family has leased the property from the Department. The Project did not proceed to construction and has since been dissolved. The Grantee is a member of the Chace Family and wishes to purchase the property back from the Department.

The Department has determined the subject property is surplus to the Department's operational needs and available for disposal.

An appraiser from the Department completed an appraisal of the subject property. The appraiser used four (4) comparable sales in surrounding area and arrived at a fair market value of \$155,000.00, as of April 28, 2021. Because of his relationship to the property, the Department elected to offer it directly to the Grantee rather than engage a real estate broker. In order to compensate for an active market trend, an additional 10% was added to the offer price. The Department thereafter offered to sell the property to the Grantee for \$171,600.00, which included the \$1,100.00 administrative fee.

Prior to the sale, and pursuant to RSA 4:39-c, and RSA 204-D:2, the Department will offer the property to the Town of Conway, and the New Hampshire Housing Finance Authority.

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

SGL/SJN/jl  
Attachments



**NEW HAMPSHIRE  
HOUSING**

**DEAN J. CHRISTON**  
Executive Director  
dchriston@nhhfa.org

DEPT. OF TRANSPORTATION  
BUREAU OF RIGHT OF WAY

SEP 23 2021

**RECEIVED**

September 21, 2021

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

RE: Conway property

Dear Mr. LaBonte:

New Hampshire Housing Finance Authority is not interested in purchasing the property in Conway, described in your letter of September 15, 2021. Thank you for giving us the opportunity to review this parcel.

New Hampshire Housing would like to inquire about the other vacant parcels located near Cranmore Mountain. Would DOT please provide a status update on these other undeveloped parcels surrounding Cranmore?

Sincerely



Dean J. Christon  
Executive Director

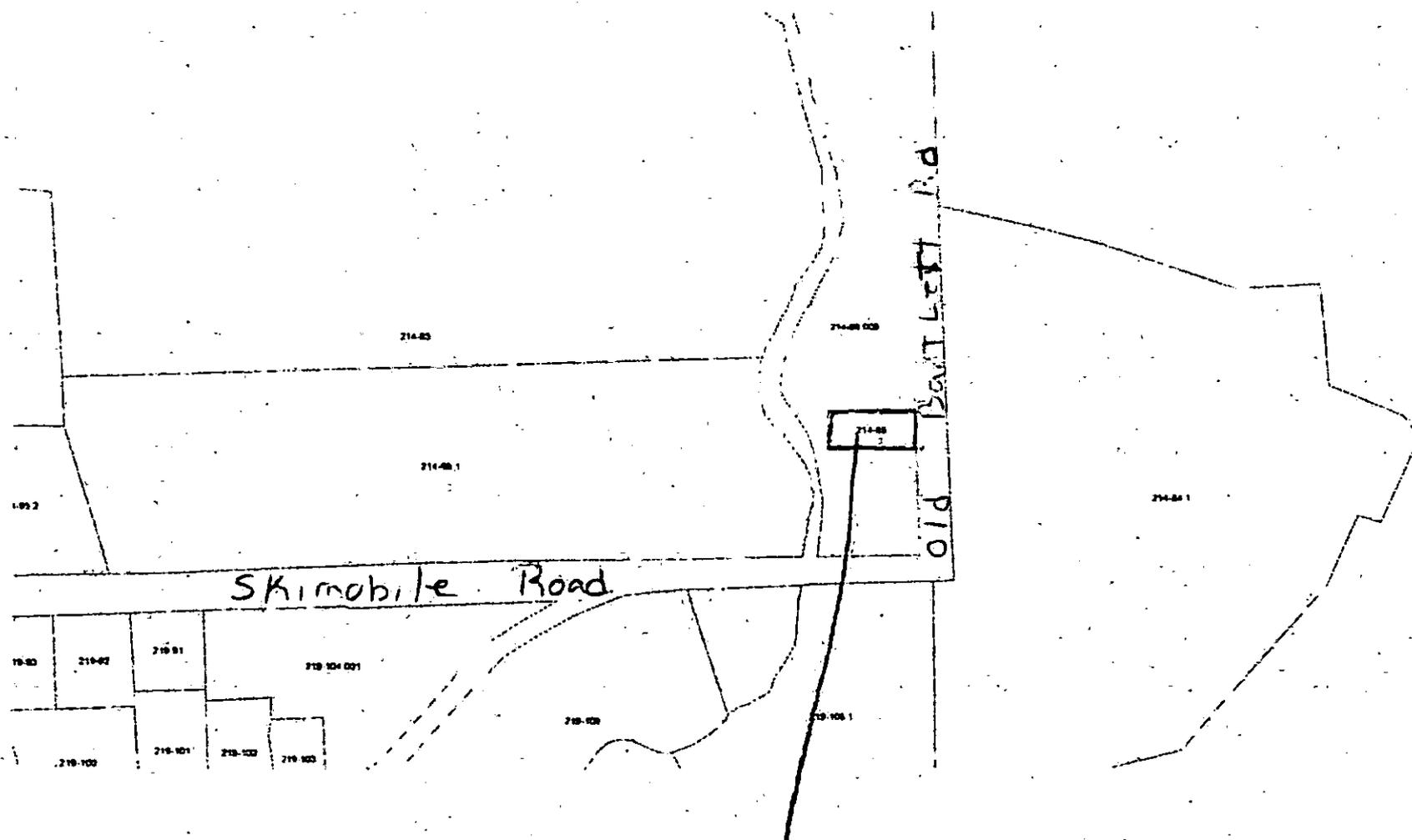
DJC:clp  
Enclosures

**NEW HAMPSHIRE HOUSING FINANCE AUTHORITY**

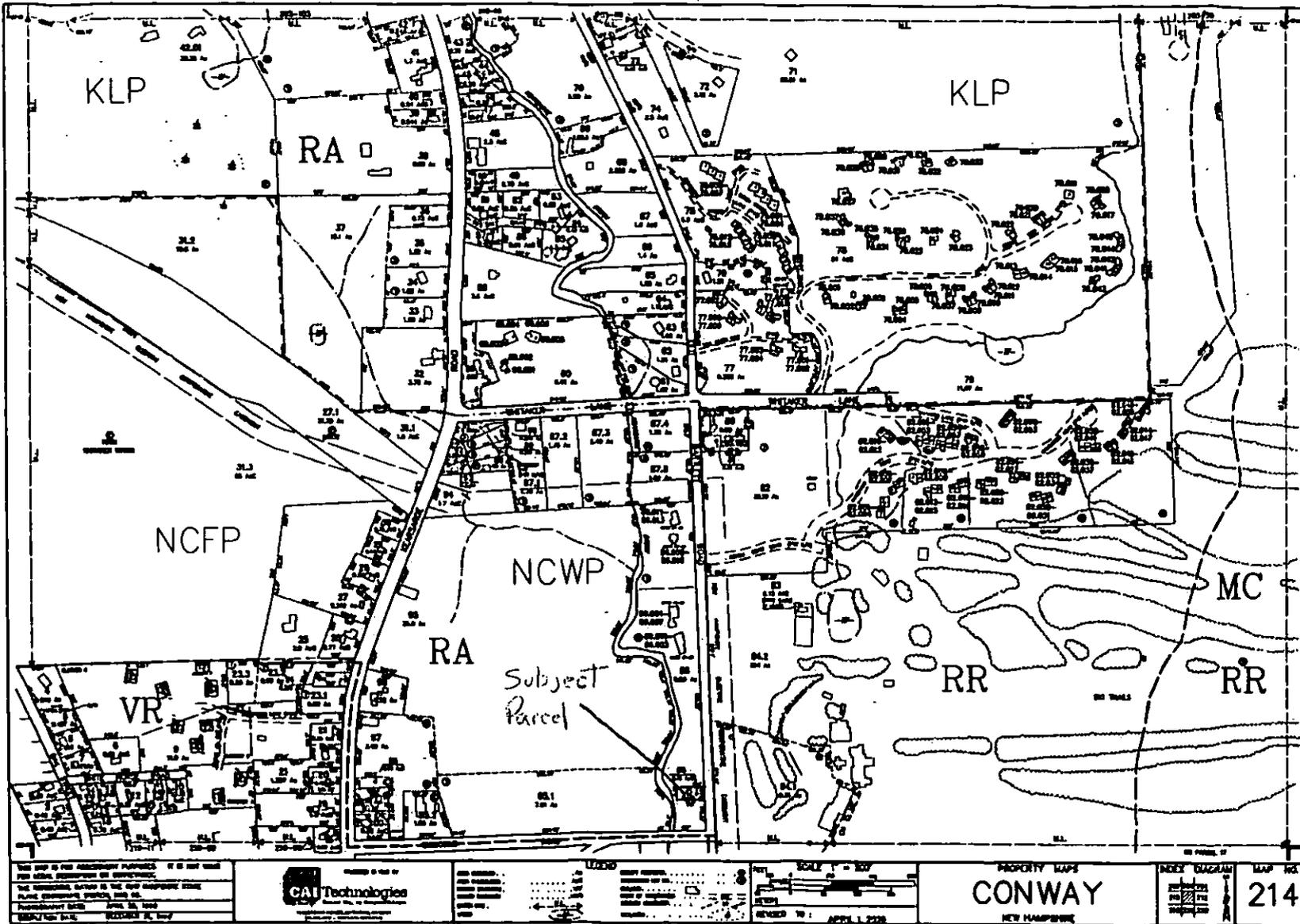
32 Constitution Drive, Bedford, NH 03110  
Mail PO Box 5087, Manchester NH 03108

603.472.8623  
[NHHFA.org](http://NHHFA.org)

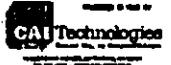




Subject parcel  
20 Old Bartlett Rd

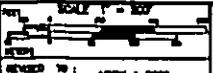


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**LEGEND**

	PROPERTY BOUNDARY
	ZONING DISTRICT
	WATER FEATURE
	ROAD
	LOT
	BUILDING
	UTILITY LINE



**PROPERTY MAPS**  
**CONWAY**  
NEW HAMPSHIRE



**MAP NO.**  
**214**