



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



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
January 24, 2022

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, authorize the New Hampshire Department of Transportation (Department) to sell two parcels of state-owned land, totaling 5.2 +/- acres, located on the westerly side of NH Route 16 (Spaulding Turnpike) in the Town of Newington. The sale will be directly to S.N.S. Equity, LLC (Grantee) for \$1,111,200.00 which includes an \$1,100.00 per parcel administrative fee, effective upon Governor and Executive Council Approval.

The Department's Bureau of Finance and Contracts has determined these parcels were purchased with 100% Turnpike Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156 Administrative Fee	<u>FY 2022</u> \$2,200.00
04-096-096-960017-0000-UUU-409278 Sale of Parcels (100% of \$1,109,000.00)	<u>FY 2022</u> \$1,109,000.00

EXPLANATION

The Department received a request from the Grantee to acquire two parcels of state-owned land on the westerly side of NH Route 16 (Spaulding Turnpike) in the Town of Newington. The Grantee has been working with the town to develop workforce housing and senior living facilities. The Grantee is looking to expand on their existing parcel by acquiring the two unimproved abutting parcels. The breakdown of the two parcels is as follows:

- Parcel A – 3.09 +/- acres, located on Shattuck Way is a portion of a larger parcel acquired in 1939. This parcel is completely within the Spaulding Turnpike Limited Access Right of Way which will be emendated as a requirement of this sale.
- Parcel B – 2.11 +/- acres is located on Nimble Hill Road is a portion of a larger parcel acquired in 2005.

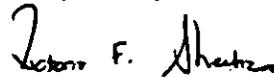
Pursuant to RSA 4:39-c, this proposed sale has been reviewed by the Department and determined to be surplus to our operational needs and interests. The sale will include the following conditions:

- The Grantee will be required to solicit a NH Licensed Land Surveyor to survey and prepare a Perimeter Boundary Line Survey/Right of Way Adjustment plan to be submitted to the Department for review and approval. Upon approval by the Department the Grantee is required to record the plan in the Rockingham County Registry of Deeds, from which the Department will prepare the conveyance deed. The Grantee will supply a full size copy of the recorded plan and draft description of the surveyed parcels.
- Access to these parcels shall be from Shattuck Way through a parcel the Grantee currently owns. No other points of access will be granted.
- The Department will be retaining the Slope Easement along Shattuck way for the Town of Newington.

At the November 9, 2021 meeting of the Long Range Capital Planning and Utilization Committee the request (LRCP 21-034) was approved, allowing the Department to sell the two parcels directly to S.N.S. Equity, LLC for the combined market value of \$1,109,000.00 and to assess an \$1,100.00 administrative fee per parcel.

The Department is requesting authorization for the sale of land as noted above.

Respectfully,



Victoria F. Sheehan
Commissioner

VFS/SJN
Attachments



**NEW HAMPSHIRE
HOUSING**

DEAN J. CHRISTON
Executive Director
dchriston@nhhfa.org

**DEPT. OF TRANSPORTATION
BUREAU OF RIGHT OF WAY**

JAN 03 2022

RECEIVED

December 30, 2021.

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

RE: Sale of State Owned Land in Newington
Newington-Dover, 1:1238C

Dear Mr. LaBonte:

This letter relates to our correspondence dated December 14, 2021, wherein New Hampshire Housing requested an additional 120 to respond to DOT regarding interest in acquiring the following parcels:

Westerly side of the NH route 16 (Spaulding Turnpike) in the Town of Newington, Map 3, Lots 7-24 and 7-25, consisting of:

- **Parcel A: 3.09 +/- acres located on Shattuck Way; and**
- **Parcel B: 2.11 +/- acres located on Nimble Hill Road.**

New Hampshire Housing hereby withdraws the request for additional days. Please be advised that New Hampshire Housing is not interested in pursuing this property.

Thank you for the opportunity to review these parcels.

Sincerely,


Dean J. Christon
Executive Director

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

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

603.472.8623
NHHFA.org





**NEW HAMPSHIRE
HOUSING**

DEAN J. CHRISTON
Executive Director
dchriston@nhhfa.org

December 14, 2021

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

DEPT. OF TRANSPORTATION
BUREAU OF RIGHT OF WAY

DEC 15 2021

RECEIVED

RE: Sale of State Owned Land in Newington
Newington-Dover, 11238C

Dear Mr. LaBonte:

New Hampshire Housing Finance Authority is in receipt of the New Hampshire Department of Transportations (DOT) notice to sell the following parcel(s):

Westerly side of the NH route 16 (Spaulding Turnpike) in the Town of Newington, Map 3, Lots 7-24 and 7-25, consisting of:

- **Parcel A: 3.09 +/- acres located on Shattuck Way; and**
- **Parcel B: 2.11 +/- acres located on Nimble Hill Road.**

New Hampshire Housing may be interested in acquiring the properties pursuant to RSA Chapter 204-D.

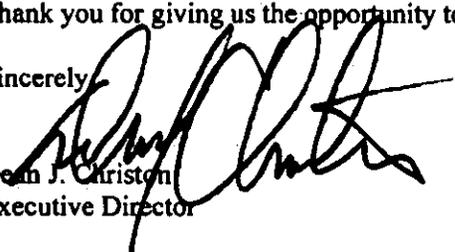
To assist us in making a final decision, and consistent with RSA Chapter 204-D, we request an additional 120 days to determine our interest in acquiring this site for affordable housing opportunities. New Hampshire Housing will respond to DOT no later than March 15, 2022, with our intent.

To assist us in making a final decision, please provide us with the following:

- A copy of the current appraisal or any other documentation used in determining the stated sale price; and
- Any other information you may have about the potential transfer to New Hampshire Housing, including any information the DOT may have about the Properties' suitability for housing development.

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

Sincerely,


Dean J. Christon
Executive Director

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

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

603.472.8623
NHHFA.org



STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

LACP 21-034

FROM: Stephen G. LaBonte 
Administrator

DATE: October 18, 2021.

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

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

**Approved by the Long
Range Capital Planning and
Utilization Committee
11/9/2021**

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 two parcels of state-owned land located on the westerly side of NH Route 16 (Spaulding Turnpike) in the Town of Newington. The sale will be directly to the S.N.S. Equity LLC (Grantee) in the amount of \$1,111,200.00, which includes an \$1,100.00 administrative fee per parcel. The sale will be subject to conditions as specified in this request.

EXPLANATION

The Grantee has been working with the Town of Newington to develop workforce housing and senior living facilities. The Grantee is looking to expand on their existing parcel by acquiring the two unimproved abutting lots, totaling approximately 5.2 +/- acres. The breakdown of the two parcels is as follows:

- Parcel A - 3.09 +/- acres located on Shattuck Way is a portion of a larger parcel acquired in 1939 from Cora Hoyt for \$11,000.00.
- Parcel B - 2.11 +/- acres located on Nimble Hill Road is a portion of a larger parcel acquired in 2005 from Rita Murjani for \$1,200,000.00. At the time of the acquisition, the subject parcel was improved with a 17-unit wood-framed motel building, with an attached cape-style structure, and storage shed. The structures were demolished as part of the Spaulding Highway Construction Project.

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

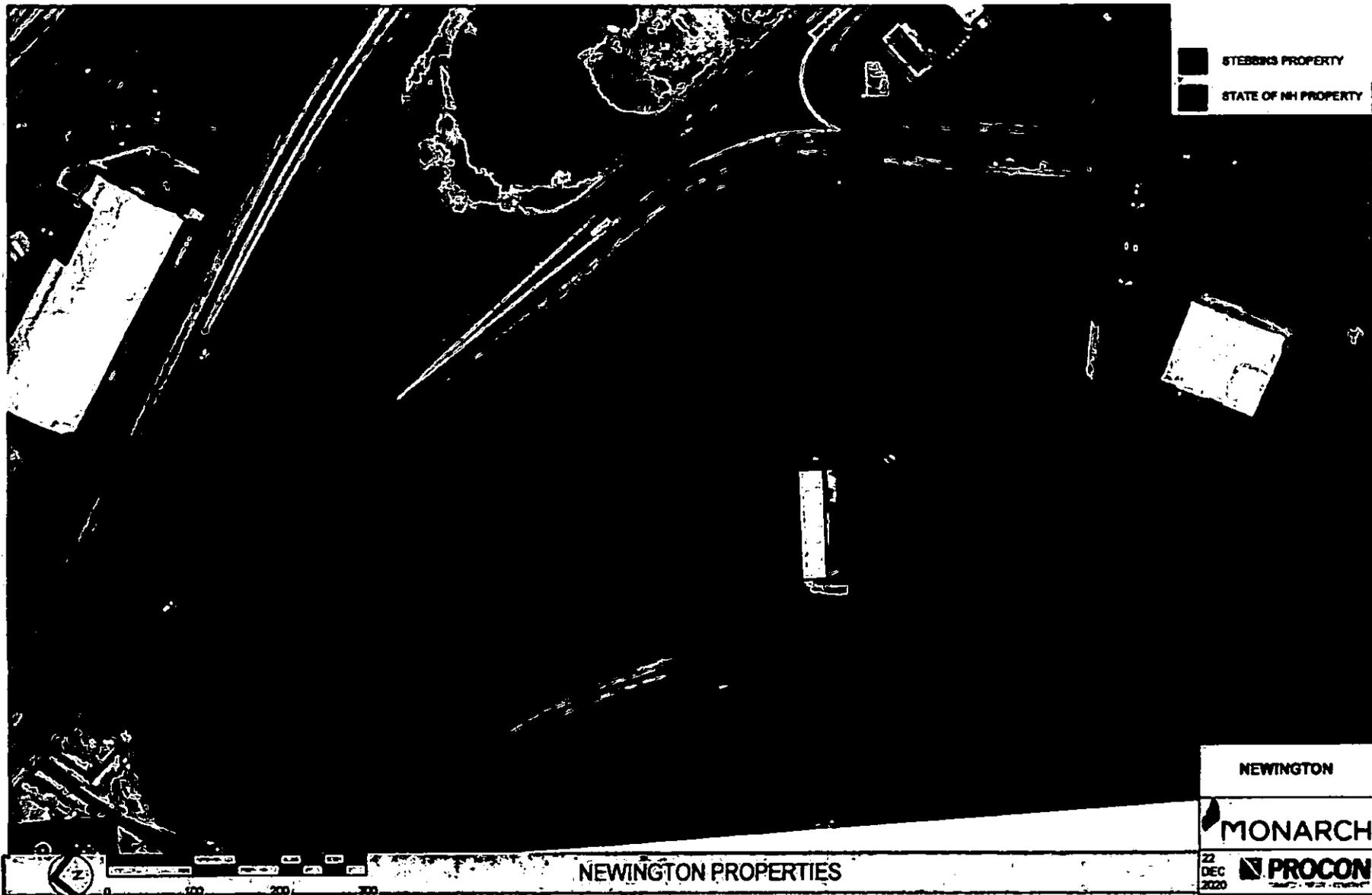
- The Grantee will be required to solicit a NH Licensed Land Surveyor, to survey and prepare a Perimeter Boundary Line Survey/Right of Way Adjustment plan, to be submitted to the Department for review and approval. Upon approval by the Department, the Grantee is required to record the plan in the Rockingham County Registry of Deeds, from which the Department will prepare the conveyance deed. The Grantee will supply a full size copy of the recorded plan and draft description of the surveyed parcel(s).
- Access to these parcels shall be from Shattuck Way, through a parcel the Grantee currently owns. No other points of access will be granted.
- The State will be retaining a Slope Easement along Shattuck way for the Town of Newington.

A Staff Right-of-Way Appraiser from the Department evaluated the subject properties and concluded it does have an independent highest and best use. She then prepared a market value appraisal using the sales comparison approach, that adheres to the requirements of the Right-of-Way Manual and the Uniform Standards of Professional Appraisal Practice. This appraisal report was reviewed and approved by a qualified review appraiser. Based on the current conditions of the parcels, the subject property's combined market value as of May 14, 2021 was concluded to be \$1,109,000.00.

Pursuant to RSA 4:39-c, the Department will solicit interest from the town of Newington. Pursuant to RSA 204-D:2, the Department will also solicit interest from the New Hampshire Housing Finance Authority.

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

SGL/SJN/jl
Attachments



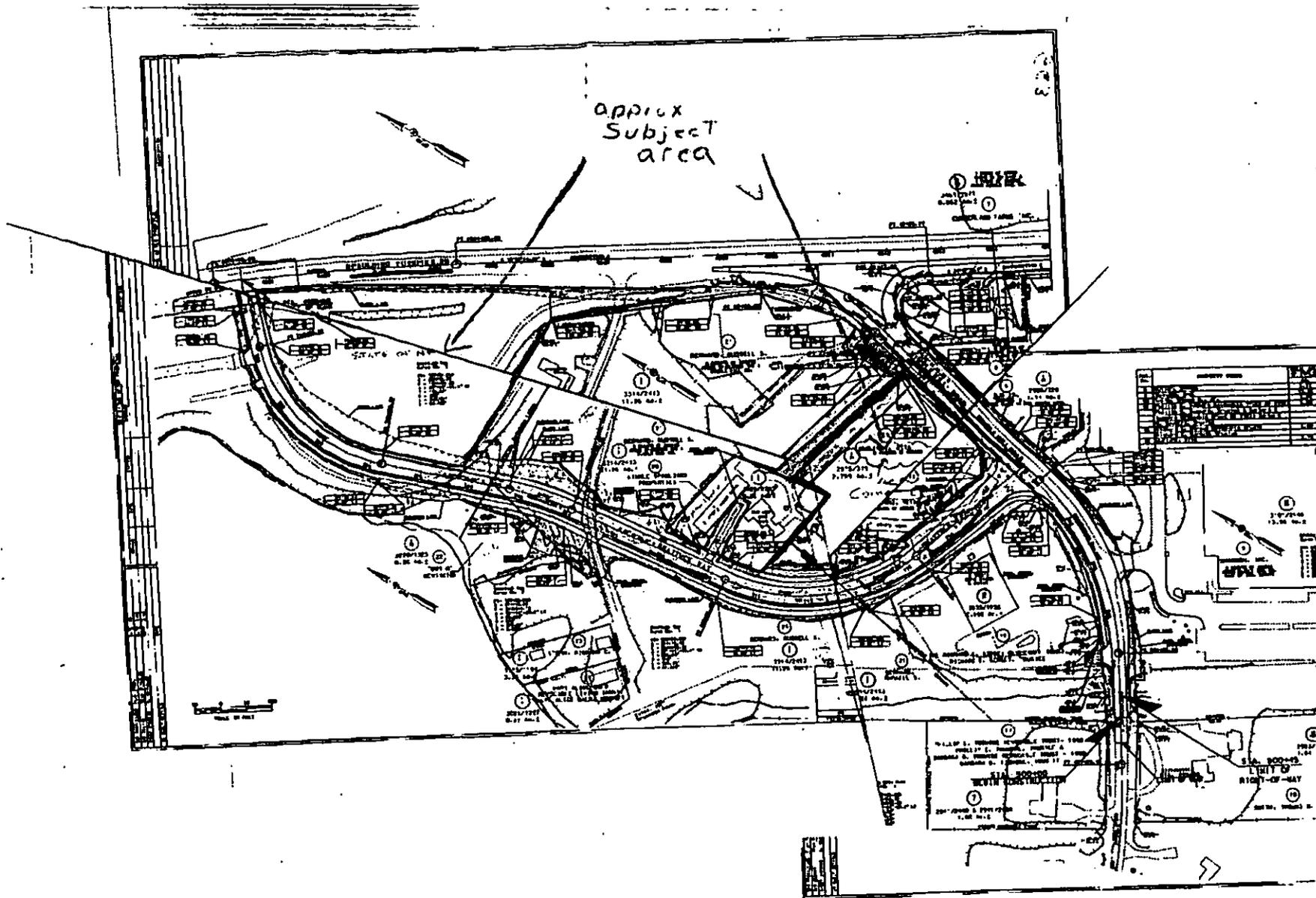
STEBBINS PROPERTY
STATE OF NH PROPERTY

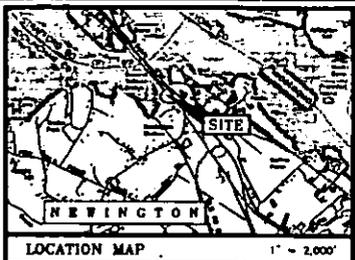
NEWINGTON

MONARCH

22 DEC 2020
PROCON

NEWINGTON PROPERTIES





LEGEND:

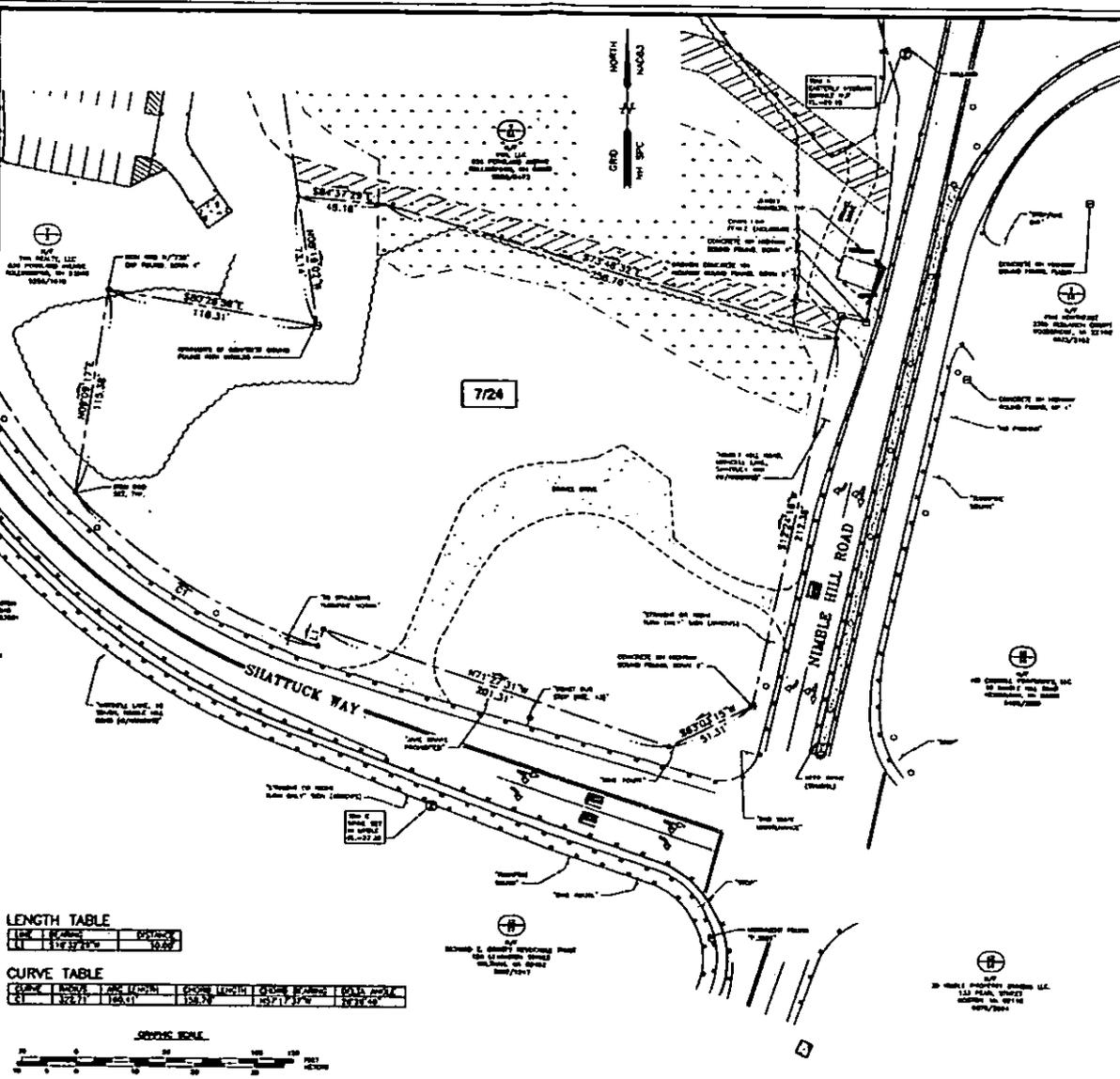
---	NEW OR EXISTING
---	BOUNDARY
○	WELL HOLE FOUND
○	WELL HOLE PROPOSED
○	WELL HOLE NOT FOUND
○	WELL HOLE NOT TESTED

PLAN REFERENCES:

- 1) SUBDIVISION PLAN BY MAP 7 LOT 24, FOR THE LLC, SHATTUCK WAY, TOWN OF NEWINGTON, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1"=100', DATED OCTOBER 2002, BY NAME ENGINEERING, INC. (N-E-0278)
- 2) PART OF THE PLAN OF PROPOSED HIGHWAY PROJECT, N.H. ROUTE 1, ALN ROUTE 1A, AND SHATTUCK WAY, TOWN OF NEWINGTON, COUNTY OF ROCKINGHAM, BY STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, N.H. PROJECT NO. 99-15
- 3) PART OF THE PLAN OF PROPOSED PROJECT, SHATTUCK WAY/SHATTUCK WAY, TOWN OF NEWINGTON, COUNTY OF ROCKINGHAM, BY STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, N.H. PROJECT NO. 11-21-02, SCALE: 1"=100'
- 4) PLAN OF PROPOSED FLOOD AND PRIMARY PROJECT NO. 1-027-1001 U.S. ROUTE 1, N.H. ROUTE 1A, AND SHATTUCK WAY, TOWN OF NEWINGTON, COUNTY OF ROCKINGHAM, BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC ROADS AND HIGHWAYS, N.H. PROJECT NO. 1-027-1001, SCALE: 1"=100', DATED 11-17-02.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM THE AUTHOR OF A FIELD SURVEY FOR THIS OFFICE AND HAS AN ACCURACY OF THE CLOSURE WHICH THAT ENTAILS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAN IS FOR A SUBDIVISION PLACEMENT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

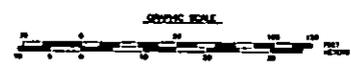


LENGTH TABLE

LINE	BEARING	DISTANCE
1-2	S 11° 32' 20" W	10.00

CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1-2	S 11° 32' 20" W	10.00	S 77° 17' 30" W	10.00



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 201 South Main Street, Suite 2
 Concord, NH 03301-1100
 TEL: 603.224.1100
 FAX: 603.224.1101

- NOTES:**
- 1) PARCEL IS SHOWN ON THE SOLEM OF NEWINGTON ASSESSOR'S MAP 7 AS LOT 24
 - 2) OWNER OF RECORD: STATE OF NEW HAMPSHIRE D.O.T., 7 HAZEN DRIVE, CONCORD, NH 03302-0483, 603/7730
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301500250F, EFFECTIVE DATE, JANUARY 24, 2002.
 - 4) EXISTING LOT AREA: 23,140 S.F., 1.5247 ACRES
 - 5) PARCEL IS LOCATED IN THE OFFICE ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	150,000 S.F.
FRONTAGE	300 FEET
SETBACKS:	FRONT: 75 FEET
	REAR: 30 FEET
	SIDE: 30 FEET

 MAXIMUM STRUCTURE HEIGHT: 40
 MAXIMUM STRUCTURE COVERAGE: N/A
 MAXIMUM OPEN SPACE: N/A
 *SUBJECT TO PLANNING BOARD APPROVAL
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARY ON ASSESSOR'S MAP 7 LOT 24 IN THE TOWN OF NEWINGTON.

ISSUED FOR COMMENT	11/21/21	
NO.	DESCRIPTION	DATE
	REVISIONS	

PLAN OF LAND TAX MAP 7 - LOT 24
 OWNER OF RECORD:
NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
 PROPERTY LOCATED AT:
 20 NIMBLE HILL ROAD
 TOWN OF NEWINGTON
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE