



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



43

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 23, 2022

REQUESTED ACTION

Pursuant to RSA 4:39-c and RSA 228:31, authorize the New Hampshire Department of Transportation (Department) to sell 0.65 +/- acres of state-owned land located on the corner of NH Route 4 and Black Hall Road, in the Town of Epsom. The sale will be directly to Thomas LeClair (Grantee), for \$51,100.00, which includes an \$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 20% Highway Funds and 80% Federal Funds.

Funding is to be credited as follows:

Table with 2 columns: Description and Amount. Rows include Administrative Fee (\$1,100.00), Sale of Parcel (20% of \$50,000.00) (\$10,000.00), and Sale of Parcel (80% of \$50,000.00) (\$40,000.00). All amounts are for FY 2022.

EXPLANATION

The Department received a request from Brandi Keeler of Angelview Realty, LLC on behalf of the Grantee, to acquire the 0.65 +/- acres of vacant-land abutting his property. The original 1.0 +/- acre parcel improved with a residential structure, was purchased in 1994 for the Epsom 11141 Intersection Improvement Project for \$99,500.00. The residential structure was removed as part of the project, and 0.35 of acres of the original acquisition was used for the project.

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

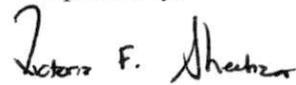
- The Grantee will be required to solicit a NH Licensed Land Surveyor, to survey and prepare a Boundary Line plan, to be submitted to the Department for review and approval. Upon approval by the Department, the Grantee is required to record the plan in the Merrimack County Registry of Deeds, from which 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).
- No points of access shall be granted along NH Route 4.

On January 24, 2022, the Long-Range Capital Planning and Utilization Committee, approved the Department's request (LRCP 22-002) to sell this parcel of state-owned land directly to Thomas LeClair, for \$50,000.00, and to assess the administrative fee of \$1,100.00.

Pursuant to RSA 4:39-c, the Department has solicited interest from the Town of Epsom who declined the offer of interest. Pursuant to RSA 204-D:2, the Department also solicited interest from the New Hampshire Housing Finance Authority who also declined the offer of interest.

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

Respectfully,



Victoria F. Sheehan  
Commissioner

VFS/ARP  
Attachments

**STATE OF NEW HAMPSHIRE**  
**INTER-DEPARTMENT COMMUNICATION**

**LRCP 22-002**

**FROM:** Stephen G. LaBonte  
Administrator 

**DATE:** January 10, 2022

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

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

**Approved by the Long Range  
Capital Planning and  
Utilization Committee  
January 24, 2022**

**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 0.65 +/- of an acre of State owned land, which is located at the intersection of Black Hall Road and NH Route 4, in the Town of Epsom. The sale would be directly to Thomas LeClair (Grantee) in the amount of \$50,000, and the Department will assess an administrative fee of \$1,100.00, pursuant to RSA 4:40, III-A. The sale would be subject to conditions as specified in this request.

**EXPLANATION**

The Grantee is planning to expand, his current lot and business located at 1747 Dover Road (NH Route 4). The area of that is being requested abuts his current property and would help accommodate increased business growth and product storage. 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 4 from this parcel.
- The Grantee will be responsible for submitting a Lot Line Adjustment Plan, 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.

A Right-of-Way Appraiser from the Department evaluated the subject property and prepared a contributory value appraisal. Based upon their analysis it was felt that the contributory value for the property, as of June 25, 2021, was \$50,000.00.

Pursuant to RSA 4:39-c, the Department will offer the property to the Town of Epsom. The department will also offer the property to the New Hampshire Housing Finance Authority, pursuant to RSA 204-D:3.

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

SGL/ARP/jj  
Attachments



DEPT. OF TRANSPORTATION  
BUREAU OF RIGHT OF WAY

FEB 22 2022

RECEIVED

February 17, 2022

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: Epsom property

Dear Mr. LaBonte:

New Hampshire Housing Finance Authority is not interested in purchasing the property in Epsom, described in your letter of January 24, 2022.

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

Sincerely,

Robert B. Dapice  
Executive Director/CEO

Enclosures

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

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

603.472.8623  
NHHFA.org



Town of Epsom  
P.O. Box 10  
Epsom NH 03234



DEPT. OF TRANSPORTATION  
BUREAU OF RIGHT OF WAY

FEB 11 2022

**RECEIVED**  
Office (603) 736-9002  
Fax (603) 736-8539

February 9, 2022

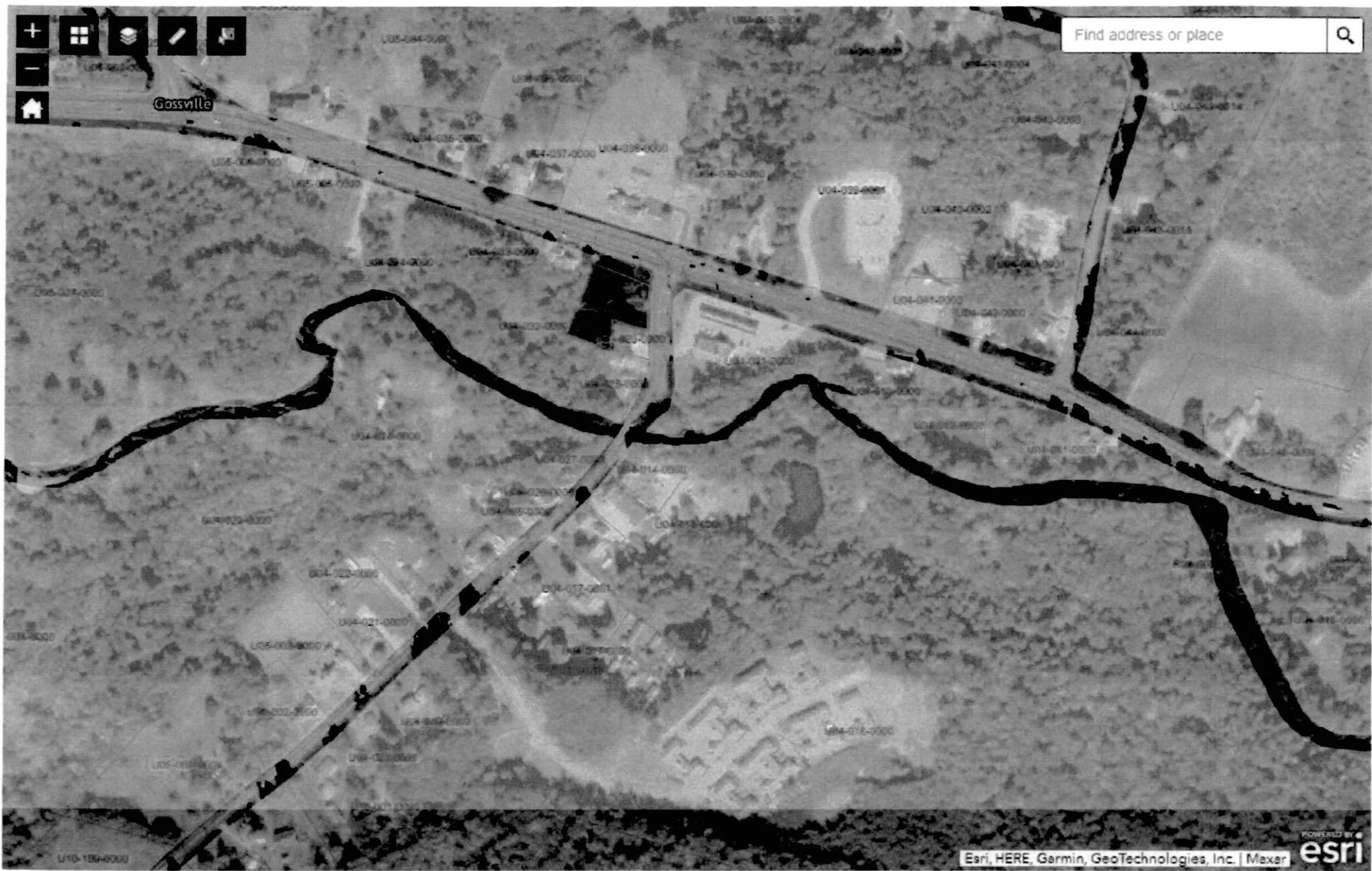
Bureau of Right of Way  
Attn: Stephen G LaBonte  
PO Box 483  
Concord, NH 03302-0483

Dear Mr. LaBonte,

The Select Board received your letter concerning the sale of parcel U04-30 and reviewed the correspondence at their February 7, 2022 meeting. The Board has determined the Town of Epsom has no interest in purchasing this parcel.

Sincerely,

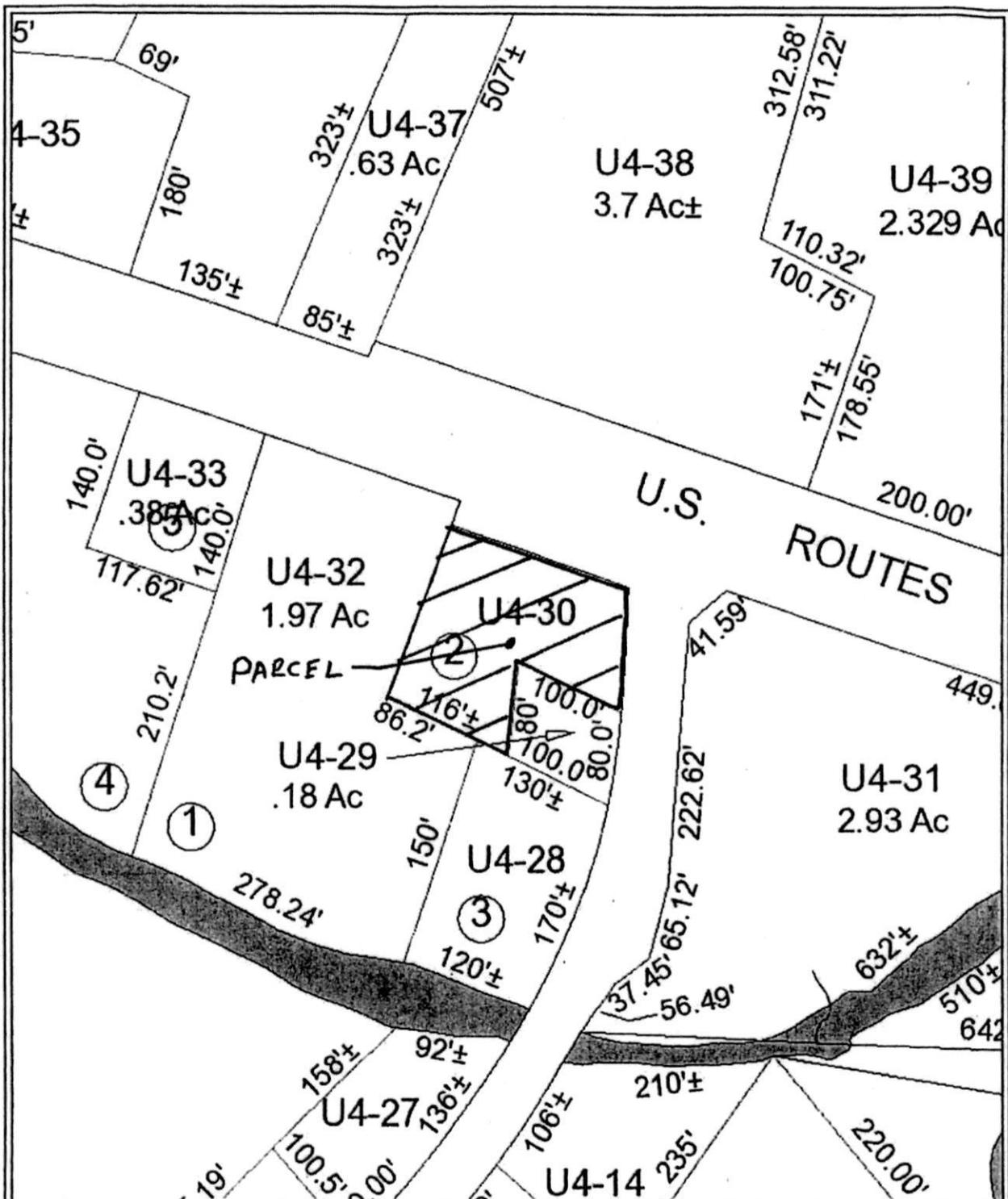
  
Andrea Novotney  
Administrative Assistant  
Town of Epsom



Find address or place



Gossville



Epsom, NH  
1 Inch = 117 Feet



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