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THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION



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William Cass, P.E.  
Commissioner

David Rodrigue, P.E.  
Assistant Commissioner  
Andre Briere, Colonel, USAF (RET)  
Deputy Commissioner

His Excellency, Governor Christopher T. Sununu  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

Bureau of Right-of-Way  
January 31, 2023

**REQUESTED ACTION**

Pursuant to RSA 4:39-c and RSA 228:31, authorize the New Hampshire Department of Transportation (Department) to sell 0.09 +/- of an acre of state-owned land, located between NH Route 10, and Ralston Road in the Town of Haverhill. The sale will be direct to the abutting property owner, Jack Brill (Grantee), in the amount of \$1,900, plus an administrative fee of \$1,100, effective upon Governor and Executive Council approval.

The Department's Bureau of Finance and Contracts has determined the parcel was originally purchased with 50% Highway Funds and 50% Federal Funds.

Funding is to be credited as follows:

|   |                           |
|---|---------------------------|
| 04-096-096-960015-0000-UUU-402156<br>Administrative Fee                 | <u>FY 2023</u><br>\$1,100 |
| 04-096-096-960015-0000-UUU-409279<br>Sale of Parcel<br>(50% of \$1,900) | <u>FY 2023</u><br>\$950   |
| 04-096-096-963515-3054-401771<br>Sale of Parcel<br>(50% of \$1,900)     | <u>FY 2023</u><br>\$950   |

**EXPLANATION**

The Grantee submitted a request to acquire the property described above to expand their current lot. The subject parcel consisting of 3,938 square feet or about 0.09 ± acres of land and is a portion of a larger parcel acquired in 1940 from Lawrence and Lillian Willis for \$600, for the Haverhill FAP 250 E (1), Dartmouth College Road project.

The conveyance of the subject parcel will be as-is, where-is with the following conditions:

- As a condition of this sale, the buyer (Grantee) will be required to commission a Land Surveyor licensed in NH, to survey and prepare a Parameter Boundary Line plan depicting the limits of the right-of-way, meeting the NH Code of Administrative Rules 503.09, to be submitted to the Department for review and approval. Upon approval by the Department, the Buyer is required to record the plan under RSA 478:1-a, in the Grafton County Registry of Deeds, from which the Department will prepare the conveyance deed. The Buyer will supply a full-size copy of the recorded plan and a draft description of the surveyed parcel(s).
- The Grantee shall be responsible for obtaining all local and state land use approvals precedent to the closing.

Pursuant to RSA 4:39-c, the Department reviewed this disposal and determined it to be surplus to its operational needs and interests. The Department solicited interest from the Town of Haverhill, which expressed no interest in the property.

Pursuant to RSA 204-D:2, the Department solicited interest from the New Hampshire Housing Finance Authority, who also expressed no interest in the property.

At the November 28, 2022, meeting of the Long-Range Capital Planning and Utilization Committee, approved the Department's request (LRCP 22-044) to sell the above listed parcel of land direct to Jack Brill, for \$1,900, and to assess the administrative fee of \$1,100.

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

Respectfully,



William J. Cass  
Commissioner

WJC/ARP  
Attachments

DEPT. OF TRANSPORTATION  
BUREAU OF RIGHT OF WAY

SEP 30 2022

RECEIVED

*Jack L. Brill*

22 Brill Hill Rd.

Woodsville, NH.

03785

603-747-2852

Andrew R. Pacuk

Property Agent II

Bureau of Right-of-Way

New Hampshire Department of Transportation

7 Hazen Drive, PO Box 483, Room 100

Concord, NH 03302-0483

Sept. 28, 2022

Dear Mr. Pacuk;

I have continued interest in the State of NH land (50 feet) bordering 43 Ralston Rd. in Woodsville, NH, town of Haverhill.

*Jack L. Brill*

Jack L. Brill

JAN 09 2023



TOWN OF  
**HAVERHILL** RECEIVED  
*New Hampshire*

2975 Dartmouth College Highway North Haverhill, NH 03774  
Phone: 603-787-6800 and Fax 603-787-2226  
website: [www.haverhill-nh.com](http://www.haverhill-nh.com)

January 5, 2023

State of New Hampshire  
Department of Transportation  
John O. Morton Building  
7 Hazen Drive PO Box 483  
Concord, NH 03302-0483

RE: Sale of State Owned Land in Haverhill

Hello Mr. Labonte,

I am writing, upon your request, to express that the Town has no issue with the sale of state-owned land at the intersection of Route 10 and Ralston Road, which sits adjacent to the parcel identified as Map 402-Lot 122 on the Town of Haverhill tax maps, to Mr. Jack Brill.

Warmest Regards,

Brigitte M. Codling  
Haverhill Town Manager  
603-7878-6800 (office)  
603-728-5192 (cell)

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

**LRCP 22-044**

**FROM:** Stephen G. LaBonte  
Administrator

**DATE:** November 10, 2022

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

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

Approved by the Long Range  
Capital Planning & Utilization  
Committee November 28, 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 0.09 +/- of an acre of state-owned land, located between NH Route 10, and Ralston Road in the Town of Haverhill. The sale will be direct to the abutting owner, Jack Brill (Grantee), in the amount of \$1,900.00, plus an administrative fee of \$1,100.00. The sale will be subject to conditions as specified in this request.

**EXPLANATION**

The subject parcel consists of the remaining 8,500 square feet or about 0.20 ± of an acre of land from the original 14,365 square feet acquired in 1940 for the Haverhill FAP 250 E (1), Dartmouth College Road project. Which was acquired via warranty deed, for \$600.00. After a departmental review, it was determined that 0.09 +/- of an acre of the subject parcel is surplus to the Department's operational needs and available for disposal. This parcel will be conveyed with the following conditions:

The Grantee will be required to contract a land surveyor licensed in NH to survey and prepare a Right-of-Way/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 Rockingham County Registry of Deeds, from which the Department will prepare the conveyance deed.

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 September 12, 2022, was \$1,900.00.

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

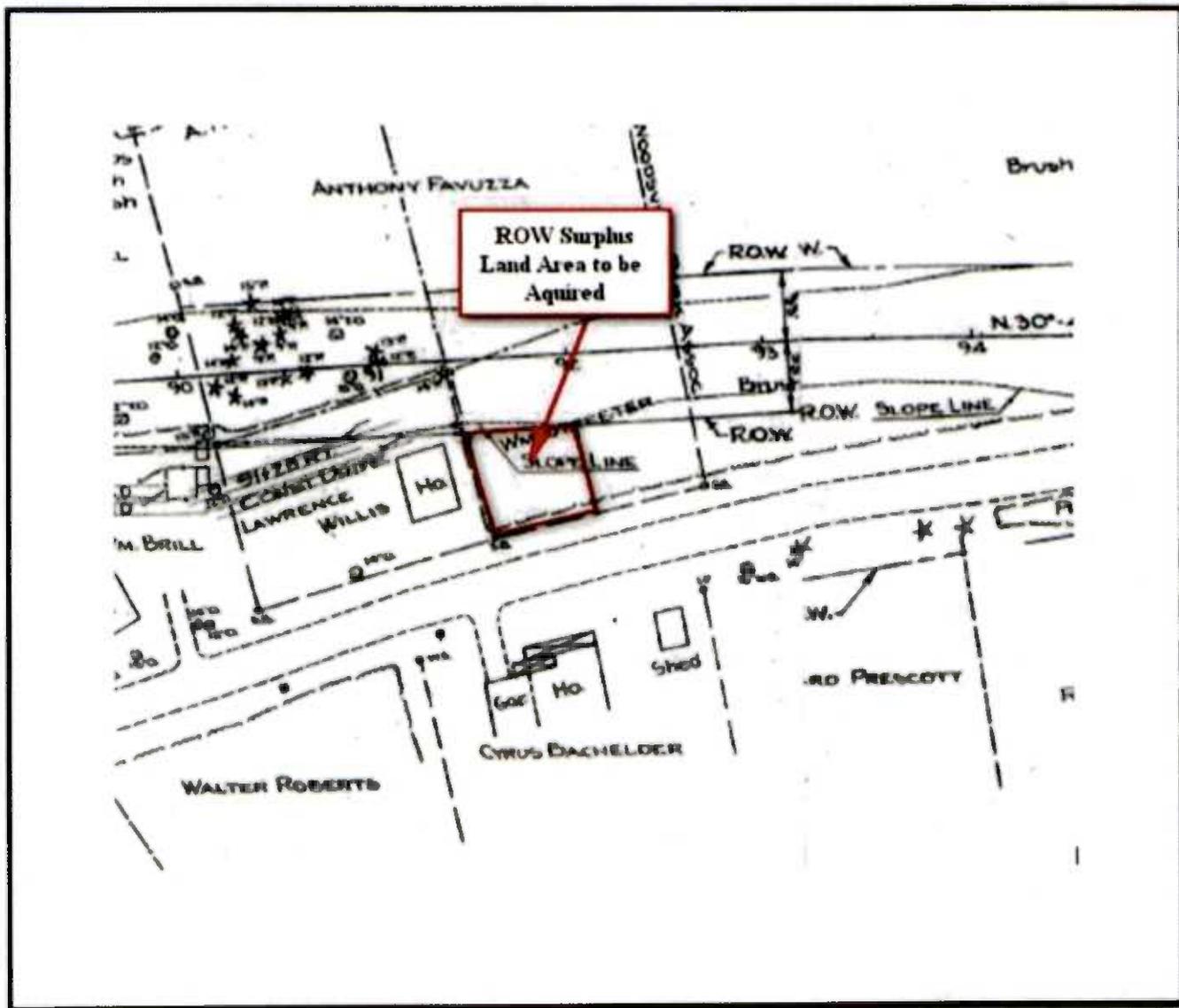
The Department respectfully requests authorization to sell the subject parcel as outlined above.

SGL/ARP/jl  
Attachments

NHDOT-ROW-PLANS

HAVERHILL

SN-FAP, NO.250-E (1)





Find address or place

**Measurement** ✕

| Sq Feet (US) ▾

Measurement Result

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**3,938.2 Sq Feet (US)**

**Clear**

Press CTRL to enable snapping

