

John



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
February 9, 2024

REQUESTED ACTION

The New Hampshire Department of Transportation (Department), pursuant to RSA 4:39-c, requests the authorization to grant a 30-foot wide Permanent Utility Easement encompassing 1.16 +/- acres of state-owned land in the Town of Hooksett (Town). The sale will be direct to the Town for \$4,000, which includes the 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 acquired with 100% Turnpike Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	<u>FY 2024</u>
Administrative Fee	\$1,100
04-096-096-960017-0000-UUU-409278	<u>FY 2024</u>
Sale of Parcel	\$2,900
(100% of \$2,900)	

EXPLANATION

The Department is processing the request for the Permanent Utility Easement, referenced above, which is part of a larger Tax Increment Finance (TIF) effort to bring water and sewer to identified areas in the Town to promote additional development. The easement will run from Cross Road through two abutting state-owned parcels to the north, as depicted on the attached Access & Utility Easement Plan prepared by Doucet Survey, LLC.

This request has been reviewed by the Department and was determined to be surplus to our operational needs and available for disposal. The sale will include the following conditions:

- The Premises has a Storm Water Treatment Detention Pond (Detention Pond) located along the FE Turnpike and multiple stockpiles of concrete jersey barriers (Stockpiles). The Permanent

Utility Easement shall be located and centered between the Detention Pond and adjacent Stockpiles to create the largest offset possible for each.

- The Town shall provide and install stubs and a water shutoff to the Department's Bureau of Turnpike's Administration property located at 36 Hackett Hill Road.

At the November 28, 2022, meeting of the Long-Range Capital Planning and Utilization Committee, the request (LRCP 22-039) was approved, allowing the Department to grant the Permanent Utility Easement directly to the Town for the contributory value of \$2,900 and to assess the administrative fee of \$1,100.

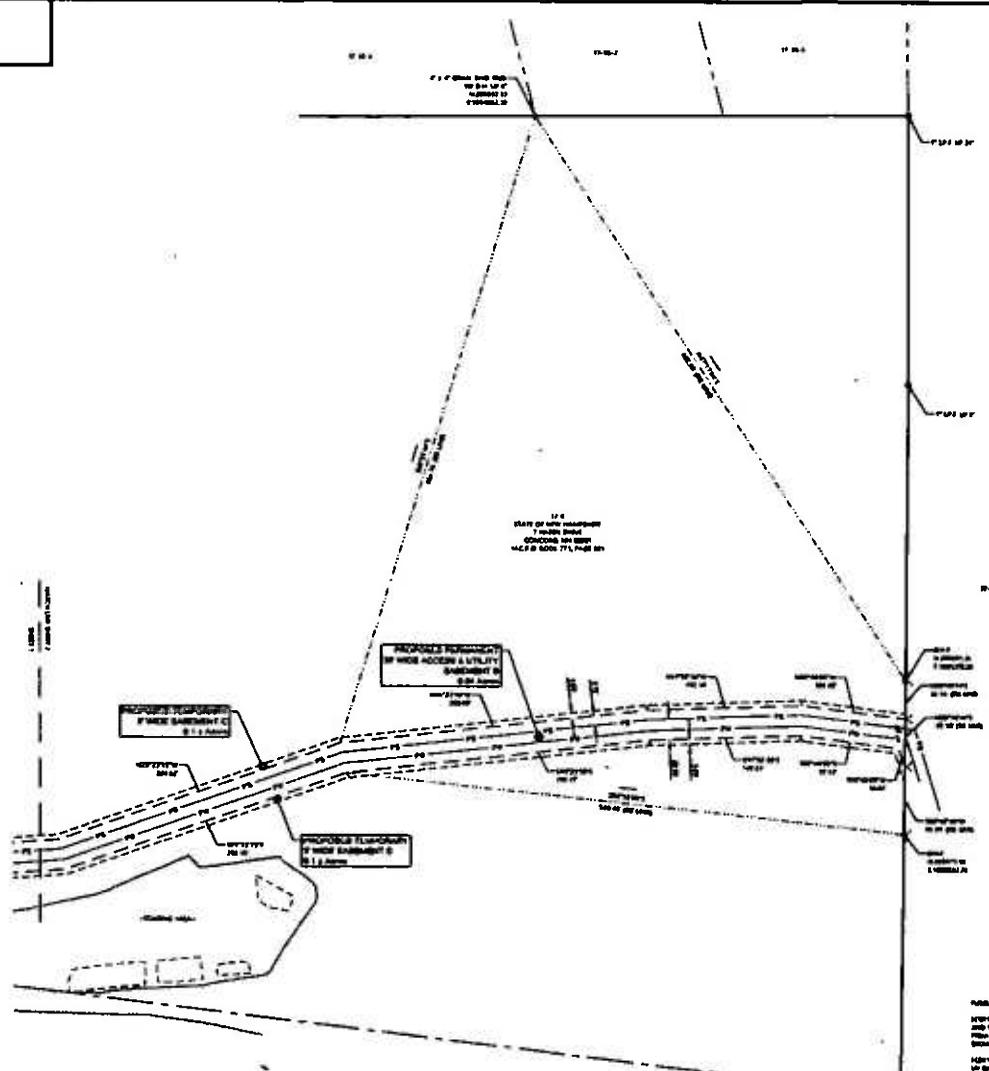
The Department is respectfully requesting authorization for the Permanent Utility Easement to be granted as noted above.

Respectfully,



William J. Cass, P.E.
Commissioner

WJC/SJN
Attachments



**ACCESS & UTILITY
EASEMENT PLAN**
FOR
THE TOWN OF HOOKSETT
OVER LAND OF
THE STATE OF NEW HAMPSHIRE
(TAX MAP 17, LOT 9)
&
(TAX MAP 17, LOT 36)
CROSS ROAD
HOOKSETT, NEW HAMPSHIRE

Drawn by	B.T.	DATE	AUGUST 2022
DESIGNED BY	B.V.M.	PROJECT NO.	0457A
FILE NO.	0457	SHEET	1 OF 2

WARNING TO THE USER:
I HEREBY ACKNOWLEDGE THAT THIS PLAN IS NOT A SUPERSEDED PLAN AND THAT THE STATE OF NEW HAMPSHIRE HAS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN OR ANY INFORMATION THEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY RECORDS.

DRAFT
2/23/23

NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY ANY MEMBER OF THIS FIRM OR ANY OF ITS EMPLOYEES OR AGENTS IN CONNECTION WITH THIS PLAN OR ANY INFORMATION THEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY RECORDS.

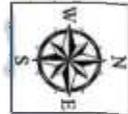
**DOUCET
SURVEYS**

Surveying, Professional Surveying & Mapping Services
100 New Place, Hooksett, NH 03037 (603) 288-2900
7 Commerce Drive (Route 107) Bowdoin, NH 03304 (603) 644-0000
15 Stone Road (Route 102) Spring, NH (603) 288-7000
http://www.doucetsurveys.com

ROUTE 3A TIF DISTRICT

August 24, 2021

State of New Hampshire Owned Parcels



Cross Road

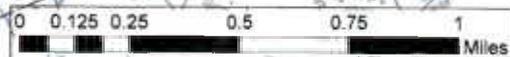
ZONE 1

ZONE 3

ZONE 2

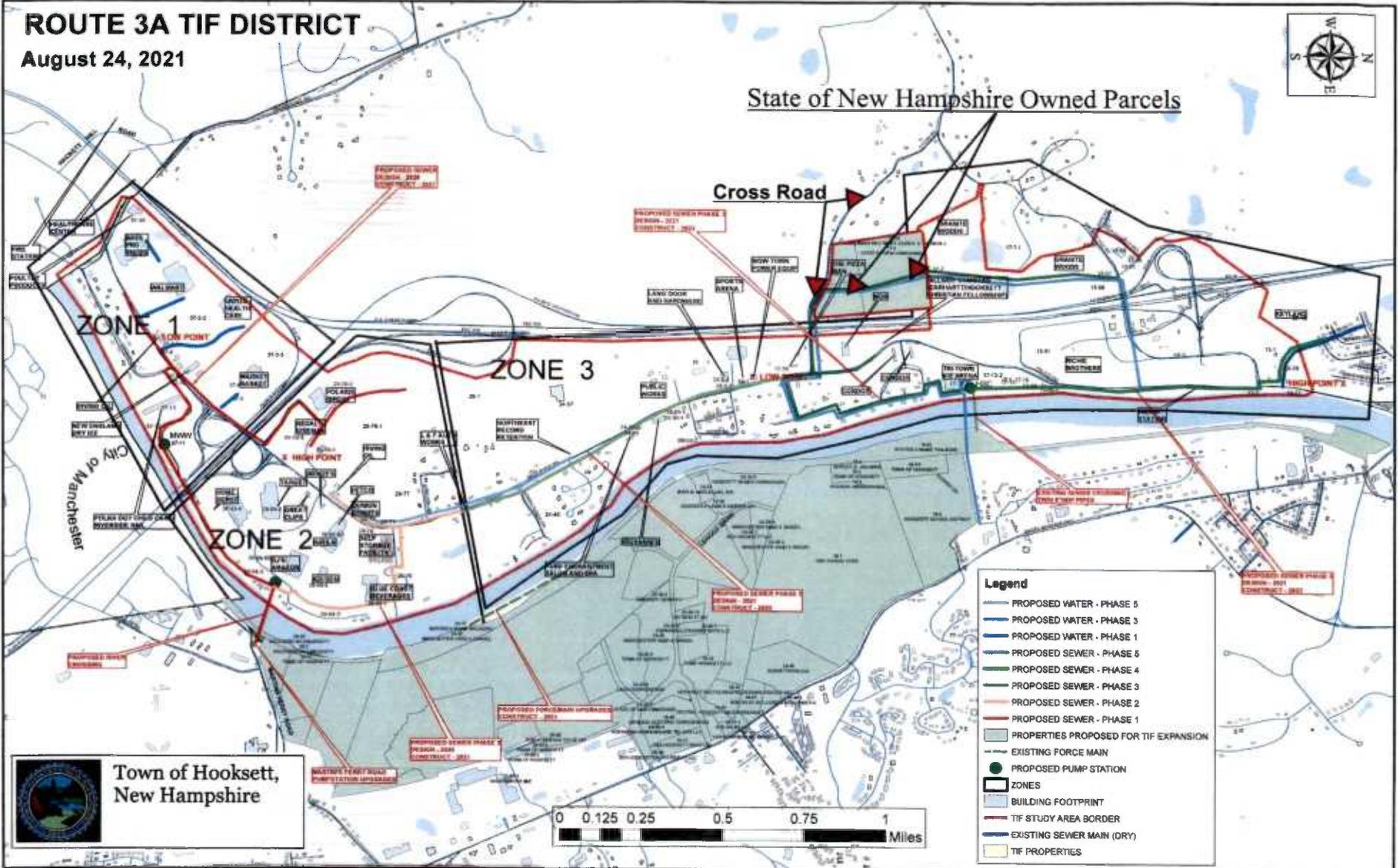


Town of Hooksett,
New Hampshire



Legend

- PROPOSED WATER - PHASE 5
- PROPOSED WATER - PHASE 3
- PROPOSED WATER - PHASE 1
- PROPOSED SEWER - PHASE 5
- PROPOSED SEWER - PHASE 4
- PROPOSED SEWER - PHASE 3
- PROPOSED SEWER - PHASE 2
- PROPOSED SEWER - PHASE 1
- PROPERTIES PROPOSED FOR TIF EXPANSION
- EXISTING FORCE MAIN
- PROPOSED PUMP STATION
- ZONES
- BUILDING FOOTPRINT
- TIF STUDY AREA BORDER
- EXISTING SEWER MAIN (DRY)
- TIF PROPERTIES



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

LRCP 22-039

FROM: Stephen G. LaBonte
Administrator**DATE:** November 3, 2022**AT:** Dept. of Transportation
Bureau of Right-of-Way**SUBJECT:** Granting an Easement in Hooksett
RSA 4:39-cApproved 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 Department of Transportation's Bureau of Right-of-Way pursuant to RSA 4:39-c requests authorization to grant a Permanent Utility Easement (Easement) to the Town of Hooksett (Town). The proposed Easement is for the expansion of the Town's water and sewer service. The Easement will be granted to the Town for the amount of \$4,000.00, which includes an administrative fee of \$1,100.00, pursuant to RSA 4:40, III-a. The Easement will be subject to conditions as specified in this request.

EXPLANATION

The Department received approval from the Committee on 5-13-2022, (LRCP 22-018) to execute a temporary use & occupancy agreement between the Town of Hooksett until the committee could review the Department's Easement request.

The purpose of the request is to develop a 30' wide water and sewer utility easement from Cross Road through the abutting parcels to the north identified as parcels 3016 & 3017, on the plan titled F.E. Everett Turnpike which was purchased for the project P-2650-Z in 1955 and the town of Hooksett tax records as Map 17, Lots 9, and 38. The proposed Easement will run along the easterly edge of a drainage system, running through parcel 9 and along the western border of parcel 38. The water and sewer extensions are part of a larger Tax Increment Finance (TIF) effort to bring water and sewer to identified areas in the Town of Hooksett to promote additional development.

After a Departmental review, it was determined that the granting of this Easement will be conveyed with the following conditions:

- The Premises has a Storm Water Treatment Detention Pond (Detention Pond) located along the FE Turnpike and multiple stockpiles of concrete jersey barriers (Stockpiles). The Permanent Easement shall be located and centered between the Detention Pond and adjacent Stockpiles to create the largest offset possible for each.
- The Licensee shall provide and install stubs and a water shutoff to the Department's Bureau of Turnpike's Administration property located at 36 Hackett Hill Road.

The subject parcel 3016 was purchased for \$3,900.00 in 1955 which consisted of 17 acres ± of land, improved, with a house and sheds. Parcel 3017 was purchased for \$4,500.00 in 1955 which consisted of 45 acres ± of vacant land.

A staff appraiser from the Department evaluated the subject parcels and 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. The affected state-owned property's value as of August 19, 2022, was concluded to be \$2,900.

The Department respectfully requests authorization to grant this Easement as outlined above.

SGL/LMW/jl
Attachments

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

FROM: Stephen G. LaBonte 
Administrator

DATE: May 13, 2022

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

SUBJECT: Town of Hooksett Temporary Use and Occupancy Agreement

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

INFORMATIONAL ITEM

The Department of Transportation (Department) proposes the issuance of a Temporary Use & Occupancy Agreement to the Town of Hooksett to authorize the construction of water & sewer extensions. This project is part of a larger Tax Increment Finance (TIF) effort to bring water and sewer to the Town of Hooksett to promote development. The Department proposes conveying a Permanent Utility Easement to the Town of Hooksett once the appraisal is complete. The Department anticipates returning to the Long-Range Capital Planning and Utilization Committee for approval of the permanent utility easement in the Fall of 2022.

EXPLANATION

The Department received an application from the Town of Hooksett for a Permanent Utility Easement located adjacent to the F.E. Everett Turnpike. The area is identified as Parcels 3016 & 3017 on project plan for Hooksett, LS 1867 (1), P2650Z and on the Town of Hooksett's Tax Maps as, Map 17, Lots 9 & 33.

The purpose of the request is to develop a 30' wide water and sewer utility easement, from Cross Road to the abutting parcel to the north, located on the Town of Hooksett Tax Map 17, Lot 7. The proposed easement runs along the easterly edge of a drainage system, which runs through parcel 9 and along the western border of parcel 33.

The state-owned area consists of approximately 1.12 +/- acres of which was acquired in 1955 for the construction of the Hooksett Central NH Tpk. (F.E. Everett Turnpike).

The Department respectfully requests input from the Committee and its members regarding entering a Temporary Use & Occupancy Agreement with the Town of Hooksett to meet the construction schedule and follow-up with conveying a Permanent Utility Easement to the Town once the appraisal is complete.

SGL/AMS
Attachments