



William Cass, P.E.  
Commissioner

THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION

34



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

Her Excellency, Governor Kelly A. Ayotte  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

Bureau of Rail & Transit  
December 30, 2024

**REQUESTED ACTION**

Pursuant to RSA 4:40 and 228:67, authorize the Department of Transportation to sell a 12,800 square foot (0.29 acre +/-) parcel of state-owned railroad property located within the Cheshire Branch Railroad Corridor in the Town of Troy, to Town of Troy for \$3,120, plus a one-time 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 80% Federal Funds and 20% General Funds and that the sale income and the one-time administrative fee will be credited as follows:

04-096-096-960015-0000-UUU-402156 Administrative Fee	<u>FY 2025</u> \$1,100
04-096-096-964010-2991-403532 Railroad Property Sale (20% of \$3,120)	<u>FY 2025</u> \$ 624
04-096-096-963515-3054-401771 Consolidated Federal Aid (80% of \$3,120)	<u>FY 2025</u> \$2,496

**EXPLANATION**

The Department received a request from the Town of Troy to acquire property to display a historic railroad car they were acquiring in concert with the Troy Historical Society. The subject property (32 ft wide by 400 ft long) needed to support this request is within the state-owned Cheshire Branch Railroad Corridor, which is currently used as a recreational rail trail (Cheshire Recreational Rail Trail) and managed by the Department of Natural and Cultural Resources (DNCR) Trails Bureau. The subject property is also adjacent to a large town-owned property, which includes the former Cheshire Depot, and was acquired from a third party in 1999. Of note, the Town restored the Depot and opened it to the public as a local history museum and would plan to incorporate the subject property and the historic

train into that concept. The Town also permits the public to use their property (parking areas) for public access to the DNCR-managed Cheshire Branch Rail Trail and after consultation with DNCR it was mutually confirmed that the sale of the subject property to the Town will not impact the use of the recreational rail trail. The State will retain a corridor width of 45 ft, which will not only allow for the continued recreational rail trail use but will also allow for conceptual railroad restoration.

RSA 228:67 allows the Department to sell portions of a railroad corridor no longer needed by the State to political subdivisions of the State for public uses and the Commissioner may sell them in accordance with RSA 4:40.

The Long Range Capital Planning and Utilization Committee (LRPC) approved the sale on December 15, 2023 (LRPC 23-038) for \$3,120 with a \$1,100 administrative fee.

Authorization is requested to sell the parcel of land as described to the Town of Troy as outlined above.

Sincerely,

A handwritten signature in cursive script that reads "William J. Cass".

William J. Cass, P.E.  
Commissioner

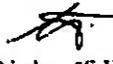
Attachments

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

**From:** Maggie Baldwin, PE   
Administrator

**Date:** November 6, 2023

**AT:** Dept. of Transportation  
Bureau of Rail & Transit

**Thru:** Stephen LaBonte   
Administrator, Bureau of Right-of-Way

**Subject:** Proposed Sale, Town of Troy, RSA 4:40, RSA 228:57  
Tax Map 18, Lot 29, Troy, NH  
State-owned Cheshire Branch Railroad Corridor

**To:** Rep. Mark McConkey, Chairman  
Long Range Capital Planning and Utilization Committee

**REQUESTED ACTION.**

Pursuant to RSA 4:40 and RSA 228:67, the Department of Transportation requests authorization to sell an approximately 12,800 sf (0.29 acre) parcel, measuring 400 ft by 32 ft, on the state-owned Cheshire Branch Railroad Corridor "the Corridor", in the Town of Troy, to the Town of Troy for \$3,120 with a one-time administrative fee of \$1,100, of which the Department is in receipt of \$500. Attached are plans and maps that show the location of the parcel.

**EXPLANATION**

The Town of Troy, owns and maintains an existing historical exhibit at and within the former railroad station ("Depot") that served passenger rail service to the Town from the 1850's to the 1970's. The actual Depot building and parcel it sits on was acquired by the Town directly from the Boston & Maine Railroad prior to the State's acquisition of the Corridor. Restoration of the Depot was completed several years ago. Recently the Town of Troy acquired a railroad passenger car ("Railcar"), typical of those that would stop at Depot in the 1950's, with the goal to install the Railcar adjacent to the Depot to offer a more comprehensive and unique educational and tourist experience. As such, the Town contacted the Bureau of Rail & Transit requesting to utilize or acquire a parcel of state-owned property adjacent to the Depot to construct staging for and installation of the Railcar. The Town's request was for a parcel 32 ft wide, extending to an existing culvert approximately 500ft south of the parcel.

After internal review and consideration of the Town's request, the Department consulted with the Department of Natural and Cultural Resources to consider rail trail use and accessibility. The result was that the Department would be willing to sell a parcel with the proposed dimensions of 400 ft (length) by 32 ft (width) and located along the easterly side of the Corridor. The State will retain a Corridor width of 45 ft, which will not only

allow for the continued recreational rail trail use but will also allow for conceptual railroad restoration:

Relative to the appraised value, the Department's Bureau of Right-of-Way developed a land value based on an "As Assembled" approach for parcel of land that was 500 ft by 32 ft (Town's original request) and compared the average land value (cost per square foot) between the existing condition and post-proposed improvement condition, with the difference being the market value. The estimated contributory market value of this land was appraised by the Department at \$7,500, as shown on the attached appraisal summary. Further analysis revealed this value included extraordinary costs of \$3,600, associated with the required boundary survey and administrative fees; those extraordinary costs were then deducted from the contributory market value to yield a net contributory value of \$3,900. However, after additional internal review, the Department reduced the length of the parcel from 500 ft to 400 ft to ensure the Department would have adequate space for access should a state-owned stone box culvert, just south of the subject parcel, require repair, restoration or replacement. As a result, the square footage of the sale was reduced from 16,000 sf to 12,800 sf and the net contributory value was prorated from \$3,900 to \$3,120.

Authorization is requested to sell a 0.29-acre parcel of the state-owned Cheshire Branch Railroad Corridor to the Town of Troy, as outlined above.

**Attachments:**

- A - Appraisal Summary (08/16/2023)
- B - Cheshire Val Map (V39-1NH-22) (10/26/2023)
- C - Tax Map 18 (10/05/2023)
- D - Tax Card Map 18, Lot 29 (2023)
- E - Aerial/Topo Map (6/19/2023)
- F - Land Use Proposal and Budd Rail Diesel Car Info

# ATTACHMENT A

## Reconciliation - Abutting Property "As-Assembled", As if vacant land, "After" Assemblage

The analyses result in an adjusted range of value of \$0.53 per square foot to \$0.56 per square foot, with a statistical mean of \$0.55 per square foot and a median and mode of \$0.56 per square foot. This represents a range of approximately 5.36% from high to low, which is good. All three sales are located adjacent to the Village. Sale 1 is a very recent sale, having closed June 24, 2023. All three sales required a large size/land area adjustment, but otherwise adjustments were relatively minimal. In conclusion, no single sale is considered to represent a superior indicator of market value and equal emphasis has been given to all three. This appraisal "after" the proposed assemblage is concluded at \$0.56 per square foot, or \$50,000. (89,616.40± square feet times \$0.56/sq. ft. equals \$50,185.18, rounded to \$50,000).

## Conclusion and Final Value Opinion

Subtracting the value opinion for the 'As-Is' condition from the 'As Assembled' condition is calculated as follows:

'As Assembled' valuation	\$50,000
'As-Is' valuation	<u>\$42,500</u>
	\$ 7,500

Based on the foregoing, my opinion of the contributory market value of the subject property as of August 16, 2023, is as follows...

**\$7,500**

There are extraordinary surveying costs associated with the assemblage that are to be deducted due to the conditions of the sale required by NHDOT. NHDOT has stated that the new parcel boundary shall be established by a Right of Way Adjustment survey performed by a New Hampshire licensed land surveyor to be paid for by the purchaser. The estimated cost of a Right of Way Adjustment survey is approximately \$2,500 for the subject area and abutting parcel.

The appraiser has also been instructed to consider the Administrative Fee of \$1,100 required by the State as an extraordinary cost not typical of this type of transaction and deduct it from the estimated contributory value.

Estimated Contributory Value	\$ 7,500
Less: Right of Way Adjustment Survey Estimate	-\$2,500
Administrative Fee	-\$1,100
Net Contributory Value Estimate	\$ 3,900
Contributory Value Estimate/Rounded \$100	\$ 3,900

**Net Contributory Value: \$3,900**

File 2023 - 18 Attachment

ATTACHMENT B



Mitchell

Mitchell

Farrar

Mitchell

1182+00 0.5' x 0.5' Wooden Bar Culvert # R1 #3  
(0.14' x 3.00 B)

1188+00 Concrete Box

1180+155 P.S.

1183+62 Ditch

1141+25 517 Double Stone Box Culvert # R150  
(0.14' x 3.00 B)

Piet's Bar Co.

1183+15 Concrete Box

4" W.I. Supply Pipe Culv #9159

8" CI Pipe Culv #1161  
Town of Troy Water Main

Match Mark for Next Sheet

1135' No5  
N 8° 36' 45" E

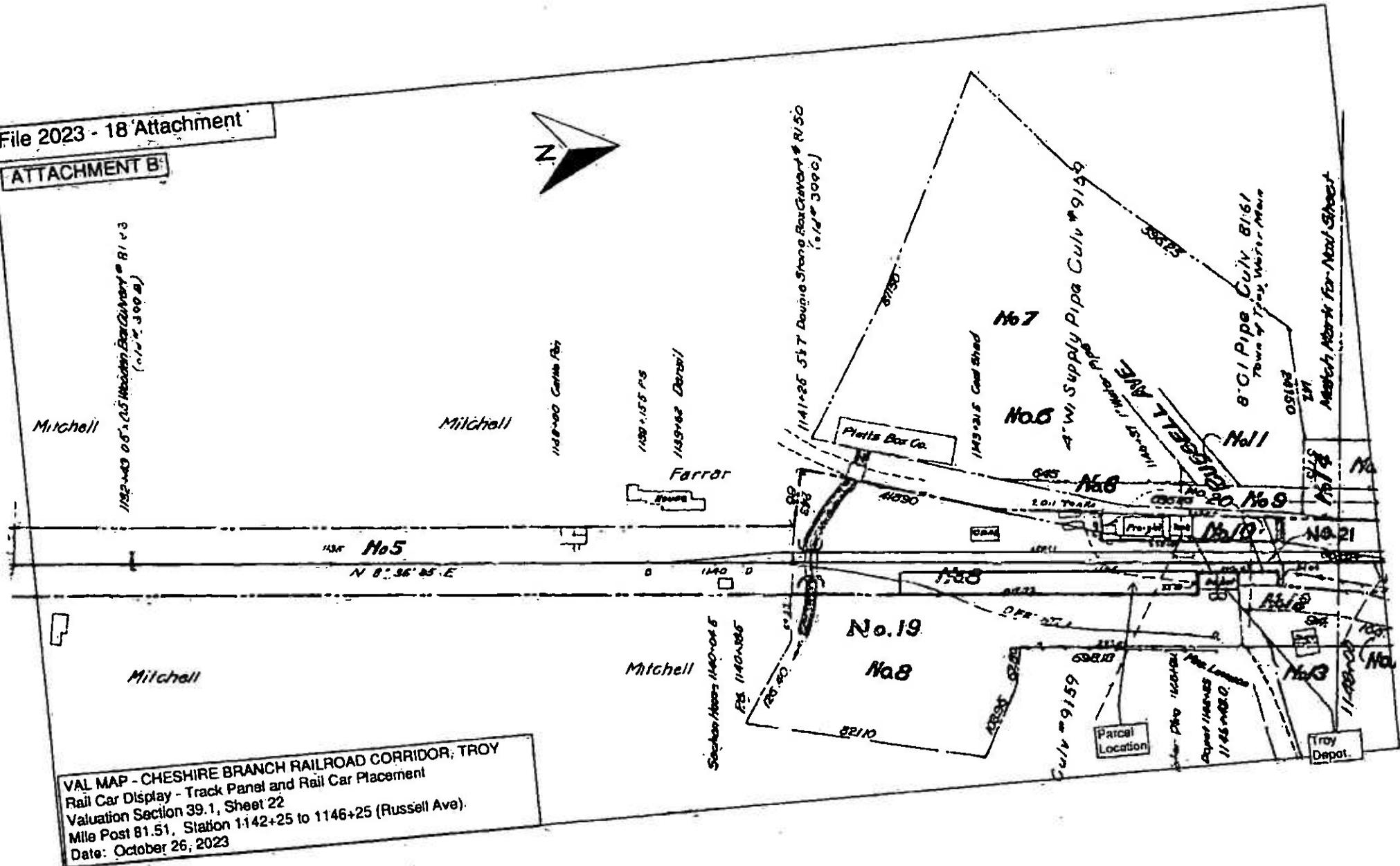
No.19  
No.8

Culv #9159

Parcel Location

Troy Depot

VAL MAP - CHESHIRE BRANCH RAILROAD CORRIDOR; TROY  
Rail Car Display - Track Panel and Rail Car Placement  
Valuation Section 39.1, Sheet 22  
Mile Post 81.51, Station 1142+25 to 1146+25 (Russell Ave).  
Date: October 26, 2023



ATTACHMENT C

19

27

Cheshire Branch Railroad Corridor

Troy Depot

28

17

PREPARED BY PHOTOGRAMMETRIC SERVICES AT  
JOHN E. O'DONNELL & ASSOCIATES  
ALBANY, MAINE  
1275

LEGEND  
ADJACENT SHEET NO.  
COMMON DIMENSION  
DEVELOPMENT LOT NO.  
SCALED DIMENSION

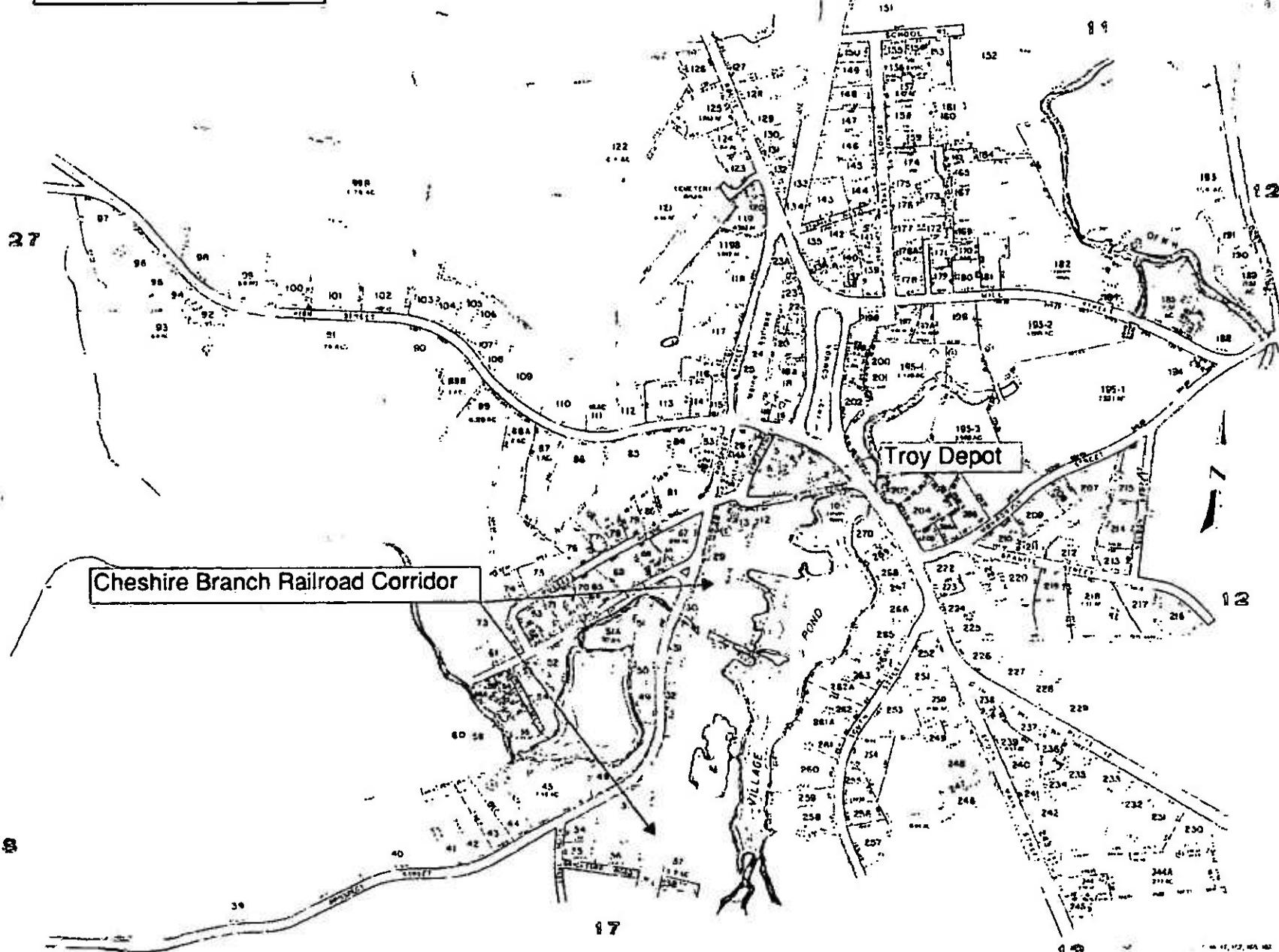
12  
101/102  
1

PROPERTY MAP  
TROY  
NEW HAMPSHIRE

FINISHED & RECORDED BY  
CAMERON TECHNOLOGIES  
UTTERAUM, NEW HAMPSHIRE

Notated: 10/05/2023  
NHDOT-Bureau of Rail & Transit

18



# ATTACHMENT D

## DEPOT STREET

Location: DEPOT STREET

Mblu: 018/0029/0000/7

Acct#: 001077

Owner: STATE OF NEW HAMPSHIRE

PBN

Assessment: \$34,200

Appraisal: \$34,200

PID: 884

Building Count: 1

### Current Value

Valuation Year	Appraisal Improvements	Land	Total
2018	\$0	\$34,200	\$34,200

Valuation Year	Assessment Improvements	Land	Total
2018	\$0	\$34,200	\$34,200

### Owner of Record

Owner: STATE OF NEW HAMPSHIRE  
Co-Owner:  
Address: DEPARTMENT OF TRANSPORTATION  
PO BOX 483  
CONCORD, NH 03302-0483

Sale Price: \$0  
Certificate:  
Book & Page:  
Sale Date:

### Ownership History

Owner	Sale Price	Certificate	Book & Page	Sale Date
STATE OF NEW HAMPSHIRE	\$0			

### Building Information

#### Building 1 : Section 1

Year Built:  
Living Area: 0  
Replacement Cost: \$0  
Building Percent Good:

**Replacement Cost**

**Less Depreciation:** \$0

**Building Attributes**

Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

**Building Photo**



(<https://images.vgsi.com/photos2/TroyNHPhotos/default.jpg>)

**Building Layout**

([https://images.vgsi.com/photos2/TroyNHPhotos/Sketches/884\\_884.jpg](https://images.vgsi.com/photos2/TroyNHPhotos/Sketches/884_884.jpg))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

**Extra Features**

**Legend**

No Data for Extra Features

**Land**

**Land Use**

<b>Use Code</b>	9019
<b>Description</b>	State DOT Lnd
<b>Zone</b>	RESI
<b>Neighborhood</b>	50
<b>Alt Land Appr Category</b>	No

**Land Line Valuation**

<b>Size (Sqr Feet)</b>	595030
<b>Frontage</b>	
<b>Depth</b>	
<b>Assessed Value</b>	\$34,200
<b>Appraised Value</b>	\$34,200

**Outbuildings**

**Outbuildings**

**Legend**

No Data for Outbuildings

**Valuation History**

**Appraisal**

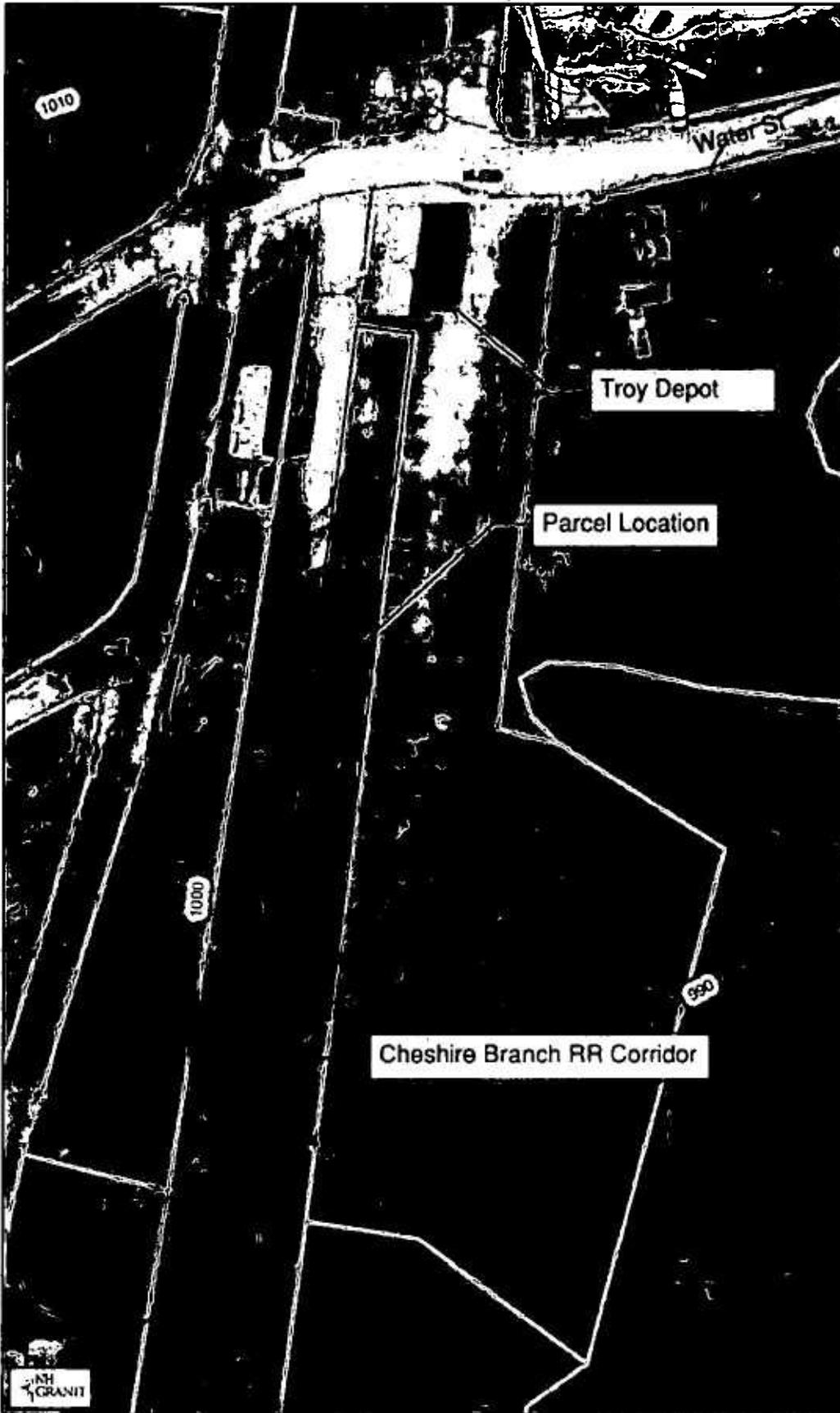
Valuation Year	Improvements	Land	Total
2020	\$0	\$34,200	\$34,200
2019	\$0	\$34,200	\$34,200
2018	\$0	\$34,200	\$34,200

**Assessment**

Valuation Year	Improvements	Land	Total
2020	\$0	\$34,200	\$34,200
2019	\$0	\$34,200	\$34,200
2018	\$0	\$34,200	\$34,200

# ATTACHMENT E

## Troy Depot Map by NH GRANIT



### Legend

- Contour\_2ft\_0108020201\_s
- Contour\_2ft\_0108020202\_s
- Contour\_2ft\_0108020201\_s
- Contour\_2ft\_0108020202\_s
- Contour\_2ft\_0108020101\_s
- Contour\_2ft\_0108020102\_s
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- Contour\_2ft\_0108020102\_s
- Contour\_2ft\_0108020103\_s
- Contour\_2ft\_0108020104\_s
- Contour\_2ft\_0108020105\_s
- Contour\_2ft\_0108010702\_s
- Contour\_2ft\_0108010705\_s
- Contour\_2ft\_0108010702\_s
- Contour\_2ft\_0108010705\_s
- Contour\_2ft\_0108010601\_s
- Contour\_2ft\_0108010803\_s
- Contour\_2ft\_0108010604\_s
- Contour\_2ft\_0108010607\_s
- Contour\_2ft\_0108010601\_s
- Contour\_2ft\_0108010603\_s
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- Contour\_2ft\_0108010402\_s
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- Contour\_2ft\_0108010301\_s
- Contour\_2ft\_0108010302\_s
- Contour\_2ft\_0108010303\_s
- Contour\_2ft\_0108010304\_s
- Contour\_2ft\_0108010305\_s
- Contour\_2ft\_0108010307\_s
- Contour\_2ft\_0108010301\_s

Map Scale

1: 1,000



© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 8/19/2023

### Notes

Tax Map 18, Lot 29  
Cheshire Branch  
Troy, NH



# ATTACHMENT F



## Historical Society of Cheshire County

P.O. Box 803, 246 Main Street  
Keene, New Hampshire 03431  
Telephone 603.352.1895  
www.hscenr.org e-mail hscenr@hscenr.org  
October 27, 2022

Troy Historical Society  
PO Box 593  
Troy, NH 03465

### To Whom it May Concern:

The Historical Society of Cheshire County enthusiastically supports the Troy Historical Society plan to acquire, restore, and exhibit a Budd Rail Diesel Car at the Troy depot museum in Troy, NH. The county Historical Society considers the restored Troy depot as the best surviving example of railroad architecture in the region. The structure has true potential as a railroad and industrial heritage educational resource.

The depot had suffered deterioration and had been underused until an effective and sympathetic restoration of the structure was completed several years ago. The preservation and educational use of the depot offers a rare opportunity for the Monadnock Region and the state of New Hampshire. The restored structure illustrates the important story of the impact of rail on New Hampshire, but it is difficult to tell the entire story of railroad history without the presence of a rail car.

The acquisition, restoration, and placement of the Budd passenger car adjacent to the Troy depot will create a unique educational and tourist venue in southwest New Hampshire and one of the few historic sites in New Hampshire that combines railroad architecture and rolling stock at the same location. Not only will the rail car and adjacent depot be used educationally, but they will also have a positive economic impact on the region by attracting tourists and other visitors to the area.

The Historical Society of Cheshire County will make use of this facility educationally by encouraging schools, historians, and the public to visit the site and attend events there. We look forward to cosponsoring events and partnering with the Troy Historical Society to encourage use of this wonderful resource and take advantage of the unique educational opportunities offered there.

The Historical Society of Cheshire County is pleased to offer its enthusiastic support for this project.

Sincerely yours,

*Alan F. Rumrill*

Alan F. Rumrill  
Executive Director