



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



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William Cass, P.E.
Commissioner

David Rodrigue, P.E.
Assistant Commissioner

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

Bureau of Right-of-Way
September 10, 2025

REQUESTED ACTION

Authorize the New Hampshire Department of Transportation to transfer 9,000 square feet, more or less, of state-owned surplus property located on the westerly side of NH Route 125 in Plaistow, to Sue Gregoire and the Nicky Realty Trust (Robin Sullivan, Trustee), under RSA 4:39-c IV (Supp. 2019), and RSA 228:31. The land exchange is necessary for the State to acquire easements to complete the Plaistow-Kingston 10044-E reconstruction project. This exchange will be effective upon approval by the Governor and Council and will be included in the damages paid to the landowners.

EXPLANATION

As part of the right-of-way negotiations in this project, impacts to Parcel 8 have been identified as the following: a permanent drainage easement of 6,965 square feet and a temporary construction easement of 2,675 square feet. The appraised value of these project impacts is \$14,500.

As part of the consideration paid for these impacts, the New Hampshire Department of Transportation will convey nine thousand square feet, more or less, located on the westerly side of NH Route 125. Following a departmental review, it was determined that this property was surplus to the department's needs. The appraised value of the surplus parcel, subject to these encumbrances, has been determined to be \$5,000 and is identified as Parcel 7.

The surplus property will be conveyed with a permanent easement for a retaining wall and an access easement of 3,540 square feet, a permanent drainage and access easement of 2,030 square feet, and a temporary construction easement of 3,525 square feet.

In summary, the total value of the project impacts affecting Parcel 8 is determined to be \$14,500. With the conveyance of Parcel 7 valued at \$5,000, the remaining balance of compensation due to the landowners of Parcel 8 would be \$9,500.

The New Hampshire Department of Transportation respectfully requests the authorization to convey the land as described.

Respectfully,

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

William J. Cass, P.E.
Commissioner

WJC/JAA
Attachments

OFFER – AGREEMENT

Limited/Controlled access: **Yes**

LAND FILE/PARCEL #: - **08**

NAME: **SUE GREGOIRE & NICKY REALTY TRUST**

ADDRESS: **212 PLAISTOW RD, PLAISTOW, NH 03865**

WE, Sue Gregoire and Robin Sullivan, Trustee of Nicky Realty Trust agree to the following:

- 1) To accept title to an Eight Thousand Nine Hundred Ninety (8,990+/-) square foot parcel of state-owned surplus property, abutting parcel 7. A property appraisal dated July 10, 2025, established the value of the state surplus land at Five Thousand Dollars (\$5,000).
- 2) We further agree to convey our interests in the project acquisition impacts described below, determined to have a value of Fourteen Thousand Five Hundred Dollars (\$14,500) as described in an appraisal dated July 2, 2025.
- 3) We agree to accept the monetary difference between the two values of \$14,500 and \$5,000 for a total due from the State of New Hampshire of Nine Thousand, Five Hundred dollars (\$9,500) in full satisfaction for all the damages occasioned by the required taking for highway purposes, with all the rights of access, air, light and view appurtenant thereto, and to execute when tendered, an easement to the State of New Hampshire for land affected by said highway as shown on a plan entitled **PLAISTOW-KINGSTON 10044E** of the Department of Transportation.

We certify that we own said land subject only to mortgage/lien to: N/A

ACQUISITION: **2700 SF CONSTRUCTION EASEMENT, 7000 SF DRAINAGE EASEMENT**
SURPLUS: **8,990 +/- SF SURPLUS STATE OWNED LAND**

IN CONSIDERATION OF THE ABOVE THE STATE SHALL ALSO AGREE TO THE FOLLOWING:

POINTS OF ACCESS AUTHORIZED **0**: Prior to constructing any drive, the owner must first obtain a permit from the District Engineer.

Value of State Surplus Land:	\$ 5,000.00
Value of Project Impacts:	\$14, 500.00
Total Due Sue Gregoire and Nicky Realty Trust:	\$ 9,500.00

This award is based on a review and analysis of an appraisal of the property made by a qualified appraiser.

NO OBLIGATIONS OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED. For THE STATE OF NEW HAMPSHIRE (Subject to the approval of Governor and Council) By:

Member: _____
Agent: *Jennifer Adams*
Date: *8/28/2025*

Owner: *Sue E Gregoire*
Owner: *Robin Sullivan*
Date: *9/7/2025*

Payment Authorization: _____
Administrator: *E. G. Let*

Date: *9-9-2025*

PARCEL 8



Drainage Easement - 7000 SF

31,127.35 SF

166,127.7 SF

19,044.07 SF

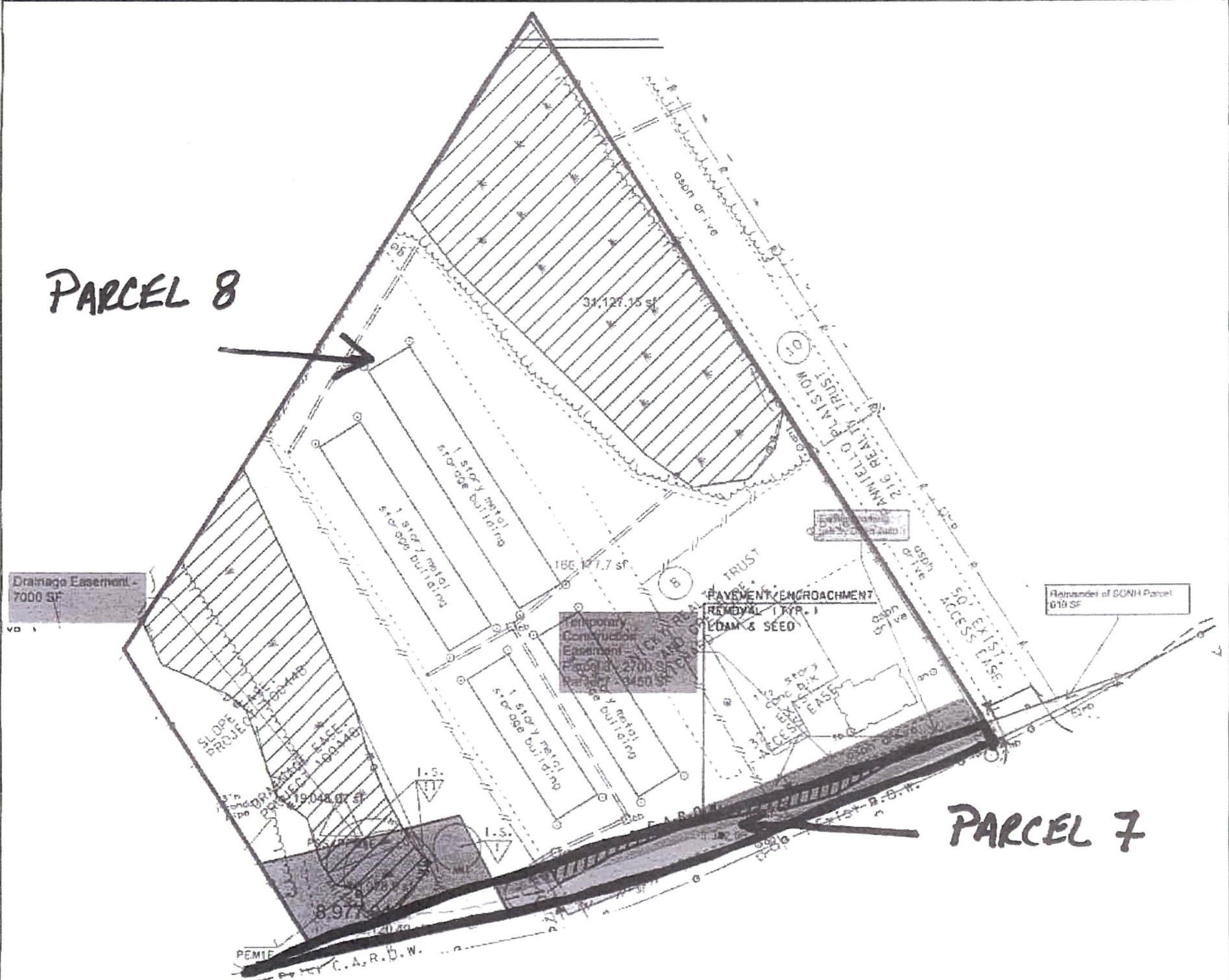
8,977.3 SF

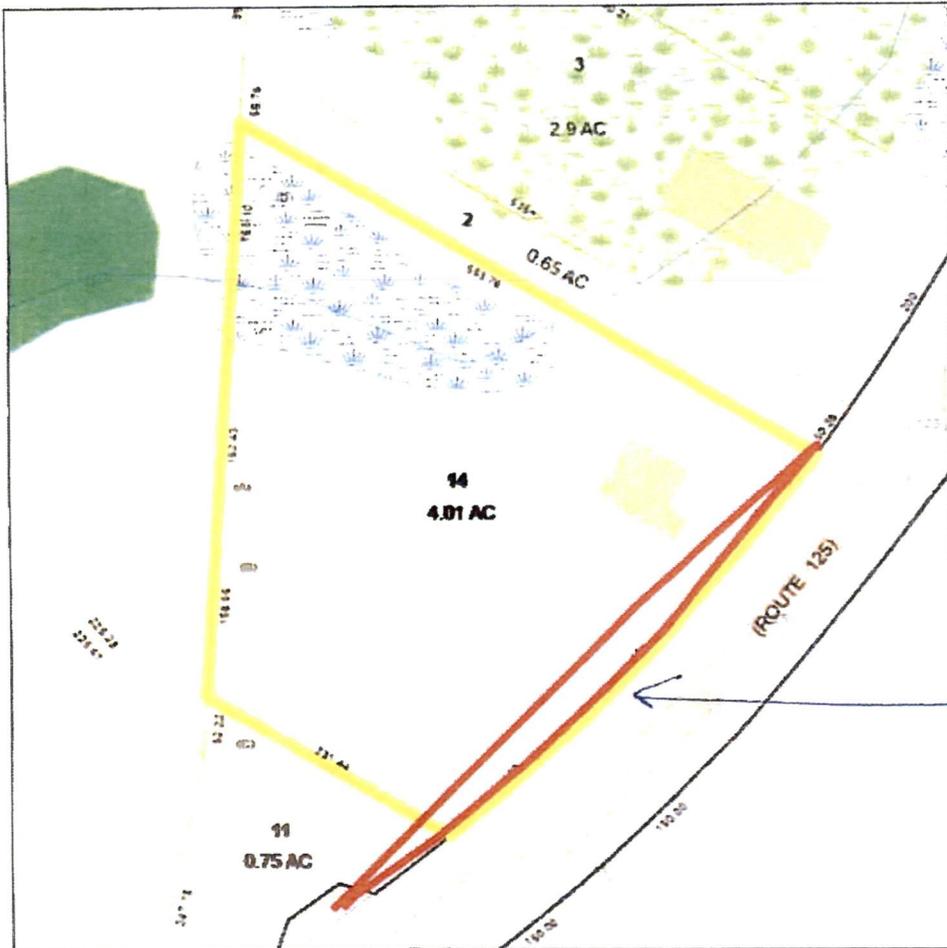
Remainder of SONH Parcel 019 SF

PAVEMENT/ENCROACHMENT REMOVAL 1 YR. 1 EDAM & SEED

Temporary Construction Easement Parcel 2 2700 SF Parcel 3 3400 SF

PARCEL 7





This map is the wetlands map from the Plaistow GIS tax map system. The red outline is the approximate location of the Subject parcels.

PARCEL 7