



18 - 6/3/26

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



David Rodrigue, P.E.
Commissioner

Michelle L. Winters
Deputy Commissioner

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

Bureau of Right-of-Way
May 12, 2026

Requested Action

1. Pursuant to RSA 4:39-f, authorize the New Hampshire Department of Transportation (Department) to sell a State-owned property directly to Elaine A. Brito and Decio L. Brito (buyers), for \$340,000, with the Department assessing an administrative fee of \$1,100. The property is a condominium unit within the Harris Pond Condominium Association, identified as Unit #44, with a physical address of 58 Merrimack Drive in the Town of Merrimack, County of Hillsborough. The subject property is identified as Merrimack Tax Map 1E Lot 1-44.
2. The Department further requests authorization to compensate H.G. Johnson Real Estate (H.G. Johnson) from the proceeds of the sale, a 5% commission fee of \$17,000 for real estate services, effective upon Governor and Executive Council approval.

The subject property will be conveyed without explicit covenants, restrictions, or permissions regarding hunting, fishing, and other recreational activities, and applicable local and State laws will regulate such activities.

The Department’s Bureau of Finance and Contracts has confirmed that the property was originally purchased using 100% Turnpike Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	FY 2026
Administrative Fee	\$1,100
04-096-096-960017-0000-UUU-409278	FY 2026
Turnpike Funds	\$323,000
(100% of \$323,000)	

Explanation

The Department is processing the disposal of a condominium unit as described above. This property was acquired for the Nashua-Hudson 10644 Project (Circumferential Highway Project). The following is the property that is requested from the Buyer:

Unit #44, Building 4, 58 Merrimack Drive – acquired from Fanita Bartoo by Condominium Warranty Deed dated June 12, 1987, and recorded at the Hillsborough County Registry of Deeds in Book 4272 Page 221 on July 9, 1987. The State acquired the condominium unit for \$113,284.00.

This request was reviewed by the Department and was determined to be surplus to its operational needs. The sale will include the following conditions:

- The Buyer shall be responsible for obtaining all local and state approvals, including but not limited to subdivision approval.

- The Buyer will receive the conveyance without explicit covenants, restrictions, or permissions regarding hunting, fishing, and other recreational activities. After closing, applicable local and State laws will regulate such activities for the Buyer.
- The Parcel will be sold “AS IS, WHERE IS, and WITH ALL FAULTS.”

At the meeting of the Long-Range Capital Planning and Utilization Committee on January 12, 2026, the request (LRCP 26-002) was approved, authorizing the Department to enter into a listing agreement with a pre-qualified realtor, in accordance with New Hampshire Administrative Rules, chapter Tra I 000, “Process for Marketing and Sale of State-Owned Property Utilizing Real Estate Professionals” and Chapter Tra I 003.03 (Selection Process) to sell the property at fair market value with a listing price of no less than the current tax assessed value of \$235,500.00, and assess an administrative fee of \$1,100. The Committee’s approval authorized the Department to compensate the realtor a 5% commission from the sale proceeds.

The Department’s pre-qualification Committee reviewed the current tax-assessed values and the submitted comparative market analyses to determine that a value of \$370,000 was an appropriate fair market value for this property and selected H.G. Johnson to market the property on behalf of the Department. The Department, in coordination with the listing firm, adjusted the listing price from \$370,000 to \$350,000 after receiving feedback from buyers at an open house held at the property.

H.G. Johnson marketed the property and brought all offers to the Department for consideration. On April 6, 2026, the Department entered into a Purchase and Sale Agreement with Elaine A. Brito and Decio L. Brito for \$340,000.00, with an additional assessed administrative fee of \$1,100.

Pursuant to RSA 4:39-f, the Department formally solicited interest from the Town of Merrimack and received a letter of no interest.

Additionally, the Department formally solicited interest from the New Hampshire Housing Finance Authority and received a letter of no interest.

The Department respectfully requests authorization to sell the subject property and compensate the Realtor, as noted above.

Respectfully,



David Rodrigue, P.E.
Commissioner

DMR/eea

PURCHASE AND SALES AGREEMENT
New Hampshire Association of REALTORS® Standard Form



("EFFECTIVE DATE")
EFFECTIVE DATE is defined in Section 23 of this Agreement.

1. **THIS AGREEMENT** made this 6th day of April, 2026 between
State of New Hampshire DOT

("SELLER") of 7 Hazen Drive Room 100
City/Town Concord, State NH Zip 03301
and Elaine A Brito and Decio L Brito

("BUYER") of 210 Brook Village Road, Apt. 22
City/Town Nashua, State NH Zip 03062

2. **WITNESSETH:** That SELLER agrees to sell and convey, and BUYER agrees to buy certain real estate situated in
City/Town of Merrimack located at 58 Merrimack Drive, Unit 44
County Hillsborough Book 4272 Page 0221 Date _____ ("PROPERTY").

3. The **SELLING PRICE** is three hundred forty thousand Dollars \$340,000.00
A DEPOSIT in the form of personal check, is to be held in an escrow account by _____
HG Johnson Real Estate ("ESCROW AGENT"). BUYER has delivered, or will deliver to the ESCROW
AGENT's FIRM within 3 days of the EFFECTIVE DATE, a deposit of earnest money in the amount of
\$1,000.00. BUYER agrees that an additional deposit of earnest money in the amount of
\$n/a will be delivered on or before n/a. If BUYER fails to deliver
the initial or additional deposit in compliance with the above terms, SELLER may terminate this Agreement. The
remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check, in the amount of
\$339,000.00.

4. **DEED:** Marketable title shall be conveyed by a Quitclaim deed, and shall be
free and clear of all encumbrances except usual public utilities serving the PROPERTY.

5. **TRANSFER OF TITLE:** On or before 06/29/2026 at TBD
_____ or some other place of mutual consent as agreed to in writing.

6. **POSSESSION:** Full possession and occupancy of the premises with all keys shall be given upon the transfer of title free
of all tenants and occupant's personal property and encumbrances except as herein stated. Said premises to be then in
the same condition in which they now are, reasonable wear and tear excepted. SELLER agrees that the premises will be
delivered to BUYER free of all debris and in "broom clean" condition. Exceptions: _____

Buyer reserves the right to conduct a walk through inspection upon reasonable notice to SELLER's real estate FIRM
within 24 hours prior to time of closing to ensure compliance with the terms of this Agreement.

7. **REPRESENTATION:** The undersigned SELLER(S) and BUYER(S) acknowledge the roles of the agents as follows:
Cassie Eaton of HG Johnson Real Estate
is a seller agent buyer agent facilitator disclosed dual agent*
n/a of n/a
is a seller agent buyer agent facilitator disclosed dual agent*

*If agent(s) are acting as disclosed dual agents, SELLER and BUYER acknowledge prior receipt and signing of a Dual
Agency Informed Consent Agreement.

NOTICE OF DESIGNATED AGENCY: If checked, notice is hereby given that BUYER is represented by a designated
buyer's agent and SELLER is represented by a designated seller's agent in the same firm.

8. **INSURANCE:** The buildings on said premises shall, until full performance of this Agreement, be kept insured against
fire, and other extended casualty risk by SELLER. In case of loss, all sums recoverable from said insurance shall be
paid or assigned, on transfer of title, to BUYER, unless the premises shall previously have been restored to their
former condition by SELLER; or, at the option of BUYER, this Agreement may be rescinded and the DEPOSIT refunded
if any such loss exceeds \$_____

SELLER(S) INITIALS [Signature] BUYER(S) INITIALS [Signature]

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- 9. TITLE: If upon examination of title it is found that the title is not marketable, SELLER shall have a reasonable time, not to exceed thirty (30) days from the date of notification of defect...
10. PRORATIONS: Taxes, condo fees, special assessments, rents, water and sewage bills shall be prorated as of time and date of closing.

11. PROPERTY INCLUDED: All Fixtures all fixtures as demonstrated and seen on the MLS listing

12. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas, Arsenic and Lead Paint:

RADON: Radon, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels.

LEAD: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces...

Disclosure Required [] YES [X] NO

PFAS: Poly - and perfluoroalkyl substances: (PFAS) are found in products that are used in domestic, commercial, institutional and industrial settings. These chemical compounds have been detected at levels that exceed federal and/or state advisories or standards in wells throughout New Hampshire...

Flood: Properties in coastal areas and along waterways may be subject to increased risk of flooding over time. A standard homeowners insurance policy typically does not cover flood damage.

13. Waterfront Property. Buyers of Waterfront Property may be required to obtain a septic evaluation prior to closing. Buyers should perform due diligence on this issue.

14. BUYER ACKNOWLEDGES PRIOR RECEIPT OF SELLER'S PROPERTY DISCLOSURE FORM AND SIGNIFIES

BY INITIALING HERE:

Initials of Seller and Buyer in a signature box.

15. INSPECTIONS: The BUYER is encouraged to seek information from licensed home inspectors and other professionals normally engaged in the business regarding any specific issue of concern. SELLER'S real estate FIRM makes no warranties or representations regarding the condition, permitted use or value of the SELLER'S real or personal property.

SELLER(S) INITIALS [Handwritten initials] BUYER(S) INITIALS [Handwritten initials]

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TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER	TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 9 days	f. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within ___ days
b. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 9 days	g. Pests	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 9 days
c. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 9 days	h. Hazardous Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within ___ days
d. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 9 days	i. _____	<input type="checkbox"/>	<input type="checkbox"/>	within ___ days
e. Radon Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within 9 days	j. _____	<input type="checkbox"/>	<input type="checkbox"/>	within ___ days

The use of days is intended to mean calendar days from the effective date of this Agreement. TIME IS OF THE ESSENCE in the observance of all deadlines set forth within this Paragraph. All inspections will be done by licensed home inspectors or other professionals normally engaged in the business, to be chosen and paid for by BUYER. If BUYER does not notify SELLER in writing that the results of an inspection are unsatisfactory within the time period set forth above, the contingency is waived by BUYER. If the results of any inspection specified herein reveal significant issues or defects, which were not previously disclosed to BUYER then:

- (a) BUYER shall have the option at BUYER'S sole discretion to terminate this Agreement and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13; or
- (b) If BUYER elects to notify SELLER in writing of the unsatisfactory condition(s) then:
 - 1) SELLER and BUYER can reach agreement in writing on the method of repair or remedy of the unsatisfactory condition(s); or
 - 2) If SELLER elects not to repair or remedy the unsatisfactory conditions(s) the BUYER may release the home inspection contingency and accept the property as is; or
 - 3) If SELLER and BUYER cannot reach agreement in writing with respect to the method of repair and remedy of the unsatisfactory condition(s), then this Agreement is terminated and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

Notification in writing of SELLER'S intent to repair or remedy or not to repair or remedy pursuant to Section (b) above, shall be delivered to BUYER or their licensee within five (5) days of receipt by SELLER of notification of unsatisfactory condition(s). BUYER shall respond in writing to SELLER'S notification within five (5) days. If BUYER does not respond within five (5) days, SELLER may elect to terminate this Agreement and all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

In the absence of inspection mentioned above, BUYER is relying upon BUYER'S own opinion as to the condition of the PROPERTY.

BUYER HEREBY ELECTS TO WAIVE THE RIGHT TO ALL INSPECTIONS AND SIGNIFIES BY INITIALING HERE:

16. DUE DILIGENCE: This Agreement is contingent upon BUYER'S satisfactory review of the following:

	YES	NO		YES	NO
a. Restrictive Covenants of Record	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Condominium documentation per N.H. RSA 356- B:58	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Easements of Record/Deed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Co-op/PUD/Association Documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Park Rules and Regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	f. Availability of Property/Casualty Insurance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			g. Availability and cost of Flood Insurance	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If such review is unsatisfactory, BUYER must notify SELLER in writing within 8 days from the effective date of the Agreement failing which such contingency shall lapse. If BUYER so notifies SELLER, then all deposits shall be returned to BUYER in accordance with NH RSA 331-A:13.

17. LIQUIDATED DAMAGES: If BUYER shall default in the performance of their obligation under this Agreement, the amount of the deposit may, at the option of SELLER, become the property of SELLER as reasonable liquidated damages. In the event of any dispute relative to the deposit monies held in escrow, the **ESCROW AGENT** may, in its sole discretion, pay said deposit monies into the Clerk of Court of proper jurisdiction in an Action of Interpleader, providing each party with notice thereof at the address recited herein, and thereupon the **ESCROW AGENT** shall be discharged from its obligations as recited therein and each party to this Agreement shall thereafter hold the **ESCROW AGENT** harmless in such capacity. Both parties hereto agree that the **ESCROW AGENT** may deduct the cost of bringing such Interpleader action from the deposit monies held in escrow prior to the forwarding of same to the Clerk of such court

SELLER(S) INITIALS EAS

BUYER(S) INITIALS ERB DLB

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18. PRIOR STATEMENTS: Any verbal representation, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

19. FINANCING: This Agreement (is) (is not) contingent upon BUYER obtaining financing under the following terms: AMOUNT 80%LTV TERM/YEARS TBD RATE TBD MORTGAGE TYPE Conventional

For the purposes of this Agreement, financing is to be demonstrated by a conditional loan commitment letter, which states that BUYER is creditworthy, has been approved and that the lender shall make the loan in a timely manner at the Closing on specified customary conditions for a loan of the type specified above. BUYER is responsible to resolve all conditions included in the loan commitment by the Closing date.

The existence of conditions in the loan commitment will not extend either the Financing Deadline described below or the closing date.

BUYER hereby authorizes, directs and instructs its lender to communicate the status of BUYER'S financing and the satisfaction of lender's specified conditions to SELLER and SELLER'S/BUYER'S real estate FIRM.

TIME IS OF THE ESSENCE in the observance of all deadlines set forth within this financing contingency. BUYER agrees to act diligently and in good faith in obtaining such financing and shall, within 5 calendar days from the effective date, submit a complete and accurate application for mortgage financing to at least one financial institution currently providing such loans, requesting financing in the amount and on the terms provided in this Agreement.

If BUYER provides written evidence of inability to obtain financing to SELLER by 05/21/2026 ("Financing Deadline"), then:

- (a) This Agreement shall be null and void; and
- (b) All deposits will be returned to BUYER in accordance with the procedures required by the New Hampshire Real Estate Practice Act (N.H. RSA 331-A:13) ("the Deposit Procedures"); and
- (c) The premises may be returned to the market.

BUYER may choose to waive this financing contingency by notifying SELLER in writing by the Financing Deadline and this Agreement shall no longer be subject to financing.

If, however:

- (a) BUYER does not make application within the number of days specified above; or
- (b) BUYER fails to provide written financing commitment or written evidence of inability to obtain financing to SELLER by the Financing Deadline,

Then SELLER shall have the option of either:

- (a) Declaring BUYER in default of this Agreement; or
- (b) Treating the financing contingency as having been waived by BUYER.

If SELLER declares BUYER in default, in addition to the other remedies afforded under this Agreement:

- (a) SELLER will be entitled to all deposits in accordance with the Deposit Procedures; and
- (b) This Agreement will be terminated; and
- (c) The premises may be returned to the market for sale.

SELLER(S) INITIALS EAS

BUYER(S) INITIALS ERB DLB

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If SELLER opts to treat the financing contingency as waived or relies on a conditional loan commitment and BUYER subsequently does not close in a timely manner, SELLER can then declare BUYER in default. SELLER then, in addition to the other remedies afforded under this Agreement:

- (a) Will be entitled to all deposits in accordance with the Deposit Procedures; and
- (b) This Agreement will be terminated; and
- (c) The premises may be returned to the market for sale.

BUYER shall be solely responsible to provide SELLER in a timely manner with written evidence of financing or lack of financing as described above.

WIRE FRAUD ALERT. Sophisticated criminals are targeting the email accounts of real estate agents, title companies, settlement attorneys and others to generate fake wire transfer instructions designed to divert closing funds to the criminals. The emails are professionally created and look real. Buyer and Seller should not send personal information such as social security numbers, bank account numbers or credit card numbers except through secure email or personal delivery of the information. **Buyer and Seller are advised not to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number.** Seller EGS Buyer EPB DLB

20. ADDITIONAL PROVISIONS:

The State of NH will assess an administrative fee of \$1,100, pursuant to RSA 4 : 40 III-a. due at closing.

This agreement is a binding contract that shall be effective upon approval of the Governor and Executive Council, pursuant to RSA 4 : 39-c.

The property is to be sold as is, as seen, and with all faults.

CONCESSIONS:

[Empty box for concessions]

PROFESSIONAL FEE:

[Empty box for professional fee]

21. ADDENDA ATTACHED: Yes No

SELLER(S) INITIALS EGS BUYER(S) INITIALS EPB DLB

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- 22. **CHOICE OF LAW AND VENUE:** The parties irrevocably agree that any dispute arising out of or related to this Agreement or the transaction contemplated thereby shall be determined in accordance with the laws of the state of New Hampshire, regardless of any choice of law analysis, and that the exclusive venue for such disputes shall be the federal or state courts in New Hampshire.
- 23. **EFFECTIVE DATE/NOTICE:** Any notice, communication or document delivery requirements in this agreement may be satisfied by providing the required notice, communication or documentation to the party or their licensee. All notices and communications must be in writing to be binding except for withdrawals of offers or counteroffers. This Agreement is a binding contract when signed and all changes initialed by both BUYER and SELLER and when that fact has been communicated in writing which shall be the EFFECTIVE DATE. Licensee is authorized to fill in the EFFECTIVE DATE on Page 1 hereof. The use of days is intended to mean calendar days from the EFFECTIVE DATE of this Agreement. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the EFFECTIVE DATE, unless another starting date is expressly set forth, beginning with the first day after the EFFECTIVE DATE, or such other established starting date, and ending at 12:00 midnight Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 12:00 midnight Eastern Time on such date.

Each party is to receive a fully executed copy of this Agreement. This Agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

PRIOR TO EXECUTION, IF NOT FULLY UNDERSTOOD, PARTIES ARE ADVISED TO CONTACT AN ATTORNEY.

Elaine Brito
BUYER
dotloop verified
04/06/26 2:51 PM EDT
7RVT-EGBZ-GMSR-BZRL
DATE/TIME

Decio Brito
BUYER
dotloop verified
04/06/26 2:53 PM EDT
IENX-RC3R-W6DS-UYYY
DATE/TIME

210 Brook Village Road, Apt. 22
MAILING ADDRESS

210 Brook Village Road, Apt 22.
MAILING ADDRESS

Nashua, NH 03062
CITY STATE ZIP

Nashua, NH 03062
CITY STATE ZIP

SELLER accepts the offer and agrees to deliver the above-described PROPERTY at the price and upon the terms and conditions set forth.

Eric G. Gargent 4-7-2026
SELLER *Eric G. Gargent, Administrator
Bureau of Right-of-Way, NH DOT* DATE/TIME

SELLER DATE/TIME

7 Hazen Drive Room 100
MAILING ADDRESS

MAILING ADDRESS


Concord, NH 03301
CITY STATE ZIP

CITY STATE ZIP

SELLER(S) INITIALS *EGG*

BUYER(S) INITIALS *EBB* *DLB*

STATE OF NEW HAMPSHIRE
 INTER-DEPARTMENT COMMUNICATION



FROM: Eric G. Sargent
 Administrator

DATE: December 23, 2025

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

SUBJECT: Sale of State-Owned Land in Merrimack, Hudson, and Litchfield
 RSA 4:39-f

TO: Representative David Milz, Chairman
 Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

Pursuant to RSA 4:39-f, the New Hampshire Department of Transportation (Department), requests approval to bulk dispose of several parcels of improved State-owned land, located in the Towns of Merrimack, Litchfield, and Hudson, in the County of Hillsborough. The Department may dispose of the improved properties either directly to the Towns, the New Hampshire Housing Finance Authority, the existing tenants, or by entering into listing agreements with pre-qualified realtors. The Department intends to sell the identified parcels at fair market value with a listing price of no less than current tax assessed values for each parcel address. The twenty-two parcels are listed below and will each be assessed an administrative fee of \$1,100, pursuant to RSA 4:40, III-A. The Department will allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in this request.

EXPLANATION

The Department is processing the disposal of several parcels of improved State-owned land that were acquired between the years of 1989 and 1999 for the Circumferential Highway Project 10644. The breakdown of the parcels is as follows:

<u>Parcel</u>	<u>Map-Lot</u>	<u>Parcel Address</u>	<u>City/Town</u>	<u>Tax Assessed Value</u>
504	223/33	35 Wason Rd.	Hudson	\$421,500.00
505	223/32	37 Wason Rd.	Hudson	\$411,400.00
506	223/31	39 Wason Rd.	Hudson	\$441,400.00
518A	217/34/1	5A Mark St	Hudson	\$332,900.00
518B	217/34/2	5B Mark St	Hudson	\$323,200.00
527	212/5	94A Wason Rd.	Hudson	\$476,000.00
527	212/5	94B Wason Rd.	Hudson	
530	212/7	98A Wason Rd.	Hudson	\$493,000.00
530	212/7	98B Wason Rd.	Hudson	

193	2D/074-1	55 Thornton Rd. West	Merrimack	\$358,300.00
194	2D/074-2	53 Thornton Rd. West	Merrimack	\$398,600.00
197	2D/001	46 Thornton Rd. West	Merrimack	\$340,000.00
1	1E/001-043	60 Merrimack Dr.	Merrimack	\$249,500.00
1	1E/001-044	58 Merrimack Dr.	Merrimack	\$235,500.00
1	1E/001-045	56 Merrimack Dr.	Merrimack	\$239,500.00
1	1E/001-046	54 Merrimack Dr.	Merrimack	\$239,500.00
1	1E/001-047	52 Merrimack Dr.	Merrimack	\$242,500.00
1	1E/001-048	50 Merrimack Dr.	Merrimack	\$244,300.00
114	002/0013/000	6 (48) Old Derry Rd.	Litchfield	\$474,500.00
126	002/0023	226 Derry Rd.	Litchfield	\$365,700.00
129	002/0026	234 Derry Rd.	Litchfield	\$378,800.00
151	128/9	301 Webster Street	Hudson	\$348,200.00

After a Departmental review, it was determined that the subject parcels are surplus to the Department's operational needs and available for disposal. These parcels will be conveyed with the following conditions:

- The Buyers shall be responsible for obtaining any and all local and State approvals, including but not limited to subdivision approval.

In accordance with New Hampshire Administrative Rules, chapter Tra 1000, "Process for Marketing and Sale of State-Owned Property Utilizing Real Estate Professionals," and Chapter Tra 1003.03 (Selection Process), all pre-qualified Realtors in Region 3 (Belknap, Hillsborough, and Merrimack Counties) will be sent a request to submit a market analysis for the subject properties. The approved realtors shall receive a real estate commission based on the breakdown listed below.

- 4% from \$1,000,001.00 to \$2,000,000.00
- 5% from \$500,001.00 to \$1,000,000.00
- 6% of the first \$500,000.00

The Pre-Qualification Committee will review the tax assessed values and the submitted Comparative Market Analyses to determine an appropriate fair market value and select a realtor to market each property, on behalf of the Department.

Pursuant to RSA 4:39-f, the Department will solicit interest from the Towns of Merrimack, Litchfield, and Hudson.

Pursuant to RSA 204-D:2, the Department will also solicit interest from the New Hampshire Housing Finance Authority.

The Department is respectfully requesting authorization to sell the subject parcels, as outlined above.

EGS/EEA
Attachments

FW: [Merrimack NH] Town Council 1-8-26 Presentation Backup Material (Sent by Bill Oldenburg, NHDOT, william.j.oldenburg@dot.nh.gov)

From Sargent, Eric <Eric.G.Sargent@dot.nh.gov>

Date Fri 1/9/2026 1:19 PM

To Allen, Emily <Emily.E.Allen@dot.nh.gov>

Cc Donnelly Shannon <Shannon.M.Donnelly@dot.nh.gov>; Smith, Adam <Adam.M.Smith@dot.nh.gov>

FYI

From: Paul Micali <pmicali@merrimacknh.gov>

Sent: Friday, January 9, 2026 12:52 PM

To: Oldenburg, William <william.j.oldenburg@dot.nh.gov>

Cc: Sargent, Eric <Eric.G.Sargent@dot.nh.gov>

Subject: RE: [Merrimack NH] Town Council 1-8-26 Presentation Backup Material (Sent by Bill Oldenburg, NHDOT, william.j.oldenburg@dot.nh.gov)

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov!

Good afternoon,

At last night's council meeting, the Town Council voted that they are not interested in any of the occupied properties listed below. If you have any question please call

60 Merrimack Drive 1E/0001-043

58 Merrimack Drive 1E/0001-044

56 Merrimack Drive 1E/0001-045

54 Merrimack Drive 1E/0001-046

52 Merrimack Drive 1E/0001-047

50 Merrimack Drive 1E/0001-048

46 Thornton Road West 2D/001

55 Thornton Road West 2D/0074-001

53 Thornton Road West 2D/0074-0021

Paul T Micali

Town Manager

(603) 424-2331

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>

Sent: Monday, December 29, 2025 10:07 AM

To: Paul Micali <pmicali@merrimacknh.gov>

Subject: [Merrimack NH] Town Council 1-8-26 Presentation Backup Material (Sent by Bill Oldenburg, NHDOT, william.j.oldenburg@dot.nh.gov)

Hello pmicali,

Bill Oldenburg, NHDOT (william.j.oldenburg@dot.nh.gov) has sent you a message via your contact form (<https://www.merrimacknh.gov/users/pmicali/contact>) at Merrimack NH.

If you don't want to receive such e-mails, you can change your settings at <https://www.merrimacknh.gov/user/286/edit>.

Message:

Hi Paul-

Attached is the presentation we plan on discussing at the January 8th Town Council meeting. I've attached a pdf version, I can make a PowerPoint version available if wanted (your system doesn't allow the .ppt file type).

I will also plan on providing hardcopies to distribute to the Town Council at the meeting.

If you need any other information or have any questions please feel free to reach out.

Thanks,

Bill Oldenburg

NHDOT

603-491-7275

Disclaimer

While the contents of this communication from pmicali@merrimacknh.gov sent at 2026-01-09 09:51:41 are intended to be confidential, email sent to and from this address is subject to NH RSA 91-A (the NH Right-to-Know Law) and may, subject to certain exemptions, be subject to disclosure to third parties. Any unauthorized disclosure, reproduction, use or dissemination of this communication (either whole or in part) is prohibited. If you are not the intended recipient of this message eric.g.sargent@dot.nh.gov, please notify the sender immediately and delete the message from your system.

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State-Owned Land - Various locations, Hudson and Merrimack

From Andrew Cadorette <acadorette@nhhfa.org>

Date Wed 1/7/2026 12:59 PM

To Smith, Adam <Adam.M.Smith@dot.nh.gov>

Cc Donnelly Shannon <Shannon.M.Donnelly@dot.nh.gov>; Rhiannon Black <rblack@nhhfa.org>

 3 attachments (1 MB)

DOT-Introduction-NHHousing_01_07_26.docx; Information for NH DOT Tenants_12_30_25.docx; Q-and-A-for-Tenants.docx;

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Hello Adam and Shannon,

I hope you both had a great holiday season, and I wish you a happy New Year.

I am following up regarding the various single-family homes DOT is looking to sell. As discussed, NH Housing is not seeking to purchase these homes or displace the current occupants.

However, we would welcome the opportunity to work with DOT as a resource to help current tenants explore the option of purchasing the homes they are living in. As the state's Housing Finance Authority, NH Housing offers targeted programs for income-eligible homebuyers, including up to \$15,000 in down payment assistance for eligible borrowers.

Attached are three draft documents that we thought might be helpful:

1. Introductory language from DOT to tenants introducing NH Housing
2. A letter from NH Housing encouraging tenants to contact an approved NH Housing lender, or NH Housing directly for guidance on purchasing a home
3. A brief FAQ sheet highlighting the major steps in the process

These are intended as suggested documents only. I am happy to work with your team to refine the messaging or explore alternative approaches if you have other ideas.

Our goal is simply to provide tenants with clear direction on next steps in their housing journey, whether that involves purchasing their current home or transitioning to another housing option.

I look forward to your thoughts.

Andy

ANDREW CADORETTE

Senior Manager, Marketing and Outreach

Homeownership Division

New Hampshire Housing

PO Box 5087, Manchester, NH 03108

32 Constitution Dr., Bedford, NH 03110

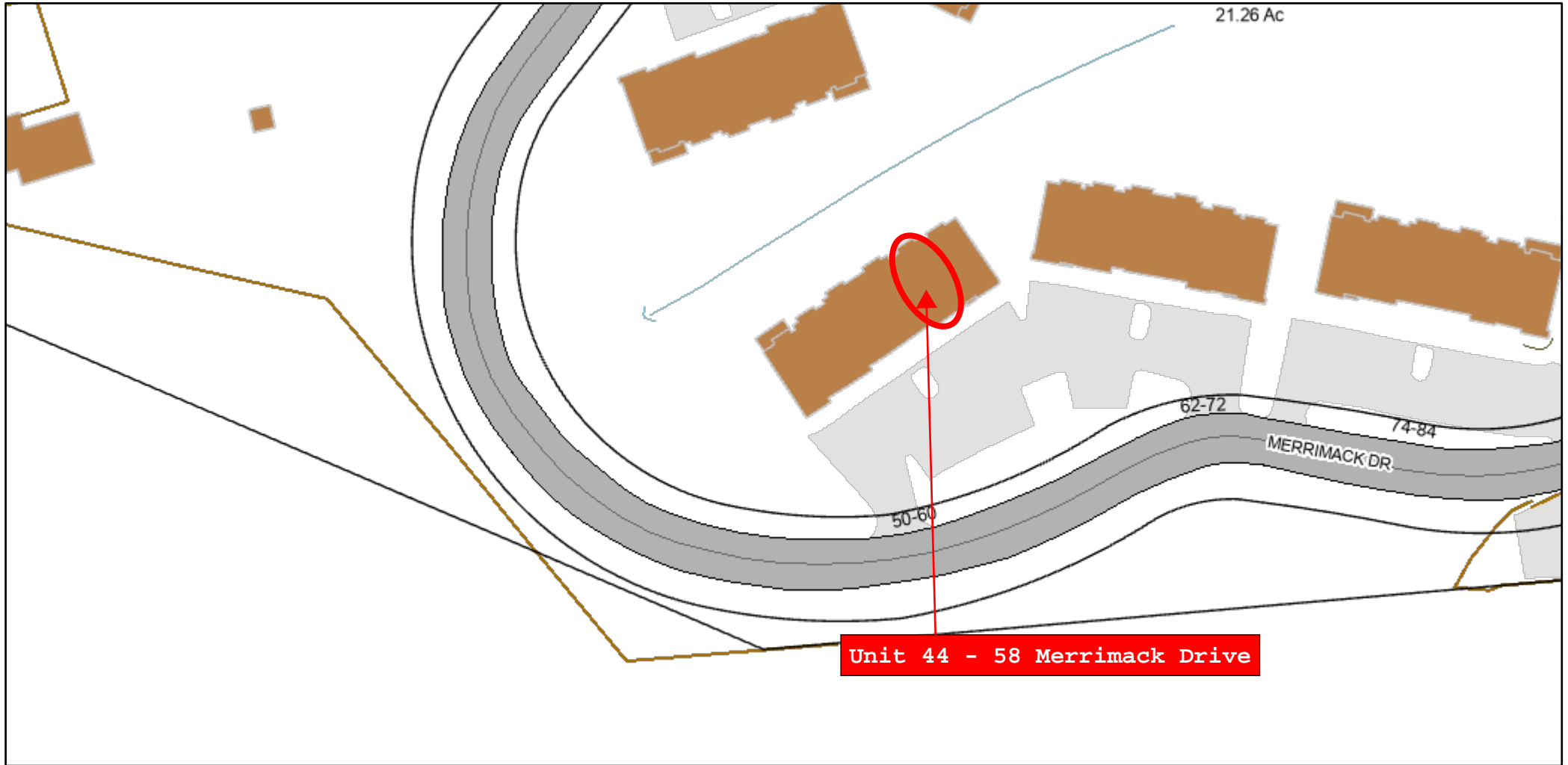
D 603.310.9287 | M 603.310.9287

acadorette@nhhfa.org | NHHousing.org



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Merrimack Drive, Merrimack, NH



21.26 Ac

Unit 44 - 58 Merrimack Drive

April 1, 2026

0 0.01 0.02 Miles



- | | | | | |
|-----------------|-------------|----------------|--------------------|------------|
| Driveways | Road Labels | Railroad | Waterbodies | Recreation |
| Building | Guardrails | Trails | Type | |
| Type | Sidewalk | Wall | Waterbody | |
| Building | Road | Fence | Wetlands | |
| Pool | Name | Stream Label | Pavement | |
| Easements | Road | Streams/Rivers | Parking | |
| Parcels | Highway | | Cemetery | |



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EXCLUSIVE LISTING AGREEMENT

New Hampshire Association of REALTORS® Standard Form



This is a Legally Binding Contract. If Not Understood, Legal, Tax or Other Counsel Should Be Consulted Before Signing.

1. The undersigned **SELLER** (including owner, heirs, personal representatives, administrators and assigns), State of New Hampshire-Department of Transportation
 HG Johnson Real Estate ("SELLER"), hereby gives the undersigned
 03/02/2026 ("FIRM"), on this date,
 in consideration of FIRM'S agreement to list and promote the sale, lease or exchange of
 property located at 58 Merrimack Drive, Unit #44, Building 4, Merrimack, NH owned by SELLER consisting
 of, 2bedroom, 1.5 bath Condo and including any other property, real or personal, subsequently added
 thereto, recorded in the Hillsborough County Registry of Deeds in Book 4272 Page 0221 ("PROPERTY"), the
 exclusive right to sell, lease or exchange said **PROPERTY** at a price of \$370,000.00 on the terms herein
 stated, or at any other price and terms to which **SELLER** may authorize or consent.

2. **Commissions are not set by law and are fully negotiable.** If, during the term of this Agreement, an individual or entity is
 procured who is ready, willing and able to purchase at said price, or upon another price and terms to which SELLER may agree:

(a) **SELLER** agrees to provide compensation to the listing **FIRM** in the amount of \$ _____ or _____ 5%
 of the contract price or lease amount.
 * If **BUYER** is unrepresented, **SELLER** agrees to pay **FIRM** an additional \$ _____ or an
 additional _____ % of the contract price or lease amount.

(b) YES **NO** - **SELLER** agrees to provide compensation in the amount of \$ _____ or _____ %
 of the contract price or lease amount to a firm working in any capacity with a **BUYER**, unless otherwise agreed to in
 a Purchase and Sales Agreement.

(c) YES **NO** - **SELLER** agrees to provide compensation as detailed in Section 9 – Additional Provisions.

Any commission due shall be based on either the gross contract price or the net contract price (gross contract price
 less amounts paid on behalf of buyer such as closing costs, points, etc. as specified in the Purchase & Sales Agreement).

3. **THIS AGREEMENT SHALL BE IN EFFECT** from 03/02/2026, through 03/02/2027. Upon full execution
 of a contract for sale and purchase of the **PROPERTY**, the expiration date of this Agreement shall automatically be
 extended to the closing date specified in the Purchase & Sales Agreement and shall remain that date even if the
 contract is extended. It is understood that unless otherwise indicated below, **FIRM** will enter this listing into the MLS
 Prime Multiple Listing Service or any other appropriate multiple listing service (collectively "MLS") within two business
 days (or within one business day after publicly marketing a "residential" property) which information shall be distributed
 electronically and by other means. The commission as provided above shall also be due if the **PROPERTY** is contracted
 to be sold or has been sold, leased, conveyed, exchanged or otherwise transferred within 6 months after the expiration or
 rescission of this Agreement to anyone whom **FIRM** has procured, unless the **PROPERTY** has been listed with another
 licensed broker on an exclusive basis. "Procurement" shall include, but not be limited to, providing information about
 the **PROPERTY**, showing the **PROPERTY**, or presenting offers on the **PROPERTY**. Should an escrow deposit on a fully
 executed Purchase & Sale Agreement be forfeited to **SELLER**, **SELLER** shall retain n/a percent and **FIRM** shall
 retain n/a percent for professional services.

4. **DUTIES OF FIRM.** **FIRM** owes **SELLER** the fiduciary duties of loyalty, obedience, disclosure, confidentiality, reason-
 able care, diligence and accounting.

5. **DISCLOSED DUAL AGENCY.** **SELLER** acknowledges that real estate agents may represent both the **BUYER** and
SELLER in a transaction but only with the knowledge and written consent of both the **BUYER** and **SELLER**. If the agent
 obtains written consent to represent both **SELLER** and the **BUYER**, there is a limitation on agent's ability to represent
 either party fully and exclusively. Information obtained within the confidentiality and trust of the fiduciary relationship
 with one party must NOT be disclosed to the other party without prior written consent of the party to whom the informa-
 tion pertains.

If **SELLER** would like the property shown to buyers who are also represented by the **FIRM**, the potential for dual agency exists.
 SELLER hereby consents to dual agency showings. **SELLER** will be asked to sign a separate Dual Agency
 Informed Consent Agreement prior to considering an offer to purchase the property.
 At this time, **SELLER** does not consent to dual agency showings.
 Not applicable - **FIRM** does not practice dual agency.

 3-5-2026
 SELLER DATE

SELLER DATE

Initials  SELLER  FIRM



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6. **DUTIES OF SELLER.** SELLER acknowledges duty to disclose to FIRM all pertinent information about the PROPERTY, adverse or otherwise, and SELLER understands that all such information will be disclosed by FIRM to potential purchaser. SELLER hereby agrees to hold FIRM harmless from any claims which may result from SELLER'S failure to disclose such information about the PROPERTY. If any pertinent fact, event or information about the PROPERTY comes to SELLER'S attention between signing this Exclusive Listing Agreement and the Property Disclosure, and the closing, SELLER will immediately notify the potential purchaser and FIRM of the same in writing. SELLER authorizes the disclosure by FIRM of information concerning the contemplated transaction to the MLS, closing agent and lender, if any, for verification and compliance purposes. SELLER shall cooperate with agent(s) of FIRM and other firms.

7. **SCOPE OF SERVICES.** SELLER acknowledges that FIRM is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, home inspector or other professional service provider. SELLER is hereby advised to seek professional advice concerning the condition of the Property and legal and tax matters. It is understood and agreed by SELLER that FIRM may provide names of service providers or products as one of a number of choices available to SELLER. FIRM shall not be liable for any action, inaction, failure, negligence, error or omission of a service provider or product.

8. **SPECIAL CONDITIONS-SELLER agrees:**

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	A For Sale sign may be placed on the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property will be advertised and marketed at FIRM'S discretion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A key to the building will be on file with FIRM.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lockbox may be placed on the property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FIRM must be present for all showings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior pictures of the property may be taken. Interior pictures of the property may be taken.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Video/virtual tour photography is allowed at FIRM'S discretion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FIRM may disclose existence of other offers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property listing data may be submitted to MLS and may be used for comparables.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property address may be displayed on public websites.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SELLER'S name may be submitted to any electronic data base or MLS that may be accessed by persons other than SELLER'S broker.
<input type="checkbox"/>	<input type="checkbox"/>	If "Yes" is checked above:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property documents, excluding the Seller Property Disclosure Statement may be submitted to any electronic data base or MLS that may be accessed by: agents other than SELLER'S broker and members of the public.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seller Property Disclosure Statement may be submitted to any electronic database or MLS that may be accessed by: agents other than SELLER'S broker and members of the public.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MLS members may display an automated estimate of the market value (also known as an automated valuation model "AVM") of this listing in immediate conjunction with this listing on MLS members' public websites.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MLS members may provide a means to write comments or reviews (also known as blogging) about this listing in immediate conjunction with this listing on MLS members' public websites.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SELLER authorizes FIRM to disclose that SELLER is willing to consider offering concessions in a manner agreed upon between FIRM and SELLER.

Initials

ECS		
SELLER		FIRM



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9. **ADDITIONAL PROVISIONS:**

The Buyer will be responsible for obtaining any and all local and state land use approvals before closing. The Buyer is responsible for an additional administrative fee of \$1,100 due at closing.

The listing agent will be responsible for advertising and holding an open house at the property within 5 days of being active on the open market. The open house shall be scheduled for 3 hours.


Open Houses are to occur 2x a month, each month until the property is under contract or agreement.


Seller agrees and acknowledges that the firm will communicate a seller contribution of 2% of the gross sales price as an offer of compensation to a firm having procured and working with a buyer from the 5% commission fee provided to the listing agent.

10. I have read this contract **IN ITS ENTIRETY**. I understand that this is a binding contract and that I should seek independent legal advice if I have any questions or concerns.

THIS PROPERTY IS OFFERED PURSUANT TO FAIR HOUSING REGULATIONS, WITHOUT RESPECT TO AGE, RACE, COLOR, RELIGION, SEX, MENTAL AND OR PHYSICAL DISABILITY, FAMILIAL STATUS, SEXUAL ORIENTATION, MARITAL STATUS, GENDER IDENTITY OR NATIONAL ORIGIN. (I) (WE) HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

SELLER ACKNOWLEDGES THAT IT HAS BEEN ADVISED BY FIRM THAT PROFESSIONAL SERVICES FEES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.

	3-5-2026		
SELLER Eric G. Sargent, Administrator Bureau of Row, NHDOT	DATE	SELLER	DATE
7 Hazen Drive Room 100			
ADDRESS		ADDRESS	
Concord NH 03301			
CITY STATE ZIP		CITY STATE ZIP	

HG Johnson Real Estate			
FIRM	BY	TITLE	DATE
17 Elm St, Suite B202, Keene, NH 03431			
ADDRESS		CITY STATE ZIP	