



30- 7/29/26

The State of New Hampshire
Department of Transportation



David Rodrigue, P.E.
Commissioner

Susan M. Klasen, P.E.
Assistant 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
July 8, 2026

Requested Action

1. Pursuant to RSA 4:39-c, authorize the New Hampshire Bureau of Right-of-Way (Bureau) to sell two (2) tracts of State-owned land, referenced as A and B, directly to KLP Properties, LLC, for \$405,000 with the Bureau assessing an administrative fee of \$1,100. The two non-contiguous tracts (A&B) , consisting of 3.0 ± acres of improved land, are located at 75 Route 27 in the Town of Raymond, County of Rockingham. The subject parcels are identified as two (2) tracts (A&B) abutting easterly and westerly of a third tract (C), all within Tax Map 28, Block 2, Lot 12.
2. The Bureau further requests authorization to compensate NAI Norwood Group from the proceeds of the sale of 6% commission fee of \$24,300 for real estate services, effective upon Governor and Executive Council approval.

The improved land 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 parcel was originally purchased using 50% Highway and 50% Federal Funds.

Funding is to be credited as follows:

04-096-096-960015-0000-UUU-402156	FY 2027
Administrative Fee	\$1,100
04-096-096-960015-0000-UUU-409279	FY 2027
Highway Funds	\$190,350
50% of \$380,700	
04-096-096-963515-3054-401771	FY 2027
Federal Funds	\$190,350
50% of \$380,700	

Explanation

The Bureau is processing the disposal of 3.0 ± acres of land in the Town of Raymond as described above. These parcels were acquired for the Raymond FAE No. 240-D, ROW Plan E 33 project. The following are the parcel(s) that are part of the request from the Buyer:

- Tract A- An area of approximately three-and one-half acres was acquired from Sylvia V. Grout, Sylvia E. Grout and Bertha E. Grout, by Warranty Deed dated June 12, 1942, and recorded at the Rockingham County Registry of Deeds June 16, 1942, in Book 998, Page 356 and from Sylvia V. Grout as trustee of the Estate of Asbury Small by Warranty Deed dated June 12, 1942 and recorded within said registry June 16, 1942, in Book 996, Page 295.
- Tract B - An area of approximately one-half acre was acquired from Rose M. Dumas, by Warranty Deed dated November 7, 1932, and recorded at the Rockingham County Registry of Deeds, March 15, 1933, in Book 887, Page 222.

This request was reviewed by the Department of Transportation 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.
- As a condition of this sale, the Buyer 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 the Bureau’s approval, the Buyer must record the plan under RSA 478:1-a, in the Rockingham 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).

At the meeting of the Long-Range Capital Planning and Utilization Committee on June 30, 2025, the request (LRCP # 25-020) was approved, authorizing the Department to enter into a listing agreement with NAI Norwood Group to sell the property for \$499,000 and assess an administrative fee of \$1,100. The Committee’s approval authorized the Department to compensate the Realtor a 6% commission from the sale proceeds.

Upon further review, the Bureau was made aware that a third tract, identified as (C) was held in title with the Town of Raymond. The Bureau and Buyer in collaboration consented to move forward with the purchase of the two (2) subject parcels as identified herein. The fair market value was adjusted accordingly to reflect a value provided for the two (2) tracts of State-owned land, without the purchase of tract (C).

Due to the reconfiguration of the sale an Informational Memo will be submitted for the next scheduled Long Range Capital Planning and Utilization Committee meeting.

The Realtor marketed the property and brought all offers to the Bureau for consideration. On June 18, 2026, the Department entered into a Purchase and Sale Agreement with KLP Properties, LLC for \$405,000, with an additional assessed administrative fee of \$1,100.

The improved land 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.

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

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

The Bureau respectfully requests authorization to sell the parcel and compensate the Realtor, as noted above.

Respectfully,

A handwritten signature in blue ink, appearing to read 'David M. Rodrigue', with a long horizontal flourish extending to the right.

David M. Rodrigue, PE
Commissioner

DMR/jep

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 18th day of June, 2026 between
The State of New Hampshire, Department of Transportation (NHDOT)
 ("SELLER") of 7 Hazen Drive PO Box 483
 City/Town Concord, State NH Zip 03301
 and KLP Properties, LLC

("BUYER") of 11 Alden Ave.
 City/Town Greenland, State NH Zip 03840

2. **WITNESSETH:** That SELLER agrees to sell and convey, and BUYER agrees to buy certain real estate situated in
 City/Town of Raymond located at 75 Route 27
 County Rockingham Book 887 & 996 Page 222 & 295 Date 1932/1942 ("PROPERTY").

3. The **SELLING PRICE** is Four hundred five thousand Dollars \$ 405,000.00
 A DEPOSIT in the form of check is to be held in an escrow account by
NAI Norwood Group Inc. ("ESCROW AGENT"). BUYER ☐ has delivered, or ☒ will deliver to the ESCROW
 AGENT's FIRM within 5 days of the EFFECTIVE DATE, a deposit of earnest money in the amount of
 \$ 10,000.00. BUYER agrees that an additional deposit of earnest money in the amount of
 \$ NA will be delivered on or before NA. 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
 \$ 395,000.00.

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 See Additional * 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:
Buildings as presently thereon, As is and As Seen

Buyer reserves the right to conduct a walk through inspection upon reasonable notice to SELLER's real estate FIRM
 within 48 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:
Chris Norwood of NAI Norwood Group Inc.
 is a ☒ seller agent ☐ buyer agent ☐ facilitator ☐ disclosed dual agent*

of
 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 Ela BUYER(S) INITIALS JP

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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 (unless otherwise agreed to in writing), to remedy such defect. Should SELLER be unable to provide marketable title within said thirty (30) days, BUYER may rescind this Agreement at BUYER'S sole option, with full deposit being refunded to BUYER and all parties being released from any further obligations hereunder. SELLER hereby agrees to make a good faith effort to correct the title defect within the thirty (30) day period above prescribed once notification of such defect is received. The cost of examination of the title shall be borne by BUYER.

10. **PRORATIONS:** Taxes, condo fees, special assessments, rents, water and sewage bills shall be prorated as of time and date of closing. Buyer shall pay for all fuel remaining in tank(s) calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed shall be determined using the most recently available cash price of the company that last delivered the fuel.

11. **PROPERTY INCLUDED:** All Fixtures All Improvements thereon, As is and As Seen

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. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

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, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

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, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

Disclosure Required ☒ YES ☐ 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, but are more frequently detected at elevated levels in southern New Hampshire. Testing of the water by an accredited laboratory can measure PFAS levels and inform a buyer's decision regarding the need to install water treatment systems.

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. The buyer is encouraged to determine whether separate flood insurance is required and consult the Federal Emergency Management Agency's flood maps (FEMA.GOV) in order to determine if the property is in a designated flood zone.

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: _____

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. This Agreement is contingent upon the following inspections, with results being satisfactory to the BUYER:

SELLER(S) INITIALS EHS / BUYER(S) INITIALS JP /

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TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER	TYPE OF INSPECTION:	YES	NO	RESULTS TO SELLER
a. General Building	☐	☒	within ____ days	f. Lead Paint	☐	☒	within ____ days
b. Sewage Disposal	☐	☒	within ____ days	g. Pests	☐	☒	within ____ days
c. Water Quality	☐	☒	within ____ days	h. Hazardous Waste	☐	☒	within ____ days
d. Radon Air Quality	☐	☒	within ____ days	i. _____	☐	☐	within ____ days
e. Radon Water Quality	☐	☒	within ____ days	j. _____	☐	☐	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	☐	☒	d. Condominium documentation per N.H. RSA 356- B:58	☐	☒
b. Easements of Record/Deed	☒	☐	e. Co-op/PUD/Association Documents	☐	☒
c. Park Rules and Regulations	☐	☒	f. Availability of Property/Casualty Insurance	☐	☒
			g. Availability and cost of Flood Insurance	☐	☒

If such review is unsatisfactory, BUYER must notify SELLER in writing within 15 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: JR

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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 _____ TERM/YEARS _____ RATE _____ MORTGAGE TYPE _____

Cash Purchase

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 __ 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 _____ ("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

ELS

BUYER(S) INITIALS

Initial

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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: Buyer:

20. ADDITIONAL PROVISIONS:

The Buyer must commission a New Hampshire Land Surveyor to prepare a perimeter boundary plan illustrating the existing right-of-way or any mutually agreed upon adjustments. All survey work must adhere to the New Hampshire Code of Admin. Rule 503-9 and encompass all elements outlined in the NHDOT Right-of-Way Layout Plan checklist. All deflection points, PT's and PC's shall be monumented and shown on the preliminary plan to be submitted to the Department for review and approval. Following approval from the Department, the surveyor is obligated to record the plan in the Rockingham County Registry of Deeds. The Buyer shall furnish a full-size copy of the recorded plan to the Department, of the parcel(s) to be conveyed.

The Buyer will be responsible for obtaining any and all local and State land use approvals before closing.

See Addendum Additional Provisions 1.

CONCESSIONS:

PROFESSIONAL FEE:

21. ADDENDA ATTACHED: ☐ Yes ☐ No

SELLER(S) INITIALS

EJS

BUYER(S) INITIALS

JR

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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 initiated 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.

	Signed by:
BUYER	6/14/2026 DATE/TIME

MAILING ADDRESS	PO Box 352
CITY	Greenland
STATE	STATE
ZIP	ZIP

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

	6-18-2026
SELLER	DATE/TIME

MAILING ADDRESS	MAILING ADDRESS
CITY	CITY
STATE	STATE
ZIP	ZIP

SELLER(S) INITIALS	BUYER(S) INITIALS
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Addendum

Item 20 (Continued): Additional Provisions

Sale is contingent upon prior approval by the Governor and Executive Council.

The Buyer's obligation to purchase the Premises is contingent upon the closing of the Buyer's purchase of Tract C (BK 890, PG 149), identified on the attached site plan (Exhibit A) on or before the date of Transfer of Title. If the sale of Tract C to the Buyer does not close by this date, this Agreement shall be null and void, and all deposits shall be returned to the Buyer. This contingency may be waived by Buyer only.

Transfer of Title (Section 5) shall be on or before 20 days following the completion and effectuation of all contingencies as outlined in this Section 20 (Additional Provisions).

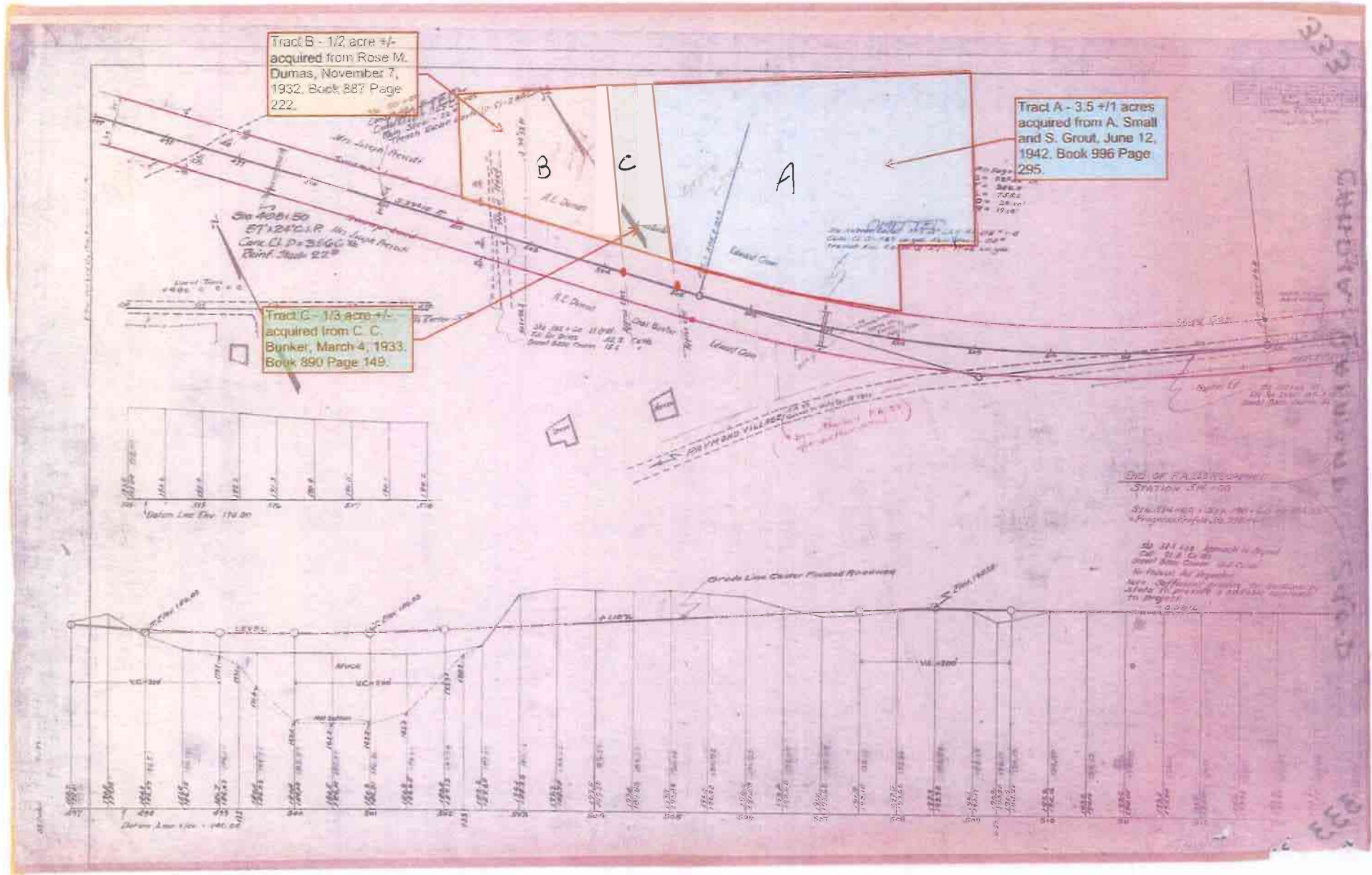
Buyers will be responsible for a \$1,100 administrative fee at the time of Transfer of Title.

The Buyer must meet the goals of the NH Administrative Rules Env-Or 600, Contaminated Site Management: Groundwater. The site must continue to meet drinking water quality standards. The Buyer shall not undertake any activities that might result in Ambient Groundwater Quality Standards being exceeded at the site.

ELS

Initial
JR

EXHIBIT A





**NEW HAMPSHIRE
HOUSING**

DEPT. OF TRANSPORTATION
BUREAU OF RIGHT OF WAY

JUN 02 2025

RECEIVED

Rob Dapice

Executive Director/CEO
rdapice@nhhfa.org

May 27, 2025

Adam Smith, Assistant Administrator
Bureau of Right of Way
New Hampshire Department of Transportation
JO Morton Building, Room 100
7 Hazen Drive
P.O. Box 483
Concord, NH 03302-0483

RE: Sale of State-Owned Land in Raymond

Dear Mr. Smith:

New Hampshire Housing Finance Authority is not interested in purchasing the property located in the town of Raymond, described in your letter of May 12, 2025.

We would like to thank you for giving us the opportunity to review this parcel.

Sincerely,

Robert B. Dapice
Executive Director/CEO

Enclosures



TOWN OF RAYMOND OFFICE OF THE TOWN MANAGER

4 Epping Street
Raymond, NH 03077
Fax: (603) 895-7064

5/17/2023

Email Only

To: Sloan French

From: Ken Robichaud Town Manager

RE: LOI for 75 Rte. 27 Land

Dear Sloane,

Please let me start by apologizing for the lack of communication on my part, being new to the position there was much to go through, and the letter fell off my radar until 2 weeks ago. I met with the BOS, and we discussed the sale price in detail.

So having recently spoken to the Raymond Board of Selectmen and at the time of initial letter of interest we were interested in the parcel at the then valuation of approx. \$200,000, but since the revaluation of the property is now over \$405,000, the Board is now not as interested in the property as they feel there will be tremendous costs with soil remediation, there are flooding issues with the property as is with our property next door, and some other issues with the property that would not be in the best interest of the Town.

We would like to address an issue with the Towns salt & sand shed that the Town has had for many years at the current location. We believe that a portion of the shed may be located on a small piece of the State of NH property and if it is, the Town would like to propose a lot line adjustment with the State of NH to ensure that it remains on the Town of Raymonds property and does not conflict with a future sale for the State. If this is something that the State would allow the Town to do, we would like to investigate this further. You can notify me via email and please Cc my Assistant Jackie Sampson - ExecutiveAdmin@raymondnh.gov, as she keeps me organized and on track. Thank you

Sincerely yours,

Ken Robichaud

Raymond Town Manager

townmanager@raymondnh.gov

603-895-7064

Approved by the Long Range Capital Planning
and Utilization Committee June 30, 2025

LACP 25-020

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

 **FROM:** Eric G. Sargent
Administrator

DATE: May 14, 2025

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

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

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

REQUESTED ACTION

Pursuant to RSA 4:39-c, the New Hampshire Department of Transportation (Department), requests approval to dispose of a parcel of State-owned land, located at 75 Route 27 in the Town of Raymond, County of Rockingham, consisting of 3.25 acres, more or less. The Department will enter into a listing agreement for a one-year term with NAI Norwood Group. The subject property will include a circa 1972, 2,400+/- square foot garage with a 3,000 gallon underground holding tank for floor drains within the garage, and a detached 702 +/- square foot open storage area with approximately 30,000 square feet of asphalt parking area, thereon. The Department will list the property for sale in the open market for \$499,000, and administer an additional 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 currently processing the disposal of a parcel of State-owned land located at 75 Route 27 and identified in the Town of Raymond at Tax Map 28, Block 2, Lot 12. The subject parcel previously consisted of three (3) individual tracts of land, two of which (Tracts B and C) were acquired for the Raymond FAE No. 240-D, ROW Plan E 33 project. The breakdown of the parcels is as follows:

- The subject property represents the net of an assemblage of three (3) contiguous parcels originally conveyed to the State of New Hampshire in 1933.
 - Tract B -An area of approximately one-half acre was acquired from Rose M. Dumas, by Warranty Deed dated November 7, 1932, and recorded at the Rockingham County Registry of Deeds, March 15, 1933, in Book 887, Page 222.
 - Tract C - Charles (C.) Bunker conveyed an approximate one third of an acre to the State by Warranty Deed dated March 4, 1933, and recorded within said registry April 21, 1933, in Book 890, Page 149. The referenced deed states the conveyance was to the Town of Raymond although the other deeds as referenced refer to this parcel as being owned by the State of New Hampshire, which is presumed accurate.
 - Tract A- An area of approximately three-and one-half acres was acquired by Sylvia V. Grout, Sylvia E. Grout and Bertha E. Grout, by Warranty Deed dated June 12, 1942, and recorded within said registry June 16, 1942, in Book 998, Page 356.

After a departmental review, it was determined that the subject parcel is surplus to the Department's operational needs and available for disposal. The subject parcel will be conveyed 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 Perimeter 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 the Department's approval, the Grantee must record the plan under RSA 478:1-a, in the Rockingham County Registry of Deeds, from which the Department will prepare the conveyance deed. The Grantee 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 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 #4 (Rockingham and Strafford Counties) were sent a request to submit a market analysis for the subject property. The approved realtor 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

Based on this request, the Department received responses from the following three (3) firms.

NAI Norwood Group 116 South River Road Bedford, NH 03110	\$550,000 - \$575,000 (Expected sale: \$525,000 - \$550,000)
KW Coastal, Lakes and Mountains Realty P.O. Box 750 2633 White Mountain Highway North Conway, NH 03860	\$499,000 - \$550,000
H.G. Johnson Real Estate 17 Elm Street, Suite B202 Keene, NH 03431	\$480,000
State Appraisal	\$405,000

The Pre-Qualification Committee reviewed the above information and determined that a value of \$499,000 was an appropriate value for this property and selected NAI Norwood Group to market the property, on behalf of the Department.

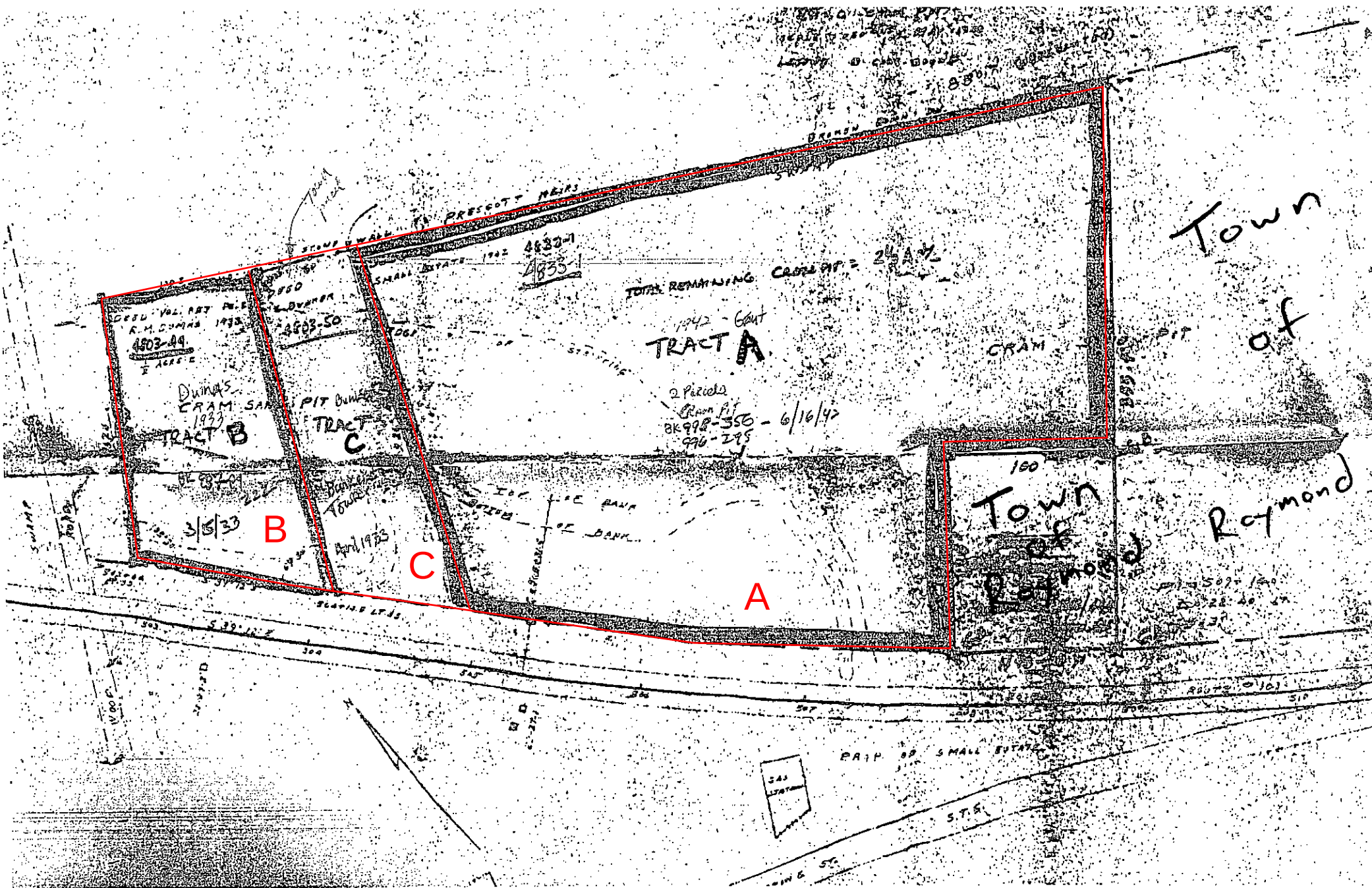
Pursuant to RSA 4:39-c, the Department solicited interest from the Town of Raymond. After consideration, the Town of Raymond declined to purchase the subject property.

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 parcel, as outlined above.

EGS/JEP

Attachments



INDEX OF SHEETS

SHEET NO. 1 TITLE PAGE
 " " 2 TYPICAL SECTION OF IMPROVEMENT
 " " 3 TO 21 PLAN AND PROFILE
 " " 22 TO 80 CROSS SECTIONS
 " " 80 GRAND TOTAL

FED. ROAD DIST. NO.	STATE	1915 ROAD DIST. NO.	1915 ROAD DIST. NO.	1915 ROAD DIST. NO.	TOTAL SHEETS
9	N. H.	115	33	100	100

Candia - Raymond

STATE OF NEW HAMPSHIRE
 STATE HIGHWAY DEPARTMENT

PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO - 240-D SOUTH SIDE ROAD

INDEX OF SHEETS - CONT.

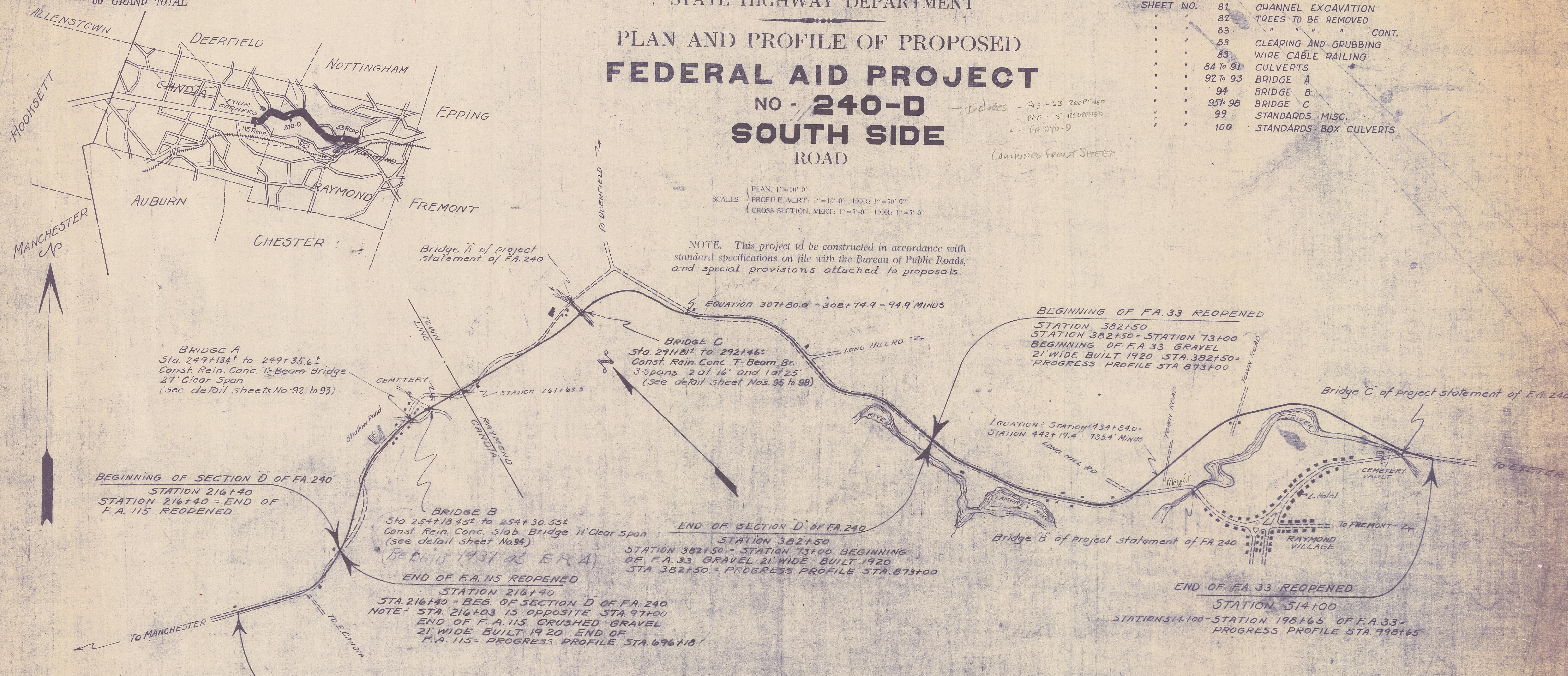
SHEET NO.	DESCRIPTION
81	CHANNEL EXCAVATION
82	TREES TO BE REMOVED
83	" " " " CONT.
83	CLEARING AND GRUBBING
83	WIRE CABLE RAILING
84 TO 91	CULVERTS
92 TO 93	BRIDGE A
94	BRIDGE B
95 TO 98	BRIDGE C
99	STANDARDS - MISC.
100	STANDARDS - BOX CULVERTS

Includes - FAE-33 REOPENED
 - FAE-115 REOPENED
 - FA 240-D

COMBINED FRONT SHEET

PLAN, 1" = 50'-0"
 PROFILE, VERT: 1" = 10'-0" HOR: 1" = 50'-0"
 CROSS SECTION, VERT: 1" = 5'-0" HOR: 1" = 5'-0"

NOTE. This project to be constructed in accordance with standard specifications on file with the Bureau of Public Roads, and special provisions attached to proposals.



CONVENTIONAL SIGNS

TOWN LINE	SURVEY LINE
FENCE LINE	CULVERTS
STONE WALL	POWER POLE
UNFENCED PROPERTY	TELEPHONE POLE
TRAVELED WAY	GROUND ELEVATION
RAILROADS	GRADE ELEVATION
RETAINING WALL	

TOWNS OF CANDIA-RAYMOND ROCKINGHAM COUNTY

LAYOUT
 SCALE 1" = 1000'

APPROVED: *J. C. Everett*
 HIGHWAY COMMISSIONER

RECOMMENDED FOR APPROVAL:

DISTRICT ENGINEER, BUREAU OF PUBLIC ROADS
 RECOMMENDED FOR APPROVAL:

CHIEF ENGINEER, BUREAU OF PUBLIC ROADS
 APPROVED:

DIRECTOR, BUREAU OF PUBLIC ROADS

J. Adams July 1932

Candia Raymond
New PA 240-D

ROW Verified By MacPherson 2-5-74

Sta. 483+50 Const. 45'x15' Rein. Conc. Box N.H. Std #23
Conc. C.I. D = 17.99 cu. yds. Conc. C.I. D = 31.8 cu. yds.
Rein. Steel = 2519#
Trench Exc. Earth (0'-5') = 54.20 cu. yds.
2242

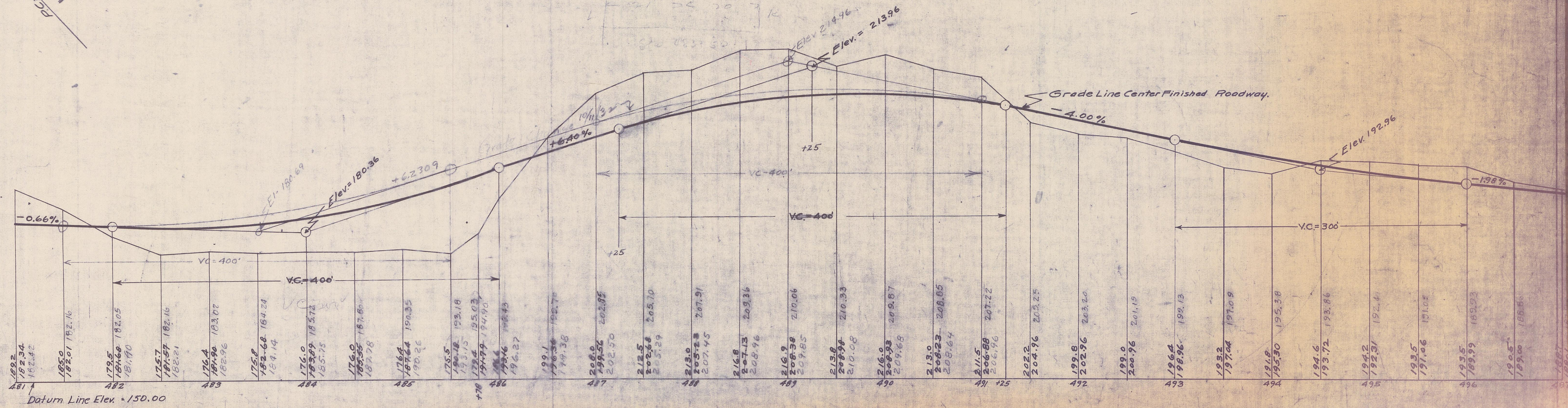
Sta. 492+10 L&R.R.
Fill for Drive
Gravel Base Course 14.5 "

OMITTED
Sta. 482+50 Const. 45'x24" C.I.P.N.H. Std #1-B
Conc. C.I. D = 3.56 cu. yds. Rein. Steel = 22#
Trench Exc. Earth (0'-5') = 6.61 cu. yds.

Sta. 491+75 Const. 36'x15" C.I.P.N.H. Std #1-B
Conc. C.I. D = 1.69 cu. yds. Rein. Steel = 22#
Trench Exc. Earth (0'-5') = 5.23 cu. yds.

Sta. 494+00 Const. 39'x18" C.I.P.N.H. Std #1-B
Conc. C.I. D = 2.26 cu. yds. Rein. Steel = 22#
Trench Exc. Earth (0'-5') = 4.62 cu. yds.

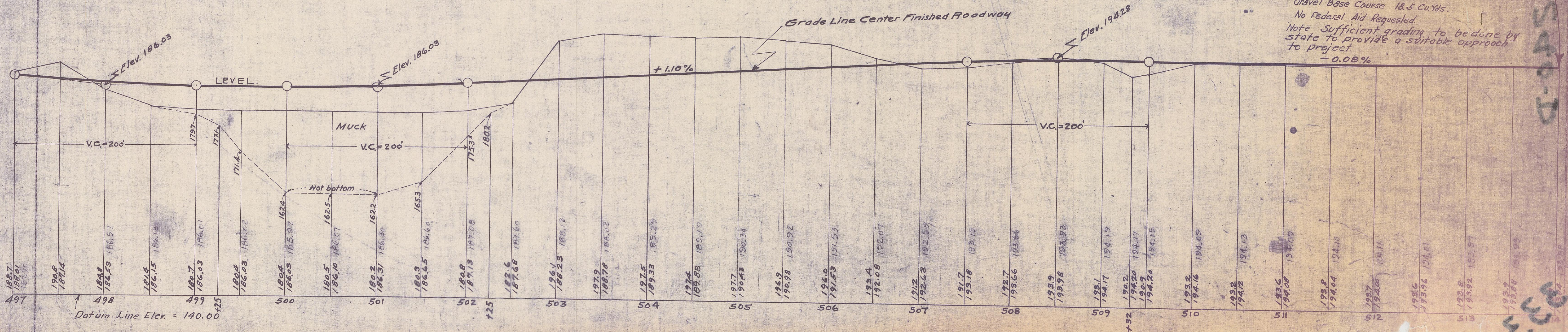
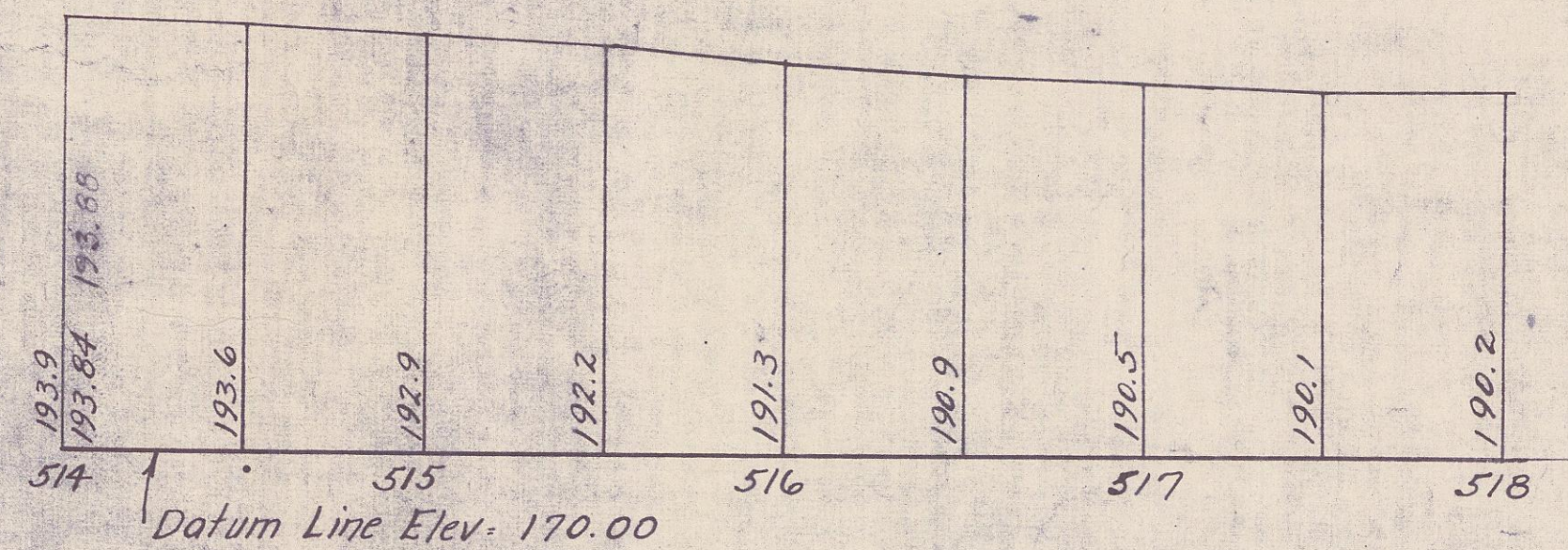
-Note: Available ledge to be used in filling slopes on right. Sta. 484+00 to 486+00. Necessity of channel excavation to be determined at time of construction.
P.I. = 484+66.8
Δ = 42° 21' Rt.
T = 443.9
L = 847.0
D = 5° 00'
R = 1146.0



Tract B - 1/2 acre +/-
acquired from Rose M.
Dumas, November 7,
1932. Book 887 Page
222.

Tract A - 3.5 +/- acres
acquired from A. Small
and S. Grout, June 12,
1942. Book 996 Page
295.

Tract C - 1/3 acre +/-
acquired from C. C.
Bunker, March 4, 1933.
Book 890 Page 149.

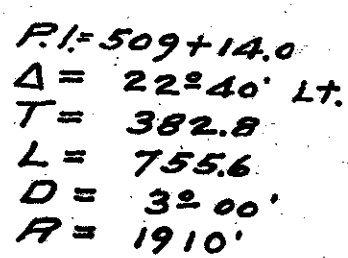


END OF F.A.E33 REOPENED
STATION 514 + 00

STA. 5/4+00 = STA 198+65 OF F.A. 33
= Progress Profile Sta. 998+65

sls. 514.400 Approach to Project
Cut. 21.8 Cu.Yds.
Gravel Base Course 18.5 Cu.Yds.
No Federal Aid Requested
Note: Sufficient grading to be done by
state to provide a suitable approach
to project.

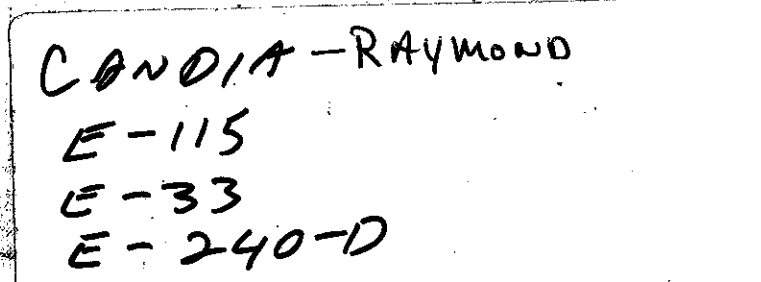
Filed with 242



END OF F.A.E33 REOPENED
STATION 514 +00

STA. 514+00 = STA 198+65 OF FA 33
= Progress Profile Sta. 998+65

Sta. 54.4 +0.0 Approach to Project
Cut: 21.8 Cu.Yds.
Gravel Base Course 18.5 Cu.Yds.
No Federal Aid Requested.
Note Sufficient grading to be done by
State to provide a suitable approach
to project.
- 0.08%



Filed with 2405



EXHIBIT 1

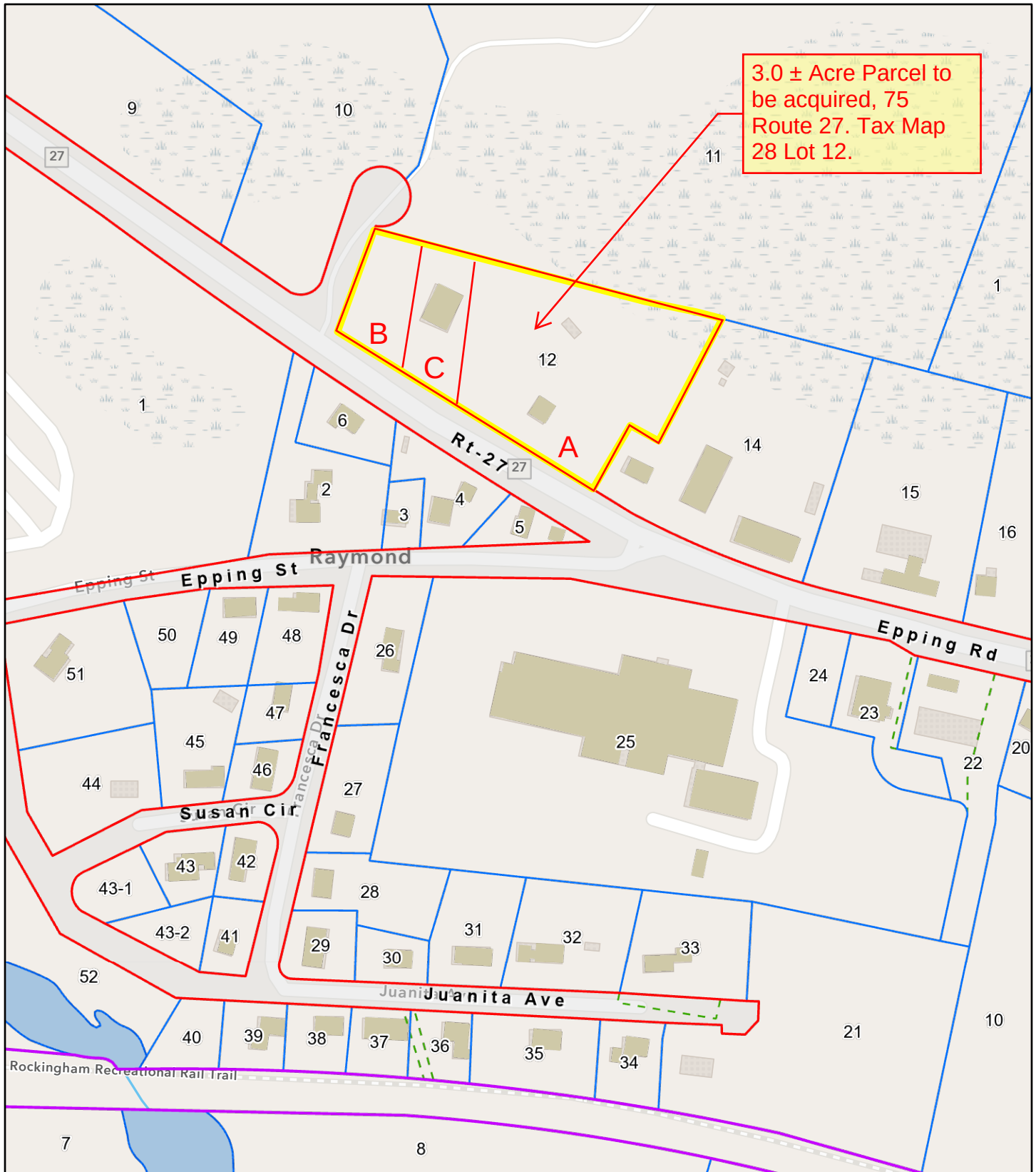
Town of Raymond, NH

1 inch = 218 Feet



www.cai-tech.com

January 7, 2025



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