

AGENDA

COMMITTEE ON LANDS AND BUILDINGS

September 5, 2006
Aldermen Thibault,
Smith, Forest, Roy, Long

5:45 PM
Aldermanic Chambers
City Hall (3rd Floor)

1. Chairman Thibault calls the meeting to order.
2. The Clerk calls the roll.

TABLED ITEM

(A motion is in order to remove the following item from the table for discussion.)

3. Communication from City Solicitor Clark enclosing a communication from the State of NH Department of Transportation requesting to purchase City land for the proposed Manchester Airport Access Road.

Note: Planning recommends determine all properties surplus to City needs and sell to NHDOT, Tax Collector reports enclosed; easements required as noted below; Assessors to submit written opinion of values. Offers by State DOT based on appraisals acceptable to Airport as follows:

Airport properties:

Londonderry Map 28, Lots 14; 21-11 (\$87,000)
Londonderry Map 28, Lot 17-2 (\$69,000)
Manchester Map 712, Lot 1-B
Londonderry Map 14, Lot 49(with lot 1-B \$17,000)
Londonderry Map 14, Lot 45-1(\$750,000)
Londonderry Map 14, Lot 19 (\$6,000)
Manchester Map 866, Lots 63,63A; reserve easements both lots (\$95,000)
Manchester Map 866, Lot 64; reserve easement(\$95,000)
Manchester Map 866, Lot 38; reserve easement (\$95,000)
Manchester Map 711, Lot 55 (\$16,700)
Manchester Map 711, Lot 6 (\$150,000)
Manchester Map 866, Lot 37; reserve easement (\$95,000)

Tax Deeded properties

Manchester Map 713, Lot 1 (sale price \$27,000)
Manchester Map 866, Lot 36 (sale price \$2,400)

Total sale price all properties \$1,505,100.

4. If there is no further business a motion is in order to adjourn.



**City of Manchester
Office of the City Solicitor**

One City Hall Plaza
Manchester, New Hampshire 03101
(603) 624-6523 Fax (603) 624-6528
TTY: 1-800-735-2964
Email: solicitor@ci.manchester.nh.us

Thomas R. Clark
City Solicitor

Thomas I. Arnold, III
Deputy City Solicitor

Daniel D. Muller, Jr.
~~Kenneth R. Bernard~~
Michele A. Battaglia
~~Marc van Zanten~~

November 9, 2005

Leo R. Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: **Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512
Manchester Airport Access Road
55,158-815**

Dear Leo:

Enclosed please find a copy of a letter dated October 28, 2005, addressed to Joan Porter, Tax Collector from William Dusavitch, Right-of-Way Agent for the State Department of Transportation for referral to the aldermen for their consideration.

If you have any questions, please feel free to contact me.

Very truly yours,

Thomas R. Clark
City Solicitor

TRC/hr
Enclosure

IN BOARD OF MAYOR & ALDERMEN

DATE: November 15, 2005

ON MOTION OF ALD. Roy

SECONDED BY ALD. DeVries

refer to the Committee

VOTED TO on Lands and Buildings.

CITY CLERK
Deputy



2005-165
THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



CAROL A. MURRAY, P.E.
Commissioner

JEFF BRILLHART, P.E.
Assistant Commissioner

October 28, 2005

RECEIVED

NOV 01 2005

CITY SOLICITORS OFFICE

City of Manchester
1 City Hall Plaza
Manchester, NH 03101-2097
Attn: Joan Porter, Tax Collector

**Re: Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512
Manchester Airport Access Road
55,158- 815**

Dear Ms. Porter:

As you may know, the New Hampshire Department of Transportation has proposed improvements to the transportation system in the vicinity of the Manchester Airport. As part of this effort, property owned by the City of Manchester is being affected by the proposed construction and its mitigation.

At this time I wish to introduce myself as the individual responsible for coordinating and accomplishing the acquisition of the property rights needed to allow this construction to occur. The Bureau of Right of Way will also be contacting other owners whose property is affected by this project.

As part of this project, the Department needs to acquire the following property from the City of Manchester for this construction:

0.69 acres of property.

As a basis for this offer, The Department has contracted Evergreen Appraisals to complete an appraisal to determine the value of compensation based on the impacts of the project. A copy of this appraisal is enclosed for your review.

Using this appraisal, the Department offers the sum of \$27,000 for the purchase of the above mentioned property in fee. Should you find the offer acceptable, please sign the appropriate Offer & Agreement form enclosed and return the white copy to me at the Right-of-Way Bureau using the enclosed self addressed stamped envelope. The yellow copy is for your records. I will prepare the appropriate documents for your signature and request the check for payment be prepared. Once these are ready, I will contact you regarding the actual signing of the documents and delivery of the payment. However, if the offer is unacceptable, please contact me as soon as possible to discuss your concerns.

For your records I have also enclosed a booklet entitled "Public Projects and Your Property". In addition, an IRS Real Estate Transaction Report is enclosed for providing information to the Internal

Revenue Service regarding this sale. It would be appreciated if you would please complete this IRS form and return it to me in the enclosed envelope.

If you feel that you would prefer to meet and discuss this project and its effects to the property, please feel free to contact me. I would be glad to schedule a meeting with you to answer any questions you may have regarding this project and the offer of compensation. For your convenience I have enclosed my business card. You may call me "collect" at (603) 271-3222 between the hours of 7:30 AM and 3:00 PM. A message can also be left on my voice mail by calling 271-8350 anytime.

I appreciate your taking the time to review this information and to consider the Department's offer. I am optimistic that we will be able to reach an agreement regarding this acquisition. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Dusavitch", written in a cursive style. The signature is positioned above the typed name and extends to the right, overlapping the typed name.

William J. Dusavitch,
Right-of-Way Agent

Bureau of Right-of-Way
JOM Building Room 204
PO Box 483, 1 Hazen Drive
Concord, NH 03302-0483
Tel: (603) 271-3222 Fax: (603) 271-6915



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



3/21/06 - Tabled
5/01/06 -
8-27-06 - Tabled
Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

March 13, 2006

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: Land for Airport Access Road off Brown Avenue (TM713, Lot 1)

Honorable Committee Members:

Background: As part of their ROW acquisition for the new Airport Access Road, the New Hampshire Department of Transportation has submitted an offer to acquire a city-owned parcel of land located between the Merrimack River and Brown Avenue south of the Airport. The narrow, rectangular shaped, 0.82 acre property is about 520 feet long by 50 feet wide and is situated immediately west of a dense residential neighborhood generally consisting of Landsdown, Charlotte, Calvert, Ellingwood and Almeda Streets and Brown Avenue. This property's primary importance to the City is that (a) it acts to provide for the natural protection of the riverbank between Brown Avenue and the river, and (b) it provides neighborhood residents with immediate pedestrian access to the edge of the river with excellent views over and beyond that waterway.

Surplus Determination: For the reasons cited above, we would typically not advise disposing of city-owned lands situated along a major waterway. In the present case, however, our opinion is that if, after acquisition by the state, the public were to still be allowed access to the subject parcel, then the impact of its disposition would be greatly mitigated and we would, in this unique instance, recommend that it be determined to be surplus to city needs.

Method of Sale: Normal disposition would be by public sale. In this situation, however, given the broader public transportation need which the state is seeking to satisfy via their acquisition of the subject parcel, and given that the state could obtain the land by adverse possession, the Committee may find suitable public purpose for selling the property to the state.

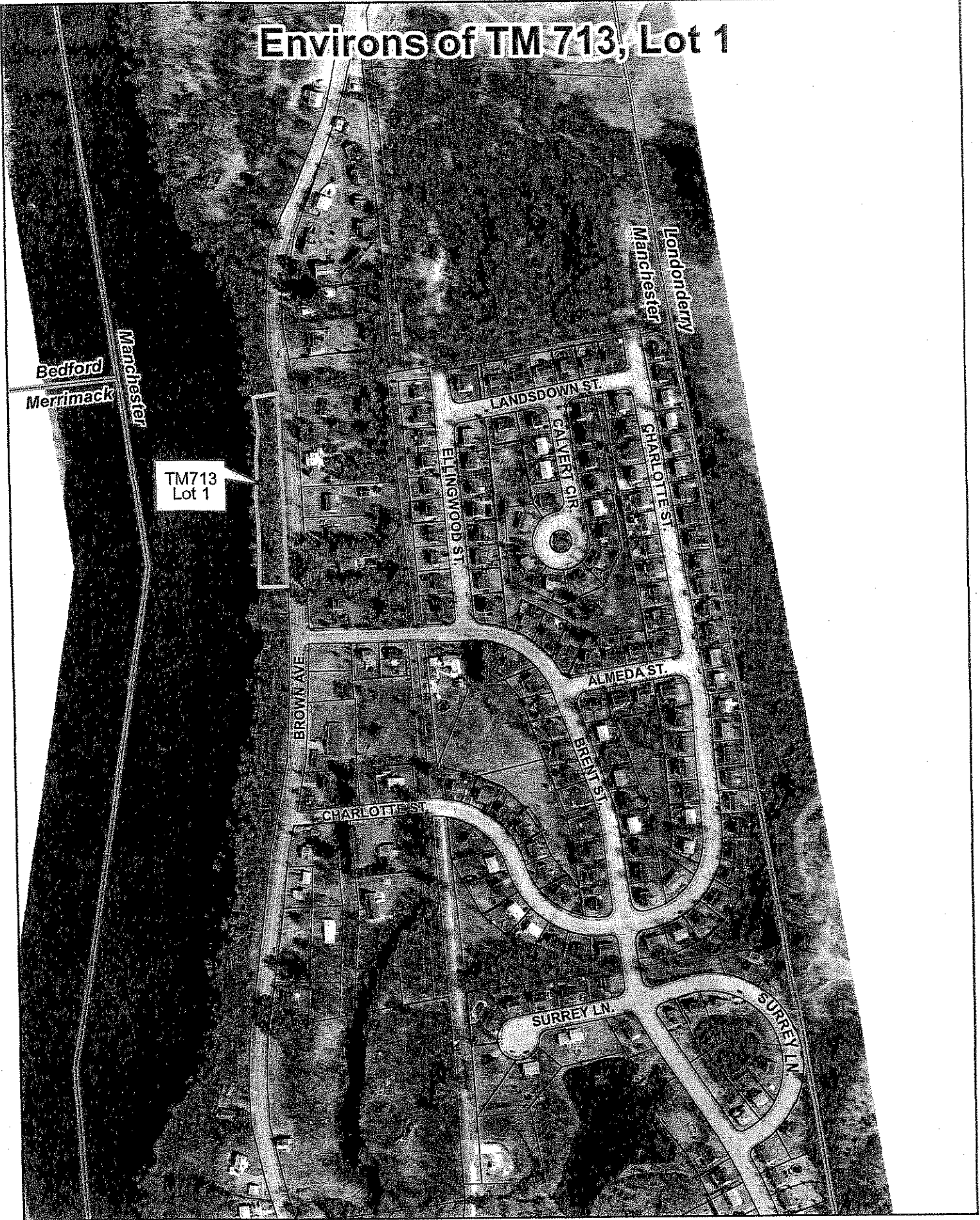
If there are any questions, staff will be available at the committee meeting.

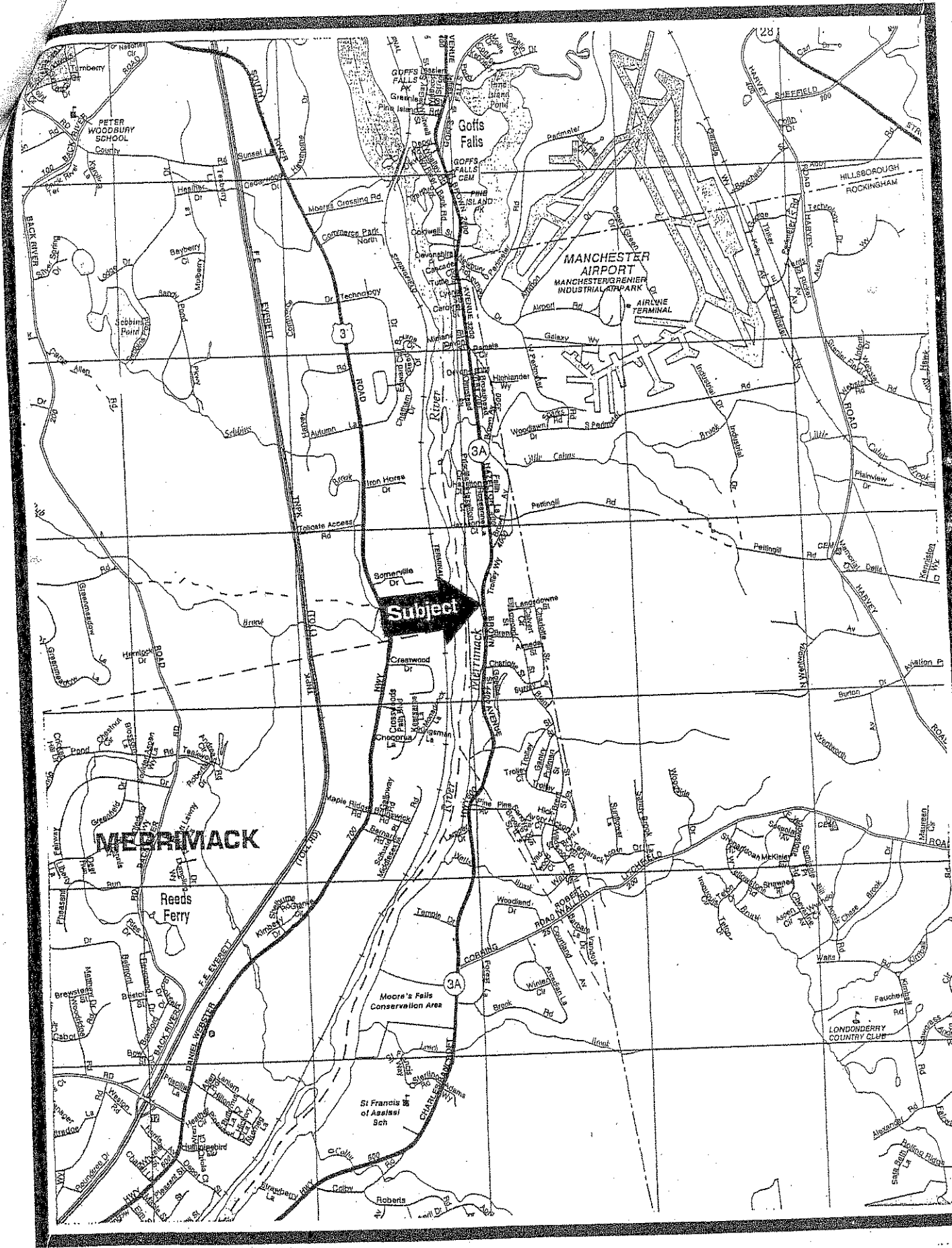
Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

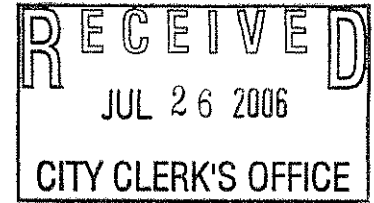
One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Environs of TM 713, Lot 1





Neighborhood Map



Manchester·Boston
REGIONAL AIRPORT
MEMORANDUM

DATE: July 25, 2006

TO: Tom Bowen-Water Works, Joan Porter-Tax Collector, Bob McKenzie-Planning Department, Frank Thomas-Highway, Tom Clark-City Solicitor, David Cornell-Assessors Office, Leon LaFreniere-Building Department, Leo Bernier-City Clerk

FROM: Kevin Dillon, Airport Director *KAD*

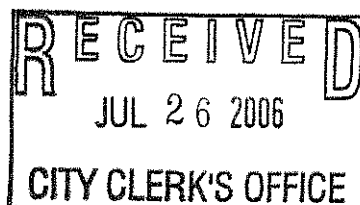
SUBJECT: Property Acquisitions

Attached is a draft memo to the Land & Buildings Committee outlining City/Airport properties that the State DOT would like to acquire. These properties are needed by the State for right-of-way and environmental mitigation purposes related to the Airport Access Road Project.

Could you please review the listing of properties to determine if your respective Department has any interest (i.e. utility easement, etc.) in these properties that will need to be considered as part of the sale. Also, I would ask that the City Clerk, Assessors, Planning Department and Tax Collector initiate any actions they feel necessary under the Surplus City Property Policy.

I am trying to bring this item before the Land & Buildings Committee on August 22, 2006. Accordingly, I would appreciate your response no later than August 11, 2006.

KAD/kc





Kevin A. Dillon, A.A.E.
Airport Director

One Airport Road
Suite 300
Manchester, NH
03103-3395
Tel: 603-624-6539
Fax: 603-666-4101
www.flymanchester.com

14 July 2006

Alderman Henry Thibault, Chairman
Land & Buildings Committee
The City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: Certain Property Sales

Dear Honorable Chairman Thibault:

To comply with Federal Aviation Administration (FAA) rules and Regulations, I request your consent and approval to allow me, as Airport Director, to sell certain parcels of land to the New Hampshire Department of Transportation (NH DOT). The NH DOT wishes to purchase these parcels for the purposes of right-of-way easements and environmental mitigation as part of their proposed airport access road project. The Airport requires your consent to these transfers prior to our obtaining the requisite releases that satisfy our grant and surplus property conditions imposed by the Federal Government. The grant and surplus property conditions are associated with funding and land that we accepted from the Federal Government when the property was originally acquired. Please note that some of the properties we wish to release were acquired using only City of Manchester Funds. Further, two of the properties (NH DOT Parcel #s 815 and 5016) are properties owned by the City and not related to the Airport. Proceeds from the sale of these two properties will accrue to the City.

In order to sell any airport property, the Airport is obligated to obtain a Release Deed from the FAA. Among the requirements that the FAA has mandated on the release of property is that the governing body that owns the Airport adopt a resolution obligating itself to use the proceeds of all sales exclusively for the development and improvement of the Airport.

The properties to be released to the NH DOT and their associated requests that require your approval are described as follows:

1. **NH DOT Parcel #s 70, 70-1, 70-2:** The Airport requests the consent of the Board to allow the sale of certain undeveloped Airport properties located on Londonderry Tax Map 28/Lot 14, to NH DOT for right-of-way (ROW) and environmental mitigation (see attached Figure 1). The City acquired this land as surplus property from The United States Government on January 9, 1986. The total acreage to be released is 12.383 acres.

2. **NH DOT Parcel #s 70A, 70A-1, 70A-2:** The Airport requests the consent of the Board to allow the sale of certain undeveloped Airport properties located on Londonderry Tax Map 28/Lot 17-2, to NH DOT for ROW and environmental mitigation (see attached Figure 2). The City acquired this land as surplus property from The United States Government on September 27, 1962. The total acreage to be released is 17.066 acres.
3. **NH DOT Parcel # 815:** This property is owned by the City of Manchester, and is not related to the Airport. The Airport requests the consent of the Board to allow the sale of property located on Manchester Tax Map 713/Lot 1 (see attached Figure 3) to NH DOT for environmental mitigation. The total acreage to be released is .96 acres.
4. **NH DOT Parcel # 820:** The Airport requests the consent of the Board to allow the sale of property located on Manchester Tax Map 712/Lot 1B, to NH DOT for ROW (see attached Figures 3,4,5,6). The total acreage to be released is 3.01 acres.
5. **NH DOT Parcel # 821:** The Airport requests the consent of the Board to allow the sale of property located on Londonderry Tax Map 14/Lot 49, to NH DOT for ROW (see attached Figures 3 & 5). The total acreage to be released is .20 acres.
6. **NH DOT Parcel # 1070:** The Airport requests the consent of the Board to allow the sale of property located on Londonderry Tax Map 14/Lot 45-1 to NH DOT for environmental mitigation (see attached Figure 7). The Airport acquired this property under the Federal Aid Airport Program (FAAP) 9-27-018-C603 Funds. A portion of this property is the southern end of MHT Parking Lot G. The total acreage to be released is 5.130 acres.
7. **NH DOT Parcel # 2083:** The Airport requests the consent of the Board to allow the sale of property located on Londonderry Tax Map 14/Lot 19 to NH DOT for environmental mitigation (see attached Figure 8). The Airport acquired this property under the FAAP 9-27-018-C605 Funds. The total acreage to be released is 2.39 acres.
8. **NH DOT Parcel # 2110:** The Airport requests the consent of the Board to allow the sale of vacant property located at 203 Hazelton Ave., and on Manchester Tax Map 866/Lot 63 to NH DOT (see attached Figure 9) for environmental mitigation. The total acreage to be released is .270 acres.
9. **NH DOT Parcel # 2110A:** The Airport requests the consent of the Board to allow the sale of vacant property located at 203 Hazelton Ave., and on Manchester Tax Map 866/Lot 63A to NH DOT (see attached Figure 9) for environmental mitigation. The total acreage to be released is .150 acres.
10. **NH DOT Parcel # 2112:** The Airport requests the consent of the Board to allow the sale of vacant property located at 205 Olmstead Ave., and on Manchester Tax Map 866/Lot 64 to NH DOT (see attached Figure 10) for environmental mitigation. The total acreage to be released is .505 acres.

11. **NH DOT Parcel # 2114:** The Airport requests the consent of the Board to allow the sale of vacant property located at 233 Hazelton Ave., and on Manchester Tax Map 866/Lot 38 to NH DOT (see attached Figure 11) for environmental mitigation. The total acreage to be released is .253 acres.
12. **NH DOT Parcel # 5009B:** The Airport requests the consent of the Board to allow the sale of undeveloped vacant property located on Manchester Tax Map 711/Lot 55 to NH DOT (see attached Figure 12) for environmental mitigation. The City acquired this land as surplus property from the United States Government on June 12, 1975. The total acreage to be released is .3.71 acres.
13. **NH DOT Parcel # 5015:** The Airport requests the consent of the Board to allow the sale of vacant property located at 3653 Brown Ave., and on Manchester Tax Map 711/Lot 6 to NH DOT (see attached Figure 13) for environmental mitigation. The total acreage to be released is .69 acres.
14. **NH DOT Parcel # 5016:** This property is owned by the City of Manchester, and is not related to the Airport. The Airport requests the consent of the Board to allow the sale of the undevelopable vacant property located at Hazelton Ave. on Manchester Tax Map 866/Lot 36 to NH DOT (see attached Figure 14) for environmental mitigation. The total acreage to be released is .598 acres.
15. **NH DOT Parcel # 5018:** The Airport requests the consent of the Board to allow the sale of vacant property located at 243 Hazelton Ave., and on Manchester Tax Map 866/Lot 37 (see attached Figure 15) for environmental mitigation. The total acreage to be released is .379 acres.
16. **NH DOT Parcel # 5032:** The Airport requests the consent of the Board to allow the sale of undevelopable property located on Londonderry Tax Map 28/Lot 21-11 (see attached Figure 16) for environmental mitigation. The total acreage to be released is 10.616 acres.

These properties are in excess to Airport needs.

I will be available to answer your questions at the next Land and Buildings Meeting scheduled for August 22, 2006. I thank you for your consideration of this important request.

Sincerely,

Kevin A. Dillon, A.A.E.
Airport Director

KAD/jjh

C: Richard Fixler, MHT

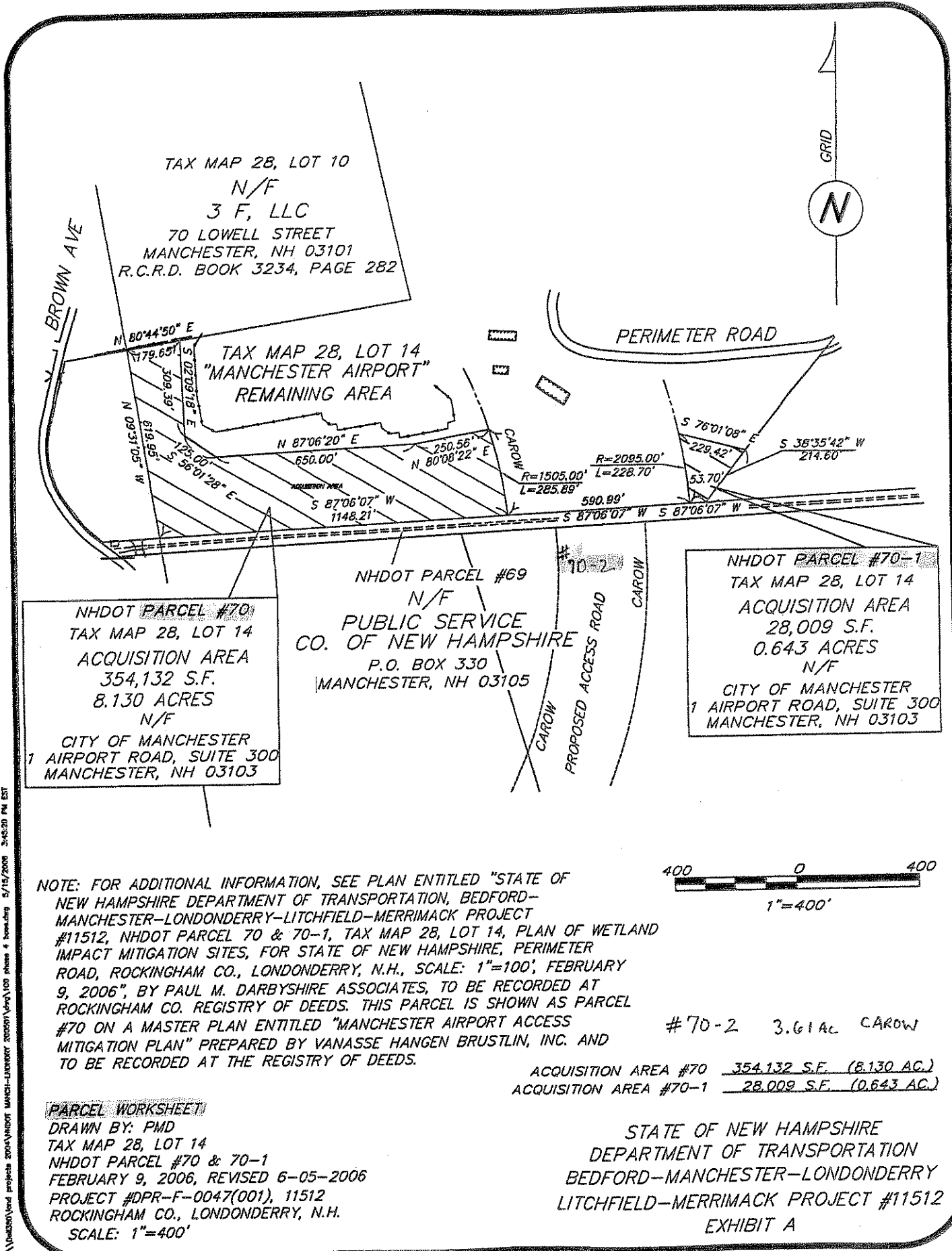
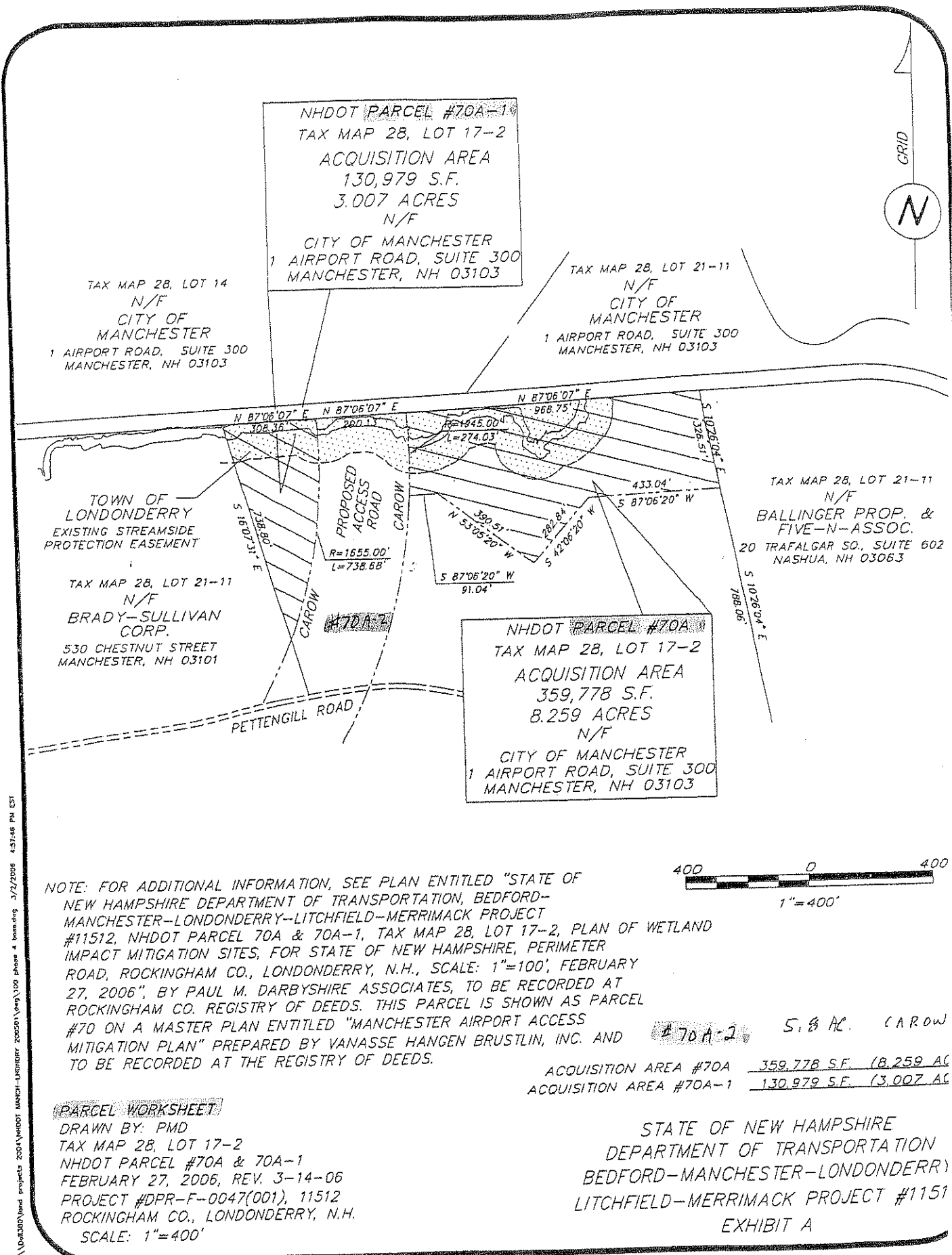


Figure 1

\\064000\land projects\2004\NH007 MANCH-LONDONDERRY\100 phase 4 bearing 2/27/2006 4:57:46 PM EST



NOTE: FOR ADDITIONAL INFORMATION, SEE PLAN ENTITLED "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, BEDFORD-MANCHESTER-LONDONDERRY-LITCHFIELD-MERRIMACK PROJECT #11512, NHDOT PARCEL 70A & 70A-1, TAX MAP 28, LOT 17-2, PLAN OF WETLAND IMPACT MITIGATION SITES, FOR STATE OF NEW HAMPSHIRE, PERIMETER ROAD, ROCKINGHAM CO., LONDONDERRY, N.H., SCALE: 1"=100', FEBRUARY 27, 2006", BY PAUL M. DARBYSHIRE ASSOCIATES, TO BE RECORDED AT ROCKINGHAM CO. REGISTRY OF DEEDS. THIS PARCEL IS SHOWN AS PARCEL #70 ON A MASTER PLAN ENTITLED "MANCHESTER AIRPORT ACCESS MITIGATION PLAN" PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND TO BE RECORDED AT THE REGISTRY OF DEEDS.

ACQUISITION AREA #70A 359,778 S.F. (8.259 AC)
 ACQUISITION AREA #70A-1 130,979 S.F. (3.007 AC)

PARCEL WORKSHEET
 DRAWN BY: PMD
 TAX MAP 28, LOT 17-2
 NHDOT PARCEL #70A & 70A-1
 FEBRUARY 27, 2006, REV. 3-14-06
 PROJECT #DPR-F-0047(001), 11512
 ROCKINGHAM CO., LONDONDERRY, N.H.
 SCALE: 1"=400'

STATE OF NEW HAMPSHIRE
 DEPARTMENT OF TRANSPORTATION
 BEDFORD-MANCHESTER-LONDONDERRY
 LITCHFIELD-MERRIMACK PROJECT #1151
 EXHIBIT A

Figure 2

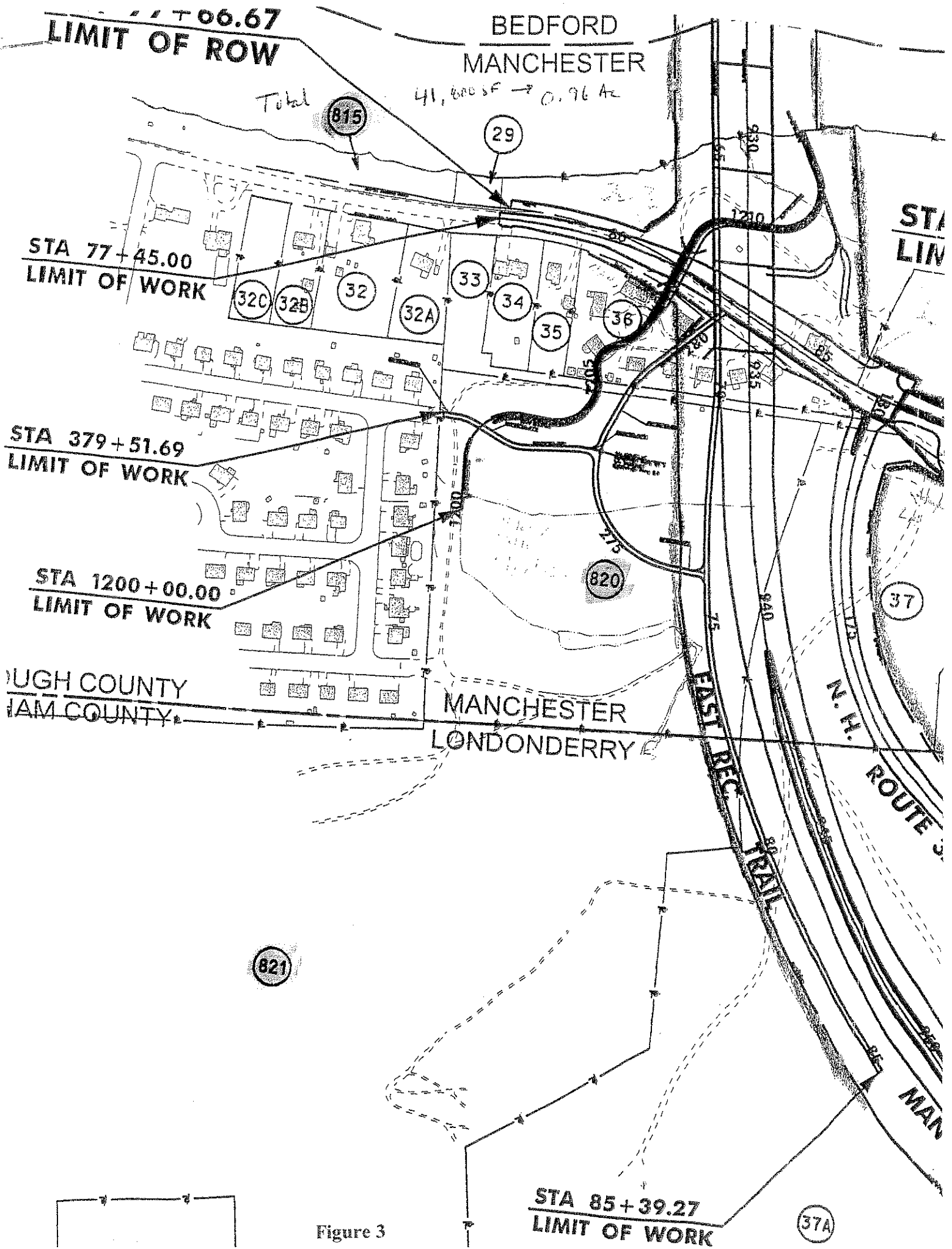


Figure 3

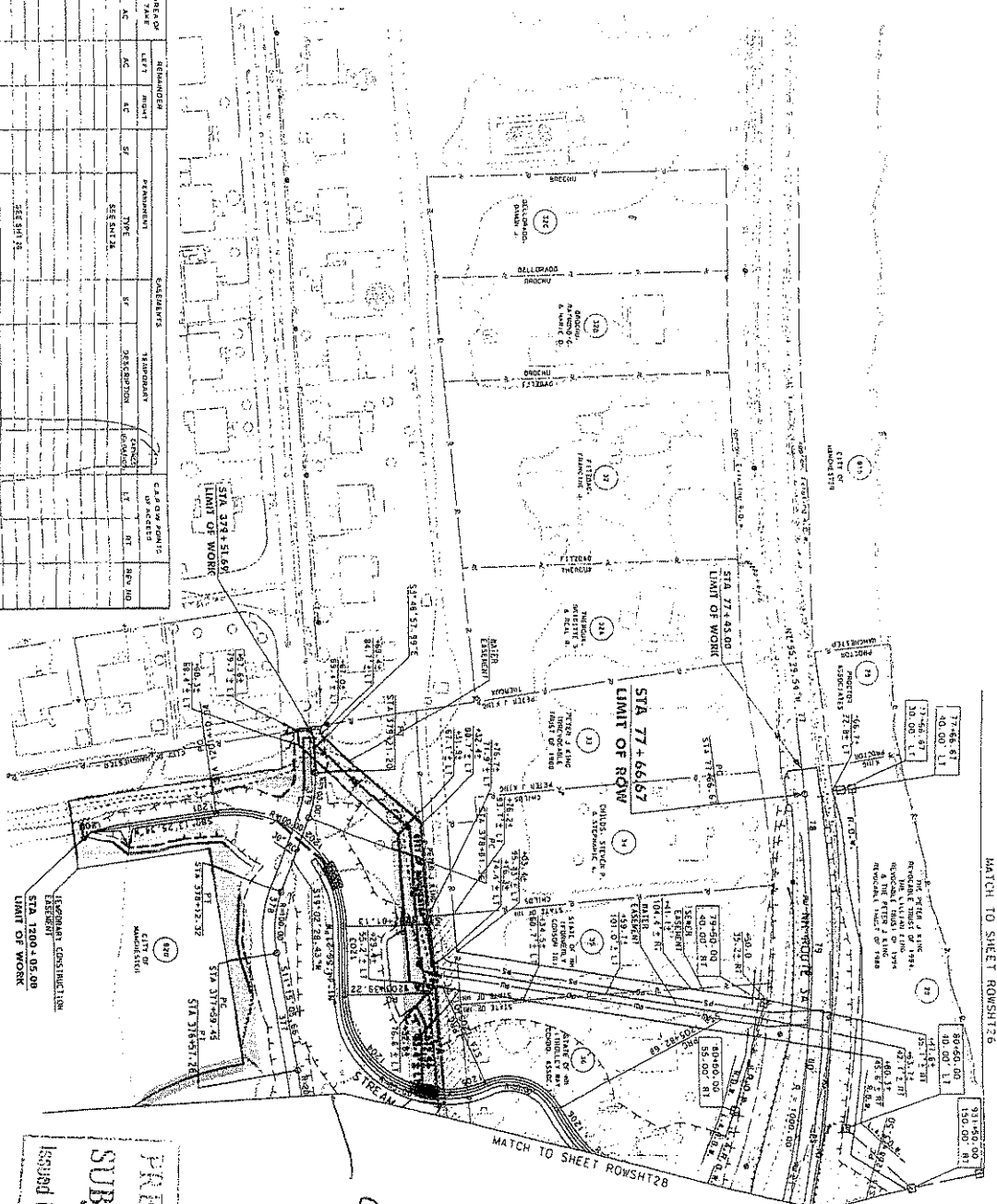
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DATE 12/94	STATION	
DATE 12/94	STATION	

NOTEBOOKS	NUMBER	DATE	STATION
BOOK	PAGE		
BOOK	PAGE		
BOOK	PAGE		

DATE	DESCRIPTION

820 3.01 Ac
+ Constructed Temp easement 88,325 SF
Whitely + Damage

PAGE NO.	PROPERTY OWNER	TOTAL AREA OF PARCEL	AREA OF LEFT	AREA OF RIGHT	REMARKS	PERMITS	COMMENTS	REMARKS	PERMITS
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2	STATE OF NEW HAMPSHIRE	0.4	0.4						
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4	STATE OF NEW HAMPSHIRE	0.4	0.4						
5	STATE OF NEW HAMPSHIRE	0.4	0.4						
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STATE OF NEW HAMPSHIRE
 DEPARTMENT OF TRANSPORTATION & HIGHWAYS
 DIVISION OF HIGHWAYS
 STATE OF NEW HAMPSHIRE
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 DIVISION OF HIGHWAYS

PRELIMINARY PLAN
SUBJECT TO CHANGE
 Issued by: *Andy* Date *3/29/05*

Row plan 4/22/05

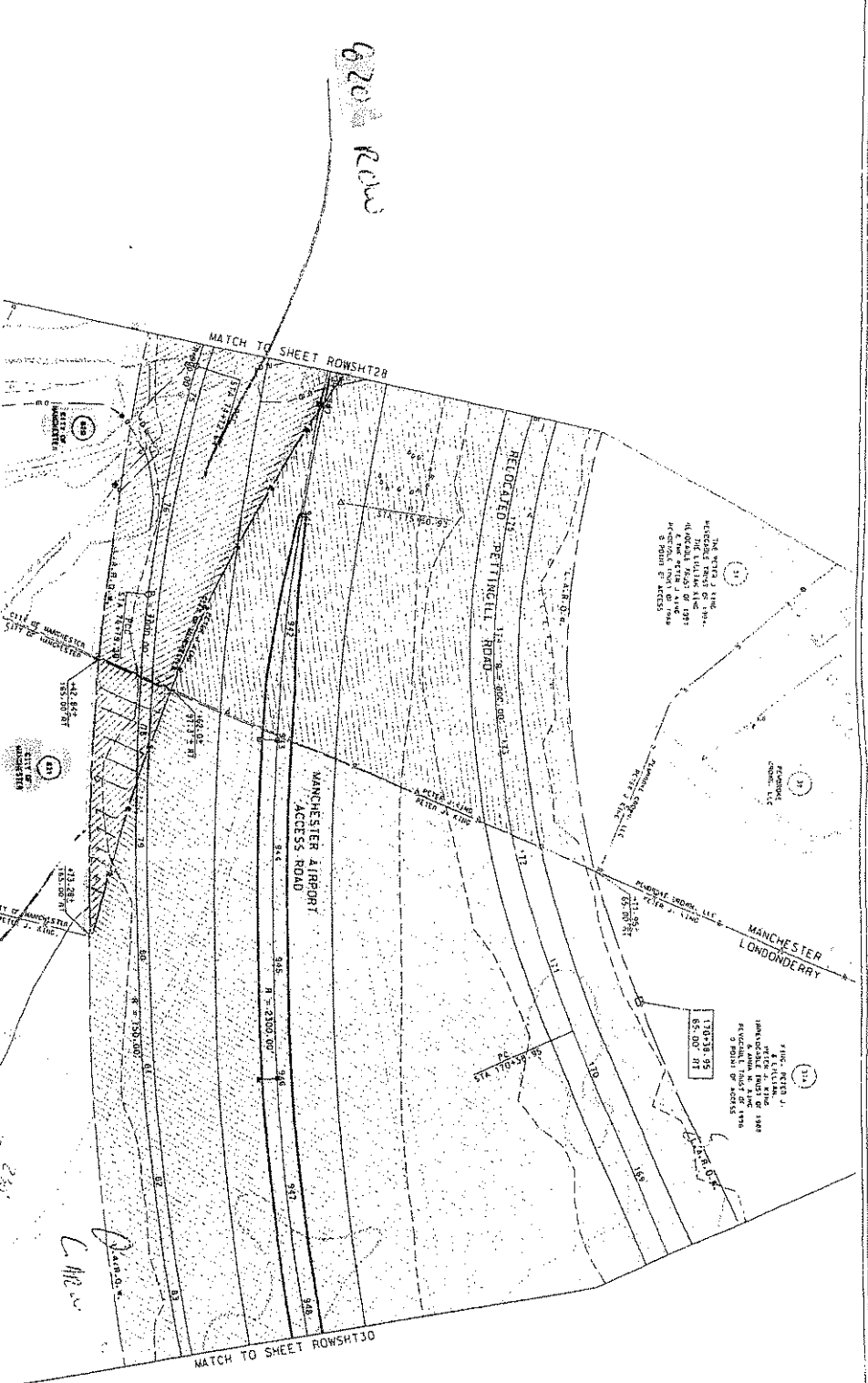
820 boundary

Figure 4

DATE: 11/20/04	NOTED BY: DATE: 11/20/04	NUMBER: DATE: STATION:	REVISIONS: DATE: APPROVAL: STATION:
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821 0.20 Ac

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50	MANCHESTER AIRPORT ACCESS ROAD	0.20	



821 ROW Acquisition

2.50' 2.50' 2 1/2 250x700

C.M.E.

PRELIMINARY PLAN
SUBJECT TO CHANGE

DATE: 3/24/06

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION - BUREAU OF HIGHWAY DESIGN
CITY OF MANCHESTER, NEW HAMPSHIRE

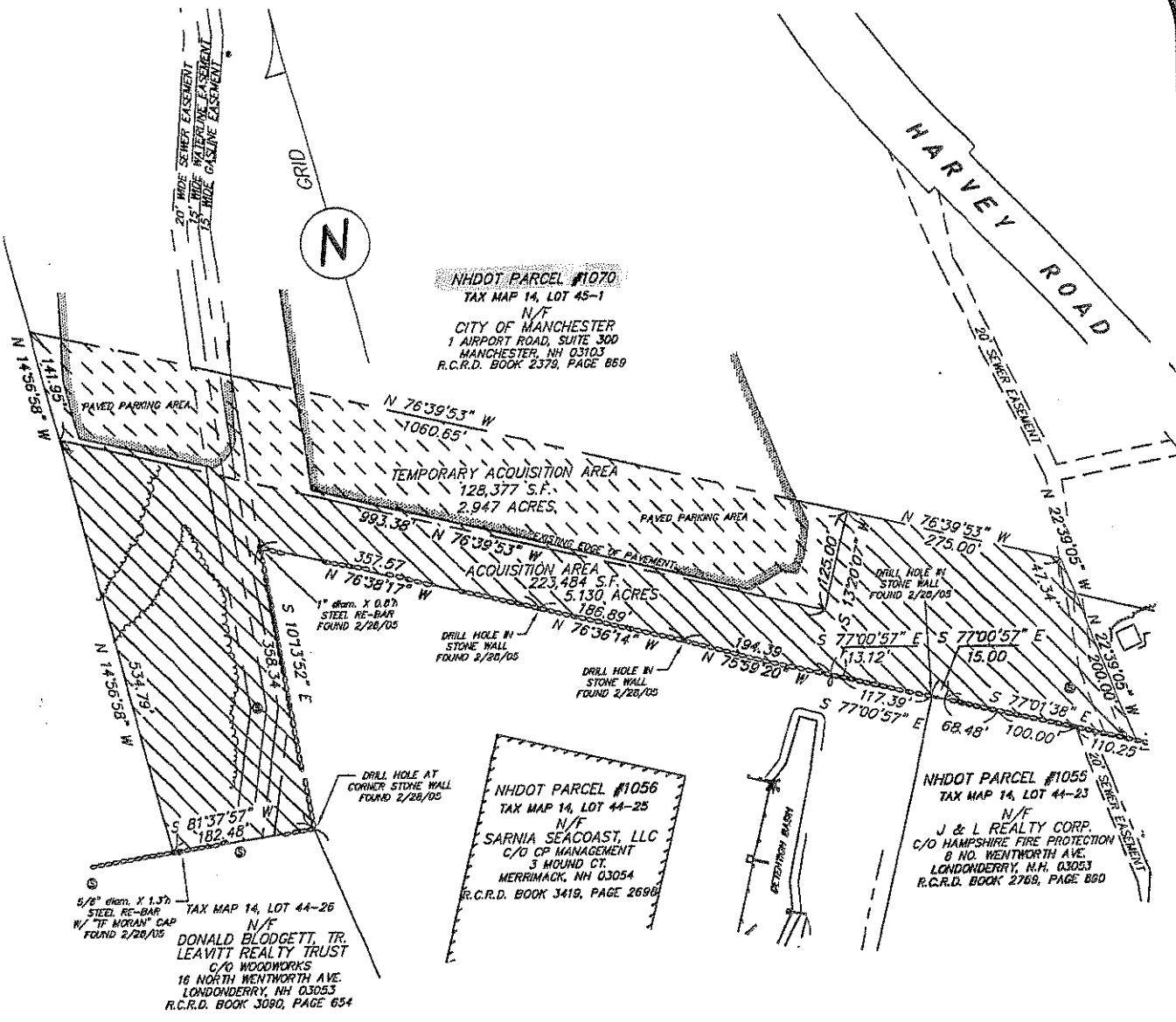
RIGHT OF WAY PLAN

DATE: 4/22/05

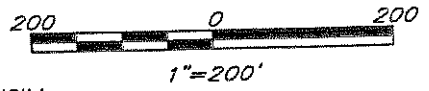
821 ROW

Figure 5

C:\Land Projects\2004\NH DOT MANCH-LONDONDERRY\100\Drawings\12/26/2005 4:30:11 PM EST



NOTE: FOR ADDITIONAL INFORMATION, SEE PLAN ENTITLED "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, BEDFORD-MANCHESTER-LONDONDERRY-LITCHFIELD-MERRIMACK PROJECT #11512, NH DOT PARCEL 1070, TAX MAP 14, LOT 45-1, PLAN OF WETLAND IMPACT MITIGATION SITES, FOR STATE OF NEW HAMPSHIRE, HARVEY & PETTENCILL ROADS, ROCKINGHAM CO., LONDONDERRY, N.H., SCALE: 1"=100', DECEMBER 27, 2005", BY PAUL M. DARBYSHIRE ASSOCIATES, TO BE RECORDED AT ROCKINGHAM CO. REGISTRY OF DEEDS. THIS PARCEL IS SHOWN AS PARCEL #1070 ON A MASTER PLAN ENTITLED "MANCHESTER AIRPORT ACCESS MITIGATION PLAN" PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND TO BE RECORDED AT THE REGISTRY OF DEEDS.



PRELIMINARY FOR REVIEW

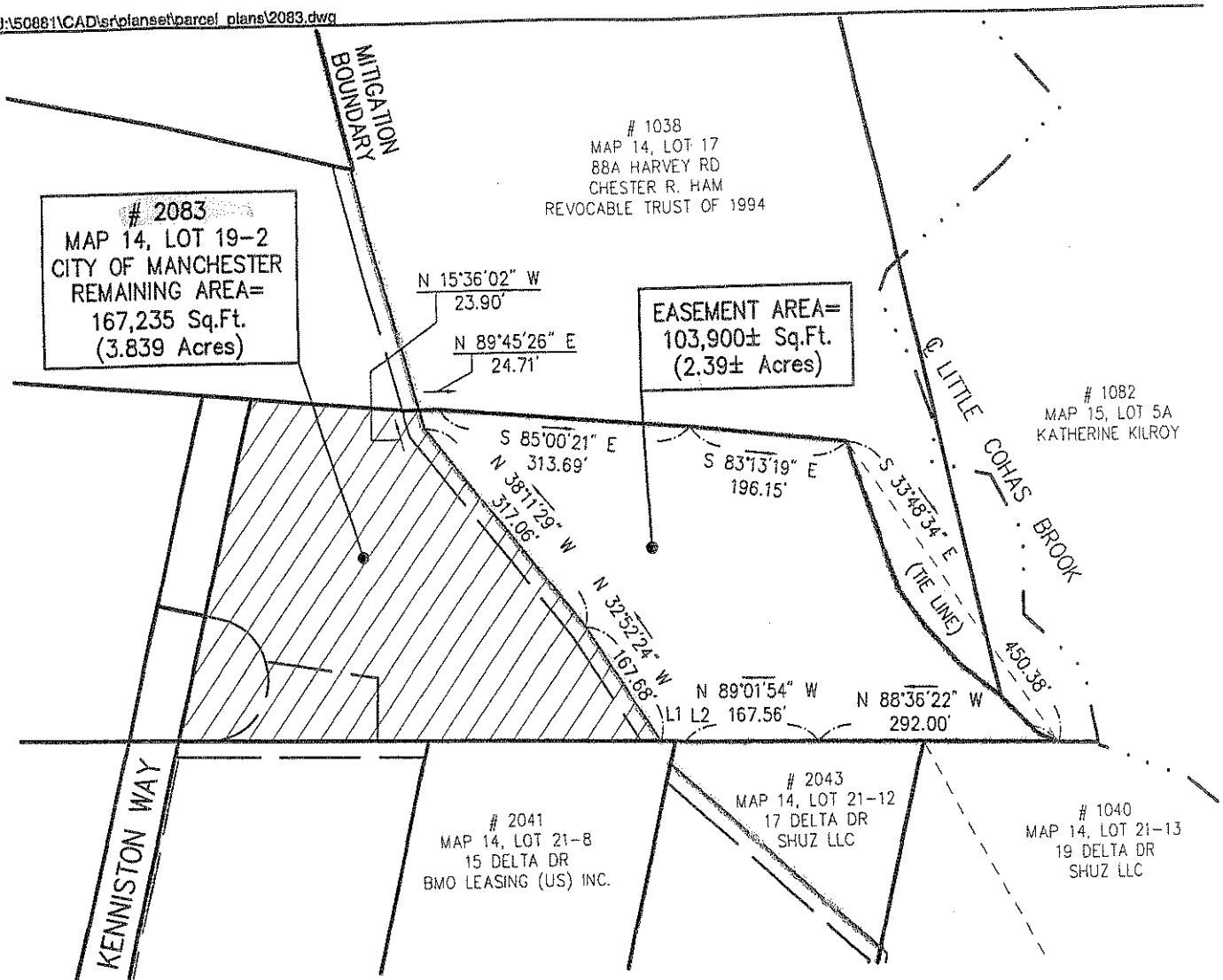
TOTAL AREA	1,437,241 S.F.± (32.99 AC.±)
TEMPORARY ACQUISITION AREA	128,377 S.F. (2.947 AC.)
ACQUISITION AREA	223,484 S.F. (5.130 AC.)
REMAINING AREA	1,085,400 S.F.± (24.9 AC.±)

PARCEL WORKSHEET

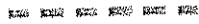
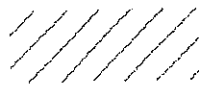

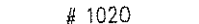
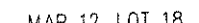
DRAWN BY: PMD
 TAX MAP 14, LOT 45-1
 NH DOT PARCEL #1070
 DECEMBER 27, 2005
 PROJECT #DPR-F-0047(001), 11512
 ROCKINGHAM CO., LONDONDERRY, N.H.
 SCALE: 1"=200'

STATE OF NEW HAMPSHIRE
 DEPARTMENT OF TRANSPORTATION
 BEDFORD-MANCHESTER-LONDONDERRY
 LITCHFIELD-MERRIMACK PROJECT #11512
 EXHIBIT A

Figure 7



LINE #	BEARING	DISTANCE
L1	N 88°27'26" W	18.00
L2	N 84°35'42" W	11.73'

-  EASEMENT BOUNDARY
-  REMAINING CITY OF MANCHESTER LAND
-  VHB FIELD SURVEYED PROPERTY BOUNDARY
-  # 1020 NHDOT PARCEL DESIGNATION
-  MAP 12, LOT 18 ASSESSOR DESIGNATION

- NOTE:**
- 1) THIS PARCEL IS SHOWN AS PARCEL #2083 ON MASTER PLAN PREPARED BY VANASSE HANGEN BRUSTLIN, INC. TO BE RECORDED AT THE REGISTRY OF DEEDS.
 - 2) PARCEL AREA OBTAINED FROM RECORD PLAN #30302.

TOTAL AREA = 271,135± Sq.Ft. (6.2± Acres)
 EASEMENT AREA = 103,900± Sq.Ft. (2.39± Acres)
 REMAINING AREA = 167,235 Sq.Ft. (3.839 Acres)

Vanasse Hangen Brustlin, Inc.

Parcel Worksheet
 City of Manchester

Map 14 Lot 19-2
 Parcel #2083

December 15, 2004
 Revised: August 2, 2005

Project #DPR-F-0047(001), 11512
 Londonderry, New Hampshire

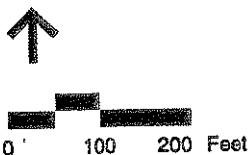
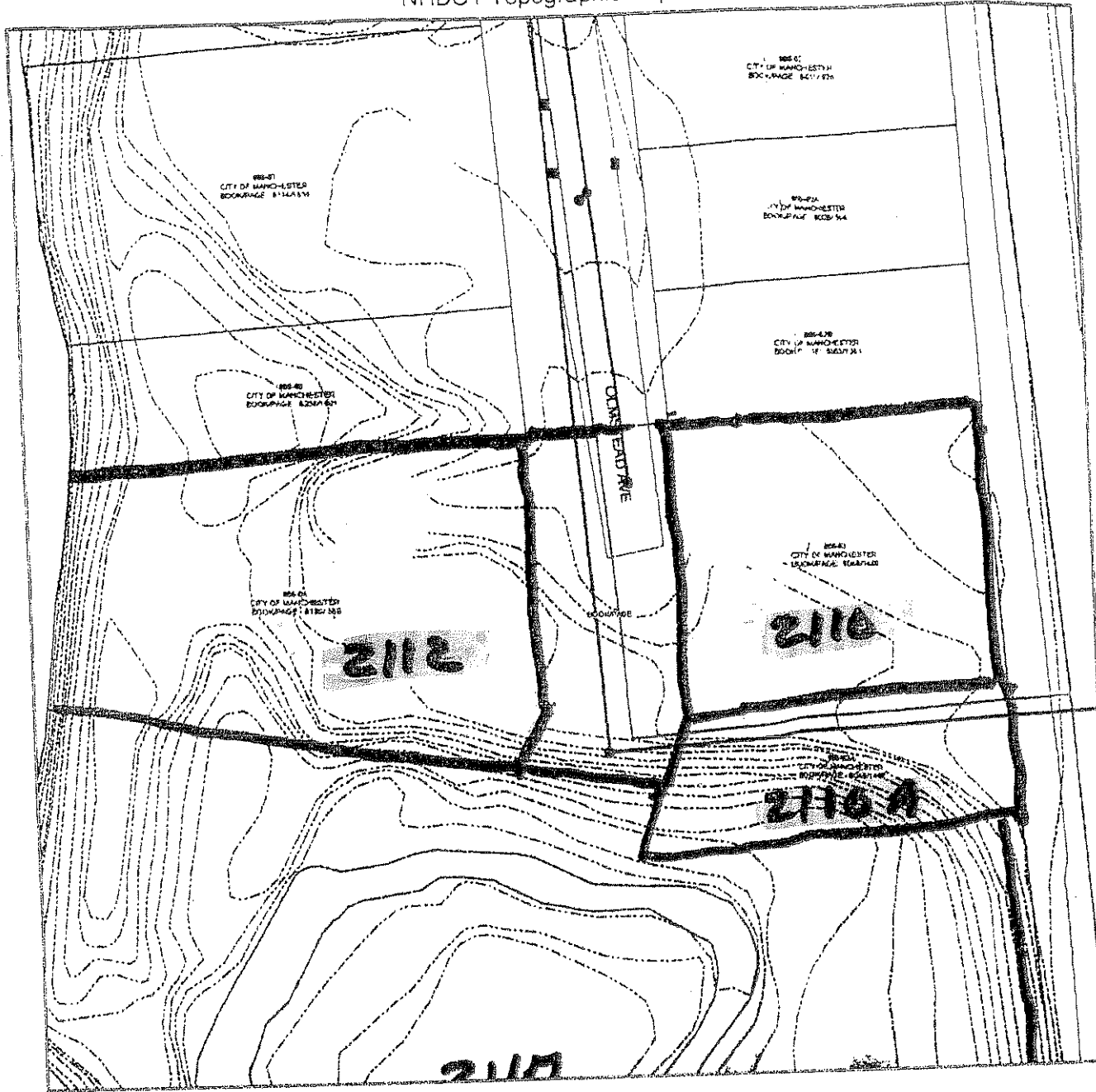


Figure 8

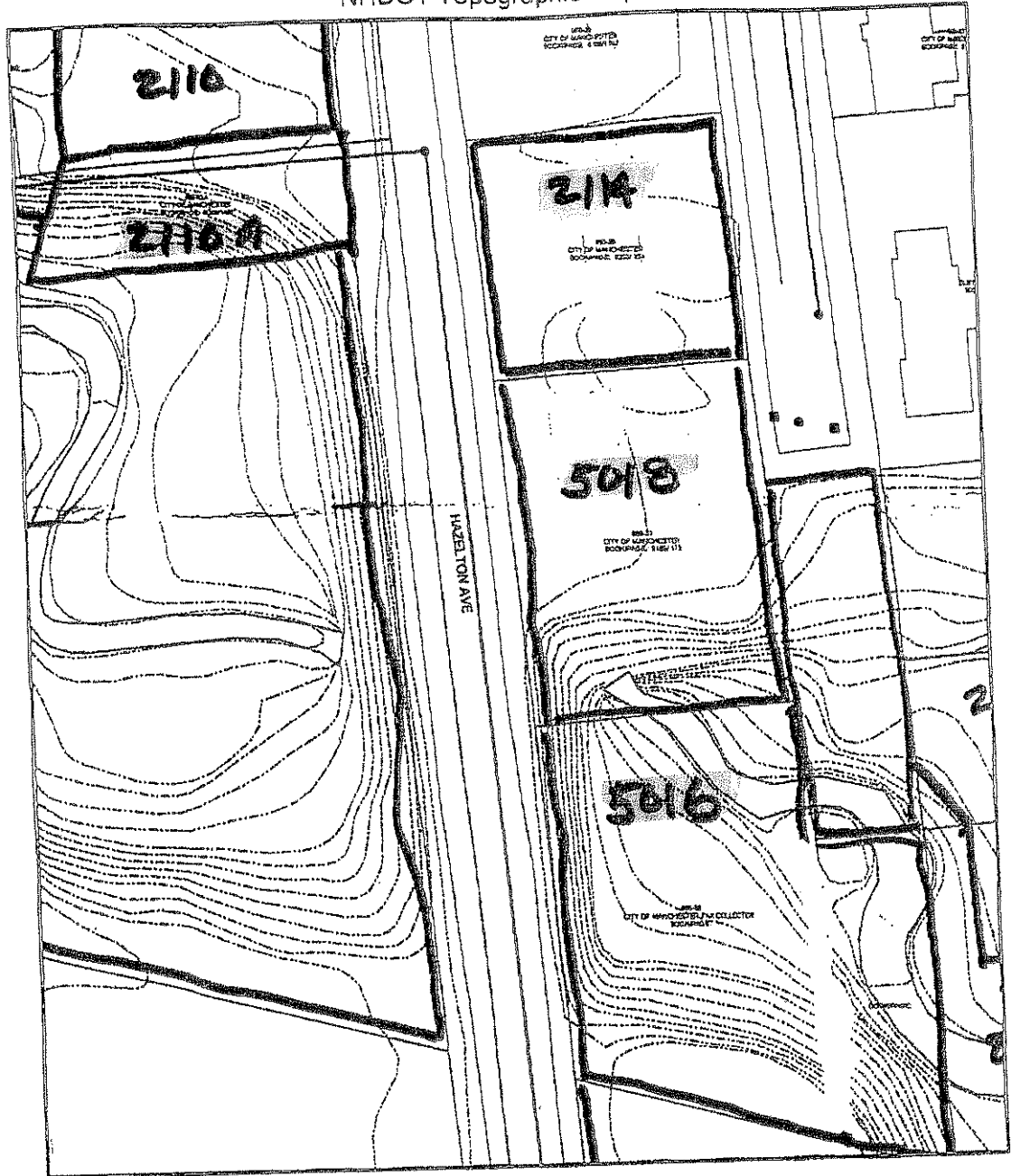
NHDOT Topographic Map



EVERGREEN APPRAISALS

Figure 10

NHDOT Topographic Map

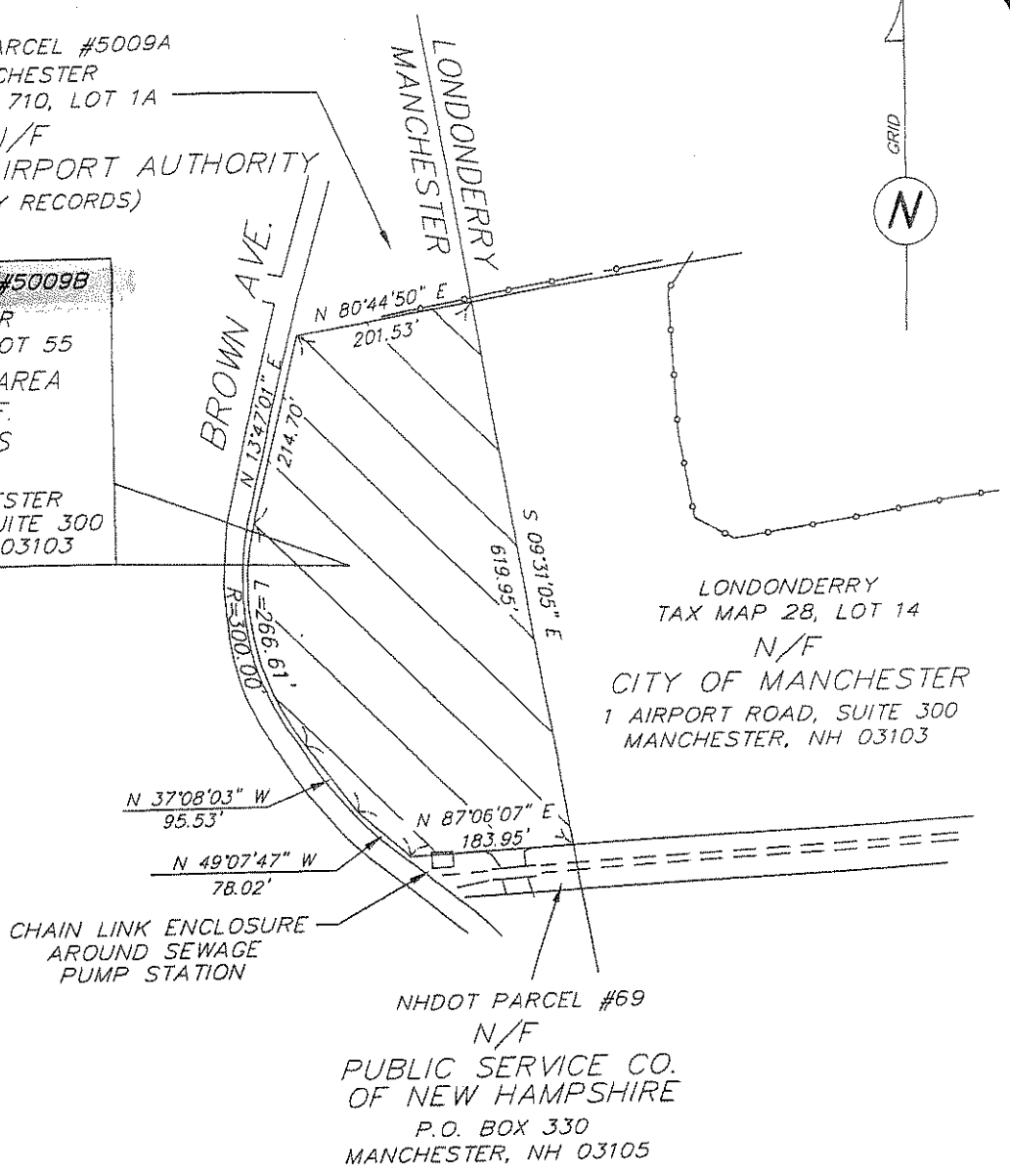


EVERGREEN APPRAISALS

Figure 11

NHDOT PARCEL #5009A
 MANCHESTER
 TAX MAP 710, LOT 1A
 N/F
 MANCHESTER AIRPORT AUTHORITY
 (PER CITY RECORDS)

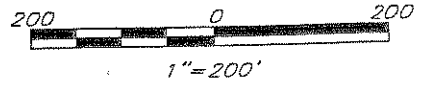
NHDOT PARCEL #5009B
 MANCHESTER
 TAX MAP 711, LOT 55
 ACQUISITION AREA
 161,625 S.F.
 3.710 ACRES
 N/F
 CITY OF MANCHESTER
 1 AIRPORT ROAD, SUITE 300
 MANCHESTER, NH 03103



LONDONDERRY
 TAX MAP 28, LOT 14
 N/F
 CITY OF MANCHESTER
 1 AIRPORT ROAD, SUITE 300
 MANCHESTER, NH 03103

NHDOT PARCEL #69
 N/F
 PUBLIC SERVICE CO.
 OF NEW HAMPSHIRE
 P.O. BOX 330
 MANCHESTER, NH 03105

NOTE: FOR ADDITIONAL INFORMATION, SEE PLAN ENTITLED "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, BEDFORD-MANCHESTER-LONDONDERRY-LITCHFIELD-MERRIMACK PROJECT #11512, NHDOT PARCEL 5009B, TAX MAP 711, LOT 55, PLAN OF WETLAND IMPACT MITIGATION SITES, FOR STATE OF NEW HAMPSHIRE, BROWN AVENUE HILLSBOROUGH CO., MANCHESTER, N.H., SCALE: 1"=100', FEBRUARY 13, 2006", BY PAUL M. DARBYSHIRE ASSOCIATES, TO BE RECORDED AT ROCKINGHAM CO. REGISTRY OF DEEDS. THIS PARCEL IS SHOWN AS PARCEL #5009 ON A MASTER PLAN ENTITLED "MANCHESTER AIRPORT ACCESS MITIGATION PLAN" PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND TO BE RECORDED AT THE REGISTRY OF DEEDS.



TOTAL AREA 161,625 S.F. (3.710 AC.)
 ACQUISITION AREA 161,625 S.F. (3.710 AC.)

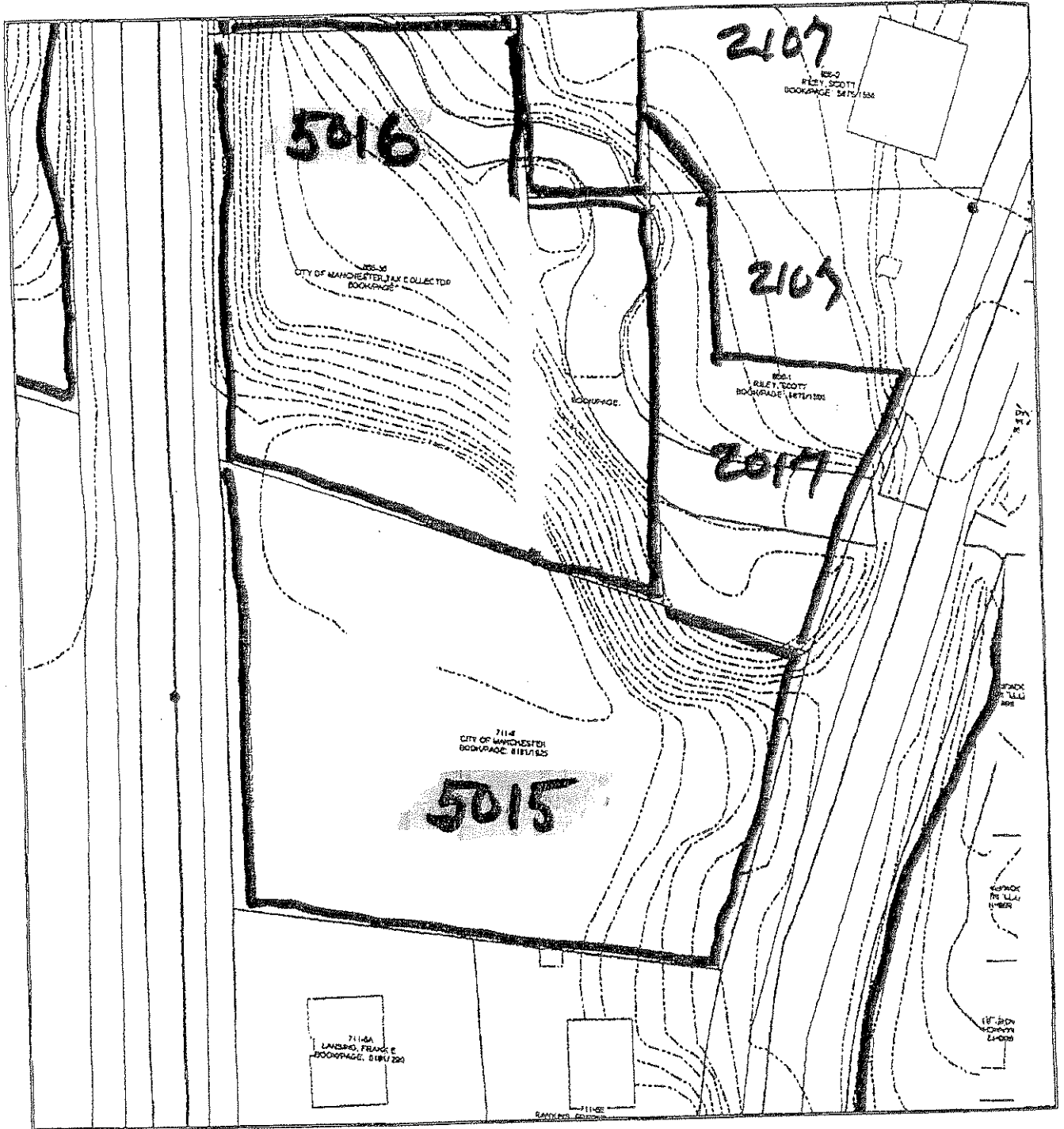
PARCEL WORKSHEET
 DRAWN BY: PMD
 TAX MAP 711, LOT 55
 NHDOT PARCEL #5009B
 FEBRUARY 13, 2006, REVISED 3-30-06
 PROJECT #DPR-F-0047(001), 11512
 HILLSBOROUGH CO., MANCHESTER, N.H.
 SCALE: 1"=200'

STATE OF NEW HAMPSHIRE
 DEPARTMENT OF TRANSPORTATION
 BEDFORD-MANCHESTER-LONDONDERRY
 LITCHFIELD-MERRIMACK PROJECT #11512
 EXHIBIT A

Figure 12

\\p01180\land projects 2006\NHDOT MANCH-LONDONDERRY 200601\eng\100 phase 4\brass.dwg 3/2/2006 4:57:46 PM EST

NHDOT Topographic Map



EVERGREEN APPRAISALS

Figure 13

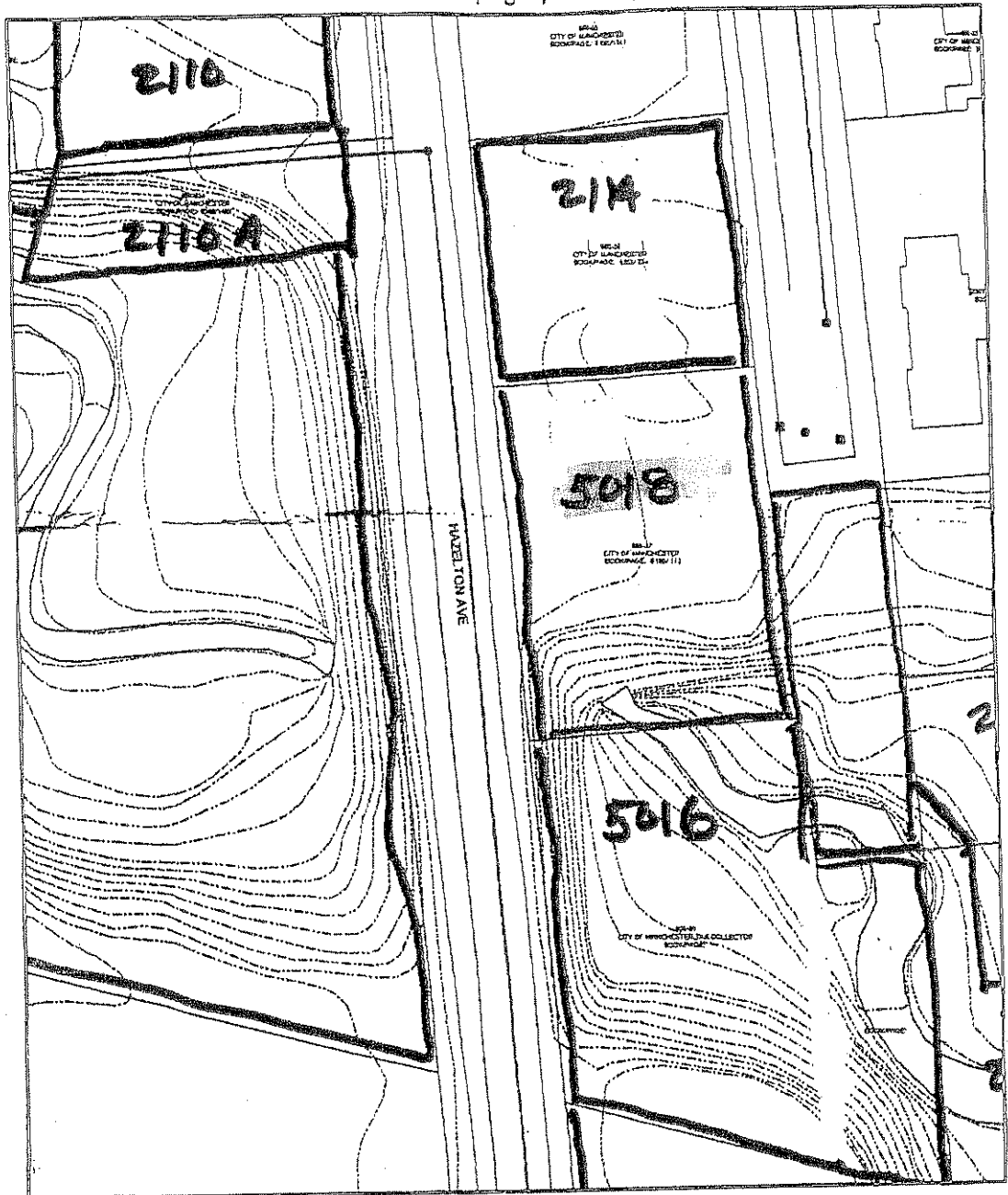
NHDOT Topographic Map



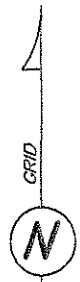
EVERGREEN APPRAISALS

Figure 14

NHDOT Topographic Map

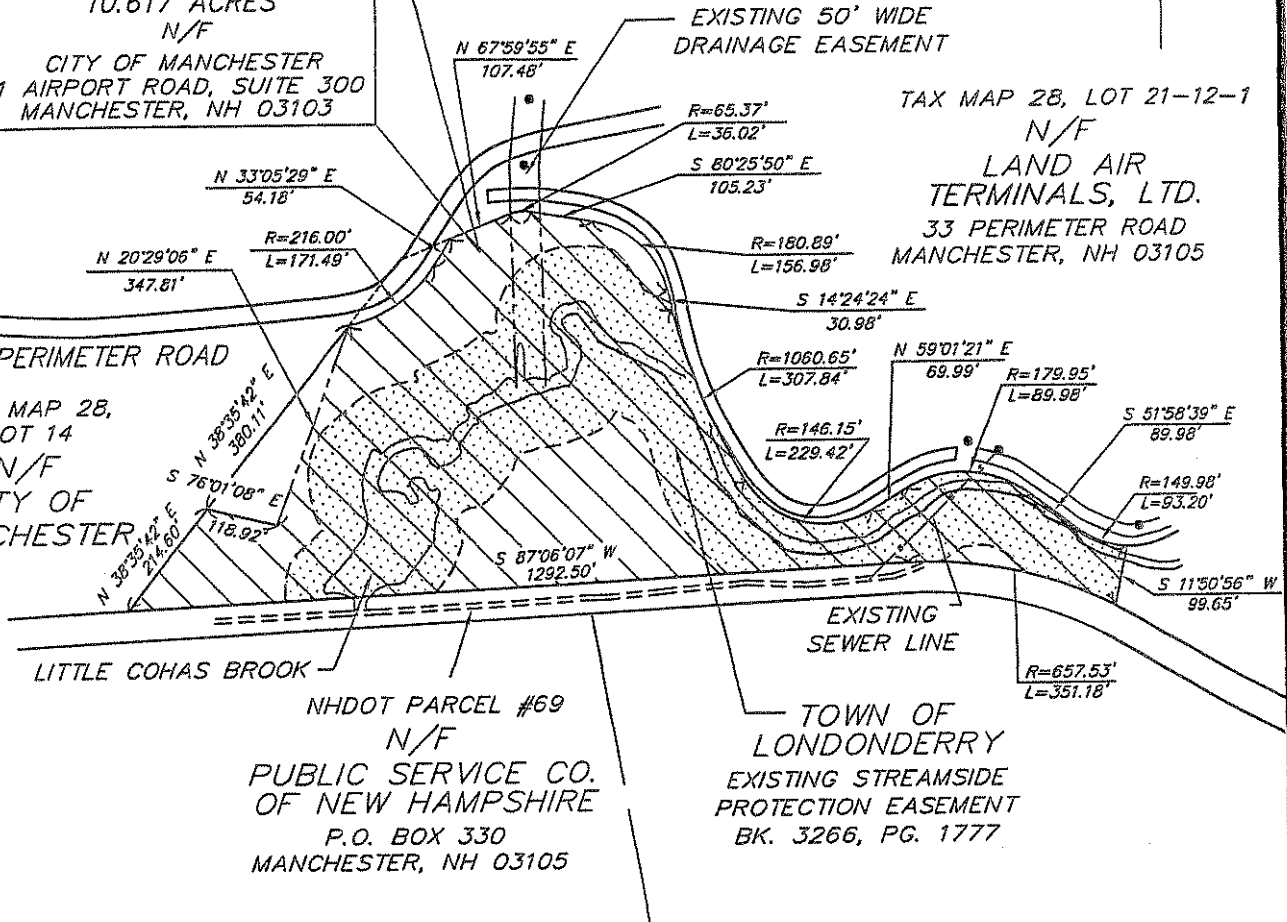


NHDOT PARCEL #5032
 TAX MAP 28, LOT 21-11
 ACQUISITION AREA
 462,467 S.F.
 10.617 ACRES
 N/F
 CITY OF MANCHESTER
 1 AIRPORT ROAD, SUITE 300
 MANCHESTER, NH 03103

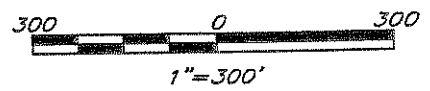


TAX MAP 28, LOT 21-12-1
 N/F
 LAND AIR
 TERMINALS, LTD.
 33 PERIMETER ROAD
 MANCHESTER, NH 03105

PERIMETER ROAD
 TAX MAP 28,
 LOT 14
 N/F
 CITY OF
 MANCHESTER



NOTE: FOR ADDITIONAL INFORMATION, SEE PLAN ENTITLED "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, BEDFORD-MANCHESTER-LONDONDERRY-LITCHFIELD-MERRIMACK PROJECT #11512, NHDOT PARCEL 5032, TAX MAP 28, LOT 21-11, PLAN OF WETLAND IMPACT MITIGATION SITES, FOR STATE OF NEW HAMPSHIRE, PERIMETER ROAD, ROCKINGHAM CO., LONDONDERRY, N.H., SCALE: 1"=100', FEBRUARY 9, 2006", BY PAUL M. DARBYSHIRE ASSOCIATES, TO BE RECORDED AT ROCKINGHAM CO. REGISTRY OF DEEDS. THIS PARCEL IS SHOWN AS PARCEL #5032 ON A MASTER PLAN ENTITLED "MANCHESTER AIRPORT ACCESS MITIGATION PLAN" PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND TO BE RECORDED AT THE REGISTRY OF DEEDS.



TOTAL AREA	483,015 S.F.	(11.088 AC.)
ACQUISITION AREA	462,467 S.F.	(10.617 AC.)
REMAINING AREA	20,548 S.F.	(0.472 AC.)

PARCEL WORKSHEET
 DRAWN BY: PMD
 TAX MAP 28, LOT 21-11
 NHDOT PARCEL #5032
 FEBRUARY 9, 2006, REV. 3-14-06
 PROJECT #DPR-F-0047(001), 11512
 ROCKINGHAM CO., LONDONDERRY, N.H.
 SCALE: 1"=300'

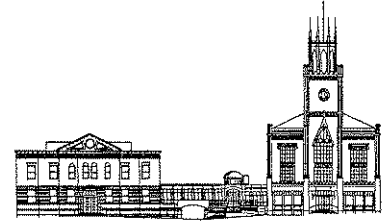
STATE OF NEW HAMPSHIRE
 DEPARTMENT OF TRANSPORTATION
 BEDFORD-MANCHESTER-LONDONDERRY
 LITCHFIELD-MERRIMACK PROJECT #11512
 EXHIBIT A

Figure 16



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



David M. Cornell, Chairman
Thomas C. Nichols
Stephan W. Hamilton

Christine Hanagan
Assistant to Assessors

To: Committee on Lands and Buildings
From: Board of Assessors
Date: August 14, 2006
Re: Airport Property Acquisitions

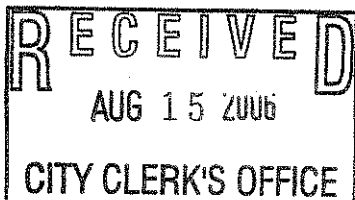
Dear Committee Members:

The Board of Assessors has reviewed the sixteen properties that the New Hampshire Department of Transportation (NH DOT) would like to acquire relating to the Airport Access Road Project. Of the sixteen properties, ten are located within the City of Manchester. It is our understanding that the NH DOT will be performing the appraisals on these properties. Upon completion, the Board of Assessors will review the appraisals in accordance with the Surplus City Property Policy.

We remain available to answer any questions that you may have regarding this matter.

Sincerely,

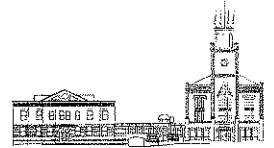
David M. Cornell, CNHA





CITY OF MANCHESTER

Planning and Community Development



Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management

Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

August 16, 2006

Committee on Lands and Buildings
City Hall
One City Hall Plaza
Manchester, NH 03101

re: *Proposed sale of City-owned properties to NHDOT as part of the Airport Access Road project*

Honorable Committee Members:

In order to facilitate required R.O.W. easements and environmental mitigation needs associated with construction of the new Airport Access road, the Airport Director has requested permission to sell eighteen city-owned vacant parcels of land located near the Airport to the NHDOT. Eight of the parcels are situated in Londonderry and ten parcels are located in Manchester. Only two of the parcels (TM713, Lot 1 & TM 866, Lot 36 – see attached map) are not controlled by the Airport Authority. Because federal rules mandate that all funds gained from the sale of properties under the control of the Airport be used exclusively for the development and improvement of the Airport, only funds associated with the sale of TM 713, Lot 1 and TM 866, Lot 36 will accrue to the City.

In a letter to the Committee, dated March 13, 2006, we previously commented on the proposed sale of TM 713, Lot 1, to the NHDOT for the same purpose to which it is currently being proposed. At that time we noted that the 0.82 acre lot (a) provided for the natural protection of the riverbank between Brown Avenue and the river, and (b) provided neighboring residents with immediate access to the edge of the river with excellent views over and beyond that waterway. At that time our concern was that, if NHDOT were to gain ownership of the parcel from the City, then a stipulation of such sale should require that the property be used for environmental mitigation and that residents be allowed continued access to the property for passive recreational purposes. We would note, in this regard, that NHDOT's stated use for this property is specifically for environmental mitigation.

Surplus Determination: Because the sale of lands associated with this request (a) have been reviewed and are acceptable to the NHDOT for the above stated reasons, (b) brings the development of the Airport Access Road closer to final realization, and, thus, (c) serves an important public purpose, we recommend that all of the parcels owned by the City and associated with this request be declared surplus to City needs.

Manner of Sale: Because of the public purpose of the Airport Access Road, it would be appropriate to sell the above land to the NHDOT.

If there are any questions, staff will be available at the committee meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning and Community Development

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

Proposed City Owned Property Sales to NHDOT Airport Access Road Project





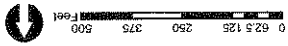
Parcels Located in Manchester
Parcel I.D. Parcel Size (Acres)

TM 711, Lot 6	0.69
TM 711, Lot 55	3.55
TM 712, Lot 1B	11.96
TM 713, Lot 1	0.82
TM 866, Lot 36	0.43
TM 866, Lot 37	0.36
TM 866, Lot 38	0.26
TM 866, Lot 63	0.27
TM 866, Lot 63A	0.15
TM 866, Lot 64	0.51

NOTE: This map does not show the location of any City owned properties located in Londonderry which are proposed to be included in a sale of City owned lands to NHDOT as part of the Airport Access Road Project.

Purpose for Sale

-  Right-of-Way
-  Environmental Mitigation



Johnson, Carol

From: FIXLER, RICH
Sent: Wednesday, August 30, 2006 11:13 AM
To: Johnson, Carol
Cc: DILLON, KEVIN
Subject: Additional Info for NHDOT Property Acquisitions

Carol,

Per your discussion with Kevin Dillon, here are the tables with the information you requested.
 If you need anything else, please let us know.

Rich



Richard S. Fixler, P.E
 Assistant Airport Director
 Engineering & Planning

Phone: 603-628-6211 ext. 519
 Fax: 603-628-6213
 Email: rfixler@flymanchester.com

TABLE 1 - NHDOT Access Road Parcel Acquisition Offers

NHDOT Parcel #	Parcel located in Londonderry/Manchester	Map #	Lot #	Fee Simple
70,70-1; 5032	L	28	14; 21-11	\$ 87,000.00
70A,70A-1,70A-2	L	28	17-2	\$ 69,000.00
815	M	713	1	\$ 27,000.00
820, 821	M, L	712, 14	1B, 49	\$ 17,000.00
1070	L	14	45-1	\$ 750,000.00
2083	L	14	19	\$ 6,000.00
2110/2110A	M	866	63, 63A	\$ 95,000.00
2112	M	866	64	\$ 95,000.00
2114	M	866	38	\$ 95,000.00
5009B	M	711	55	\$ 16,700.00
5015	M	711	6	\$ 150,000.00
5016	M	866	36	\$ 2,400.00
5018	M	866	37	\$ 95,000.00
Total:				\$ 1,505,100.00
<i>* Note: Parcels 70A-2 and 70-2, and 820 and 821 are for right-of-way</i>				

8/31/2006

NHDOT PARCEL NUMBER	CITY MAP/LOT NUMBER	WATER*	SEWER	DRAINAGE
2110	866-63	6" Water Main		36" RCP
2110A	866-63A	6" Water Main	36" Sewer line	
2112	866-64	6" Water Main		36" RCP
5018	866-37			36" RCP
2114	866-38			36" RCP



City of Manchester
Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101
(603) 624-6575 (Phone)
(603) 628-6162 (Fax)

Joan A. Porter
Tax Collector

Memorandum

DATE: August 29, 2006
TO: Land & Building Committee
FROM: Joan A. Porter, Tax Collector
RE: **L Brown Ave**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Brown Ave**

Prior Owner: Edmund M. Warren
Map/Lot: 713/1
Lien Date: 09/07/1938
Deed Date: 09/16/1940
Recorded Date: 09/16/1940
Book/Page: 1007/266
Back Taxes \$105.87 (not including interest)

I do not have any objections to the disposition of this property.

Images Available	Document Book	Document Page	Prior Document
Books 0798 - 7728	1007	266	
Plans 00001 - 34966	Plan Number		View Book & Page
			Next Document



KNOW ALL MEN BY THESE PRESENTS

That I, William O. Corbin, Collector of Taxes for the City of Manchester, in the County of Hillsborough and State of New Hampshire, for the year 1940 by the authority in me vested by the laws of the State, and

In consideration of ONE DOLLAR to me paid by
do hereby sell and convey the City of Manchester heirs and assigns,
to the said City of Manchester, its heirs and assigns,
a certain tract or parcel of land situated in Manchester aforesaid, and described by
the Assessors as follows, to wit:

- | | |
|----------------------------|-------------------------------|
| Lots 7 to 9 Allen Street | Lots 37 to 42 Brown Avenue |
| Lot 63 Allen Street | Lots 43 to 48 Brown Avenue |
| Lot 71 Allen Street | Lots 25 to 27 Coburn |
| Lots 81 to 83 Allen Street | Lots 413 to 417 Columbia Road |
| Lots 81 to 88 Alton | Lots 418 to 424 Columbia Road |
| Lots 1 to 6 Brown Avenue | Lots 425 to 432 Columbia Road |
| Lots 7 to 12 Brown Avenue | Lots 433 to 439 Columbia Road |
| Lots 13 to 18 Brown Avenue | Lots 440 to 447 Columbia Road |
| Lots 19 to 23 Brown Avenue | Lots 448 to 455 Columbia Road |
| Lots 26 to 28 Brown Avenue | Lots 456 to 464 Columbia Road |
| Lots 31 to 36 Brown Avenue | Lots 465 to 469 Columbia Road |

Formerly taxed under the name of Edmund M. Warren.
The whole of the above real estate was bought by the City Solicitor of Manchester, N. H., in favor of the said City of Manchester, N. H. at a Tax Collector land sale held at the City Hall in said City of Manchester, N. H., on the seventh day of September one thousand nine hundred and thirty-eight.

TO HAVE AND TO HOLD the said premises with the appurtenances, to the said City of Manchester, its heirs and assigns forever. And I do hereby covenant with the said City of Manchester that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

Warning: Applet Window



Conger

River

(1)

(1)

1	74±	1-1084	72	61-801	122	123	68.0
2	72	2-1420	70	124-6335	122	124	123-5
3	70	3-1400	70	102-51	122	124	102.5
4	70	4-1400	70	121-5171	122	125	124-4
5	70	5-1400	70	104-28-8475	122	125	104.4
6	70	6-1400	70	5243	122	126	125-6
7	75	7-1750	75	125-7	122	127	126-6
8	70	8-1750	70	19-5316	122	127	127-5
9	72	9-1775	72	107-11	122	127	108.0
10	75	10-1837	75	148-5389	122	128	128-5
11	75	11-1875	75	21-824	122	128	21.824
12	75	12-1875	75	47-5412	122	129	47.5412
13	75	13-1875	75	110-27	122	129	110.27
14	78	14-1912	78	116-5534	122	130	116.5534
15	80	15-1975	80	115-5515	122	131	115.5515
16	80	16-2000	80	114-46	122	132	114.46
17	81	17-2012	81	113-5753	122	133	113.5753
18	82	18-2050	82	115-927	122	133	115.927
19	85	19-2112	85	112-4655	122	134	112.4655
20	87	20-2162	87	117.08	122	134	117.08
21	80	21-2212	80	111-5884	122	135	111.5884
22	85	22-2250	85	23705	122	135	23705
23	85	23-2275	85	118.53	122	135	118.53
24	91	24-2287	91		122	135	
25	90	25-2262	90		122	135	

AVENUE

50

4297

4265

4259

4251

4251

4245

4250

4250

4250

4250

4250

4250

4250

4250

1	74±	1-1084	72	61-801	122	123	68.0
2	72	2-1420	70	124-6335	122	124	123-5
3	70	3-1400	70	102-51	122	124	102.5
4	70	4-1400	70	121-5171	122	125	124-4
5	70	5-1400	70	104-28-8475	122	125	104.4
6	70	6-1400	70	5243	122	126	125-6
7	75	7-1750	75	125-7	122	127	126-6
8	70	8-1750	70	19-5316	122	127	127-5
9	72	9-1775	72	107-11	122	127	108.0
10	75	10-1837	75	148-5389	122	128	128-5
11	75	11-1875	75	21-824	122	128	21.824
12	75	12-1875	75	47-5412	122	129	47.5412
13	75	13-1875	75	110-27	122	129	110.27
14	78	14-1912	78	116-5534	122	130	116.5534
15	80	15-1975	80	115-5515	122	131	115.5515
16	80	16-2000	80	114-46	122	132	114.46
17	81	17-2012	81	113-5753	122	133	113.5753
18	82	18-2050	82	115-927	122	133	115.927
19	85	19-2112	85	112-4655	122	134	112.4655
20	87	20-2162	87	117.08	122	134	117.08
21	80	21-2212	80	111-5884	122	135	111.5884
22	85	22-2250	85	23705	122	135	23705
23	85	23-2275	85	118.53	122	135	118.53
24	91	24-2287	91		122	135	
25	90	25-2262	90		122	135	



City of Manchester
Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101
(603) 624-6575 (Phone)
(603) 628-6162 (Fax)

Joan A. Porter
Tax Collector

Memorandum

DATE: August 29, 2006
TO: Land & Building Committee
FROM: Joan A. Porter, Tax Collector
RE: **L Hazelton Ave**

As requested, the following contains information regarding the Tax-Deeded property located at: **L Hazelton Ave**

This property was actually two separate parcels taken five years apart which have since been consolidated. The owner was the same on both.

Prior Owners: Otis H Perry

Map/Lot: 866/36

*Formerly Lot 141 Broadhead ; formerly Lot 142-145 (1/2 of it)Broadhead. *Lot 145 was part of the discontinued street and half remained with the City parcel and half was given to the abutter.*

Lien Date:	9/8/1939	9/25/1934
Deed Date:	9/15/1941	10/1/1936
Recorded Date:	9/15/1941	10/1/1936
Book/Page:	1023/359	956/255
Back Taxes	\$10.26	plus \$4.96 = \$15.22 Total

I do not have any objections to the disposition of these properties.

Images Available

Document Book Document Page

1023

359

Prior Document

Books 0798 - 7728

View Book & Page

Plans 00001 - 34966

Plan Number

Next Document



KNOW ALL MEN BY THESE PRESENTS

That I, William O. Corbin Collector of Taxes for the City of Manchester, in the County of Hillsborough and State of New Hampshire, for the year 1941 by the authority in me vested by the laws of the State, and

In consideration of One Dollar to me paid by the City of Manchester do hereby sell and convey to the said City of Manchester, its heirs and assigns, a certain tract or parcel of land situated in Manchester aforesaid, and described by the Assessors as follows, to wit:

Lots 136 to 139-141 Broadhead Avenue

Formerly taxed under the name of Otis H. Ferry Tee.

The whole of the above real estate ~~was~~ bought by City Solicitor of Manchester, N. H. at a Tax Collector land sale held at the City Hall in said City of Manchester, N. H., on the eighth day of September, one thousand nine hundred and thirty-nine.

TO HAVE AND TO HOLD the said premises, with the appurtenances, to the said City of Manchester its heirs and assigns forever. And I do hereby covenant with the said City of Manchester that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

Warning: Applet Window



*lien 9/8/39
deed 9/15/41
recorded 9/15/41
\$ 4.96*

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KNOW ALL MEN BY THESE PRESENTS

That I, William O. Corbin, Collector of Taxes for the City of MANCHESTER, in the County of Hillsborough and State of New Hampshire, for the year 1936 by the authority in me vested by the laws of the State, and

In consideration of **ONE DOLLAR** to me paid by
 the CITY of MANCHESTER heirs and assigns,
 do hereby sell and convey to the said CITY of MANCHESTER, its
 a certain tract or parcel of land situated in Manchester aforesaid, and described by
 the Assessors as follows, to wit:
 Lots 24-25 D. Pk. Caroline, Lots 35 to 40 D. Pk. Brown Ave., Lots 60-68-69-73 to 79 B.
 Pk. Olmstead Ave., Lots 92 & 95 to 102 D. Pk. Olmstead Ave., Lots 107 to 112-112A D.
 Pk. Olmstead Ave., Lots 134-135-142 to 145-147 to 156-157-159 to 162 D. Pk. Broadhead,
 Lots 179 to 186 D. Pk. Brown Ave., property of Otis H. Perry, Trus.

The whole of the above real estate ^{was} ~~were~~ bought by the City Solicitor of Manchester, N. H., in favor of the said CITY of Manchester N. H., at a Tax Collector land sale held at the City Hall in said CITY of MANCHESTER, N. H., on the twenty-fifth day of September, nineteen hundred and thirty-four.

TO HAVE AND TO HOLD the said premises with the appurtenances, to the said CITY of MANCHESTER, its heirs and assigns forever. And I do hereby covenant with said CITY of MANCHESTER that in making sale of the same I have in all things complied with the law, and that I have good

Warning: Applet Window



lien 9/25/34 for 1933
tapes
deed 10/1/36 \$10.26