

**LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE**

Legislative Office Building, Room 201

Concord, NH

Wednesday, November 20, 2013

**MEMBERS PRESENT:**

Rep. David Campbell, Chair

Rep. John Cloutier

Rep. John Graham

Rep. Alfred Lerandeau

Rep. Katherine Rogers (Alt.)

Sen. Sylvia Larsen

Sen. Nancy Stiles

**Also present:** Michael Connor (Dept. of Admin. Services)  
Gerard Murphy (Governor's Office)

(The meeting convened at 1:47 p.m.)

**1. Acceptance of Minutes of the October 22, 2013 meeting**

CHAIRMAN CAMPBELL: Having a quorum, being a little late, 15 minutes late, call the Long Range Capital Planning and Utilization Committee to order for this date, the 20<sup>th</sup> of November.

The first order of business is acceptance of minutes of October 22<sup>nd</sup>.

**\*\* REP. ROGERS:** Move acceptance.

CHAIRMAN CAMPBELL: Okay. It's been moved and seconded, Representative Rogers and Lerandeau seconded. All those in favor say aye? Opposed?

**\*\*\* {MOTION ADOPTED}**

**2. Old Business:**

CHAIRMAN CAMPBELL: Old Business. There's none.

**3. New Business:**

CHAIRMAN CAMPBELL: New Business. Okay, Department of Transportation has three items. Gentlemen, make your way to the -- Representative Lerandeau wants to put these on consent calendar and do them all at once, but I guess we're required to do them one at a time. Good afternoon, gentlemen.

CHUCK SCHMIDT, Administrator, Bureau of Right-of-Way, Department of Transportation: Good afternoon.

PHIL MILES, Chief Property Manager, Department of Transportation: Good afternoon.

MR. SCHMIDT: I'm Chuck Schmidt. I'm from New Hampshire Department of Transportation. I'm the Administrator of Right-of-Way. I have Mr. Phil Miles with me today who is the Chief Property Manager for the Department.

CHAIRMAN CAMPBELL: Go ahead.

MR. SCHMIDT: The first item, LRCP 13-049. The Department requests authorization to amend the listing price from \$60,000 to \$25,000, allowing negotiations within the Committee's current policy guidelines, and assess an administrative fee of \$1,100 to sell a 0.34 plus or minus acre parcel, located on the southerly side of New Hampshire Route 155 and the northerly side of Kelley Road (Old Pudding Hill Road) from the Town of Madbury, subject to the conditions as specified in the request dated November 4<sup>th</sup>, 2013.

CHAIRMAN CAMPBELL: Thank you. Representative Chandler

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is not here, had a concern about this. I did a little research into it with the Legislative Budget Assistant and I'll make -- I'll summarize this for the record and you, gentlemen, correct me if I'm wrong. But the reason this is being reduced is because nothing proactive by the Town, but the fact that the existing residence was in a -- was a non-conforming use in a zone that's established for awhile for agricultural use. When the house was razed, torn down, since it was not rebuilt within a year, then the non-conforming use expires and, therefore, the Town informed us that it's no longer a buildable lot.

MR. SCHMIDT: That's correct. And the 60,000 was based on somebody from the Town telling the appraiser that it was still buildable so there was some confusion.

CHAIRMAN CAMPBELL: Once again, it was not a proactive action by the Town of Madbury. It was, in fact, under state law that's how it works if it's a non-conforming use.

MR. SCHMIDT: Correct.

CHAIRMAN CAMPBELL: Just want to put that on the record for Representative Chandler when he reads the minutes next month.

\*\* SEN. LARSEN: I would move approval of the --

CHAIRMAN CAMPBELL: Senator Larsen moves; Representative Lerandeau seconds. Any further discussion? Seeing none. All those in favor say aye? Opposed? Thank you.

\*\*\* {MOTION ADOPTED}

CHAIRMAN CAMPBELL: Next item.

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MR. SCHMIDT: LRCP 13-050, Department requests authorization to enter into a listing agreement for a term of one year, with Coco, Early & Associates for the sale of a 1.04 plus or minus acre parcel of State-owned land, improved with a single-family residence, located at 5 Williston Road in the Town of Salem for \$368,000, allowing negotiations within the Committee's current policy guidelines and assess an administrative fee of \$1,100, subject to the conditions as specified in the request dated November 4<sup>th</sup>, 2013.

REP. CAMPBELL: Is there a motion?

\*\* REP. ROGERS: So moved.

REP. LERANDEAU: So moved.

CHAIRMAN CAMPBELL: Moved by Representative Rogers and second by Representative Lerandean. Any discussion? These residences on Williston Road -- I had a question -- Williston Road, we took them, now we're selling them. What's -- I mean -- I mean why are we the middle man? We had to buy these originally. Tell me what happened on this?

MR. SCHMIDT: They were adjacent to the right-of-way required for 93.

CHAIRMAN CAMPBELL: Right.

MR. SCHMIDT: So we took them for proximity.

CHAIRMAN CAMPBELL: Uh-huh.

MR. SCHMIDT: And now that the project's complete, we don't need the remainder part so we can sell it.

CHAIRMAN CAMPBELL: So was there, in fact, a piece of

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the lot that was lopped off of these?

MR. SCHMIDT: Yes.

CHAIRMAN CAMPBELL: Okay.

MR. SCHMIDT: Yes, the part that is now part of the right-of-way.

CHAIRMAN CAMPBELL: Okay. So they were, in fact, larger lots at one time. This is the remainder which includes the house.

MR. SCHMIDT: Correct.

CHAIRMAN CAMPBELL: Got it. Any other questions? Ready for the question? All those in favor say aye? Opposed? Thank you.

**\*\*\* {MOTION ADOPTED}**

CHAIRMAN CAMPBELL: And this is the mirror image.

MR. SCHMIDT: Absolutely. LRCP 13-051, Department requests authorization to enter into a listing agreement for a term of one year with Prudential Verani Realty for the sale of a 0.89 plus or minus acre parcel of State-owned land, improved with a single-family residence located at 4 Williston Road in the Town of Salem for \$380,000, allowing negotiations within the Committee's current policy guidelines, and assess an administrative fee of \$1,100, subject to the conditions as specified in the request dated November 4<sup>th</sup>, 2013.

CHAIRMAN CAMPBELL: Representative Lerandean moves the item. Is it seconded?

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REP. CLOUTIER: I'll second it.

CHAIRMAN CAMPBELL: Seconded by Representative Cloutier. Any discussion? All those in favor say aye? Opposed? Thank you.

**\*\*\* {MOTION ADOPTED}**

CHAIRMAN CAMPBELL: That is it for you; right?

MR. SCHMIDT: Thank you very much.

CHAIRMAN CAMPBELL: Hang around a second. I'll see you afterwards.

**4. Miscellaneous:**

**5. Informational:**

CHAIRMAN CAMPBELL: There's nothing under Miscellaneous, nothing on Informational. Any words of wisdom from the LBA today? We didn't get to hear from you at all.

MICHAEL KANE, Deputy Legislative Budget Assistant, Office of Legislative Budget Assistant: No words of wisdom today.

CHAIRMAN CAMPBELL: Okay. We have no items for Long Range have come in thus far?

MR. KANE: There are not, no.

**6. Date of Next Meeting and Adjournment**

CHAIRMAN CAMPBELL: We just discussed omitting our -- skipping our December meeting, going to January. What I

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recommend is go to 11:30 on the 14<sup>th</sup> of January, if that's all right with everybody, for a -- for our next meeting. So let's put that in our books. We'll go to the next meeting will be held on January 14<sup>th</sup> at 11:30 in this room. And with that, we'll see everybody next year in this room; but, hopefully, all will be before that.

REP. GRAHAM: Tomorrow.

CHAIRMAN CAMPBELL: Yes, a lot of you tomorrow. Move to adjourn, please.

\*\* REP. GRAHAM: So moved.

REP. LERANDEAU: So moved.

CHAIRMAN CAMPBELL: Moved by Graham, seconded by Lerandeau. All those in favor say aye? We are adjourned?

\*\*\* {MOTION ADOPTED}

(The meeting adjourned at 1:53 p.m.)

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## CERTIFICATION

I, Cecelia A. Trask, a Licensed Court Reporter-Shorthand, do hereby certify that the foregoing transcript is a true and accurate transcript from my shorthand notes taken on said date to the best of my ability, skill, knowledge and judgment.

Cecelia A. Trask  
Cecelia A. Trask, LSR, RMR, CRR  
State of New Hampshire  
License No. 47

