

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
REVISED AGENDA

Monday, June 22, 2020 at 1:00 p.m. via Zoom Meeting

(1) **Call In Instructions:**

1. To join the webinar: <https://zoom.us/j/92503793940>
2. Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782
or +1 346 248 7799 or +1 669 900 6833
3. Or iPhone one-tap: US: +13017158592,,92503793940# or
+13126266799,,92503793940#
4. Webinar ID: 925 0379 3940
5. The following email address will be monitored throughout the meeting by someone who can assist with and alert the committee to any technical issues:
Kevin.Ripple@leg.state.nh.us

(2) **Acceptance of Minutes of the January 13, 2020 meeting** (carried over from the postponed March 16, 2020 meeting)

(3) **Old Business:**

(4) **New Business:**

RSA 4:39-b Approval of State Agency Leases Exceeding 5 Years:

[LRCP 20-011 Department of Health and Human Services](#) – request approval of a two-year lease amendment which will increase the original five-year lease to seven years with the City of Rochester, City Hall, 31 Wakefield Street, Rochester, NH 03867 for continued occupation of approximately 19,750 square feet of office space located at 150 Wakefield Street in Rochester, for the Department's Rochester District Office, effective May 1, 2020 with an end date of April 30, 2022 for a total lease amendment cost of \$587,200.08, subject to the schedule of annual rent and conditions as specified in the request dated February 7, 2020 (carried over from the postponed March 16, 2020 meeting)

RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate:

[LRCP 20-005 Department of Transportation](#) – request authorization to grant an access point through the Controlled Access Right-of-Way on the westerly side of US Route 202 in the Town of Rindge directly to Tyler S. DeRuosi for \$32,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated January 15, 2020 (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-006 Department of Transportation](#) – request authorization to sell a parcel of State owned land consisting of 1 +/- acre parcel located on the northerly side of Enterprise Drive in the Town of Windham directly to the Town of Windham for \$5,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated February 11, 2020 (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-007 Department of Transportation](#) – request authorization to sell a parcel of State owned land consisting of 15,036 square feet located near the westerly side of Interstate 93 in the Town of Londonderry directly to Pillsbury Realty Development, LLC in exchange for two (2) parcels of land owned by Pillsbury Realty Development, LLC totaling 2,256 square feet also located near the westerly side of Interstate 93 in the Town of Londonderry, as well as \$59,595, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated February 24, 2020 (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-008 Department of Transportation](#) – request authorization to enter into a listing agreement for a term of one (1) year with H.G. Johnson Real Estate for the sale of a 0.8 +/- of an acre parcel of State owned land located at 66 Bigelow Hill Road in the Town of Troy for \$35,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated February 21, 2020 (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-009 Department of Transportation](#) – request authorization to enter into a listing agreement for a term of one (1) year with Locke Associates Inc. for the sale of a 2 +/- of an acre parcel of State owned land located at 15 Riverview Drive in the City of Franklin for \$46,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated February 20, 2020 (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-010 Department of Transportation](#) – request authorization to sell an access point located on the easterly side of Rand Hill Road in the Town of Alton directly to David D. Sykes and Melissa D. Sykes for \$2,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated February 20, 2020 (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-014 Department of Transportation](#) – request authorization to amend LRCP 19-020 , approved September 10, 2019, by changing the authorization to sell a 4,080 +/- square foot portion of the NH Route 11 State-owned right of way located on the easterly side of NH Route 11 in the Town of Alton directly to 120 Mount Major Highway Realty Trust dated December 16, 2011 to 120 Mount Major Highway Trust, dated December 16, 2011, AllMel Trust dated 29 June 2017, and David R. Thomas Revocable Trust dated 10 April 2018, with no change in the remaining terms and conditions as specified in the originally approved item (LRCP 19-020), including the selling price of \$58,080 and an Administrative Fee of \$1,100, as specified in the request dated March 11, 2020 (carried over as a late item from the postponed March 16, 2020 meeting)

[LRCP 20-015 Department of Transportation](#) – request authorization to sell 2.85 +/- acres of State owned land located on the southwesterly corner of NH Route 9 and Murdough Hill Road in the Town of Nelson to David and Heather Bower for \$3,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 6, 2020

[LRCP 20-018 Department of Transportation](#) – request authorization to sell a 0.4 +/- acre of State owned land located on the southerly side of Rockingham Road in the Town of Auburn to 269 Rockingham Road, LLC for \$12,638, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 29, 2020

[LRCP 20-019 Department of Transportation](#) – request authorization to sell a 0.12 +/- acre of State owned land located on the southerly side of Rockingham Road in the Town of Auburn to Wellington Bros. Limited Partnership (Wellington Bros.) for \$4,562, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 29, 2020

[LRCP 20-032 Department of Transportation](#) – request authorization to sell a 0.2 +/- of an acre of State owned land, improved with a six-unit condominium building, located at 25 Hawk Road in the Town of Conway, to JW Mac Home Improvements LLC, for \$339,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 2, 2020

[LRCP 20-033 Department of Transportation](#) – request authorization to dispose of 5.6 +/- acres of State owned land, with improvements located at 11 Stickney Avenue in the City of Concord, by entering into a listing agreement with NAI Norwood Group (NAI) for a term of ninety (90) days to list the property at \$709,500 with a 6% real estate commission from the sale, assessing a \$1,100 Administrative Fee, and accepting offers within 10% of the appraised value of \$645,000, subject to the conditions as specified in the request dated June 5, 2020

RSA 4:40 Disposal of Real Estate:

[LRCP 20-030 Department of Administrative Services](#) – requests approval to grant free of charge a perpetual utility easement on State land to Unitil Energy Systems, Inc. and Consolidated Communications of Northern New England Company, LLC (d/b/a Consolidated Communications-NNE), as tenants in common, for the construction, installation, operation, maintenance, and replacement of transmission and distribution lines and associated service poles and other supporting facilities and apparatus as needed to provide electrical and telecommunications utility services to the westerly end of the Peaslee Annex wing of Main Building located within the Governor Hugh J. Gallen State Office Park (the “SOPS Campus”) and to the Sprint cellular communications antenna situated on the roof thereof, and further requests a waiver of the administrative fee required by RSA 4:40, III-a, subject to the conditions as specified in the request dated May 27, 2020

[LRCP 20-031 Department of Administrative Services](#) – acting on behalf of the Department of Environmental Services, requests approval to release to the underlying landowner, Poodle Crossing, LLC, free of charge a perpetual access easement appurtenant to State land located in Milford, NH at the Savage Municipal Water Supply Well Superfund Site along NH Route 101A, and further requests a waiver of the administrative fee required by RSA 4:40, III-a, subject to the conditions as specified in the request dated May 27, 2020

RSA 228:57-a Leasing Certain Portions of Railroad Properties:

[LRCP 20-020 Department of Transportation](#) – authorization to; 1) renew a lease with Paul and Emilette Beaudoin for 75 feet of railroad frontage along Lake Waukegan for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the Town of Meredith for the new lease fee of \$2,622.75 per year, plus \$50.00 per year for a private pedestrian at-grade crossing, equaling \$2,672.75 per year for five years for a total of \$13,363.75, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 23, 2020 (This request was originally approved (LRCP 06-028) on October 11, 2006, with subsequent approval (LRCP 10-024) on April 13, 2010 and (LRCP 15-016) on May 27, 2015)

[LRCP 20-021 Department of Transportation](#) – authorization to; 1) renew a lease with Breakwater Condominium Unit Owners' Association for 75 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in Laconia, for the new lease fee of \$2,622.75 per year, plus \$50.00 per year for a private pedestrian at-grade crossing, equaling \$2,672.75 per year for five years for a total of \$13,363.75, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 28, 2020 (This request was originally approved (LRCP 02-030) on October 10, 2002, with subsequent approval (LRCP 10-016) on April 13, 2010 and (LRCP 15-020) on May 27, 2015)

[LRCP 20-022 Department of Transportation](#) – authorization to; 1) renew a lease with Ann and Dick Corr for 75 feet of railroad frontage along Mascoma Lake for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Northern Railroad Corridor in Enfield, for the new lease fee of \$2,622.75 per year, plus \$50.00 per year for a private pedestrian at-grade crossing, equaling \$2,672.75 per year for five years for a total of \$13,363.75, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 28, 2020 (This request was originally approved (LRCP 06-027) on October 11, 2006, with subsequent approval (LRCP 10-010) on April 13, 2010 and (LRCP 15-010) on May 27, 2015)

[LRCP 20-023 Department of Transportation](#) – authorization to; 1) renew a lease with The Grouse Point Club for 280 feet of railroad frontage along Lake Winnepesaukee for a mooring field on the State-owned Concord to Lincoln Railroad Corridor in Meredith, for the new lease fee of \$9,791.60 per year for five years for a total of \$48,958.00, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 28, 2020 (This request was originally approved (LRCP 06-014 for 100 feet) on June 20, 2006 and (LRCP 07-024 for 180 feet) on May 22, 2007, with subsequent approval (LRCP 10-023) on April 13, 2010 and (LRCP 15-014) on May 27, 2015)

[LRCP 20-024 Department of Transportation](#) – authorization to; 1) renew a lease with Campbell Family Revocable Trust for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electric utility crossings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee of \$1,748.50 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, equaling \$1,848.50 per year for five years for a total of \$9,242.50, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated April 28, 2020 (This request was originally approved (LRCP 00-058) on August 22, 2001, with subsequent approval (LRCP 10-021) on April 13, 2010 and (LRCP 15-027) on May 27, 2015)

[LRCP 20-025 Department of Transportation](#) – authorization to; 1) renew a lease with Stephen F. Pearson for 75 feet of railroad frontage along Lake Winnisquam for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the Town of Belmont, for the new lease fee of \$2,622.75 per year, plus \$50.00 per year for a private pedestrian at-grade crossing, equaling \$2,672.75 per year for five years for a total of \$13,363.75, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 6, 2020 (This request was originally approved (LRCP 02-026) on October 10, 2002, with subsequent approval (LRCP 10-009) on April 13, 2010 and (LRCP 15-009) on May 27, 2015)

[LRCP 20-026 Department of Transportation](#) – authorization to; 1) renew a lease with Raymond Spinosa for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electric utility crossings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee of \$1,748.50 per year, plus \$100.00 per year for a private pedestrian at-grade and electric utility crossings, equaling \$1,848.50 per year for five years for a total of \$9,242.50, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 6, 2020 (This request was originally approved (LRCP 06-005) on March 13, 2006, with subsequent approval (LRCP 10-015) on April 13, 2010 and (LRCP 15-024) on May 27, 2015)

[LRCP 20-034 Department of Transportation](#) – authorization to lease to Maria Ramos and Brian Correia 150 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the lease fee of \$5,245.50 per year, plus \$50.00 per year for a private pedestrian at-grade crossing, equaling \$5,295.50 per year for five years for a total of \$26,477.50, beginning on July 1, 2020 through June 30, 2025, and assess a one-time \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 8, 2020

[LRCP 20-035 Department of Transportation](#) – authorization to; 1) renew a lease with William P. Ratcliffe for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electric utility crossings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee of \$1,748.50 per year, plus \$100.00 per year for a private pedestrian at-grade and electric utility crossings, equaling \$1,848.50 per year for five years for a total of \$9,242.50, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 6, 2020 (This request was originally approved (LRCP 00-057) on August 22, 2001, with subsequent approval (LRCP 10-017) on April 13, 2010 and (LRCP 15-022) on May 27, 2015)

[LRCP 20-036 Department of Transportation](#) – authorization to; 1) renew a lease with Scenic Cove Condominium Association for 150 feet of railroad frontage along Lake Winnepesaukee for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee \$5,245.50 per year, plus \$50.00 per year for a private pedestrian at-grade crossing, equaling \$5,295.50 per year for five years for a total of \$26,477.50, beginning on July 1, 2020 through June 30, 2025, and 2) assess a one-time \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020 (This request was originally approved (LRCP 05-017) on May 4, 2005, with subsequent approval (LRCP 10-018) on April 13, 2010)

[LRCP 20-037 Department of Transportation](#) – authorization to; 1) renew a lease with The South Down Boat Club for 200 feet of railroad frontage along Paugus Bay for a mooring field on the State-owned Concord to Lincoln Railroad Corridor in Laconia, for the new lease fee \$6,994.00 per year for five years for a total of \$34,970, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020 (This request was originally approved (LRCP 04-002) on May 4, 2004, with subsequent approval (LRCP 10-011) on April 13, 2010 and (LRCP 15-017) on May 27, 2015)

[LRCP 20-038 Department of Transportation](#) – authorization to; 1) renew a lease with Anthony and Barbara DeStefano for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electric utility crossings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee of \$1,748.50 per year, plus \$100.00 per year for a private pedestrian at-grade and electric utility crossings, equaling \$1,848.50 per year for five years for a total of \$9,242.50, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020 (This request was originally approved (LRCP 00-059) on August 22, 2001, with subsequent approval (LRCP 10-013) on April 13, 2010 and (LRCP 15-026) on May 27, 2015)

[LRCP 20-039 Department of Transportation](#) – authorization to; 1) renew a lease with Paul and Cynthia Gillis for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electric utility crossings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee of \$1,748.50 per year, plus \$100.00 per year for a private pedestrian at-grade and electric utility crossings, equaling \$1,848.50 per year for five years for a total of \$9,242.50, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020 (This request was originally approved (LRCP 06-011) on June 22, 2006, with subsequent approval (LRCP 10-014) on April 13, 2010 and (LRCP 15-025) on May 27, 2015)

[LRCP 20-040 Department of Transportation](#) – authorization to; 1) renew a lease with Michael and Elizabeth Hurley for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electric utility crossings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee of \$1,748.50 per year, plus \$100.00 per year for a private pedestrian at-grade and electric utility crossings, equaling \$1,848.50 per year for five years for a total of \$9,242.50, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020 (This request was originally approved (LRCP 05-019) on May 4, 2005, with subsequent approval (LRCP 10-019) on April 13, 2010 and (LRCP 15-023) on May 27, 2015)

[LRCP 20-041 Department of Transportation](#) – authorization to lease to Long Bay Homeowners Association 550 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the lease fee of \$19,233.50 per year for five years for a total of \$96,167.50, beginning on July 1, 2020 through June 30, 2025, and 2) assess a one-time \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020

[LRCP 20-042 Department of Transportation](#) – authorization to; 1) renew a lease with Michael S. Maguire and Mary R. Blane for 75 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and underground utility crossings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee of \$2,622.75 per year, plus \$100.00 per year for a private pedestrian at-grade and underground utility crossings, equaling \$2,722.75 per year for five years for a total of \$13,613.75, beginning on July 1, 2020 through June 30, 2025, and 2) waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020 (This request was originally approved (LRCP 05-010) on May 4, 2005, with subsequent approval (LRCP 10-020) on April 13, 2010 and (LRCP 15-021) on May 27, 2015)

(5) **RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate (continued):**

[LRCP 20-043 Department of Transportation](#) – authorization to sell 1.8 +/- acres of State owned land, located on the westerly side of Interstate 89 in the Town of Warner, to the Town of Warner for \$3,600, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated May 22, 2020

(6) **Informational:**

[LRCP 20-012 New Hampshire Council on Resources and Development](#) – One (1) Memorandum regarding Surplus Land Review for; Hampton SLR 19-006 (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-013 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved final minutes from the November 14, 2019 meeting of the Council on Resources and Development (CORD) (carried over from the postponed March 16, 2020 meeting)

[LRCP 20-016 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved final minutes from the January 9, 2020 meeting of the Council on Resources and Development (CORD)

[LRCP 20-017 New Hampshire Council on Resources and Development](#) – One (1) Memorandum regarding Surplus Land Review for; Concord SLR 20-001

[LRCP 20-027 New Hampshire Council on Resources and Development](#) – One (1) Memorandum regarding Surplus Land Review for; Milford SLR 20-002

[LRCP 20-028 New Hampshire Council on Resources and Development](#) – One (1) Memorandum regarding Surplus Land Review for; Laconia SLR 20-003

[LRCP 20-029 New Hampshire Council on Resources and Development](#) – RSA 162-C:4 – approved final minutes from the March 12, 2020 meeting of the Council on Resources and Development (CORD)

(7) **Date of Next Meeting and Adjournment**