

## LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE

### MINUTES

May 27, 2015

The Long Range Capital Planning and Utilization Committee met on Wednesday, May 27, 2015 at 11:15 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative Gene Chandler  
Representative John Cloutier  
Representative David Danielson  
Representative Mark McConkey  
Representative Katherine Rogers, Alternate  
Senator David Boutin  
Senator Regina Birdsell  
Senator Nancy Stiles  
Meredith Telus, Governor's Office

Michael Connor, Department of Administrative Services

Representative Chandler called the meeting to order at 11:15 a.m.

### ACCEPTANCE OF MINUTES:

On a motion by Senator Boutin, seconded by Representative Danielson, that the minutes of the March 26, 2015 meeting be accepted as written. MOTION ADOPTED.

### NEW BUSINESS:

#### RSA 4:39-c DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE:

LRCP 15-011 Department of Transportation – On a motion by Senator Boutin, seconded by Senator Stiles, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to transfer a 0.22 +/- of an acre parcel of State owned land located on the easterly side of NH Route 125 in Kingston to Magnusson Farm, LLC in exchange for Magnusson Farm, LLC transferring to the Department a 0.17 +/- of an acre parcel, and further request to waive payment of \$625.00 to the State, as well as reduce the Administrative Fee to be assessed from \$1,100.00 to \$500.00, subject to the conditions as specified in the request dated May 8, 2015. MOTION ADOPTED.

LRCP 15-012 Department of Transportation – On a motion by Senator Stiles, seconded by Senator Boutin, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 2,050 +/- square foot State owned parcel located on the northerly side of US Route 302 in the Town of Littleton directly to Michael Bijolle for \$14,100.00, which includes a \$1,100.00 Administrative Fee, with the condition that Mr. Bijolle agree to formally deed to the Department his access right to US Route 302 from his abutting parcel, and for the Department to limit the access to US Route 302 from the parcel owned by Michael Bijolle, as shown on Littleton Tax Map 77, Lot 11, subject to the conditions as specified

in the request dated May 8, 2015. MOTION ADOPTED.

LRCP 15-019 Department of Transportation – On a motion by Senator Boutin, seconded by Senator Birdsell, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to sell a 0.5 +/- of an acre parcel of State owned land located on the west side of US Route 202 in the Town of Hancock directly to Robert M. and Patricia C. Magie for \$5,100.00 which includes a \$1,100.00 Administrative Fee, with no access to US Route 202, subject to the conditions as specified in the request dated May 13, 2015. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 15-008 New Hampshire Fish and Game Department – On a motion by Representative Rogers, seconded by Senator Stiles, that the Committee approve the request of the New Hampshire Fish and Game Department to convey a 0.79 acre easement for impacts associated with the replacement of the Sewall's Falls Bridge in Concord at no cost, and assess a \$1,100.00 Administrative Fee, subject to the conditions as specified in the request dated April 17, 2015. MOTION ADOPTED.

LRCP 15-028 Department of Administrative Services – On a motion by Senator Boutin, seconded by Representative Cloutier, that the Committee approve the request of the Department of Administrative Services, on behalf of the New Hampshire Liquor Commission, to enter into a marketing agreement with Nautilus Realty Group LLC, allowing negotiations within the Committee's current policy guidelines, for a term of one (1) year to sell a single-story concrete block retail building with approximately 10,748 square feet of space and approximately 4.898 acres of land located at 417 South Broadway (NH Route 28) in the Town of Salem for \$3,500,000.00 plus a \$1,100.00 Administrative Fee, subject to the conditions as specified in the request dated May 15, 2015. MOTION ADOPTED.

RSA 228:57-a LEASING CERTAIN PORTIONS OF RAILROAD PROPERTIES:

LRCP 15-009, 15-010, 15-013, 15-014, 15-015, 15-016, 15-017, 15-020, 15-021, 15-022, 15-023, 15-024, 15-025, 15-026, and 15-027 Department of Transportation – On a motion by Representative Danielson, seconded by Senator Boutin, that the Committee approve as a block the fifteen (15) requests as submitted by the Department of Transportation, Bureau of Rail and Transit. MOTION ADOPTED. [LRCP 15-009 Department of Transportation – request to renew a lease for an additional five (5) year period, effective July 1, 2015, for 75 feet of railroad frontage along Lake Winnisquam for a private, non-commercial dock with a pedestrian grade crossing on the State-owned Concord to Lincoln railroad corridor in Belmont to Stephen F. Pearson at \$33.05 per linear foot per year, for the lease fee of \$2,478.75 per year, plus \$50.00 per year for a private pedestrian grade crossing, for a total of \$2,528.75 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated April 8, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-009) on April 13, 2010), LRCP 15-010 Department of Transportation – request to renew a lease for an additional five (5) year period, effective July 1, 2015, for 75 feet of railroad frontage along Mascoma Lake for a private, non-commercial dock with a pedestrian grade crossing on the State-owned Northern Railroad corridor in Enfield to Ann and

Dick Corr at \$33.05 per linear foot per year, for the lease fee of \$2,478.75 per year, plus \$50.00 per year for a private pedestrian grade crossing, for a total of \$2,528.75 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated April 8, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-010) on April 13, 2010), LRCP 15-013 Department of Transportation – request to renew a lease for an additional five (5) year period, effective September 1, 2015, for 1,351 feet of railroad frontage along Lake Winnepesaukee to maintain a dock structure with private pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in the Town of Meredith to Lake Ridge at Meredith Bay Association at \$33.05 per linear foot per year, for the lease fee of \$44,650.55 per year, plus \$100.00 per year for private pedestrian at-grade and electric utility crossings, for a total of \$44,750.55 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 13, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-025) on April 13, 2010), LRCP 15-014 Department of Transportation – request to retroactively renew a lease for an additional five (5) year period, effective May 1, 2015, for 280 feet of railroad frontage along Lake Winnepesaukee to maintain a mooring field on the State-owned Concord to Lincoln railroad corridor in Meredith to The Grouse Point Club at \$33.05 per linear foot per year, for the lease fee of \$9,254.00 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 13, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-023) on April 13, 2010), LRCP 15-015 Department of Transportation – request to renew a lease for an additional five (5) year period, effective July 1, 2015, for 58 feet of railroad frontage along Lake Winnepesaukee to maintain a dock with a private pedestrian grade crossing on the State-owned Concord to Lincoln railroad corridor in the Town of Meredith to East Bluff Highlands Association at \$33.05 per linear foot per year, for the lease fee of \$1,916.90 per year, plus \$50.00 per year for a private pedestrian grade crossing, for a total of \$1,966.90 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 13, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-026) on April 13, 2010), LRCP 15-016 Department of Transportation – request to renew a lease for an additional five (5) year period, effective July 1, 2015, for 75 feet of railroad frontage along Lake Waukegan to maintain a dock with a private pedestrian grade crossing on the State-owned Concord to Lincoln railroad corridor in the Town of Meredith to Paul and Emillette Beaudoin at \$33.05 per linear foot per year, for the lease fee of \$2,478.75 per year, plus \$50.00 per year for a private pedestrian grade crossing, for a total of \$2,528.75 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 13, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-024) on April 13, 2010), LRCP 15-017 Department of Transportation – request to retroactively renew a lease for an additional five (5) year period, effective May 1, 2015, for 200 feet of railroad frontage along Lake Winnepesaukee for a mooring field on the State-owned Concord to Lincoln railroad corridor in Laconia to The South Down Club at \$33.05 per linear foot per year, for the lease fee of \$6,610.00 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 13, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-011) on April 13, 2010), LRCP 15-020 Department of Transportation – request to renew a lease for an additional five (5) year period, effective July 1, 2015, for 75 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with a pedestrian at-grade crossing on the State-owned Concord to Lincoln railroad corridor in Laconia to Breakwater Condominium Unit Owners' Association at \$33.05 per linear foot per year, for the lease fee of \$2,478.75 per year, plus \$50.00 per year for the private pedestrian at-grade crossing, for a total of \$2,528.25 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 20, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-016) on

April 13, 2010), LRCP 15-021 Department of Transportation – request to renew a lease for an additional five (5) year period, effective July 1, 2015, for 75 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in Laconia to David and Carol Zogopoulos at \$33.05 per linear foot per year, for the lease fee of \$2,478.75 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, for a total of \$2,578.75 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 20, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-020) on April 13, 2010), LRCP 15-022 Department of Transportation – request to renew a lease for an additional five (5) year period, effective July 1, 2015, for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in Laconia to William P. Ratcliffe at \$33.05 per linear foot per year, for the lease fee of \$1,652.50 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, for a total of \$1,752.50 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 14, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-017) on April 13, 2010), LRCP 15-023 Department of Transportation – request to retroactively renew a lease for an additional five (5) year period, effective May 1, 2015, for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in Laconia to Michael and Elizabeth Hurley at \$33.05 per linear foot per year, for the lease fee of \$1,652.50 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, for a total of \$1,752.50 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 14, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-019) on April 13, 2010), LRCP 15-024 Department of Transportation – request to retroactively renew a lease for an additional five (5) year period, effective May 1, 2015, for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in Laconia to Raymond Spinosa at \$33.05 per linear foot per year, for the lease fee of \$1,652.50 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, for a total of \$1,752.50 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 14, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-015) on April 13, 2010), LRCP 15-025 Department of Transportation – request to retroactively renew a lease for an additional five (5) year period, effective May 1, 2015, for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in Laconia to Paul and Cynthia Gillis at \$33.05 per linear foot per year, for the lease fee of \$1,652.50 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, for a total of \$1,752.50 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 14, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-014) on April 13, 2010), LRCP 15-026 Department of Transportation – request to retroactively renew a lease for an additional five (5) year period, effective May 1, 2015, for 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in Laconia to Anthony and Barbara DeStefano at \$33.05 per linear foot per year, for the lease fee of \$1,652.50 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, for a total of \$1,752.50 per year for five years, with no Administrative Fee, subject to the conditions as specified in the request dated May 14, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-013) on April 13,

2010), and LRCP 15-027 Department of Transportation – request to lease 50 feet of railroad frontage along Paugus Bay for a private, non-commercial dock with pedestrian at-grade and electrical utility crossings on the State-owned Concord to Lincoln railroad corridor in Laconia to DPM Realty Trust at \$33.05 per linear foot per year, for the lease fee of \$1,652.50 per year, plus \$100.00 per year for the private pedestrian at-grade and electric utility crossings, for a total of \$1,752.50 per year for five years, with a five year renewal provision, and assess a \$1,100.00 Administrative Fee, subject to the conditions as specified in the request dated May 15, 2015. (Previous approval was granted by the Long Range Capital Planning and Utilization Committee (LRCP 10-021) on April 13, 2010, however the agreement was terminated)]

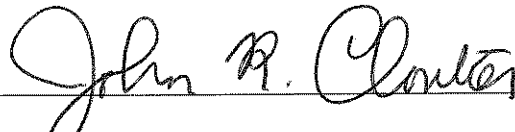
INFORMATIONAL:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next regular meeting of the Long Range Capital Planning and Utilization Committee is at the Call of The Chair.

A motion was made by Senator Boutin that the meeting adjourn. (Where upon the meeting adjourned at 11:21 a.m.)

  
Representative John R. Cloutier, Clerk