



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



Victoria F. Sheehan
Commissioner

William Cass, P.E.
Assistant Commissioner

October 21, 2020

City of Concord
Thomas J. Aspell, Jr., City Manager
41 Green Street
Concord, NH 03301

Re: Sale of State-Owned Land in Concord

Dear Mr. Aspell,



The New Hampshire Department of Transportation (NHDOT) is proceeding with the marketing and sale of a 5.6 +/- acre parcel of State-owned land located on the westerly side of Stickney Avenue, also known as 11 Stickney Avenue in the City of Concord (City). This parcel is shown on the City's Tax map as Map 46, Block 2, Lot 1.

The NHDOT has received an offer on the property in the amount of \$1,000,000.00, and is inquiring if the City of Concord has an interest in purchasing this parcel at that value pursuant RSA 4:39-c.

The sale conditions to any to any prospective buyer will include the following conditions:

- The Stickney Avenue (former) Highway Garage is eligible for listing on the National Register of Historic Places. Historic Covenants will be placed on the large building that is located on the property in accordance with RSA 227-C:9.
- The buyer would be required at their expense to hire a licensed land surveyor to subdivide and survey this parcel from the larger State-owned parcel. A subdivision plan must be approved by the planning board and recorded before the sale is finalized. The survey would be used to prepare the final deed description.
- Parcel Below Ground: The site is currently listed as New Hampshire Department of Environmental Services (NHDES) Site No. 199004021, LUST Project No. 1921 and HazWaste Project No. 6249. Historical site documents can be found on NHDES' OneStop database. The site is currently managed under New Hampshire Department of Environmental Services Groundwater Management Permit No. GWP-199004021-C-004. As part of the sale, an Application for Transfer of Groundwater Management or Release Detection Permit form shall be completed by the new owner and submitted to New Hampshire Department of Environmental Services - Waste Management Division.

- Parcel Above Ground: A partial exploratory asbestos-containing material/other hazardous material survey was conducted in February 2019. All State and Federal regulations pertaining to these identified materials shall be followed.
- Documentation will be signed as part of the sale in which the buyer will become responsible for all environmental liability for this property after the sale is complete.
- You may contact Kevin Nyhan, Bureau of Environment Administrator, at (603) 271-3226 or Bureau16@dot.nh.gov to inquire about site contamination or the historic restrictions.
- The sale price of the property will be \$1,000,000.00.
- In addition to the sale price, the NHDOT will also charge an Administrative Fee of \$1,100.00.00.

A tour of the facility can be arranged by appointment through Adam Smith or Lisa Weir by contacting the Bureau of Right-of-Way (ROW) at (603) 271-3222. If the City of Concord has an interest in purchasing this property with the conditions listed above, please respond in writing no later than 30-days from the date of this letter.

If you have any questions, please do not hesitate to contact me at (603) 271-3222.

Sincerely



Stephen G. LaBonte
Administrator
Bureau of Right-of-Way

SLG/LMW/jl
Certified Mail

cc: William Cass, Assistant Commissioner
Adam Smith, Assistant Administrator
Lisa Weir, Property Manager

Bureau of Right-of-Way
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Concord, NH 03302-0483
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