



CITY OF CONCORD

New Hampshire's Main Street™

Planning Division

MEMORANDUM

To: Planning Board

From: Heather Shank, City Planner

Date: June 16, 2021

Subject: Consideration of Tax Deeded Properties – 2021

Background

Two properties taken by tax title in 2021 have been referred to the Planning Board for recommendation with regard to the potential for public use and/or disposition.

- A vacant single-family residence at 3 Amy Way
- A vacant single-family residence at 68 Washington Street

Recommendation

Determine that there is no public purpose in retaining either property, and advise City Council that the properties should be offered for sale and returned to the tax base.

Process

In accordance with the City Code of Ordinance 2-1-5, the Planning Board shall make recommendations to City Council regarding properties taken by tax title. The Planning Board solicits feedback from Conservation Commission and other city departments to determine if any public purpose is identified or foreseen for the properties.

In the past, the Planning Board has recommended retention of properties for inclusion in the City's open space system, for other public uses, or recommended that properties be offered to governmental bodies such as Merrimack Valley or Concord School Districts. The Board has also recommended holding property to facilitate land assembly and redevelopment.

Where a public purpose has not been identified, the Board has recommended properties be offered for sale. Where the property in question is non-conforming or unbuildable due to wetlands, slope, lot size or configuration, the Board has recommended offering the properties to abutters only.

Within 90 days of receipt of the list of properties, the Planning Board will report to Council whether there is a public use for any property, based on the recommendations of City departments and the Conservation Commission. Council may vote to keep, in whole or in part, any property on the list where a public use is identified. If Council finds no public use, it will authorize sale of the property.

Property Description

3 Amy Way (193/P33)

Use: Single Family Residential
Assessed Value: \$290,400
Land Area: 0.45 acres
Zoning: Medium Density Residential (RM)
Abutting Land Uses: Single Family Residential

68 Washington Street (69-2-2)

Use: Single-family Residential
Assessed Value: \$144,800
Land Area: 0.08 acres
Zoning: Downtown Residential (RD)
Abutting Land Uses: Single and Multi-Family Residential

Discussion

Planning staff has determined that no City Department or the Conservation Commission have expressed interest in the parcels. Given the small size of both lots and their locations in residential neighborhoods, there appears to be no public purpose in retaining either parcel. The Master Plan 2030 recommends both properties remain in residential land uses.

City Administration is prepared to have both properties publicly auctioned upon completion of the Board's recommendation. City Council has already authorized divestment of the properties subject to the condition that the Planning Board determines there is no interest in retaining the properties for any public purpose.