

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
REVISED AGENDA

Monday, September 14, 2026 at 1:30 p.m. in Room 228 of Granite Place

- (1) [LRCP 26-021 - Consideration to Amend Committee Guidelines and Procedures 2025-2026 Legislative Session](#)
- (2) [Acceptance of Minutes of the June 1, 2026 meeting](#)
- (3) **Old Business:**
None
- (4) **New Business:**

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

[LRCP 26-022 Department of Transportation](#) - requests authorization to sell 0.12+/- acres of State-owned land located on the easterly side of Route 16 (White Mountain Highway) in the Town of Conway, County of Carroll. The sale will be direct to Maine Health Conway Memorial Hospital (Requestor) for \$30,0000. The Department will assess as additional administrative fee of \$1,100.00. The sale will be subject to conditions as specified in this request.

[LRCP 26-023 Department of Transportation](#) –requests authorization to sell approximately 12 +/- acres of State-owned land located between Snowflake Lane and 1-93 in the Town of Londonderry, County of Rockingham. The Department received a request to acquire the land from Gary Johnson (Requestor) of 11 Snowflake Lane, who is one of several abutters to the subject parcel. The parcel is landlocked, limiting its utility to direct abutters only. Therefore, the Department will offer the property to all abutters of which there are two (2), in addition to Mr. Johnson. The sale will be conducted by sealed bid with a minimum required bid of \$42,000, representing the appraised contributory fair-market value. The sale will be subject to conditions as specified in this request.

[LRCP 26-024 Department of Transportation](#) – requests authorization to sell 0.23± acres of State-owned land located on the westerly corner of Valley Road, and US Route 2 in the Town of Randolph, County of Coos. The sale will be direct to William Berzins (Requestor) for \$14,500. The Department will assess an administrative fee of \$1,100.00. The sale will be subject to conditions as specified in this request.

RSA 4:40 Disposal of Real Estate:

[LRCP 26-025 New Hampshire Fish and Game Department](#) – requests approval to surplus 25.11 +/- acre property commonly referred to as Coffin Pond off Franconia Road (RT 18), Sugar Hill NH at fair market value as determined by a certified residential appraiser.

[LRCP 26-026 Department of Safety](#) - requests authorization to enter into a fifteen (15) year Lease of State-Owned Space agreement with Lakes Region Mutual Fire Aid Association (LRMFA), Laconia, New Hampshire ("Lessee"), in an amount not to exceed \$614,712.38 for the use and occupancy of approximately 4,866 square feet of space in

the State-owned Building located at 311 Meredith Center Road, Unit 2, Laconia, New Hampshire (the "Premises"), from November 1, 2026 to October 31, 2041.

RSA 4:40 Disposal of Real Estate and RSA 228:57-a, Leasing Certain Portions of Railroad Properties:

[LRCP 26-027 Department of Transportation](#) – requests approval to amend the five-year lease with Sun Lake Village Association from 375 linear feet to 825 linear feet of railroad frontage along Lake Winnisquam on the state-owned Concord to Lincoln Railroad Corridor in the Town of Belmont. As proposed, the lease fee will increase to \$35,087.25 per year, plus the \$50.00 annual fee for the private pedestrian at-grade crossing. The lease fee, including the crossing, will \$35,137.25 per year with the total for the last 3 years of the five-year term being \$105,411.75. Pursuant to RSA 4:40. III-a. the Department proposes to waive the \$1,100.00 administrative Fee as it was addressed in preparation of the original Agreement.

[LRCP 26-028 Department of Transportation](#) - requests approval to renew the attached lease for railroad frontage along Lake Winnepesaukee for private, non-commercial docks or moorings on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia. As established by RSA 228:57-a and calculated using the New England Consumer Price Index table, the cost of a lease is \$42.53 per linear foot per year. The requested renewal is for 200 linear feet of railroad frontage for a 5-year total of \$42,530.00 for South Down Boat Club as Tenant. Pursuant to RSA 4:40, III-a the Department of Transportation requests the Long-Range Capital Planning and Utilization Committee waive the \$1,100.00 Administrative Fee as this is a renewal of an existing agreement.

RSA 4:40 Disposal of Real Estate and RSA 228:67, Disposition of Acquired or Abandoned Rail Properties:

[LRCP 26-029 Department of Transportation](#) – requests authorization to sell approximately 31.520± square feet (0.72± acres) of the state-owned Northern Railroad Corridor in the City of Lebanon to Purcell Properties. LLC (Purchaser) an abutter for \$160,000 and a \$1,100 Administrative Fee of which the department has received \$500.00.

(5) **Late Items:**

RSA 162-V, as enacted by 2026 N.H. Laws, Chapter 335 (SB 56) Transfer of Property

[LRCP 26-039 Department of Transportation](#) - pursuant to RSA 162-V, as enacted by 2026 N.H. Laws, Chapter 335 (SB 56), requests authorization to sell 18 +/- acres of State-owned land located on the southerly side of West Street in the City of Keene, County of Cheshire. The sale will be direct to the New Hampshire Business Finance Authority (Requester) for \$270,000.

[LRCP 26-040 Department of Transportation](#) - pursuant to RSA 162-V, as enacted by 2026 N.H. Laws, Chapter 335 (SB 56), requests review of six (6) parcels consisting of 9.37 +/- acres of vacant State-owned land located on the easterly side of Route 16 and US Route 302 (White Mountain Highway) in the Town of Conway, County of Carroll that were previously approved for disposal under RSA 4:39-c on April 12, 2024 as item LRCP #24-015. The sale will be direct to the New Hampshire Business Finance Authority

(BFA) for \$862,000, with \$100,000 being paid at closing and the remainder of the purchase price due upon future sale of the property.

RSA 4:40 Disposal of Real Estate and RSA 228:67, Disposition of Acquired or Abandoned Real Estate

[LRCP 26-041 Department of Transportation](#) - pursuant to the provisions of RSA 4:40 and RSA 228:67, requests authorization to modify a previous and approved proposed easement to a sale of a parcel of land with an existing private road (use and maintenance). The subject parcel is approximately 721 feet in length and 25 feet in width (approximately 18,044 square feet/0.4 acres), of the state-owned Mountain Division Railroad Corridor in the Town of Carroll to James & Grace Brooks for \$ 18,700. There is also a one-time administrative fee of \$1,100 of which the Department is in receipt of \$500. The requested parcel consists of a strip of land through the railroad corridor, which is the approximate width of the road including the short bridge over Mt. Deception Brook.

(6) **Informational for Previously Approved Disposal of Real Estate:**

[LRCP 26-030 Department of Transportation](#) – to provide new information pertaining to a prior submission item (LRCP 25-038). On September 29, 2025 (LRCP 25-038) the Committee was informed that the listing price, to dispose of 3.11 +/- acres of vacant State-owned land, located on the southerly side of Indian Brook Drive in the City of Dover, County of Strafford, required a reduction in the listing price from \$4.66 million to \$3.75 million. Despite the Departments continued efforts to sell the subject property, feedback from prospective buyers, developers, the listing agent and current market conditions have supported a price reduction from \$3, 750,000 to \$2,500,000. The Department will assess \$1,100 administrative fee pursuant to RSA 4:40, III-A. The Department will allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified herein.

[LRCP 26-031 Department of Transportation](#) - to provide information pertaining to a previously approved item (LRCP 25-045). On January 12, 2026, the Committee approved the disposal of the 1.15 ± acres of vacant State-owned land, located at 470 Tasker Hill Road in the Town of Madison, County of Carroll, with a listing price of \$79,000. Despite the Departments' continued efforts to sell the subject property, feedback from prospective buyers, developers, and the listing agent, it is apparent that current market conditions support a price reduction from \$79,000 to \$65,000. The Department will assess a \$1,100 administrative fee pursuant to RSA 4:40, III-A. The Department will allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified herein.

[LRCP 26-032 Department of Transportation](#) - to provide new information pertaining to a previously approved item (LRCP 26-002). At the time of approval, the Department intended to sell the identified parcels at fair market value with a listing price of no less than current tax assessed values for each parcel address. Since that time, as tenants have moved from the identified properties, the Department has conducted walkthroughs; assessing the condition of said subject properties. Based on the observed condition one (I) property located in the Town of Hudson; the Department has determines fair market value of the property of \$350,000. The value adjustment was warranted based on the poor conditions of the property. The one parcel is listed below and will be assessed an administrative fee of \$1,100 pursuant to RSA 4:40, III-A. The Department will allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in this request.

[LRCP 26-033 Department of Transportation](#) – to provide new information pertaining to a previously approved item (LRCP 25-020). On June 30, 2025, the Committee approved the disposal of 3.25 ± acres of improved State-owned land consisting of three (3) individual tracts (Tracts A, Band C) of land, formerly the site of a Patrol Shed {#513}. Subsequent to the Committee's approval to dispose of these three tracts, it was learned that the Town of Raymond, not the State of NH holds title to Tract C. The Department has a committed buyer for all three tracts. The Department has worked with the Town of Raymond, in coordination with the buyer, to have the Town convey Tract C independently and separately and the Department will proceed with the sale of Tracts A and 8. The Department intends to proceed with the sale of Tracts A and B, approximately 3.00 ± acres at the appraised fair market value of \$405,000.

[LRCP 26-034 Department of Transportation](#) – to provide new information pertaining to a previously approved item (LRCP 26-005). At the time of approval, the Department intended to sell the identified parcels at fair market value with a listing price of no less than current tax assessed value for each parcel. Since that time, the Department received market analyses for the properties using current market sales. Additionally, the Department inspected the condition of the identified subject properties. Based on the observed condition and the marketability of the below nine (9) properties located in the Town of Conway; the Department has reevaluated and reassessed the fair market value of the properties. The value adjustments were warranted based on the poor conditions of the improved properties and the marketability of the unimproved properties. When considering the price adjustments contained in this item. The estimated price per acre went from \$335,000 to \$305,000. The nine parcels are listed below and will each be assessed an administrative fee of \$1,100 pursuant to RSA 4:40, III-A. The Department will allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in this request.

(7) **Informational:**

[LRCP 26-035 RSA 4:40, III-a Administrative Fee Waiver Information](#) – At the June 1, 2026 meeting, members of the Committee requested information on the \$1,100 administrative fee required pursuant to RSA 4:40, III-a, including the number of items that included a request to waive the administrative fee.

[LRCP 26-036 New Hampshire Department of Business and Economic Affairs](#) - Surplus Land Review 2026-002 - Sugar Hill - The Department of Fish and Game is proposing to transfer the Coffin Pond Parcel, where a Dam was recently removed, to the Town of Sugar Hill. The Town intends to rebuild the Coffin Pond Dam and continue to allow public access to the site.

[LRCP 26-037 New Hampshire Department of Business and Economic Affairs](#) - Surplus Land Review 2026-003 – Laconia - The Department of Safety (DOS) requests CORD to consider the Department's proposed Lease of State-Owned Space Agreement, pursuant to RSA 4:40, between the DOS and the Lakes Region Fire Aid Association (LRMFA).

[LRCP 26-038 New Hampshire Department of Business and Economic Affairs](#) – Minutes from the May 7, 2026 Meeting of the Council on resources and Development (CORD)

(8) **Date of Next Meeting and Adjournment:**