

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

September 29, 2025

The Long Range Capital Planning and Utilization Committee met on Monday, September 29, 2025 at 9:30 a.m. in Room 100 of the State House.

Members in attendance were as follows:

Representative David Milz  
Representative Steven Bogert  
Representative John Cloutier  
Representative Barry Faulkner  
Representative Sue Newman (Alternate)  
Senator Daniel Innis  
Senator Howard Pearl  
Senator Mark McConkey  
James Gerry, Governor's Office

Karen Rantamaki, Department of Administrative Services  
Eric Sargent, Department of Transportation

Representative Milz called the meeting to order at 9:33 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator McConkey, seconded by Representative Faulkner, that the minutes of the June 30, 2025 meeting be accepted as written. MOTION ADOTPED. (8-Yes; 0-No)

OLD BUSINESS:

None

NEW BUSINESS:

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

LRCP 25-029 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Pearl, seconded by Senator McConkey, that the Committee approve the request of the Department of Transportation to grant an access point through the

Controlled Access Right of Way on the southerly side of Holland Way in the Town of Exeter directly to Palmer & Sicard or their designee, on behalf of Saxon Partners, LLC for \$450,000, and assess an Administrative Fee of \$1,100, of which \$500 has already been received, subject to the conditions as specified in the request dated August 15, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-030 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Pearl, seconded by Senator McConkey, that the Committee approve the request of the Department of Transportation to sell two (2) tracts of land, consisting of 0.34 +/- acres of State-owned remnant land located north of NH Route 9 Bypass (a/k/a Franklin Pierce Highway) and west of Elm Street in the City of Keene directly to Paul Dubriske for \$8,000, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 26, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-031 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative Bogert, seconded by Senator Pearl, that the Committee approve the request of the Department of Transportation to amend the previously approved disposal of a parcel of State-owned land located northeasterly of NH Rout 11 (Lake Shore Road) and south of the Belknap Point Road in the Town of Gilford (LRCP 24-032, approved October 2, 2024) by reducing the total square footage from approximately 3,350 sq ft to approximately 2,199 sq ft, with the appraisal price being reduced from \$61,400 to \$46,000, to reflect the decrease in square footage being sold, directly to the abutting parcel owner, Richard Zagame, and assessing an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated August 29, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-032 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Pearl, seconded by Senator McConkey, that the Committee approve the request of the Department of Transportation to sell 0.42 +/- acres of State-owned land located on Pollard Road in the Town of Lincoln, directly to the Town of Lincoln (Requestor) for \$97,000, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated September 2, 2025. Should the Requestor decline to move forward with the direct sale the Department will list the subject parcel on the open market. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-034 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator McConkey, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to sell 8.93 +/- acres of State-owned land located easterly of Route 302 (Eastman Road) and northerly of the Saco River in the Town of Conway, directly to Susan Nichols for \$78,000, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated September 4, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-035 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

Representative Faulkner declared a conflict of interest, and Representative Newman voted in his place.

On a motion by Representative Milz, seconded by Senator McConkey, that the Committee approve the request of the Department of Transportation to dispose of 9.77 +/- acres of State-owned land, located northerly of Old County Road and westerly of NH Route 63 and Spofford Lake in the Town of Chesterfield by entering into a listing agreement for a one-year term with HKS Associates, Inc. with a listing price of \$29,000, and assess an Administrative Fee of \$1,100, allowing negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated September 4, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-036 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Pearl, seconded by Representative Bogert, that the Committee approve the request of the Department of Transportation to sell 0.54 +/- acres of State-owned land located on the northerly side of NH Route 107 in the Town of Fremont directly to Montana Realty Trust for \$45,800, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated September 9, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-037 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Representative Faulkner, seconded by Representative Bogert, that the Committee approve the request of the Department of Transportation to dispose of 1.55 +/- acres of State-owned land with a deeded access road, located at 25 Hill Street in the Town of Belmont by entering into a listing agreement for a one-year term with NAI Norwood Group, with a listing price of \$110,000, and assess an Administrative Fee of \$1,100, allowing negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated September 9, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-039 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Innis, seconded by Representative Cloutier, that the Committee approve the request of the Department of Transportation to sell a utility easement on State-owned land located on the easterly and westerly side of Rand Hill Road (f/k/a NH Route 11) in the Town of Alton directly to David Skyes for \$1,700, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated September 11, 2025. MOTION ADOPTED. (8-Yes; 0-No)

LRCP 25-040 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Pearl, seconded by Senator Innis, that the Committee approve the request of the Department of Transportation to convey a permanent access easement of approximately 3,711 +/- square feet across State-owned land located on Route 153 (aka Province Lake Road) in the Town of Wakefield to Duane and Cynthia Bickford for \$4,800, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated September 11, 2025. MOTION ADOPTED. (8-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 25-033 Replacement Department of Administrative Services – Jared Nylund, Real Property Asset Manager, Department of Administrative Services presented the request and responded to question of the Committee.

On a motion by Senator Pearl, seconded by Senator Innis, that the Committee approve the replacement request of the Department of Administrative Services acting on behalf of the NH Department of Health and Human Services (DHHS) requests approval to; 1) grant on behalf of the State of New Hampshire to Public Service Company of New Hampshire (d/b/a Eversource Energy) a perpetual utility line easement over portions of two abutting parcels of State land at Hampstead Hospital located at 218 East Road in Hampstead, NH to accommodate the

installation of a new subsurface electrical distribution line to serve the future DHHS facility now under construction on site, and 2) request to waive the Administrative Fee, subject to the conditions as specified in the request dated September 24, 2025. MOTION ADOPTED. (8-Yes; 0-No)

MISCELLANEOUS:

None

INFORMATIONAL:

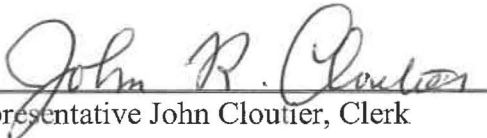
Christopher Shea, Deputy Legislative Budget Assistant, explained that no Committee action was required for informational item; LRCP 25-038 Department of Transportation – Informational update pertaining to a reduction in the fair market value due to access limitations for item LRCP 25-021, previously approved June 30, 2025, for the disposal of State-owned land located on the southerly side of Indian Brook Drive in the City of Dover.

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING AND ADJOURNMENT:

The next meeting of the Long Range Capital Planning and Utilization Committee was scheduled for Tuesday, December 9, 2025 to be held in Room 228 of Granite Place at 9:30 a.m.

On a motion by Senator Pearl, seconded by Senator Innis, that the meeting adjourn. (Whereupon the meeting adjourned at 9:57 a.m.)

  
Representative John Cloutier, Clerk