

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE  
MINUTES

January 12, 2026

The Long Range Capital Planning and Utilization Committee met on Monday, January 12, 2026 at 9:30 a.m. in Room 228 of Granite Place.

Members in attendance were as follows:

Representative David Milz  
Representative Steven Bogert  
Representative John Cloutier  
Representative Barry Faulkner  
Representative Sue Newman (Alternate)  
Senator Howard Pearl  
Senator Mark McConkey

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

Representative Milz called the meeting to order at 9:35 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Representative Faulkner, seconded by Representative Bogert, that the minutes of the September 29, 2025 meeting be accepted as written. MOTION ADOTPED. (6-Yes; 0-No)

OLD BUSINESS:

None

NEW BUSINESS:

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

LRCP 25-044 Department of Transportation – Eric Sargent, Administrator, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

Senator McConkey requested the Department provide the language for the standard release used for property within a conservation easement.

On a motion by Senator Pearl, seconded by Representative Faulkner, that the Committee approve the request of the Department of Transportation to sell 445.60 +/- acres of State-owned land located on the easterly side of North-South Local Road in the Town of Conway, directly to the Town of Conway for \$355,000 and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 18, 2025. Should the Requestor decline to move forward with the direct sale, the Department requests to list the parcel on the open market. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 25-045 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 dispose of a parcel of State-owned land totaling 1.15 +/- acres located at 470 Tasker Hill Road in the Town of Madison, by entering into a one year listing agreement with Grace Mark of Badger Peabody & Smith Realty for a listing price of \$79,000, allowing negotiations within the Committee's current policy guidelines, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated December 12, 2025. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 25-048 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 1.78 +/- acres of State-owned land located on the southerly side of NH Route 9 in the Town Chesterfield, directly to either John Dudek (the Requestor) or the only other abutter, Arthur Philbrick for the contributory market value of \$7,800, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 19, 2025. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 25-049 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 6.13 +/- acres of State-owned land located along the Madison and Conway Town lines, within the former Conway bypass corridor, directly to Marc Ohlson for \$17,000, and assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 19, 2025. Should the Requestor decline to move forward with the direct sale, the Department requests to list the parcel on the open market. MOTION ADOPTED. (6-Yes; 0-No)

RSA 4:39-f, I, BULK DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE:

LRCP 26-002 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 Cloutier, that the Committee approve the request of the Department of Transportation for approval to bulk dispose of 22 parcels of improved State-owned land located in the Towns of Merrimack, Litchfield, and Hudson, disposing of the improved properties either directly to the Towns, NH Housing Finance Authority, the existing tenants, or by entering into listing agreements with pre-qualified realtors at the fair market value with a listing price of no less than current tax assessed values for each parcel, and assess an Administrative Fee of \$1,100 per parcel, allowing negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated December 23, 2025. MOTION ADOPTED. (6-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 25-050 Department of Transportation – Nicole Bryant, Administrator, and Louis Barker, Railroad Planner, Bureau of Rail and Transit, 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 lease approximately 0.63 +/- acres (27,569.5 +/- square feet) of the State-owned Hillsboro Railroad Corridor in the Town of Greenfield to Kathleen Kelly for the recommended lease price of \$1,100 per year for five years, totaling \$5,500 with a five-year renewal provision, and assess a one-time Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 20, 2025. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 25-053 Department of Administrative Services – Jared Nylund, Real Property Asset Manager, Department of Administrative Services 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 Administrative Services 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 State land in Rochester located at 296 Rochester Hill Road to accommodate the installation of a new subsurface electrical distribution line to serve the future Rochester Courthouse facility, and 2) requests a waiver of the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 12, 2025. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 26-001 Department of Administrative Services – Brian Young, Assistant Administrator, Bureau of Court Facilities, Department of Administrative Services 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 Administrative Services to retroactively enter into a Use of Premises Agreement with the County of Rockingham, 119 North Road, Brentwood, NH 03833 for leasing of State-owned property located in the Rockingham County Superior Courthouse located at #10 Route 125, Brentwood, NH from January 1, 2026 to December 31, 2028 for an amount not to exceed \$9,891.00, subject to the conditions as specified in the request dated November 20, 2025. MOTION ADOPTED. (6-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:57-a LEASING CERTAIN PORTIONS OF RAILROAD PROPERTIES:

LRCP 25-046 Department of Transportation – Nicole Bryant, Administrator, and Louis Barker, Railroad Planner, Bureau of Rail and Transit, 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; 1) to enter into a lease with CE Realty Trust for 75 feet of railroad frontage along Lake Winnepesaukee for a private, non-commercial dock with a pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the Town of Meredith, for a lease fee of \$3,189.75 per year, plus \$50.00 per year for the private pedestrian at-grade crossing, for a total of \$3,239.75 per year, with a five-year total of \$16,198.75 (lease retroactive to July 1, 2025 through June 30, 2030), and 2) assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 19, 2025. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 25-047 Department of Transportation – Nicole Bryant, Administrator, and Louis Barker, Railroad Planner, Bureau of Rail and Transit, 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; 1) to enter into a lease with Needle Eye Association for 50 feet of railroad frontage along Lake Winnepesaukee for a private, non-commercial dock with a pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the Town of Meredith, for a lease fee of \$2,126.50 per year, plus \$50.00 per year for the private pedestrian at-grade crossing, for a total of \$2,176.50 per year, with a five-year total of \$10,882.50 (lease retroactive to July 1, 2025 through June 30, 2030), and 2) assess an Administrative Fee of \$1,100, subject to the conditions as specified in the request dated November 19, 2025. MOTION ADOPTED. (6-Yes; 0-No)

RSA 4:40 DISPOSAL OF REAL ESTATE AND RSA 228:67 DISPOSITION OF ACQUIRED OR ABANDONED RAIL PROPERTIES:

LRCP 25-052 Department of Transportation – Nicole Bryant, Administrator, and Louis Barker, Railroad Planner, Bureau of Rail and Transit, 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 Easement for a private road (use and maintenance) over a parcel of land, approximately 700 feet in length and 25 feet in width (approximately 17,500 square feet/0.4 acres), of the state-owned Mountain Division Railroad Corridor in the Town of Carroll to Industrial Tower & Wireless, LLC for \$18,200, and assess a one-time Administrative Fee of \$1,100 of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated November 20, 2025. MOTION ADOPTED. (6-Yes; 0-No)

LRCP 25-051 Department of Transportation – Nicole Bryant, Administrator, and Louis Barker, Railroad Planner, Bureau of Rail and Transit, 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 Easement for a private road (use and maintenance) over a parcel, approximately 700 feet in length and 25 feet in width (approximately 17,500 square feet/0.4 acres), of the state-owned Mountain Division Railroad Corridor in the Town of Carroll to James and Grace Brooks for \$18,200, and assess a one-time Administrative Fee of \$1,100 of which the Department is in receipt of \$500, subject to the conditions as specified in the request dated November 20, 2025. MOTION ADOPTED. (6-Yes; 0-No)

MISCELLANEOUS:

None

INFORMATIONAL:

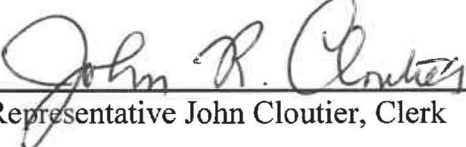
Christopher Shea, Deputy Legislative Budget Assistant, responded to Committee questions pertaining to; LRCP 25-043 Department of Transportation – informational update pertaining to LRCP 24-014, approved April 12, 2024, reduction in acreage from 4.7 +/- acres to 4.02 +/- acres based on a survey completed September 26, 2025 for State-owned land located on the southerly side of NH Route 302 (Eastman Road) in the Town of Conway, thus reducing the appraised value from \$940,000 to \$805,000, as specified November 18, 2025.

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 Monday, March 16, 2026 to be held in Room 228 of Granite Place at 9:30 a.m.

On a motion by Senator Pearl, seconded by Representative Milz, that the meeting adjourn. (Whereupon the meeting adjourned at 10:17 a.m.)

  
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Representative John Cloutier, Clerk