

## AGENDA

### SPECIAL MEETING COMMITTEE ON LANDS AND BUILDINGS

February 19, 2013  
Aldermen Osborne, Ludwig,  
Craig, Shaw, Levasseur

6:00 p.m.  
Aldermanic Chambers  
City Hall (3<sup>rd</sup> Floor)

1. Chairman Osborne calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Robert McGuigan on behalf of Rolling Thunder requesting that the City dedicate a POW/MIA chair in a public venue.  
**Ladies and Gentlemen, what is your pleasure?**
4. Communication from Leon LaFreniere, Planning and Community Development Director, requesting that the committee deem properties at 167, 187 and 189 Lake Avenue and 120 Spruce Street surplus and consider selling the properties to Families in Transition.  
**Ladies and Gentlemen, what is your pleasure?**

#### **TABLED ITEMS**

*(A motion is in order to remove any item from the table.)*

5. Status report on the Adam Curtis Skate Park presented by James DeStefano.  
*(Note: Retabled 1/15/2013; Originally tabled 11/19/2012)*

6. Report of the Committee on Lands and Buildings:

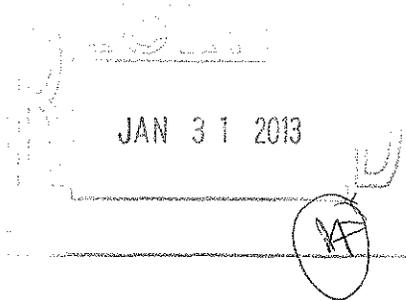
The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the communication from Constantine Scrivanos on behalf of the Dunkin' Donuts Store located at 921 Beech Street to purchase City owned parcel 271-2 be approved with the following stipulations:

- the property be deemed surplus;
- the applicant submit a Lot Line Adjustment plan to the Planning Board for approval;
- the applicant maintains an existing 12 foot buffer; and
- no building expansion be allowed within the parcel

*(Unanimous vote with the exception of Aldermen Ludwig and Osborne who voted in opposition)*

*(Note: Tabled 11/19/2012; Referred back to the Committee on Lands and Buildings by the Board of Mayor and Aldermen on 10/02/2012)*

7. If there is no further business, a motion is in order to adjourn.



Robert McGuigan  
Rolling Thunder Member  
62 Sagewood Circle  
Hooksett, NH 03106  
Cell Phone 603 391 1403  
email – rjmcguigan@gmail.com

Dear Mayor Gatsas,

My name is Robert McGuigan and I'm writing to you on behave of the **Rolling Thunder** organization.

Rolling Thunder was incorporated in 1995 as a class 501©(4) non –profit organization with over 90 chartered chapters throughout the United States and abroad. The primary mission of Rolling Thunder is to educate the public about the many American Prisoners of War left behind following all wars.

To further our mission an idea was born, and acted upon in other municipalities with corporate assistance/sponsorship, to dedicate a chair to the POW/MIAs at public venues. These chairs have been given prominent places of honor in stadiums, easily visible to an optimum number of people in attendance. They are painted black with the POW/MIA insignia in white. A plaque or letter is usually included with the chair to explain its purpose and as a reminder to every one of the over 92,000 POW/MIAs still missing since WW I. Each chair always remains empty to signify the absence of the POW/MIA member. I have enclosed a few pictures of the Gillette Stadium chair as an example of what it would look like.

Rolling Thunder considers a chair like this to be a strong symbol of the value, dedication, and patriotism of the Veterans that have served and are still missing. We have been told that the chairs help the family and friends of the missing to know that we have not forgotten them or their loved one.

Gillette Stadium and the Edward A. LeLacheur Park, home of the Lowell Spinners, are among those that have dedicated chairs. To view a YouTube video of the Chair dedication ceremony at Gillette Stadium please use the following link <http://www.youtube.com/watch?v=r6rI62fLmY4>

There are also numerous other videos online that show what has been done in other locations.

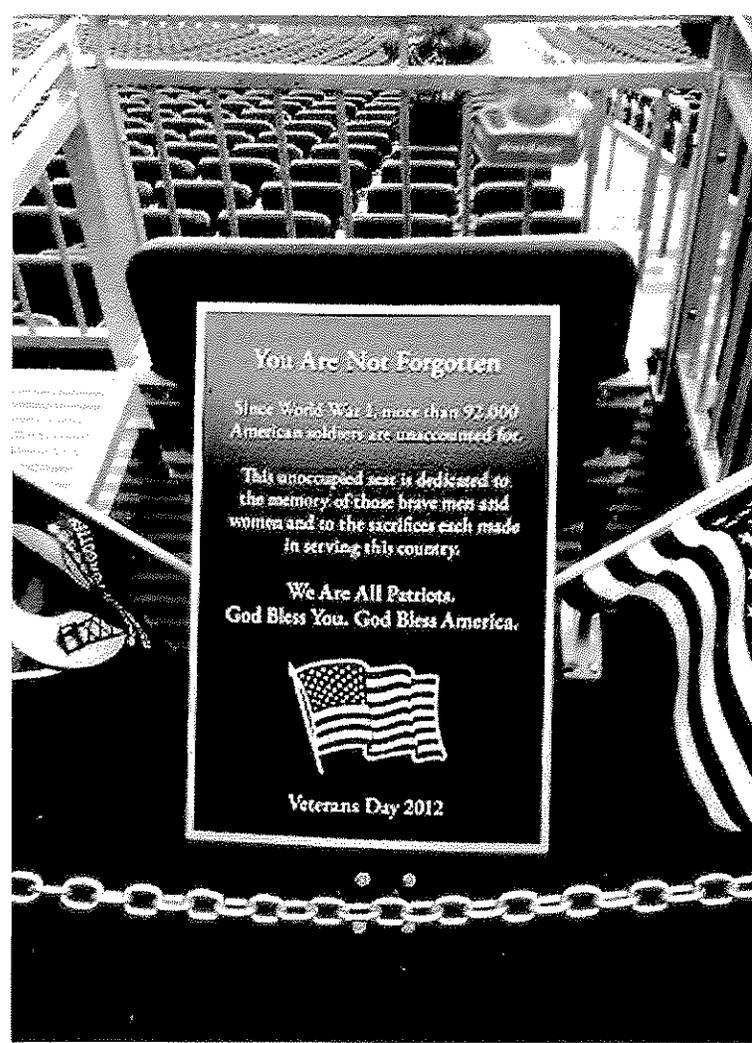
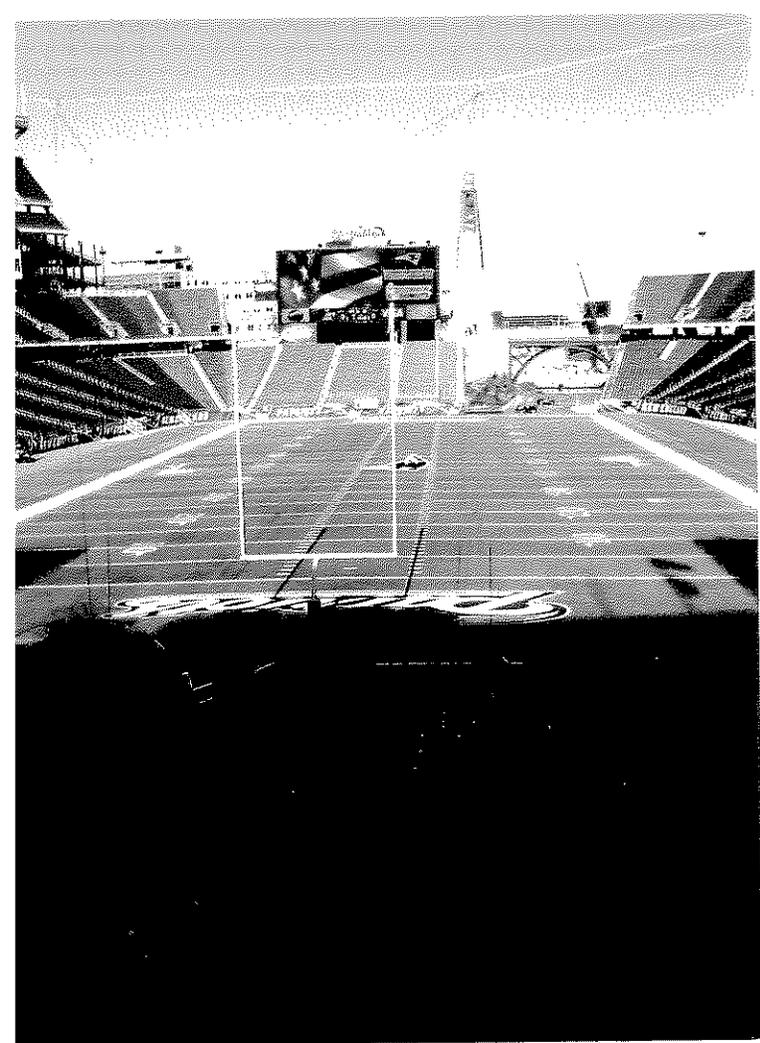
The purpose of this letter is to seek the support of the City of Manchester in our efforts to place a POW/MIA chair in at least one public venue such as the Gill Stadium, or other public venue. We would like to suggest that the unveiling of the chair could be a part of a special media event held in conjunction with the city's centennial celebration of Gill Stadium. Support of this memorial will be widely and positively regarded as a reflection of the City's dedication to all who have served in the military, who are currently serving, and who will serve in the future.

We recognize that financial considerations are important for the City. We believe that the cost for this project will be minimal and we are ready to offer some helpful ideas. The chair need not be new but one that can be painted black with the white POW/MIA logo applied. Rolling Thunder is ready and willing to provide the City with the necessary manpower assistance to reach our goal.

Thank You for your consideration of this request. We look forward to meeting with you and/or the Board to discuss this further at any time. We welcome your thoughts.

Sincerely, on behalf of Rolling Thunder,

Robert McGuigan





# CITY OF MANCHESTER

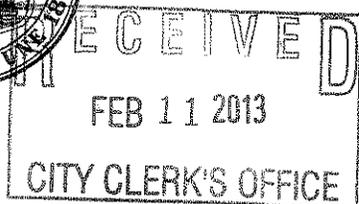
## PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director - Planning & Zoning

Matthew M. Sink  
Deputy Director - Building Regulations



11 February, 2013

Committee on Lands and Buildings  
Honorable Board of Mayor and Aldermen  
City Hall - One City Hall Plaza  
Manchester, N.H. 03101

RE: "Determination of Surplus" Report regarding 167 Lake Avenue

Dear Committee Members:

Pursuant to Section 34.15-25 the Planning & Community Development Department hereby provides a report concerning regarding a proposal to sell four city owned properties at 167, 187, 189 Lake Avenue and 120 Spruce Street to the *Families In Transition* organization. More particularly, the involved properties can be briefly described as follows:

<u>Street Address</u>	<u>TM / Lot #</u>	<u>Parcel Area</u>	<u>Current parcel use</u>
167 Lake Avenue	TM 54, Lot 6	9,999 s.f.	One-story office building
187 Lake Avenue	TM 54, Lot 5	2,499 s.f.	Street access drive-through to Back Street
189 Lake Avenue	TM 54, Lot 4	2,499 s.f.	Vehicular parking
120 Spruce Street	TM 54, Lot 15	<u>4,383 s.f.</u>	Vehicular parking
		19,380 s.f.	

The 167, 187 & 189 Lake Avenue properties are positioned contiguous to each other on the south side of the street, approximately 150 feet east of Pine Street, and the 120 Spruce Street parcel is situated directly across Lake Avenue Back Street from the other three parcels. The one-story office building property at 167 Lake Avenue was acquired by the City via tax deed and rehabilitated with Enterprise Funds received in 1995. The involved properties have since been leased to the Manchester Community Resource Center (MCRC), a non-profit agency which will soon relocate to the Dearborn Memorial Hall building at 434 Lake Avenue. With the move of the MCRC, the City has been seeking a possible new owner for soon-to-be vacant city-owned properties and, toward this end, has discussed the possibility of their disposition to *Families In Transition*, another local non-profit agency.

**Surplus Determination and Disposition:** After investigating the matter, we have determined that there are no known reasons why the City should retain ownership of the parcels in question and it is, therefore, our recommendation that they be deemed surplus to City needs.

The city policy regarding surplus property requires that such property be disposed of through “public auction” unless otherwise ordered by the Board of Mayor and Aldermen on recommendation of the Committee on Lands and Buildings and such disposition is deemed “in the best interest of the city, is required by justice or if other good reason exists.”

Given the previous established use of the property for non-profit community service needs, and given the long and positive community service track record of the prospective new owner, the *Families In Transition* organization, the Committee may wish to declare that it is “in the best interest of the city” to continue using these properties for non-profit community purposes and recommend sale of the properties to *Families In Transition*.

Please reference the attached Letter of Intent submitted by *Families In Transition* which proposes to acquire these properties.

Should you have any questions, I will be available at your next committee meeting.

Sincerely,



Leon L. LaFreniere, AICP, Director

Copy: file  
Map attachment

## LETTER OF INTENT

Please accept this Letter of Intent from Families in Transition, or its assigns ("Buyer") to purchase from the City of Manchester (the "Seller") the property located at 167 Lake Avenue and 189 Lake Avenue, Manchester, NH. Said property is to be purchased together with all, easements, improvements, fixtures and appurtenances, attached and affixed thereon, in accordance with the following terms and conditions.

1. **OFFER TO PURCHASE:** That certain piece or parcel of land and all improvements located thereon as described above ("the Property"). The term "Property" shall also be deemed to include all tangible property owned by Seller and used exclusively in connection with the ownership or operation of the Property.
2. **INTENT TO BE PURCHASED:** Fee simple title via deed without covenants.
3. **PURCHASE PRICE:** Four Hundred Thousand Dollars (\$400,000) for 167 Lake Avenue and Thirty Thousand Dollars (\$30,000) for 189 Lake Avenue for a total of Four Hundred Thirty Thousand Dollars (\$430,000).
4. **TERMS:** The Purchase Price shall be payable by the Buyer to the Seller as follows:

The Buyer shall deliver a promissory note to the Seller upon the following terms and conditions:

- (i) Loan Amount: \$430,000
- (ii) Term: One (1) year secured by a mortgage
- (iii) Interest Rate: Three percent (3%)
- (iv) Payments: Monthly payment of "interest only" with a balloon payment of Four Hundred Thirty Thousand Dollars (\$430,000) by bank or certified check or wire transfer on the one (1) year anniversary of the promissory note.

5. **DUE DILIGENCE PERIOD:** Buyer has 60 days, from the date of execution of the Purchase and Sale Agreement, described below (the "Due Diligence Period"), to conduct a review of the Property, including, but not limited to, in Buyer's sole discretion, a zoning and permitting review, a review of title to the Property, an environmental audit/inspection, a review of any restrictions affecting the Property, a review of any records or reports pertaining to the Property, or any other inspection Buyer feels is necessary. During this period, Seller agrees to cooperate with Buyer's need to examine and prepare building plans, property records, environmental reports, etc. and to allow Buyer reasonable access to the Property to perform any tests or inspections it deems necessary. If prior to the expiration of the Due Diligence Period, Buyer is not

satisfied with the results of any report or inspection, Buyer may terminate the Purchase and Sale Agreement and the Deposit shall be returned to Buyer and the transaction will be terminated without further recourse to either Buyer or Seller. Upon execution of the Purchase and Sale Agreement, Seller shall provide Buyer with copies of any and all inspections, reports, title policies, plans, etc. in its possession with respect to the Property. In the event that the transaction does not close, Buyer shall return all copies to the Seller.

6. **APPROVALS:** This sale is subject to Buyer receiving all necessary local, State and Federal Approvals to operate a childcare/daycare center at the Property (the "Approvals"). All costs for planning, engineering etc. are to be paid by the Buyer.
7. **FINANCING:** This sale is subject to Buyer receiving financing, by a date to be specified in the Purchase and Sale Agreement, sufficient to acquire and rehabilitate the Property for its intended use as a childcare/daycare center (the "Financing").
8. **CLOSING:** The closing to occur on or before April 30, 2014 (the "Closing") if Buyer has not terminated the Purchase and Sale Agreement during the Due Diligence Period or because Buyer is unable to obtain Financing or Approvals.
9. **CONDITIONS PRECEDENT TO CLOSING:** The Purchase and Sale Agreement shall require normal conditions contained in similar agreements related to title, condemnation, and fire or other casualty.

Transfer of Lot 54-6 specifically is contingent on the City of Manchester Board of Mayor and Aldermen passage of an ordinance authorizing sale.

10. **CONVEYANCE OF PROPERTY:** Title to the Property will be conveyed by Seller to Buyer via a warranty deed, conveying marketable and insurable title to the Property, free and clear of any and all outstanding liens and encumbrances.
11. **PURCHASE AND SALE AGREEMENT:** Upon acceptance of this Letter of Intent, Seller and Buyer, through their respective attorneys, shall negotiate and execute a mutually acceptable Purchase and Sale Agreement (the "Purchase and Sale Agreement"). Buyer and Seller will work diligently to execute the Purchase and Sale agreement within thirty (30) days of the execution hereof. During the thirty (30) day period, Seller shall not offer the Property for sale to, or negotiate with anyone other than the Buyer. Buyer's attorney shall be responsible for drafting the Purchase and Sale Agreement and the Lease referenced in Section 10, above.
12. **COMMISSION:** Buyer and Seller acknowledge that no broker was involved in the transactions contemplated by this letter of intent.

13. ACCEPTENCE: Seller shall have until 5:00 p.m. on February \_\_\_\_\_, 2012 to accept the terms of this letter of intent.

This letter outlines business terms the Buyer and Seller will include into a purchase and sale agreement. If the terms of this offer are acceptable, please so indicate by signing below.

Buyer:

FAMILIES IN TRANSITION

Date: 2-12-13

By: Maureen Beauregard  
Name: Maureen Beauregard  
Title: Executive Director

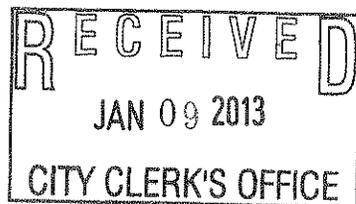
Seller:

CITY OF MANCHESTER

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title

January 9, 2013



Maura Leahy  
Office of the City Clerk  
City of Manchester  
One City Hall Plaza  
Manchester, NH 03101

RE: LAND AND BUILDINGS COMMITTEE

Dear Maura:

Pursuant to our recent discussion, I'm writing to request to be added to the agenda of the next Land and Buildings Committee meeting to provide an update on the proposed upgrades to the Adam Curtis Skate Park on Maple Street.

Specifically, I'd like to know from the City and L&BC if it supports the following concepts:

- 1) Allowing the [www.XMVskate.com](http://www.XMVskate.com) entity to long-term NNN land lease the skate park property from the City; and
- 2) Allowing the [www.XMVskate.com](http://www.XMVskate.com) entity to long-term NNN lease of the Regis Lemire Community Center property from the City.

If in agreement, I'd like direction on the process to formally begin negotiating details of the leases, as well an operating agreement. Specifically, we'd need to determine and agree to such things as:

- Improvements to be made and approval process
- lease rate/terms/lessee obligations
- timetables for control/construction
- capital reserve requirements
- revenue sharing
- operations
- bonding
- security
- environmental protection
- records inspection
- assignment & subcontracts
- insurance
- default & termination
- other

-more-

Page 2

Maura, let me know if you have any questions, and I can get on the next L&BC meeting agenda. Thanks for your time and consideration.

Sincerely yours,

James T. DeStefano  
XMV Project Coordinator

65 Michigan Ave.  
Manchester, NH 03104  
603-930-8408  
[jtd@grubbellisne.com](mailto:jtd@grubbellisne.com)

CC: Peter Capano, Parks Department Director

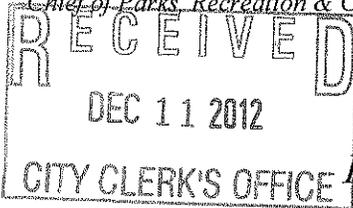
Kevin A. Sheppard, P.E.  
Public Works Director

Timothy J. Clougherty  
Deputy Public Works Director

Peter D. Capano, P.E.  
Chief of Parks, Recreation & Cemetery



Commission  
Richard E. Powers, Chairman  
George "Butch" Joseph, Clerk  
Andrew Manning  
William Craig  
Robert Blaisdell



**CITY OF MANCHESTER**  
*Department of Public Works*  
*Parks, Recreation & Cemetery Division*

December 11, 2012

Committee on Lands and Buildings  
One City Hall Plaza  
Manchester NH 03103

RE: Adam Curtis Skatepark

Chairman Osborne,

The Parks, Recreation and Cemetery Division of the Highway Department has been working with Mr. James DeStefano who is proposing a concept regarding the existing skatepark. The concept anticipates leasing the facility, making improvements to the site, and converting it to a year-round operation. We are happy to share our thoughts with you on this idea.

At present the Adam Curtis Skatepark is an open air, unregulated amenity located behind the Regis A. Lemire Youth Center at 275 Maple St. It is often the site of unwanted activity and is in need of some repair. Mr. DeStefano proposes to incorporate the youth center into an expanded structure that would serve as access to the skatepark. The skatepark would be either roofed and surrounded by fencing, or enclosed completely in a building. His plan is to charge admission to the site, offer concessions, and rentals.

We are comfortable with Mr. DeStefano's concepts and believe that either would reduce illicit activities and result in a better, safer, and more entertaining experience for skatepark users. However, the fully enclosed option is our strong preference. A roof and fence set-up, while increasing access control, would still leave the park exposed to fence breeches and vandalism. Only by completely enclosing the facility would these issues be minimized.

It is critical that the programs offered at the Regis A. Lemire youth center be continued. Computer access and help with homework are two of the services our Recreation Supervisor provides there to a local population in need. Additionally, we have some concerns regarding affordability to the skating clientele, though we believe that an analysis of the financial aspects of the project should come from others possessing this type of expertise.

Sincerely,

Peter D. Capano, P.E.  
Chief – Parks, Recreation, Cemetery

475 Valley Street • Manchester, New Hampshire 03103 • (603) 624-6444 • FAX: (603) 624-6487  
Cemetery Division • 765 Brown Avenue • Manchester, New Hampshire 03103 • (603) 624-6514  
E-mail: [parks@manchesternh.gov](mailto:parks@manchesternh.gov) • Website: [www.manchesternh.gov](http://www.manchesternh.gov)



# CITY OF MANCHESTER

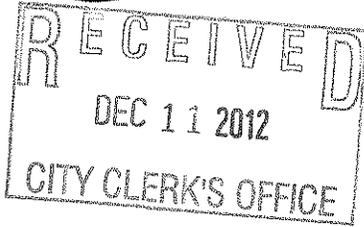
## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Matthew M. Sink  
Deputy Director Building Regulations



### MEMORANDUM

**Date:** December 11, 2012

**To:** Committee on Administration and Information Systems

**From:** Max Sink, Deputy Director *M.S.*

**Subject:** Adam Curtis Skate Park

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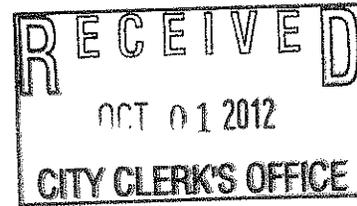
On Friday, October 12, 2012, Planner Jonathan Golden and I met with Jim DeStefano and his design team along with representatives from the Parks and Recreation Division to discuss possible options for improvements to the skate park facility.

Based on the representations made of the various proposals, we believe that the improvements can be done in conformance with all applicable city codes.

We are available to answer any further questions you may have.

October 1, 2012

Matt Normand  
Office of the City Clerk  
City of Manchester  
One City Hall Plaza  
Manchester, NH 03101



RE: LAND AND BUILDINGS COMMITTEE

Dear Matt:

Pursuant to a recent discussion I had with Alderman Ed Osborne, I'm writing to request to be added to the agenda of the next Land and Buildings Committee meeting to provide an update on the proposed upgrades to the Adam Curtis Skate Park on Maple Street.

I was initially in front of the Committee back in February. Since that initial presentation, we have made some excellent progress and I wanted to come back to provide an update to the Committee.

Attached are two renderings of the park; one that is a full enclosure and one that is roofed & fenced. We have initial construction quotes upwards of \$2.3 M for the full enclosure plan. See enclosed renderings.

Matt, let me know if you have any questions, and I can get on the next L&BC meeting agenda. Thanks for your time and consideration.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Jim DeStefano".

James T. DeStefano  
XMV Project Coordinator

65 Michigan Ave.  
Manchester, NH 03104  
603-930-8408  
[jtd@grubbellisne.com](mailto:jtd@grubbellisne.com)

CC: Alderman Ed Osborne  
Peter Capano, Parks Department Director  
Jay Minkarah, Economic Development Director

Encs.



**XMV SKATE PARK**

**MANCHESTER, NEW HAMPSHIRE**

**OPTION 1 FRONT PERSPECTIVE**

**24 JULY 2012**





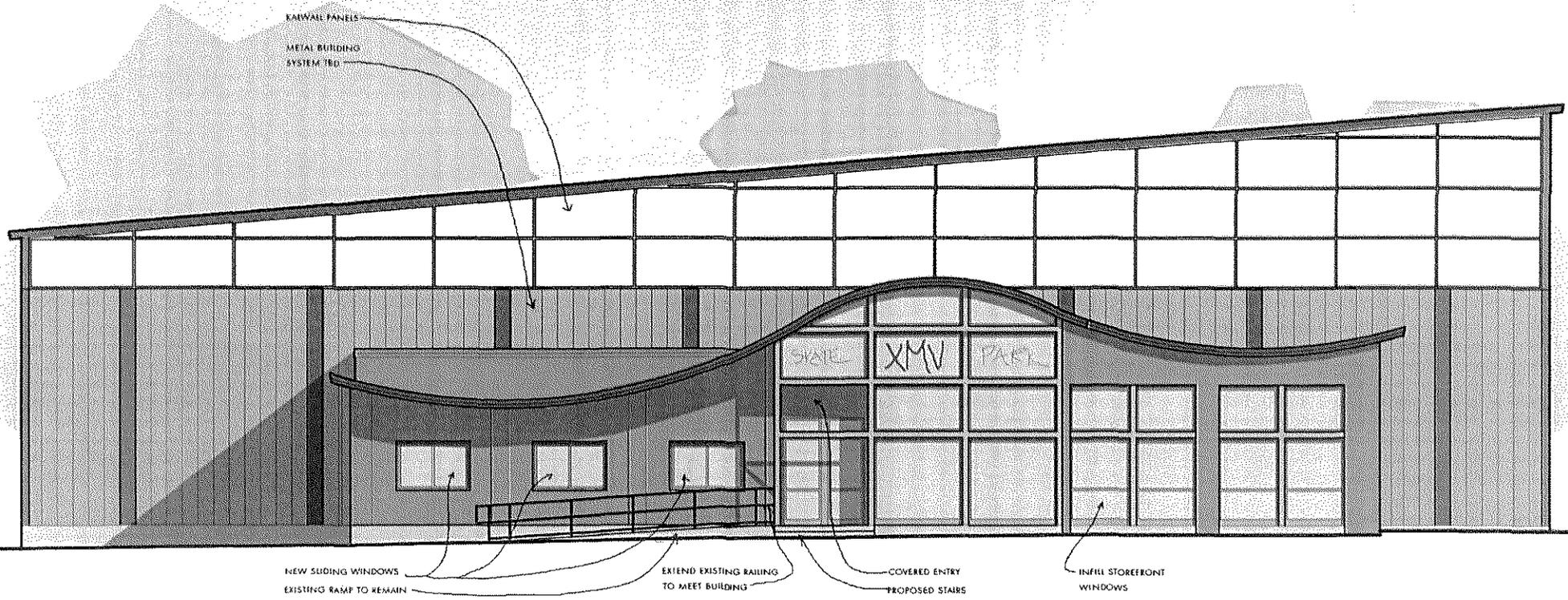
**XMV SKATE PARK**  
**MANCHESTER, NEW HAMPSHIRE**

**OPTION 1 RIGHT PERSPECTIVE**

**24 JULY 2012**



© 2012



PROPOSED ADDITION AND RENOVATION TO:  
**XMV SKATE PARK**

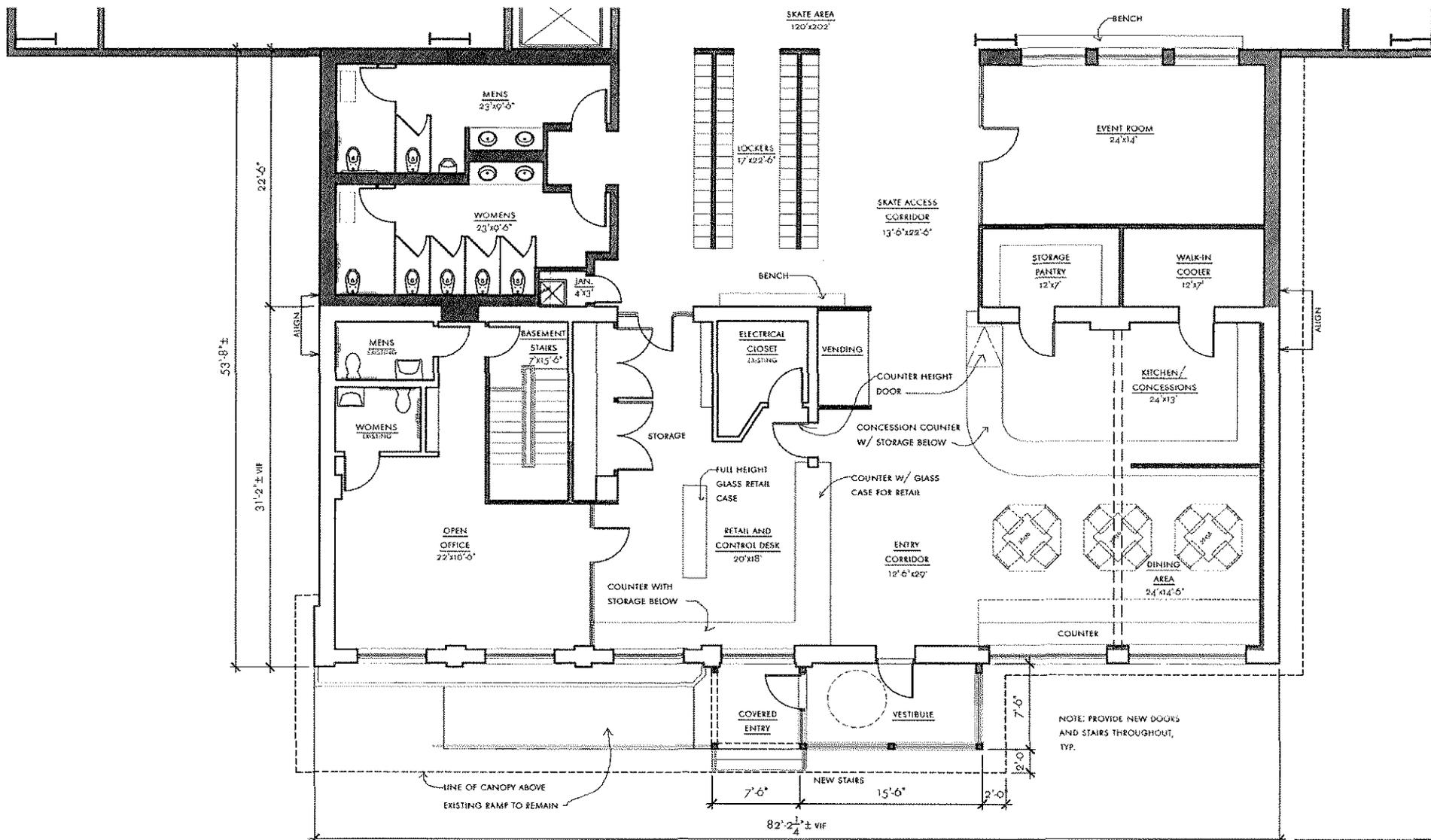
MANCHESTER, NEW HAMPSHIRE

PROPOSED WEST ELEVATION OPTION 1

1/8"=1'-0"

13 JUNE 2012



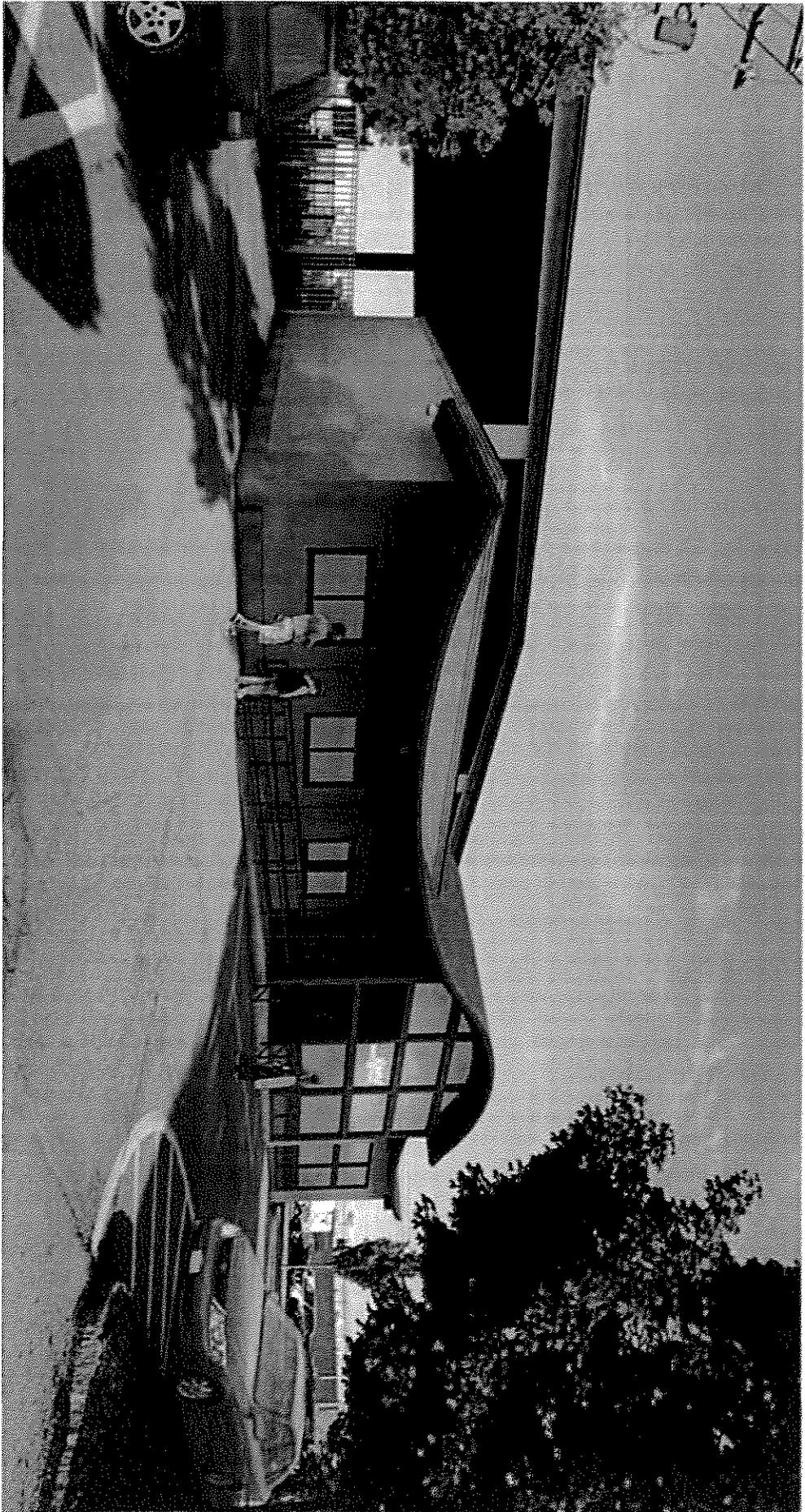


PROPOSED ADDITION AND RENOVATION TO:  
**XMV SKATE PARK**  
 MANCHESTER, NEW HAMPSHIRE

PROPOSED PLAN OPTION 1  
 1/8" = 1'-0"

13 JUNE 2012





XMV SKATE PARK

MANCHESTER, NEW HAMPSHIRE

OPTION 2 FRONT PERSPECTIVE

24 JULY 2012





XMV SKATE PARK

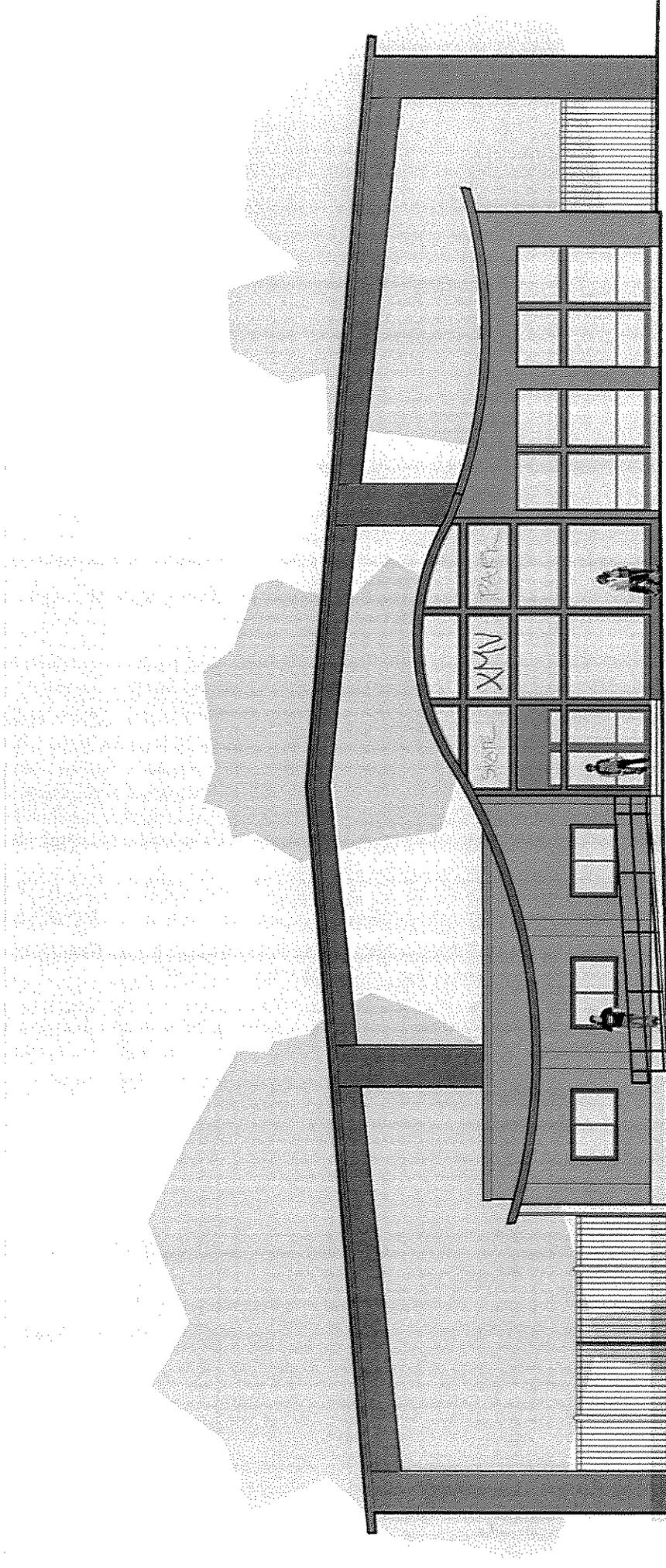
MANCHESTER, NEW HAMPSHIRE

OPTION 2 RIGHT PERSPECTIVE

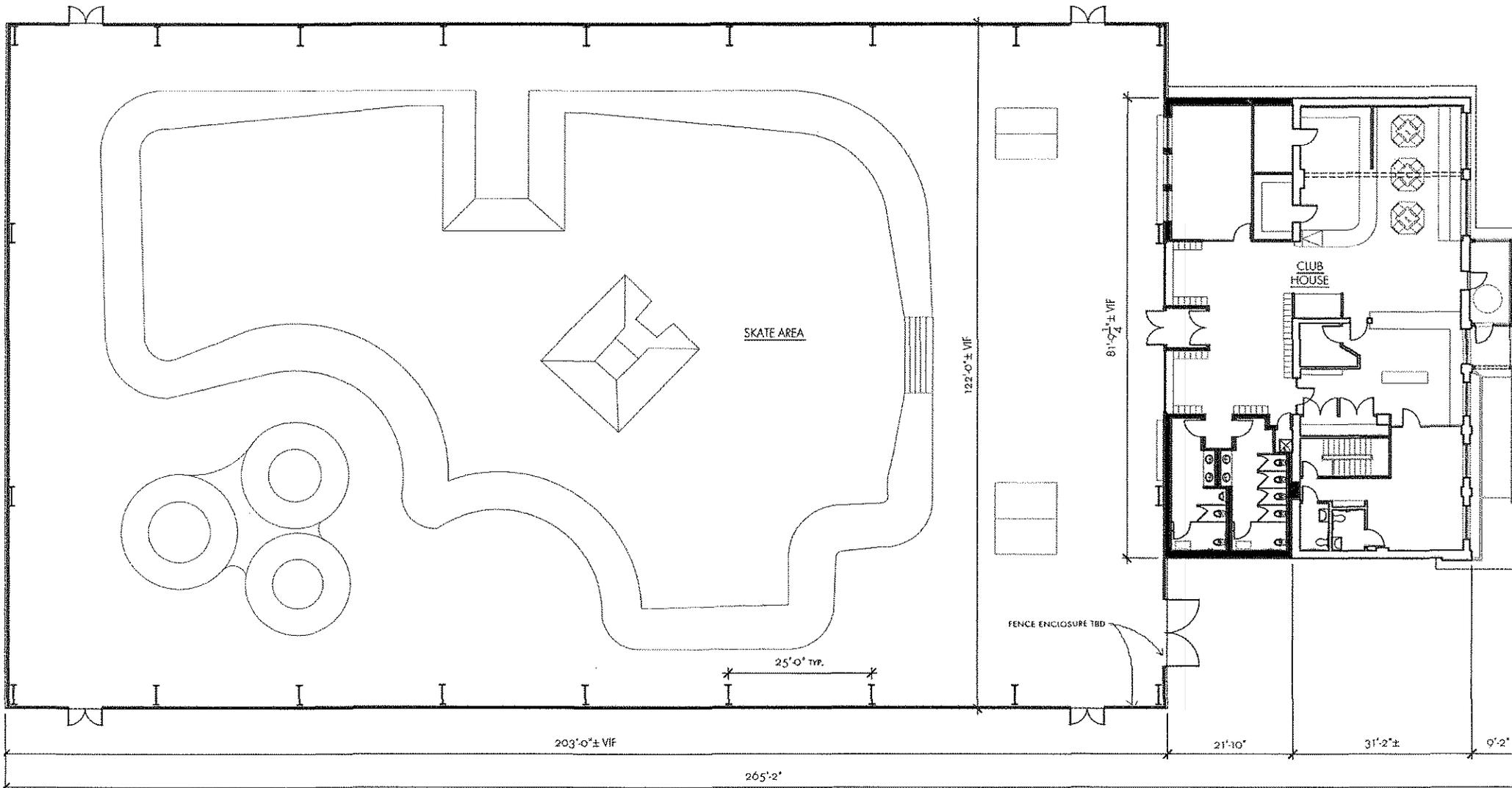
24 JULY 2012



© 2012



DESTEFANO ARCHITECTS ©2012



PROPOSED ADDITION AND RENOVATION TO:  
 XMV SKATE PARK  
 MANCHESTER, NEW HAMPSHIRE

PROPOSED PLAN OPTION 2  
 1/16" = 1'-0"

13 JUNE 2012



**To the Board of Mayor and Aldermen of the City of Manchester:**

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the communication from Constantine Scrivanos on behalf of the Dunkin' Donuts Store located at 921 Beech Street to purchase City owned parcel 271-2 be approved with the following stipulations:

- the property be deemed surplus;
- the applicant submit a Lot Line Adjustment plan to the Planning Board for approval;
- the applicant maintains an existing 12 foot buffer; and
- no building expansion be allowed within the parcel

*(Unanimous vote with the exception of Aldermen Ludwig and Osborne who voted in opposition)*

Respectfully submitted,



Clerk of Committee

At a meeting of the Board of Mayor and Aldermen held October 2, 2012, on a motion of Alderman Roy, duly seconded by Alderman Osborne, the report of the Committee was referred to the Committee on Lands and Buildings.



City Clerk

Matnec, LLC  
3 Pluff Ave  
North Reading, MA 01864  
(978) 898-1200

8/21/12 Sp. L+B  
New Business

Constantine G. Scrivanos  
Direct: (978) 898-1333

City of Manchester  
Board of Mayor and Aldermen  
Attn: Mayor Gatsas  
1 City Hall Plaza  
Manchester, New Hampshire 03101

**Re: Dunkin' Donuts Store  
921 Beech Street  
Parcel 278/1**

Dear Sirs and Madam:

I am writing on behalf of Matnec, LLC to express interest in purchasing this 0.17 acre parcel of land. Pursuant to a licensing agreement with the City dated August 31, 1981, our store is using this parcel for parking and to provide additional access for our patrons.

Please let me know if the City is interested in discussing the possible sale of this parcel.

I look forward to hearing from you.

Sincerely,



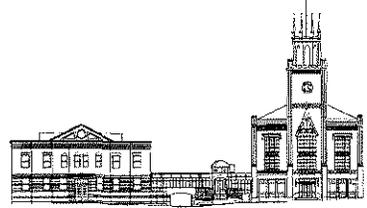
Constantine G. Scrivanos



# CITY OF MANCHESTER

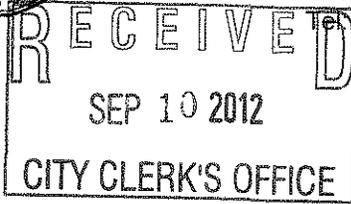
## Board of Assessors

One City Hall Plaza, West Wing  
 Manchester, New Hampshire 03101  
 Phone: (603) 624-6520 – Fax: (603) 628-6288  
 Email: [assessors@ci.manchester.nh.us](mailto:assessors@ci.manchester.nh.us)  
 Web: [www.ManchesterNH.Gov](http://www.ManchesterNH.Gov)



Robert J. Gagne, Chairman  
 Michael W. Hurley

Lisa Turner  
 Assistant to Assessors



To: Chairman Ed Osborne, Committee on Lands & Buildings  
 From: Robert J. Gagne, Chairman, Board of Assessors  
 Date: September 10, 2012  
 Re: Tax Parcel 278/2A / Beech Street / 7,463 Sq.Ft. Portion of Livingston Park used by Dunkin Donuts store for parking and drive-up window access.

The Assessors have no interest or objection to the sale of City land as requested by Matnec, LLC (BMA New Business 8/21/2012). The following is a summary of important facts about the parcel:

Property Location	Beech Street & Hooksett Road / part of Livingston Park
Assessors Tax Parcel Map/Lot	Map 278 Lot 2A (no actual subdivided lot – record created for tax purposes only)
Property Owner	City of Manchester, Parks and Recreation Department
Deed Book/Page	Unknown / No title search undertaken
Date Acquired	Unknown
Improved/Vacant	Improved / Outbuildings only consisting of paved parking and driveway for drive-up window.
Total Land Area	7,463 square feet per license agreement and site plan.
Current Zoning	B-1 / Neighborhood Business & CV / Civic-Conservation
Overlay District	N/A
Easements / Restrictions	None known
Current Assessed Value	Total = \$102,600 / Assessed Land Value = \$99,500; Assessed Outbuilding Value = \$3,100
Comments	Use is by license to occupy from the Commissioners of the Parks & Recreation Department per agreement date 9/18/1981. Per RSA 72:23, I, City land occupied by a non-exempt entity is taxable. Tax Parcel created 3/19/2012.
Attachments	Vision Property Record Card GIS Parcel Location Map GIS Parcel Zoning Map GIS 2010 Aerial Photo Map

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF MANCHESTER PARKS & REC						Description	Code	Appraised Value	Assessed Value	2017 MANCHESTER, NH
C/O MATNEC LLC 3 PLUFF AVE N READING, MA 01864 Additional Owners:						COM LAND	3370	99,500	99,500	
						COMMERC.	3370	3,100	3,100	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Other ID: 02780002A		RAD OR CAD270		ASSOC PID#						
Land Adjust NO		Callback Ltr								
Voided NO		Sketch Note								
Total SF 7463		Land Class								
Zone		Parcel Zip 03104								
Frontage/Dep										
GIS ID: 278-2A										

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF MANCHESTER PARKS & REC		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		6467/421	08/02/2001	U	I											
Total:						Total:										

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
Total:												

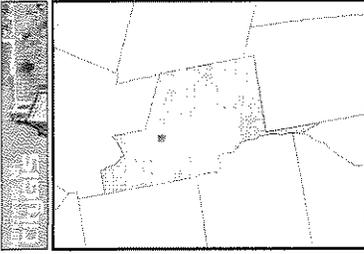
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH					Appraised Bldg. Value (Card)	0	
603/A									Appraised XF (B) Value (Bldg)	0	
										Appraised OB (L) Value (Bldg)	3,100
										Appraised Land Value (Bldg)	99,500
										Special Land Value	0
										Total Appraised Parcel Value	102,600
										Valuation Method:	C
										Adjustment:	0
										Net Total Appraised Parcel Value	102,600

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									3/20/2012			RG	50	Map Change

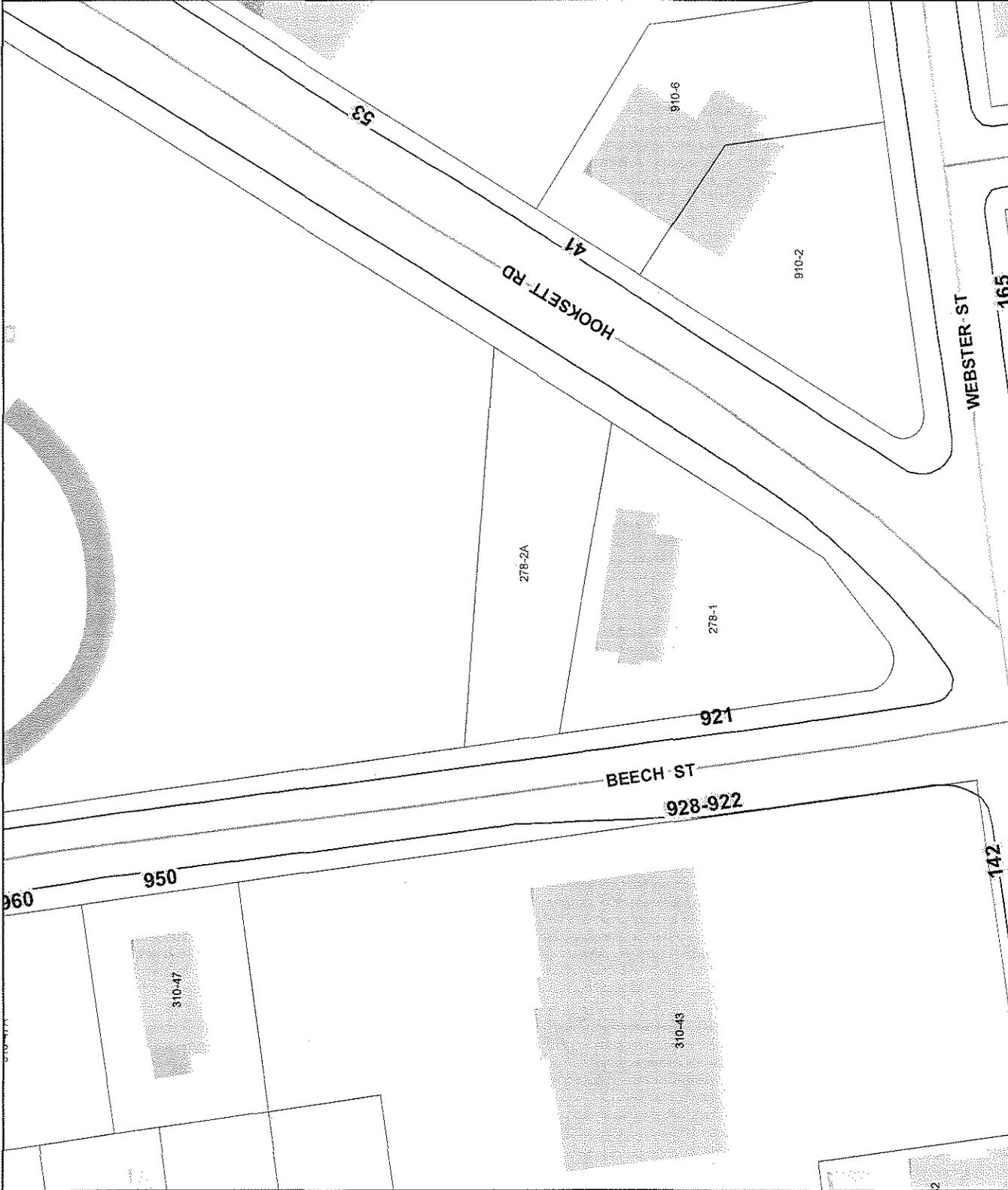
LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	L Factor	S A	C Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	3370	PARK LOT				7,463 SF	10.16	1.00	E	0.75	603	1.75	CF=SHAPE/UTILITY	N	0.000		13.33	99,500
Total Card Land Units:						0.17 AC	Parcel Total Land Area:0.17 AC						Total Land Value: 99,500					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description						
Model	00		Vacant										
<b>MIXED USE</b>													
	<i>Code</i>		<i>Description</i>				<i>Percentage</i>						
	3370		PARK LOT				100						
<b>COST/MARKET VALUATION</b>													
	Adj. Base Rate:		0.00										
	Replace Cost		0										
	AYB												
	EYB		0										
	Dep Code												
	Remodel Rating												
	Year Remodeled												
	Dep %												
	Functional Obslnc												
	External Obslnc												
	Cost Trend Factor		1										
	Status												
	% Complete												
	Overall % Cond												
	Apprais Val												
	Dep % Ovr		0										
	Dep Ovr Comment												
	Misc Imp Ovr		0										
	Misc Imp Ovr Comment												
	Cost to Cure Ovr		0										
	Cost to Cure Ovr Comment												
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value	
PAV1	PAVING-ASPH			L	4,125	1.50	2006		0		50	3,100	
PK1	PARKING SPA			L	15	0.00	2006		0		50	0	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>													
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value							
<b>Ttl. Gross Liv/Lease Area:</b>		0	0	0									

No Photo On Record



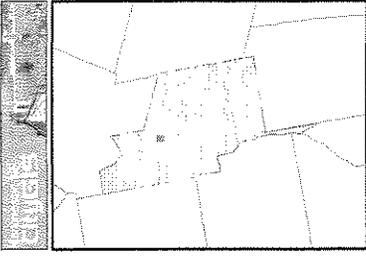
Open Map Showing Extent Of Map At Left



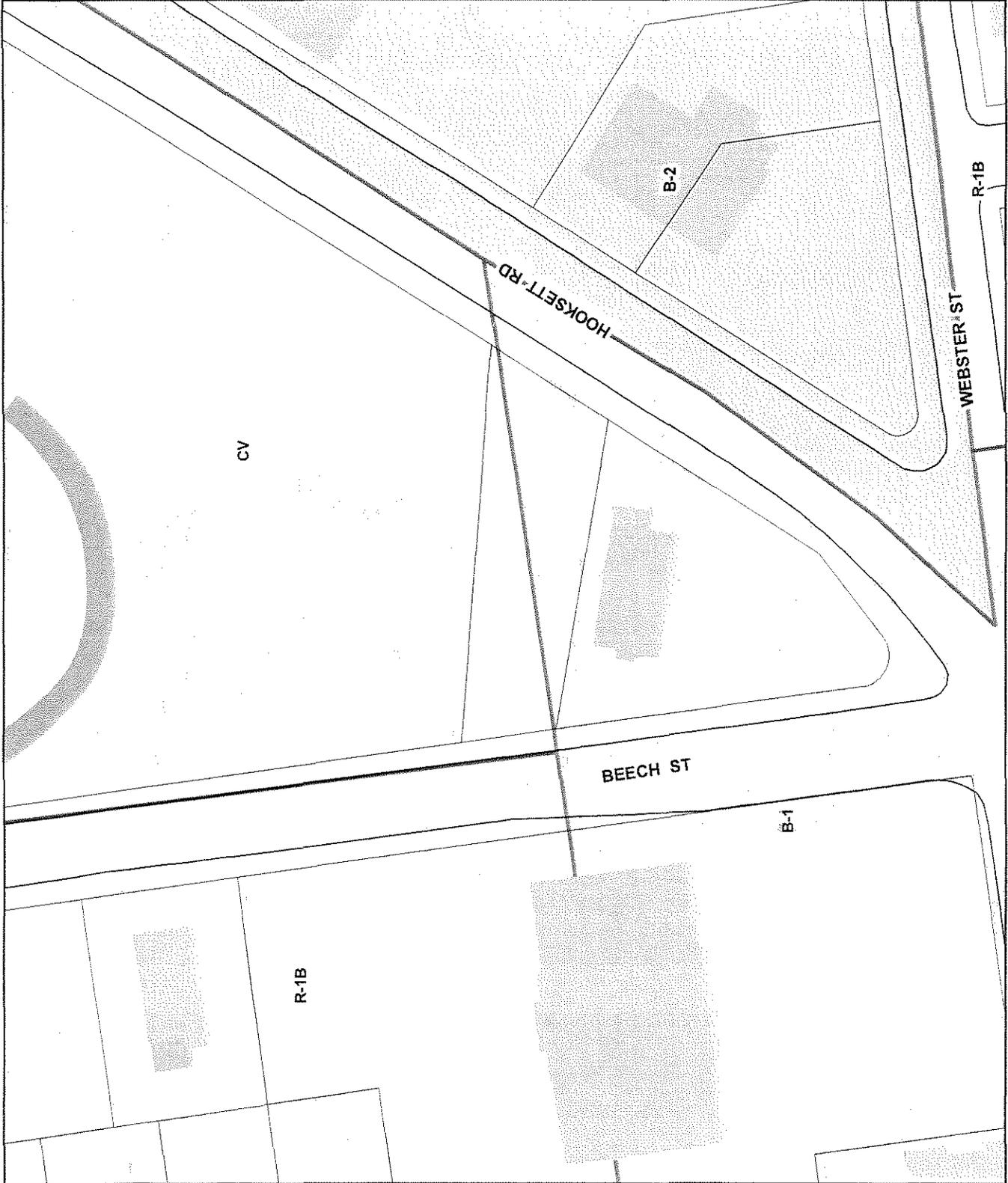
City of Manchester, New Hampshire - CityGIS Map Print

**DISCLAIMER**

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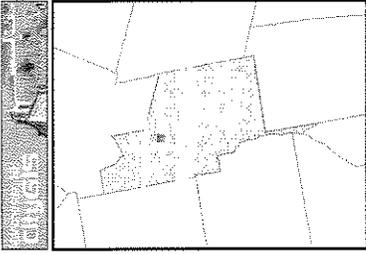
Inset Map Showing Extent of Map At Left



City of Manchester, New Hampshire - CityGIS Map Print

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Aerial Map Showing Location of Map Area (Left)



City of Manchester, New Hampshire - CityGIS Map Print

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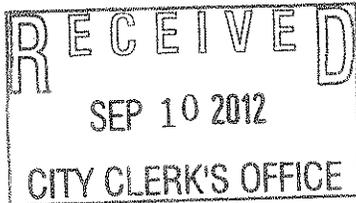
*Kevin A. Sheppard, P.E.*  
*Public Works Director*

*Timothy J. Clougherty*  
*Deputy Public Works Director*

*Peter D. Capano, P.E.*  
*Chief of Parks, Recreation & Cemetery*



*Commission*  
*Richard E. Powers, Chairman*  
*George "Butch" Joseph, Clerk*  
*Andrew Manning*  
*William Craig*  
*Robert Blaisdell*



**CITY OF MANCHESTER**  
*Department of Public Works*  
*Parks, Recreation & Cemetery Division*

September 10, 2012

Committee on Lands and Buildings  
1 City Hall Plaza  
Manchester NH, 03103

RE: 921 Beech Street

Dear Committee members,

The Parks, Recreation and Cemetery Division of the Department of Public Works have reviewed the request for purchase of the parcel adjacent to the Dunkin Donuts property at 921 Beech St. This parcel has been in use by agreement with the Parks Commission since 1981. Dunkin Donuts utilizes it for their drive through and for employee parking.

According to the city solicitor's office the parcel has no restrictions on its sale, and we have no plans to utilize it as park land. Therefore, we have no objection to the sale with the thought that getting the parcel on the tax roles is beneficial to the city.

Conditions of the sale should include maintaining an existing twelve foot buffer extending from the edge of the pavement to the fencing on the tennis courts. Additionally, we recommend that no building expansion be allowed within the parcel to avoid a sense of crowding the park.

We also understand that the property did not go through subdivision. This process should be undertaken by others with our input.

Sincerely,

  
Peter D Capano  
Chief



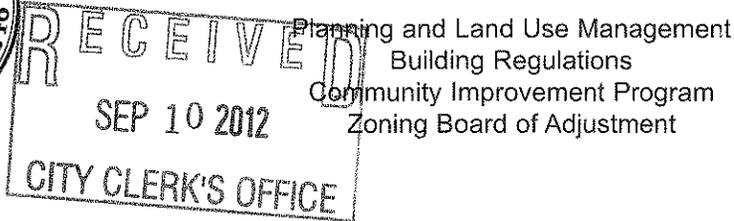
# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director - Planning & Zoning

Matthew M. Sink  
Deputy Director - Building Regulations



10 September, 2012

Alderman Ed Osborne, Chairman  
Committee on Lands and Buildings  
Honorable Board of Mayor and Aldermen  
City Hall - One City Hall Plaza  
Manchester, New Hampshire 03101

re: *Request by MATNEC LLC to acquire portion of Livingston Park land (TM 278, Lot 2)*

Honorable Committee Members:

This is to provide a report pursuant to Section 34.15-25 pertaining to the above-referenced parcel.

**Background:** MATNEC LLC, the owner of the “Dunkin Donuts” property at 921 Beech Street (TM 278, Lot1), has recently requested the opportunity to acquire a portion of the abutting south end of Livingston Park (TM 278, Lot 2) which the City, beginning in 1981, had leased to a previous owner of the “Dunkin Donuts” property (see the shaded area on the accompanying map). Most of this previously leased area is currently being used to provide parking and a vehicular order-to-go lane for “Dunkin Donuts”.

After investigating the matter and consulting with other City agencies, we have determined that there are no known restrictions that would prevent the City from selling to the private sector a portion of City-owned Livingston Park property in this vicinity. Furthermore, The Parks, Recreation and Cemetery Division has indicated that they have no plan to use this area as park land and have no objection to the transfer of this land to MATNEC LLC providing two conditions are met: that in order “to avoid a sense of crowding” in the tennis court area of Livingston Park, (1) the existing 12-foot green space buffer between the edge of pavement and the tennis court fencing will continue to be maintained and (2) no further building expansion will take place on TM 278, Lot 1.

**Zoning:** The zoned portion of City land under discussion is split-zoned, with the majority of the land zone “Conservation District” and part of the land zoned “Neighborhood Business (B-1). While the land under discussion has been used in conjunction with the “Dunkin Donuts” business since 1981, the “Conservation District” is more appropriately delineated as the City’s open space and recreational lands.

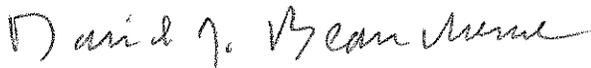
One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 or (603) 624-6475 Fax: (603) 624-6529 or (603) 624-6324  
E-Mail: [pcd@manchesternh.gov](mailto:pcd@manchesternh.gov)  
[www.manchesternh.gov](http://www.manchesternh.gov)

**Surplus Determination and Disposition:** For these reasons, it appears there are no practical grounds why this portion of City-owned Livingston Park land currently under discussion could not be declared surplus and, if deemed appropriate, sold in a manner consistent with Section 34.21 of the City Ordinance. If this is the case, the City may wish to find that it may reasonably sell the subject portion of Livingston Park to MATNEC LLC since the abutting property owners at TM 278, Lot 1 – whether they have had a lease agreement with the City or not – have consistently used the City-owned land in question for commercial purposes associated with the “Dunkin Donuts” operation.

We would further recommend that any sale of the subject property be contingent on the applicant’s submission of a Lot Line Adjustment plan, acceptable to the Parks, Recreation and Cemetery Division, to the Planning Board, for approval, which fulfills the above noted concerns of the Parks, Recreation and Cemetery Division.

If you have any questions, staff will be available at your meeting.

Sincerely,



David J. Beauchesne, Senior Planner

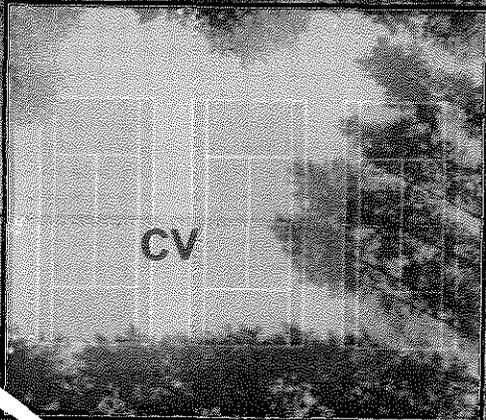
Copy: Leon LaFreniere, Director; file

# Environs of Livingston Park (South End)

Livingston Park  
TM 278, Lot 2  
Manchester Parks & Rec.  
(133.8 ac.)

Tennis  
Court  
Fence

Portion of TM 278, Lot 2  
(Livingston Park)  
formerly subject to  
lease agreement  
7,463 s.f. (0.17 ac.)



R-1B

BEECH ST.

B-1

D.W. HIGHWAY - U.S. RT. 3 - HOOKSETT Rd.

B-2

Dunkin Donuts  
921 Beech St.  
TM 278, Lot 1  
MATNEC LLC  
14,168 s.f. (0.33 ac.)

WEBSTER ST.

R-1B

ASH ST.

## Zoning District Boundary Line

1. This map was created by the City of Manchester Planning & Economic Development Department (D. Beauchesne), 10 September, 2012.
2. All geographic information shown on this map was derived from the City of Manchester GIS.

