AGENDA

COMMITTEE ON LANDS AND BUILDINGS

April 20, 2021 **6:15 p.m.**
Aldermen Shaw, Levasseur **Online Virtual Meeting**
Cavanaugh, Hirschmann, Long **Call +1 (872) 240-3212 and enter**
Access Code: 997-217-365
when prompted

1. Chairman Shaw calls the meeting to order.

2. Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Committee is authorized to meet electronically.

3. The Clerk calls the roll.

4. Communication from Gerald Giovagnoli requesting to purchase two parcels located on Mooresville Road, Tax Map 856, Lots 3A and 3B. *(Note: Attached are responses from the Planning & Community Development Department, Assessor and the Tax Collector.)*

5. Discussion regarding the sale of the Wellington Hill land.
Ladies and Gentlemen, what is your pleasure?

6. Discussion regarding the sale of 2 Bethel Court.
Ladies and Gentlemen, what is your pleasure?

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

7. Communication from Hunter Morris regarding the purchase of 521 Maple Street.
(Note: This property was already declared surplus by the committee on 10/29/2019; attached are responses from the Planning & Community Development Department and Assessor.)

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

From: Ferruolo,JoAnn
To: McCarthy,Lisa
Subject: FW: SUBJ: ACQUIRING PARCELS 856-3A AND 856-3B
Date: Friday, March 05, 2021 4:18:37 PM

JoAnn Ferruolo
Assistant City Clerk

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

Tel: 603-624-6455 Fax: 603-624-6481
E-Mail: jferruolo@manchesternh.gov

From: Ronald Giovagnoli [mailto:rpgiov@yahoo.com]
Sent: Friday, March 05, 2021 4:09 PM
To: CityClerk
Cc: DAVIDGIOVAGNOLI@HOTMAIL.COM
Subject: SUBJ: ACQUIRING PARCELS 856-3A AND 856-3B

Date: 5 May 2021

From: Gerald P. Giovagnoli

To: To whom it may concern in the City of Manchester

SubJ: AQUIRING PARCELS 856-3A AND 856-3B

Respectfully, request to inquire into the possibility acquiring parcels 856-3a and 856-3b, from the City of Manchester; as shown on the City of Manchester's assesors web site.

Contact information: Gerald P. Giovagnoli
Tel: # 401-775-1250
E-Mail g.giovagnoli@cox.net
Address: 13 Canonicus Ave
Newport, RI 02840

David Giovagnoi
Tel: 603-635-6686
E-mail: DAVIDGIOVAGNOLI@HOTMAIL.COM
Address: 725 South Mammoth Rd
Manchester, NH 03109

Thank You

CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

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

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

March 9, 2021

Alderman Barbara Shaw, Chairman
Committee on Lands and Buildings
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Request to Purchase Lots 856-3A and 856-3B

Dear Chairwoman Shaw and Honorable Committee Members:

The City has received a request to purchase City-owned real estate, identified as Tax Map 856, Lots 3A and 3B, which are near Interstate 293 and Mooresville Road. The purpose of this letter is to provide a response from the Planning and Community Development Department (PCD), pursuant to Sections 34.15 – 25 of the Manchester Code of Ordinances.

After consultation with the Department of Public Works, PCD recommends that it would be in the City's interest to return these tax-deeded lots to the private sector. There appears to be no public purpose to which the lot would reasonably be put, and sale of the lot would further the City's policy to return surplus property to the tax rolls.

It is worth mentioning there would be multiple impediments to developing the lots, should that be the purchaser's intent. For one thing, they do not have frontage on a public street, as shown on the map included with this letter. For another, neither lot would fully satisfy the requirements of the Manchester Zoning Ordinance and would need to be merged prior to construction. Additionally, the lots seem to be at least partially encumbered by wetlands and a flood plain.

Please note that Section 34.21 of the Manchester Code of Ordinances states that City-owned lots must be declared "surplus" prior to their sale, and that the sale shall be public, unless disposal by private sale would be in the best interests of the City, is required by justice, or if other good reasons exist.

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

Sincerely,

Jeffrey Belanger, AICP
Senior Planner
Manchester Planning and Community Development Department

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

Lots 856-3A and 856-3B

0 125 250 500 Feet

Produced by the Manchester Planning and Community Development Department for a report submitted to the Committee on Lands and Buildings

CITY OF MANCHESTER
Board of Assessors

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

To: Chairman Barbara Shaw, Committee on Lands & Buildings
From: Board of Assessors
Date: March 22, 2021
Re: Map 856, Lots 3A & 3B / Mooresville Rd / City Owned Land
Request to Value Property

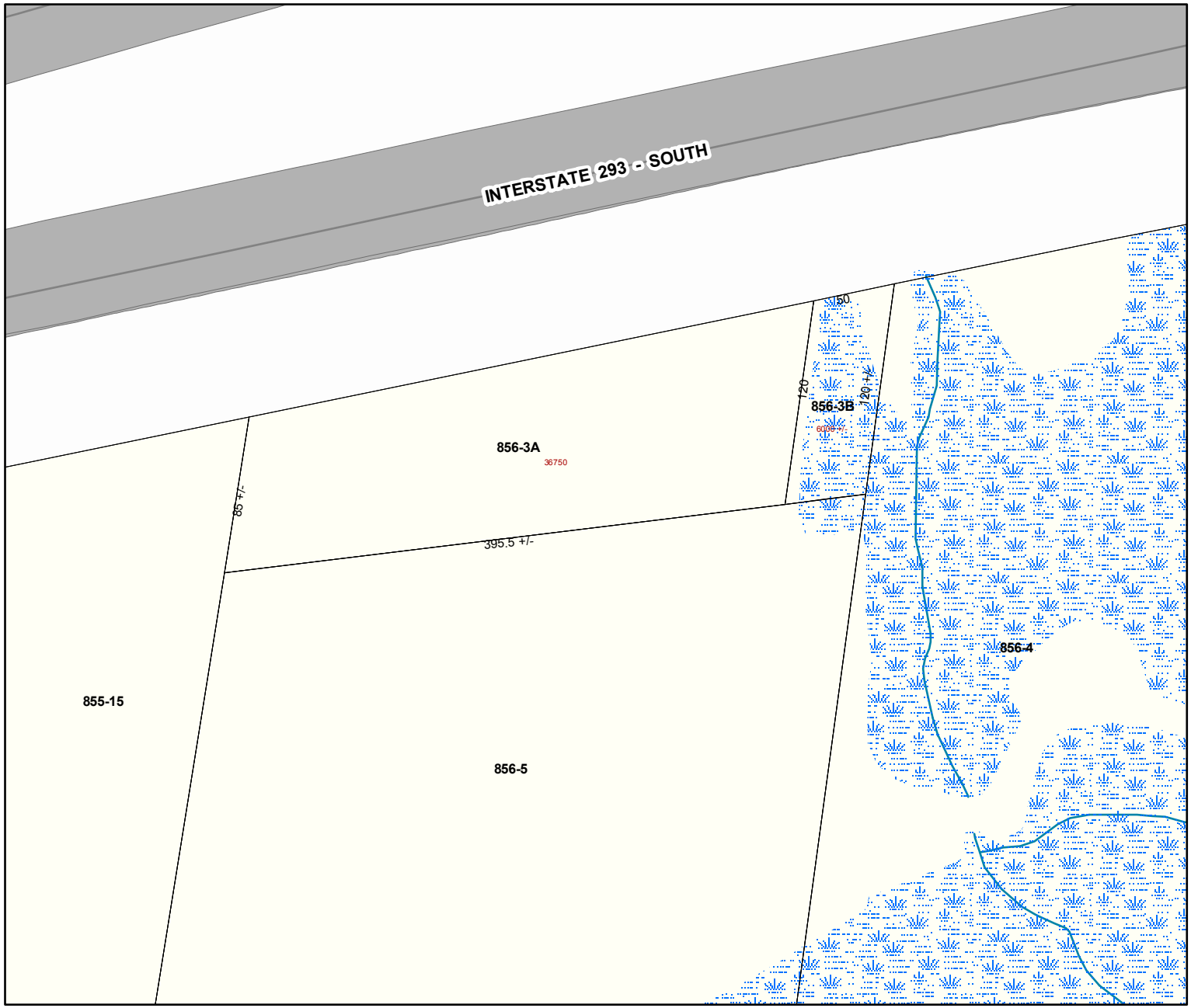
The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

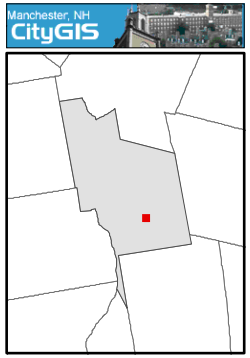
Property Location	off Mooresville Rd / south of I-293
Assessors Map/Lot	Map 856, Lots 3A & 3B
Property Owner	City of Manchester
Deed Book/Page	9117/121 & 9117/123 (Tax Deeds)
Date Acquired	October 5, 2018
Improved/Vacant	Vacant
Total Land Area	Lot 3A = 36,750 square feet. Lot 3B = 6,000 square feet
Current Zoning	Residential R-1A / Residential One Family
Overlay District	N/A
Easements / Restrictions	None known
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Vacant parcels originally part of parcels with Mooresville Rd frontage. Original parcels bisected by I-293 corridor in the early 1960's. These two parcels are landlocked. Located adjacent to and south of I-293 between Huse Rd and S Mammoth Rd. The parcels have no road frontage and are unbuildable. The parcels also appear to have significant wetland areas. Abutters include the State of NH to the west, Eversource (fka Public Service Co of NH) to the south and 415 Farm LLC to the east. The owners of 415 Farm LLC have shown an interest in acquiring these two parcels.

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman

Attachments:
-Property Cards, GIS Parcel Map, GIS Zoning Map, GIS Aerial Photo Map





Area Map Showing Extent Of Map At Left

City of Manchester, New Hampshire - CityGIS Map Print

N W E S

0 30 60 120 Feet

DISCLAIMER

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Property Location MOORESVILLE RD | Map ID 0856/ / 0003/A / | Bldg Name | State Use 9030
Vision ID 26743 | Account # 8251979 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/22/2021 9:46:24 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF MANCHESTER	9 Unbuildable	7 Electric	8 None	1 Urban

C/O TAX COLLECTOR
ONE CITY HALL PLAZA WEST WING
MANCHESTER NH 03101

SUPPLEMENTAL DATA

Alt Prcl ID		RAD OR C	CAD = 730
Land Adjus	NO	Callback Lt	
Voided	NO	Sketch Not	V
Total SF	36750	Land Class	R
Zone		Parcel Zip	03103
Frontage/D	No		
GIS ID	856-3A	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	9030	4,400	4,400
	Total	4,400	4,400

2017
MANCHESTER, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF MANCHESTER	9117	0121	10-05-2018	U	V	593	50
YEATON, ALAN H	8107	2903	06-12-2009	U	V	0	20
YEATON, ALAN H	8107	2893	06-11-2009	U	V	0	20
YEATON, ALAN H	8107	2888	06-10-2009	U	I	288,000	20
HARROD, WILLIAM	2006-	0	06-28-2007	U	I	0	1P

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2020	9030	4,400	2019	1320	11,500	2018	1320	11,500
	Total	4,400		Total	11,500		Total	11,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
460				

NOTES

1

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	4,400
Special Land Value	0
Total Appraised Parcel Value	4,400
Valuation Method	C
Total Appraised Parcel Value	4,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-26-2020	RG			50	Map Change
08-23-2016	RK			40	Hearing No Change
06-24-2005	AM			00	Meas & Int Insp.
05-26-2000	RT			14	Other
02-18-1991				00	Meas & Int Insp.

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	9030	TOWN VAC			36,750	SF	2.49	1.00000	1	0.05	460	1.080	CF=UB/ACCESS-LANDLOCKE	HWY	1.0000	0.12	4,400
				Total Card Land Units	1	AC	Parcel Total Land Area	1							Total Land Value		4,400

4.6

Property Location MOORESVILLE RD | Map ID 0856/ / 0003/A / | Bldg Name | State Use 9030
Vision ID 26743 | Account # 8251979 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/22/2021 9:46:24 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

4.7

Property Location MOORESVILLE RD | Map ID 0856/ / 0003/B / | Bldg Name | State Use 9030
Vision ID 26744 | Account # 8251979 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/22/2021 9:47:20 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF MANCHESTER	9 Unbuildable	7 Electric	8 None	1 Urban

C/O TAX COLLECTOR
ONE CITY HALL PLAZA WEST WING
MANCHESTER NH 03101

SUPPLEMENTAL DATA

Alt Prcl ID		RAD OR C	CAD = 730
Land Adjus	NO	Callback Lt	
Voided	NO	Sketch Not	V
Total SF	6000	Land Class	R
Zone		Parcel Zip	03103
Frontage/D	No		
GIS ID	856-3B	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	9030	3,600	3,600
	Total	3,600	3,600

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MANCHESTER, NH

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CITY OF MANCHESTER	9117	0123	10-05-2018	U	V	522	50
YEATON, ALAN H	8107	2903	06-12-2009	U	V	0	38
YEATON, ALAN H	8107	2893	06-11-2009	U	V	0	38
YEATON, ALAN H	8107	2888	06-10-2009	U	I	0	38
HARROD, WILLIAM	2006-	0	06-28-2007	U	I	0	1P

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2020	9030	3,600	2019	1320	9,200	2018	1320	9,200
	Total	3,600		Total	9,200		Total	9,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

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Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	3,600
Special Land Value	0
Total Appraised Parcel Value	3,600
Valuation Method	C
Total Appraised Parcel Value	3,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

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				Total Card Land Units	0	AC	Parcel Total Land Area	0							Total Land Value		3,600

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Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C	Owne
		B	S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

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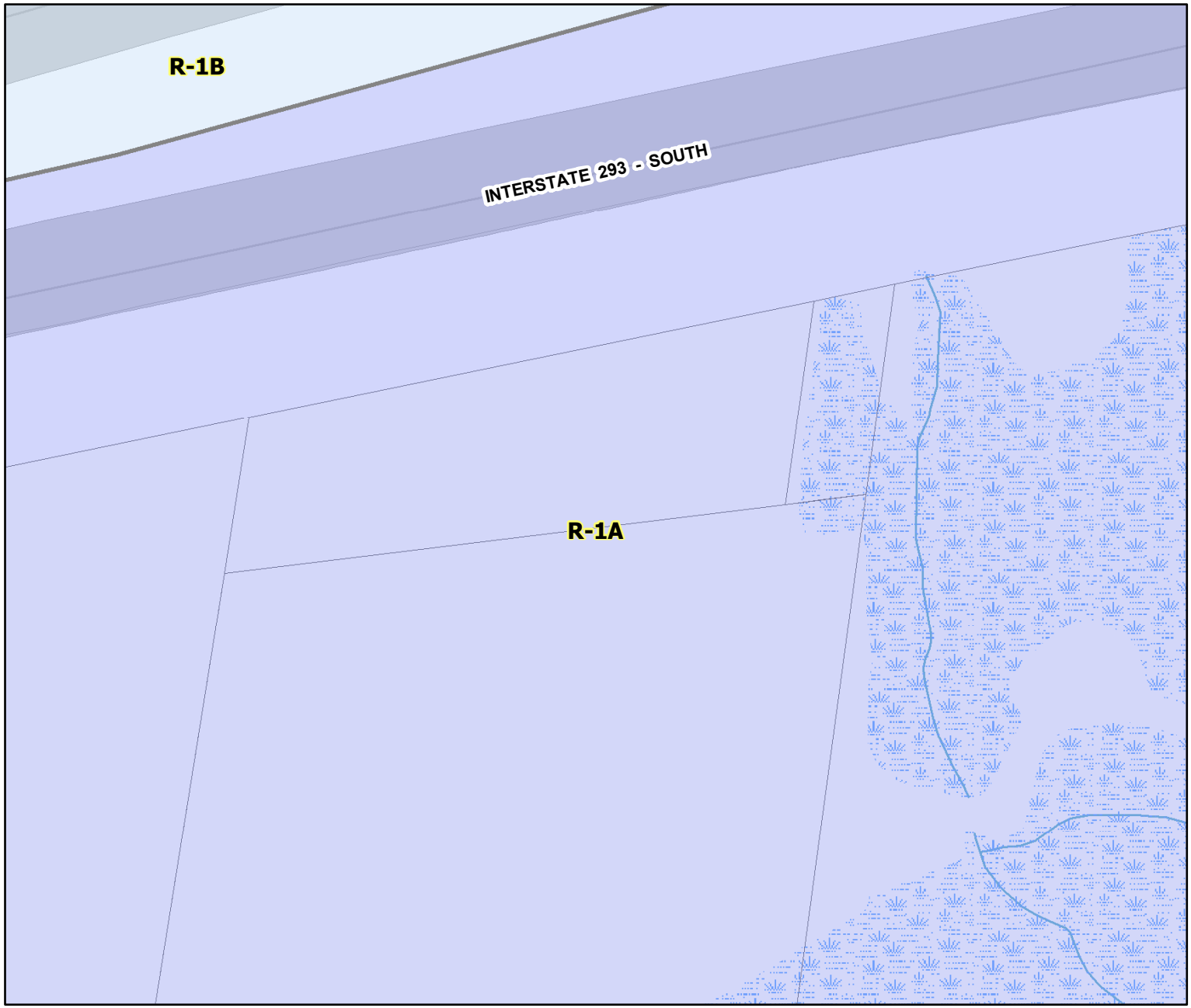
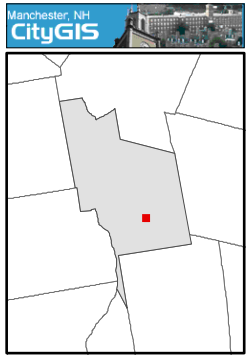
BUILDING SUB-AREA SUMMARY SECTION

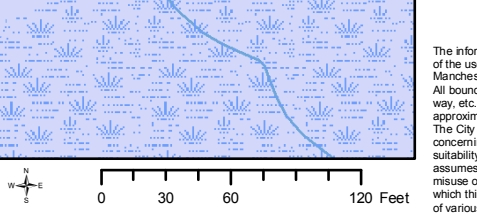
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

4.9





Area Map Showing Extent Of Map At Left



City of Manchester, New Hampshire - CityGIS Map Print

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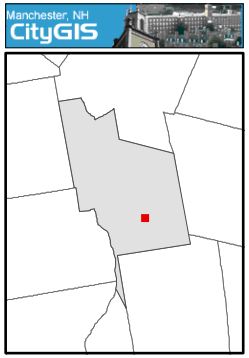

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N W E S

0 30 60 120 Feet

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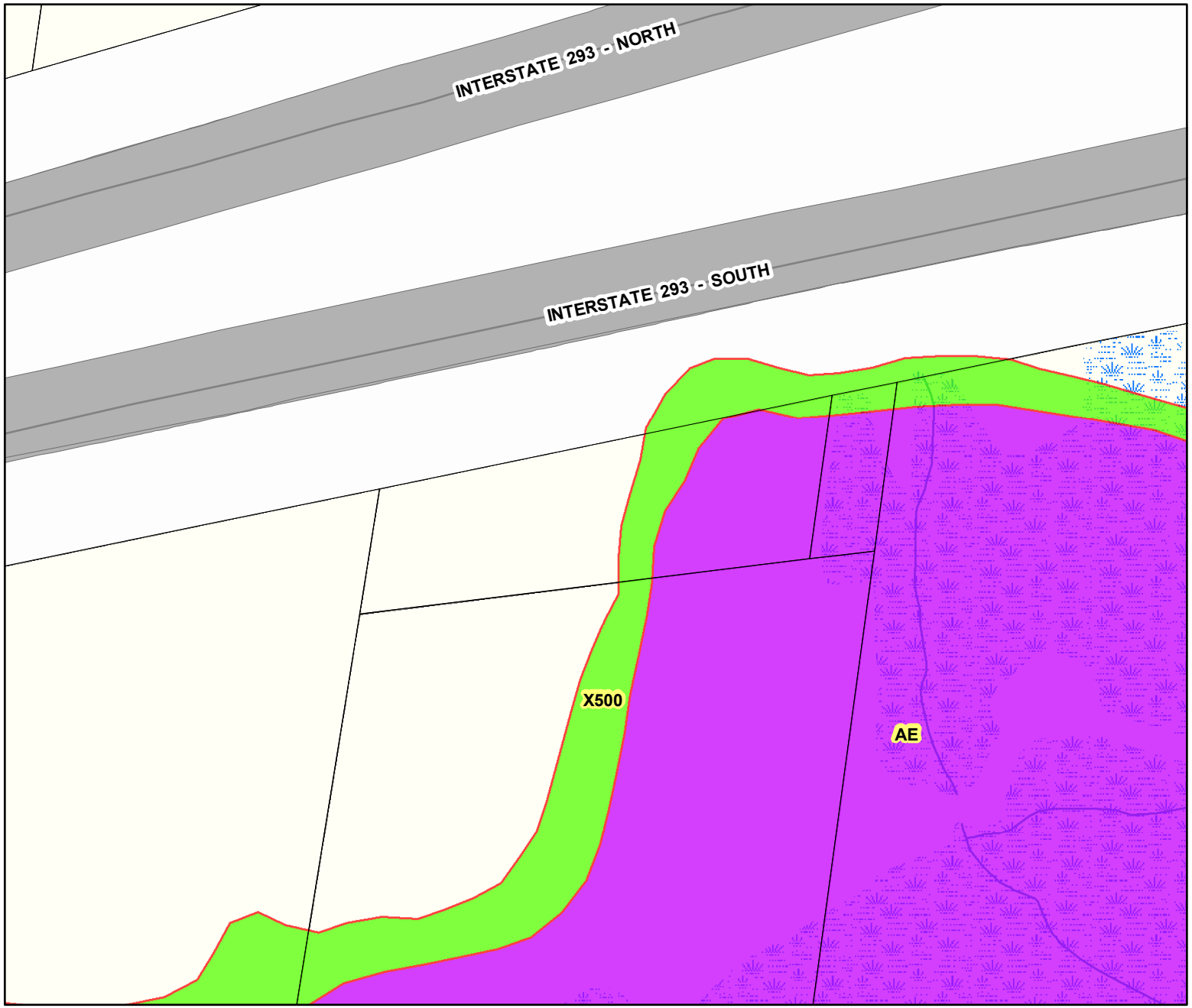

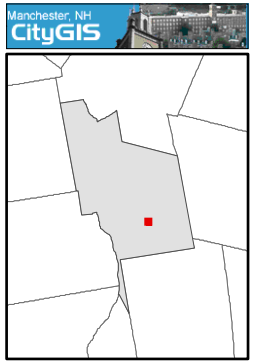

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N W E S

0 35 70 140 Feet

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Brenda Masewic Adams, CTC
Tax Collector

Laura Mills
Deputy Tax Collector

CITY OF MANCHESTER
TAX COLLECTOR

DATE: April 6, 2021

TO: Committee on Lands & Buildings

FROM: Brenda Masewic Adams, Tax Collector

RE: Map 0856, Lots 0003A & 0003B, Mooresville Rd vacant lots

Map/Lot	Tax Deeded	Deed Recorded	Book/Page	Lien Date	Back Taxes
0856/3A	10/04/2018	10/11/2018	9117/0121	05/01/2013	$3,498.22
0856/3B	10/04/2018	10/11/2018	9117/0123	05/01/2013	$2,838.78

These two lots were taken by tax deed for unpaid 2012 property taxes. The lots abut Interstate 293 South, PSNH, The State of NH and Mr. Giovagnoli. Since the lots are unbuildable, landlocked and contains areas of wetlands, the only interested parties would be the abutters. I therefore suggest deeming the lots surplus for disposal by sealed bid.

The Notice to Former Owner to Repurchase (RSA 80:89) **is in effect until October 11, 2021**. If the lots are sold prior to October 11, 2021, all excess proceeds from the sale of one or both lots will be issued to the prior owner or interpleaded with Hillsborough Superior Court for distribution amongst lienholders and the prior owner.

Respectfully,

Brenda Masewic Adams
Tax Collector

1 City Hall Plaza West • Manchester, New Hampshire 03101 • (603) 624-6575 • FAX: (603) 628-6162
E-mail: taxcollector@ManchesterNH.gov • Website: www.manchesternh.gov

Emily Gray Rice
City Solicitor

Peter R. Chiesa
Deputy City Solicitor

Gregory T. Muller, Esq.
John G. Blanchard, Esq.
Jeremy A. Harmon, Esq.
Steven J. Ranfos, Esq.
Kathleen Broderick, Esq.
Jessica Cain, Esq.
Amy Manchester, Esq.

CITY OF MANCHESTER

MEMORANDUM

To: Barbara Shaw, Chair
From: Peter R. Chiesa PRC

Re: 2 Bethel Court, Affordable Housing Covenant

Date: April 14, 2021

Dear Chairwoman Shaw:

The Mayor reviewed the pending offer to purchase the City's property at 2 Bethel Court and asks your Committee to consider recommending any sale be contingent upon future use for affordable housing. To that end, I have drafted for your consideration the following language to be added to any Purchase and Sale Agreement or deed:

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING COVENANTS AND USE RESTRICTIONS:

1. The Grantee, heirs, successors, and assigns covenant that all lessees and legal tenants occupying the dwelling units shall be individuals whose combined rental and utility costs or the combined mortgage-loan debt services, property taxes, and required insurance do not exceed 30% of the gross income of persons with an annual household income that does not exceed 80% of Area Median Income, as defined by the United States Department of Housing and Urban Development;

2. These covenants and use restrictions shall remain in full force and effect for 20 years from the date certificate of occupancy issues for the described premises.

3. Any breach of these covenants and use restrictions by the Grantee or its successors shall vest the Grantor with a right of reversion to be enforced by petition in the Hillsborough County Superior Court Northern District or other Court of competent jurisdiction.

I will be available to answer any questions at your next meeting.

CITY OF MANCHESTER
Board of Assessors

195 McGregor Street, Unit #201
Manchester, New Hampshire 03102
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov

Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Barbara Shaw, Committee on Lands & Buildings

From: Board of Assessors

Date: April 12, 2021

Re: Map 6 Lot 3A / 2 Bethel Ct / City Owned Parcel

Dear Chairman Shaw and Committee Members:

The City has received an **unsolicited** purchase and sale agreement offer on City owned property located at 2 Bethel Ct. If the Committee and the full Board determines this parcel should be sold to a private party, it would need to be offered on the open market through a real estate agent, public auction or sealed bid process. It would be inappropriate to entertain or accept a direct offer from a private party without offering the parcel to the general public. The current offer should therefore be rejected pending a determination by the Committee and the full Board as to the preferred method of returning this parcel to private ownership.

I will be available at the committee's next meeting to answer any questions.

Respectfully,

Robert J. Gagne
Chairman

cc
Tax Collector
Director of Planning & Community Development
City Solicitor

Hunter Morris
Wire to Wire Technologies
66A Ashland Street, Manchester, NH 03104
603-809-6919 Hmorris@wiretowiretechnologies.com

January 11, 2021

Brenda Masewic Adams
Manchester Tax Collector's Office
One City Hall Plaza – West Wing, Manchester, NH 03101
603-624-6575

To Whom It May Concern:

My name is Hunter Morris and I am the owner of Wire to Wire Technologies, an IT company based here in Manchester, NH. I have been on the search for a property to move my growing business into and I came across 521 Maple street last year when it was listed on the market. I am writing to you at this time to express my interest in this property.

I currently live and run my business out of Manchester which makes this property location convenient. I intend to bring the property up to code and perform renovations to utilize it as a commercial space for my business. If zoning permits, I plan to explore converting this property to mix use so I can use it as my primary residence as well. The end goal would be one commercial and one residential unit. My business provides remote and onsite services so our customers would not have an impact on traffic or parking in the area.

I am a qualified buyer and have already been pre-approved by a lender. Letter available upon request. Thank you for taking the time to review this letter. If purchasing this property is possible, I look forward to hearing back on the next steps.

Sincerely,

Hunter Morris

Hunter Morris

CITY OF MANCHESTER
Board of Assessors

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

Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Barbara Shaw, Committee on Lands & Buildings
From: Board of Assessors
Date: February 9, 2021
Re: Map 410, Lot 35 / 521 Maple St / City Owned Office Building
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	521 Maple St
Assessors Map/Lot	Map 410, Lot 35
Property Owner	City of Manchester
Deed Book/Page	Bk - Pg Unknown / Undetermined
Date Acquired	Unknown / Not a Tax deeded parcel
Improved/Vacant	Improved / Small Office Building (3,755 square feet)
Total Land Area	10,248 square feet
Current Zoning	B-1 / Neighborhood Business
Overlay District	N/A
Easements	None known
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Woodframe structure believed to have originally been constructed in 1890 and currently containing approximately 3,775 square feet of gross useable office area. Used most recently by the City School District. Building would need sprinkler system installed for continued use by the District, which has abandoned the use, reportedly due to high cost of retrofitting building to current safety standards. Currently vacant. Subject site is serviced by all public utilities. Recommend discussion of value in non-public session (RSA 91-A:3 II(d)).

Respectfully,

Robert J. Gagne
Chairman

Property Location: 521 MAPLE ST | **MAP ID:** 0410/ / 0035/ / | **Bldg Name:** | **State Use:** 9200

Vision ID: 12095 | **Account #** 12404968 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 10/07/2019 09:39

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CITY OF MANCHESTER	11 Suitable	1 All Public	1 Paved	9 Corner
% CITY CLERK	1 Level		5 Curb & Gutter	1 Urban
ONE CITY HALL PLAZA			6 Sidewalk	
MANCHESTER, NH 03101				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:		RAD OR CAD	CAD = 720
Land Adjust	NO	Callback Ltr	
Voided	NO	Sketch Note	
Total SF	10248	Land Class	E
Zone		Parcel Zip	03104-4949
Frontage/Dep	No		
GIS ID: 410-35		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EXEMPT	9200	217,700	217,700
EXM LAND	9200	99,000	99,000
EXEMPT	9200	1,400	1,400
Total		318,100	318,100

2017
MANCHESTER, NH

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CITY OF MANCHESTER		03/10/2006			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	9200	217,700	2017	9200	217,700	2016	9200	217,700
2018	9200	99,000	2017	9200	99,000	2016	9200	99,000
2018	9200	1,400	2017	9200	1,400	2016	9200	1,400
	Total:	318,100		Total:	318,100		Total:	318,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
605/A				

NOTES

DBA-LATIN AMERICAN CENTER

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	217,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	99,000
Special Land Value	0
Total Appraised Parcel Value	318,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**318,100**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
11/14/2005			DP	02	2nd Visit Not Home
10/14/2000			DP	01	Meas/Int Estimate
05/30/1991				00	Meas & Int Insp.

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	Frontage	Depth	Units		Unit Price	I. 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	9200	NON PROFIT MDL-94				10,248	SF	7.73	1.0000	1		1.00	605	1.25		N	0.000			9.66	99,000

Total Card Land Units: 0.24 AC | Parcel Total Land Area: 0.24 AC | Total Land Value: 99,000

Property Location: 521 MAPLE ST **MAP ID:** 0410/ / 0035/ / **Bldg Name:** **State Use:** 9200

Vision ID: 12095 **Account #** 12404968 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 10/07/2019 09:39

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	18		Office Bldg
Model	94		Commercial
Grade	04		Average +05
Stories	1.75		
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Floor 1	14		Carpet
Interior Floor 2	05		Vinyl/Asphalt
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bldg Use	9200		NON PROFIT MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtns	02		AVERAGE
Wall Height	8		
% Comn Wall			

CONSTRUCTION DETAIL (CONTINUED)

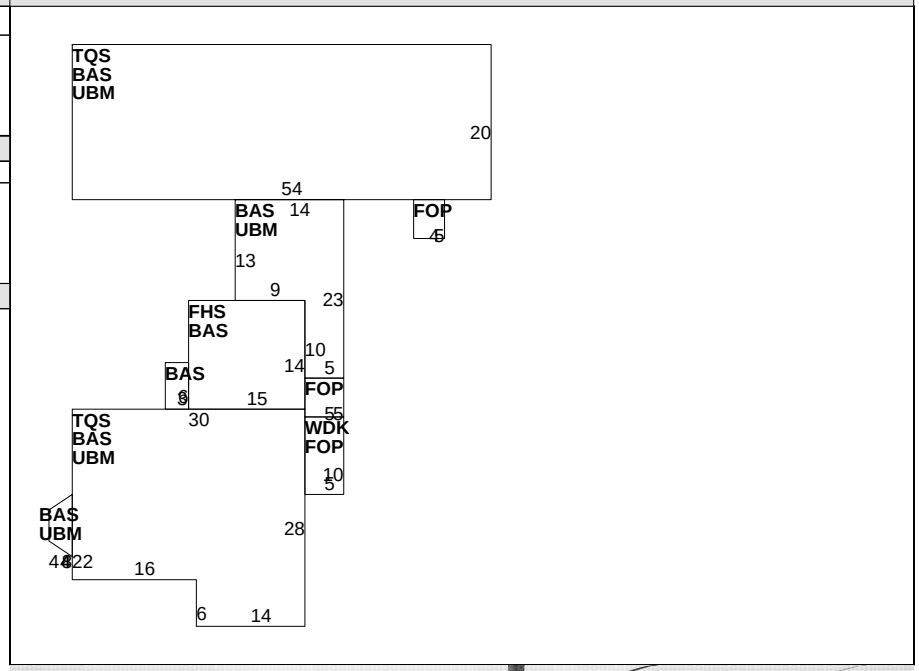
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
9200	NON PROFIT MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	78.67
Replace Cost	340,099
AYB	1890
EYB	1980
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	36
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	64
Apprais Val	217,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

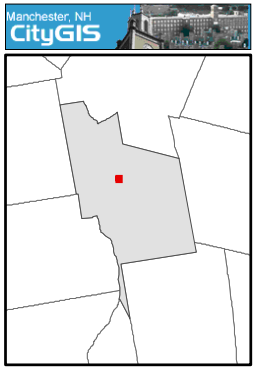


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH			L	1,200	2.30	2016		0		50	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,302	2,302	2,302		181,103
FHS	Half Story, Finished	105	210	105		8,261
FOP	Porch, Open	0	95	24		1,888
TQS	Three Quarter Story	1,368	1,824	1,368		107,623
UBM	Basement, Unfinished	0	2,074	519		40,831
WDK	Deck, Wood	0	50	5		393
	Ttl. Gross Liv/Lease Area:	3,775	6,555	4,323		340,099



Area Map Showing Extent Of Map At Left

DISCLAIMER

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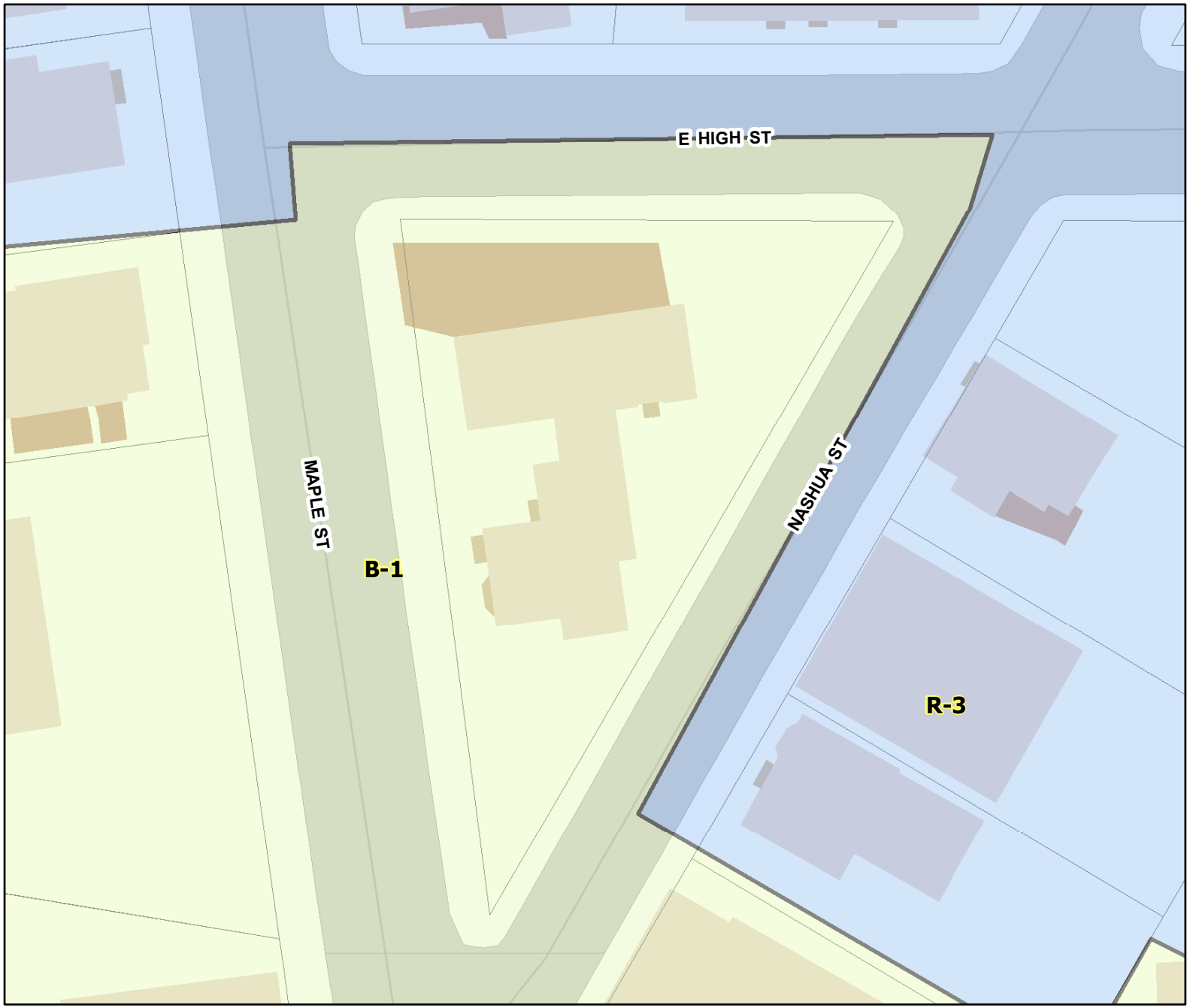
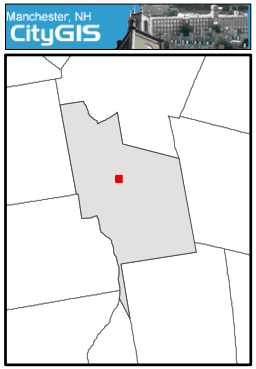
City of Manchester, New Hampshire - CityGIS Map Print

0 12.5 25 50 Feet





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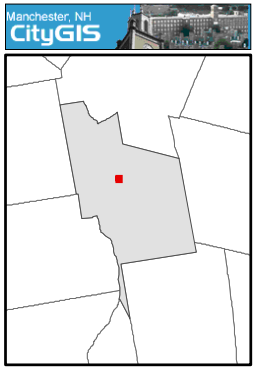
City of Manchester, New Hampshire - CityGIS Map Print

N W E S

0 12.5 25 50 Feet



Area Map Showing Extent Of Map At Left

City of Manchester, New Hampshire - CityGIS Map Print

N W E S

0 12.5 25 50 Feet

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CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

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

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

February 9, 2021

Alderman Barbara Shaw, Chairman
Committee on Lands and Buildings
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Request to Purchase 521 Maple Street, Tax Map 410 Lot 35

Dear Chairwoman Shaw and Honorable Committee Members:

The City has received a request to purchase the City-owned real estate referenced above. The purpose of this letter is to provide a response from the Planning and Community Development Department (PCD), pursuant to Sections 34.15 – 25 of the Manchester Code of Ordinances.

As shown on the map included with this letter, the property is a triangular-shaped parcel located at the intersection of Maple Street, Nashua Street, and East High Street. It is occupied by a two-story, 6,500-square-foot building, which was most recently used by the School District. Before that, the City leased it to the Latin American Center, Inc. for decades. The School District left the building more than a year ago, as it did not have a sprinkler system. It has been unoccupied since.

Due to the lack of use that the City has for the building and the expense of installing a sprinkler system, PCD recommends that it would be in the City's best interest to determine the property "surplus," pursuant to Sections 34.21–22 of the Code, and sell it. Please note that the Code requires City-owned lots to be sold publicly, unless another manner of sale would be in the best interest of the City or required by justice.

The request letter submitted by Mr. Morris states that he would like to use the property for both his information-technology business and his residence. There may be a variance and a conditional-use permit needed from the City to accommodate the proposed uses and parking demands, which could be made contingencies of the sale.

A member of PCD staff will be available at your next meeting, should you have any questions.

Sincerely,

Jeffrey Belanger, AICP
Senior Planner
Manchester Planning and Community Development Department

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

Cc: Robert Gagne, Chairman, Board of Assessors
Brenda Masewic Adams, Tax Collector
Kevin Sheppard, P.E., Director of Public Works
File

0 12.5 25 50 Feet

Produced by the Manchester Planning and Community Development Department
for a report submitted to the Committee on Lands and Buildings