

**STAFF REPORT**

AGENDA ITEM #: 23-27  
COUNCIL MTG OF: March 7, 2023  
FROM: M. Fowler, Public Works Director; T. Carrier, Deputy Public Works Director  
OFFERED BY: M. Fowler, Public Works Director; T. Carrier, Deputy Public Works Director  
PREPARED BY: M. Fowler, Public Works Director; T. Carrier, Deputy Public Works Director  
SUBJECT: Sale of Town Real Estate: Woodlands and Meadowbrook Well Lots

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**PURPOSE**

The purpose of this document is to seek Council approval to purchase 6.5 Meadowbrook Road in support of the Council's approval of Resolution #2021-036 to sell 23 Adams Pond Road.

**TOWN ADMINISTRATOR COMMENTS:**

The Town Council is encouraged to support this Resolution to maximize the return to the Town on the sale of 23 Adams Pond Road. Pursuant to state statutes, two public hearings are required prior voting on Resolution #2023-021. The Council is further encouraged to act upon Resolution #2023-020 at the March 7, 2023 meeting.

**BACKGROUND**

In 1990, in accordance with the Derry Water System Master Plan, the Town (Water Dept.) purchased the Meadowbrook and the Woodlands community water systems for \$100,000 and \$24,000, respectively. These were neighborhood water systems, operated by the Town, which serviced approximately 60 homes each with water supplied from shared bedrock wells. Each water system included a parcel of land which sited the pump house and the wells.

In 2011 and 2017, respectively, the Meadowbrook and Woodlands Community Water Systems were interconnected to the Derry core water system due to water quality issues. The wells and pump houses that supplied these systems with water are no longer in operation. The Water Dept no longer has need to retain the well lots. The Town previously sold the 5 Lester Lane property for \$134,900.00.

23 Adams Pond lot does not have frontage on a Town approved road and had an easement for driveway access onto Meadowbrook Road which was extinguished upon abandonment of the lot as a water asset.

**DISCUSSION**

23 Adams Pond Road is a three-acre lot which is landlocked. To maximize the property's resale, access to the lot from a town road must be secured. The realtor assigned to sell the lot has identified 6.5 Meadowbrook Road as an opportunity to secure that access. This 9.5-acre parcel is vacant and mostly lowlands with a pond, however there is an opportunity for access via a wetlands permit from NHDES. Any prospective purchaser would be required to secure all necessary permits for development.

FISCAL IMPACT

The acquisition of 6.5 Meadowbrook would cost \$20,000; it is believed that combining this lot with 23 Adams Pond Road will maximize the return on the property. Adequate funds are available in the Water Division budget to complete this purchase.

RECOMMENDED ACTION BY COUNCIL

The Council is asked to approve the purchase of 6.5 Meadowbrook Lane under a multi-step process:

Approve Resolution #2023-020 at the March 7, 2023 Council meeting which authorizes the Town Administrator to sign the Purchase and Sales Agreement for the property.

Include Resolution #2023-021 on the March 7, 2023 Consent Agenda as a public hearing notice. As required by RSA 41:14-a, two public hearings are required followed by Council action no less than seven days after the last public hearing. Accordingly, the following schedule is presented:

March 7, 2023	Consent Agenda
March 21, 2023	First Public Hearing
April 4, 2023	Second Public Hearing
April 11, 2023	Council action on Resolution #2023-021



## RESOLUTION Number 2023-020

To Authorize a Purchase and Sales Agreement on 6.5 Meadowbrook Lane

WHEREAS, Section 5.1 of the Town Charter designates the Town Council as the governing and legislative body of the Town and, as such, it is empowered to purchase real property for the benefit of the Town and to appropriate funds for such purposes; and

WHEREAS, The Town Council previously authorized the sale of 23 Adams Pond Road under Resolution #2021-036, as being surplus to the Town's needs; and

WHEREAS, in order to maximize the return to the Town, there is a need to purchase 6.5 Meadowbrook Road; and

WHEREAS, sufficient funds are available in the Water Division's FY23 budget to fund this purchase;

NOW, THEREFORE, BE IT RESOLVED IN COUNCIL that the Town Administrator is hereby authorized to sign a Purchase and Sales Agreement to acquire 9.5 acres at 6.5 Meadowbrook Road from Deborah Rufner including a deposit in the amount of One Thousand Dollars (\$1,000) and take all necessary actions to complete the purchase.

This Resolution shall take effect immediately upon its passage.

Adopted: March 7, 2023.

Attest:

X \_\_\_\_\_

Joshua Bourdon, Council Chair

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

X \_\_\_\_\_

Cristina Guilford, Town Clerk

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