



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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

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Deputy Director Building Regulations

January 24, 2017

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

Re: Private-sector request to City-owned land at 173 Maplehurst Avenue, Lot 521-10

Dear Chairman Long and Members of the Committee:

The City recently received a request from Mr. Greg Powers to purchase a City-owned lot with an address of 173 Maplehurst Avenue, identified as tax map and lot 521-10. The lot is in the R-1B district and is improved with a single-family home. This letter provides the Planning and Community Development Department (PCD)'s response to that request, pursuant to Sections 34.15-25 of the City of Manchester Code of Ordinances.

PCD recommends that it would be in the City's interest to return this lot to the private sector and obtain fair-market value for the lot, pursuant to the policy stated in Section 34.16 of the Code of Ordinances. There is no public purpose to which this lot would likely be put, and sale of the lot would not conflict with the City's master plan.

If the Committee is inclined to sell the land to the private sector, please note that Section 34.21 of the Code of Ordinances requires that City-owned land must first be declared "surplus" and then disposed of by general public sale, such as by public auction.

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

Sincerely,

Jeffrey Belanger, AICP
Senior Planner

Cc: Kevin Sheppard, PE, Director of Public Works
Robert Gagne, CNA, Chairman, Board of Assessors
Brenda Masewic Adams, Tax Collector

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173 Maplehurst Avenue
Tax Map 521 Lot 34
Parcel Owned by City and Requested for Sale



Maplehurst Avenue

0 25 50 100 Feet



Produced by the Manchester Planning and Community Development Department for a report to the Committee on Lands and Buildings in January, 2017.