
MEMORANDUM – OFFICE OF THE TOWN ADMINISTRATOR

TO: All Interested Parties
FROM: Walter Johnson, Town Administrator
RE: Sale of Town Property – December 1, 2016
DATE: November 23, 2016
CC: Board of Selectmen



Below are responses to questions received by this office regarding the Moultonborough Town Property Sale:

RE: 4 Whittier Highway:

1. Question: Will abutters who do not bid on or before December 1, 2016 be offered the be offered the opportunity to meet or exceed the highest bid?

Answer: no, you must bid on the property by December 1st. Any abutter who bids on the property and is below the high bidder will be offered the property at the highest bid price. If more than one abutter agrees to pay the highest bid price, then the Select Board may call for a “second round” of bids among the participating abutters.

2. Question: Is the drainage ditch along the west property line on the subject property and who maintains it?

Answer: Yes, to the best of our knowledge the NH Department of Transportation is responsible for the maintenance.

3. Question: If it is only the land for sale, what is happening to the building on the property?

Answer: The building owner has an existing land lease through 2031. (a copy is posted on the town’s website at <http://www.moultonboroughnh.gov/finance/pages/paid-volunteer-contract-opportunities>)

4. Question: Has there been a subdivision?

Answer: No

5. Question: Have the renters waived their right of first refusal to buy the land?

Answer: We are not aware of any renter’s rights of first refusal

6. Question: Can you confirm that only the land will be taxed?

Answer: The land and building will be taxed separately if separate owners.

7. Question: Can you please provide copies of all easements, licenses, or other encumbrances on the land?

Answer: Any information relating to the property is available for review at the Administration Office at Town Hall, 6 Holland Street, Moultonborough, NH.

8. Question: Are there any votes the Town has taken that deal with the land? If so, can you please provide additional information about those votes?

Answer: A vote was taken at the 2016 Annual Town Meeting authorizing the sale of the property. Other Town Meeting dates include: 1818, 1972, 1979, 1994, 1996, 2007. There may also be more that we are unaware of now. Town meeting minutes are available on the NH Secretary of State's website.

9. Question: Will the rights of the boathouse owners to traverse this parcel and park on it to access their property be extinguished in the sale?

Answer: The Town intends to retain any rights it has to so-called Wharf Rd. and what is believed to be a Rangeway on the property which will continue to provide access to Lake Winnepesaukee. If you believe that these rights will be extinguished or could be extinguished by a new owner, what compensation will the Town provide to the boat house owners? N/A Alternately, would the Town include an easement to the owners of the boathouses for parking and access to the boat houses in the deed to the new owner? N/A

10. Question: Since this property appears to be a situation where a rangeway was included with additional land, what information can you provide regarding the additional land that was added to the rangeway? When did it occur? Can you provide copies of the title, if it exists? Does the Town plan to discontinue the Road known as Wharf Road or does the Town anticipate it becoming a private roadway? Who will ultimately be responsible for the maintenance and upkeep of that road?

Answer: See answer to question 9. The Town will not give up any rights to any Rangeway. Maintenance of Wharf Rd. will continue as it has at this time.