

CITY COUNCIL MEETING

AGENDA ITEM VII



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

December 2, 2013 City Council Meeting

From: Richard Lewis, Director of Planning and Zoning

Subject: Authorization to Sell City Property; 73 Elkins Street, Tax Map/lot 117-118-00

Proposed Motion:

"I move that the Franklin City Council authorize the City Manager to dispose of Tax map/Lot 117-118-00, 73 Elkins Street, through a negotiated direct sale to the abutter."

Discussion:

In July of 2011, the City Council voted to accept the tax deed for the property at 73 Elkins Street. Subsequent to that deeding, the house was removed from the site due to the deteriorated condition of the structure. The site has been graded and now sits empty.

In staff discussions on what to do with this vacant parcel of land, it was determined that certain conditions should apply to the sale of the land. The conditions were deemed appropriate since we did not want to add to the congestion and high density development of the existing neighborhood. These conditions are:

1. The city property shall be merged with the abutting parcel of the purchaser.
2. The city property shall not be used for the construction of any stand-alone residential structure.
3. The city property may be used for the location/construction of an accessory structure such as a garage or shed with the provision that the structure meet the setback requirements for the R-3 zoning district.
4. The city property may be used as the location of an expansion of the foot print of the residential structure of the abutting purchaser as long as the expansion meets the setback requirements of the zoning district. The property shall not be used to accommodate an expansion of the abutting structure which would create a 2-family dwelling.
5. All required permits must be obtained for any structure constructed on any portion of the City land.

The City property is uniquely situated in that it is completely surrounded by the abutting property located at 137 Winnepesaukee Street. This limits the options for the City to be able to market the land to several potential buyers.

The City has been in contact with the direct abutter regarding the possible purchase of the City property. A negotiated sales price has been established. The benefit of selling the property is that right now the parcel is non-taxable. If the property is sold then it goes back on the tax rolls and it becomes a used and useful property. The buyers can use the property to add an accessory building or expand their home.

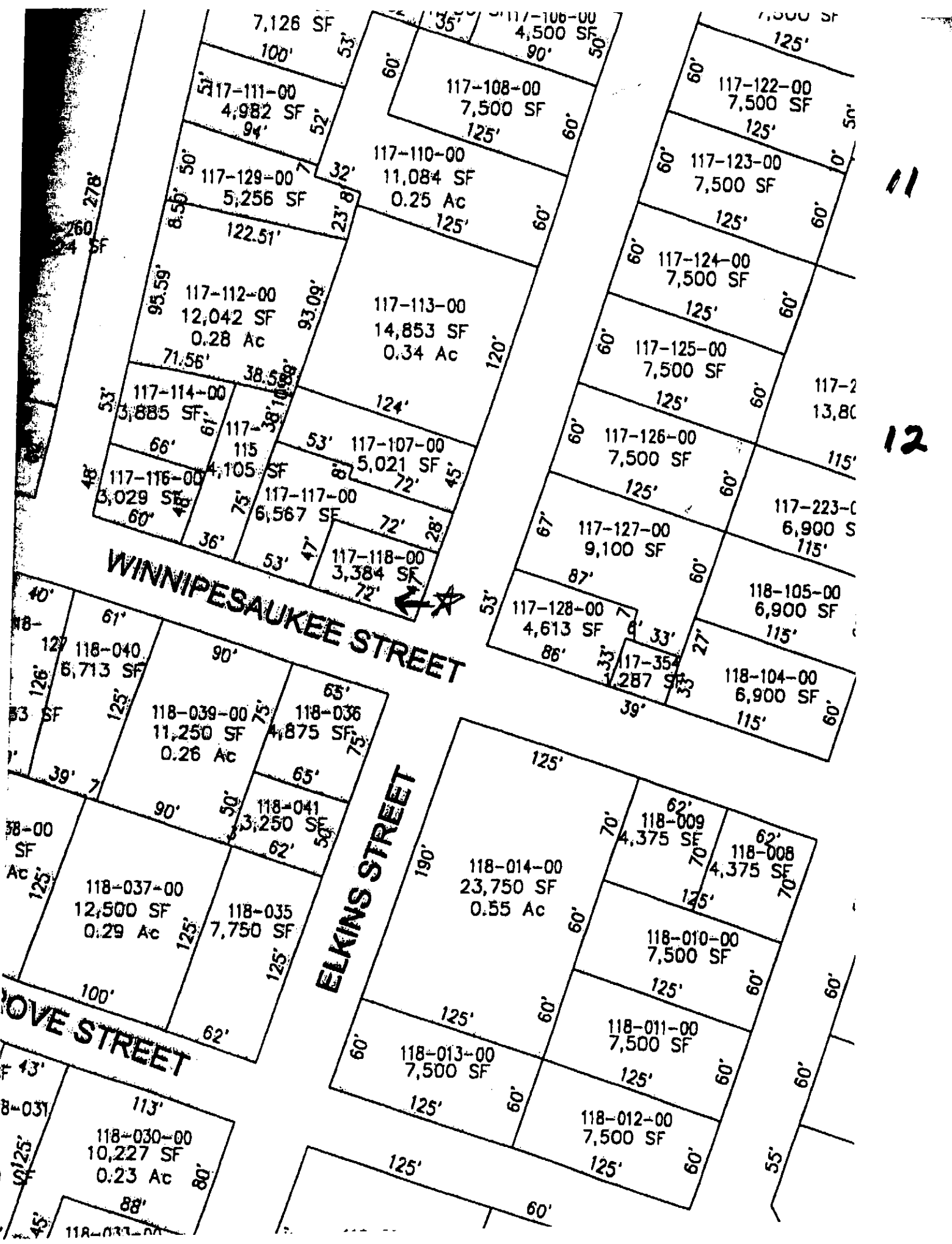
The City Manager and Staff are in agreement that the City of Franklin does not belong in the real estate ownership business. Sometimes a tax deeded property fits into a long term picture for the appropriate utilization of City land, but that is rare. Efforts should be made to dispose of the tax deeded properties we have acquired over the past few years, and this proposed sale is one step in that process. It is the recommendation of the City Manager and Staff that the City should sell this property.

Alternatives:

If the City Council did not authorize the sale of the property, then the land would remain non-taxable and the City would continue to be responsible for the care and maintenance of the property.

Attachments:

1. Tax map showing the City land



7,126 SF
100'
117-111-00
4,982 SF
94'
117-129-00
5,256 SF
8.56'
117-112-00
12,042 SF
0.28 Ac
71.56'
117-114-00
3,885 SF
61'
117-116-00
3,029 SF
60'
117-113-00
14,853 SF
0.34 Ac
124'
117-107-00
5,021 SF
72'
117-117-00
6,567 SF
72'
117-118-00
3,384 SF
72'

4,500 SF
90'
117-108-00
7,500 SF
125'
117-110-00
11,084 SF
0.25 Ac
125'
117-113-00
14,853 SF
0.34 Ac
120'
117-107-00
5,021 SF
72'
117-117-00
6,567 SF
72'
117-118-00
3,384 SF
72'

7,500 SF
125'
117-122-00
7,500 SF
125'
117-123-00
7,500 SF
125'
117-124-00
7,500 SF
125'
117-125-00
7,500 SF
125'
117-126-00
7,500 SF
125'
117-127-00
9,100 SF
87'
117-128-00
4,613 SF
86'

WINNIPISAUKE STREET

118-040
5,713 SF
126'
118-039-00
11,250 SF
0.26 Ac
125'
118-036
4,875 SF
75'
118-041
3,250 SF
50'
118-037-00
12,500 SF
0.29 Ac
125'
118-035
7,750 SF
125'
118-030-00
10,227 SF
0.23 Ac
80'
118-031-00
10,227 SF
0.23 Ac
80'

ELKINS STREET

118-014-00
23,750 SF
0.55 Ac
125'
118-009
4,375 SF
70'
118-008
4,375 SF
70'
118-010-00
7,500 SF
125'
118-011-00
7,500 SF
125'
118-012-00
7,500 SF
125'

LOVE STREET

11

12