



Town of Allenstown

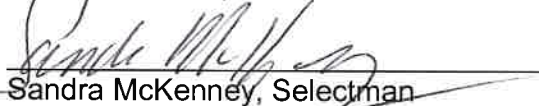
Board of Selectmen
16 School Street
Allenstown, NH 03275
603-485-4276 ext 120
dbender@allenstownnh.gov

TO: Trustee of Trust Funds
FROM: Allenstown Board of Selectmen
DATE: July 12, 2021
RE: Purchase of Land for use as Rails to Trails Property

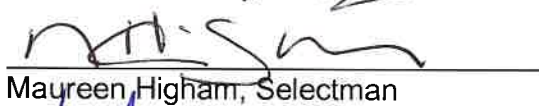
The Board of Selectmen request a withdrawal from the Parks and Recreation Projects Capital Reserve Fund to reimburse the Town for the purchase of land from the Lucille A. Ladd Revocable Trust, to be used for a Rails to Trails Project. The request is for \$17,959.23 to be transferred to the General Fund Account ending in 8125. Attached is Resolve #R-2021-01 to Purchase Rail Trail Properties, along with the real estate settlement statements for the two purchases.



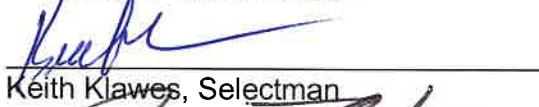
Scott McDonald, Chairman



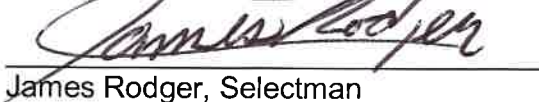
Sandra McKenney, Selectman



Maureen Higham, Selectman



Keith Klawes, Selectman



James Rodger, Selectman



Town of Allenstown
16 School St.
Allenstown, NH 03275
603-485-4276

RESOLVE #R-2021-01 TO PURCHASE RAIL TRAIL PROPERTIES

Whereas, the Town of Allenstown desires to encourage more economic development activity; and
Whereas, rail trail development has created in influx of visitors and tourism to the communities that have them, and

Whereas, Allenstown is and has been negotiating a Purchase & Sale Agreement with the Trustees of Lucille A Ladd Revocable Trust (a 2004 Revocable Trust) to purchase three parcels of former railroad properties within the town; and

Whereas, these properties are identified as Map and Lot: 114-001, 115-001, and 113-042; and

Whereas, the Town would have preferred to conduct a brownfield assessment prior to purchase, but the sellers will not wait for that process to finish; thus will not allow the brownfield study to be included in the P&S; thus the town is faced with purchasing the land without the assessment or walking away from the agreement; and

Whereas, the Town Administrator asked local historian Armand Verville if he knew of any spills or hazards along the rail properties, and was told there are none known; and

Whereas, Mike Frascinella, Economic Development Committee Chairman, found that diesel engines were only used for the last two years of use of the rail properties in the 1950's; and

Whereas, the Town asked Central NH Regional Planning for help evaluating the likelihood of a significant environmental problem being associated with the properties, and

Whereas, CNHRPC in turn asked people involved with other NH rail trails for advice, and documents from the Environmental Protection Agency and from Rails to Trails Conservancy were provided; and

Whereas, these documents showed the likelihood of environmental problems is low along sections of railroad properties that just had trains rolling over them; and

Whereas, it was further found that the chance for a problem of contamination increases at stations and at industrial facilities where loading & unloading took place while the trains were idled and serviced; and

Whereas, CNHRPC and others reviewed the location of the rail lines to assess whether any of these higher risk activities took place or such structures were located along the rail line at these property locations and examined Sanborn Fire Insurance Company maps and old topographic maps as part of this research; and

Whereas, these resources are available online to the public., and they show no evidence of factory buildings or a train station on those maps, thus it is felt that the chance of contamination beyond the normal creosote and coal ash is low; and

Whereas, rail tie contamination and soil contamination from creosote and coal ash are mitigated by removing the rail ties and placing them on the edge of the trail and contaminated soils are mitigated by sealing the rail beds with gravel, crusher (stone) dust, or asphalt; and

Whereas, the Granite State Rail Trail, when completed, would be the state's longest rail trail at 112 miles; and

Whereas, these properties are an important link in the future of the proposed Granite State Rail Trail Project, a rail trail project that extends from Salem to Lebanon which will be an important active transportation and recreation corridor for residents and visitors alike; and will likely bring significant economic benefits to the town; and

Whereas, if the Town does not purchase the property now that the sellers will sell the property to other interested parties, and a look at property tax maps in both Allenstown and Hooksett reveals two potential parties that could have significant reasons to purchase the land; and

Whereas, having these parcels of land owned by the town, controls their destiny and future as part of the Granite State Rail Trail Project and in the short term can be linked to the Town of Hooksett trail system;

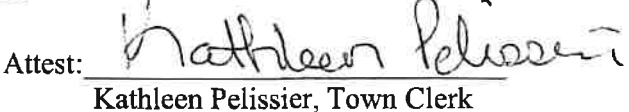
Be it resolved by the Allenstown Board of Selectmen assembled, to purchase the three properties utilizing Parks and Recreation CRF Funds and to authorize the Town Administrator to sign and execute all documents as necessary on behalf of the Town of Allenstown.

Acted on February 8, 2021 by the Allenstown Board of Selectmen


Sandra McKenney


Maureen Higham


Scott McDonald

Attest: 
Kathleen Pelissier, Town Clerk

From: [Jennifer Herron](#)
To: [Debbie Bender](#)
Cc: [Sharon Cuddy Somers](#); [Derik Goodine](#)
Subject: RE: Wire Transfer for Property purchase
Date: Wednesday, April 14, 2021 12:36:55 PM
Attachments: [image001.jpg](#)

Debbie,

I forgot to point out that the amounts due from the Town are shown on page 1 line 303 of each settlement statement. You can send one wire to include the amounts due for both transactions (\$14,650.12 and \$3,309.11).

The total amount to be wired (for both transactions) is \$17,959.23.

Jennifer Herron, Administrative Assistant

DTC Lawyers

Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane
Exeter, NH 03833-4936
Phone (603) 778-0686 Ext. 1517
Fax (603) 772-4454
Email jherron@dtclawyers.com
Web Site: www.dtclawyers.com
dtclawyers



The information in this transmission contains information from the law firm of DONAHUE, TUCKER & CIANDELLA, PLLC which is privileged and confidential. It is intended to be used for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents is prohibited. If you receive this transmission in error, please notify us by telephone at (603) 778-0686 so that we can take appropriate steps to protect confidentiality and/or attorney-client privilege of this information. Thank you.

From: Jennifer Herron

Sent: Wednesday, April 14, 2021 12:20 PM

To: 'Debbie Bender' <dbender@allentownnh.gov>

Cc: Sharon Cuddy Somers <ssomers@dtclawyers.com>; Derik Goodine <DGoodine@allentownnh.gov>

Subject: RE: Wire Transfer for Property purchase

Hi Debbie,

Attached are draft settlement statements for both properties, together with wiring instructions to our trust account.

We will handle the recording fees outside of the closing (i.e., we will advance the fees and bill the Town), which amounts are nominal.

Please let me know if you have any questions.

Jennifer Herron, Administrative Assistant

DTC Lawyers

Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane
Exeter, NH 03833-4936
Phone (603) 778-0686 Ext. 1517
Fax (603) 772-4454
Email jherron@dtclawyers.com
Web Site: www.dtclawyers.com
dtclawyers



The information in this transmission contains information from the law firm of DONAHUE, TUCKER & CIANDELLA, PLLC which is privileged and confidential. It is intended to be used for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents is prohibited. If you receive this transmission in error, please notify us by telephone at (603) 778-0686 so that we can take appropriate steps to protect confidentiality and/or attorney-client privilege of this information. Thank you.

From: Debbie Bender <dbender@allentownnh.gov>

Sent: Tuesday, April 13, 2021 5:10 PM

To: Jennifer Herron <jherron@dtclawyers.com>

Cc: Sharon Cuddy Somers <ssomers@dtclawyers.com>; Derik Goodine <DGoodine@allentownnh.gov>

Subject: FW: Wire Transfer for Property purchase

Hi Jennifer,

Please see the information below that we will need in order to set up a Wire Transfer. As soon as you get this information to me, I can get the letter ready that needs to be signed by our Treasurer in order to send the wire. I am out of the office tomorrow morning, but should be here in the afternoon. Also, I will not be in on Friday.

Thanks,

Debbie

Debbie Bender
Finance Director
Town Of Allentown
603-485-4276 x120

From: Whipple, Tracey J [<mailto:Tracey.Whipple@td.com>]

Sent: Monday, April 12, 2021 12:04 PM

To: Debbie Bender <dbender@allentownnh.gov>

Cc: Pike, Keith G <Keith.Pike@td.com>; Derik Goodine <DGoodine@allentownnh.gov>

Subject: RE: Wire Transfer for Property purchase

Hi Debbie,

To complete a wire transfer we would need a request on Town letterhead signed by an authorized signer on the account. The request would need the following information,

Amount

Debiting Account #

Beneficiary Name

Beneficiary Account Number

Beneficiary Address (cannot be a PO Box)

Beneficiary Bank ABA/Routing Number

The request can be faxed to Keith or my attention at 844-379-1386. Please let us know if there are any questions.

Thank you,

Tracey

Tracey Whipple | Assistant Vice President

Government Banking | Account Manager

TD Bank, America's Most Convenient Bank

Mailstop: NH1-080-000

143 North Main Street, Concord, NH 03301

T: 800-400-5163 F: 844-379-1386

Internal

From: Debbie Bender <dbender@allentownnh.gov>

Sent: Monday, April 12, 2021 11:54 AM

To: Whipple, Tracey J <Tracey.Whipple@td.com>

Cc: Pike, Keith G <Keith.Pike@td.com>; Derik Goodine <DGGoodine@allentownnh.gov>

Subject: Wire Transfer for Property purchase

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST
ATTENTION : COURRIEL EXTERNE. NE CLIQUEZ PAS SUR DES LIENS ET N'OUVREZ PAS DE PIÈCES JOINTES AUXQUELS VOUS NE FAITES PAS CONFIANCE

Hi Tracey,

The Town is going to purchase a piece of property and for the closing we will need to send a wire to the seller. How do I go about doing that?

I'm sure I will need, Receiving Bank name, account number, routing number and account owner name and of course the dollar amount, anything else?

Thanks!

Debbie

Debbie Bender

Finance Director

Town of Allentown

603.485.4276 x120

16 School Street

Allentown, NH 03275

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1 FHA 2 RHS 3 Conv Unins 4 VA 5 Conv Ins 6 Cash 7 Other

8. File Number 6459-0034

9. Loan Number

10. Mortgage Insurance Case Number

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER:

Town of Allenstown
16 School Street, Allenstown, NH 03275

E. NAME AND ADDRESS OF SELLER:

Vera B. Buck, Trustee of the Lucille A. Ladd 2004 Revocable Trust and Betty Gail Fifield, Trustee of the Lucille A. Ladd 2004 Revocable Trust
c/o Bernstein Shur Sawyer & Nelson, PA, 670 North Commercial Street, Suite 108, Manchester, NH 03101

F. NAME AND ADDRESS OF LENDER:

G. PROPERTY LOCATION:

Map 113 Lot 42
Allenstown NH 03275

H. SETTLEMENT AGENT

Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane, Exeter NH 03833
(603) 778-0686

PLACE OF SETTLEMENT

16 Acadia Lane, Exeter NH 03833

I. SETTLEMENT DATE: 04/21/2021

DISBURSEMENT DATE: 04/21/2021

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower

400. Gross Amount Due To Seller

101 Contract Sales Price 3,250.00

401 Contract Sales Price 3,250.00

102 Personal Property

402 Personal Property

103 Settlement charges to borrower (line 1400) 75.00

403

104

404

105

405

Adjustments for items paid by seller in advance

Adjustments for items paid by seller in advance

106 City/Town taxes

406 City/town taxes

107 County taxes

407 County taxes

108

408

109

409

110

410

111

411

112

412

120. Gross Amount Due From Borrower 3,325.00

420. Gross Amount Due To Seller 3,250.00

200. Amounts Paid By Or In Behalf Of Borrower

500. Reductions In Amount Due To Seller

201 Deposit or earnest money

501 Excess deposit (see instructions)

202 Principal amount of new loan(s)

502 Settlement charges to seller (line 1400)

203 Existing loan(s) taken subject to

503 Existing loan(s) taken subject to

204

504

205

505

206

506

207

507

208

508

209

509

Adjustments for items unpaid by seller

Adjustments for items unpaid by seller

210 City/Town taxes 04/01/2021 to 04/21/2021 15.89

510 City/Town taxes 04/01/2021 to 04/21/2021 15.89

211 County taxes

511 County taxes

212 Assessments

512 Assessments

213

513

214

514

215

515

216

516

217

517

218

518

219

519

220. Total Paid By/For Borrower 15.89

520. Total Reduction Amount Due Seller 15.89

300. Cash At Settlement From/To Borrower

600. Cash At Settlement From/To Seller

301 Gross Amount due from borrower (line 120) 3,325.00

601 Gross Amount due to Seller (line 420) 3,250.00

302 Less amounts paid by/for borrower (line 220) 15.89

602 Less reductions in amount due seller (line 520) 15.89

303. CASH From BORROWER 3,309.11

603. CASH To SELLER 3,234.11

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on April 21, 2021.

Buyer Town of Allenstown, Derik Goodine.

Seller Vera B. Buck, Trustee of the Lucille A. Ladd 2004 Revocable Trust

Seller Betty Gail Fifield, Trustee of the Lucille A. Ladd 2004 Revocable Trust

DRAFT

L. SETTLEMENT CHARGES				Paid From	Paid From
700. Total Real Estate Broker Fees				Borrower's	Seller's
Division of commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
701					
702					
703	Commission paid at settlement				
704					
705					
706					
800. Items Payable In connection with Loan					
801	Loan Origination Fee		to		
802	Loan Discount		to		
803					
804					
805					
806					
900. Items Required By Lender To Be Paid In Advance					
901	Interest from	From 04/21/2021	To 05/01/2021		
902	Mortgage insurance premium				
903	Hazard Insurance premium				
904					
905					
1000. Reserves Deposited With Lender					
1001	Hazard Insurance				
1002	Mortgage Insurance				
1003	City property taxes				
1004	County property taxes months at per month				
1005	Annual assessments				
1006					
1007					
1008	Aggregate Adjustments				
1100. Title Charges					
1101					
1102					
1103					
1104					
1105					
1106					
1107	Attorney's fees		to Donahue, Tucker & Ciandella, PLLC (POC)		
1108	Title Insurance		to First American Title Insurance Company	75.00	
1109	Lender's coverage @ \$.00 \$ 52.50				
1110	Owner's coverage \$3,250.00 @ \$ 75.00	\$ 22.50			
	to First American Title Insurance Company				
1111					
1112					
1113	Title Insurance Commission		to Donahue, Tucker & Ciandella, PLLC (\$2.50 POC)		
1200. Government Recording and Transfer Charges					
1201	Recording fees:	Deed	Mortgage	Releases	
1202	City/county tax/stamps	Deed	Mortgage		
1203	State tax/stamps:	Deed	Mortgage		
1204	Recording Fees (POC)				
1205					
1300. Additional Settlement Charges					
1301			to		
1302					
1303					
1304					
1305					
1400. TOTAL SETTLEMENT CHARGES				75.00	

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on April 21, 2021.

Buyer Town of Allentown, Derik Goodine,

Seller Vera B. Buck, Trustee of the Lucille A. Ladd 2004 Revocable Trust

Seller Betty Gail Fifield, Trustee of the Lucille A. Ladd 2004 Revocable Trust

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: _____

DRAFT

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1 FHA 2 RHS 3 Conv Unins 4 VA 5 Conv Ins 6 Cash 7 Other

8. File Number 6459-0034

9. Loan Number

10. Mortgage Insurance Case Number

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: Town of Allenstown
16 School Street, Allenstown, NH 03275

E. NAME AND ADDRESS OF SELLER: Vera B. Buck, Trustee of the Lucille A. Ladd 2004 Revocable Trust and Betty Gail Fifield, Trustee of the Lucille A. Ladd 2004 Revocable Trust
c/o Bernstein Shur Sawyer & Nelson, PA, 670 North Commercial Street, Suite 108, Manchester, NH 03101

F. NAME AND ADDRESS OF LENDER:

G. PROPERTY LOCATION: Map 114 Lot 1; & Map 115 Lot 1
Allenstown NH 03275

H. SETTLEMENT AGENT Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane, Exeter NH 03833
(603) 778-0686

PLACE OF SETTLEMENT 16 Acadia Lane, Exeter NH 03833

I. SETTLEMENT DATE: 04/21/2021

DISBURSEMENT DATE 04/21/2021

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower

400. Gross Amount Due To Seller

101 Contract Sales Price	14,600.00
102 Personal Property	
103 Settlement charges to borrower (line 1400)	75.00
104.	
105.	
Adjustments for items paid by seller in advance	
106 City/Town taxes	
107 County taxes	
108.	
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	14,675.00

401 Contract Sales Price	14,600.00
402 Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406 City/town taxes	
407 County taxes	
408.	
409.	
410.	
411.	
412.	
420. Gross Amount Due To Seller	14,600.00

200. Amounts Paid By Or In Behalf Of Borrower

500. Reductions In Amount Due To Seller

201 Deposit or earnest money	
202 Principal amount of new loan(s)	
203 Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210 City/Town taxes 04/01/2021 to 04/21/2021	24.88
211 County taxes	
212 Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	24.88

501 Excess deposit (see instructions)	
502 Settlement charges to seller (line 1400)	
503 Existing loan(s) taken subject to	
504.	
505.	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510 City/Town taxes 04/01/2021 to 04/21/2021	24.88
511 County taxes	
512 Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	24.88

300. Cash At Settlement From/To Borrower

600. Cash At Settlement From/To Seller

301 Gross Amount due from borrower (line 120)	14,675.00
302 Less amounts paid by/for borrower (line 220)	24.88
303. CASH From BORROWER	14,650.12

601 Gross Amount due to Seller (line 420)	14,600.00
602 Less reductions in amount due seller (line 520)	24.88
603. CASH To SELLER	14,575.12

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on April 21, 2021.

Buyer Town of Allenstown, Derik Goodine,

Seller Vera B. Buck, Trustee of the Lucille A. Ladd 2004 Revocable Trust

Seller Betty Gail Fifield, Trustee of the Lucille A. Ladd 2004 Revocable Trust

DRAFT

L. SETTLEMENT CHARGES					
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:				Paid From	Paid From
				Borrower's	Seller's
				Funds at	Funds at
				Settlement	Settlement
701					
702					
703	Commission paid at settlement				
704					
705					
706					
800. Items Payable In connection with Loan					
801	Loan Origination Fee		to		
802	Loan Discount		to		
803					
804					
805					
806					
900. Items Required By Lender To Be Paid In Advance					
901	Interest from		From 04/21/2021	To 05/01/2021	
902	Mortgage insurance premium				
903	Hazard Insurance premium				
904					
905					
1000. Reserves Deposited With Lender					
1001	Hazard Insurance				
1002	Mortgage Insurance				
1003	City property taxes				
1004	County property taxes months				
	at per month				
1005	Annual assessments				
1006					
1007					
1008	Aggregate Adjustments				
1100. Title Charges					
1101					
1102					
1103					
1104					
1105					
1106					
1107	Attorney's fees		to Donahue, Tucker & Ciandella, PLLC (POC)		
1108	Title Insurance		to First American Title Insurance Company	75.00	
1109	Lender's coverage @ \$ 00 \$ 52.50				
1110	Owner's coverage \$14,600.00 @ \$ 75.00	\$ 22.50			
	to First American Title Insurance Company				
1111					
1112					
1113	Title Insurance Commission		to Donahue, Tucker & Ciandella, PLLC (\$2.50 POC)		
1200. Government Recording and Transfer Charges					
1201	Recording fees	Deed	Mortgage	Releases	
1202	City/county tax/stamps	Deed	Mortgage		
1203	State tax/stamps	Deed	Mortgage		
1204	Recording Fees (POC)				
1205					
1300. Additional Settlement Charges					
1301			to		
1302					
1303					
1304					
1305					
1400. TOTAL SETTLEMENT CHARGES				75.00	

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on April 21, 2021.

Buyer Town of Allentown, Derik Goodine,

Seller Vera B. Buck, Trustee of the Lucille A. Ladd 2004 Revocable Trust

Seller Betty Gail Fifield, Trustee of the Lucille A. Ladd 2004 Revocable Trust

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: _____

DRAFT

