



**William Cass, P.E.**  
**Commissioner**

**THE STATE OF NEW HAMPSHIRE**  
**DEPARTMENT OF TRANSPORTATION**



**David Rodrigue, P.E.**  
**Assistant Commissioner**

**Michelle Winters**  
**Deputy Commissioner**

Bureau of Highway Design  
Tel. (603) 271-2171  
Fax (603) 271-7025

February 4, 2026

Director Heather Shank  
Chair, Council on Resources and Development  
NH Department of Business and Economic Affairs  
100 North Main Street  
Suite 100  
Concord, NH 03301

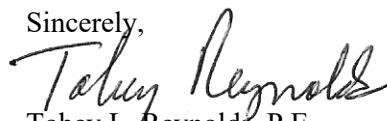
**Re: Sale of 2.29+/- acre area in Newington, NH**

Dear Director Shank:

The Department of Transportation (NHDOT) proposes selling approximately 2.29 acres of land in Newington, NH in accordance with NH RSA 4:40. NHDOT requests the Council on Resources and Development (CORD) review the attached surplus property application to determine if the state interest would be best served by disposing of this property.

NHDOT proposes marketing this property for sale in accordance with Section E.ii of the "Memorandum of Agreement among New Hampshire Department of Transportation, Federal Highway Administration, and the New Hampshire State Historic Preservation Officer (MOA)." This MOA stipulated specific measures that the Department must meet to transfer the Bloody Point property to a new entity. NHDOT met stipulations E.i.a and E.i.b and submitted these materials to the Town of Newington along with an appraisal of the property's fair market value. The Town responded to NHDOT stating that "The Selectmen have discussed this issue at length and determined the town will not be pursuing purchase of the Bloody Point Depot property." Disposing of this surplus property with historical covenants will alleviate the NHDOT of future maintenance and require the building to be retained in the same or better condition and that any future rehabilitation by the owner meets the Secretary of the Interior's Standards for Rehabilitation.

Please submit this application to the CORD for review at its next meeting. If you have any questions, please contact either Michael Mozer at (603) 271-7421 or Eric Sargent (603) 271-3222.

Sincerely,  
  
Tobey L. Reynolds, P.E.  
Director of Project Development

cc: Michael Mozer  
Eric Sargent  
Jill Edelman

**Council on Resources and Development**  
**REQUEST FOR SURPLUS LAND REVIEW ACTION**

**Name of Requesting Agency:** Transportation

**Agency Contact Person:** Eric Sargent  
Address: 7 Hazen Drive, PO Box 483, Concord, NH 03302  
Phone Number: (603) 271-3222  
E-Mail: Eric.G.Sargent@dot.nh.gov

**Applicant Contact Person:** Michael Mozer  
Address: 7 Hazen Drive, PO Box 483, Concord, NH 03302  
Phone Number: (603) 271-7421  
E-Mail: Michael.J.Mozer@dot.nh.gov

**Location of Property:** Bloody Point Road, Newington, NH Tax Map XX, Lot XX

**Acreage:** 2.3 +/-

**Requested Action:** Sale of Property

**Term of Lease or Easement:** N/A

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Please complete ALL questions below and submit one digital copy via email and one hardcopy with original signatures, of the completed application to:

NH Bureau of Economic Affairs  
Attn: NH Office of Planning & Development  
100 North Main St, Suite #100,  
Concord, NH 03301  
Attn: Brendan McDowell, Principal Planner [brendan.m.mcdowell@livefree.nh.gov](mailto:brendan.m.mcdowell@livefree.nh.gov)

**1. What is the current use of this property?**

The property is currently not used. The Railroad Depot is in a state of disrepair and needs to be stabilized to prevent further deterioration from occurring.

**2. What is the proposed use of this property if surplused?** Please note if proposed use is intended to create a public benefit.

Depending on the buyer, the proposed use may be residential or commercial. Undetermined if it will result in a public benefit at this time.

**3. Does the proposed use of this property entail new development?** ☐ Yes ☐ No

a. If yes, is it consistent with adjacent and existing development? ☐ Yes ☐ No

b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or its surroundings.

Depending on the buyer, limited new development on the property in addition to rehabilitation of the existing structure may occur.

**4. Are there any structures located on this property?** ☒ Yes ☐ No

a. If yes, please describe the structures including how many and what kind?

The Newington Railroad Depot was built in 1873 and originally served as the rail stop in Newington for the Portsmouth and Dover Railroad. There is currently one building which combines a railroad depot and the residence for the station master/toll taker.

The Newington Depot is a 2½-story, 5 x 2 bay, side-gabled structure measuring 32'-6" x 20'-5" with a single-story, 20' x 10'-6" kitchen wing projecting from its south end. The building is set on a brick foundation featuring a top course of header bricks, it was constructed with a balloon frame typical to the 1870s, and is now clad in unpainted cedar clapboards with simple corner boards and trim.

**5. Are there historical architectural or archaeological resources identified on this site?**

☒ **Yes** ☐ **No**

a. If yes, describe the resource(s)?

The Newington Depot was listed to the National Register of Historic Places in 2010 as the Newington Depot/ Toll House/ Stationmaster's House (NR 10000187), with the building and the remains of the former bridge abutment as contributing features. Areas of archaeological sensitivity have also been identified on the property.

b. If no, contact the NH Division of Historical Resources prior to application submission.

**6. Is there any existing development or structures on adjacent sites?** ☒ **Yes** ☐ **No**

a. If yes, describe the use and number of structures of adjacent sites.  
If no, where is the nearest development? (Describe distance, use, and number)

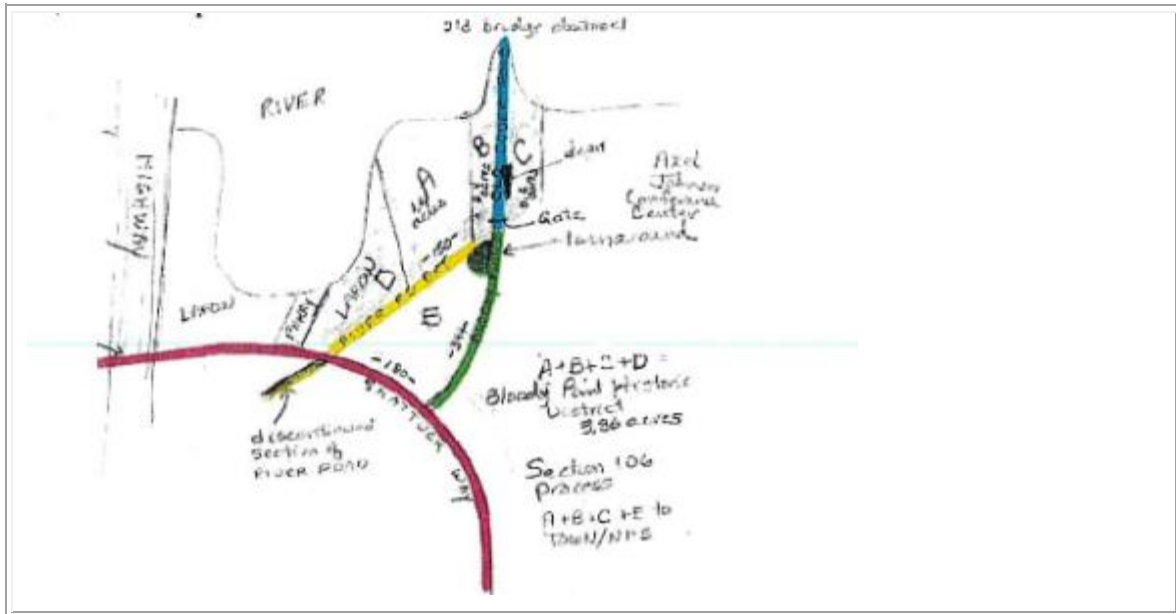
There are two commercial properties to the east of the property along Bloody Point Road which contain houses/office buildings. There are no properties and buildings to the west of the property. The northbound Little Bay Bridge is located approximately 600 ft to the west of the property. Adjacent property to the west is owned by The NHDOT - Bureau of Turnpikes and is Limited Access ROW.

**7. Does the site represent the entire state property in this location?** ☐ **Yes** ☒ **No**

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

The Newington Depot is set on 3.87 acres of land bounded by Little Bay to the north and the Spaulding Turnpike/Route 16 and General Sullivan Bridge to the east.

The tracts of land being discussed for surplus consist of 2.3 acres identified as tracts A, B, and C in the below sketch only as they convey the properties surrounding the historic Bloody Point Railroad Depot. Tracks D and E would remain with the Department.



8. Is access to this property available?

☒ Yes

☐ No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Access to the property can be by Bloody Point Road off of Shattuck Way or from the Piscataqua River.

b. If yes, is there a potential for public access interruption?

☒ Yes

☐ No

9. Are there water resources related to this property, such as:

Lakes/Ponds - ☐ Yes ☒ No OR Rivers - ☒ Yes ☐ No OR Wetlands - ☐ Yes ☒ No?

a. If yes, please indicate the size or extent of such resources.

The Piscataqua River is a 12-mile-long (19 km) tidal river forming the boundary of the states of New Hampshire and Maine from its origin at the confluence of the Salmon Falls River and Cochecho River to the Atlantic Ocean. The drainage basin of the river is approximately 1,495 square miles (3,870 km<sup>2</sup>), including the subwatersheds of the Great Works River and the five rivers flowing into Great Bay: the Bellamy, Oyster, Lamprey, Squamscott, and Winnicut.

b. If yes, briefly describe how the requirements of RSA 483-B (Shoreland Water Quality Protection Act) apply to potential development of this property:

Bloody Point is bordered by the Piscataqua River, which is a tidal river flowing into Great Bay. Therefore, all shorelands adjacent to the Piscataqua at Bloody Point are within the 250-foot protected shoreland zone, with stricter regulations in the first 50-150 feet for development, vegetation management, and impervious surfaces

c. If yes, briefly describe how any municipal zoning requirements for buffers or setbacks from lakes, rivers or wetlands apply to potential development of this property:

Unknown.

d. Is the property within 250 feet of a lake/pond or river/stream?

☒ Yes

☐ No

e. If lakes or rivers are related to this property, describe current public or private access from the site to the water body? ☐ Public ☐ Private ☒ No Access Available

Description: There is currently no direct access for the public to the Piscataqua River from this property.

f. How would the proposal affect the access opportunities described in e?

**10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.**

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Wildlife Action Plan Critical Habitats .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Potential river channel change .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please provide a description for any "yes" responses to question #10.

c. Threatened and Endangered species were identified in a 2021 NHB search that identified Atlantic Sturgeon, Shortnose Sturgeon, and Cliff Swallows as being located within 1 mile of the property. No species were identified as being "on" the property.

g. Soils on the parcel were identified as "prime farmland soils" according NH GRANIT.

**Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within the town.**

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features\*
- c. Aerial Photograph\*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities, or topographic features are welcome but not required

\* Maps can be created with GIS, Google, Mapquest, GRANIT data mapper, or any other readily available mapping service.

*Please paste any maps and photographs submitted as part of this application here.*

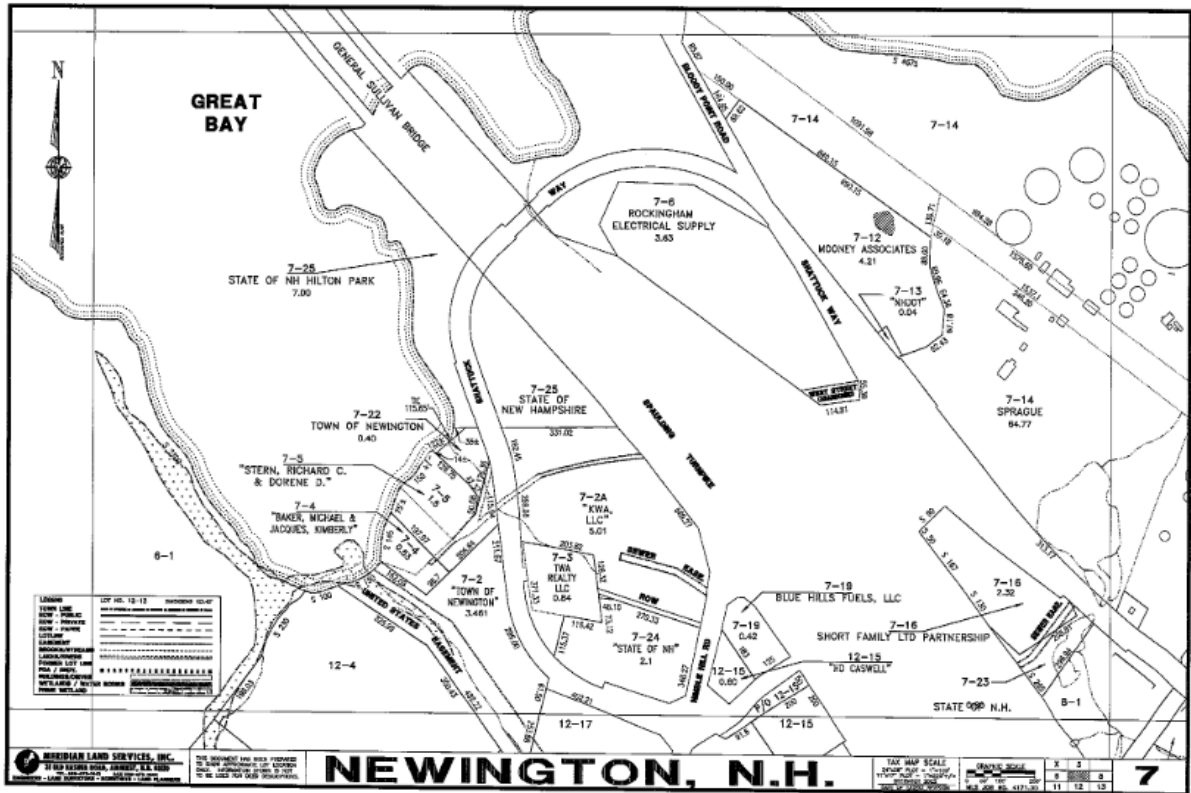
# Map by NH DOT Parcel Mosaic Viewer



## NHDOT Parcel Viewer Map

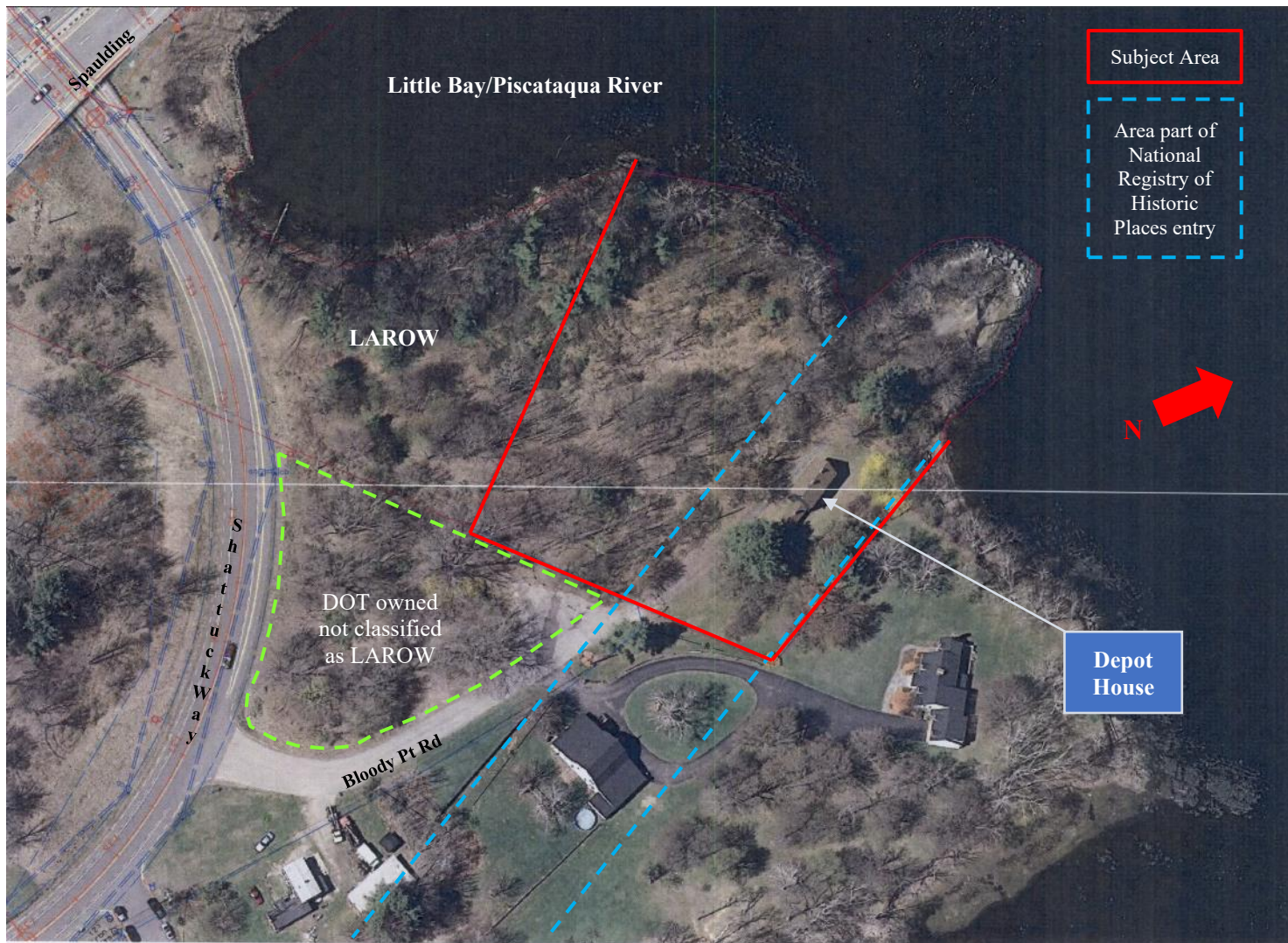








Location Map



Bolded Red = Approximate Bloody Point Parcel  
Dotted Blue = Area on National Register of Historic Places entry in 2010

Map of Bloody Point



## **Bloody Point Photos**



Photo 1: Looking northwest from the driveway to the Railroad Depot





Photo 2: Looking southeast from the Railroad Depot towards Bloody Point Road





Photo 3: Looking southeast at the Railroad Depot





Photo 4: Looking northwest from the Railroad Depot towards the Piscataqua River





Photo 5: Looking north at the tip of the property and the Piscataqua River





Photo 6: Looking south from the tip of the property at the Spaulding Turnpike



Photo 7: Looking east from the tip of the property at the Little Bay and General Sullivan Bridges