

**Town of Auburn  
Board of Selectmen  
July 10, 2017  
Town Hall  
7:00 p.m.**

**( ) Call to Order – Pledge of Allegiance**

Approval of Payroll for Week of June 26<sup>th</sup>, 2017  
Approval of Accounts Payable for Week of July 3<sup>rd</sup>, 2017  
Approval of Payroll for Week of July 10<sup>th</sup>, 2017  
Consent Agenda – as of July 10<sup>th</sup>, 2017

**( ) Public Hearing / Withdrawal from Capital Reserve Fund**

\$3,250 from Town Building Rehabilitation Capital Reserve Fund for the replacement of the deck rails on the porch & ramp at the Griffin Free Public Library

**( ) Appointments with the Board**

Jeff Burnap – Intersection of Ridge Court and Wilson Crossing Road

**( ) New Business**

Potential Selective Cutting of Greenspace Properties  
BOS & School Board Meetings  
Potential Solar Power for Town Buildings  
Review of Tax Deeded Properties  
Proposal for Public Auction of Six Properties

**( ) Old Business**

Update on Nutt Road and Dartmouth Drive  
Properties Associated with Eddows Recreational Fields  
June 2017 PFAs Water Sampling  
Old Candia Road Culvert Hazard Mitigation Grant Project  
Surety for Reclamation of Boxwood Drive Project  
Update on Rockingham County Fiscal Year

**( ) Other Business**

**( ) Minutes**

- June 19<sup>th</sup>, 2017 Public Meeting
- June 28<sup>th</sup>, 2017 Eddows Field Site Walk

**( ) Non-Public Session**

Pursuant to RSA 91-A: 3, II (a) – Review & Consideration of Employees Performance Evaluation

**( ) Adjourn**

*Note: "Any person with a disability who wishes to attend this public meeting and needs to be provided reasonable accommodations in order to participate, please contact the Board of Selectmen's Secretary at (603) 483-5052 x100, so that arrangements can be made."*

## **PUBLIC NOTICE**

Pursuant to RSA 35 and Article 4 of the 2006 Town Meeting, the Auburn Board of Selectmen will hold a public hearing on Monday, July 10, 2017 beginning at 7:00 P.M. at the Auburn Town Hall for the purpose of receiving public comment concerning the withdrawal and expenditure of:

- The amount of \$3,250.00 from the Town Building Rehabilitation Capital Reserve Fund for the replacement of the deck rails on the porch and ramp at the Griffin Free Public Library with composite rails.

Board of Selectmen  
Town of Auburn  
June 21, 2017



Build Savvy, LLC  
136 Appletree Rd.  
Auburn, NH 03032

# Invoice

Date	Invoice #
6/14/2017	1348

Bill To
Griffin Free Public Library 22 Hooksett Rd. Auburn, NH 03032

		P.O. No.	Terms	Project
				Replace Porch Rails
Description	Est Amt	Prior Amt	Curr %	Amount
Replace Deck Rails with Composite Rails -Remove existing porch & ramp rails -Reconfigure ramp posts to allow for composite rails (existing spacing too far apart, need to add a post) -Install post sleeves & caps on short posts along ramp -Tall support posts to stay as is, fasten directly to wood posts -Rails to be Trex Transcend Rails (White) with square balusters; 7 rail sections total -Includes disposal of construction debris	3,250.00		100.00%	3,250.00
			<b>Total</b>	\$3,250.00
			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$3,250.00

Phone #	E-mail	Web Site
603-483-5515	joe.landry@comcast.net	www.buildsavvyllc.com

## Bill Herman

---

**From:** Bill Herman  
**Sent:** Thursday, July 06, 2017 9:54 AM  
**To:** 'jburnap20@gmail.com'  
**Subject:** Ridge Court & Wilson Crossing Road

Mr. Burnap –

I am in receipt of your message expressing your concern with the intersection of Ridge Court and Wilson Crossing Road. Ken Rhodes had mentioned this area to me as well a couple of weeks ago.

As you know, Mike Dross is the elected Road Agent for the Town of Auburn and was the appropriate individual for you to contact with your concerns.

I am more than happy to schedule a meeting for you with the Board of Selectmen to further discuss your concerns. The Board's next meeting is on Monday evening (July 10<sup>th</sup>) at 7 PM, and we could schedule you for just after 7 PM if you would like to meet with the Board.

The Selectmen would normally seek the input of the Road Agent and/or Stantec in circumstances such as this. Mr. Dross normally attends most Selectmen's meetings, so I would anticipate he would be on hand for the discussion so there shouldn't be any delay in having a full conversation with the Board.

Please just let me know by return e-mail if you would like to meet with the Board on July 10<sup>th</sup> or on a different date if that evening is not convenient for you.

Thank you for reaching out to share your concerns.

*Bill*

Bill Herman, CPM  
Town Administrator  
Town of Auburn  
PO Box 309  
Auburn, NH 03032  
(603) 483-5052, ext. 111



*NOTICE: Privacy should not be assumed with e-mails associated with Town business. Under New Hampshire's Right-to-Know law (RSA 91-A), documents – including e-mail communications – in the possession of public officials or public agencies concerning Town business are classified as public records that may be subject to public disclosure.*

-----Original Message-----

From: Jeffrey Burnap [mailto:jburnap20@gmail.com]



Sent: Thursday, July 06, 2017 8:51 AM  
To: Bill Herman <townadmin@townofauburnnh.com>  
Subject: [Auburn NH] intersection of Ridge Ct and Wilson Crossing Rd

wherman,

Someone has sent you a message using your contact form on the Auburn NH site.

If you don't want to receive such e-mails, you can change your settings at <http://www.auburnnh.us/users/wherman>.

Message:

Good Morning Mr. Herman

I am sending this email in regards to a conversation my wife and I have had with M.Dross.

We have been told that our town engineer (Stantec)has looked at the intersection of Ridge Ct and Wilson Crossing Rd. and the road agent has come by and trimmed branches to help with the visibility. We feel that this matter is in need of more then the few branches that have been trimmed. If you could please advise us what we should do as the next step, weather it be a call to the Town Selectman, or should we come to a Town Selectmen meeting?

Thanks for your time

Mr. & Mrs. Jeffrey Burnap

20 Ridge Ct.

Auburn NH 03032

=====

Message sent by: Jeffrey Burnap (jburnap20@gmail.com)

=====

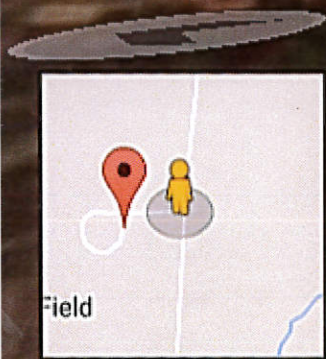


Sign in





9 Ridge Ct  
Auburn, New Hampshire  
Street View - Aug 2007



Google





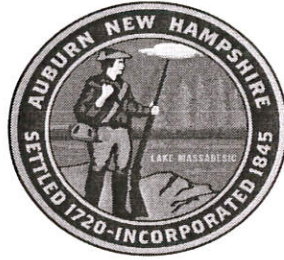
← 9 Ridge Ct  
Auburn, New Hampshire  
Street View - Aug 2007





## Town of Auburn

Town Hall  
47 Chester Road  
P.O. Box 309  
Auburn, NH 03032



## Town Administrator

William G. Herman, CPM  
Phone: (603) 483-5052 Ext. 111  
Fax: (603) 483-0518  
E-Mail:  
townadmin@townofauburnnh.com

**To:** Board of Selectmen

**From:** Bill Herman, CPM, Town Administrator

**Date:** June 28, 2017

**Re:** Potential Selective Cutting of Town Property

In the various discussions the Board has had in recent months concerning the potential sale of tax deeded properties, we have also discussed performing selective timber cutting on properties the Town is holding for conservation or green space purposes. These should not be confused with approximately eight other properties on which the Town has a conservation easement.

Following the Board's June 19<sup>th</sup> meeting, I asked Town Counsel if the Board has authority to consider selective cutting of timber on these properties, and he indicated the Board was free to manage the properties including selective cutting of timber, as long as the property remained dedicated to conservation or green space purpose.

We are potentially looking at a total of 13 properties that could be included in this process. The list includes:

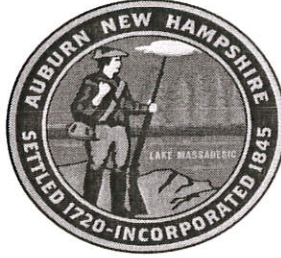
Tax Map #	Lot #	Location	Acres
4	24 -- 11	Land, Rockwood Terrace	0.5000
5	9	Land, Rattlesnake Hill Road	3.2870
5	10 -- 10	Land, off Pingree Hill Road	2.0000
5	45	Land, Calef Road	2.0000
5	69 -- 8	Land, Hawthorne Drive	4.1900
5	69 -- 28	Land, Hawthorne Drive	4.2600
8	8	Land, Bunker Hill Road	5.2860
9	16 -- 19	Land, Star Circle	3.3040
12	16 -- 1	Land, Hooksett & Hills Road	2.0000
12	16 -- 2	Land, Hills Road	2.0000
13	23	Land, Joan Drive	3.0000

Should this be a direction the Board might be interested in heading, I would likely initially seek input from Manchester Water Works for the best way to secure a logger for this type of work in order to move forward.

Thank you for your consideration.

## Town of Auburn

Town Hall  
47 Chester Road  
P.O. Box 309  
Auburn, NH 03032



## Town Administrator

William G. Herman, CPM  
Phone: (603) 483-5052 Ext. 111  
Fax: (603) 483-0518  
E-Mail:  
townadmin@townofauburnnh.com

**To:** Board of Selectmen

**From:** Bill Herman, CPM, Town Administrator

**Date:** June 29, 2017

**Re:** Potential Quarterly Meetings with Auburn School Board

Following the June 28<sup>th</sup> community facilitation meeting held at the Auburn Village School, a couple members of the School Board made the suggestion to me that the two boards (Board of Selectmen and Auburn School Board) consider meeting together as often as quarterly.

The sense I had was there was an interest in potentially better coordinating the bigger picture items between the two boards, while also maintaining and enhancing communications between the Boards.

I believe this suggestion is in line with some past discussion the Board has had concerning improving communications between the two boards.

The School Board will be meeting during the week of July 10<sup>th</sup>, and Board Chair Keith Leclair was going to raise the subject with the School Board at that time. And I agreed to bring the idea to the Board of Selectmen's attention at your July 10<sup>th</sup> meeting.

Should this be a direction the Board might be interested in heading, we can work with the school district on establishing a meeting date or schedule.

Thank you for your consideration.

## Town of Auburn

Town Hall  
47 Chester Road  
P.O. Box 309  
Auburn, NH 03032



## Town Administrator

William G. Herman, CPM  
Phone: (603) 483-5052 Ext. 111  
Fax: (603) 483-0518  
E-Mail:  
townadmin@townofauburnnh.com

**To:** Board of Selectmen

**From:** Bill Herman, CPM, Town Administrator

**Date:** July 3, 2017

**Re:** Potential for Solar Installations for Town Buildings

Last year, the Southern New Hampshire Planning Commission (SNHPC) went through a request for proposal and review process that ultimately certified two solar installation firms for work throughout several SNHPC communities who requested to participate in the program.

Following successes in many communities including Derry, Francestown and Weare, the SNHPC earlier this year made the decision that it would look at the potential of a solar installation on its own building in Manchester (the former Rimmon School building on the West Side) to take advantage of the cost rebates from the State of New Hampshire and the overall lower energy costs resulting from producing power that is then sold back to the energy grid.

Attached for your information is the base information from the SNHPC proposals from two firms and the recommendation for the one selected which carried a 9.71 year total payback before then turning "profitable" in terms of fully reduced electric bills.

Since the SNHPC has acted, the NH Public Utilities Commission ruled on June 23<sup>rd</sup> to lift all existing limits on so-called "net metering", the process by which people who own solar panels sell their surplus electricity back into the grid as an offset to their electric bills. The simple effect of the PUC ruling will be an increase in solar installations statewide. Also attached is an article from the June 26<sup>th</sup> edition of The Union Leader on the PUC ruling.

I present this information simply to ask whether the Board might want to consider the potential of solar for any of the Town buildings and, if so, would you want to receive a proposal for consideration.

At this point, it seems to me that proposals for the Safety Complex and the Town Hall are where the greatest potential savings and return on investment for the Town would be achieved. If the Board is interested, I would recommend that proposals for one or both of these buildings would make the most sense for consideration, and we could work to secure those proposals for your review and consideration.

Thank you for your consideration.

Attachments



## **REPORT**

**TO:** Executive Committee, Southern New Hampshire Planning Commission

**FROM:** Jack Munn, AICP, Chief Planner, 669-4664, [jmunnn@snhpc.org](mailto:jmunnn@snhpc.org)

**DATE:** February 2, 2017

**RE:** Solar Installation for SNHPC Building

---

## **RECOMMENDED ACTION**

Accept the Joint Budget and Building Committees' recommendations and approve the Granite State Solar (GSS) proposal for a solar installation on the SNHPC Building.

## **SUMMARY**

At the January 30, 2017 Joint Budget and Building Committee Meeting, the Committee recommended signing a contract with Granite State Solar to install a 64-panel PV solar system on the south side of the building's roof using the Commission's Building Fund to purchase this turnkey system. The PV solar system would be designed to blend in with the historic character of the building and offset up to 65 percent of the commission's monthly electric bill for a guaranteed 25 years or longer. This recommendation was conditioned on a final legal review of the planning commission's current contract documents with North American Power to purchase electricity at wholesale rates over the next 2.5 years. The purpose of this legal review is to verify the placement of solar panels on the building to reduce the commission's electric use would not impact or terminate this existing contract.

## **BACKGROUND**

The SNHPC Budget and Building Committees requested staff to seek solar PV proposals for the planning commission's building before the Solar Up West Side campaign ends on January 31, 2017. Four proposals were submitted for the building from firms that have been vetted through the Solar Up NH program.

Two of the proposals submitted fall under a group net metering arrangement where a third party investor would own and pay for the solar PV system and SNHPC would pay for the electricity generated through a power purchase agreement with the owner. In the review of these proposals, the Budget and Building Committees found third party ownership is not feasible under the commission's current North American Power contract to buy wholesale electricity, as it is already set up under an existing group net metering arrangement.

The other two proposals are for direct purchase by the planning commission of a turn-key system. Under these proposals, SNHPC would own the PV solar system for a guaranteed 25 years or longer.



The two proposals submitted and reviewed by the Budget and Building Committees are from Granite State Solar and NuWatt Energy. The Granite State Solar proposal was less expensive; found to produce more electricity; and would blend in best with the historic character of the building.

Some of the key factors the Budget and Building Committees considered included the difference in the types, size and color of the solar panels; the differences in the technologies that would be used in conveying the solar electricity – through either micro-inverters or optimizers to a central inverter in the building; the output and annual production of kWh; the percent of electrical offset to the commission's electric bills; the system costs and state PUC Commercial Rebate that would be applied to lower the cost of the system; the estimated annual Renewable Energy Credits (RECs) paid back to the planning commission every year as credit for excess power generated by the solar PV system; the estimated rate of return and number of years it would take to pay off the solar PV system; the installation workmanship, panel and ranking system guarantees; and the placement of the conduit for the wiring to be located either outside or inside the building. To help review these factors, SNHPC staff prepared the attached spreadsheet comparing the two proposals.

The Budget and Building Committees also evaluated the SNHPC building's roof and roof truss system to support the panels. It was found through historic records that the building was built originally to support a slate roof and when changed over to fiberglass singles more than adequate roof capacity exists. The Committees also touched base with the City's building department and reviewed the two proposals to ensure that a structural engineering study with PE stamp and the system design and electrical drawings would be prepared as part of the cost of the system.

The Budget and Building Committees also interviewed the two solar installers to discuss the above factors and to check on references and ensure that all building and electric code requirements would be addressed; including the interconnection permit with EverSource; and applying for the RECs credit payments annually, which would be provided through the inverter system and a REC meter. The Budget and Building Committees also requested as part of the proposals the setup of a real time monitoring system and display to be installed in the lobby area of the building which shows and tracks the system's electrical generation on a daily, month and yearly basis.

A copy of both the GSS and NuWatt proposals for the installation of a 64 panel solar PV system are also attached. The net cost for the GSS and NuWatt proposals less the PUC commercial rebate is \$40,600 and \$43,200 respectively. This cost would be paid off in ten years through receiving the annual REC credits in a check payable to the planning commission and the commission's reduced monthly electric bills.

Proceeding with a contract with GSS for this installation would not only have an immediate and direct economic reduction in the commission's short and long-term cost for electricity, but it will also provide an educational example of a successful solar PV system that many municipalities and private entities both within and surrounding the City of Manchester can visit and observe for many years to come.

The proposed installation of the commission's solar PV system through GSS would be executed in March/April 2017.

# Comparison of Solar PV Rooftop Proposals for Southern NH Planning Commission

Proposal Elements - Turn Key System	GSS	NuWatt
Total Proposal Price	\$51,000	\$55,680
Total Estimated State Rebate	\$10,400	\$12,480
Net Cost	\$40,600	\$43,200
Estimated Annual Production kWh	24,737 kWh	22,534 kWh
Estimated Electric Consumption Offset	65%	63.30%
Proposal Price per kWh	1.64	1.91
Estimated Annual REC at \$50/REC - Paid to SNHPC - Installer will apply for RECS	\$1,212.12/yr	\$1,000/yr
Estimated Return on Investment at Current Electric Rate (\$0.12/kWh) including REC revenue	9.71 Years	10 Years
64 - Solar World 290-watt all black panels w/64 Emphase M-250 three phase micro inverters and optimizers	South Roof Footprint Only	
64 - Solar World 325-watt all black panels w/SolarEdge optimizers and inverter		South and West Roof Footprint
Racking System	Snap & Rack Black non-colored Aluminum	Unirac Aluminum
Revenue Meter and Monitoring System	SolarLog Meter & Emphase Enlighten Monitor*	SolarEdge w/32-inch Flat Screen Monitor for lobby
Workmanship/Installation Warranty	12-years	20-years
Panel Warranty**	25-years	10 & 25-years
Optimizer and Inverter Warranty	25-years	25-years
Racking System Warranty	20-years	20-years
Conduit Placement	Inside Building	Outside Building

\*Note: GSS willing to work with Commission to develop and install real-time monitor in lobby

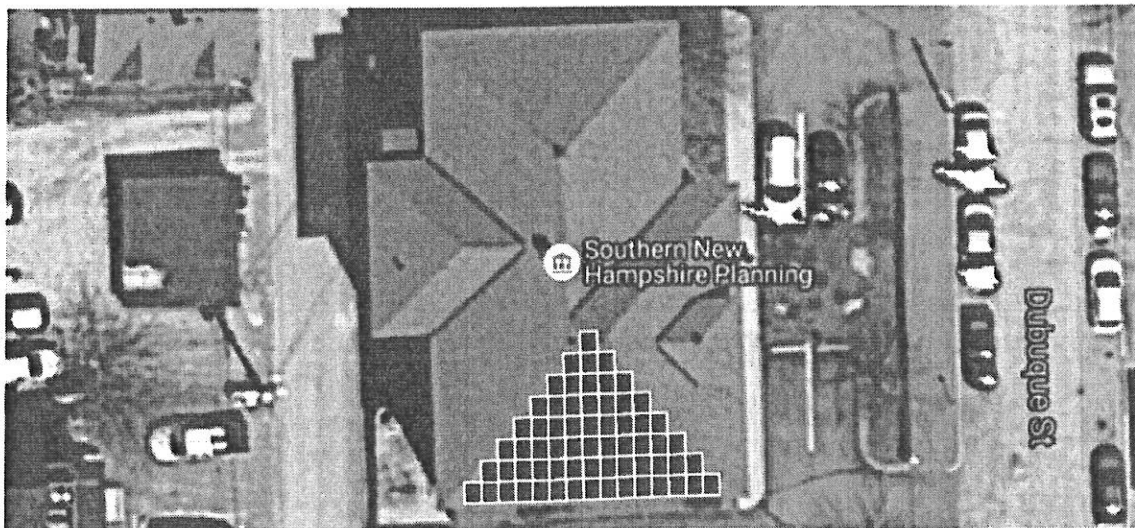
\*\*Note: 25-years of production at max. 0.7% annual degradation allowed - 80% of rate power is guaranteed at year 25; Nu-Watt willing to pay for extended panel warranty for 25-years



**Proposal and ROI Details for the  
Southern New Hampshire Planning Commission**  
Presented to Jack Munn: 1/25/2017 Expires: 3/25/2017

<b>Included:</b> 64 SolarWorld 290-watt all-black, American-Made 60-cell solar modules, 64 Enphase M-250 three-phase micro inverters, Snap & Rack black anodized aluminum racking system, Enphase My Enlighten monitoring system, SolarLog revenue meter, permitting, engineering, electrical work and labor.	
Annual Usage kWh (both meters)	37,960
Panel Count	64
Array Output (Watts)	18,560
Annual Production kWh	24,737
Percentage of electrical usage offset	65%
<b>System cost (Paid to GSS)</b>	<b>\$ 51,000.00</b>
State PUC Commercial Rebate @ \$0.65 per-AC watt (Paid to Client)	\$ 10,400.00
<b>Net cost after recouping incentives</b>	<b>\$ 40,600.00</b>
Estimated Annual Renewable Energy Credits (RECs) through 2025 - Paid to Client	\$ 1,212.11
<b>100% ROI at current electric rates (factored at \$0.12/kWh) and including positive REC revenue - In Years</b>	<b>9.71</b>

**Note:** The ROI above does not include the value of MACRS accelerated depreciation.  
This significant added value would be claimed by the purchasing entity.



## NH solar: PUC lifts net metering limits

### Net metering

By **DAVE SOLOMON**

State House Bureau

**CONCORD** — Utility regulators have issued a long-awaited order with significant implications for the growing solar industry in New Hampshire and financial rewards for property owners who install solar panels.

The order lifts all existing limits on so-called net metering, the process by which people who own solar panels sell their surplus electricity back into the grid as an offset to their electric bills.

In a 74-page ruling handed down late Friday afternoon, the Public Utilities Commission settled an issue that has been in dispute for several years, as utility interests and solar industry advocates squared off over the proper way to compensate people who own solar panels without imposing unfair costs on those who don't.

"The order reflects a fair compromise and will certainly protect all ratepayers while allowing consumers to continue to choose to install solar and get reasonably compensated for the value of their energy," said Kate Epsen, executive director of the N.H. Clean Tech Council and Solar Energy Association.

"It also protects the 1,000plus jobs in the industry and opens up new opportunities for municipalities, utilities and businesses," she said.

Many of the states with net metering laws have no limit on how many megawatts can be accommodated, and that's where solar advocates wanted to see New Hampshire go. They won that battle, at least for now. The PUC order lifts the current 100-megawatt limit on solar power eligible for net metering, which was put into place last year.

The state managed for years with a 50-megawatt limit, until the solar installations took off in 2015, and the limit was quickly exhausted. In 2016, lawmakers raised the limit to 75 megawatts to give regulators time to figure out a long-term solution, and that was soon raised to 100 megawatts.

### How much to pay

The key issue is how much to pay solar panel owners for the electricity they sell back into the grid. They are currently paid the full, retail rate, meaning all parts of the electric bill, not just power

## NH solar: PUC lifts net metering limits

### Net metering

supply.

Residential customers in the Eversource net metering program, for example, have been getting 16.5 cents per kilowatt hour for electricity "exported."

developed and is committed to resolving remaining differences," he said. "There seems to be broad agreement that everyone who uses the energy grid should share fairly in the cost of the grid. Eversource is looking forward to participating in the working groups and studies that the order indicates will soon get underway."

### What the order says

Here are some highlights:

Utilities have argued that net metered customers should only be paid the wholesale energy supply price, which is a fraction of the full retail rate and varies hourly according to market conditions. The PUC ruling comes down somewhere between those two extremes, but very much on the side of consumers, according to the state-appointed consumer advocate for utility issues, attorney Donald Kreis.

“We have our long-awaited net metering order, and it is a qualified victory for consumers,” he wrote in a Saturday Facebook post. “We were able to persuade the utilities to walk away from draconian rate design schemes that were calculated to punish rather than reward people for generating some of their own electricity and sharing some of it with their neighbors.”

Kreis said the order sets the stage for a shift in the energy delivery system that relies more on small generators like homeowners with solar panels, in what is called “distributed generation” instead of the old utility model of consolidation and large-scale generation.

“We’ve charted a path forward for the further implementation of new technologies and new rate designs that will make consumers more powerful and autonomous users of the grid,” wrote Kreis. “And we did these things as distributed generation is just taking root in the Granite State, as opposed to waiting until much later in the development process as other states have done.”

The PUC found, despite utility claims to the contrary, “that there is little to no evidence of any significant cost-shifting” from net metering.

Eversource spokesperson Martin Murray said the utility is still evaluating the order.

“Our initial look tells us that the PUC adopted the common elements of two settlements that were

- The net meter limit of 100 megawatts is lifted and new net metering rates begin on Sept. 1 and continue until a new order is issued, sometime in the future when a series of studies is completed.

- All existing net metered systems are grandfathered through 2040 at current rates.

- Residential systems will still be credited monthly at 100 percent of retail energy and transmission charges but only 25 percent of distribution charge; and will receive cash credits on their electric bills instead of kwh credits.

- Eversource must perform a study over the next 12 months on the value of distributed generation, focused on solar and small hydro, using a 10- to 15year framework for the analysis.

“At this point one potential problem seems to be the lack of any resolution on the important question of community solar for low- and moderate-income customers,” said Kreis. “We believe it is critical to provide meaningful opportunities for all Granite Staters to take part in distributed generation, even if they lack the financial resources or live in the shade or rent their premises. We will consider a motion for rehearing to address this issue.”

“The commission opened this docket at the express command of the Legislature, which wanted progress away from oldfashioned net metering,” he continued. “It will be interesting in the days ahead to see what key legislators think about the results the docket yielded.”

[dsolomon@unionleader.com](mailto:dsolomon@unionleader.com)

---

Monday, 06/26/2017 Pag.A01



## Town of Auburn

Town Hall  
47 Chester Road  
P.O. Box 309  
Auburn, NH 03032



## Town Administrator

William G. Herman, CPM  
Phone: (603) 483-5052 Ext. 111  
Fax: (603) 483-0518  
E-Mail:  
townadmin@townofauburnnh.com

**To:** Board of Selectmen

**From:** Bill Herman, CPM, Town Administrator

**Date:** July 6, 2017

**Re:** Potential Sale of Tax Deeded Properties

In follow-up to the Board's discussions at your June 19<sup>th</sup> meeting, we have removed three of the initially review lots from potential sale to be retained as conservation land – (Tax Map #8, Lot # 8 – 5.286-acres on Bunker Hill Road and two lots at the intersection of Hills and Hooksett Roads – Tax Map #12, Lot #16-1 and 16-2).

Since your meeting, we asked Building Inspector / Code Enforcement Officer Carrie Rouleau-Cote to provide you with a zoning determination on three remaining lots – Tax Map #2, Lot #40 (34-acre off Pingree Hill Road); Lot #48 (one-acre off Pingree Hill Road) and Lot #50 (7.5-acres off Pingree Hill Road). As Carrie's input provides, for varying considerations, none of these lots make sense to offer for sale at auction. However, it is possible one of the properties would make sense to offer for sale by sealed bid to abutting property owners.

With this in mind coupled with information and determinations from your June 19<sup>th</sup> meeting, I would recommend the Board consider the potential sale of the lots identified as #20, #21 and #22 on the attached master list. All three properties are within the Sun Valley area.

The provisions of RSA 80:80 require the Board to offer for sale any property secured by Tax Collector deed by either advertised sealed bid or by public auction. Based on the past experience the Town had with St. Jean Auctioneers of Epping in selling tax deed property, I had previously contacted them and provided them with information on potentially six lots in order to secure a proposal for the potential sale of these properties. Attached for your information and consideration is their proposal.

At this point, I believe there are two decisions for the Board to make. One is whether to offer the proposed three lots for sale. And the second is whether to accept the proposal for the auction of the properties submitted by St. Jean Auctioneers. If you are in agreement with offering these three lots for sale, it would be appropriate for the Board to formally record the following votes:

*Move for the Town of Auburn to offer for sale by public auction properties identified as Tax Map 17, Lots 6, 18 and 84.*

*Move for the Town to accept and approve the proposal submitted by James R. St. Jean Auctioneers dated June 13, 2017 for the sale of three tax deed properties in the Town of Auburn, and to further authorize the Town Administrator to sign the proposal on behalf of the Town.*

Thank you for your consideration.

Attachments



# TOWN OWNED PROPERTIES FOR BOS REVIEW

	<u>Tax Map / Lot</u>	<u>Location</u>	<u>Acres</u>	<u>Year</u>	<u>How Acquired</u>	<u>Book</u>	<u>Page</u>
#1	TM 1, L 7	Land, Rattlesnake Hill Road	42 acres	1999	Tax Collector Deed	3415	1621
#2	TM 1, L 36	Land, Cameo Court	26.509 acres	1992	Warranty Deed	2918	1997
#3	TM 1, L 36-1	Land, Ridge Court	23.800 acres	1988	Donated		
#4	TM 2, L 40	Land, Pingree Hill Road	34.000 acres	1976	Tax Collector Deed	2268	546
#5	TM 2, L 48	Land, Pingree Hill Road	1.000 acre	1997	Tax Collector Deed	3218	2298
#6	TM 2, L 50	Land, off Pingree Hill Road	7.500 acres	1983	Tax Collector Deed	2445	294
#7	TM 4, L 24 - 11	Land, Rockwood Terrace	0.500 acres	1981	Green Space		
#8	TM 5, L 9	Land, Rattlesnake Hill Road	3.287 acres	1974	Green Space	2226	474
#9	TM 5, L 10 - 10	Land, off Pingree Hill Road	2.000 acres	1974	Green Space	2227	1046
#10	TM 5, L 45	Land, Calef Road	2.000 acres	1970	Green Space		
#11	TM 8, L 8	Land, Bunker Hill Road	5.286 acres	2006	Tax Collector Deed	4706	71
#12	TM 9, L 16-19 (Shown in Enlargement on Sheet #33)	Land, Star Circle	3.304 acres	1970	Green Space		
#13	TM 9, L 39	Land, Hooksett Road	0.400 acres	2011	Tax Collector Deed	5214	2435
#14	TM 12, L 16-1	Land, Hooksett & Hills Roads	2.000 acres	1992	Tax Collector Deed	2957	1808
#15	TM 12, L 16-2	Land, Hills Road	2.020 acres	1992	Tax Collector Deed	2957	1809
#16	TM 12, Lot 16-12	Land, Meadow Lane	5.340 acres	1980	Green Space	2377	513
#17	TM 13, L 2	Land, Old Candia Road	0.250 acres	1992	Tax Collector Deed	2950	2297
#18	TM 13, L 23	Land, Joan Drive	3.000 acres	2002	Green Space		
#19	TM 13, L 24	Land, Old Candia / Depot Roads	0.750 acres	1996	Tax Collector Deed	3156	2108
#20	TM 17, L 6	Land, 13 Appletree Road	3.056 acres	1978	Tax Collector Deed	2376	1236
#21	TM 17, L 18	Land, Appletree Road	1.033 acres	1978	Tax Collector Deed	2329	1224
#22	TM 17, L 84	Land, Pinetree Road	0.666 acres	2013	Tax Collector Deed	5441	354
#23	TM 23, L 12	Land, Bunker Hill Road	0.110 acres	1998	Tax Collector Deed	3303	2250

Deeded restrictions -- limited to public recreation and conservation

"Green Space" or "Open Space" donated through subdivision process.



## TOWN OF AUBURN, NEW HAMPSHIRE BUILDING DEPARTMENT

---

### Zoning Determination

---

At the request of the Town Administrator I reviewed the property details for several parcels owned by the Town of Auburn to determine feasibility for best uses and sales potential. I was asked to review:

**Tax Map 2 Lot 40,** land locked parcel, approximately 34 acres off Pingree Hill Road. This parcel is surrounded by land owned by one property owner but also held in Conservation Easement with Rockingham County Conservation District. There are Several Level 1 (Tier 1) wetlands on the parcel.

There is no access to the parcel from public way in Auburn or Derry.

It is my suggestion that the Town of Auburn hold ownership of this parcel or place in conservation easement on its own vs. sell to individual who could then sell Conservation easement rights or log the property. (or do both)

**Tax Map 2 Lot 48,** parcel of land adjacent to PSNH (Eversource) Powerline. Was separated/created when PSNH purchased land for powerline in 1969. It has no public access from Auburn. It abuts a single family home at 102 Pingree Hill Road in Chester.

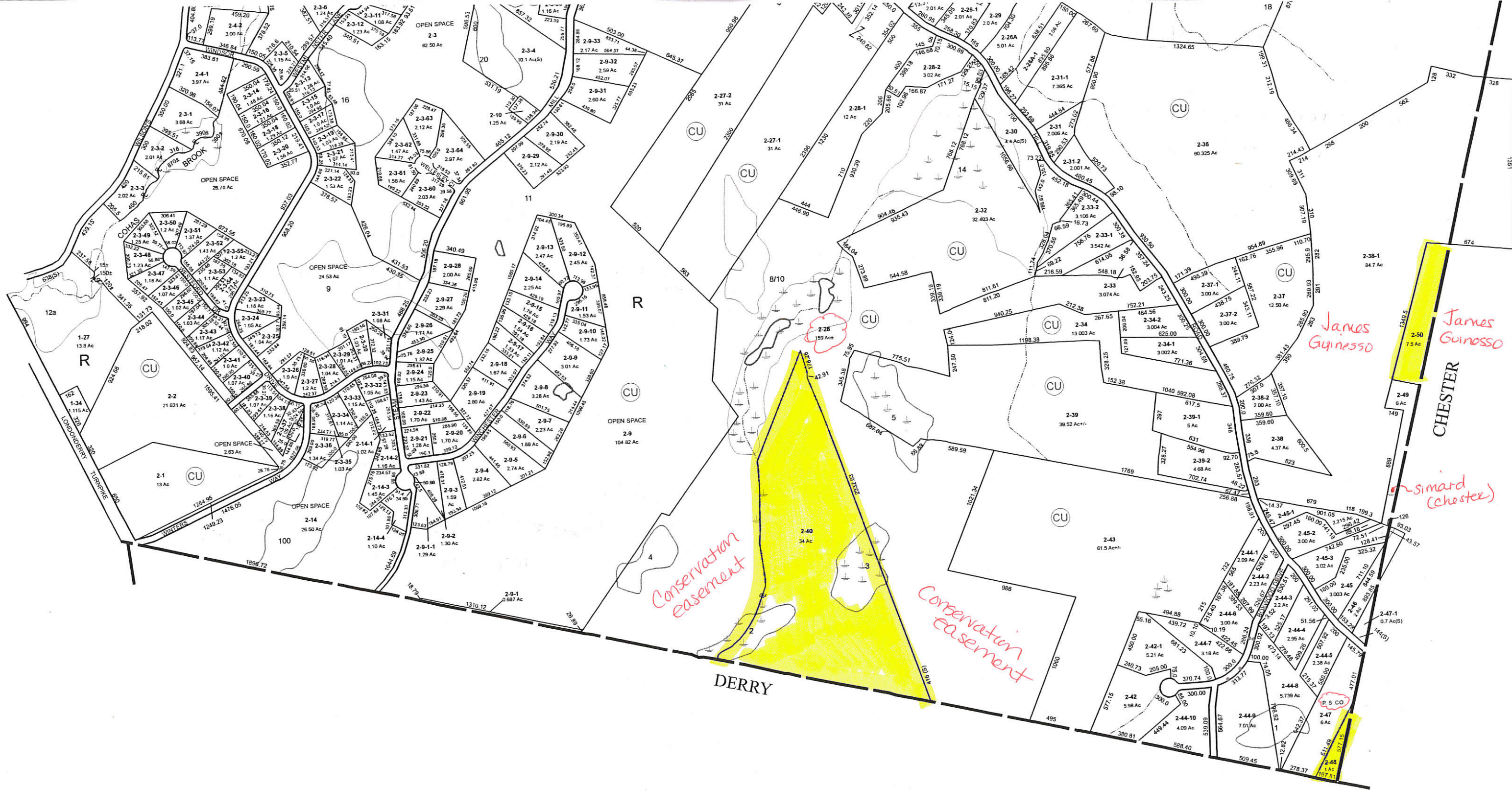
It could be offered to the property owner in Chester. Any buildings on this portion of the Lot would need to meet Town of Auburn setbacks which would be 50' from all property Lines since it is in the Rural Zoning District. Uncertain if there are any wetlands. Property owner in Chester would then be responsible for taxes in Auburn with a parcel Is very limited.

**Tax Map 2 Lot 50** land locked parcel from the Auburn end. It abuts property owned by James & Erica Guinesso, 601 Pingree Hill Road, Auburn on 3 sides in Auburn and Chester. Also Simard Family Trust of Chester on one side. Only other feasible access is off Bridal Path Road in Chester, which is at best a Class VI road. There is a question if Chester Tax Map 1 Lot 67, which depicts lot crossing town line intends to include the Parcel we identify as Map 2 Lot 50 in Auburn. Only real use for this parcel is to offer to Abutter for merging purposes as it is most likely a non-buildable lot due to setback requirements for the Rural zone (50' setbacks all around) and no access from Auburn.

Carrie Rouleau-Côté  
Building Inspector/Code Enforcement Officer

Date: 07/06/2017





COMPILED FROM A  
VOLUNTARILY BY PRIVATE  
AND IS NOT TO BE  
PROPERTY BOUNDARY  
LINES NO  
ACCY OF INDIVIDUAL PARCELS.  
BY DOLLARD ASSOCIATES  
NEW HAMPSHIRE STATE PLANE

REVISED & REPRINTED BY

**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561  
800.322.4540 - www.cai-tech.com

**LEGEND**

CURRENT USE	CU	CULVERT	→
PROPERTY LINE	R	CATCH BASIN	●
SCALED	(S)	MANHOLE	●
PART OF ORIGINAL LOT	Z		

SCALE: 1" = 500'

FEET  
500 250 0 500 1,000 1,500

METERS  
130 65 0 130 260 390

REVISED TO: APRIL 1, 2016

PROPERTY MAPS  
**AUBURN**  
NEW HAMPSHIRE



## BRIDLE PATH

**Location** BRIDLE PATH

**Mblu** 001/ 067/ 000/ /

**Acct#** 505

**Owner** GUINESSO, JAMES ANTHONY

**Assessment** \$13,600

**Appraisal** \$13,600

**PID** 499

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$13,600	\$13,600
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$13,600	\$13,600

### Owner of Record

**Owner** GUINESSO, JAMES ANTHONY  
**Co-Owner** GUINESSO, ERICA JEAN  
**Address** 601 PINGREE HILL RD  
AUBURN, NH 03032

**Sale Price** \$0

**Certificate**

**Book & Page** 4369/1482

**Sale Date** 09/29/2004

**Instrument** 1F

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GUINESSO, JAMES ANTHONY	\$0		4369/1482	1F	09/29/2004
GUINESSO, JAMES	\$0				

### Building Information

#### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

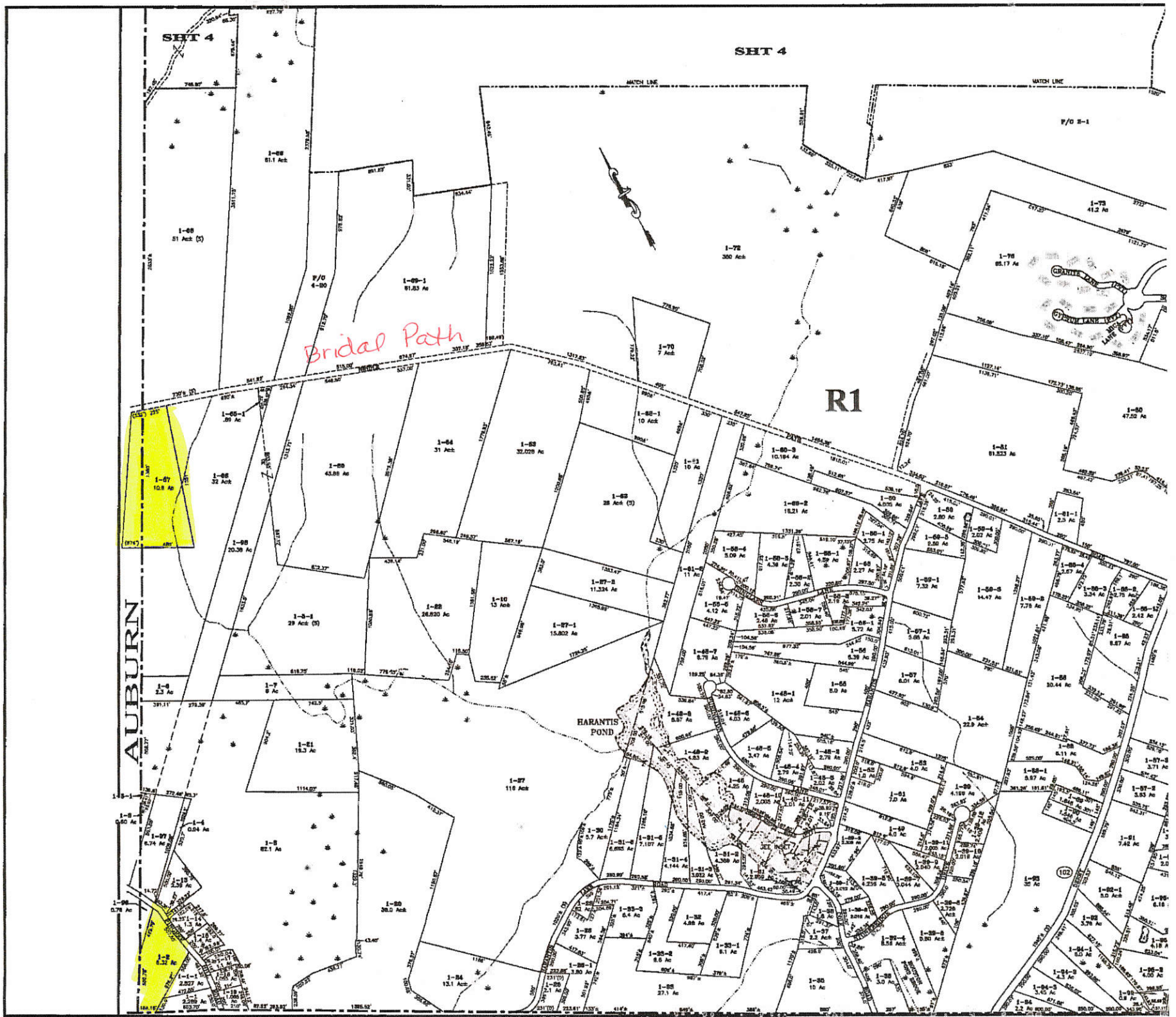
**Building Percent**

**Good:**

**Replacement Cost**

**Less Depreciation:** \$0

**Building Attributes**



# CHESTER TAX MAP

Chester Tax Map

# James R. St. Jean

## A U C T I O N E E R S

June 13, 2017

William Herman, Town Administrator  
Town of Auburn  
P.O. Box 309  
Auburn, NH 03032

RE: Tax Deeded Property, Auburn, NH - Proposed Fees & Expenses

Dear Bill,

Thank you for the opportunity to submit a proposal for the sale of the six vacant building lots acquired by tax collector's deed. Enclosed is a breakdown of advertising and the fee structure for the proposed absolute auction sale. We suggest a \$5,000.00 deposit for each of the lots with a closing date of not more than 45 days from the sale date. It is our understanding that the properties will be sold at absolute auction that is with no minimum or reserve bids. Should the Town of Auburn decide to place reserve bids on the lots, we would recommend that those reserve bids be in the \$15,000 - \$20,000 per lot range. We suggest selling the lots from a central location in the Town of Auburn on a Saturday morning in late July or early August 2017. Please note that this budget/fee structure is based on the premise that all 6 lots will be entered into the auction.

<u># Of Ads</u>	<u>Publication</u>
2	Manchester Union Leader
2	NH Sunday News
2	Neighborhood Newspapers (Bedford, Goffstown, Hooksett)
2	Lawrence Eagle Tribune/Derry News Combo

In addition to the above advertisements, a two-color, one-page E-blast brochure detailing the auction properties will be produced and forwarded electronically to over 7,500 individuals on our E-mail list who have expressed interest in similar auction properties.

TOTAL APPROXIMATE ADVERTISING: **\$3,500.00**

### FEE STRUCTURE

- A. Third party bids and closes on properties at auction:
1. 10% buyer's premium charged to buyer.
  2. All expenses and advertising paid by St. Jean Auctioneers.
  3. **NO FEES OR EXPENSES CHARGED TO TOWN OF AUBURN**



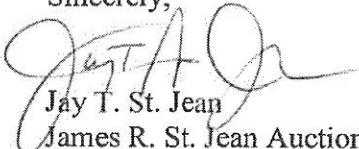
- B. Third party bids and fails to close on properties at auction:
1. Town of Auburn retains bidder's deposit.
  2. Fee of 50% of retained deposits paid to St. Jean Auctioneers
- C. Town of Auburn removes lot(s) from sale once marketing effort commences or fails to deliver title to property(s) at closing:
1. Flat fee of \$150.00 per property charged to Town of Auburn
  2. Advertising paid by the Town of Auburn (if 4 or more properties are removed)

**SERVICES PROVIDED FOR AUCTION INCLUDE:**

- auction posted on our website: [www.jsjauctions.com](http://www.jsjauctions.com) for three weeks prior to sale
- showing property as requested by potential bidders
- marking boundary lines on properties if permitted
- brochure mailed to abutter's of all properties
- auction signs displayed on property if permitted
- copies of Purchase & Sales Agreement, brochures and plot plan properly displayed at auction sale
- PowerPoint presentation on day of sale highlighting properties for sale (if sale is conducted at Town Hall or other off-site location)
- outstanding real estate taxes including interest and cost through day of sale made available (if applicable)
- voice recording of sale

If you need further information, please do not hesitate to contact me.

Sincerely,

  
Jay T. St. Jean  
James R. St. Jean Auctioneers

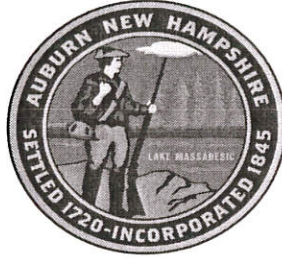
Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

For: **TOWN OF AUBURN**

## Town of Auburn

Town Hall  
47 Chester Road  
P.O. Box 309  
Auburn, NH 03032



## Town Administrator

William G. Herman, CPM  
Phone: (603) 483-5052 Ext. 111  
Fax: (603) 483-0518  
E-Mail:  
townadmin@townofauburnnh.com

**To:** Board of Selectmen

**From:** Bill Herman, CPM, Town Administrator

**Date:** June 30, 2017

**Re:** Town Properties Adjacent to Eddows Recreational Fields

Following the June 28<sup>th</sup> site walk of the Eddows Recreational Fields property, we provided the property maps of the abutting property owned by the Town in this area to Rene LaBranche of Stantec. After a little discussion and a quick review of aerial photos Stantec had access to, it became pretty clear to us that all three properties are already in use with the fields that are in place.

Rene was going to verify that by overlaying same-scale aerial photos of the existing property with the Town tax map.

Attached for your reference is a copy of Tax Map #1 with the three parcels of Town-owned property highlighted. The property that is highlighted in orange (Tax Map #1, Lot #36-28) is what has historically been listed as Eddows Recreational Fields (originally Sandy Acres) with 17.783 acres. The other two parcels highlighted in yellow are Tax Map #1, Lot #36 (26.509 acres) and Tax Map #1, Lot #36-1 (23.8 acres).

It is very clear that the new parking lot expansion and the plan developed a few years ago of potential future fields are on the 26.509-acre parcel. And Rene was fairly certain that the existing fields that are currently in place have been built on both properties – the original Sandy Acres property on Tax Map #1, Lot #36-28 and the back lot of Tax Map #1, Lot #36-1.

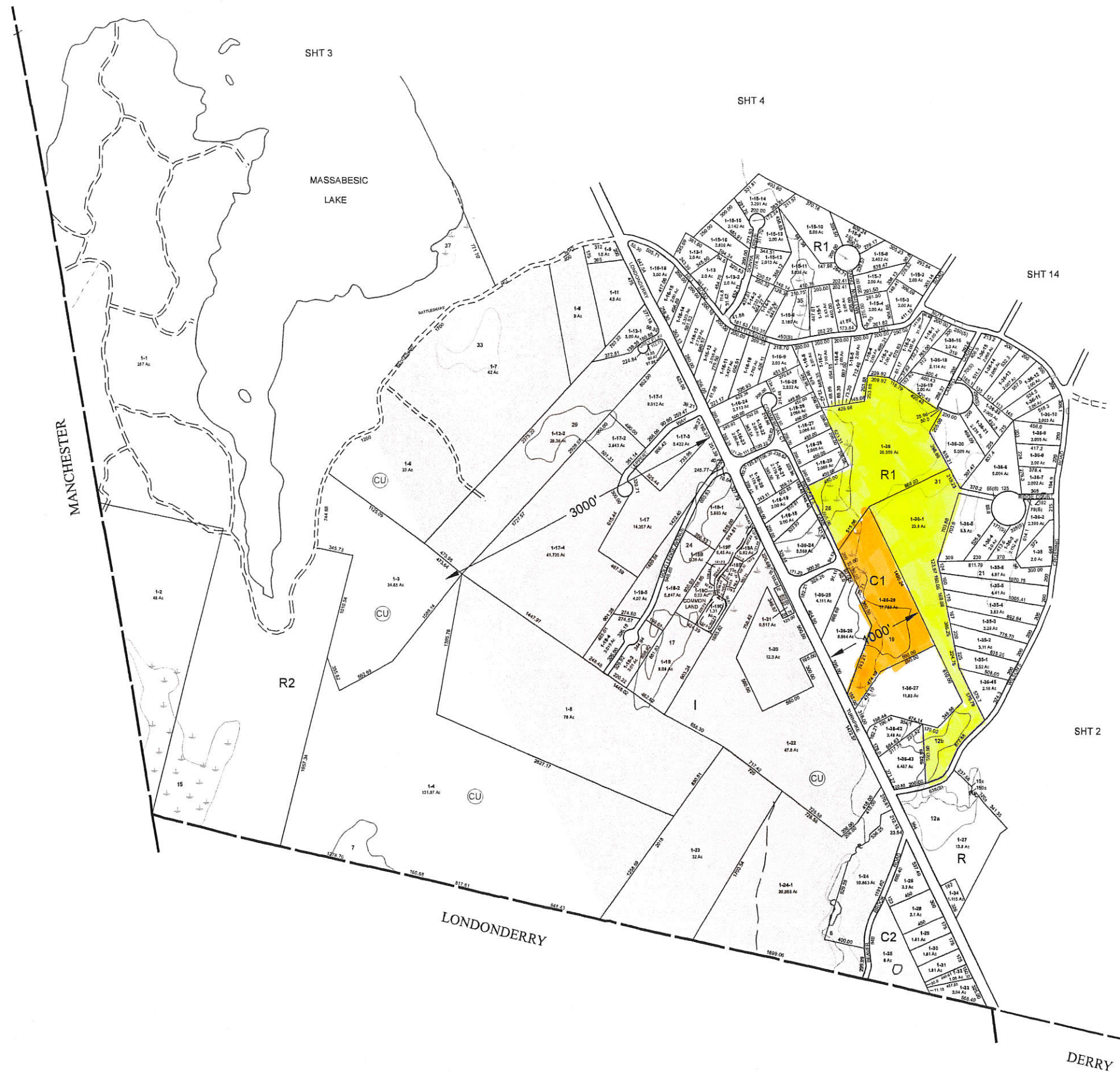
Since the site visit, Stantec has developed the attached photo with the property lines imposed over it to show I believe conclusively that all three properties owned by the Town are currently under use in some fashion by the Eddows Recreational Fields.

Based on this information, we would recommend the Board consider voluntarily merging these three parcels together into one combined property totaling 68.092 acres instead of continuing to retain three abutting parcels.

Thank you for your consideration.

Attachments





THE DATA ON THIS MAP HAS BEEN COMPILED FROM A VARIETY OF SOURCES GRANTED VOLUNTARILY BY PRIVATE OWNERS AND OFFICIAL SOURCES AND IS NOT TO BE CONSIDERED LEGAL LOCATION OF PROPERTY BOUNDARY LINES. THE TOWN OF AUBURN ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF INDIVIDUAL PARCELS. MAPS ORIGINALLY COMPILED BY DOLLARD ASSOCIATES

REVISED & REPRINTED BY  
**CAI Technologies**  
Precision Mapping Geospatial Solutions

**LEGEND**

CURRENT USE	CU	CULVERT	→
PROPERTY LINE	⊞	CATCH BASIN	⊙
SCALED	(S)	MAN-HOLE	⊙
PART OF ORIGINAL LOT	Z		

SCALE: 1" = 500'

FEET  
0 250 500 1,000 1,500

METERS  
0 65 130 260 390

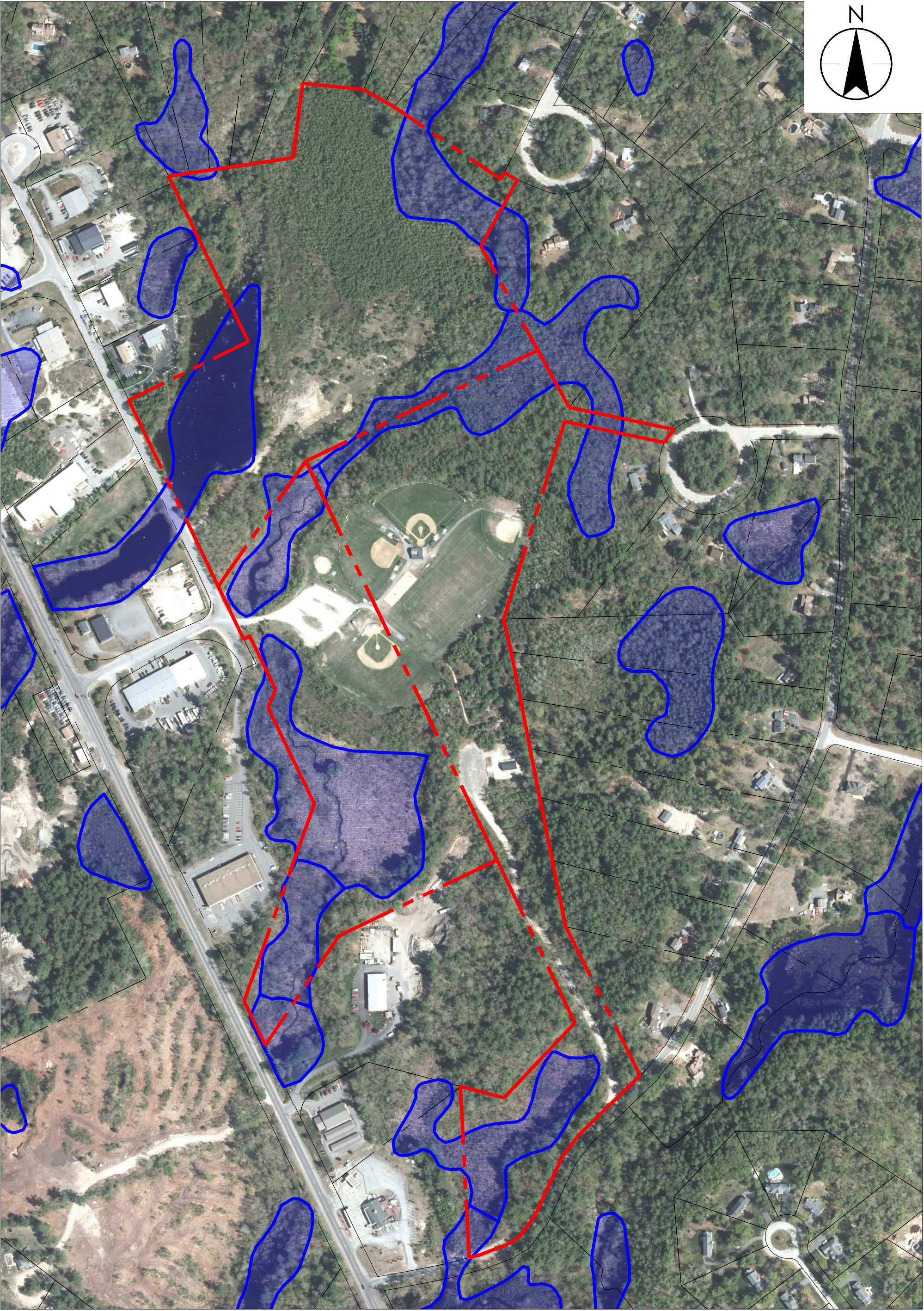
PROPERTY MAPS  
**AUBURN**  
NEW HAMPSHIRE

INDEX DIAGRAM

N

MAP NO.  
**1**





EDDOWS FIELD TOWN PROPERTIES





**DES Waste Management Division  
29 Hazen Drive; PO Box 95  
Concord, NH 03302-0095**

**RESULTS OF JUNE 2017 PFAS SAMPLING  
Auburn Landfill  
Chester Turnpike  
Auburn, NH 03032**

**NHDES Site #: 199002015  
Project Type: Landfill Closure  
Project Number: 1521**

Prepared For:  
Town of Auburn  
47 Chester Road, P.O. Box 309  
Auburn, NH 03032  
Phone Number (603) 483-5052  
RP Contact Name:  
Board of Selectmen, Russell Sullivan  
RP Contact Email:  
townadmin@townofauburnnh.com

Prepared By:  
Stantec Consulting Services Inc.  
5 Dartmouth Drive, Suite 101  
Auburn, NH 03032  
Phone Number: (603) 669-8672  
Contact Name: David A. Allwine, P.G.  
Contact Email: dave.allwine@stantec.com



Date of Report: June 30, 2017



**Stantec Consulting Services Inc.**  
5 Dartmouth Drive, Suite 101, Auburn NH 03032  
Tel: (603) 669-8672, Fax: (603) 669-7636

June 30, 2017  
File: 191710504

**Attention: Mr. William Herman, Town Administrator**

Town of Auburn  
47 Chester Road  
Auburn, NH 03032

**Reference: Results of June 2017 PFAS Sampling  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521**

Dear Mr. Herman,

Stantec Consulting Services Inc. (Stantec) is pleased to provide the Town of Auburn (Town) with this report on the sampling of on-site and off-site supply wells and two surface water locations for per- and polyfluoroalkyl substances (PFAS). This work was conducted at the request of the New Hampshire Department of Environmental Services (DES) and in general accordance with our proposal to you dated May 24, 2017. The site location is depicted on attached Figure 1.

**Background**

As a result of the routine groundwater sampling conducted at the Auburn Landfill in April 2017 as part of the annual sampling required by Groundwater Management Permit (GMP) #GWP-199002015-A-003, two PFAS were detected in monitoring wells at the landfill site: perfluorooctanoic acid (PFOA) and perfluorooctanesulfonate (PFOS). Of the four wells tested (MW-1 to MW-4), all contained PFOA at concentrations above laboratory reporting limits (4-56 nanograms per liter (ng/l) or parts per trillion [ppt]). However, none of the PFOA concentrations exceeded its Ambient Groundwater Quality Standard (AGQS) of 70 ng/l. Wells MW-2, MW-3, and MW-4 also contained PFOS at concentrations above laboratory reporting limits (8-78 ng/l), with the MW-3 concentration of 78 ng/l exceeding its AGQS of 70 ng/l. The AGQS for PFOS and PFOA (combined) of 70 ng/l was exceeded in the MW-3 and MW-4 samples (134 ng/l and 87 ng/l, respectively). Based on these results, Peter Beblowski of DES verbally requested on May 23, 2017 that additional sampling of select area supply wells and the two on-site surface water locations (SW-1 and SW-2) be conducted for PFAS to evaluate potential impacts to these receptors.

**Work Completed**

Based on guidance from DES, two off-site residential drilled wells were targeted for sampling based on their proximity to the Auburn Landfill. Stantec was also informed by the Town that the Department of Public Works Garage located on the landfill property and to the northeast of the landfill footprint was also serviced by an on-site shallow dug well. Therefore, this well was also



June 30, 2017

Mr. William Herman, Town Administrator

Page 2 of 6

**Reference: Results of June 2017 PFAS Sampling  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521**

sampled. Finally, DES requested that the two surface water locations at the landfill that are sampled in accordance with the GMP, SW-1 and SW-2, be sampled for PFAS due to the Auburn Landfill's location in relatively close proximity to Lake Massabesic, a drinking water source for the City of Manchester. These sampling locations are depicted on Figure 2 (surface water and on-site dug well locations) and Figure 3 (on-site and off-site supply well locations). A list of the sampling locations is provided in the table below, along with available information concerning each location.

<b>Well Owner/ Sample Location</b>	<b>Address</b>	<b>Lot Number</b>	<b>Comments</b>
Town of Auburn	273 Chester Turnpike	11-19-1	Dug well located northeast of Town DPW building at landfill. Well coordinates: N43.0171366, W-71.3176890. No treatment system on well.
Jean Carol & Michael A. Kimball	518 Raymond Road	11-14	Drilled well (WRB# 013.0326) located west of house. Total depth 325 feet. Well coordinates: N43.0141082, W-71.3215258. Treatment system on well consists of water softener and whole house sediment filter. Outdoor spigots at SE and SW sides of houses reportedly pre-filter. Spigot on NE side of house post-filter.
Jay & Frannie Richards (tenant)  Deb Richards (owner) 335 Chester Turnpike Auburn, NH 03032	612 Raymond Road	11-11-1	Drilled well located north of garage. Well coordinates: N43.0143862, W-71.3167496. Treatment system on well consists of water softener, ultraviolet treatment unit, and whole house sediment filter.
SW-1	273 Chester Turnpike	11-19-1	Location on SE side of landfill
SW-2	273 Chester Turnpike	11-19-1	Location on NW side of landfill



June 30, 2017

Mr. William Herman, Town Administrator

Page 3 of 6

**Reference: Results of June 2017 PFAS Sampling  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521**

Stantec personnel visited the supply well properties on May 30, 2017 to inform the owners of the recent sampling results from the landfill, to request their consent for sampling their wells for PFAS, and to obtain any location (GPS) and construction data for the wells including the presence of treatment systems. Stantec also attempted to obtain well construction data from the NHDES OneStop Data Mapper database. Upon review of the database, information was only available for the 518 Raymond Road well. Selected information on this well from the database is provided in the table above while a print-out of the system data is attached.

Samples were collected from the five sample points on June 1, 2017. The surface water samples were collected as grab samples from each respective location. The well samples were collected from the sample locations indicated below.

- Auburn Landfill Dug Well - From bathroom sink in the DPW Garage
- 518 Raymond Road Drilled Well - From outdoor spigot on SW side of house (pre-filter)
- 612 Raymond Road Drilled Well- From outdoor spigot on N side of house (one closest to pool) after bypassing filter system

Prior to collecting the supply well samples, each sample location was purged by running the faucet or spigot for 20-60 minutes. All samples were collected in laboratory supplied containers, field preserved, and transported to Eurofins Lancaster Laboratories Environmental LLC (Eurofins) in Lancaster, Pennsylvania for analysis of PFAS by EPA Method 537 Rev 1.1 Modified Using LC/MS/MS. Eurofins is a New Hampshire and DoD accredited laboratory for EPA Method 537 analysis. A field blank was also collected and analyzed by EPA Method 537 Rev 1.1 Modified Using LC/MS/MS for quality assurance/quality control (QA/QC). Sample collection was in accordance with the DES Standard Operating Procedure (SOP) #HWRB-21. The PFAS isomers reported included the list of nine compounds recommended by the DES as the minimum analytes at PFAS investigations.<sup>1</sup>

## **Results**

Concentrations of PFAS above laboratory reporting limits were detected in three of the seven analyzed samples including SW-1, SW-2 and the landfill dug well. Detected compounds included the following:

---

<sup>1</sup> List of PFCs to be tested include perfluorononanoic acid (PFNA), perfluorooctanoic acid (PFOA), perfluoroheptanoic acid (PFHPA), perfluorohexanoic acid (PFHXA), perfluoropentanoic acid (PFPEA), perfluorobutanoic acid (PFBA), perfluorooctanesulfonic acid (PFOS), perfluorohexanesulfonic acid (PFHXS), and perfluorobutanesulfonic acid (PFBS).



June 30, 2017

Mr. William Herman, Town Administrator

Page 4 of 6

**Reference: Results of June 2017 PFAS Sampling  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521**

- SW-1 - PFBS (4 nanograms per liter or ng/L) and PFOA (5 ng/L);
- SW-2 - PFHPA (7 ng/L), PFHXS (7 ng/L), PFHXA (5 ng/L), PFPEA (3 ng/L), PFOS (19 ng/L), and PFOA (31 ng/L); and
- Landfill Well - PFHPA (2 ng/L), PFHXA (2 ng/L), and PFOA (7 ng/L).

None of the detected PFAS isomers that have applicable standards exceeded the applicable Ambient Groundwater Quality Standards (AGQS) including PFOS (70 ng/L), PFOA (70 ng/L), or PFOS + PFOA (70 ng/L). No PFAS isomers were detected above laboratory reporting limits in either of the off-site drilled supply well samples or in the field blank. The results of the PFAS analyses are summarized in attached Table 1, which also includes the PFAS data for the landfill monitoring wells generated from the April 2017 GMP sampling event. A copy of the Eurofins laboratory report is also attached.

### **Discussion**

The results of the April 2017 GMP sampling event and the June 2017 PFAS sampling event indicate that various PFAS isomers are present at detectable levels in all on-site sampling points including MW-1 to MW-4, SW-1 and SW-2, and the on-site dug well adjacent to the DPW Garage. The exact source of these compounds in the groundwater is unknown, but given the prevalence of PFAS in consumer products, their most likely source is buried landfill waste. From the 1940s until the 1970s, the site was utilized as a municipal landfill for the Town of Auburn. An open burning dump area was also located at the Site until 1978, when an incinerator was constructed. From that time until 1998, the Site was utilized for recycling activities, ash disposal, burial of construction/demolition debris, and the burning of brush and slash. Since 1998, when the incinerator officially closed, the Site has operated as a transfer station under an agreement with Waste Management of New Hampshire. Leaching of PFAS from the waste into the underlying groundwater is the most probable mechanism causing the observed impacts to shallow groundwater?

It should be noted that PFAS impacts are present in areas both downgradient and upgradient of the closed municipal landfill portion of the site. Prior well gauging at the site has shown shallow groundwater flow to be to the southwest towards Little Massabesic Lake (see Figure 2). Wells MW-1, MW-2, and the on-site dug well are located northeast (upgradient) of the closed municipal landfill (see Figure 2), but all contain total PFAS levels ranging from 4 ng/L (MW-1) to 70 ng/L (MW-2). For these three sample points the concentrations of PFOS and PFOA, which are the only PFAS isomers that have associated AGQS, were all below the applicable standards, whereas downgradient wells MW-3 and MW-4 both had PFOS and PFOA concentrations that exceeded AGQS, either as individual isomers or combined. An area of landfilled ash located northeast (upgradient) of MW-2 and the on-site dug well and in close proximity to well MW-1 (Figure 2), may be the causative agent for the detection of PFAS at these three locations.

Design with community in mind



June 30, 2017

Mr. William Herman, Town Administrator

Page 5 of 6

**Reference: Results of June 2017 PFAS Sampling  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521**

Since the April 2017 GMP sample event indicated levels of PFAS in the two most downgradient monitoring wells at the site (MW-3 and MW-4) at levels exceeding AGQS, the downgradient horizontal extent of the PFAS plume is not delineated. Installation and sampling of additional monitoring wells would be required to the southwest of MW-4 in order to establish a downgradient extent of the shallow groundwater plume.

Detection of PFAS in on-site surface water locations suggest these bodies of water are acting as discharge zones for shallow groundwater. Surface water in the site vicinity flows generally westward towards Little Massabesic Lake, with Massabesic Lake, a drinking water source for the City of Manchester, further to the southwest. Lake Massabesic is located approximately 2.2 miles southwest of the landfill. Based on the lake's distance away from the landfill, it is unlikely that the PFAS concentrations detected at SW-1 and SW-2 pose a significant risk to this drinking water source due to the effects of dilution that would likely occur as it flows downstream to the lake via various surface water bodies.

Currently, the closest off-site water supply wells at 518 and 612 Raymond Road do not appear to be impacted by PFAS originating from the Auburn Landfill. However, as long as elevated PFAS levels are detected in landfill wells, the water supply wells are at risk of being contaminated. It would be prudent to conduct future sampling of the off-site wells to confirm that they continue to show a lack of PFAS impacts from the landfill.

### **Recommendations**

Based on the results of this sample event, Stantec recommends the following:

- Given the detection of PFAS in on-site monitoring wells, dug well, and surface water sampling locations, future monitoring of these compounds should be conducted under the site's GMP. Therefore, GMP #GWP-199002015-A-003 should be revised to reflect the addition of PFAS to the required analytical list in the permit.
- Although PFAS isomers were not detected in off-site water supply wells at concentrations above laboratory reporting limits, as long as elevated PFAS levels are detected in landfill wells, future sampling of the off-site wells should be conducted to confirm that they continue to show a lack of impacts from the landfill. Therefore, annual sampling for PFAS is proposed under the site's GMP, and GMP #GWP-199002015-A-003 should be revised to reflect this modification to the permit.



June 30, 2017

Mr. William Herman, Town Administrator

Page 6 of 6

**Reference: Results of June 2017 PFAS Sampling  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521**

- Since the April 2017 GMP sample event indicated levels of PFAS in the two most downgradient monitoring wells at the site (MW-3 and MW-4) at levels exceeding AGQS, the downgradient horizontal extent of the shallow PFAS plume is not delineated. Therefore, consideration should be given to installing one or more shallow monitoring wells further downgradient (to the southwest) of MW-4 and sampling the well(s) for PFAS to establish the downgradient extent of the PFAS plume.

Copies of this report will be provided to the DES via upload to their OneStop database, and to the owners and tenants of the two off-site supply well properties. Copies of the transmittal letter to the two homeowners and the tenant of 612 Raymond Road are attached.

We appreciate the opportunity to assist you with this project. If you have any questions, please don't hesitate to contact the undersigned.

Regards,

**STANTEC CONSULTING SERVICES INC.**

David A. Allwine, PG

Senior Associate

Phone: (603) 206-7553

Cell: (603) 206-6135

[Dave.Allwine@stantec.com](mailto:Dave.Allwine@stantec.com)

DAA:daa

Attachments: Figures 1-3

Table 1

DES DataMapper Information for Kimball Well (WRB# 013.0326)

Eurofins Laboratory Report

Transmittal Letters to Off-site Supply Well Owners/Tenants

c. File





MAP SOURCE:

WWW.TRAILS.COM

USGS CANDIA [NH] QUAD  
43.015°N, 71.32°W (NAD83/WGS84)



2000 0 2000



Scale in feet



**Stantec**

**Stantec Consulting Services Inc.**

STANTEC LOCATION:  
AUBURN, NEW HAMPSHIRE

DATE PREPARED: 10-20-10	DESIGNED BY: DAA	DRAWN BY: JJW	CHECKED BY: DAA	REVIEWED BY: DAA
REVISION DATE:	REVISION NO:	DRAWN BY:	CHECKED BY:	REVIEWED BY:

PROJECT NAME/FILE NAME:  
AUBURN LF

PROJECT NUMBER/PHASE:  
191710504

SCALE:  
1:24000

DRAWING TITLE:

**SITE LOCATION PLAN**

AUBURN LANDFILL  
CHESTER TURNPIKE AUBURN NH

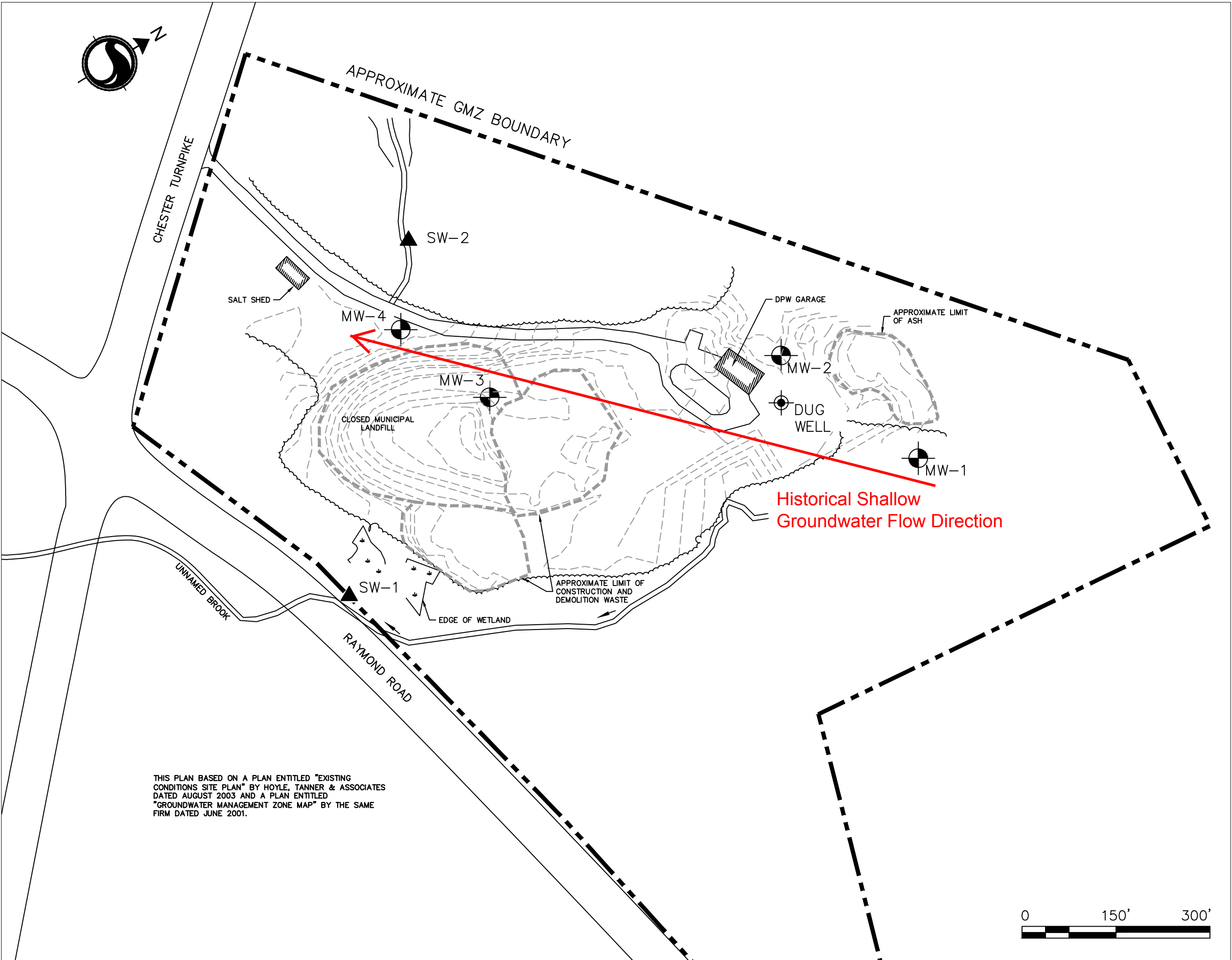
PREPARED FOR:  
TOWN OF AUBURN

FIGURE NO.

**1**



V:\1917\active\191710504\Drawing\AUBURN LF SITE 6-8-17.dwg



Stantec Consulting Services Inc.  
5 Dartmouth Drive, Suite 101  
Auburn NH 03032 U.S.A.  
Tel. 603.669.8672  
Fax. 603.669.7636  
www.stantec.com

Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

- Approximate property boundary
- Monitoring well location
- SW-2 Surface Water Sample location
- Woods
- Water supply well location
- DUG WELL

Notes


Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD

File Name: AUBURN LF SITE 6-8-17.dwg	DJP		JUN, 2016
Permit-Seal	Den.	Chkd.	Dagn. YY.MM.DD

Client/Project  
TOWN OF AUBURN, NH

AUBURN LANDFILL POST-CLOSURE MONITORING  
273 CHESTER TURNPIKE  
AUBURN, NEW HAMPSHIRE

Title  
SITE PLAN

Project No. 191710504	Scale AS SHOWN
Drawing No. 2	Sheet 1 of 1
	Revision 0



# Auburn Landfill

Figure 3

PFAS Supply Well Sampling Locations

Chester Turnpike

DPW  
GARAGE

Dug Well

AUBURN LANDFILL

Raymond Rd

Drilled Well

518 RAYMOND  
ROAD (KIMBALL)

Drilled Well

612 RAYMOND  
ROAD (RICHARDS)

Google earth

© 2016 Google



600 ft



[DES Home](#)[OneStop Home](#)[A to Z List](#)[Search Help](#)[Comments](#)[OneStop Contact](#)

Wednesday, May. 4, 2011

## OneStop - Water Well

[Save Results](#)[Well Driller](#)[Request Sample  
Containers](#)[Map It](#)[Program Info](#)[Program Contact](#)[Water Well Board](#)[Water Well Contractors  
Search](#)

If you have any questions about or corrections to the information below, please contact us. Click the Program Contact button above for contact information.

Well Id (WRB#): Date Completed: Name and Location:   
  
Total Depth: Depth to Bedrock: Tax Map No: Casing: Lot No: Tested Yield: Type: Static Water Level: Use: Special Note: 

### Well Driller

Driller License No: Driller Well Id: Name and Address:   
  
Current License Status: 

<http://www2.des.state.nh.us/DESONestop/WLSDetail.aspx?ID=013.0326>

Email:

Phone Number:

New Hampshire Department of Environmental Services | PO Box 95 | 29 Hazen Drive | Concord, NH 03302-0095  
603.271.3505 | TDD Access: Relay NH 1.800.735.2964 | Hours: M-F, 8am-4pm

[NH.gov](#) | [privacy policy](#) | [accessibility policy](#)

copyright 2008. State of New Hampshire

The Department of Environmental Services is dedicated to making more environmental information more readily available to more people while maintaining user confidence in the information. The information is the best available according to the procedures and standards of each of the contributing programs and of this system. The different programs are regularly maintaining the information in their databases, and the system is periodically being modified to respond to user needs. As a result, the system may not always provide access to all existing information, and it may occasionally contain unintentional inaccuracies. The Department has made every effort to present the information in a clear and understandable way for a variety of users. We can not be responsible, however, for the misuse or misinterpretation of the information presented by this system.

<http://www2.des.state.nh.us/DESONestop/WLSDetail.aspx?ID=013.0326>

Table 1  
Summary of PFAS Data  
Auburn Landfill  
273 Chester Turnpike  
Auburn, New Hampshire

Analyte/Method	Units	NHDES AGQS	Fresh Acute WQC	Fresh Chronic WQC	Sample ID									
					MW-1	MW-2	MW-3	MW-4	SW-1	SW-2	273 Chester Trnpk Auburn Landfill	518 Raymond Rd Kimball	612 Raymond Rd Richards	Field Blank
					04/06/17	04/06/17	04/06/17	04/06/17	06/01/17	06/01/17	06/01/17	06/01/17	06/01/17	06/01/17
Date														
PFAS By Isotope Dilution (MWs/SWs) or EPA Method 537 Rev. 1.1 (Supply Wells)														
Perfluorobutanesulfonate (PFBS)	ng/L	NS	NS	NS	<3	<3	<3	<3	4	<3	<3	<3	<3	<3
Perfluorobutanoic acid (PFBA)	ng/L	NS	NS	NS	<10	12	<10	<10	<10	<10	<10	<10	<10	<10
Perfluoroheptanoic acid (PFHPA)	ng/L	NS	NS	NS	<2	6	10	4	<2	7	2	<2	<2	<2
Perfluorohexanesulfonate (PFHXS)	ng/L	NS	NS	NS	<3	5	9	<3	<3	7	<3	<3	<3	<3
Perfluorohexanoic acid (PFHXA)	ng/L	NS	NS	NS	<2	8	7	4	<2	5	2	<2	<2	<2
Perfluoronanoic acid (PFNA)	ng/L	NS	NS	NS	<2	<2	2	<2	<2	<2	<2	<2	<2	<2
Perfluoropentanoic acid (PFPEA)	ng/L	NS	NS	NS	<2	9	6	<2	<2	3	<2	<2	<2	<2
Perfluoro-octanesulfonate (PFOS)	ng/L	70	NS	NS	<6	8	78	61	<6	19	<6	<6	<6	<6
Perfluorooctanoic acid (PFOA)	ng/L	70	NS	NS	4	22	56	26	5	31	7	<2	<2	<2
Total PFOA + PFOS	ng/L	70	NS	NS	4	30	134	87	5	50	7	0	0	0
Total PFAS	ng/L	NS	NS	NS	4	70	168	95	9	72	11	0	0	0

**Notes:**  
PFAS = Per- and Polyfluoroalkyl Substances  
ng/L = Nanograms per liter (parts per trillion)  
NS = No standard  
AGQS = Ambient Groundwater Quality Standards, Env-Or 603.03 (eff. 6/1/15)  
WQC = Water Quality Criteria for Toxic Substances from Env-Wq 1700 (Table 1703.1)  
**Bold** = Concentration exceeds NHDES AGQS or WQC  
Checked by: KMC 06-29-2017





Stantec Consulting Services Inc.  
5 Dartmouth Drive, Suite 101, Auburn NH 03032  
Tel: (603) 669-8672, Fax: (603) 669-7636

June 30, 2017  
File: 191710504

Attention: Jean Carol & Michael A. Kimball  
518 Raymond Road  
Auburn, NH 03032

Reference: Results of June 2017 PFAS Sampling – 518 Raymond Road, Auburn, NH  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521

Dear Mr. and Mrs. Kimball,

As you know, Stantec Consulting Services Inc. (Stantec), working on behalf of the Town of Auburn, recently collected a groundwater sample from the well at the address referenced above at the request of the New Hampshire Department of Environmental Services (DES). The sample, which was collected on June 1, 2017 from an outdoor spigot at the home, was analyzed for per- and polyfluoroalkyl substances (PFAS), as part of an effort to further evaluate the extent of these compounds in groundwater on and around the Auburn Landfill property. The sample was analyzed by Eurofins Lancaster Laboratories Environmental LLC (Eurofins) in Lancaster, Pennsylvania for PFAS by EPA Method 537 Rev 1.1 Modified Using LC/MS/MS. A copy of the Eurofins laboratory report is attached. As shown in the report (page 7 of 14), no PFAS isomers were detected in the sample from your well at levels exceeding laboratory reporting limits (i.e. all compounds were non-detect).

If you have any questions, please don't hesitate to contact the undersigned.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in black ink that reads "David A. Allwine".

David A. Allwine, PG  
Senior Associate  
Phone: (603) 206-7553  
Cell: (603) 206-6135  
[Dave.Allwine@stantec.com](mailto:Dave.Allwine@stantec.com)

DAA:daa

Attachment: Eurofins Laboratory Report

c. Town of Auburn w/o attachment  
NHDES w/o attachment

Design with community in mind



Stantec Consulting Services Inc.  
5 Dartmouth Drive, Suite 101, Auburn NH 03032  
Tel: (603) 669-8672, Fax: (603) 669-7636

June 30, 2017  
File: 191710504

Attention: Jay and Frannie Richards  
612 Raymond Road  
Auburn, NH 03032

Reference: Results of June 2017 PFAS Sampling – 612 Raymond Road, Auburn, NH  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521

Dear Mr. and Mrs. Richards,

As you know, Stantec Consulting Services Inc. (Stantec), working on behalf of the Town of Auburn, recently collected a groundwater sample from your well at the request of the New Hampshire Department of Environmental Services (DES). The sample, which was collected on June 1, 2017 from an outdoor spigot at your home, was analyzed for per- and polyfluoroalkyl substances (PFAS), as part of an effort to further evaluate the extent of these compounds in groundwater on and around the Auburn Landfill property. The sample was analyzed by Eurofins Lancaster Laboratories Environmental LLC (Eurofins) in Lancaster, Pennsylvania for PFAS by EPA Method 537 Rev 1.1 Modified Using LC/MS/MS. A copy of the Eurofins laboratory report is attached. As shown in the report (page 8 of 14), no PFAS isomers were detected in the sample from your well at levels exceeding laboratory reporting limits (i.e. all compounds were non-detect).

If you have any questions, please don't hesitate to contact the undersigned.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in black ink that reads "David A. Allwine".

David A. Allwine, PG  
Senior Associate  
Phone: (603) 206-7553  
Cell: (603) 206-6135  
[Dave.Allwine@stantec.com](mailto:Dave.Allwine@stantec.com)

DAA:daa

Attachment: Eurofins Laboratory Report

c. Town of Auburn w/o attachment  
NHDES w/o attachment

Design with community in mind



Stantec Consulting Services Inc.  
5 Dartmouth Drive, Suite 101, Auburn NH 03032  
Tel: (603) 669-8672, Fax: (603) 669-7636

June 30, 2017  
File: 191710504

Attention: Deborah Richards  
335 Chester Turnpike  
Auburn, NH 03032

Reference: Results of June 2017 PFAS Sampling – 612 Raymond Road, Auburn, NH  
Auburn Town Landfill, 273 Chester Turnpike, Auburn, NH  
NHDES Site #199002015, Project #1521

Dear Ms. Richards,

Stantec Consulting Services Inc. (Stantec), working on behalf of the Town of Auburn, recently collected a groundwater sample from the well at the address referenced above at the request of the New Hampshire Department of Environmental Services (DES). The sample, which was collected on June 1, 2017 from an outdoor spigot at the home, was analyzed for per- and polyfluoroalkyl substances (PFAS), as part of an effort to further evaluate the extent of these compounds in groundwater on and around the Auburn Landfill property. The sample was analyzed by Eurofins Lancaster Laboratories Environmental LLC (Eurofins) in Lancaster, Pennsylvania for PFAS by EPA Method 537 Rev 1.1 Modified Using LC/MS/MS. A copy of the Eurofins laboratory report is attached. As shown in the report (page 8 of 14), no PFAS isomers were detected in the sample from your well at levels exceeding laboratory reporting limits (i.e. all compounds were non-detect).

If you have any questions, please don't hesitate to contact the undersigned.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in black ink that reads "David A. Allwine".

David A. Allwine, PG  
Senior Associate  
Phone: (603) 206-7553  
Cell: (603) 206-6135  
[Dave.Allwine@stantec.com](mailto:Dave.Allwine@stantec.com)

DAA:daa

Attachment: Eurofins Laboratory Report

c. Town of Auburn w/o attachment  
NHDES w/o attachment  
Jay & Frannie Richards, 612 Raymond Road w/attachment

**Design with community in mind**

## Town of Auburn

Town Hall  
47 Chester Road  
P.O. Box 309  
Auburn, NH 03032



## Town Administrator

William G. Herman, CPM  
Phone: (603) 483-5052 Ext. 111  
Fax: (603) 483-0518  
E-Mail:  
townadmin@townofauburnnh.com

To: Board of Selectmen

From: Bill Herman, CPM, Town Administrator

Date: July 6, 2017

Re: Update on Financial Items Concerning Rockingham County

Since our last update to the Board on the potential of Rockingham County changing its fiscal year and the financial ramifications that could cause the municipalities in the county, the Rockingham County Commissioners and members of the Legislative delegation met with municipal government representatives from throughout the County on June 28<sup>th</sup>.

The gist of the meeting seems to indicate the County officials' intent moving forward is to follow the general direction requested by the municipalities throughout the County – which should result in minimal financial impact to local tax rates as they make the change from a calendar year budget to a fiscal year budget.

As you will be able to see from the attached minutes of the June 28<sup>th</sup> meeting, the Commissioners are looking at a short-term bond combined with use of a portion of the undesignated fund balance to cover the six-month transition period. This follows the position the Auburn Board of Selectmen advocated for in a May 15th letter to the County Commissioners and the Legislative Delegation.

In addition, the Commissioners are not looking at semi-annual billing for the County taxes, but will remain with the current December billing.

All told, this is a positive outcome for the County in making a change to its fiscal year, while also gives the minimum impact of the change to the municipalities and their property taxpayers.

Thank you for your consideration.

Attachment



# Rockingham County Commissioners

Meeting Minutes  
Commissioners Conference Room  
117 North Road ~ Brentwood, New Hampshire  
June 28, 2017 – 3:45pm

## Present

Commissioner Coyle, Chair  
Commissioner St. James, Vice Chair  
Commissioner Tombarello, Clerk  
Stephen Church, Corrections Superintendent  
Patricia Conway, County Attorney  
Jude Gates, Director of Facilities, Planning, & IT  
Charles Nickerson, Finance Director  
Alison Kivikoski, Human Resources Director  
Steven Woods, Long Term Care Services Director  
Michael Hureau, High Sheriff

## **I. Call to Order / Pledge of Allegiance**

Commissioner Coyle called the meeting to order at 3:46pm.

## **II. RFP Openings/Awards**

- Award: Engineered Concrete Pad - Engineering & Maintenance Services

**Moved:** Commissioner Tombarello to award the Engineered Concrete Pad proposal to Allen & Major Associates for engineering services in the amount of \$4,200, and to Engineered Construction Services for construction services in the amount of \$13,338, as recommended by the Director of Facilities, Planning, and IT. Commissioner St. James seconded, voted all in favor.

## **III. Consent Agenda**

1. Minutes: 6/21 (Commissioners Office)

To approve the minutes of the June 21, 2017 Board of Commissioners meeting.

2. Payroll (Finance Office)

To approve a payroll expense in the amount of \$1,088,885.22 for the period ending June 25, 2017.

3. Inmate Administrative Transfer Request (Corrections)

To approve an inmate administrative transfer pursuant to RSA 30-B:21 as outlined and recommended in the Superintendent's report dated June 22, 2017.

**Moved:** Commissioner Tombarello to approve the consent agenda. Commissioner St. James seconded, voted all in favor.

## **IV. Reports**

### Commissioners Office – Kevin Coyle, Chair

- New Hampshire Association of Counties Legislative Updates

Steve Woods noted the meeting at the Dept of Health and Human Services to discuss the progress on consultants for the Medicaid Managed Care. He noted the expectation was to have deliverables by



March. He noted the State has contracted with Navigant, and that the counties need to get an RFP out as soon as possible.

- Commissioner Liaison Updates

Discussion ensued about cancelling a few upcoming meetings.

Engineering & Maintenance Services – Jude Gates, Director

- GZA Agreement

**Moved:** Commissioner Tombarello to approve an agreement with GZA in the amount of \$34,500, and authorize the Chair to sign all necessary documents having already completed risk review. Commissioner St. James seconded. Discussion ensued on needing to request a transfer from the contingency line. Voted all in favor.

Human Resources – Alison Kivikoski, Director

- Leave Request – Long Term Care Services

Alison Kivikoski discussed the request and history of the employee's leave requests.

**Moved:** Commissioner Tombarello to approve a leave with pay request, with County portion of benefits to continue, for a Long Term Care Services employee. Commissioner St. James seconded, voted all in favor.

Long Term Care Services – Steven Woods, Director/Administrator

- Seacoast Public Health Network Agreement

Steve woods noted the agreement that would allow for a closed point of dispensing antibiotics in the instance of a pandemic.

**Moved:** Commissioner Tombarello to approve an agreement with Lamprey Health Care / Seacoast Public Health Network, at no cost to the County, and authorize the Chair to sign all necessary documents pending risk review. Commissioner St. James seconded, voted all in favor.

- UNH Clinical Affiliation Agreement Extension

**Moved:** Commissioner Tombarello to approve an extension to the UNH Clinical Affiliation Agreement, for the period of September 1, 2017 through August 31, 2018, at no cost to the County, and with all other terms unchanged, and authorize the Chair to sign all necessary documents. Commissioner St. James seconded, voted all in favor.

- NHAC Consultant Fee

Steve Woods noted the consultant fees being asked of each county, and the line in his budget the money would come out from.

**Moved:** Commissioner St. James to approve the county to send \$10,000 to NHAC from the fund set up for Medicaid Managed Care. Discussion ensued on whether the other counties had paid, and how the money would get spent. Further discussion ensued on Navigant. It was noted Steve Woods would need to be heavily involved. Commissioner Tombarello seconded, voted all in favor.

**V. New Business / Old Business**

Chuck Nickerson noted the Q2 review would be coming up soon and transfer requests would need to be turned in soon. He will send an email to the departments.

Steve Church noted the partnership with the prison on training corrections officers.

Jude Gates noted the fire department walkthrough and that everything was in order.

Pat Conway noted a resignation that would be discussed more in non-public.

Alison Kivikoski discussed the conference she attended the previous week. She also noted the service agreement with Gallagher was being worked through. Discussion moved to posting the Deputy County Attorney position.

Sheriff Hureau noted Live PD called and wanted the Sheriff's Office involved, but that he respectfully declined. He noted they have been paging ALS unofficially, but that ALS has asked for dispatch to officially be their service starting in August. Sheriff Hureau further discussed the radio modulation issues, and noted that the Motorola rep came out for three days but was not yet able to complete it. He also noted the fiber optic cables on Prescott Road had to be disconnected because the Town of Brentwood is replacing the poles, and they are currently on microwave until July when the poles are replaced. Sheriff Hureau was informed last week by the AOC that the bailiff pay is going to \$100 per day and \$50 per half day, and he is likely going to need to ask for a transfer.

Laura Collins noted the 2016 annual report is now online and that she was about half way through mailing the hardcopies out.

#### **VI. Public Comment**

No public comments received.

#### **VII. Commissioners Non-Public Session**

**Moved:** Commissioner Tombarello to go into non-public session pursuant to NH RSA 91-A:3 II (a) personnel. Commissioner St. James seconded, voted all in favor.

- NH RSA 91-A:3 II (a) personnel – County Attorney's Office

Those present were Commissioner Coyle, Commissioner St. James, Commissioner Tombarello, Patricia Conway, Alison Kivikoski, and Laura Collins.

- NH RSA 91-A:3 II (a) personnel – Finance Office / Sheriff's Office / Corrections

Those present were Commissioner Coyle, Commissioner St. James, Commissioner Tombarello, Charles Nickerson, Alison Kivikoski, and Laura Collins.

**Moved:** Commissioner Tombarello to go out of non-public session. Commissioner St. James seconded, voted all in favor.

#### **VIII. Town Meeting (5:00pm – Hilton Auditorium)**

**Present:** Commissioner Coyle, Commissioner St. James, Commissioner Tombarello, Sheriff Michael Hureau, Mark Fleischer – Derry, Doug Smith – Londonderry, Andrew Purgiel – Portsmouth, Judie Belanger – Portsmouth, Representative Jackie Cali-Pitts, Superintendent Stephen Church, Jude Gates, County Attorney Pat Conway, Karen Anderson – Greenland, Cheryl Hurley, Representative Norman Major, Representative Mary Griffin, Richard Trask – Chester, Representative Ken Weyler, Michael Magnant – Rye, Kevin Walsh – Rye, Steve Fournier – Newmarket, Chris Sterndale – Nottingham, Representative Bob Fesh, Representative John O'Connor, Charles Nickerson, Paul Deschaine – Stratham, Representative Kathleen Hoelzel, Kevin Smith – Londonderry, Lt Kevin Walsh, and Laura Collins.

Commissioner Coyle noted the Commissioners had called the meeting to answer any questions the towns may be having on a few items and thanked the towns for coming.

- Dispatch Channels

Sheriff Hureau noted the upgrades to the dispatch consoles, and noted they had started to find discrepancies on the dispatch channels. He noted the difference between the analog and digital channels, and further noted the number of departments they dispatch for. He further discussed that the fire agencies were missing pages they were getting due to missing routers. He noted routers and Wi-Fi was added to all the transmission sites, and that the system needed to be balanced, which is currently underway. He noted once the work is completed in early August, there should be dramatic improvements.

Sheriff Hureau further discussed the additional frequencies recently implemented per the request of the fire departments.

Steve Fournier asked about capacity for dispatch and noted that Newmarket currently pays for a service they don't receive from the County. Sheriff Hureau noted there was still not room to add any more consoles in order to pick up dispatch for other towns. Commissioner St. James noted the County was already dispatching for ALS and that it was not a new contract. He further discussed that the County is currently working on space allocation to increase the space and capacity. Commissioner Coyle stated he agreed that all towns should be offered the same services and also noted that many State Reps were present and that the towns should involve them as they approve the budget. Further discussion ensued on the fees and county taxes.

- Fiscal Year Change

Commissioner Coyle noted that the County does not want to see a significant impact to the towns in order to facilitate the fiscal year change. He noted the County is currently considering a number of options, including a bond and/or use of fund balance. He further noted the timelines for the fiscal year change.

Andrew Purgiel asked about the length of bond being considered. Commissioner Coyle noted they were considering a ten year bond for \$8-9 million. Doug Smith asked about fund balance use, and Commissioner Coyle noted about \$16 million was being considered. Karen Anderson asked about tax billing. Commissioner Coyle noted the tax billing would remain in December. Richard Trask asked about the interest rates for any bond, and Charles Nickerson noted it was estimated/calculated at 4 percent.

- Open Discussion

Karen Anderson asked if there would be any large capital improvements expected in the next few years. Charles Nickerson noted that the Long Term Care renovations would be completed around then but that most of it has already been taken care of with existing funds. He further noted that possibly a new building for the Sheriff's Office and Deeds may be down the road, but not in 2018.

Commissioner St. James reminded those present that we have a county purchaser that the towns could take advantage of. Further discussion ensued on the work to put together a list of the current contracts that towns could purchase from, as well as county surplus items.

Commissioner St. James also reminded the towns of the Trustee Program. Richard Trask noted he could not say enough about the benefits of the program and the money being saved in his town. Commissioner Tombarello noted a few of the projects that were completed by the Trustees in

Sandown. Steve Church provided more information on the details and work provided. Jackie Cali-Pitts asked about the options for the inmates that have skills. Steve Church reviewed the work release program and differences between work release and inmate labor.

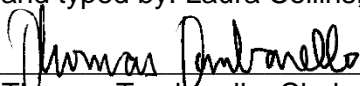
Patricia Conway noted that Felonies First would be rolling out in the County on October 1<sup>st</sup>. She noted the current process, and how it would change in October. She noted it would create changes for the police departments involving how quickly arraignments must take place before charges must be dropped. She further discussed the changes to the discovery deadlines, and the impact on the police departments.

Commissioner Coyle thanked everyone for attending.

**IX. Adjourn**

**Moved:** Commissioner Tombarello to adjourn at 5:32pm. Commissioner Coyle seconded, voted all in favor.

Minutes taken and typed by: Laura Collins, Senior Executive Assistant – Commissioners Office

Received by:   
Thomas Tombarello, Clerk – Rockingham County Commissioners



**Town of Auburn  
Board of Selectmen  
Site Walk  
Eddows Recreational Fields  
June 28, 2017**

**Selectmen Present:** James Headd, Richard Eaton and Dale Phillips

**Also Present:** David Nye, Parks & Recreation Commission Chair; Rene LaBranche, Stantec Consulting; Parks & Recreation Coordinator Amy Lachance and Bill Herman, Town Administrator.

The parties met at the main entrance to Eddows Recreational Field at 10:00 AM. The Board of Selectmen had requested to walk the property to better understand the potential expansion plans the Parks & Recreation Commission has discussed, as well as various improvements anticipated for the existing fields.

The group agreed to first inspect the new parking lot area added in the past two years on the east side of the ball fields. In looking over the new parking area, it was generally felt it was a good start for a parking area. Dale Phillips questioned the need and cost for the proposed pathway between the parking lot and the ballfields. David Nye pointed out specifically where the pathway would connect with the parking lot (at the back end of the lot). He indicated the pathway is approximately 300-feet in length and there was a large area to install a culvert and fill, in addition to paving the pathway and to paving an area for handicapped parking spaces. He pointed out stockpiles of materials on site that could be used as material for this project. Bill Herman suggested this area does need to be paved for handicapped accessibility if there is sufficient provision of handicapped parking in the main parking lot of the fields. Mr. Nye indicated there were four or five handicapped spots already at the main parking lot. Rene LaBranche estimated the paving costs are approximately \$6,000, and are a small part of the project's cost. He indicated there is a significant depth and area to install the culvert and fill to establish the pathway, and that was the bulk of what was driving the project costs.

Richard Eaton joined the meeting at 10:35 AM.

There was a general sentiment the Town has invested in the in the new parking lot to date (approximately \$60,000), and it should be completed. The cost estimate for the building of the pathway is an additional \$60,000. Mr. Nye indicates that once the pathway is completed, the work necessary to complete the parking lot is to: 1) install finish gravel; 2) purchase and install 10 parking lot lights, and 3) widen the entrance to a width to accommodate two lanes versus the current single lane entrance.

Dale Phillips mentioned she would like to see the plan for expansion of the recreational fields looking at all of the property the Town owns. Bill Herman noted he provided Dan Tatem with a copy of the Town's tax map showing the Town's ownership of the Eddows Recreational Fields' property (Tax Map # 1, Lot #36 – 28) with approximately 17.8 acres. But noted there are two larger abutting properties also owned by the Town including Tax Map #1, Lot #36 (26.509-acres) and Tax Map #1, Lot #36 – 1 (23.8-acres). He indicated both were given to the Town by Herron Corporation and were restricted to conservation or recreation use.

Rene LaBranche indicated Stantec could very easily review the additional lots and match them with the prime wetlands review done for Auburn, as well as topographic maps to determine if the properties have development potential. The Selectmen agreed this would be worthwhile for the Town to do as part of its due diligence to ensure the total potential is considered.

The group walked the existing fields on the Eddows Field property, and David Nye showed the group where the proposed pathway from the new parking lot would connect with the fields behind at outfield fence of one of the ballfields.

The site walk concluded at 11:40 AM.