

**Town of Auburn
Board of Selectmen
September 12, 2016
Town Hall
7:00 p.m.**

() Call to Order – Pledge of Allegiance

Approval of Accounts Payable for Week of August 29st, 2016

Approval of Payroll for Week of September 5th, 2016

Approval of Accounts Payable for Week of September 12th, 2016

Consent Agenda – as of September 12th, 2016

() Appointments with the Board

Conservation Commission Chair Jeff Porter & Jeremy Lougee of SELTNH –
Conservation Easement

Rep. James Devine – Political Signs on Town Property

() New Business

Raffle Permit Request – Auburn Skate Park Committee

Raffle Permit Request – Friends of Griffin Free Public Library

() Old Business

Dartmouth Drive Gate

Raymond Road – Property Clean-up

() Other Business

() Minutes

- August 22nd, 2016 Public Meeting

() Non-Public Session

Pursuant to the provisions of RSA 91-A:3, II (a) & (c) Compensation of a public employee and Reputation of any person other than a Board member -- Review of previously sealed Non-Public Meeting Minutes

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.”

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: September 8, 2016

Re: Conservation Easement – 416 Bunker Hill Road

For more than the past year, the Conservation Commission has been working with the Southeast Land Trust (SELTNH) and property owners Michael & Debbie Rolfe to secure a conservation easement on property located at 416 Bunker Hill Road. The easement is intended to preserve 64-acres of land of a total 69-acre parcel.

The total project cost totals are estimated to be \$244,038, which the Conservation Commission has approved to come from the dedicated Conservation Fund. The Commission held the required public hearing on this withdrawal on September 6th.

Town Counsel has been involved in the process in terms of working with the parties in the development and drafting of the conservation easement deed to ensure the Town's interests are protected in the process. Town Counsel has approved the proposed easement document that has been developed between the Rolfes, the Conservation Commission and the SELTNH.

At this point, the Conservation Commission and the SELTNH are seeking the Board of Selectmen's agreement to accept executory interests included in this conservation easement on behalf of the Town of Auburn in order to proceed with the completion of this project.

Attached for your review and information is the general due diligence information package prepared by the SELT, in addition to the minutes of the September 6th Conservation Commission meeting on this topic.

If the Board is in agreement with this effort, the following motion would be appropriate:

Move to accept the proposed executory interests of the conservation easement on approximately 64-acres of land located at 416 Bunker Hill Road (Tax Map #8, Lot #53). And, further, to authorize the Board of Selectmen Chairman and the Chairman of the Auburn Conservation Commission to sign all appropriate documents to complete this transaction.

Thank you for your consideration.

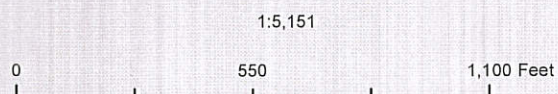
Attachments



- ▮ Rolfe Conservation Easement Boundary
- ▮ Rolfe Grant of Access
- Road (NHDOT)



Rolfe Conservation Easement Auburn, NH



Boundary and feature locations are approximate. Easement boundary based on tax maps.

Map prepared by
Southeast Land Trust of NH
July 2016





Rolfe Budget (8/29/2016)

EXPENSES

<u>Transaction Costs</u>	<u>Initial</u>	<u>Revised</u>	<u>Notes</u>
Acquisition Costs			
Easement Purchase Price	\$204,000	\$204,000	Purchase Price of CE
Due Diligence Costs			
Hazardous Waste Assess.	\$1,500	\$1,400	Phase I (Exeter Environmental)
Survey	\$10,700	\$10,700	ECM (not-to-exceed)
Appraisal	\$3,250	\$3,250	Completed by Vern Gardner
Legal	\$2,886	\$2,488	
Attorney Fees	\$1,500	\$1,250	Estimate (as of 8/29)
Title insurance policy	\$886	\$988	Estimate (based on \$400K)
Title examination	\$500	\$250	Estimate (update at closing)
Closing Costs			
Miscellaneous	\$2,150	\$150	
Real estate transfer tax	\$0	\$0	Exempt (Town Interest)
Recording fees	\$150	\$150	Estimate
Contingency	\$2,000	\$0	Unexpected Costs
Project Management Costs			
Staff Time	\$9,500	\$9,500	
Project Management	\$8,000	\$8,000	Flat rate for staff time
Baseline Documentation	\$1,500	\$1,500	Flat rate for BDR
Printing	\$200	\$200	Flat Rate
Travel	\$150	\$150	Flat Rate
Subtotal, Transaction Costs	\$236,336	\$231,838	
Stewardship Costs			
Easement Stewardship & Legal Defense Fund	\$12,200	\$12,200	Calculated for 63.94 acre CE
Subtotal, Stewardship Costs	\$12,200	\$12,200	
TOTAL EXPENSES	\$248,536	\$244,038	Transaction Costs + Stewardship Costs

REVENUES

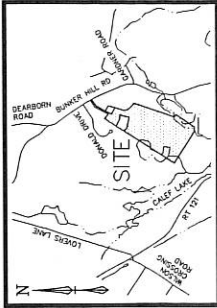
<u>Revenue Sources</u>	<u>Initial</u>	<u>Revised</u>	<u>Notes</u>
Public Fundraising			
Town (Auburn CC)	\$247,000	\$244,038	Not-To-Exceed \$247,000
TOTAL REVENUES	\$247,000	\$244,038	
ADD'L FUNDS NEEDED		\$0	

PLAN REFERENCES

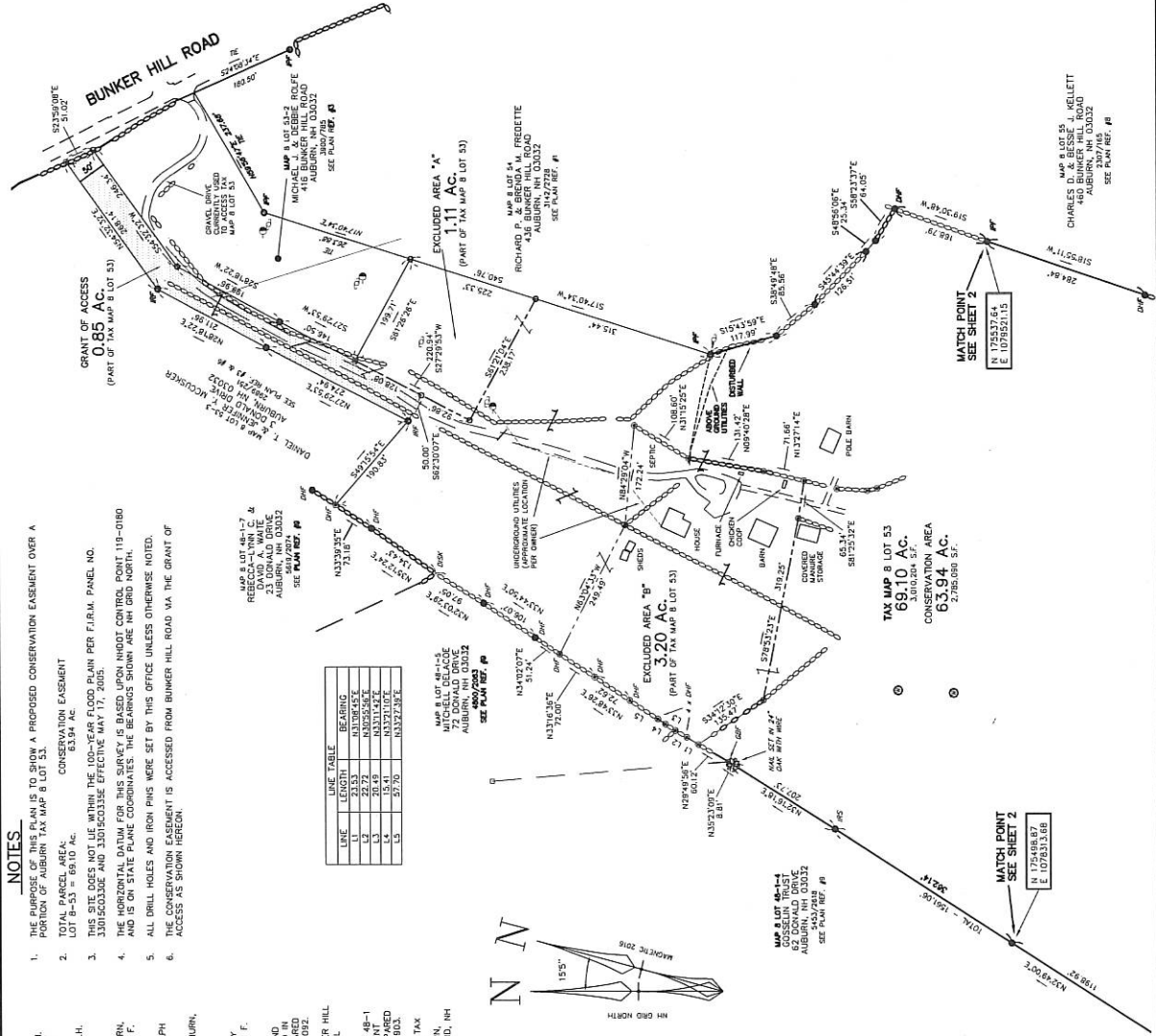
- "PROPERTY OF ROUTE SUBDIVISION, AUBURN, ROCKINGHAM COUNTY, N.H. SURVEY, APRIL 18, 1972 SCALE 1" = 50' SUBDIVISION OF THREE LOTS" PREPARED BY ROLAND P. THERRIN R.C.R.D. PLAN #3624.
- "SUBDIVISION OF DANIELLE LAFORTE AUBURN, ROCKINGHAM COUNTY, N.H. VERMION AND INSTRUMENT SURVEY, JUNE 13, 1975 SCALE 1" = 100' PREPARED BY ROLAND P. THERRIN R.C.R.D. PLAN #3578.
- "SUBDIVISION OF LAND FOR MARY E. ROUFE BUNKER HILL ROAD, AUBURN, N.H. SURVEY, APRIL 18, 1972 SCALE 1" = 50' SUBDIVISION OF THREE LOTS" PREPARED BY ROLAND P. THERRIN R.C.R.D. PLAN #3624.
- "PRELIMINARY SUBDIVISION, SCALE 1" = 100' PREPARED BY ROLAND P. THERRIN R.C.R.D. PLAN #3624.
- "CAULEY LAKE CAMPING AREA, WILLIAM G. COOPER, CHESTER ROAD, AUBURN, N.H. DATE 7/20/87, SCALE 1" = 100' PREPARED BY ROBERT W. LIVINGSTON, HOOKSETT, NH R.C.R.D. PLAN #16824.
- "SUBDIVISION AND CONSOLIDATION PLAN PREPARED FOR ESTATE OF MARY ROUFE, AUBURN, N.H. DATE 5/1/98 SCALE 1" = 100' PREPARED BY ROLAND P. THERRIN R.C.R.D. PLAN #3624.
- "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS CAULEY POND, AUBURN, N.H. DATE 5/1/98 SCALE 1" = 100' PREPARED BY ROLAND P. THERRIN R.C.R.D. PLAN #3624.
- "CHARLES & BESSE KELLETT SUBDIVISION, PLAN MAP 8 LOT 55 BUNKER HILL ROAD, AUBURN, NH FEBRUARY 1, 2001 1" = 50' PREPARED BY DUVAL SURVEY INC., HOOKSETT, NH R.C.R.D. PLAN #29323.
- "A SURVEY AND PLAT OF A SUBDIVISION OF AUBURN TAX MAP 8 LOT 48-1 BUNKER HILL ROAD, AUBURN, NH DATE 7/20/87, SCALE 1" = 100' PREPARED BY ROLAND P. THERRIN R.C.R.D. PLAN #3624.
- "A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT BETWEEN AUBURN TAX MAP 8 LOT 48-1-3 AND AUBURN TAX MAP 5 LOT 55 BUNKER HILL ROAD, AUBURN, NH DATE 7/1/95 PREPARED BY R.S.L. LAYOUT & DESIGN, INC. RAYMOND, NH R.C.R.D. PLAN #34217.

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED CONSERVATION EASEMENT OVER A PORTION OF AUBURN TAX MAP 8 LOT 53.
- TOTAL PARCEL AREA: 63.94 AC.
- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 3301600302E AND 3301600303E EFFECTIVE MAY 17, 2005.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON NAD83, 1983-1986 AND IS ON STATE PLATE COORDINATES. THE BENCHMARK SHOWN ARE ON GRID, NORTH.
- ALL DRILL HOLES AND IRON PINS WERE SET BY THIS OFFICE UNLESS OTHERWISE NOTED.
- THE CONSERVATION EASEMENT IS ACCESSSED FROM BUNKER HILL ROAD VIA THE GRANT OF ACCESS AS SHOWN HEREON.



VICINITY PLAN
SCALE: 1" = 2000'



LINE	LENGTH	BEARING
L1	23.53	N33°04'55"E
L2	22.72	N33°05'55"E
L3	15.41	N33°11'00"E
L4	15.41	N33°11'00"E
L5	57.70	N33°22'57"E

LEGEND

- GRANITE BOUND FOUND
- IRON PIPE FOUND
- IRON ROD SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- TRAIL OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- TREE WITH WIRE FOUND
- EXISTING WELL
- UTILITY POLE
- GOIT WIRE
- EXCLUDED AREA
- ACCESS EASEMENT

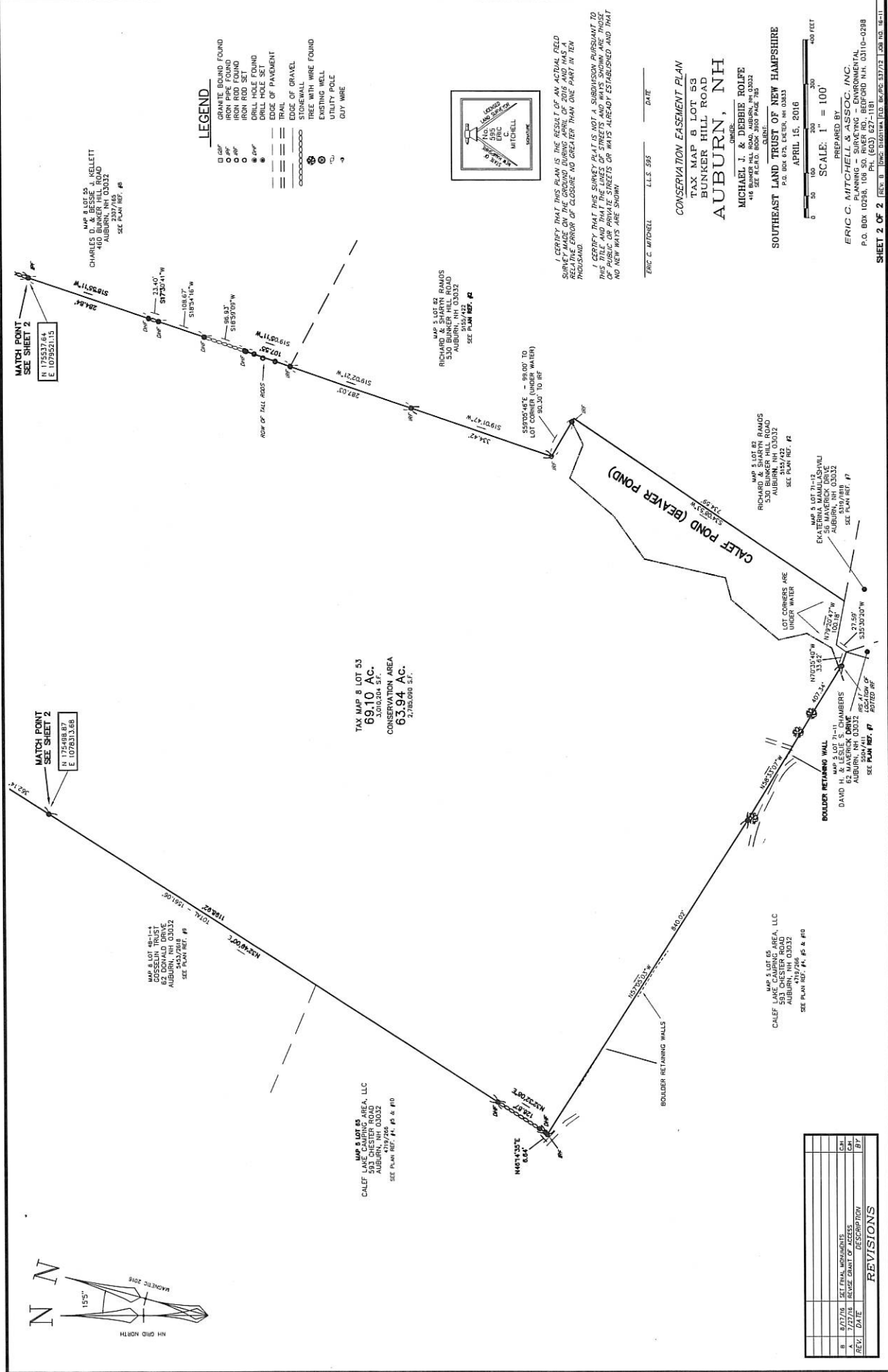
REV	DATE	DESCRIPTION	BY
1	5/17/18	SET FINAL MONUMENTS	CH
2	5/17/18	REVISE EASEMENT	CH

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING THE MONTHS OF APRIL AND MAY, 2018 AND THAT THE LOCATION OF EASEMENT IS CORRECT AND NOT A PART IN THE THOUSAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE EXISTING AND NOT PROPOSED. THE LINES OF STREETS AND WAYS ARE SHOWN AND NEW WAYS ARE SHOWN.

ERIC C. MITCHELL
L.L.S. 585
DATE
CONSERVATION EASEMENT PLAN
TAX MAP 8 LOT 53
BUNKER HILL ROAD
AUBURN, NH
MICHAEL J. & DEBBIE ROUFE
416 SEC. 2, R.C.D. BOX 3000 PAGE 1835
SOUTHEAST LAND TRUST OF NEW HAMPSHIRE
P.O. BOX 1028, 108 SO. RIVER RD., BEDFORD, NH 03110-0298
APRIL 15, 2018
SCALE: 1" = 100'

ERIC C. MITCHELL & ASSOC. INC.
108 SO. RIVER RD., BEDFORD, NH 03110-0298
P.O. BOX 1028, 108 SO. RIVER RD., BEDFORD, NH 03110-0298
PH: (603) 627-1181
SHEET 1 OF 2



APPRAISAL REPORT



**Appraisal of the real estate owned by
Michael J. and Debbie Rolfe at
416 Bunker Hill Road in
Auburn, New Hampshire**

**As Of
May 10, 2016**

Submitted to
Southeast Land Trust of New Hampshire
12 Center Street, Floor 2
P.O. Box 675
Exeter, New Hampshire 03833

Prepared by:
Vern J. Gardner Jr., MAI, SRA
Horizon Associates, P. O. Box 214
Portsmouth, New Hampshire

HORIZON ASSOCIATES

May 10, 2016 revised June 21, 2016 revised again August 09, 2016

2

Southeast Land Trust of New Hampshire
12 Center Street, Floor 2
P.O. Box 675
Exeter, New Hampshire 03833

VERN J. GARDNER JR., MAI, SRA
PO BOX 214, PORTSMOUTH, NH 03802
VERNGARDNER@COMCAST.NET
TELEPHONE (207) 439-9699
FAX (207) 439-0327

RE: the appraisal under two scenarios of a large residential parcel in Auburn, New Hampshire destined for conservation.

Dear Mr. Lougee:

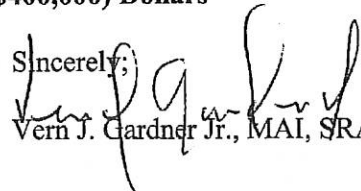
Pursuant to the request and instructions of April 06, 2016, I herein submit an unbiased opinion of the Market Value of the above captioned property under a "Before" and "After" scenario. Those opinions are based upon this appraiser's personal and singular inspection, investigation, analysis and conclusions. Further, the appraisal is complete by its development of the Cost, Sales Comparison and Development Approaches to value. These approaches will be developed in the "Before state" which is one unaffected by the hypothetical conservation easement and in the "After state" which is one with the hypothetical conservation easement in place. In the report that follows are the information, analysis and conclusions that will lead the reader to that opinion developed by the appraiser. The stated value is exclusive to the real estate in that it does not consider any value to the timber, crops or subsurface minerals. The intended use is to encumber the deed to the Subject with a perpetual conservation easement that will preclude further development. To achieve the stated purpose the appraiser has employed a "Hypothetical Condition" (a contradiction to the unknown facts which is used to further the analysis) in that in the "After state" the parcel is assumed to be encumbered on the "as of date" of the appraisal when in fact that encumbrance will occur only with the recording of the deed. Further, there is an Extraordinary Assumption (an uncertainty) within the appraisal in that the appraiser did not inspect the dwelling. Therefore if the actual features of the dwelling differ from the appraiser's description the individual value conclusions will change however, the difference between these values will not change. The reader's attention is directed to the Appraiser's Certification that appears on Page 2 and to the Contingent and Limiting Conditions that appear on Page 3.

Briefly, the Subject in the "Before state" is a parcel of 69.1 acres that has access over a 50-foot right-of-way to a single-family dwelling. The single-family dwelling is a bow-roof Cape of good construction and in good condition. There is a horse barn/stable detached from the house with a paddock. There are also minor outbuildings one of which is a sawmill. In the "After state" the Subject is the same parcel with the dwelling segregated apart from the 63.94 acres that will be encumbered by a conservation easement. The sawmill will be on the hypothetical conservation parcel. Under both scenarios the Subject is entirely within the Residential-2 zone with rolling and wooded terrain that is flanked by ponds at the rear.

Based upon the data and analysis it is the appraiser's opinion that the Market Value of the Fee Simple Title to the Subject in its "Before state" and hypothetical "After state" as of May 10, 2016 is:

Before state	Nine Hundred Fifty Thousand (\$950,000) Dollars.
After state	Five Hundred Fifty Thousand (\$550,000) Dollars
Difference	Four Hundred Thousand (\$400,000) Dollars

Sincerely,


Vern J. Gardner Jr., MAI, SRA



**EXETER
ENVIRONMENTAL**
ASSOCIATES, INC.

P.O. Box 451
EXETER, NH 03833-0451
TEL: 603-778-3988
FAX: 603-778-0104
WWW.EXETERENVIRONMENTAL.COM
STEVESHOPE@COMCAST.NET
JULIESHOPE@COMCAST.NET
SAMCOUTURE1@COMCAST.NET

May 4, 2016

Mr. Jeremy Lougee
Southeast Land Trust of New Hampshire
P.O. Box 675
Exeter, NH 03833-0675

Re: Phase I Environmental Site Assessment
Rolfe Property
416 Bunker Hill Road (70± Acre Parcel)
Auburn, New Hampshire

Dear Mr. Lougee:

As requested, we have completed a Phase I Environmental Site Assessment of the above-referenced property. The subject property consists of 70± acres of land located in a rural residential neighborhood of Auburn, New Hampshire. The property is developed with a house, two barns and associated outbuildings. Approximately five acres of the property will be excluded from this assessment including the house and one barn. The remainder of the land consists of undeveloped woods and wetlands. The property is serviced by a drilled well and septic leachfield.

It is the intent of this assessment to evaluate the subject property for the presence of *recognized environmental conditions*. As defined in the American Society of Testing Materials (ASTM) Practice E 1527-13, the term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to apply to *de-minimus* conditions that generally do not present a material risk of harm to public

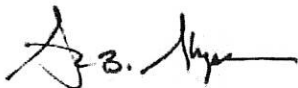
health or the environment, and that generally would not be subject to enforcement action by government agencies.

This assessment was performed in general conformance with the scope of work and limitations of ASTM Practice E 1527-13, which satisfies the EPA's "All Appropriate Inquiries" rule (40 CFR Part 312).

In summary, this assessment has not identified any *recognized environmental conditions* to be associated with the subject property.

Please feel free to call or email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "S.B. Shope", with a stylized flourish at the end.

Steven B. Shope
President, Environmental Professional
Exeter Environmental Associates, Inc.

SBS/report attached

Environmental Professional Statement

I declare that, to the best of my knowledge, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, an setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set for the in 40 CFR Part 312.

**Town of Auburn
Conservation Commission
Public Hearing
September 6, 2016**

Members present: Jeff Porter-Chairman, Peg Donovan, Vice Chair, Alan Villeneuve, Diana Heaton & Ed Fehrenbach, Members. Stephanie Hanson, Alternate.

Absent: Richard Burnham, Alternate.

Others present: Michael Rolfe.

Mr. Porter called the meeting to order at 7:00 p.m. and introduced the Board members to everyone present.

PUBLIC HEARING

Pursuant to the provisions RSA 36-A:5, II and RSA 675:7, the Auburn Conservation Commission will conduct a public hearing on Tuesday, September 6th, 2016 at 7:00 p.m. at the Auburn Town Hall concerning the acquisition of a proposed Conservation Commission Easement.

The proposed Conservation Easement would encumber approximately 64-acres of the property identified as Tax Map 8, Lot 53, located on Bunker Hill Road. The total project costs will not exceed \$247,000 which would come from the Town of Auburn Conservation Fund (\$204,000 towards Easement purchase and up to \$43,000 for transaction and stewardship costs). The purpose of the Easement is to limit the use of the Property, so as to maintain it in perpetuity as open space, subject to certain reserved rights contained in the Easement.

Mr. Porter began by asking the Board members if they were able to take a look at the package that was sent out by Jeremy Lougee of SELT. Mr. Porter went on to say that the sole purpose of tonight's hearing is to accept the work that he's done and to go ahead and move forward with a vote.

Mr. Lougee informed the Board members that he has placed a packet in front of each of the Board members which shows an aerial photo showing the survey boundary on the first page. Mr. Lougee went on to talk about the second page which shows the budget for the project of which to date they have expended \$244,038 which will go up based on attorney fees and how long it takes to close. Mr. Lougee pointed out that they would be approximately \$3,000 under budget which was a good thing. Mr. Lougee had an idea and would mention it to Mr. Herman due to the fact that the Board of Selectmen only

meet every other Monday and with regard to check cutting as well that perhaps they could cut the check for the Easement payment which would be \$204,000 after the Selectmen's meeting and hold off on the due diligence cost which would be \$4,000 and change in a second check so it did not hold up the closing. This would at least not hold up the closing and get the critical amount into the SELT bank account so they can close.

Stephanie Hanson entered the meeting at 7:02 p.m.

Mr. Lougee moved on to the other pages in the packet which was the actual survey plan which was done by Eric Mitchell's office. Mr. Lougee also included the Appraisal Report cover letter which describes what the evaluation was and the last page was just a letter regarding Phase I Environmental Site Assessment which states that there are no recognized environmental conditions. Mr. Lougee stated that this was essentially their due diligence package and that he did not include the title but the attorney ran the title and it's clear but there will have to be a payout at the closing. Mr. Porter asked Mr. Rolfe if he was okay with that and Mr. Rolfe said yes, that he had an issue with the bank and explained the issues that he was running into.

Edward Fehrenbach entered the meeting at 7:04 p.m.

A brief discussion ensued with regard to financing. Mr. Lougee asked the Board if they had any questions with regard to the packet and pointed out the other things that were not in the packet such as the fact that town counsel has already approved the easement language which he had left up to Mr. Porter. Mr. Lougee also stated that the Board of Selectmen meeting is scheduled for next Monday, which he assumes they will accept the executory interest with the Conservation Commission's recommendation. Lastly, he has a Board of Directors meeting next Thursday for them to accept the Easement in its final form which he expects to get a positive vote from them too.

Mr. Lougee believes they can get this closed by the end of the month. The Board believed this would be a relief to finally be completed.

Mrs. Donovan asked if the Board needed a motion. Mr. Porter said yes.

Ms. Donovan made a motion to accept the Easement proposed interest as written and presented by Jeremy Lougee, Mr. Fehrenbach seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Porter asked if they should vote on the terms of the payout. Mr. Lougee believed that at the initial public hearing the Board voted to expend up to \$247,000 so he believed that covered them and believed that they would be coming in below that amount and did not believe the Board needed to do another one but if they would like to they could. Mr. Porter suggested that they make the motion to put it on the record to expend up to \$247,000 based on the Easement language that Jeremy Lougee has provided.

Ms. Heaton made a motion to expend up to \$247,000 based on the Easement language that Jeremy Lougee has provided, Ms. Donovan seconded the motion. A vote was taken; all were in favor, the motion passed.

Sharyn and Richard Ramos of Bunker Hill Road understood that there was a meeting tonight with regard to a Conservation Easement going in but did not understand about an Easement and also pointed out that there was a question about the survey plan. Mr. Lougee showed the Ramos' the survey plan. A brief discussion ensued between Mr. Lougee and Mr. and Mrs. Ramos and believed that this would be a question for Eric Mitchell.

Mrs. Ramos asked what the Conservation Easement would consist of. Mr. Porter explained that by putting it into a Conservation Easement there is a certain amount of protection where it would not be developed and would not have any undue damages to it. It's basically to protect that land for future development. Mrs. Ramos asked if it would be public property. Mr. Rolfe said no but that it could be posted and explained that there were some kids from the campground that had a bonfire going in the woods this week. Mrs. Ramos said that she saw that. A brief discussion ensued with regard to the property in question. Mr. Lougee explained that it was still going to be owned by Mr. Rolfe and that the SELT would be out there every year monitoring it so there is a level of protection.

Mr. Villeneuve entered the meeting at 7:08 p.m.

Mr. Lougee thanked the Board members for their time and exited the meeting.

NEW BUSINESS

None Noted.

MINUTES **AUGUST MEETING**

Ms. Donovan moved to accept the minutes of August 2, 2016 as written, Ms. Heaton seconded the motion. A vote was taken; all were in favor, the motion passed.

OLD BUSINESS

None noted.

ADJOURN

Ms. Donovan moved to adjourn the Hearing. Mr. Fehrenbach seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:15 p.m.

The next Conservation Commission meeting will tentatively be held at the Town Hall, 47 Chester Road on Tuesday, October 4, 2016.

Bill Herman

From: Kate Lafond
Sent: Tuesday, September 06, 2016 1:56 PM
To: Bill Herman
Subject: FW: Raffle permit

FYI...See below.

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

From: race1833@myfairpoint.net [mailto:race1833@myfairpoint.net]
Sent: Friday, September 02, 2016 12:25 PM
To: Kate Lafond <adminassist@townofauburnnh.com>
Subject: Raffle permit

Hi Kate,

Long time no see or talk. The Skatepark will be raffling of a quilt at the duck race. I'm not even sure when the next meeting is of the board; honestly, I'm not sure when the duck race is. This is bad, I know, but could you put on their agenda a request. We will be selling tickets the day of the event. 1.00 each or 6 for \$5.00. Thank you

Karen Norris



TOWN OF AUBURN

September 12, 2016

RAFFLE PERMIT

Issued to: Auburn Skate Park Committee
C/o Karen Norris, Chairman
27 Raymond Road
Auburn, NH 03032

Raffle Authorized: Tickets for a Quilt Raffle to be part of Auburn Day and Duck Race activities.

Ticket Price: \$1.00 each or Six for \$5.00
Sales Allowed: September 12 through 17, 2016
Drawing Date: September 17, 2016

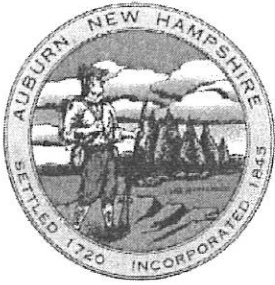
Expiration: September 18, 2016

This permit is issued pursuant to the provisions of RSA 287-A. The Charitable Organization is responsible to ensure there are printed tickets that are distributed in compliance with the provisions of RSA 287-A.

James F. Headd, Chairman

Richard W. Eaton, Selectman

Dale W. Phillips, Selectman
AUBURN BOARD OF SELECTMEN



TOWN OF AUBURN

September 7, 2016

RAFFLE PERMIT

Issued to: Friends of the Griffin Free Public Library
C/o Patricia Clement
22 Hooksett Road
Auburn, NH 03032

Raffle Authorized: Assorted Prizes Valued at \$5.00 or more
Ticket Price: \$5.00 each for Children or \$10.00 each for Adults
Operation: Individual numbers corresponding to specific prizes. Every ticket is guaranteed a prize, and Children's prizes will have a value of \$5.00 or more, and Adult prizes will have a value of \$10 or more.
Sale Dates: September 7th through September 17th, 2016
Drawing Date: September 17, 2016 (Annual Duck Race)
Expiration: September 18, 2016

This permit is issued pursuant to the provisions of RSA 287-A. The Charitable Organization is responsible to ensure there are printed tickets that are distributed in compliance with the provisions of RSA 287-A.

James F. Headd, Chairman

Richard W. Eaton, Selectman

Dale W. Phillips, Selectman
AUBURN BOARD OF SELECTMEN



Proposal AQ Fence Company



234 South Rd. Deerfield, NH 03037 **668-8297**
American Quality since 1978 Scott R. Zenor

Proposal Submitted to

Town of Auburn

Street

Rt. 121

City, State & Zip

Auburn, NH 03032

Phone

303-4223

Date

8/24/2016

Fax# *483-0518*

Att: *Bill Herman*

Take down, haul away and disposal all damaged fence and gate, leaving small section to right of gate up.

Install 6' chain link to replace what was there:

Weld and install a 14' wide single industrial gate:

#9 ga. galvanized chain link with 2 1/2" posts:

Install 3" latch post:

All material and labor:

FOR THE SUM OF *Four thousand five hundred twenty five* DOLLARS \$ *4,525.00*

Payment to be made as follows: *Balance due upon completion*

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR-COMPLETE IN ACCORDANCE WITH ABOVE

Customer acceptance of proposal:

Signature: _____

Authorized

Signature

Scott R. Zenor

Scott R. Zenor



August 25, 2016
File: 195113143

Mr. William Herman, Administrator
Town of Auburn
47 Chester Road
Auburn, NH 03032

**Reference: Auburn, NH
663 Raymond Road Contamination Investigation
Summary of Contaminated Soil Remediation**

Dear Mr. Herman:

The purpose of this letter is to provide the Town with a summary of the remediation work that was performed at the subject parcel on August 1, 2016. As the Town requested, we were on-site during the remediation work and we performed the following tasks:

- Provided the property owner with the scope of the remediation recommendation, dated January 22, 2016
- Reviewed the sieve results for the NHDOT 304.3 crushed gravel that was placed within the Town ROW
- Monitored the excavation, removal, and replacement of the soils, per the approved recommendations noted in our January 22, 2016 letter
- Collected the receipts for the approved crushed gravel that was placed within the excavated areas
- Monitored the stabilization of the disturbed soil (loam & hydro-seed, and erosion fabric)
- Collected the tipping receipts for the disposed, contaminated soils

Based on our observations made during the soil removal/remediation and the documentation obtained it is recommended that the Town consider the soil removal/remediation operation complete.

Should you have any questions, please do not hesitate to call.

Sincerely,

STANTEC CONSULTING SERVICES, INC

A handwritten signature in blue ink, appearing to read "J. Daniel Tatem", with a stylized flourish at the end.

J. Daniel Tatem
Project Manager
Tel: (603) 206-7539
Fax: (603) 669-7636
dan.tatem@stantec.com

Attachments: Stantec field report
Pike - Crushed gravel sieve and truck receipts
ESMI of NH - Tipping receipts for contaminated soils

C: Rene LaBranche, Stantec



Stantec

5 Dartmouth Drive, Suite 101
Auburn, NH 03032
(603) 669-8672

Weather Cloudy
Temp. 70's

Ref. Loc. Raymond Rd
Date 8-01-2016
Report No. _____
Report By Derek Clay

Project No. 195113143
Municipality: Auburn Project Name: Raymond Rd Contamination
Developer: Jack McFarland
Contractor: Jack McFarland
Subcontractors: Dumptruck - Preferred Transportation (Manchester)
Visitors: _____

CLASSIFICATION OF LABOR		CLASSIFICATION OF EQUIPMENT		CLASSIFICATION OF WORK	
Title	Type	No.	Size		
Foreman	Trl Axle	2	2342s	<input type="checkbox"/> Clearing & Grubbing	<input type="checkbox"/> Sewer
Truck Driver	CATEL180	1		<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Water
Excavator operator				<input type="checkbox"/> Subgrade/Fills	<input type="checkbox"/> Utilities
				<input type="checkbox"/> Bank Run Gravel	<input type="checkbox"/> Punch List
				<input type="checkbox"/> Crushed Gravel	<input type="checkbox"/> Slope Work
				<input type="checkbox"/> Pavement	<input type="checkbox"/> Final Acceptance
				<input type="checkbox"/> Curb	<input checked="" type="checkbox"/> Contamination Remed
				<input type="checkbox"/> Drainage	

Developer's Representative:	Stantec Representative
Work Coordinated By: <u>Jack McFarland</u> of <u>land owner</u>	Rep. Hrs. Onsite <u>7.5</u>
Work Supervised By: <u>Derek Clay</u> of <u>Stantec</u>	Travel Time: <u>20 min</u>
Contractor's Hrs. Onsite: <u>Before 6:30 AM</u> to <u>2:45 PM</u>	Total Hrs. Charged: <u>7.75</u>
RPR Hrs. Onsite: <u>7:50 AM</u> to <u>2:50 PM</u>	Daily Mileage: <u>9.4</u>

Description of Project Activities and Observations: Station _____ to Station _____

At time of arrival work was already underway removing vegetation in the 8' x 65' section, Jack M. said they had no traffic control. Stantec informed Jack M. that we needed some type of traffic control in the road. Jack left with a Dumptruck to get wood chips for the swale. Stantec and the excavator operator marked out the 8' x 65' excavation area. 8:40 AM Auburn Police show up with 5 Road cones for traffic control, Auburn Police leave. 8:55 AM the excavator operator begins filling 8' x 65' area with gravel. Excavator operator begins placing a 3' x 4' area of wood chips near underdrain at the end of 8' x 65' area. Stantec informed excavator operator that there needs to be 4" of loam on 8" of gravel and the final excavation should look neat. First load of waste soil left for ESM in London at 10:00 AM. Stantec informed the excavator operator that the wood chips needed to

By: Derek Clay Office Review: JDT Page 1 of 2



Stantec

5 Dartmouth Drive, Suite 101
Auburn, NH 03032
(603) 669-8672

Ref. Loc. Raymond Rd
Date 8-01-2016
Report No. _____

Description of Project Activities and Observations:

Be placed on top of the loam. Jack M. had to get a second load of gravel. 11:00 Am Begin clearing soil off driveway, Stantec informed Jack M. that the entire driveway must be swept clean; Jack M. swept the entire driveway. Stantec informed the excavator operator that he must compact and grade loam. ESMI had questions about analysis's run on soil, specifically PCBs & Metals. Jack M. informed ESMI that the soil contained virgin motor oil. ESMI accepted the waste soil. The final excavation areas were (2) 10' x 22' areas and one 8'-9' x 65' area which ended at the underdrain. At least 8" of gravel was placed in all excavation areas. At least 4" of loam was placed on all gravel areas. Jack M. informed Stantec that the Hydro seed would be done tomorrow evening (8-2-16) as that is when the hydroseed contractor could do the work.

By: D. M. Cley

Office Review: JDT

Page 2 of 2

Basic Quality Statistical Summary Report

Plant 020_00607-Hooksett (Aggregate)
Product 6331-2" Crushed Stone Base (304.4)
Specification NH 304.4 Crushed Stone (Fine)
Period 01/01/2016 - 07/29/2016

Sieve/Test	Tests	Average	St Dev	Target	Specification
2" (50mm)	2	100.0	0.00		
1 1/2" (37.5mm)	2	89.8	5.59		85-100
1" (25mm)	2	69.8	4.95		
3/4" (19mm)	2	49.2	2.62		45-75
1/2" (12.5mm)	2	36.8	0.78		
3/8" (9.5mm)	2	36.0	0.99		
#4 (4.75mm)	2	32.0	1.34		10-45
#8 (2.36mm)	2	24.2	0.07		
#16 (1.18mm)	2	17.1	0.42		
#30 (0.6mm)	2	12.4	0.57		
#50 (0.3mm)	2	8.5	0.71		
#100 (0.15mm)	2	5.1	0.42		
#200 (75µm)	2	2.70	0.283		0-5
Pan	2	0.00	0.000		



Pike Industries Inc.
3 Eastgate Park Road
Belmont NH 03220
603-527-5100

Ticket #: 60710280



VERSION 0.00

Plant ID:00607 Hooksett NH

Weighmaster Name: JENNIFER(DEXTER)OLISKY

SOLD TO Customer: 2428 PAUL VALLE CONSTRUCTION 351 Patten Hill Road Candia NH 03034 Cust P.O. #:		Job: NHSale NH SALE Job Phase:	Zone:	Truck Info Truck #: ZSPANKYS22 Type: License: Hired Id: PICKED UP
PRODUCT ID 6331	TONS 21.70 Ton	DESCRIPTION 2 Crushed Ledge Base		DATE TIME 8/1/2016 10:17

Loads: 1.00 **Accum. Amount:** 21.70 Ton 19.69 Mg

Gross:	73,120 lb	33.17 Mg	(Scale 5)
Tare:	29,720 lb	13.48 Mg	(Scale 5)
Net:	43,400 lb	19.69 Mg	

I have inspected my load and this ticket.

Both are accurate and correct.

Driver Name: _____

NOTICE: CUSTOMERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THOSE RELATING TO INSPECTIONS, WEIGHT LIMITATIONS, TARPS, ALL APPLICABLE INSPECTION AUTHORITIES, AND THE VEHICLE CODE. DRIVERS AGREE TO INDEMNIFY AND HOLD HARMLESS PIKE INDUSTRIES INC, ITS SUBSIDIARIES AND DIVISIONS, REPRESENTATIVES, OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES FROM ANY AND ALL LIABILITY RESULTING FROM VIOLATIONS. CUSTOMERS ARE RESPONSIBLE FOR ANY COLLECTION COSTS ASSOCIATED WITH THIS SALE

AN OLDCASTLE COMPANY
"AN EQUAL OPPORTUNITY EMPLOYER"



Pike Industries Inc.
3 Eastgate Park Road
Belmont NH 03220
603-527-5100

Ticket #: 60710233



VERSION 0.00

Plant ID:00607 Hooksett NH

Weighmaster Name: JENNIFER(DEXTER)OLISKY

SOLD TO Customer: 2428 PAUL VALLE CONSTRUCTION 351 Patten Hill Road Candia NH 03034 Cust P.O. #:		Job: NHSALE NH SALE Job Phase:	Zone:	Truck Info Truck #: ZSPANKYS22 Type: License: Hired Id: PICKED UP
PRODUCT ID 6331	TONS 22.41 Ton	DESCRIPTION 2 Crushed Ledge Base		DATE TIME 7/29/2016 14:54

Loads: 1.00 **Accum. Amount:** 22.41 Ton 20.33 Mg

Gross:	74,620 lb	33.85 Mg	(Scale 5)
Tare:	29,800 lb	13.52 Mg	(Scale 5)
Net:	44,820 lb	20.33 Mg	

I have inspected my load and this ticket.

Both are accurate and correct.

Driver Name: _____

NOTICE: CUSTOMERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THOSE RELATING TO INSPECTIONS, WEIGHT LIMITATIONS, TARPS, ALL APPLICABLE INSPECTION AUTHORITIES, AND THE VEHICLE CODE. DRIVERS AGREE TO INDEMNIFY AND HOLD HARMLESS PIKE INDUSTRIES INC, ITS SUBSIDIARIES AND DIVISIONS, REPRESENTATIVES, OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES FROM ANY AND ALL LIABILITY RESULTING FROM VIOLATIONS. CUSTOMERS ARE RESPONSIBLE FOR ANY COLLECTION COSTS ASSOCIATED WITH THIS SALE

AN OLDCASTLE COMPANY
"AN EQUAL OPPORTUNITY EMPLOYER"

Customer Usage by Date

Date Run: 8/1/2016

Time Run: 2:43:43PM

Ticket Date	Ticket Number	Truck/Trailer ID	Material ID	Unit	Net	Material	Delivery	Tax/Misc.	Total
Customer: ST10		Spanky's Trucking							
Order: 10793		Spanky's Trucking							
663 Raymond Rd.					Auburn				
8/1/16	310300	PREFERTRANS	MO01		22.670	tn			
8/1/16	310301	SPANKY'S22	MO01		12.930	tn			
Virgin Motor Oil Totals					35.600	tn			
Total Tickets: 2									
Spanky's Trucking Totals					35.600	tn			
Total Tickets: 2									
Spanky's Trucking Totals					35.600	tn			
Total Tickets: 2									
Grand Totals					35.600	tn			
Total Tickets: 2									

ESMI of N.H.

67 International Drive

Loudon, NH 03307

Ticket No :310300

Date :8/1/16

Phone :(603)783-0228

Fax :(603)783-0104

Customer: ST10

Spanky's Trucking

663 Raymond Rd.

Order No : 10793

Spanky's Trucking

663 Raymond Rd.

Auburn, NH

Auburn

NH

Loads : 2

Miles : 0

Tons : 35.60

Truck : PREFERTRAPrefer Transportation

Location: NH NEW HAMPSHIRE

Gross : 71820 lb Scale 1 In 2:34 pm

Tare : 26480 lb Scale 1 Out 2:40 pm

Weigh Master: ANGELA

Angela Holub

Net : 45340 lb

22.670 tn

Remarks: Thank You For Your Business

Material \$

Delivery \$

Misc \$

Tax \$

Total \$

Signature:



MATERIAL	QTY	UNIT-\$	DELIVERY-\$	MISC-\$	TAX-\$	TOTAL-\$
Virgin Motor Oil	22.670	tn				

ESMI of N.H.

67 International Drive

Loudon, NH 03307

Ticket No :310301

Date :8/1/16

Phone :(603)783-0228

Fax :(603)783-0104

Customer: ST10

Spanky's Trucking

663 Raymond Rd.

Order No : 10793

Spanky's Trucking

663 Raymond Rd.

Auburn, NH

Auburn

NH

Loads : 2

Miles : 0

Tons : 35.60

Truck : SPANKY'S22Spanky's Trucking #22

Location: NH NEW HAMPSHIRE

Gross : 55440 lb Scale 1 In 2:35 pm

Tare : 29580 lb Scale 1 Out 2:41 pm

Net : 25860 lb

12.930 tn

Weigh Master: ANGELA

Angela Holub

Remarks: Thank You For Your Business

Material \$

Delivery \$

Misc \$

Tax \$

Total \$

Signature:



MATERIAL

QTY

UNIT-\$

DELIVERY-\$

MISC-\$

TAX-\$

TOTAL-\$

Virgin Motor Oil

12.930 tn