

**Town of Auburn
Board of Selectmen
May 24, 2021
Town Hall**

7:00 p.m.

() Call to Order – Pledge of Allegiance

Approval of Accounts Payable Manifest for the Week of May 17, 2021 -- \$109,397.90

Approval of Accounts Payable Manifest for the Week of May 17, 2021 -- \$5,795.00

Approval of Payroll Manifest for the Week of May 24, 2021 --

Approval of Consent Agenda – Week of May 24, 2021

() Appointments with the Board

Gary B. Michaud, 145 Appletree Road (Tax Map #17, Lot #45) – Application for Restoration of Involuntarily Merged Lots pursuant to RSA 674:39-aa *(Continued from May 10, 2021 Meeting)*

Fire Chief Mike Williams – Monthly Meeting

Police Chief Ray Pelton – APD Facility Repairs

() Town Response to Covid-19 and State Emergency Declaration

() New Business

Water Conservation Plan – Auburn Heights 55+ Project

Lawrence Gould – Stop Signs at Steam Mill Road and Wellesley Circle

State Auction – GMC Pick-up Truck

Designee for Collective Bargaining Team

() Old Business

() Report / Comments of Ex-officio Board Representatives

() Other Business

() Next Meetings / Events

Monday, June 7, 2021 – Board of Selectmen's Meeting – 7:00 PM

Monday, June 21, 2021 – Board of Selectmen's Meeting – 7:00 PM

() Minutes

- May 10, 2021 Public Meeting

() Non-Public Session per RSA 91-A: 3, II (a)

Compensation of any public employee

() 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."

Town of Auburn, NH
Application for Restoration of
Involuntarily Merged Lots Pursuant to RSA 674:39-aa

Applicant Information

Owner(s) Name	Gary B. Michaud, Trustee Gary B. Michaud Living Trust
Address/Street Number	145 Appletree Road
City & State	Auburn, NH 03032 Telephone () 483-8130

*Current Parcel Information (use additional sheet if more than three parcels involved)**

	Parcel 1	Parcel 2	Parcel 3
Assessor's Map/Lot/Sub	TM 17 Lot 45		
Street Address	145 Appletree		
Deed Reference Book/Page	5854/265		

**Please attach a copy of the deed for each parcel. Please also attach any written consent of mortgage holders, relevant surveys, site plans, approved subdivision plans, pre-merger tax bills or other documentation that you think is pertinent. This application must be submitted to the Town of Gilmanton Board of Selectmen prior to December 31, 2021. Please see the Instructions & General Information for additional details. By submission of this application, the property owner does hereby consent to the inspection of the property by the Town.*

Owner's Signature Gary Michaud Date 4/8/21

Owner's Signature _____ Date _____

MAIL TO

PLEASE RETURN TO:

Curtin Law Office, PLLC
40 Bay Street
Manchester, NH 03104



040321

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Gary B. Michaud, a single person, of 145 Apple Tree Road, Auburn, County of Rockingham, State of New Hampshire 03110, for consideration paid, grant to Gary B. Michaud and his successors, as Trustee of the Gary B. Michaud Living Trust, having an address of 145 Apple Tree Road, Auburn, County of Rockingham, State of New Hampshire, all right, interest and title, WITH WARRANTY COVENANTS, the following:

A certain tract or parcel of land, with the buildings thereon, known as 145 Apple Tree Road, Auburn, County of Rockingham, State of New Hampshire 03110, and shown as Lots #55 and #56 on a "Plan of Land in Auburn, New Hampshire Showing Sun Valley Estates as subdivided for New England Mortgage Investment Corp., Scale 1" = 60°, February 1961, Robert W. Thorndike, Surveyor, Windham, New Hampshire" said plan having been filed in Rockingham County Registry of Deeds and further bounded and described as follows:

Being on the southwesterly side of a proposed road and on the easterly side of another proposed road and being shown as Lots #55 and #56 on said plan bounded and described as follows:

Beginning at a point on the southwesterly of the first mentioned proposed road and at the northeasterly corner of Lot #55; thence running southwesterly along Lot #54 on said plan 150 feet to the Lot #57 on said plan; thence turning and running northwesterly along said Lot #57 by two courses shown on said plan, totaling 287.45 feet to the proposed road shown on said plan; thence turning and running northeasterly along said proposed road 173.92 feet to a point on the easterly side of said road; thence turning and running northeasterly by a curved line as shown on said plan 70.11 feet to a point on the southwesterly side of another proposed road as shown on said plan; thence running southeasterly along said proposed road 315.81 feet to the point of beginning. Containing according to said plan 54,150 square feet.

2017 SEP 15 PM 12:30

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Be said contents and any and all of said measurements more or less and meaning and intending to convey and hereby conveying all and singular the granted premises however otherwise the same may be measured bounded or described.

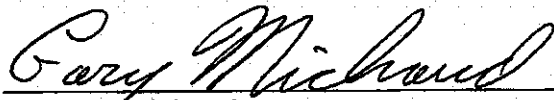
Said premises are conveyed subject to any and all restrictions and conditions of record which are still in force and effect. The said lots are conveyed together with the right and easement to use all streets as shown on said plan in common with others entitled to use the said streets as said streets are now open or may hereafter be opened.

Meaning and intending to convey the same premises as conveyed by Warranty Deed of Wayne P. Davis and Sharon R. Davis to Gary B. Michaud and Carolyn E. Michaud, husband and wife, as joint tenants with rights of survivorship, recorded in the Rockingham County Registry of Deeds on September 11, 1984 at Book 2510, Page 1000. Gary B. Michaud has derived title as surviving joint tenant. Carolyn E. Michaud died on July 4, 2017. A death certificate is recorded herewith.

This deed was prepared without the benefit of a title examination.

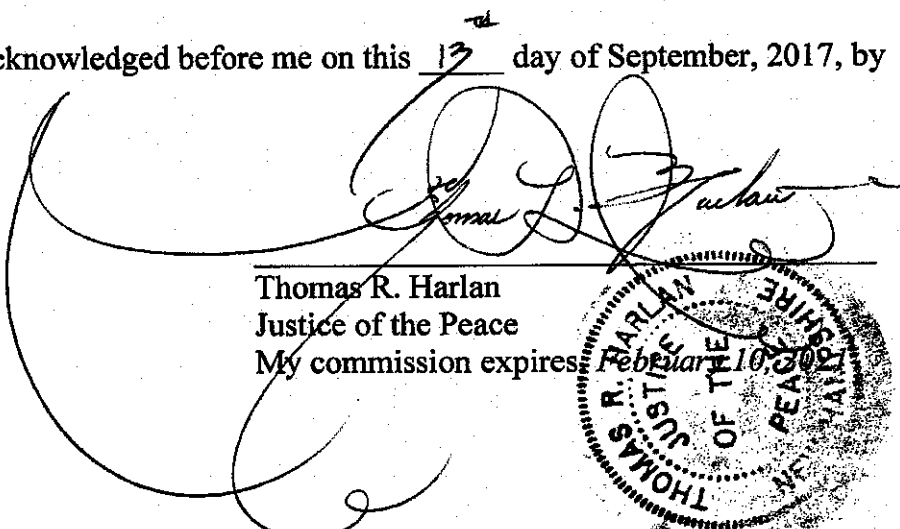
Pursuant to RSA 78-B:2, XXII, this conveyance is a non-contractual transfer and is not subject to transfer tax.

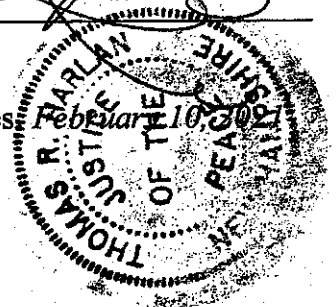
DATED this 13 day of September, 2017.


Gary B. Michaud

STATE OF NEW HAMPSHIRE
HILLSBOROUGH COUNTY

This instrument was acknowledged before me on this 13 day of September, 2017, by Gary B. Michaud.


Thomas R. Harlan
Justice of the Peace
My commission expires February 10, 2021





Property Card: 145 APPLETREE ROAD
Town of Auburn, NH



Parcel ID: 000017000045000000

PID: 000017000045000000

Owner: MICHAUD, GARY B., TRUSTEE

Co-Owner: GARY B. MICHAUD LIVING TR

Mailing Address: 145 APPLETREE ROAD

AUBURN, NH 03032

General Information

Map: 000017

Lot: 000045

Sub: 000000

Land Use: 1F RES

Zone: RESIDENTIAL 1 & 2

Land Area in Acres: 1.243

Current Use: N

Neighborhood: N-F

Frontage: 00

Waterfront: N

View Factor:

Assessed Value

Land: \$151,900

Buildings: \$106,300

Extra Features: \$100

Total: \$258,300

Sale History

Book/Page: 5854-0265

Sale Date: 9/15/2017

Sale Price: 1

Building Details

Model Description: RASD RANCH

Total Gross Area: 914

Year Built: 1977

Building Grade: AVG+10

Stories: 1.00 STORY FRAME

Condition: GOOD

Depreciation: 0

No. Bedrooms: 2

No. Baths: 1

Adj Bas: 0



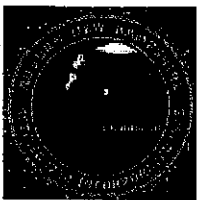
www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

4/2/2021

Property Information - Auburn, NH

Page 1 of 1

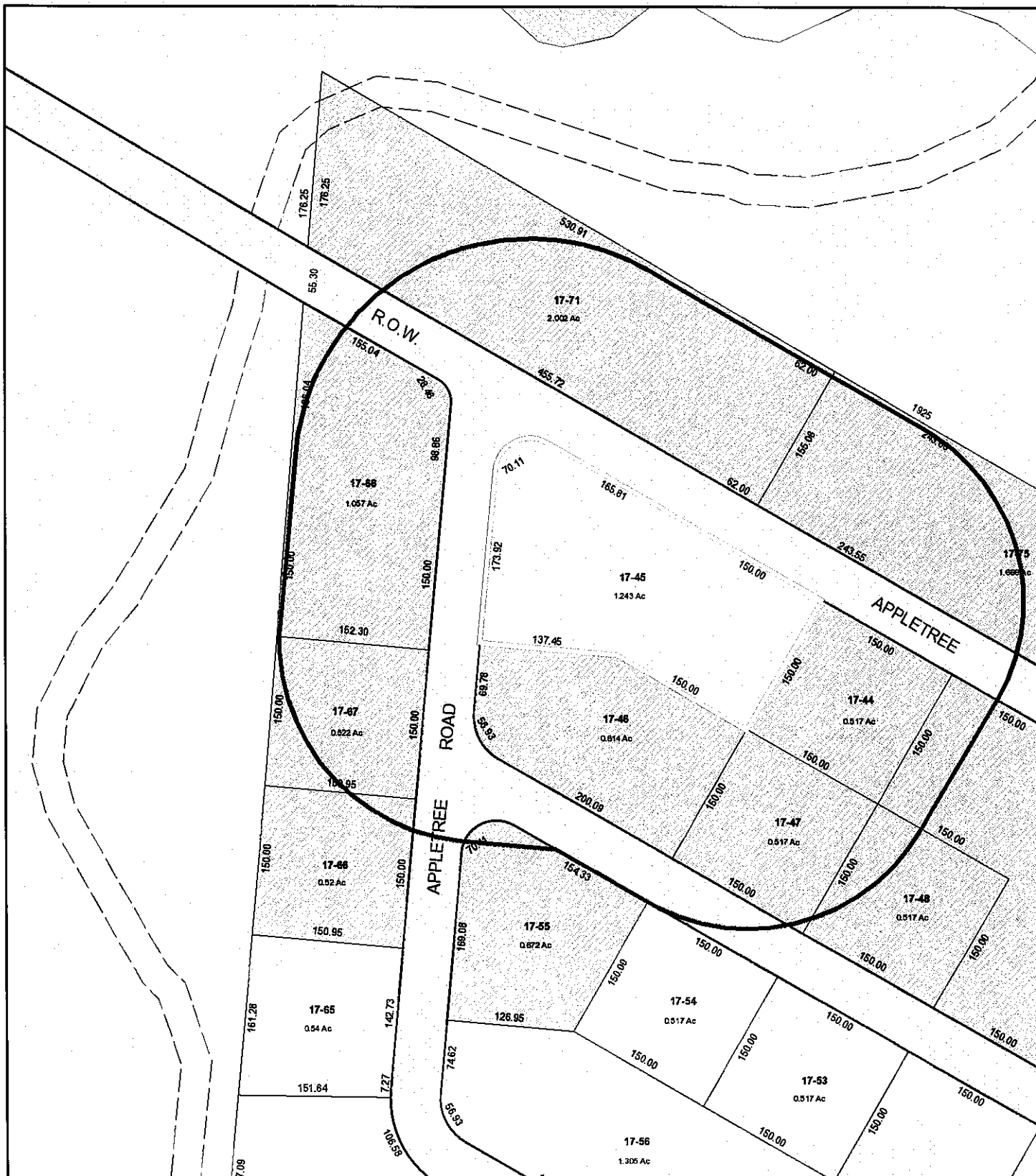


Auburn, NH

1 inch = 137 Feet



April 2, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

PLAN REFERENCE

1. "PLAN OF LAND IN AUBURN, NEW HAMPSHIRE SHOWING "SUN VALLEY ESTATES" AS SUBDIVIDED FOR NEW ENGLAND MORTGAGE INVESTMENT CORP SCALE: 1" = 60' FEBRUARY 1961" PREPARED BY ROBERT THORNDIKE, SURVEYOR, WINDHAM, N.H. R.C.R.D. PLAN #03106.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO RESTORE THE INVOLUNTARILY MERGED LOTS SHOWN ON PLAN REFERENCE 1 AS LOTS 55 AND 56.
2. DEED REFERENCE R.C.R.D. BOOK 5854 PAGE 0265
3. UNMERGED LOTS ARE: LOT 45: 0.73 AC.
LOT 45-1: 0.52 AC.
4. EXISTING AREA OF LOT 45: 1.25 AC.

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT

TAX MAP 17, LOT 68
THE ISABELLA 42 TRUST
JAMES W. EDWARDS
TRUSTEE
140 APPLETREE ROAD
PO BOX 444
AUBURN, NH 03032

TAX MAP 17, LOT 67
ELAINE MARCINIAK
154 APPLETREE ROAD
AUBURN, NH 03032

TAX MAP 17, LOT 71
JOSEPH M. LANDRY TRUSTEE
LISA D. LANDRY TRUSTEE
136 APPLETREE ROAD
AUBURN, NH 03032

TAX MAP 17, LOT 75
STEPHEN M. & ERIN B. APPLEBY
128 APPLEBEE ROAD
AUBURN, NH 03032

UNMERGED LOT
TAX MAP 17, LOT 45
31,681 S.F.
0.73 ac.

UNMERGED LOT
TAX MAP 17, LOT 45-1
22,738 S.F.
0.52 ac.

TAX MAP 17, LOT 46
MICHAEL A. LOUD
147 APPLETREE
AUBURN, NH 03032

TAX MAP 17, LOT 44
RONALD R. & NANCY E. MARTIN
121 APPLETREE ROAD
AUBURN, NH 03032

TAX MAP 17, LOT 47
THOMAS S. & ANN MARIE WALKEY
64 OAKTREE ROAD
AUBURN, NH 03032

ABUTTERS LIST TAX MAP 17, LOT 45 145 APPLETREE ROAD AUBURN, NEW HAMPSHIRE 200' ABUTTERS LIST

Tax Map 17, Lot 42 John J. Lorden PO Box 43 Auburn, NH 03032	Tax Map 17, Lot 67 Elaine Marciniak 154 Appletree Road Auburn, NH 03032
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Tax Map 17, Lot 44 Ronald R. & Nancy E. Martin 121 Appletree Road Auburn, NH 03032	Tax Map 17, Lot 68 The Isabella 42 Trust James W. Edwards, Trustee 140 Appletree Road PO Box 444 Auburn, NH 03032
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Tax Map 17, Lot 45 Gary B. Michaud Living Trust Gary B. Michaud, Trustees 145 Appletree Road Auburn, NH 03032	Tax Map 17, Lot 71 Joseph M. Landry, Trustee Lisa D. Landry, Trustee 136 Appletree Road Auburn, NH 03032
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Tax Map 17, Lot 46 Michael A. Loud 147 Appletree Road Auburn, NH 03032	Tax Map 17, Lot 75 Stephen M. & Erin B. Appleby 128 Appletree Road Auburn, NH 03032
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Tax Map 17, Lot 47 Thomas S. & Ann Marie Walkey 64 Oaktree Road Auburn, NH 03032	Consultants: Eric C. Mitchell & Associates, Inc. 38 South River Road Bedford, NH 03110
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Tax Map 17, Lot 48
Tracy Family Living Trust 58
Steven W. Tracy, Trustee
Regine Pelletier-Tracy, Trustee
Oaktree Road
Auburn, NH 03032

RESTORATION OF INVOLUNTARILY MERGED LOTS PLAN

CURRENT TAX MAP 17
LOT 45
145 APPLETREE ROAD
AUBURN, NH

OWNER OF RECORD

GARY B. MICHAUD TRUSTEE

145 APPLETREE ROAD, AUBURN, NH 03032

MARCH 29, 2021

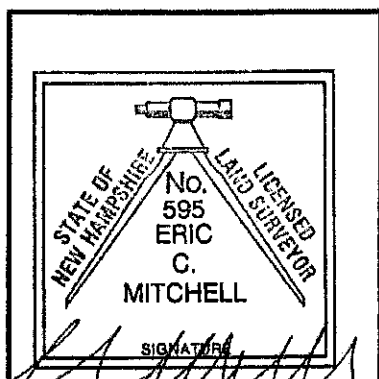
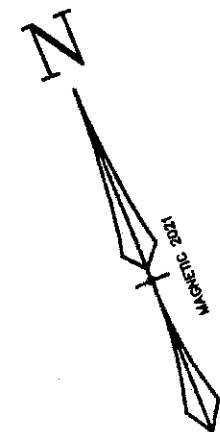


SCALE: 1" = 60'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.
PLANNING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

DWG: D21014ME FLD. BK/PG: JOB NO. 21-14





**Town of Auburn, New Hampshire
Building Inspector/Code Enforcement**

Zoning Determination

Property Location: 145 Appletree Road, Auburn, NH

Tax Map/Lot # 017-045 **Zoning District:** Residential One (R-1)

Property Owner(s): Gary Michaud, Trustee

Current Use of Property: Single family residence, 1.24 acre; corner lot w/ 500'+ road frontage

Proposal:

- Property owner has requested "restoration of involuntarily merged lots"

Background Information:

- Property part of Sun Valley Estates as Subdivided for New England Mortgage Investment Corp., February 1961.
- RCRD Deed Vol 1629 Pg 0347 describes two lots, Lots #55 & #56 of said plan as being conveyed together and consisting of 54,150 square feet. (1.24 acres)
- Variance granted in March 1976 to build one house on undersized lot.
 - Application describes corner lot consisting of 1 ¼ acre
 - Rendering of lot shows as one lot, 54,150 sq ft
- Septic Approval was granted in April 1976 (CA53068) issued to Wayne Davis as
 - Lot 55 & 56
 - Two bedroom home
- Building permit issued to Wayne & Sharron Davis April 1976 for 2 bedroom home on lot consisting of 54,150 sf.

No record of involuntary merger as action taken by the Town of Auburn.

Application for "restoration of involuntary merged lots" shall include plan of property showing all improvements on lot(s)

**Carrie Rouleau-Côté
Building Official/Code Enforcement Officer**

Date: April 8, 2021

201

1629 347

STATUTE FORM OF QUITCLAIM DEED

1629 347

Recd.
Wm. McNamee
Council, Man.See
2265-1465US Rev
Stamps
\$2.20

New England Mortgage Investment Corporation, a corporation duly organized under the laws of the Commonwealth of Massachusetts, and having a usual place of business in Lawrence, Massachusetts, for consideration paid, grant to John W. Korsack of Lynn, Massachusetts and Michael M. Korsack of Lawrence, Massachusetts, as tenants in common, with Quitclaim Covenants, the following tract or parcel of land.

That tract or parcel of land located in Auburn, New Hampshire and shown as Lots #55 and #56 on a "Plan of Land in Auburn, New Hampshire Showing Sun Valley Estates as subdivided for New England Mortgage Investment Corp., Scale 1" = 60', February 1961, Robert W. Thorndike, Surveyor, Windham, New Hampshire; said plan having been filed in Rockingham Registry of Deeds and further bounded and described as follows:

Being on the Southwesterly side of a proposed road and on the Easterly side of another proposed road and being shown as Lots #55 and #56 on said plan bounded and described as follows:

Beginning at a point on the Southwesterly of the first mentioned proposed road and at the Northeasterly corner of Lot #55; thence running Southwesterly along Lot #54 on said plan 150 feet to Lot #57 on said plan; thence turning and running Northwesterly along said Lot #57 by two courses shown on said plan, totalling 287.45 feet to the proposed road shown on said plan; thence turning and running Northeasterly along said proposed road 173.92 feet to a point on the Easterly side of said road; thence turning and running Northeasterly by a curved line as shown on said plan 70.11 feet to a point on the Southwesterly side of another proposed road as shown on said plan; thence running Southwesterly along said proposed road 315.81 feet to the point of beginning. Containing according to said plan 54,150 square feet.

Be said contents and any and all of said measurements more or less and meaning and intending to convey and hereby conveying all and singular the granted premises however otherwise the same may be measured bounded or described.

Said premises are conveyed subject to any and all restrictions and conditions of record which are still in force and effect.

The said lots are conveyed together with the right and easement to use all streets as shown on said plan in common with others entitled to use said streets as said streets are now open or may hereafter be opened.

The property is conveyed to the grantees, their successors or assigns, subject to the following restrictions and covenants which shall run with the land.

RESTRICTION

- (1.) No tents or trailers, or temporary buildings, may be placed on said lots.
- (2.) No building shall be erected, placed, maintained, or altered until the plans, specifications and plot plans have been approved in writing by the Seller, its successors or assigns. No building shall be located nearer than 30 feet to the front line nor nearer than 25 feet from the line of the adjoining premises.
- (3.) All buildings erected on the property shall be completely finished on the outside, the property cleaned up and landscaped within ninety (90) days from the date of the building permit.
- (4.) There shall be no building constructed or erected on this property other than one-family dwelling, with or without private garage for private use only, which must conform with said dwelling. All buildings constructed of wood must be shingled, stained or painted with two coats of paint. The parcels hereby conveyed shall be used for residential purposes only.
- (5.) There shall be no livestock, animal, or poultry, kept or maintained on the premises, other than household pets.
- (6.) The lots shall not be used for outside storage of materials of any kind or description. Nor shall signs for advertising purposes be erected on the premises. No used cars, wrecked cars or other unsightly debris can be kept on the land nor can the land be used for dumping rubbish, trash, or other refuse matter.
- (7.) The landscaping of the lots must at all times, be maintained in a neat and attractive appearance. Bushes, grass, brush and other growing matter must be kept cut and trimmed at all times.
- (8.) Every structure, or addition thereto, shall be built upon a masonry foundation.
- (9.) No outside toilets shall be erected on the lots. That sewage from any buildings erected on the lots shall be cared for by the owners or occupants installing a septic tank which shall at all times be maintained in a proper sanitary condition, and that no privy vaults or cesspools shall be maintained on said premises.
- (10.) All structures must comply with municipal and governmental laws, ordinances, and regulations and if any restrictions or conditions herein do not comply therewith it shall not be construed as a waiver by the Seller of compliance with such laws, ordinances and regulations.
- (11.) The foregoing restrictions shall be deemed and considered covenants running with said premises and shall be binding upon the Purchaser, his heirs, executors, administrators and assigns.

1629 348

Being a portion of the premises conveyed to the grantor herein by deed of Charles B. McLaughlin, recorded June 2, 1960 in Rockingham County Registry of Deeds, Book 1547, Page 260.

In Witness Whereof the said New England Mortgage Investment Corporation has caused this instrument to be executed by John F. Foley, its Treasurer, hereunto duly authorized and its corporate seal to be hereto affixed this 15th day of May, 1962.

Witness:

New England Mortgage Investment Corporation

Medard M. Ellis

By

John F. Foley Treasurer

COMMONWEALTH OF MASSACHUSETTS

Resex, ss.

Lawrence, May 15, 1962

Then personally appeared the above named John F. Foley and acknowledged the foregoing instrument to be the voluntary act and deed of the New England Mortgage Investment Corporation, before me,

William A. McNamee
Notary Public

My commission expires: February 25, 1967.



Rec'd & recorded June 16, 11:00 A.M., 1962.

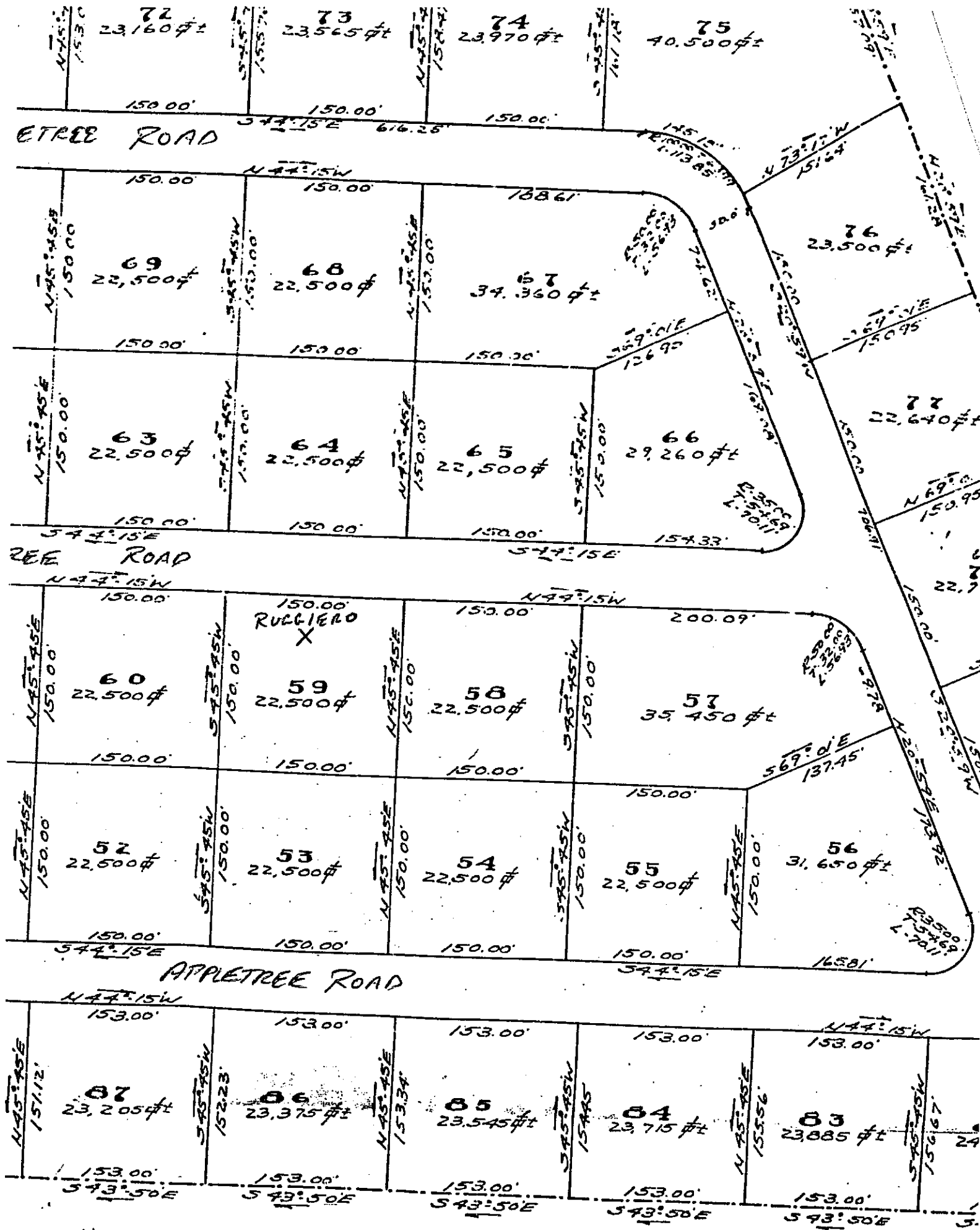
3-8
46

PROPERTY RECORD

MAP NO. <u>17</u> LOT NO. <u>45</u>		LOCATION	SIZE		
		Lots 55 & 56 Sec. I Sun Valley	1.243 ac 53 Appletree Rd. 360' x 1 ac.		
NAME OF OWNER		ADDRESS	DATE	BOOK	PAGE
JOHN M. & MICHAEL M. KORSACK 10 EARLENE DR. SAUGUS, MASS. 01906			6/16/62	1629	347
Davis, Wayne P. & Sharon R.		53 Appletree Rd.	4/20/76	2255	1001
Michaud, Gary B & Carolyn E. - into Trust		53 Appletree Rd., Auburn rec	9/7/84 9/11/84	2510	1000
Gary B. Michaud Living Trust		145 Appletree Rd. Auburn NH	9/15/17	5854	205

ASSESSMENT RECORD

ITEMS	19	19	19	19	19	19	19
LAND							
BLDGS							
TOTAL							



New England Mortgage Plan
CITY OF NEWARK

017-045

Board of Adjustment
Auburn, New Hampshire

NOTICE OF DECISION

Notice is hereby given that the Application For Appeal described below has been GRANTED for the reasons given in the following resolution passed by a majority of the appointed members of the Board of Adjustment.

Applicant JOHN M. & MICHAEL M. KORSACK

Case No. 152

Type of Appeal:

- ☐ Appeal from an Administrative Decision
☐ Application for Special Exception
☒ Application for Variance

Reference: Article 4 Section 5.02 of the Zoning Ordinance

Resolved, that the Board of Adjustment has determined that its decision in this case is in harmony with the general purpose and intent of the Zoning Ordinance.

Resolved, that any Variance or Special Exception granted hereby shall expire if not undertaken within one year of this decision.

(Signed) A. Chloros
Chairman, Board of Adjustment

Date March 11, 1976

ZONING BOARD OF ADJUSTMENT
AUBURN, NEW HAMPSHIRE 03032

February 13, 1976

There will be a hearing on Thursday, March 11, 1976 at 8:00 P. M.
at the Auburn Town Hall to hear the following request:

John M. & Michael M. Korsack

152

10 W. Earlene Drive

Saugus, Massachusetts 01906

Variance to Article 4 Section 5.02 to obtain
a permit to build one house on an undersized
lot at 55 Appletree Road so the land can be
sold. All interested parties are invited to
attend.

Lot 45 P17

(Do not write in this space)

Case No. 152

Date rec'd. _____

by _____

☒ Fee Paid

Board of Adjustment
Auburn, New Hampshire

APPLICATION FOR APPEAL

APPLICANT:

Name John M. and Michael M. Korsack
Address 10 W Earlene Dr., Saugus, Mass.

Tel: 233-3479
1-617-22
Zip Code 01906

PROPERTY CONCERNED:

Location: Street Lot 45 Map p. 17
Appletree Rd (Corner Lot) Zone _____
Description: acres 1.4 frontage 590 ' sides 230 ' 250 ' rear 125 ' 150 '
Owner: (If same as above, write SAME)

Name D Same
Address _____

Zip Code _____

TYPE OF APPEAL:

- ☐ Appeal from an Administrative Decision
☐ Application for Special Exception
☒ Application for Variance

REFERENCE:

Article 4 Section 5.02 of the Zoning Ordinance

DESCRIPTION OF PROPOSED USE:

Applicant proposes to Obtain permit to build one house
on this site, so that this land can be sold.

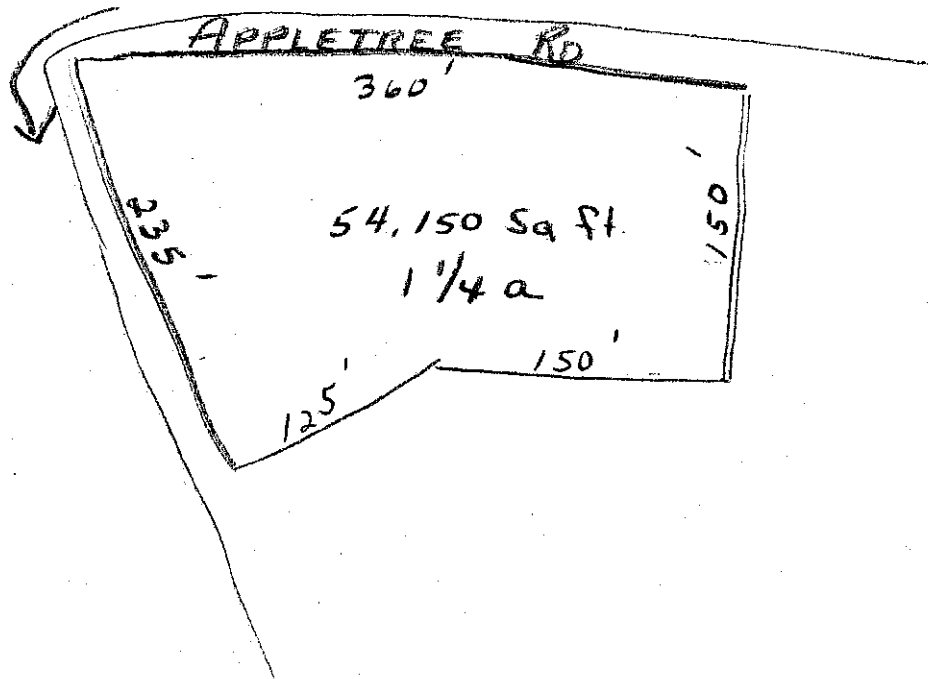
(Signed) John M. Korsack
Applicant

Please attach sketch of property concerned showing proposed use.
Applicant and adjacent property owners will be notified of hearing date by mail.

Land of John M. and Michael M. Korsack
Appletree Rd., Auburn, N. H.

From Tax Map p. 17

Lot 45



APPROVAL FOR CONSTRUCTION

DESIGN INTENT: THE BOTTOM OF THE LEACH BED TO BE NO MORE THAN 3 FEET BELOW ORIGINAL GRADE. APPROVAL NO. 53068

The plans and specifications for sewage or waste disposal system submitted for

MR. WAYNE DAVIS, LOT #55 AND 56, TWO BEDROOM HOUSE, LOCATED IN AUBURN, N.H.

by

are hereby approved.

Mr. Michael Laudie
Route 1, Box 368
Manchester, NH

Date: April 14, 1976

By: David J. Allain
N.H. Water Supply & Pollution Control
Commission Staff

Copy of ~~1~~ & approval sent to:

Board of Selectmen
Auburn, NH

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION - LOCAL APPROVAL MAY ALSO BE REQUIRED.
(over)

#520

TOWN OF AUBURN

Date 4/20/76
Building permit (issued) (denied) to: Wayne Davis
Name: same
Street: Apple Tree Rd.
Town: Auburn State: N.H.
Size of Building 24 x 40 Split
Type of Building residence
Location of Building Apple Tree Rd.

Remarks:
18.80

Harold S. Whittam

Zoning Officer

APPLICATION TO BUILD

DATE

4/20/76

FEES:

BUILD

MOVE BUILDINGS

ALTERATIONS

NAME OF OWNER WAYNE & STARBUCK DAVISADDRESS APPLE TREE RDLOCATION SUN VALLEY AUBURN, N.H.ON THE WEST SIDE OF STREETDISTANCE FROM NEAREST LOT LINE 75'SIZE OF LOT 316' x 150' x 173.92 AREA OF LOT 54,150 sqMATERIAL OF BUILDING WOODDIMENSION OF BUILDING 24 x 40 NUMBER OF ROOMS 4NUMBER BEDROOMS IN RESIDENCE 2BUILDING OCCUPIED FOR RESIDENCE

(GARAGE, RESIDENCE, ETC.)


SEPTIC TANK LOCATION FROM: WATER SUPPLY 75' + FEET
LOT LINE 75' FEETKIND OF WELL TO BE USED FOR WATER SUPPLY ARTESIANWATER SUPPLY LOCATION FROM: LOT LINE 50' FEETESTIMATED COST OF CONSTRUCTION: \$ 31,500APPLICANT DEARBORN AGENCY - WESLEY DAVISSIGNATURE Wesley DavisADDRESS 2024 Cordier Rd, Manchester, N.H.TELEPHONE NUMBER 622-3939FEE OF \$ 12.80 ENCLOSED.

This application is to be completed and sent to the Building Inspector for permit.

The above signed hereby agrees that the proposed work shall be done in accordance with the foregoing statement, and that the work connected therewith shall conform with the building laws and regulations of the Town of Auburn and that WAYNE will notify the Building Inspector when said building is ready for inspection.

669 2175

OWNER INFORMATION			SALES HISTORY					PICTURE							
MICHAUD, GARY B., TRUSTEE GARY B. MICHAUD LIVING TR 145 APPLETREE ROAD AUBURN, NH 03032			Date	Book	Page	Type	Price	Grantor							
			09/15/2017	5854	0265	U I 44		1 MICHAUD, GARY B							
LISTING HISTORY			NOTES												
07/20/15	DMVL		GREY; WOOD/CONVECTION HEAT USED AS PRIMARY;10/07 NOH, DNVI-NEW VINYL SIDING;1/10 CHANGED FLOORING RBF LACKS FLOORING;7/15 P/U SMALL SHED;ICE BACK CAUSED LEAKS IN KIT&LIVING RM;GRANITE CTOP W/STAND WD CABINETS IN KIT;												
07/02/15	INSP	MARKED FOR INSPECTION													
01/28/10	DMVL														
01/11/10	INSP	MARKED FOR INSPECTION													
10/18/07	KMVM														
10/03/07	INSP	MARKED FOR INSPECTION													
12/19/02	TMRL														
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	AUBURN ASSESSING OFFICE							
SHED-METAL	30	6 x 5	400	2.50	20	60									
							100								
									PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land												
2016	\$ 67,400	\$ 100	\$ 141,000												
		Parcel Total: \$ 208,500													
2017	\$ 67,400	\$ 100	\$ 141,000												
		Parcel Total: \$ 208,500													
2018	\$ 67,400	\$ 100	\$ 141,000												
		Parcel Total: \$ 208,500													
LAND VALUATION															
Zone: RESIDENTIAL 1 & 2				Minimum Acreage: 2.00				Minimum Frontage: 200				Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES	1.243 ac	140,972	E	100	100	100	100	100 -- LEVEL	100	141,000	0	N	141,000		
										141,000			141,000		
												141,000			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	MICHAUD, GARY B., TRUSTEE GARY B. MICHAUD LIVING TR 145 APPLETREE ROAD AUBURN, NH 03032	District Percentage	Model: 1.00 STORY FRAME RASD RANCH Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARDWOOD/CARPET Heat: ELECTRIC/RAD ELECT Bedrooms: 2 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.1817 Base Rate: RSA 60.00 Bldg. Rate: 1.0753 Sq. Foot Cost: \$ 64.52
	PERMITS		
	Date	Project Type	Notes
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TOWN OF AUBURN

POLICY FOR RESTORATION OF INVOLUNTARILY MERGED LOTS

In accordance with NH RSA 674:39-aa, any owner of lots merged by municipal action for zoning, assessing or taxation purposes prior to September 18, 2010 and without the consent of the owner, may request that the lots be restored to their pre-merger status.

This policy sets out the conditions and process the Town of Auburn will use to handle requests to restore these lots to their prior status.

In order to restore lots to their premerger status and all zoning and tax maps being updated to identify the premerger boundaries of said lots or parcels as recorded at the Rockingham County Registry of Deeds, provided:

- a. The request is submitted to the Auburn Board of Selectmen prior to December 31, 2021.
- b. No owner in the chain of title voluntarily merged his or her lots. If any owner in the chain of title voluntarily merged his or her lots, then all subsequent owners shall be estopped from requesting restoration. The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.
- c. All decisions of the Board of Selectmen may be appealed in accordance with the provisions of RSA 676.
- d. The restoration of the lots to their premerger status shall not be deemed to cure any non-conformity with existing local land use ordinances.

Application Process for the Restoration of Involuntarily Merged Lots:

Owners interested in restoring involuntarily merged lots to their premerger status shall follow the following application process:

- 1) Complete the "Application for Restoration of Involuntarily Merged Lots" and submit it to the Board of Selectmen's Office.
 - a. Document the "pre-merger" configuration of any lots by providing the following with the application:
 - i. Most current deed(s) for the lots
 - ii. If the property was obtained from an estate (inherited), attach a copy of the statutory "Notice to Cities and Towns" if applicable
 - iii. Book and Page Numbers of Recorded Deeds
 - iv. Recorded Plan Numbers
 - v. Recorded Surveys (if available) which may depict the "pre-merger" configuration of the lots.

TOWN OF AUBURN
POLICY FOR RESTORATION OF INVOLUNTARILY MERGED LOTS

- vi. Unless such information already exists in the town records, if any part of the existing property is improved by structures, the Applicant must provide proof of location of all structures (including buildings, pools, fences, etc.), driveways, walkways and associated features; water supply wells; approximate location of septic tanks, leach beds or cesspools; and the superimposed lines of the pre-merger lot lines as requested by the Applicant.
 - vii. Abutters List (per RSA 672:3 an "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by local land use board, and/or
 - viii. Any other information documenting your request.
- 2) The Assessing Department and the Code Enforcement Officer shall review all documents and forward any comments and/or recommendation to the Town Administrator on behalf of the Board of Selectmen within fifteen (15) business days of the receipt of the "Application for Restoration of Involuntarily Merged Lots".
 - 3) If the Town Administrator deems it necessary, the application and supporting documents may be sent to Town Counsel for review
 - 4) The Town Administrator shall schedule consideration of the Application and supporting material during a regularly scheduled meeting of the Board of Selectmen within forty-five (45) days of submittal.
 - 5) If, upon review by the Board of Selectmen, the Board determines that additional information is required; up to an additional ten (10) days will be provided to produce the additional information.
 - 6) Within ninety (90) days from the date of submission, the Board of Selectmen shall render a determination on the Application at a meeting of the Board, and shall issue a written Notice of Decision to the Applicant(s) and the Assessing Department.
 - 7) Within five (5) business days of the date of the Board of Selectmen's final decision, a copy of the written Notice of Decision shall be sent via regular mail to the Applicant(s) and shall be posted with the Assessor's / Selectmen's Office.
 - 8) If the Application has been granted (in whole or in part), the appropriate changes will be noted on the Town Tax Maps, Zoning Map, Assessor records, and shall be recorded at the Registry of Deeds.
 - 9) The restoration of the lots to their pre-merger status shall not be deemed to cure any non-conformity with existing local land use ordinances.

TOWN OF AUBURN
POLICY FOR RESTORATION OF INVOLUNTARILY MERGED LOTS

Right to Appeal:

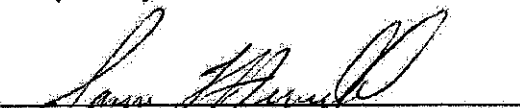
Any aggrieved party has a right to appeal the decision of the Board of Selectmen pursuant to the provisions of RSA 676.

The written Notice of Decision shall state the right to appeal.


Effective Date:

This policy shall take effect upon adoption.

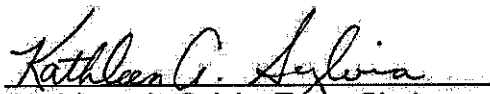
Adopted by the Board of Selectmen the 28th day of August, 2017.


James F. Headd


Richard W. Eaton


Dale W. Phillips
AUBURN BOARD OF SELECTMEN

Received and recorded this 13th day of September, 2017


Kathleen A. Sylvia, Town Clerk

Town of Auburn, NH
Application for Restoration of
Involuntarily Merged Lots Pursuant to RSA 674:39-aa

Instructions & General Information for Restoration of Involuntarily Merged Lots

In accordance with RSA 674:39-aa, any owner of a lot or parcel of land merged by municipal action for zoning, assessing, or taxation purpose prior to September 18, 2010 and without the consent of the owner may request that the lots be restored to their premerger status and all zoning and tax maps shall be updated to identify the premerger boundaries of said lots or parcels as recorded at the Rockingham County Registry of Deeds, provided:

- a. The request is submitted to the Town of Auburn Board of Selectmen prior to December 31, 2021.*
- b. No owner in the chain of title voluntarily merged his or her lots. If any owner in the chain of title by any overt act or conduct voluntarily merged his or her lots, then all subsequent owners shall be estopped from requesting restoration. The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.
- c. All decisions of the Town of Auburn Board of Selectmen may be appealed in accordance with the provisions of RSA 676. Prior to any action on the application by the Board of Selectmen, the property may be inspected by the Code Enforcement Officer with a report of that inspection and recommendation for action to be provided to the Board of Selectmen. By submission of this application, the property owner does hereby consent to the inspection of the property by the Town.
- d. The restoration of the lots to their premerger status shall not be deemed to cure any nonconformity with existing local land use ordinances.
- e. In the event the request is granted, the property owner will be required to pay the filing fee to register a Notice of Lot Restoration at the Rockingham County Registry of Deeds.

The procedure for requesting the Restoration of Involuntarily Merged Lots Pursuant to RSA 674:39-aa is as follows:

1. Complete the Application for Restoration of Involuntarily Merged Lots Pursuant to RSA 674:39-aa. The form must be typed or legible and completed in ink.
2. Attach copies of the following documents:
 - a. Deed(s) for each lot or parcel
 - b. Written Consent of each Mortgage Holder (if any)
 - c. Survey (if available)
 - d. Site plan (if available)
 - e. Approved subdivision plan (if available)
 - f. Pre-merger tax bills (if available)
 - g. If the property was obtained from an estate (inherited), attach copy of the statutory "Notice to Cities and Towns"
 - h. Any other documentation that you think is pertinent

Please be advised that the restoration of involuntarily merged lots may have assessment implications and may only be developed in accordance with the Ordinances of the Town of Auburn. If the request is granted, the assessment of the restored lots will be effective the following April 1st.

*RSA 674:39-aa, II (a) Amended effective August 23, 2016 (approved June 24, 2016)

Town of Auburn, NH
**Application for Restoration of
Involuntarily Merged Lots Pursuant to RSA 674:39-aa**

Applicant Information

Owner(s) Name _____
Address/Street Number _____
City & State _____ Telephone () _____

*Current Parcel Information (use additional sheet if more than three parcels involved)**

	Parcel 1	Parcel 2	Parcel 3
Assessor's Map/Lot/Sub			
Street Address			
Deed Reference Book/Page			

**Please attach a copy of the deed for each parcel. Please also attach any written consent of mortgage holders, relevant surveys, site plans, approved subdivision plans, pre-merger tax bills or other documentation that you think is pertinent. This application must be submitted to the Town of Gilmanton Board of Selectmen prior to December 31, 2021. Please see the Instructions & General Information for additional details. By submission of this application, the property owner does hereby consent to the inspection of the property by the Town.*

Owner's Signature _____

Date _____

Owner's Signature _____

Date _____

TITLE LXIV PLANNING AND ZONING

CHAPTER 674 LOCAL LAND USE PLANNING AND REGULATORY POWERS

Regulation of Subdivision of Land

Section 674:39-aa

674:39-aa Restoration of Involuntarily Merged Lots. –

I. In this section:

(a) "Involuntary merger" and "involuntarily merged" mean lots merged by municipal action for zoning, assessing, or taxation purposes without the consent of the owner.

(b) "Owner" means the person or entity that holds legal title to the lots in question, even if such person or entity did not hold legal title at the time of the involuntary merger.

(c) "Voluntary merger" and "voluntarily merged" mean a merger under RSA 674:39-a, or any overt action or conduct that indicates an owner regarded said lots as merged such as, but not limited to, abandoning a lot line.

II. Lots or parcels that were involuntarily merged prior to September 18, 2010 by a city, town, county, village district, or any other municipality, shall at the request of the owner, be restored to their premerger status and all zoning and tax maps shall be updated to identify the premerger boundaries of said lots or parcels as recorded at the appropriate registry of deeds, provided:

(a) The request is submitted to the governing body prior to December 31, 2021.

(b) No owner in the chain of title voluntarily merged his or her lots. If any owner in the chain of title voluntarily merged his or her lots, then all subsequent owners shall be estopped from requesting restoration. The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.

III. All decisions of the governing body may be appealed in accordance with the provisions of RSA 676.

IV. Any municipality may adopt local ordinances, including ordinances enacted prior to the effective date of this section, to restore previously merged properties that are less restrictive than the provisions in paragraph I and II.

V. The restoration of the lots to their premerger status shall not be deemed to cure any non-conformity with existing local land use ordinances.

VI. Municipalities shall post a notice informing residents that any involuntarily merged lots may be restored to premerger status upon the owner's request. Such notice shall be posted in a public place no later than January 1, 2012 and shall remain posted through December 31, 2016. Each municipality shall also publish the same or similar notice in its 2011 through 2015 annual reports.

Source. 2011, 206:4, eff. July 24, 2011. 2016, 327:2, eff. Aug. 23, 2016.



TOWN OF AUBURN, NEW HAMPSHIRE

Fire Department
55 Eaton Hill Road
Auburn, NH 03032
(603) 483-8141



Fire Chief Michael Williams

Deputy Fire Chief Robert Selinga

Auburn Fire-Rescue Department Monthly Report April 2021

The Auburn Fire Rescue Department responded to 48 incidents for the month, incident responses are broken down as listed below.

Building Fire:	0
Vehicle/equipment Fires:	0
Brush:	2
Fires, all other:	0
Alarm Call no fire:	5
Hazardous Conditions:	2
Rescue/EMS:	18
Service calls:	18
Good intent calls:	3

Total: 48

Fire Chiefs Report

- Continue to work on COVID-19 related issues in town. Continue to disinfect both fire stations along with Town hall every other week.
- Attended RIT/search and rescue training in Candia
- Hosted the annual Fire and Police awards night here @ the Safety Complex, service bars and recognition awards were presented to members.
- Attended the local area fire chiefs meeting.
- Attended the NH fire chiefs meeting.
- AFD members hosted the annual town wide cleanup.
- Annual fire pump testing and service was completed, all fire pumps passed tests.
- Hosted bimonthly Fire Department monthly meeting.
- Continually updating Operational Policies and Procedures.
- Attended the selectmen's meeting to go over my monthly Fire Department report.
- Submitted monthly call firefighter payroll.
- Submitted month COVID payroll reimbursement.

- Monthly NHIFRS reports were exported to the State of N.H.
- Continue to work on Red Alert.
- Responded to emergencies and meetings as needed and required.
- I continually meet with Fire officers and Department members as needed and required.

Fire Prevention Report

- 5 Annual life safety inspections.
- 2 Oil burner inspections completed.
- 1 rough residential fire sprinkler inspection completed.
- 1 oil tank inspection completed.

Deputy Fire Chief Bob Seling

- Assists with checking members off on fire apparatus as driver/operators.
- Responds to emergencies as requested.
- Working on AFD IDs for new members
- Bob is working with new members on vehicle signoffs.
- Assists the Fire Chief with many department related issues.

Captain Pat Glennon (Facilities)

- Assisted at Crew detail every other Sunday.
- Responds to emergencies as requested.
- Worked with comcast on connections @ safety complex
- Station 2 bay area was painted
- Removed old duct work across ceiling @ station 2
- Removed numerous piles of trash from station 2
- Coordinated fire pump testing
- Assisted with Town wide cleanup
- Scheduled annual floor waxing
- Ordered Station supplies.
- Worked on acquiring quotes for projects @ Station 2

Captain Matt Barsaleau (Training)

- Assisted at Crew detail every other Sunday.
- Responds to emergencies as requested.
- Issued PPE as needed and requested, PPE Inspections ongoing.
- Coordinated new firefighter training with crews.
- Scheduling the Big water class with Auburn, Candia, and Deerfield fire.
- Coordinated monthly Fire training on search and rescue with Candia Fire.
- Working on setting up our new online training portal (FireRescue1)
- Worked with his crews on training requirements.

Lieutenant Chris Szatynski (Crew #1 SCBA, Radios)

- Assisted at Crew detail every other Sunday.
- Responds to emergencies as requested.
- Updated portable and mobile radio lists, also worked with Beltronics on the tanker 1 and Forestry 1 mobile radio installs.
- Assisting with the new repeater frequency upgrades and radio channel plans
- Lt. Szatynski oversee all mobile and portable radios.
- Serves as the AFD safety Officer.
- Chris has been filling in for the vacant fulltime positions.
- Worked with his assigned crew on monthly training/crew activities, vehicle checks, etc.

Lieutenant Todd Dignard (Crew #2, Small tools & equipment)

- Assisted at Crew detail every other Sunday.
- Responds to emergencies as requested.
- Todd has been filling in for the vacant fulltime positions.
- Worked with the new fulltime firefighter on training requirements.
- Worked with his assigned crew on training requirements.

Lieutenant Mike Sullivan (Crew #3 EMS)

- Assisted at Crew detail every other Sunday.
- Responds to emergencies as requested.
- Ordered required EMS supplies.
- Working with Mike LaPrade on setting up new Ipads with EMS reporting information.
- Serves as our EMS coordinator assisting members with NH licensing, EMS training, ect.
- Coordinates Monthly EMS training schedule.
- Assisted with new fulltime firefighter training.
- Qc's all EMS TEMSIS reports.



Auburn Fire April 2021 Statistics

Calls by Day of the Week

	Apr 2021
Monday	3
Tuesday	7
Wednesday	12
Thursday	8
Friday	2
Saturday	14
Sunday	2
Total	48

Fire / EMS Calls for April 2021

EMS Calls for Service	19
Fire Calls for Service	29
Total Calls For Service	48

Calls by Response Area

	April 2021
Grid AFD1	6
Grid AFD2	8
Grid AFD3	9
Grid AFD4	10
Grid AFD5	2
Grid AFD6	0
Mutual Aid Given	13
Total	48

Fire and Rescue Responses by Type

	Apr 2021
Building Fire	0
Vehicle/ Heavy Equipment Fire	0
Brush	2
Fires, other types	0
Alarm call no fire	5
Hazardous Condition	2
Good Intent	3
Service Call	18
Emergency Medical Services	18
Total Responses	48

Simultaneous Incidents	Occurrences	Total	Simultaneous Incidents
Single Call	46	46	N/A
Two Calls Simultaneously	1	2	2
Three Calls Simultaneously	0	0	0
Four Calls Simultaneously	0	0	0
Five or More Calls Simultaneously	0	0	0
Totals		48	2
April 2021			4%

Mutual Aid/Auto Aid Given	April 2021
Bedford	0
Candia	1
Chester	5
Deerfield	0
Derry	5
Hampstead	0
Hooksett	1
Hudson	0
Litchfield	0
Londonderry	0
Manchester	0
Northwood	0
Pelham	1
Raymond	0
Salem	0
Sandown	0
Windham	0
Total	13

Mutual Aid Received	Time of Day	Count
Candia	00:00 - 00:59	0
Chester	01:00 - 01:59	1
Deerfield	02:00 - 02:59	0
Derry	03:00 - 03:59	1
Hampstead	04:00 - 04:59	0
Hooksett	05:00 - 05:59	1
Hudson	06:00 - 06:59	3
Litchfield	07:00 - 07:59	1
Londonderry	08:00 - 08:59	3
Londonderry	09:00 - 09:59	2
Manchester	10:00 - 10:59	2
Manchester	11:00 - 11:59	2
Raymond	12:00 - 12:59	3
Total	13:00 - 13:59	1
	14:00 - 14:59	5
	15:00 - 15:59	2
	16:00 - 16:59	2
	17:00 - 17:59	2
	18:00 - 18:59	4
	19:00 - 19:59	2
	20:00 - 20:59	4
	21:00 - 21:59	1
	22:00 - 22:59	4
	23:00 - 23:59	2
	Total Alarms	48

EMD Call Code

Code	Apr 2021
ALPHA	3
BRAVO	1
CHARLIE	3
DELTA	6
ECHO	5
NONE	1
OMEGA	1
Grand Total	19

**BILL TO**

Town of Auburn Police Department
55 Eaton Hill Road
Auburn, NH 03032 USA

ESTIMATE
30101945

ESTIMATE DATE
May 18, 2021

JOB ADDRESS

Town of Auburn Police Department
55 Eaton Hill Road
Auburn, NH 03032 USA

Job: 37286

Technician: A. Mike Abelli

Technician: Noah Tavano

ESTIMATE DETAILS

Toilet replacement: Replace 2 toilet / lav combo units in booking rooms

SUB-TOTAL	\$0.00
TAX	\$6,850.00
TOTAL DUE	\$6,850.00
EST. FINANCING	\$143.85
BALANCE DUE	\$6,850.00

From: Nina Ann Timney <nina@legacyplumbingnh.com>
Sent: Tuesday, May 4, 2021 11:14 AM
To: Lil Deeb
Cc: Rick Baron
Subject: Re: Status update - Legacy quote

Good morning Lil,

We have a couple of quotes on hand and have been coordinating with our vendors on the best options for you. The long and the short of it is that these fixtures are quite specialized. In order to come down to a final number, we would need to have a vendor rep who specializes in these fixtures do a site visit to take an exact catalog of the specifications and accessory items we will need.

Our best estimate at this point is that you're looking at about \$10,000 for the full job including fixtures and labor. If you'd like us to move forward with a final number knowing that the \$10k is your ballpark, please say the word and we will be out this week with the vendor to let them gather all of the information they need to get us the final material list, options and quotes to move forward!

Please feel encouraged to call me or write back with any questions! Thank you for the opportunity!

Nina

Nina Ann Timney, MSA
Vice President

Legacy Mechanical Services, LLC
PO Box 867
Concord, NH 03302
www.LegacyPlumbingNH.com
C: 802-777-8777
O: 603-577-0839



QUALITY • COMMUNICATION • RESPECT

From: Lil Deeb <ldeeb@townofauburnnh.com>
Sent: Monday, May 3, 2021 10:33 AM
To: Nina Ann Timney <nina@legacyplumbingnh.com>
Subject: RE: Status update - Legacy quote

Great....no worries....look forward to hearing from you 😊

Lewis Engineering, PLLC
Specializing in Water System Designs & Approvals

44 Stark Lane Litchfield, NH 03052

May 18, 2021

VIA U.S. CERTIFIED MAIL

William Herman, CPM
Town Administrator
P.O. Box 309
Auburn, NH 03032-0309

**Re: Water Conservation Plan for Auburn Heights Senior Housing
Auburn, New Hampshire**

Dear Mr. Herman:

Applicants applying for approval of new drinking water sources for Community Water Systems are subject to the requirements of Env-Wq 2101, *Water Conservation Rules*. As part of the application process, we must complete a Water Conservation Plan for the new water sources and submit it for review by the New Hampshire Department of Environmental Services (NHDES). We must also perform the following Public Notification tasks.

- Provide copies of a summary of Env-Wq 2101 and the proposed water conservation plan for the water system to the governing board of the municipality in which the water system is located and the regional planning commission established for the area where the water system is located.
- Request that the governing board of each municipality review the water conservation plan for consistency with Env-Wq 2101 and amend the local site planning requirements to promote water conservation landscaping practices within the service area of the new water system.
- Request that the Regional Planning Commission review the water conservation plan for consistency with Env-Wq 2101 and promote water conservation landscaping and other conserving water use practices among its member towns.

We are requesting that you review the enclosed materials, comment on the water conservation plan. Please communicate your comments in writing to NHDES at your earliest convenience and address all comments to:

Kelsey Vaughn, Water Conservationist
NHDES – WSEB
P.O. Box 95
Concord, NH 03302-0095

In addition, if you wish to review the preliminary well siting or withdrawal permit application, you may contact the above NHDES staff at 603-271-0659 or email at Kelsey.vaughn@des.nh.gov .

Thank you for your time and cooperation.

Sincerely,
Lewis Engineering, PLLC

A handwritten signature in black ink, appearing to read "Neil W. Helberg", with a long horizontal flourish extending to the right.

Neil W. Helberg, P.E.

Cc: Kelsey Vaughn, NHDWGB
Andrew Koff, NHDWGB

2020.013 Auburn

**WATER CONSERVATION PLAN
AUBURN HEIGHTS SENIOR HOUSING
MAY 2021**

A community water system seeking authorization for a new source of water must submit a water conservation plan to the New Hampshire Department of Environmental Services (NHDES) for approval demonstrating how the water system proposes to comply with water conservation standards pursuant to Env-Wq 2101, *Water Conservation* rules. Auburn Heights Senior Housing is a new small community water system.

Activities outlined in the water conservation plan will be completed by water system personnel under the supervision of a certified water system operator.

Note: A waiver is being requested to the requirements to install service meters, bill based on usage, and conduct a yearly water balance.

I. Introduction

A. Contact Information

1. Name and location of system:

Auburn Heights Senior Housing – Auburn, NH

The water system is located south of the intersection of Hooksett Road and Dollard Road.

2. Owner of system and mailing address:

Joseph Falzone

7 B Emery Lane, Stratham, NH 03885

jfalzone@weinvestinland.com

603-772-9400

3. Name and mailing address of preparer of water conservation plan:

Neil W. Helberg, P.E.

Lewis Engineering, PLLC

44 Stark Lane, Litchfield, NH 03052

603-886-4985

B. System Overview

1. Description of the community being served:

The proposed senior housing development will have 80 2-bedroom homes and a clubhouse.

2. Description of water sources, including water sources to be developed for non-potable uses such as irrigation:

The water system will be fed by two bedrock wells to be located 265 feet west of the clubhouse. The wells will have a 200-foot radius and were tested at 16 gpm. The proposed bedrock wells will be used to provide only domestic water to the water system. Water for lawn irrigation will be provided by a separate system connected to a separate irrigation well.

3. Name designation of each proposed water source:

Bedrock Well No. 1 and Bedrock Well No. 2

4. Number of connections proposed for each of the following classes:

- a) Residential: 81
- b) Industrial/Commercial/Institutional: 0
- c) Municipal: 0

5. The water system does not plan to provide water to any consecutive water systems or privately-owned redistribution systems.

6. There are no proposed connections that will receive more than 20,000 gpd.

C. Transfer of Ownership

1. The ownership of the water system is proposed to be transferred to a homeowner's association upon completion of the water system.

II. System Side Management

A. Water Meters

1. Source and Other System Side Meters

- a) No later than the source activation date, a meter will be installed on each water source.
- b) No later than the source activation date, a distribution meter will be installed to measure flow at the point of entry into the water system.
- c) Irrigation well(s) with separate irrigation piping are proposed.
- d) Meter make, model, size, and flow range of proposed meters for each water source and other system side meters (if known):

The source meters will be 1-inch Badger M2000 Mag Meters with transmitters. The meter has a flow range of 0.21 to 84 gpm. (See Appendix B for meter installation recommendations and requirements from the manufacturer.)

The distribution meter will be a 2-inch Badger M2000 Mag Meter with a transmitter. The meter has a flow range of 0.94 to 378 gpm. The pump house control panel for the water system controls the operation of the booster pumps based on a 4-20mA signal from the Badger Mag Meter's transmitter. (See Appendix B for meter installation recommendations and requirements from the manufacturer.)

A meter will be installed to measure the water pumped from the irrigation well for irrigation. The meter make, model, and size will be determined at a later date.

- e) No later than the source activation date, source meters and other system side meters will be read at least monthly.

2. Meter Selection, Installation, and Maintenance

- a) All meters will be American Water Works Association (AWWA) certified.
- b) The selected size of the meters will be based on projected flow rates.
- c) Meters will be installed as specified by the manufacturer, including requirements for horizontal or vertical placement, distance of straight run of pipe upstream and downstream of the meter, and strainer installation. If the manufacturer does not supply installation specifics, meters will be installed in accordance with the "Manual of Water Supply Practices M6, Water Meters-Selection, Installation, Testing, and Maintenance" (AWWA, 2012).
- d) The following meter testing and calibration schedule or meter change-out schedule will be implemented. If the manufacturer's accuracy warranty extends beyond the schedule below, the meter will be tested or changed out no later than the warranty expiration date.

Meter Size (inches)	Testing Rate (years)
<1"	10 yrs
1" - 2"	4 yrs
3"	2 yrs
>3"	1 yr

- e) A log of the dates when meters were installed, tested, calibrated, repaired, and replaced will be maintained. Calibration certificates will be kept on file.

B. Leak Detection and Repair

- 1. A leak detection program will be implemented upon source activation. The leak detection program will utilize a night flow analysis as follows:
 - a) The system will conduct a night flow analysis at least twice a year.
 - b) A distribution meter capable of reading low flows will be installed on the distribution line. The make, model, and size of the proposed distribution meter is a 2-inch Badger M2000 Mag Meter.
 - c) See Appendix B for the night flow analysis methodology.
- 2. All non-metal pipes will either be GPS located and stored in a GIS system or equipped with detectable tracer tape or detectable tracer wire.
- 3. Leak detection will be conducted in accordance with the "Manual of Water Supply Practices M36, Water Audits and Loss Control Programs" (AWWA, 2016).

4. Leaks will be repaired within 60 days of discovery unless a waiver is obtained in accordance with Env-Wq 2101.23.
5. A log of all leaks will be maintained, including the date the leak was discovered, the date the leak was repaired, the type of leak (ex. service, main, hydrant, valve), the size of the leak (gpm), and the nearest street address to the leak.

C. Pressure Management

1. The design pressures of the system are from 60 psi to 70 psi.

III. Consumption Side Management

A. Irrigation Water Management

1. All water used for irrigation will be regulated with smart controllers with rain and weather sensors. The smart controllers will be regulated by the landscaping company for the Association and will be locked to limit access.

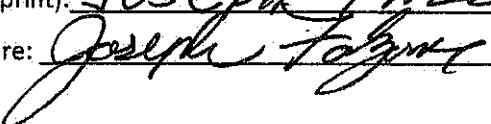
B. Educational Outreach Initiative

1. No later than the source activation date, the system will distribute water efficiency outreach materials twice a year to residents. The materials distributed will be either NHDES Water Efficiency Fact Sheets located at <http://des.nh.gov/organization/commissioner/pip/factsheets/dwgb/index.htm#efficiency> or EPA WaterSense materials located at <http://www.epa.gov/watersense/>.
2. The system will maintain a log indicating how the system has complied with III. B.1., above. The log will include dates the outreach and education actions were taken and what was done.

IV. Reporting and Implementation

- A. The water system will submit a form supplied by NHDES once every three years from the date of the water conservation plan approval documenting how compliance with the requirements of Env-Wq 2101, *Water Conservation* rules, is being achieved. The system will use the meter, leak, and outreach and education logs to complete the form.
- B. The data collected with each night flow analysis from the previous three years, as well as a statement as to whether a leak was suspected or not, will be submitted with the report form in IV.A., above.
- C. The water system will report monthly production volumes quarterly to the NHDES Water Use Registration and Reporting Program upon receiving a Water Use Identification Number from NHDES. Monthly means once every calendar month, but no sooner than 27 days after and no later than 33 days after the previous reading.

I certify that I have read this Water Conservation Plan, understand the responsibilities of the water system as referenced in the plan, and that all information provided is complete, accurate, and not misleading.

Owner Name (print): JOSEPH FALZONE
Owner Signature:  Date: May 17, 2021

Appendix A Definitions

Authorized metered consumption: billed metered water plus unbilled metered water.

Community water system (CWS): a public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

Consecutive water system: a public water system that buys or otherwise receives some or all of its finished water from one or more wholesale systems for at least 60 days per year.

Final source approval: the date of final well siting approval or the date of issuance of the large groundwater withdrawal permit.

Large community water system: a community water system that serves more than 1,000 persons.

Privately owned redistribution system (PORS): A system for the provision of piped water for human consumption which does not meet the definition of a public water system and meets all of the following criteria:

(1) Obtains all of its water from, but is not owned or operated by, a public water system; (2) serves a population of at least 25 people, 10 household units or 15 service connections, whichever is fewest, for at least 60 days per year; and (3) has exterior pumping facilities, not including facilities used to reduce pressure, or exterior storage facilities which are not part of building plumbing.

Public water system (PWS): a system for the provision to the public of piped water for human consumption, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year.

Small community water system: a community water system that serves 1,000 people or less.

Source activation date: the date the source is placed into use.

System input volume: the volume of water input to the water supply system after treatment, analysis and storage.

Water balance: the difference between the system input volume and authorized metered consumption.

Water conservation: any beneficial reduction in water losses, waste or use.

Wholesale system: a public water system or an industrial, commercial or institutional (ICI) water user that treats source water and then sells or otherwise delivers finished water to a consecutive water system or privately owned distribution system.

Appendix B Night Flow Analysis Methodology

1. Distribution Meter

- a. A meter capable of measuring flows less than 2 gallons per minute (gpm) will be installed on the distribution line and located after treatment, any other water consuming processes, and storage.

1. A 2-inch Badger M2000 Mag Meter is being proposed. The meter has a flow range of 0.94 to 378 gpm.

- a) The manufacturer notes that this meter performs best when installed vertically with water flowing upward. See figure below.

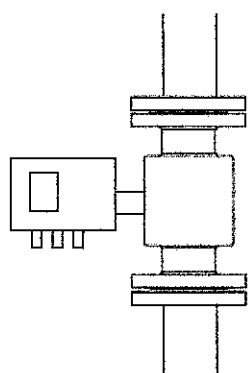


Figure 6: Vertical placement

- b) The manufacturer notes that a minimum of 3 or 7 diameters of straight pipe are required on the inlet (upstream) side of the meter, and two diameters of straight pipe are required on the outlet (downstream) side of the meter. See figure below.

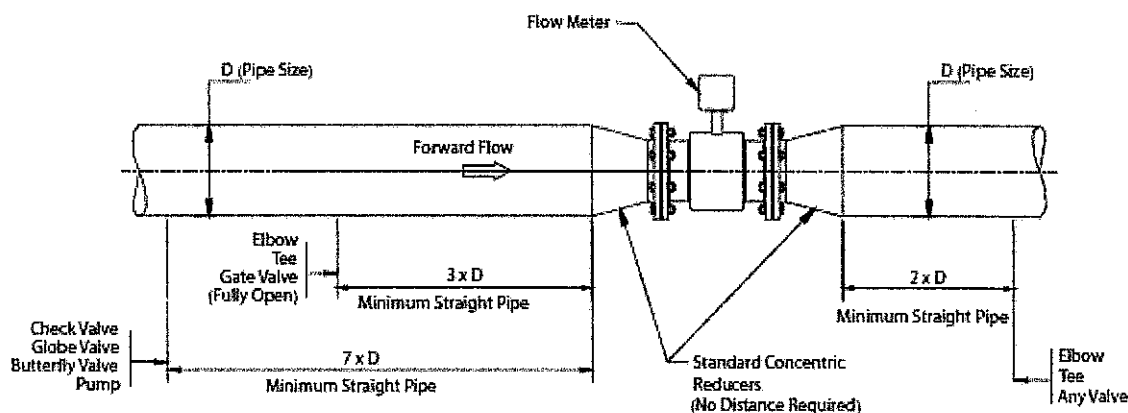


Figure 8: Minimum straight pipe requirements

2. Determining Baseline Flow

- a. When the system is approved for operation and pressure tested to ensure for no leaks, the night flow analysis will be conducted as described in Section 3, below. The baseline flow will be the lowest flow recorded.

- b. The results of the initial night flow analysis and the proposed baseline flow will be submitted to NHDES for review.

3. Night Flow Analysis

- a. Night flow analysis will be conducted at least twice a year and no sooner or later than 6 months apart.
- b. Water usage will be recorded every minute for one hour during a period of anticipated low water demand using a distribution meter (between 1 am and 3 am is recommended). Prior to the night flow analysis, users of the system will be requested to refrain from using water during the date and time of the scheduled night flow analysis. (Night flow analysis will be conducted prior to sprinkler season.)
- c. If the lowest flow is above the baseline flow, then water usage will continue to be recorded every minute for an additional hour.
- d. If the lowest flow is more than 2 gpm above the baseline, a leak will be suspected.
 - 1. All residents will be asked to check their homes for leaks, including running toilets and outdoor spigots. The previous steps will then be repeated in 3 days. If the lowest flow is still above the baseline flow, the actions in Steps 2 and 3 below will be taken.
 - 2. Select portions of the system will be isolated and evaluated by closing valves while monitoring the change in flow as measured by the distribution meter. For example, when one valve is closed, the person in the field operating the valve will then communicate with a second person observing the distribution meter to monitor for a change in the background flow.
 - 3. No later than two weeks after isolating the leak to a branch of the system, a sub-contractor skilled in acoustic leak detection will be retained and will assist with pinpointing the leak.
- e. Records will be maintained of each night flow analysis, including recorded flows and leak repair results.

Appendix C Notification Process

Public Notification Instructions

Once a final draft of the water conservation plan is agreed upon by the applicant and NHDES, NHDES will send a signature line to the applicant for addition to the plan along with a summary of the requirements of Env-Wq 2101, which may be found at http://des.nh.gov/organization/divisions/water/dwgb/water_conservation/index.htm.

Within 10 working days of receiving the summary from NHDES, the applicant is required to provide a copy of the water conservation plan and rules summary via certified mail with return receipt requested to:

- the governing board of the municipality in which a proposed source is located,
- the governing board of all municipalities that receive water from the water system (if any),
- the governing board of all wholesale customers of the water system (if any), and
- the regional planning commission serving the location of the proposed source.

The applicant must also request that the governing board amend local site planning requirements to reflect the requirements of Env-Wq 2101 and to promote water conservation landscaping for new projects.

All signed copies of the certified mail return receipts (the green cards) must be forwarded to NHDES along with the final, signed water conservation plan before approval of the water conservation plan will be issued.

Notification of Consecutive Water Systems and Privately Owned Redistribution Systems

Within 5 working days of obtaining final approval of the source from NHDES, the system is required to notify any consecutive water system or privately owned redistribution system receiving water from the system of the following:

- The projected source activation date; and
- The system will be subject to Env-Wq 2101 as of the source activation date, pursuant to Env-Wq 2101.13 and should contact the NHDES Water Conservation Program using the contact information below.

Kelsey Vaughn, Water Conservationist
New Hampshire Department of Environmental Services
Drinking Water and Groundwater Bureau
PO Box 95
Concord, NH 03302-0095
kelsey.vaughn@des.nh.gov
Phone: (603) 271-0659
Fax: (603) 271-0656

**WATER CONSERVATION WAIVER REQUEST
AUBURN – AUBURN HEIGHTS SENIOR HOUSING
MAY 2021**

I. System and Source Information

A. Contact Information

1. Name and location of system:

Auburn Heights Senior Housing – Auburn, NH

The water system is located south of the intersection of Hooksett Road and Dollard Road.

2. Owner of system and mailing address:

Joseph Falzone

7 B Emery Lane, Stratham, NH 03885

jfalzone@weinvestinland.com

603-772-9400

3. Name and mailing address of preparer of water conservation plan:

Neil W. Helberg, P.E.

Lewis Engineering, PLLC

44 Stark Lane, Litchfield, NH 03052

neil.lewis.h2o@comcast.net

603-886-4985

B. System Overview

1. Description of the community being served:

The proposed senior housing development will have 80 2-bedroom homes and a clubhouse.

2. Description of water sources, including water sources to be developed for non-potable uses such as irrigation:

The water system will be fed by two bedrock wells to be located 265 feet west of the clubhouse.

The wells will have a 200-foot radius and were tested at 16 gpm. The proposed bedrock wells will be used to provide only domestic water to the water system. Water for lawn irrigation will be provided by a separate system connected to a separate irrigation well.

3. Name designation of each proposed water source:

Bedrock Well No. 1 and Bedrock Well No. 2

4. Number of connections proposed for each of the following classes:

a) Residential: 81

b) Industrial/Commercial/Institutional: 0

c) Municipal: 0

5. The water system does not plan to provide water to any consecutive water systems or privately-owned redistribution systems.

6. There are no proposed connections that will receive more than 20,000 gpd.

C. Transfer of Ownership

1. The ownership of the water system is proposed to be transferred to a homeowner's association upon completion of the water system.

II. Requested Rules to Be Waived

1. Env-Wq 2101.06(a)(1) and Env-Wq 2101.06(c) – Relative to the installation of meters at all service connections.
2. Env-Wq 2101.08 and Env-Wq 2101.09 – Relative to the completion and submittal of a water balance each year and a response plan if the water balance is greater than 15 percent.
3. Env-Wq 2101.11 – Relative to the establishment of a rate of payment for water consumed and the quarterly billing of customers within the Home Owners Association.

III. Economic and Operational Consequences of Complying with the Rules Requested to Be Waived

1. The installation of a meter for each home amounts to over \$28,000 in extra costs.
2. The quarterly cost to read all of the meters for the 80-unit condominium association must be completed by association members or by contracting an outside utility or operator.
3. The compilation of the water meter readings and the billing of each homeowner and accounting for the billing would have to be completed by association volunteers or an outside service company.
4. The billing for water based on water usage would be similar to the billing each unit owner a set rate per month to account for the costs to operate and maintain the water system.
5. The completion of the yearly water balance report would likely not provide any additional information than the monitoring of the pumping station distribution meter by the water system operator.

IV. Proposed Alternatives for Meeting the Intentions of the Rules Requested to Be Waived

1. The intent of the rules is to protect and conserve the water resources in New Hampshire. The certified operator will monitor the supply wells and the distribution meter for the water system. Water usage will vary by the season of the year but will stay within set ranges per customer year after year. A data recorder installed for the water system will provide at a minimum: hourly, daily, and monthly water usage information for the water system. This data is easily monitored by the certified operator.
2. The distribution meter and data recorder will provide data for the Night Flow Analysis that will be conducted twice a year.
3. Water use will not exceed the permitted production volume for the well. Changes in the volume of well water used and the peaks in flow leaving the pump house will be monitored to prevent water losses.
4. The water users will receive educational materials about water efficiency from the homeowner's association twice yearly.

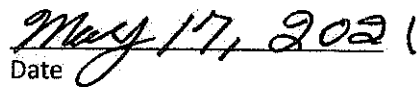
5. Fewer meters to monitor will result in fewer accounting errors and will likely result in the same conclusions about water use.

V. Length of Time the Waiver Will Be Needed

1. The rules need to be waived for the foreseeable future to continue providing the economic savings noted above.

I certify that the information provided in this waiver request is complete, accurate, and not misleading.


Water System Owner Signature


Date

21 Steam Mill Road
Auburn, NH 03032

May 10, 2021

Board of Selectmen
P.O. Box 309
Auburn, NH 03032

Dear Board of Selectmen:

Two Saturday afternoons ago, I hopped on my bicycle for a short jaunt around the neighborhood. Turning left (west) from my driveway, I soon approached the intersection of Steam Mill Road and Wellesley Circle. About five car lengths from the intersection, an SUV-type car passed me, cut in front of me to be "in the lane" (mind you, no directional signal indicated), applied brakes enough so that the brake lights appeared for a long moment, and then blithely went through the STOP sign, hardly slowing down.

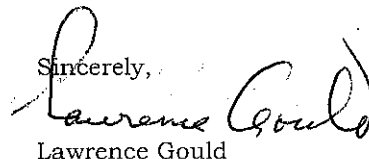
Since then, while driving through that same intersection, I've noticed other cars driving past the STOP signs. Most do not stop, they hardly slow down, at the STOP sign. This despite a yellow sign before the STOP signs warning that there's a stop ahead. Also, please realize I've noticed such scofflaws (to be kind) even before two weekends ago; namely, since the STOP signs were installed.

Time to end this experiment – a year or so after installing those STOP signs. Too many cars drive through the STOP sign and hardly slowing down to anything resembling a full stop. Stop lines have still not been painted on the road to supplement the STOP signs. I have never seen the police monitor that intersection for violators. (Not that I see the police "often" at the intersections of Pingree Hill Road/Spofford Road and Wilsons Crossing Road; Wilsons Crossing Road and Rattlesnake Hill Road; Winters Way turning to Windsor Drive; Calef Road turning right to Pingree Hill Road; and at the end of my block, monitoring drivers turning from Steam Mill Road to Pingree Hill Road. These are all intersections I frequent, and where I see too many drivers ignore the STOP signs, even when turning from one road to another.)

By installing these STOP signs, the Board of Selectmen are merely giving drivers another opportunity to reinforce bad driving habits, starting with ignoring traffic control devices, which ultimately leads to an overall disrespect to motor vehicle laws. There are already enough hard-to-enforce, and basically not enforced, motor vehicle laws in New Hampshire (e.g., cellphone use and texting while driving, speeding up to and through yellow lights, crossing solid white lines in construction zones, crossing the centerline in "blind" curves), why continue this mockery with STOP signs? Why add to the deplorable driving habits of New Hampshire drivers, habits that have become increasingly crappy and dangerous over the years?

Please remove the STOP signs at the intersection of Steam Mill Road and Wellesley Circle. Alternatively, enforce the motor vehicle laws regarding STOP signs there, as well as throughout Auburn.

Sincerely,



Lawrence Gould

cc: Raymond Pelton, Chief of Police, Auburn

JAMES R. ST. JEAN AUCTIONEERS

May 2021

TO: ALL MUNICIPALITIES & NON-PROFITS

RE: STATE OF NH SURPLUS PROPERTY WEBCAST AUCTION

This memo is to advise all City and Town Personnel that the State of NH allows, as well as encourages, your participation in the State of NH Surplus Property Auction to be held Thursday, June 24, 2021. Although current State & Federal Guidelines associated with the Covid-19 pandemic have been relaxed, we along with the State of NH have decided that a live webcast format is the safest way to conduct this sale. There will be no live bidding at the White Farm in Concord, NH. We hope that we'll be able to return to a live auction format in the Spring of 2022.

The State of New Hampshire is still experiencing space constraints at the White Farm, therefore, we will only be accepting vehicles and equipment for this upcoming auction. If you have other items that you need to liquidate or if the June 24, 2021 date of the live webcast auction does not fit into your timeline, please note that St. Jean Auctioneers conducts online vehicle & equipment auctions throughout the year. Please contact Jay or Sue at (603) 734-4348 and we'll provide detailed information on alternative auction solutions.

The following are the live webcast auction guidelines:

1. All items entered into the auction will be sold at **"absolute auction"**, **that is, with no minimum or reserve bids.**
2. We must have a complete inventory list on town letterhead or use the attached form
3. Vehicles year 2000 or newer need a Title of Ownership signed and dated 6/24/21. Vehicles older than year 2000 need: A copy of the Title of Ownership signed & dated 6/24/21 or a (TMDV 22A), it's a pink State of NH form with one of the following: A copy of the title, copy of last registration or a (TDMV-19A), it's a blue State of NH Verification of Vehicle Identification form.
4. All consignors are responsible for delivery of items to the auction site which is located at 144 Clinton Street, Concord, NH (exit 2 off of I-89).
5. Drop off times: Wednesday, June 2 & Thursday, June 3 from 8am-3:30pm or by appointment with auctioneer. All consignors will be required to submit an inventory listing upon or before arrival and to assist with unloading. The State of NH will provide forklift/loader assistance for heavy equipment and palletized loads.

St. Jean Auctioneers will make payment approximately ten days after the auction sale. Our payment will include a listing of each item sold and the sale price. A check will be made payable in the manner you indicate to us minus a yard fee of ten percent of the gross sales amount.

We look forward to working with you and if you have any questions, please do not hesitate to contact our office at (603) 734-4348.

**Town of Auburn
Board of Selectmen
May 10, 2021
Minutes
7:00 PM**

Selectmen Present: Keith Leclair, Todd Bedard and Michael Rolfe

Others Present: Police Chief Ray Pelton, Michael DiPietro, Eric Mitchell, Alan Villeneuve, Gary Michaud, Thomas Carroll, Parks & Recreation Coordinator Amy Lachance, Building Inspector Carrie Rouleau-Cote, Town Administrator William Herman and Nancy Hoijer, Recording Secretary

Call to Order – Pledge of Allegiance

Mr. Leclair called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

Approval of Payroll Manifest for the Week of April 26, 2021 - \$60,353.25

Mr. Bedard motioned to approve the Payroll Manifest for the week of April 26, 2021 in the amount of \$60,353.25. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Approval of Accounts Payable Manifest for the Week of May 3, 2021 - \$955,116.57

Mr. Bedard motioned to approve the Accounts Payable Manifest for the week of May 3, 2021 in the amount of \$955,116.57. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Approval of Accounts Payable Manifest for the Week of May 3, 2021 - \$18,605.00

Mr. Bedard motioned to approve the Accounts Payable Manifest for the week of May 3, 2021 in the amount of \$18,605. Mr. Leclair seconded the motion. A vote was taken, Mr. Rolfe abstained, Mr. Leclair voted aye, and Mr. Bedard voted aye. The motion passed 2-0-1.

Approval of Payroll Manifest for the Week of May 10, 2021 - \$60,659.53

Mr. Bedard motioned to approve the Payroll Manifest for the Week of May 10, 2021 in the amount of \$60,659.53. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Approval of Consent Agenda for the week of May 10, 2021

Mr. Leclair read out loud and provided for inspection a copy of the Consent Agenda for the week of May 10, 2021 some of which included: a Tax Collector's Warrant, two (2) Applications for

Property Tax Credits/Exemption – Veteran's Tax Credit, three (3) Tax Collector's Warrant/Yield Taxes – Timber, a Tax Collector's Warrant/Yield Taxes – Gravel, a Tax Collector's Warrant/Land Use Change Tax, a Notice of Intent to Excavate – Gravel, a Void Check Manifest, a Pole License/PSNH & Consolidated Communications, Correspondence – Eagle Scout Recognition, a Raffle Permit, a NH DRA MS-232 - \$6,022,598, and three (3) pistol/revolver licenses.

Mr. Bedard motioned to approve the Consent Agenda for the week of May 10, 2021. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Appointments with the Board

Building Inspector Carrie Rouleau-Cote – Building Safety Month

Building Inspector Carrie Rouleau-Cote requested the Selectmen proclaim May "Building Safety Month." Mrs. Rouleau Cote explained some of the safety inspections which the Town performs to protect owner's investments. Each week of May will have a different awareness theme. Last week was Innovation & Energy, this week is Training the Next Generation of fire and code officials, next week is Water Safety which includes drinking water quality, bodies of water, protecting from the dangers of swimming pools, and the last week is Disaster Preparedness whether it be natural disasters or man-made such as fires, storms, and flooding. Mrs. Rouleau-Cote noted Building Safety Month is a national effort with public outreach at schools to show how code officials can help owners protect property.

Mr. Leclair asked about the number of permits this year and Mrs. Rouleau-Cote reported there were 280 so far, up by about 40 from last year. New home building is leveling out with more new construction coming next spring. She felt the cost of building materials is up substantially and maybe a factor.

The Board thanked Mrs. Rouleau-Cote for her efforts and service to Auburn.

Gary B. Michaud, 145 Appletree Road (Tax Map #17, Lots #45) – Application for Restoration of Involuntarily Merged Lots pursuant to RSA 674:39-aa.

Eric Mitchell presented the application on behalf of Mr. Michaud as Trustee of the Gary B. Michaud Living Trust requesting the Selectmen approve the restoration of his lot at Map 17, Lot 45 into two individual lots referenced in his deed dated September 13, 2017 recorded in Book 5854, Page 265 as Lots #55 and #56 on a plan recorded at the Rockingham Registry of Deeds. Mr. Mitchell displayed a plan depicting the proposed layout of the two lots now described as Lots #45 with a home a .73 acres and Lot 45-1 with .52 acres and noted Lot #45 contains all the improvements. The total acreage of the combined lots is 1.24 acres with 500'+ of road frontage and is part of Sun Valley Estates. The deed recorded in 1962 at Book 1629, Page 347 describes the two lots being conveyed together. Mr. Mitchell noted a Variance was granted in 1976 to John & Michael Korsack from Article 4, Section 5.02 of the Ordinance to obtain a permit to build one house on an undersized lot at 55 Appletree Road so the land can be sold on the premises described as Tax Map 17, Lot #45 containing 54,150 SF – 1 and ¼ acres. A building permit was issued in 1976 for a two-bedroom home for Wayne Davis, Lot #55 and #56. The

property has been assessed as Map 17, Lot 45 since 1962. Mr. Mitchell referenced language in the deed stating the premises are conveyed all and singular however the same may be measured bounded or described. Mr. Mitchell noted the request is similar to the request made by the Gramatikas.

Mr. Mitchell presented the owner's position which is that there was no conduct by the owner to have the lots merged. Mr. Herman noted there was no conduct by the Town to merge the lots and the RSA is for lots which were merged by Towns without the consent of the owner. The Town acted from the deed.

Mr. Rolfe noted that in 1976 Lot 17-45 received a variance to build on an undersized lot of one and a quarter acres. Mr. Herman noted there was no Planning Board in 1961 when Sun Valley Estates was created and no zoning ordinance until 1976.

Mr. Herman provided a copy of RSA 674:39-aa and the Town's Policy for Restoration of Involuntarily Merged Lots.

Mr. Leclair noted he would have a couple of questions for Town Counsel before he would act and requested to table the request until the May 24, 2021 meeting.

Mr. Leclair motioned to table the request of Mr. Michaud as Trustee until the May 24, 2021 meeting of the Board of Selectmen. Mr. Bedard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Town Response to COVID-19 and State Emergency Declaration

Chief Pelton reported the number of positive COVID cases are down to about 10. Supplies are good and all employees are back.

Mr. Herman noted most employees at Town Hall have been vaccinated. Mr. Leclair asked about the restrictions on number of people entering Town Hall at one time and Mr. Herman noted the signs can be taken down after Memorial Day as the Board had previously indicated and things can get back to normal. Mr. Bedard and Mr. Rolfe noted they agreed.

Mr. Herman noted circuits were busy on the federal conference call today concerning the federal funds coming to municipalities. There is another conference which began this evening at 6:45 PM. A guidance document was received of 150 pages and is being reviewed. Funds should be received from the State within 30 days of tomorrow.

Mr. Leclair noted the Town's share is approximately \$550,000 in two installments – half in June 2021 and the other half in June 2022.

New Business

Town Storage Facility Project Proposals

Mr. Leclair reported two bids were received after a one-week extension to the submission deadline which was May 7th. Mr. Villeneuve from Pidcor and Mr. Carroll from NH Core

Properties, LLC were present to answer questions concerning their bid proposals. After determining that one bid contained pricing for electronic garage door openers and the other did not, it was noted the bids were within a few dollars of each other with Pidcor at \$107,640 with an allowance of \$3,200 for electric doors and NH Core Properties, LLC at \$104,469, without funds for electric door openers.

Mr. Leclair questioned the timelines. Pidcor was able to begin, depending on timing of excavation work to be done by Mr. Rolfe who hoped to begin next weekend. If the excavation is complete Pidcor could begin June 15, 2021, while NH Core Properties, LLC offered a more conservative timeline of fall 2021 citing that most subcontractors were scheduling out weeks or months in advance. Pidcor offered a \$5,000 allowance for earthwork which Mr. Villeneuve noted the Town could put toward paving. Mr. Villeneuve recommended a whole concrete slab end to end rather than segments to keep from being lifted by frost. Mr. Villeneuve noted the excavation work being donated by Mr. Rolfe had a value of \$8,000 to the Town.

Mr. Leclair read out loud the comments contained in Stantec's May 10, 2021 letter concerning removal of the project completion liquidated damages clause by Pidcor and the change of the Town's bid acceptance time frame from 60 days to 30 days. Mr. Villeneuve explained why he could not be responsible for unpredictable delays with materials and supplies in the present market which are beyond his control and to keep pricing from changing would need the Town to accept the bid sooner. Stantec also noted a substantial difference in pricing for metal roofing in lieu of asphalt with Pidcor at \$5,500 and NHCP at \$24,912.

Mr. Rolfe noted Mr. Carroll had not completed the section on significant recent contracts. Mr. Carroll noted his company does both demolition and construction.

Mr. Bedard stated the pricing from when the Town first began this project has risen to over a hundred thousand dollars but the building is much needed. Mr. Herman noted funds can be added to the Warrant Article amount approved earlier provided they are not from taxation. Mr. Leclair noted Mr. Herman has not had time to digest the guidance provided concerning the federal Rescue Act funding. The Town expects to receive the first installment of \$275,000 in a month. The other option for funding is the Building Fund.

Mr. Leclair asked both if they were subcontracting the project and both indicated the garage doors and concrete would be and that they would absorb any increase. Mr. Villeneuve indicated the framing may be subcontracted also.

Mr. Rolfe questioned both bidders on the strength of the concrete foundation and footings. Mr. Villeneuve explained he would use a 5" stem wall and recommended testing with GSI.

Mr. Leclair indicated the timeline was an important factor. Mr. Rolfe noted he would have liked to have seen more submitted by New Hampshire Core Properties in terms of previous projects. Mr. Leclair noted both did an excellent job with their presentations. The Selectmen agreed they would like the garage doors to be electric and get that done now rather than going back later.

Mr. Leclair motioned to award the Storage Facility Project to Pidcor with a total cost of \$107,640 with the project to begin on or around June 15, 2021. The liquidated damages clause to be stricken from the contract and the acceptance time changed from 60 days to 30 days. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Villeneuve noted he would send out a contract for signature and once received would order the trusses. He indicated his proposed payment schedule is 50% of payment due when the roof is on and the balance when the project is complete. Mr. Villeneuve asked the Board to consider keys, especially for the evidence door and recommended pouring thicker concrete with wire mesh rather than using fiber mesh.

Maintenance Surety Release – 11 Rockingham Road

Mr. Herman provided a copy of a letter from Land Use Administrator Denise Royce concerning the release of surety for 11 Rockingham Road, Tax Map 31, Lot 19.

Mrs. Royce noted the Planning Board voted at its April 21, 2021 meeting to recommend the Selectmen approve the release of the remaining \$3,500 surety. A copy of the minutes and recommendations of Stantec were provided. \$491 is owed to Stantec and \$3,009 can be released to Mr. Kenney.

Mr. Rolfe motioned to release the surety for Tax Map 31, Lot 19 with \$3,009 to go to Mr. Kenney and \$491 to go to Stantec. Mr. Bedard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

NHDES Approval of Permit Modification for Waste Management Facility

Mr. Herman provided the Board with a copy of a letter from NHDES to Waste Management of New Hampshire, Inc. dated April 26, 2021 concerning the change in above-ground compactor at the solid waste and drop off facility at 24 Grey Pond Avenue. NHDES noted it had completed review and granted the requested modification.

2020 Total Equalized Valuations for Auburn

Mr. Herman provided the Board with a copy of the April 21, 2021 Equalized Valuation Letter from the State of NH, Department of Revenue Administration. The letter noted value with utilities of \$968,503,008 and without of \$971,767,791.

Mr. Leclair noted the warrant for the first issue property tax bills was just signed so property tax bills totaling approximately \$8 million can go out.

Old Business

Insulation Project – Safety Complex

Mr. Herman provided the Board with a Memorandum dated May 7, 2021 concerning the project to install insulation at the Safety Complex. Quality Insulation emailed to notify there was a price increase for the project now estimated at \$13,695. The Town had voted to expend \$11,767 at its April 5, 2021 meeting.

Mr. Bedard motioned to rescind the April 5, 2021 vote of the Board of Selectmen concerning the awarding of an insulation project at the Safety Complex to Quality Insulation for \$11,767 and instead accept the work agreement dated May 6, 2021 from Quality Insulation totaling \$13,695. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Citizen's Advisory Broadband Committee

Mr. Herman provided the Board with a copy of an email dated April 26, 2021 from a resident offering to join the Citizen's Advisory Broadband Committee. Mr. Leclair noted the Committee was formed and began last meeting with a full Committee and is not looking for additional members at this time. Mr. Oliveira expressed that he cannot serve as Chair of the Committee and Mr. Leclair indicated he is willing to serve as Chair to facilitate meetings.

Mr. Bedard motioned to appoint Mr. Leclair as an ex-officio member of the Citizen's Advisory Broadband Committee and to be Chair of said Committee. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Herman noted the next meeting of the Citizen's Advisory Broadband Committee will be on Monday, May 17, 2021 at 7:00 PM at Town Hall. A representative from Consolidated Communications will be at this meeting and the Request for Information has gone out to Comcast, Consolidated Communications and Granite State Communications, who have 60 days to respond.

Report/Comments of Ex-Officio Board Representatives

Mr. Herman reported the trailer purchased by Parks & Recreation had an original purchase price of \$2,500. Parks & Recreation are still looking for a smaller trailer which is not in the budget, but Mrs. Lachance indicated she will try to find the money. There is no place to store the old one, so the Board felt it should be sold if another trailer is purchased.

Other Business

Mr. Herman reported Shred Day is scheduled for Saturday, May 15, 2021 from 9 AM to Noon in the parking lot at Town Hall.

Next Meeting/Events

Monday, May 24, 2021 – Board of Selectmen's Meeting – 7:00 PM
Monday, June 7, 2021 – Board of Selectmen's Meeting – 7:00 PM

Minutes

April 19, 2021 Pre-Bid On-Site Meeting

Mr. Bedard motioned to approve the April 19, 2021 Pre-Bid On-Site Meeting Minutes as written. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

April 19, 2021 – Public Meeting

Mr. Bedard motioned to approve the April 19, 2021 Public Meeting Minutes as written. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

May 3, 2021 – Public Meeting

Mr. Bedard motioned to approve the May 3, 2021 Public Meeting Minutes as written. Mr. Rolfe seconded the motion. A vote was taken, Mr. Leclair abstained, Mr. Bedard voted aye and Mr. Rolfe voted aye. The motion passed 2-0-1.

Adjourn

Mr. Rolfe motioned to adjourn at 8:50 PM. Mr. Bedard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Nancy Hoijer
Recording Secretary