

**Town of Auburn
Board of Selectmen
March 9, 2020
Town Hall**

6:30 p.m.

- () Non-Public Session – RSA 91-A: 3, II (a)**
Reputation of someone other than a Board member

7:00 p.m.

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

Approval of Payroll Manifest for the Week of March 2, 2020 --
Approval of Accounts Payable Manifest for the Week of March 9, 2020
Approval of Consent Agenda – Week of March 9, 2020

- () Appointments with the Board**

Fire Chief Michael Williams – Monthly Meeting

Gary & Pamela Gramatikas – Application for Restoration of Involuntarily Merged Lots –
20 Appletree Road

- () New Business**

- () Old Business**

Biannual Boiler Inspections – Safety Complex Items
Lawn Mowing and Maintenance Proposal for 2020
Auburn 175th Anniversary

- () Report / Comments of Ex-officio Board Representatives**

- () Other Business**

- () Next Meetings / Events**

Tuesday, March 10, 2020 – Town Election Day – AVS – 7:00 AM to 7:00 PM
Monday, March 16, 2020 – Swearing-in Ceremony for Town & School District Officers
Monday, March 23, 2020 – Board of Selectmen's Meeting – 7:00 PM

- () Minutes**

- February 24, 2020 Public Meeting

- () 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, NEW HAMPSHIRE

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



Auburn Fire-Rescue Department Monthly Report February 2020

The Auburn Fire Department responded to 56 Incidents in the month of February, Incident responses are broken down listed below:

Building Fire:	0
Vehicle Fires:	3
Brush:	0
Fires, all other:	0
Alarm Call:	3
Hazardous Conditions:	7
Rescue/EMS:	25
Service calls:	14
Good intent calls:	4
Total:	56

Fire Chief Report

- Auburn Firefighters recertified in there EMT and EMR certifications.
- We are preparing and will submit the 2019 AFG grant for portable radios and a PPE extractor and dryer by March 13th.
- Working on preparing for the Office 365 update.
- Working with Derry Fire on making our primary dispatch frequency a repeated frequency.
- Hosted Bi- monthly Fire Officers meeting.
- Met with Derry Fire Chief Gagnon on a few issues.
- Continually updating Operational Policies and Procedures.
- I Attended the selectmen's meeting to go over monthly Fire Department report.
- I Exported the monthly NHIFRS reports to the State of N.H.
- Fire training: Ice rescue
- I Responded to emergencies and meetings as needed and required.
- I met with Fire officers and Department members as needed as required.
- The Fire association paid for a custom cover for Boat 1.

Deputy Fire Chief Bob Selinga

- Assists with Policy and procedure updates.
- Assists with checking members off on fire apparatus as driver/operators.
- Responds to emergencies as requested.
- Assists the Fire Chief with many department related issues.

Safety Complex Captain Jim Saulnier

- No Report
- Responded to emergencies as requested.
- Completed monthly Station Captain responsibilities @ Station 1.
- Completed daily Fire prevention activities.

Station 2 Captain Dave Walters

- No Report
- Assists with the administration of the lamresponding program.
- Responded to emergencies as requested.
- Completed monthly Station Captain responsibilities @ Station 2.

Lieutenant Todd Dignard (Crew #2)

- Crew detail every other Sunday.
- Responded to emergencies as requested.
- Ordered and repaired small tools and equipment.
- Worked with his assigned crew on monthly training/crew activities, vehicle checks, etc.

Lieutenant Matt Barsaleau (Crew #1)

- Crew detail every other Sunday.
- Issued PPE as needed and requested.
- Responded to emergencies as requested.
- Worked with his assigned crew on monthly training/crew activities, vehicle checks, etc.

Lieutenant Chris Szatynski (Training)

- Working with many new members on completing probationary manual requirement.
- Responded to emergencies as requested.
- Organized February's monthly Ice rescue training.
- Lt. Szatynski oversee all mobile and portable radios and serves as the Fire Training Officer.
- Lt. Szatynski is the AFD safety Officer, Chris is working on an immunization policy.
- Working on Fire Training with C1.

Lieutenant Pat Glennon (Apparatus)

- Responded to emergencies while on duty as required.
- A Boat 1 cover was made and installed.
- Tanker 2 exhaust was repaired.
- Ladder 1 had new springs installed.
- Repaired ground lighting on Ladder 1.
- Forestry 1 annual PM completed.
- Waxed Rescue 1.
- Working on a punch list for minor repairs on rescue 1 with Rosenbauer.
- Attended EMT recertification class.
- Enrolled in a Fire inspector class.
- Repaired license plates on Forestry 1 and Car 2.
- Installed new cable TV runs throughout building.
- Daily assigned station duties.

Lieutenant Mike Sullivan (EMS)

- Serves as our Lieutenant EMS coordinator.
- Responded to emergencies as requested.
- Qc's all EMS reports.
- Repaired Blood glucometers.
- Working on preparing for a Coronavirus outbreak, putting together exposure kits for members to utilize.



Michael Williams

Chief of Department



Auburn Fire February 2020 Statistics

Calls by Day of the Week

	Feb 2020
Monday	10
Tuesday	8
Wednesday	8
Thursday	5
Friday	12
Saturday	7
Sunday	6
Total	56

Fire / EMS Calls for Feb 2020

EMS Calls for Service 28

Fire Calls for Service 28

Total Calls For Service 56

Calls by Response Area

	Feb 2020
Grid AFD1	16
Grid AFD2	4
Grid AFD3	11
Grid AFD4	13
Grid AFD5	2
Grid AFD6	0
Mutual Aid Given	10
Total	56

Fire and Rescue Responses by Type Feb 2020

Building Fire	0
Vehicle/ Heavy Equipment Fire	3
Brush	0
Fires, other types	0
Alarm call no fire	3
Hazardous Condition	7
Good Intent	4
Service Call	14
Emergency Medical Services	25
Total Responses	56

Simultaneous Incidents	Occurrences	Total	Simultaneous Incidents
Single Call	49	49	N/A
Two Calls Simultaneously	2	4	4
Three Calls Simultaneously	1	3	3
Four Calls Simultaneously	0	0	0
Five or More Calls Simultaneously	0	0	0
Totals		56	7

Feb 2020

12.5%

Mutual Aid/Auto Aid Given Feb 2020

Bedford	0
Candia	5
Chester	3
Deerfield	0
Derry	0
Hampstead	0
Hooksett	0
Hudson	0
Litchfield	0
Londonderry	1
Manchester	0
Northwood	0
Pelham	0
Raymond	0
Salem	0
Sandown	0
Windham	1
Total	10

Mutual Aid Received

	Count
Candia	2
Chester	0
Deerfield	4
Derry	0
Hampstead	0
Hooksett	1
Hudson	3
Litchfield	2
Londonderry	3
Manchester	4
Raymond	1
Total	11

EMD Call Code Feb 2020

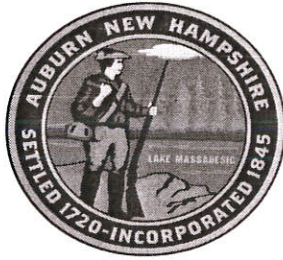
	Count
ALPHA	3
BRAVO	2
CHARLIE	2
DELTA	1
ECHO	3
NONE	56
OMEGA	
Grand Total	28

Time of Day

	Count
00:00 - 00:59	2
01:00 - 01:59	0
02:00 - 02:59	4
03:00 - 03:59	0
04:00 - 04:59	1
05:00 - 05:59	0
06:00 - 06:59	1
07:00 - 07:59	3
08:00 - 08:59	2
09:00 - 09:59	3
10:00 - 10:59	4
11:00 - 11:59	1
12:00 - 12:59	4
13:00 - 13:59	6
14:00 - 14:59	3
15:00 - 15:59	3
16:00 - 16:59	3
17:00 - 17:59	1
18:00 - 18:59	5
19:00 - 19:59	2
20:00 - 20:59	2
21:00 - 21:59	2
22:00 - 22:59	1
23:00 - 23:59	3
Total Alarms	56

Town of Auburn

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



Town Administrator

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

To: Board of Selectmen

From: Bill Herman, CPM, Town Administrator

Date: February 24, 2020

Re: Request for Restoration of Involuntarily Merged Lots – 20 Appletree Road

On February 19, 2020, an Application for the Restoration of Involuntarily Merged Lots pursuant to RSA 674:39-aa was submitted by Eric Mitchell on behalf of Gary & Pamela Gramatikas of 20 Appletree Road.

The application as submitted represents that Arthur & Marguerite Gramatikas originally acquired four lots in the original "Sun Valley Estates" subdivision identified on the subdivision plan as Lots #101, #102, #103 and #104. These lots were transferred to the Gramatikas in two separate deeds on separate dates as #1 (Lots #101 and #103) on September 21, 1964 and #2 (Lots #102 and #104) on July 7, 1962.

Gary & Pamela Gramatikas have applied to un-merge Lots #101 and #103 to their original status as identified in the "Sun Valley Estates" subdivision plan dated February 1961, while Lots #102 and #104 would remain as an individual stand-alone lot.

Attached for the Board's review and information is the Application for the Restoration of Involuntarily Merged Lots, supporting material for the application, and a Zoning Determination prepared by the Building Official / Code Enforcement Officer Carrie Rouleau-Cote which summarizes the history of the lots and their uses. Also attached is a copy of the Town of Auburn "Policy for Restoration of Involuntarily Merged Lots" for the Board's reference.

In reviewing the application and supporting materials and the Zoning Determination provided by the Building Official / Code Enforcement Officer, it is not clear to me the Town merged these lots together, which is key to triggering the provisions of RSA 674:39-aa. Both of the original deeds that conveyed property to Arthur & Marguerite Gramatikas appears to convey two properties as one parcel in both instances. Although the original subdivision lots are mentioned in the deeds for reference purposes, the property descriptions are of the two lots as one and specific reference is made that "*the said lots are conveyed together . . .*". This would suggest to me the lots were merged at the time of purchase between the buyer and seller, and not by an involuntary act of the Town.

As a result, and in conformance with the Town's policy, I have deemed it necessary the application and supporting documents be sent to Town Counsel for review. Counsel's input would be necessary for the Board to be able to render a decision on the application as submitted. The application has been scheduled to be presented at the Board's March 9th meeting.

Thank you for your consideration.

Attachments



TOWN OF AUBURN, NEW HAMPSHIRE BUILDING DEPARTMENT

Zoning Determination

Property Location: 20 Appletree Road

Tax Map/Lot # 018-052

Zoning District: Residential One (R-1)

Property Owner(s): Gary & Pamela Gramatikas

Current Use of Property: Single family 2 bedroom home, licensed daycare in basement, extra kitchen in basement. Detached 24 x 30 garage.

Other: Lot is identified as Tax Map 18 Lot 52 consisting of 2.377 acres. Lot 18-52 is comprised of (4) lots from the original "Sun Valley Estates" subdivision for NE Mortgage Investment Corporation dated February 1961.

Proposal: Request by property owner to un-merge lots.

Zoning Determination:

- The 4 Lots were acquired from NE Mortgage Investment Corp by Arthur & Marguerite Gramatikas in two separate deeds on separate dates as #1 Lots 101 & 103, and # 2 Lots 102 & 104. Four lots have historically been transferred as two lots. There were never 4 separate deeds, only two.
- House was constructed at 20 Appletree Road (deeded lot 102 & 104) in circa 1965.
- Arthur & Marguerite Gramatikas sold 20 Appletree Road (deeded Lots 102 & 104) to Gary and Pamela Gramatikas in 1977. There is no mention of Lots 101 & 103 in property transfer.
- Marguerite died in 1979.
- Town applies tax lien referencing all four lots in 1980. Taxes (on all four lots) are paid by Gary & Pamela Gramatikas. Appears all four lots are assigned Map 18 Lot 52 by Town.
- Memo from Auburn Town counsel dated June 2014 notes that there is no record title of how ownership of Lots 101 & 103 are ever transferred from Arthur and Marguerite to Gary & Pamela.
- Arthur Gramatikas dies in 1985.
- 1986 Gary Gramatikas applies for building permit to construct 24 x 30 detached garage. On application he notes the property as "2 ¼ acres". Permit is issued.

- In 1988 Gary and Pamela apply for relief through Auburn Zoning Board of Adjustment to operate a child day care from the home. At several times during the public hearing there is a question on the size of the lot and if it is considered four lots or one lot. Application notes that lot is 4 lots. ZBA members comment during testimony that the four lots are combined as one. (minutes to ZBA Case 89-11 attached).
- Septic plan of 1989 in file depicts all four lots combined as Map 18 Lot 52.
- 1995 Mrs. Gramatikas applies for Special Exception to expand day care. Relief is granted.
- As part of Un Merger Application, "Corrective Quit Claim Deeds" have been submitted. It appears the heirs to Arthur Gramatikas have granted any rights to Lots 101 & 103 to Gary & Pamela.
- Subsequently, on February 12, 2020 two deeds were recorded that divide Lots 101 & 103 into 2 separate deeds and "transfer ownership between spouses" (I am unsure of legality of that action)
- Request for un-merger is to retain Lots 102 & 104 as one lot, and allow Lots 101 and 103 to be two separate lots of record.
- Merits to be Established
 - Were lots "involuntarily" merged.
 - Were original lots purchased and deeded with intention as two lots or four lots
 - If found, was "merge" an action that involved two lots or four lots.

As a result of an Un-Merger:

- All properties will become "non-conforming lots"
- Structures on Tax Map 18 Lot 52 appear to meet setbacks from property lines.
- Any proposed construction on new lots will need to meet all local zoning regulations and State of NH subsurface disposal system requirements. There is no guarantee Town of Auburn will grant relief or waivers.

Carrie Rouleau-Côté
Building Official/Code Enforcement Officer

Date: 02/20/2020

received
02.19.2020

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

Applicant Information

Owner(s) Name Gary Gramatikas, Pamela Gramatikas

Address/Street Number 20 Appletree Rd

City & State Auburn, NH 03032 Telephone () 483-2455

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

	Parcel 1	Parcel 2	Parcel 3
Assessor's Map/Lot/Sub	currently TM 18 Lot 52 Should only be lots 102 and 104 on original plan	currently TM 18 Lot 52 unmerge lot 101 on original plan	currently TM 18 Lot 52 unmerge lot 103 on original plan
Street Address	20 Appletree Rd	Hunting Rd	Hunting Rd
Deed Reference Book/Page	2296 / 369 9/09/1977	6083 / 2030 2/12/2020	6083 / 2028 2/12/2020

**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 Gramatikas Date 2/19/2020

Owner's Signature Pamela Gramatikas Date 2/19/2020
Agent, Eric Mitchell 627-1181, emitchell@edminc.net

(OTS 102+104)

DEED OF CONVEYANCE

2296-

2286-0369

We, ARTHUR G. GRAMATIKAS and MARGUERITE P. GRAMATIKAS, husband and wife, both of 444 Hall Street, in Manchester, Hillsborough County, New Hampshire, for consideration paid (of \$5,000.00), grant to GARY A. GRAMATIKAS and PAMELA GRAMATIKAS, husband and wife, both having a mail address at 101 Apple Tree Road, in Auburn, Rockingham County, New Hampshire 03032, as joint tenants with right of survivorship but not as tenants in common, with Warranty Covenants, the following:

A certain tract of land, with the buildings thereon, known as #101 Apple Tree Road, situate in Auburn, Rockingham County, New Hampshire, and shown as Lots #102 and #104 on a certain Plan entitled "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 being on file in the Rockingham County Registry of Deeds in Plan Book 103, Plan 2, and bounded and described according to said Plan as follows:

Beginning at a point on the Southeasterly side of a proposed road and at the Northeasterly corner of said Lot #102, as shown on said Plan; thence running Southeasterly along Lot #100 on said Plan, 251.49 Feet to Lot #101 on said Plan; thence turning and running Southwesterly along Lots #101, #103 and #105 on said Plan, 433 Feet to a proposed road shown on said Plan; thence turning and running Northwesterly along said proposed road, 126.76 Feet to a point on the Northeasterly side of said proposed road; thence running Northeasterly by said proposed road by a curved line as shown on said Plan, 37.74 Feet to a point on the Southeasterly side of a proposed road as shown on said Plan; thence running Northeasterly along said proposed road, 231.22 Feet to the point of beginning. Containing according to said Plan 54,010 square feet; being all of said measurements, more or less, and meaning to convey the above granted premises, all and singular, however, otherwise the same may be measured, bounded or described and 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; being the same premises conveyed to the Grantors by deed of New England Mortgage Investment Corporation, dated July 7, 1962, and recorded in Volume 1665, Page 20, Rockingham County Records, and said premises are conveyed subject to all of the restrictions, covenants, etc. mentioned in said deed.

Said granted premises are also conveyed subject to all Property Taxes thereon and subject to a mortgage to the Merchants National Bank of Manchester, N. H., all of which the Grantees, as part of the consideration for this deed, hereby agree to pay and to hold Grantors harmless thereof.

We, Grantors, are husband and wife and release to Grantees our rights of homestead and all other rights and interest in and to said granted premises.

30571

77 OCT 19 4 2:08

REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
R.S.A. 780:1
36.50
OCT 1977
P.B.
10665

001890


2296-0370

WITNESS our hands and seals this 9th day of
September, 1977.


Witness
to both


Arthur G. Gramatikas

Witness


Marguerite P. Gramatikas

State of New Hampshire
County of Hillsborough, ss.

The foregoing instrument was acknowledged before me on
this 9th day of September, 1977 by said ARTHUR G.
GRAMATIKAS and said MARGUERITE P. GRAMATIKAS.


Justice of the Peace/~~Notary Public~~

PLAN

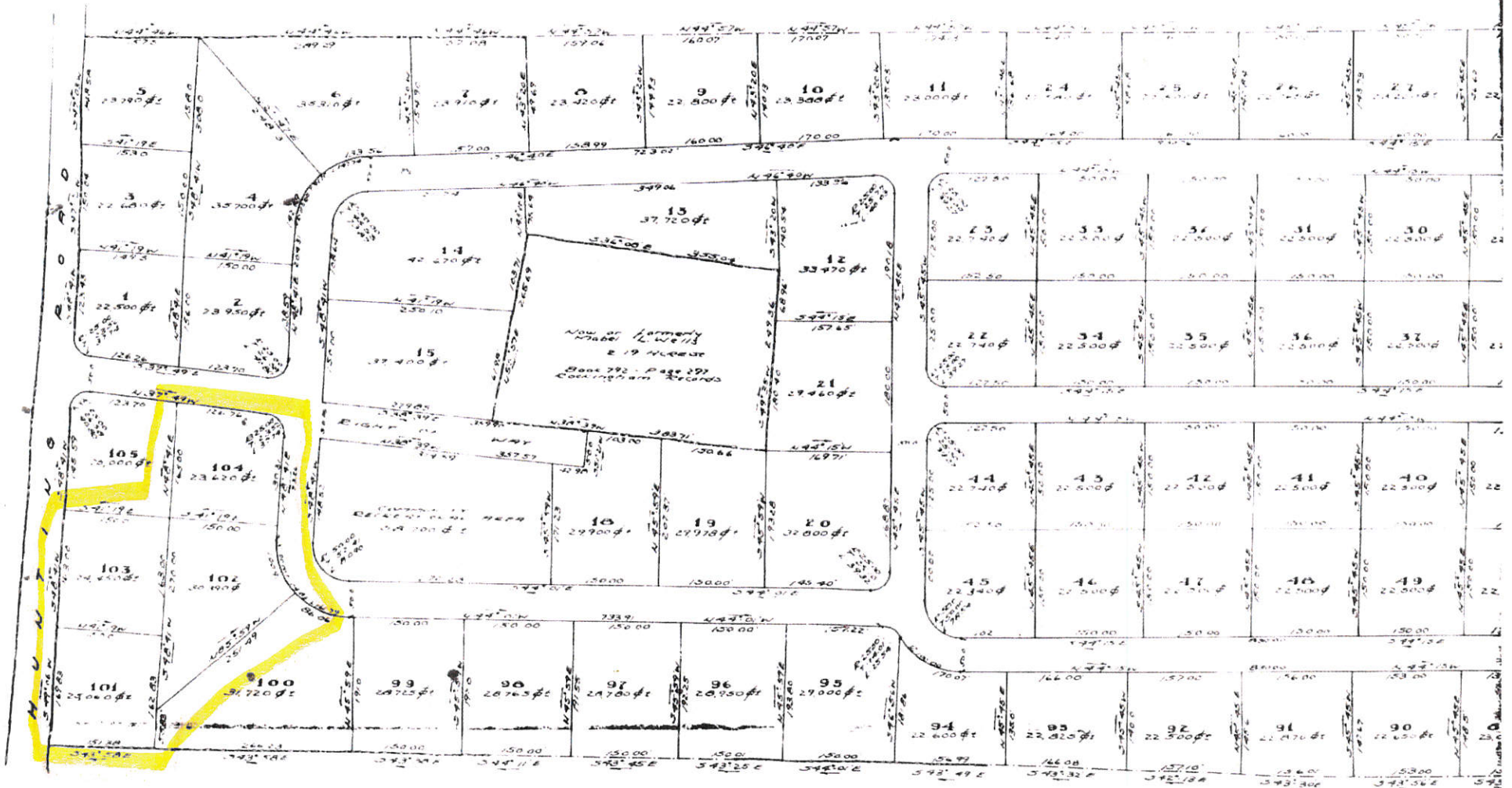
03106
10F2

AS SUBDIVIDED FOR

NEW ENGLAND MORTGAGE INVESTMENT CORP.

FEBRUARY 1961

Samuel Elizabeth Campfield



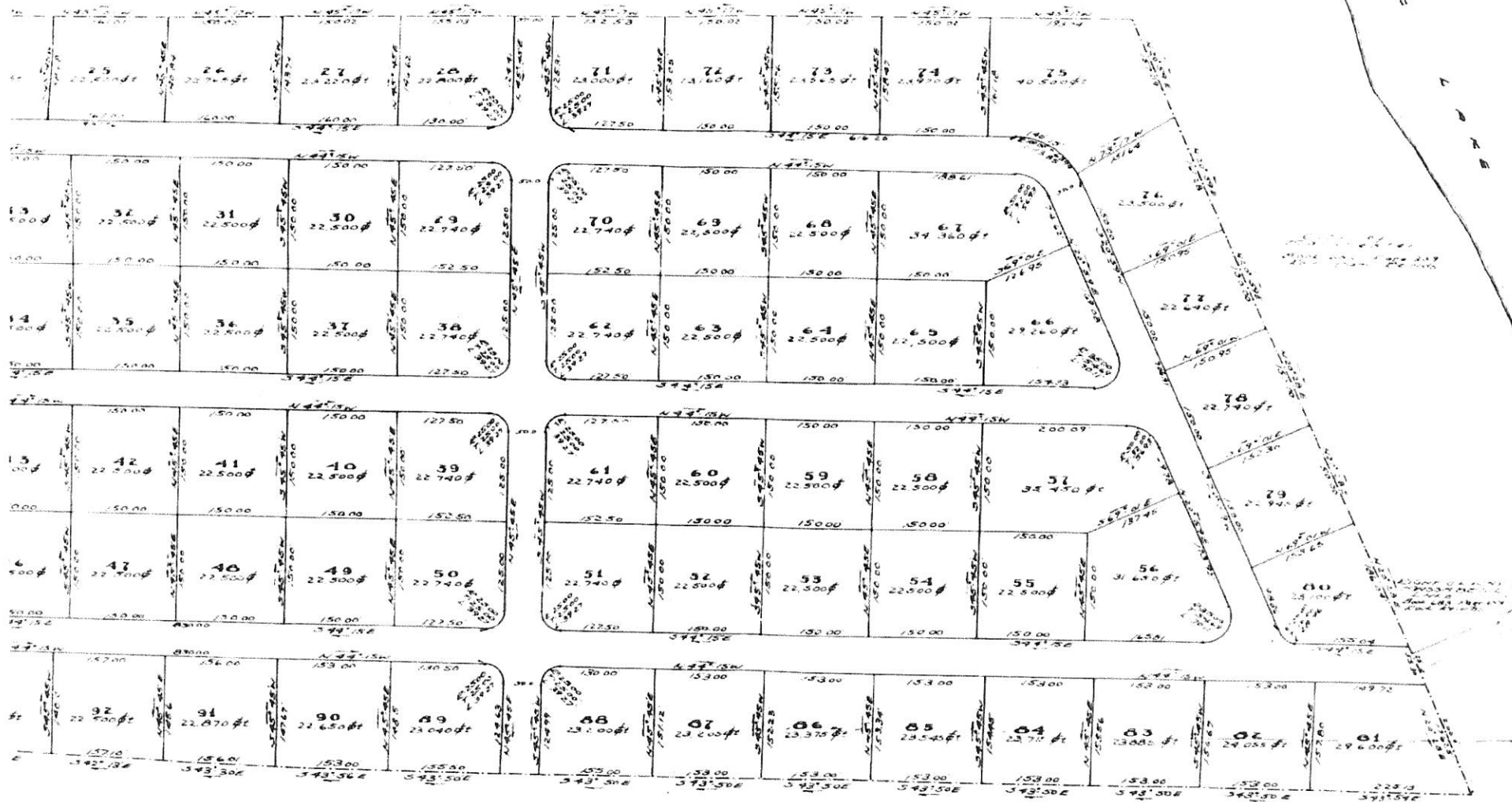
FORA

PLAN

03106
2152



City of Manchester



City of Manchester



AS SHOWN BY THE RECORDS
IN THE CITY OF MANCHESTER



Property Card: 20 APPLETREE ROAD
Town of Auburn, NH



Parcel ID: 000018000052000000
PID: 000018000052000000

Owner: GRAMATIKAS, GARY A.
Co-Owner:
Mailing Address: 20 APPLETREE ROAD
AUBURN, NH 03032

General Information

Map: 000018
Lot: 000052
Sub: 000000

Land Use: 1F RES
Zone: RESIDENTIAL 1 & 2
Land Area in Acres: 2.377
Current Use: N
Neighborhood: N-F
Frontage: 00
Waterfront: N
View Factor:

Assessed Value

Land: \$156,000
Buildings: \$100,000
Extra Features: \$18,700
Total: \$274,700

Sale History

Book/Page: -
Sale Date: 12:00:00 AM
Sale Price:

Building Details

Model Description: RANCH
Total Gross Area: 1000
Year Built: 1965
Building Grade: AVG
Stories: 1.00 STORY FRAME

Condition: GOOD
Depreciation: 0
No. Bedrooms: 2
No. Baths: 1.5
Adj Bas: 0



www.cai-tech.com

2/4/2020

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Page 1 of 1

Property Information - Auburn, NH



Current Tax Map

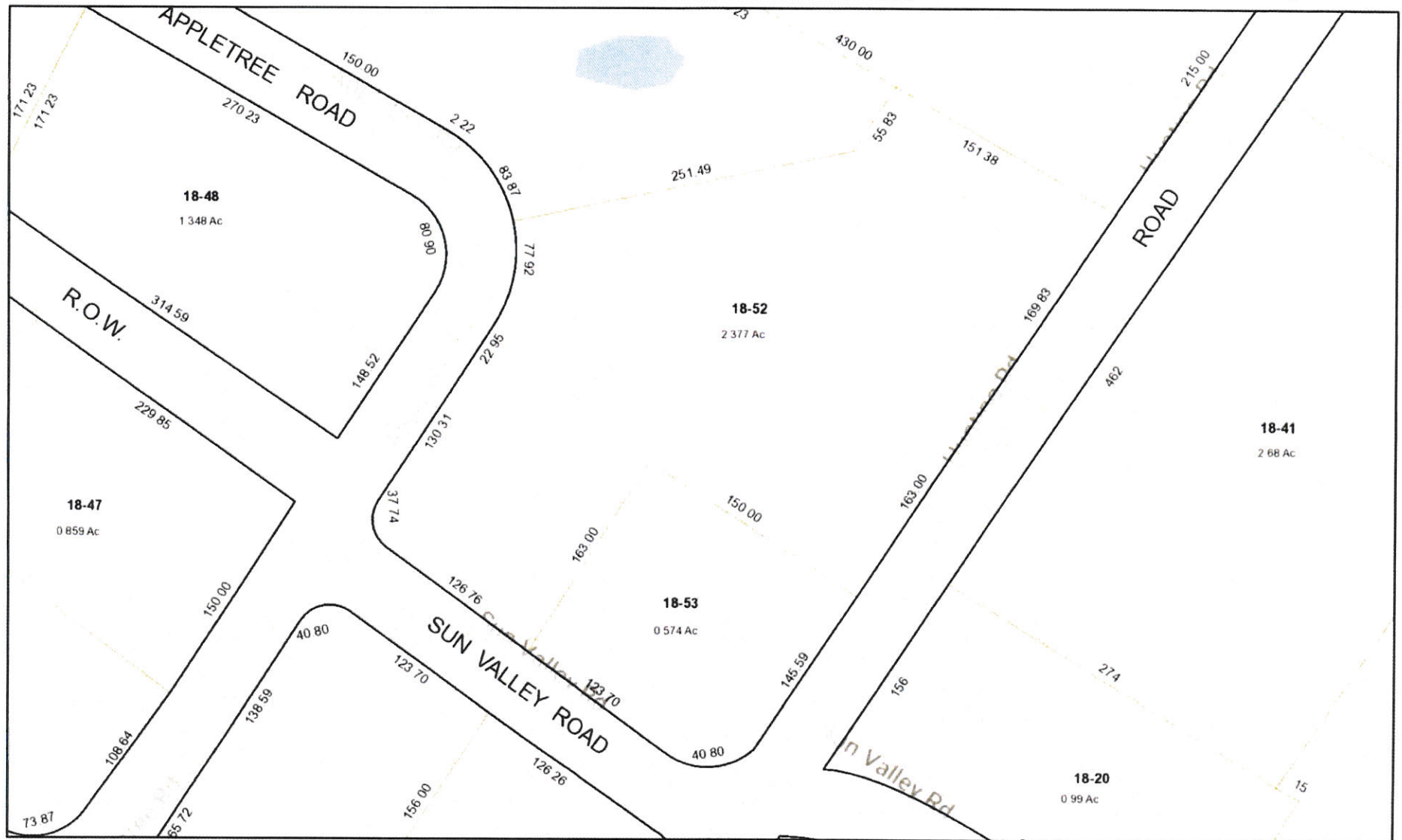
Auburn, NH



1 inch = 100 Feet



February 5, 2020



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.

**ABUTTERS LIST
TAX MAP 18, LOT 52
APPLETREE ROAD
AUBURN, NEW HAMPSHIRE
ECM JOB # 19-48
Dated: 02-05-2020**

Tax Map 18, Lot 20
Marc H. Daneau
Jennifer A. Daneau
89 Hunting Road
Auburn, NH 03032

Tax Map 18, Lot 41
Elvira Karic Rev. Trust
Elvira Karic, Trustee
83 Hunting Road
Auburn, NH 03032

Tax Map 18, Lot 42
Argenis Tavarez
Esmeralda Tavarez
7 Appletree Road
Auburn, NH 03032

Tax Map 18, Lot 43
Joanne K. Bresnahan
272 Appletree Road
Auburn, NH 03032

Tax Map 18, Lot 47
Sandra L. Bissonette
275 Appletree Road
Auburn, NH 03032

Tax Map 18, Lot 48
Town of Auburn
PO Box 309
Auburn, NH 03032

Tax Map 18, Lot 50
Ryan Woodbury
36 Appletree Road
Auburn, NH 03032

Tax Map 18, Lot 52
Gary A. Gramatikas
20 Appletree Road
Auburn, NH 03032

Tax Map 18, Lot 53
Eric Haddad
Stacey Haddad
96 Hunting Road
Auburn, NH 03032

Tax Map 18, Lot 54-2
Bunnell Rev. Family Trust
Douglas W. Bunnell, Trustee
Suzanne M. Bunnell, Trustee
80 Hunting Road
Auburn, NH 03032

Consultants:
Eric C. Mitchell & Associates, Inc.
38 South River Road
Bedford, NH 03110

Cathy Ann Seary

RECORDING
SURCHARGE

14.00
2.00

Return to:
Accurate Title
170 South River Road
Bedford, NH 03110

to add lots 101 & 103

CORRECTIVE QUITCLAIM DEED

George Gramatikas, of 45 Fullam Circle, Allenstown, NH 03275, for consideration paid grant to Gary Gramatikas and Pamela Gramatikas, each of 20 Appletree Road, Auburn, NH 03032, as joint tenants with rights of survivorship, with QUITCLAIM covenants;

Certain tracts or parcels of land located in Auburn, Rockingham County, New Hampshire, shown as Lots #101 and #103 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, Plan Book 103, Plan 2, and further bounded and described as follows:

Being on the northwesterly side of Hunting Road on the plan above referred to and being Lots #101 and #103 on said plan, and bounded and described as follows:

1. Southwesterly by Lot #105 on said plan 150 feet;
2. Northwesterly by Lots #102 and #100 on said plan 325.83 feet;
3. Northeasterly by other land shown on said plan now or formerly of Peterson 151.38 feet; and
4. Southeasterly by said Hunting Road 332.83 feet.

Containing according to said plan 49,510 square feet.

Subject to any and all matters as shown on Plan Book 103, Plan 2 a/k/a Plan No. 03106.

This is not homestead property.

- 9 -

For Grantors' Title, see Estate of Arthur G. Gramatikis, Hillsborough County Probate No. 106977.

This corrective deed is intended to correct a deed from Arthur and Marguerite Gramatikis to Gary and Pamela Gramatikis, dated September 9, 1977 and recorded at Book 2296, Page 369, which deed inadvertently omitted Lots 101 and 103. This deed corrects that inadvertent omission.

This is a non-contractual transfer not subject to transfer tax. RSA 78-B:2, IX.

Lots 101 & 103 Hunting Road, Auburn, NH 03032

Executed this 11 day of January 2020,

George Gramatikis
George Gramatikis

STATE OF NEW HAMPSHIRE

County of Hillsborough ~~Merrimack~~

Then personally appeared before me on this 11th day of January 2020 the said George Gramatikis and acknowledged the foregoing to be his voluntary act and deed.

L. Stibney
Notary Public/Justice of the Peace
My commission expires: 08/14/2024

E # 20006459 02/12/2020 12:35:26 PM
Book 6083 Page 2030 Page 1 of 2
Register of Deeds, Rockingham County



LCHIP	ROA481797	25.00
RECORDING		14.00
SURCHARGE		2.00

Return to:
Pamela Gramatikis
20 Appletree Road,
Auburn, NH 03032

WARRANTY DEED

Gary Gramatikis and Pamela Gramatikis, both of 20 Appletree Road, Auburn, New Hampshire 03032

For Consideration Paid, Grant to:

Pamela Gramatikis, individually, of 20 Appletree Road, Auburn, New Hampshire 03032

With Warranty Covenants

A certain parcel of land in the Town of Auburn, County of Rockingham and State of New Hampshire, shown as Lot #101 on a plan of land entitled "Plan of Land in Auburn, New Hampshire, showing 'Sun Valley Estates' as subdivided for New England Mortgage Investment, Corp.", dated February, 1961 and recorded in the Rockingham County Registry of Deeds in plan Book 103, page 2 and being bounded and described as follows:

Beginning at a point on the Northerly side of Hunting Road, Auburn, NH, at the Southwest corner of Lot #101 and the Southeast corner of Lot #103;

1. North $41^{\circ}19'$ West a distance of 150' to a point;
2. North $48^{\circ}41'$ East, a distance of 162.83' to a point;
3. South $43^{\circ}58'$ East a distance of 151.38' to a point on the Northerly side of Hunting Road;
4. South $49^{\circ}06'$ West along the Northerly side of Hunting Road, a distance of 169.83' to the point of beginning.

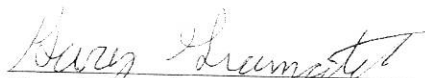
Meaning to convey a portion of the Premises (only Lot #101) conveyed to the within grantors by deed dated January 11, 2022 and recorded in the said Registry at Book 6076, Page 1046

This is not homestead property.

As this is a transfer between spouses, it is a non-contractual transfer pursuant to RSA Ch 78-B:2, and is not subject to a transfer tax.

Signatures on following page 2

Executed this 12th day of February, 2020



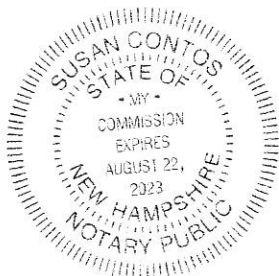
Gary Gramatikas




Pamela Gramatikas

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing Warranty Deed was acknowledged before me this 12th day of February, 2020, by Gary Gramatikas and Pamela Gramatikas.





Notary Public / ~~Justice of the Peace~~
My Commission Expires:

E # 20006458 02/12/2020 12:35:25 PM
Book 6083 Page 2028 Page 1 of 2
Register of Deeds, Rockingham County

Return to:
Gary Gramatikas
20 Appletree Road,
Auburn, NH 03032



LCHIP	ROA481796	25.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

Gary Gramatikas and Pamela Gramatikas, both of 20 Appletree Road, Auburn, New Hampshire 03032

For Consideration Paid, Grant to:

Gary Gramatikas, individually, of 20 Appletree Road, Auburn, New Hampshire 03032

With Warranty Covenants

A certain parcel of land in the Town of Auburn, County of Rockingham and State of New Hampshire, shown as Lot #103 on a plan of land entitled "Plan of Land in Auburn, New Hampshire, showing 'Sun Valley Estates'" as subdivided for New England Mortgage Investment, Corp.", dated February, 1961 and recorded in the Rockingham County Registry of Deeds in plan book #103, page 2 and being bounded and described as follows:

Beginning at a point on the Northerly side of Hunting Road, Auburn, NH, at the Southwest corner of Lot #103 and the Southeast corner of Lot #105;

1. North 41°19' West a distance of 150' to a point;
2. North 48°41' East, a distance of 163' to a point;
3. South 41°19' East a distance of 150' to a point on the Northerly side of Hunting Road;
4. South 48°41' West along the Northerly side of Hunting Road, a distance of 163' to the point of beginning.

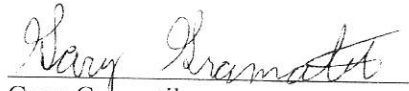
Meaning to convey a portion of the Premises (only Lot #103) conveyed to the within grantors by deed dated January 11, 202 and recorded in the said Registry at Book 6076, Page 1046


This is not homestead property.

As this is a transfer between spouses, it is a non-contractual transfer pursuant to RAS Ch 78-B:2, and is not subject to a transfer tax.

Signatures on following page 2

Executed this 12th day of February, 2020

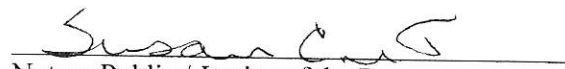

Gary Gramatikas


Pamela Gramatikas

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing Warranty Deed was acknowledged before me this 12th day of February, 2020, by Gary Gramatikas and Pamela Gramatikas.




Notary Public / Justice of the Peace
My Commission Expires:

Return to:
Accurate Title
170 South River Road
Bedford, NH 03110

RECORDING
SURCHARGE

34.00
2.00

CORRECTIVE QUITCLAIM DEED

Lisa Bievenue, of 6 Surrey Lane, Manchester NH 03103, and Arlene Gramatikas, of 20 Eglin Boulevard, Londonderry, NH 03053, and Laura Gramatikas, of 875 Bridge Street, Manchester, NH 03104, and Michael Gramatikas, of 415 Arah Street, Manchester, NH 03104, and Kim Sabean, of 875 Bridge Street, Manchester, NH 03104, for consideration paid grant to Gary Gramatikas and Pamela Gramatikas, each of 20 Appletree Road, Auburn, NH 03032, as joint tenants with rights of survivorship, with QUITCLAIM covenants;

Certain tracts or parcels of land located in Auburn, Rockingham County, New Hampshire, shown as Lots #101 and #103 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, Plan Book 103, Plan 2, and further bounded and described as follows:

Being on the northwesterly side of Hunting Road on the plan above referred to and being Lots #101 and #103 on said plan, and bounded and described as follows:

1. Southwesterly by Lot #105 on said plan 150 feet;
2. Northwesterly by Lots #102 and #100 on said plan 325.83 feet;
3. Northeasterly by other land shown on said plan now or formerly of Peterson 151.38 feet; and
4. Southeasterly by said Hunting Road 332.83 feet.

Containing according to said plan 49,510 square feet.

Subject to any and all matters as shown on Plan Book 103, Plan 2 a/k/a Plan No. 03106.

- 2 -

For Grantors' Title, see Estate of Arthur G. Gramatikas, Hillsborough County Probate no. 106977; and also, Estate of Dennis Gramatikas, 9th Circuit - Probate Division - Nashua, case no. 316-+2008-ET-00282. The undersigned are all surviving heirs of Dennis Gramatikas, who took title to the within-described lots from the probate of Arthur G. Gramatikas.

This corrective deed is intended to correct a deed from Arthur and Marguerite Gramatikas to Gary and Pamela Gramatikas, dated September 9, 1977 and recorded at Book 2296, Page 369, which deed inadvertently omitted Lots 101 and 103. This deed corrects that inadvertent omission.

This is a non-contractual transfer not subject to transfer tax. RSA 78-B:2, IX.

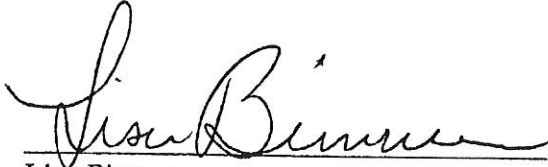
This is not homestead property.

Lots 101 & 103 Hunting Road, Auburn, NH 03032

SIGNATURES TO FOLLOW ON SUBSEQUENT PAGES

- 3 -

Executed this 13th day of January 2020,

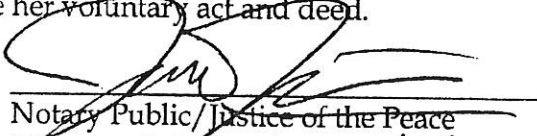

Lisa Bievenue

STATE OF NEW HAMPSHIRE

County of Hillsborough

Then personally appeared before me on this 13th day of January 2020 the said Lisa Bievenue and acknowledged the foregoing to be her voluntary act and deed.




Notary Public/Justice of the Peace
My commission expires: 12/7/2021

- 4 -

Executed this 16 day of December 2019

Arlene Gramatikas
Arlene Gramatikas

STATE OF NEW HAMPSHIRE

County of Rockingham

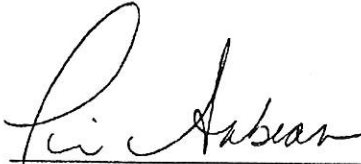
Then personally appeared before me on this 16 day of December 2019, the said
Arlene Gramatikas and acknowledged the foregoing to be her voluntary act and deed.



Sharon A. Farrell
Notary Public/Justice of the Peace
My commission expires:

- 7 -

Executed this 10th day of January 2020

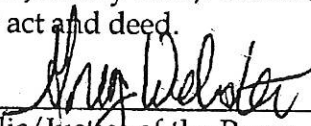


Kim Sabeen

STATE OF NEW HAMPSHIRE

County of Hillsborough

Then personally appeared before me on this 10th day of January 2020, the said Kim Sabeen and acknowledged the foregoing to be her voluntary act and deed.

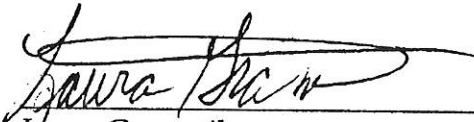


Notary Public/Justice of the Peace
My commission expires:

GREGORY M. WEBSTER
Notary Public - New Hampshire
My Commission Expires May 3, 2022

- 5 -

Executed this 9th day of January 2020



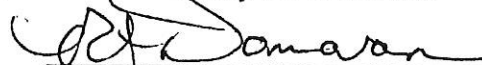
Laura Gramatikas

STATE OF NEW HAMPSHIRE

County of Hillsborough


Then personally appeared before me on this 9th day of January 2020, the said Laura Gramatikas and acknowledged the foregoing to be her voluntary act and deed.





Notary Public/Justice of the Peace
My commission expires:

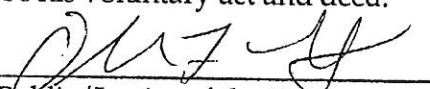
OLG- 6 -
January 2020
~~November~~
Executed this 9 day of ~~December~~ 2019

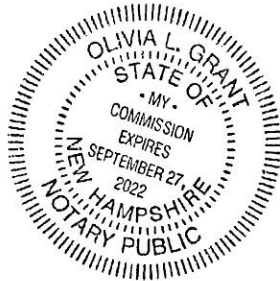

Michael Gramatikas

STATE OF NEW HAMPSHIRE

County of Hillsborough

Then personally appeared before me on this this 9th day of January 2020, the said Michael Gramatikas and acknowledged the foregoing to be his voluntary act and deed.


Notary Public/Justice of the Peace
My commission expires:



Cathy Ann Lacey

Return to:
Accurate Title
170 South River Road
Bedford, NH 03110

RECORDING 14.00
SURCHARGE 2.00

CORRECTIVE QUITCLAIM DEED

George Gramatikas, of 45 Fullam Circle, Allentown, NH 03275, for consideration paid grant to Gary Gramatikas and Pamela Gramatikas, each of 20 Appletree Road, Auburn, NH 03032, as joint tenants with rights of survivorship, with QUITCLAIM covenants;

Certain tracts or parcels of land located in Auburn, Rockingham County, New Hampshire, shown as Lots #101 and #103 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, Plan Book 103, Plan 2, and further bounded and described as follows:

Being on the northwesterly side of Hunting Road on the plan above referred to and being Lots #101 and #103 on said plan, and bounded and described as follows:

1. Southwesterly by Lot #105 on said plan 150 feet;
2. Northwesterly by Lots #102 and #100 on said plan 325.83 feet;
3. Northeasterly by other land shown on said plan now or formerly of Peterson 151.38 feet; and
4. Southeasterly by said Hunting Road 332.83 feet.

Containing according to said plan 49,510 square feet.

Subject to any and all matters as shown on Plan Book 103, Plan 2 a/k/a Plan No. 03106.

This is not homestead property.

- 9 -

For Grantors' Title, see Estate of Arthur G. Gramatikas, Hillsborough County Probate No. 106977.

This corrective deed is intended to correct a deed from Arthur and Marguerite Gramatikas to Gary and Pamela Gramatikas, dated September 9, 1977 and recorded at Book 2296, Page 369, which deed inadvertently omitted Lots 101 and 103. This deed corrects that inadvertent omission.

This is a non-contractual transfer not subject to transfer tax. RSA 78-B:2, IX.

Lots 101 & 103 Hunting Road, Auburn, NH 03032

Executed this 11 day of January 2020,

George Gramatikas
George Gramatikas

STATE OF NEW HAMPSHIRE

County of ~~Hillsborough~~ Merrimack

Then personally appeared before me on this 11th day of January 2020 the said George Gramatikas and acknowledged the foregoing to be his voluntary act and deed.

L. Stibney
Notary Public/Justice of the Peace
My commission expires: 08/14/2024

111 18 L52

DEED OF CONVEYANCE

2296-
2286-0369

father grants to son

We, ARTHUR G. GRAMATIKAS and MARGUERITE P. GRAMATIKAS, husband and wife, both of 444 Hall Street, in Manchester, Hillsborough County, New Hampshire, for consideration paid (of \$5,000.00), grant to GARY A. GRAMATIKAS and PAMELA GRAMATIKAS, husband and wife, both having a mail address at 101 Apple Tree Road, in Auburn, Rockingham County, New Hampshire 03032, as joint tenants with right of survivorship but not as tenants in common, with Warranty Covenants, the following:

A certain tract of land, with the buildings thereon, known as #101 Apple Tree Road, situate in Auburn, Rockingham County, New Hampshire, and shown as Lots #102 and #104 on a certain Plan entitled "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 being on file in the Rockingham County Registry of Deeds in Plan Book 103, Plan 2, and bounded and described according to said Plan as follows:

Beginning at a point on the Southeasterly side of a proposed road and at the Northeasterly corner of said Lot #102, as shown on said Plan; thence running Southeasterly along Lot #100 on said Plan, 251.49 Feet to Lot #101 on said Plan; thence turning and running Southwesterly along Lots #101, #103 and #105 on said Plan, 433 Feet to a proposed road shown on said Plan; thence turning and running Northwesterly along said proposed road, 126.76 Feet to a point on the Northeasterly side of said proposed road; thence running Northeasterly by said proposed road by a curved line as shown on said Plan, 37.74 Feet to a point on the Southeasterly side of a proposed road as shown on said Plan; thence running Northeasterly along said proposed road, 231.22 Feet to the point of beginning. Containing according to said Plan 54,010 square feet; being all of said measurements, more or less, and meaning to convey the above granted premises, all and singular, however, otherwise the same may be measured, bounded or described and 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; being the same premises conveyed to the Grantors by deed of New England Mortgage Investment Corporation, dated July 7, 1962, and recorded in Volume 1665, Page 20, Rockingham County Records, and said premises are conveyed subject to all of the restrictions, covenants, etc. mentioned in said deed.

Said granted premises are also conveyed subject to all Property Taxes thereon and subject to a mortgage to the Merchants National Bank of Manchester, N. H., all of which the Grantees, as part of the consideration for this deed, hereby agree to pay and to hold Grantors harmless thereof.

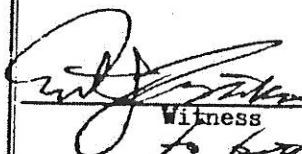
We, Grantors, are husband and wife and release to Grantees our rights of homestead and all other rights and interest in and to said granted premises.

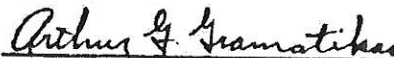
20571
77 OCT 19 12:09
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
N.S.A. 78:1
36.50
OCT 19 1977
10565
001890

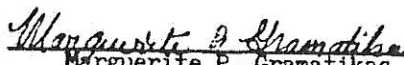
2296-0370

WITNESS our hands and seals this 9th day of
September, 1977.


Witness
to said


Arthur G. Gramatikas

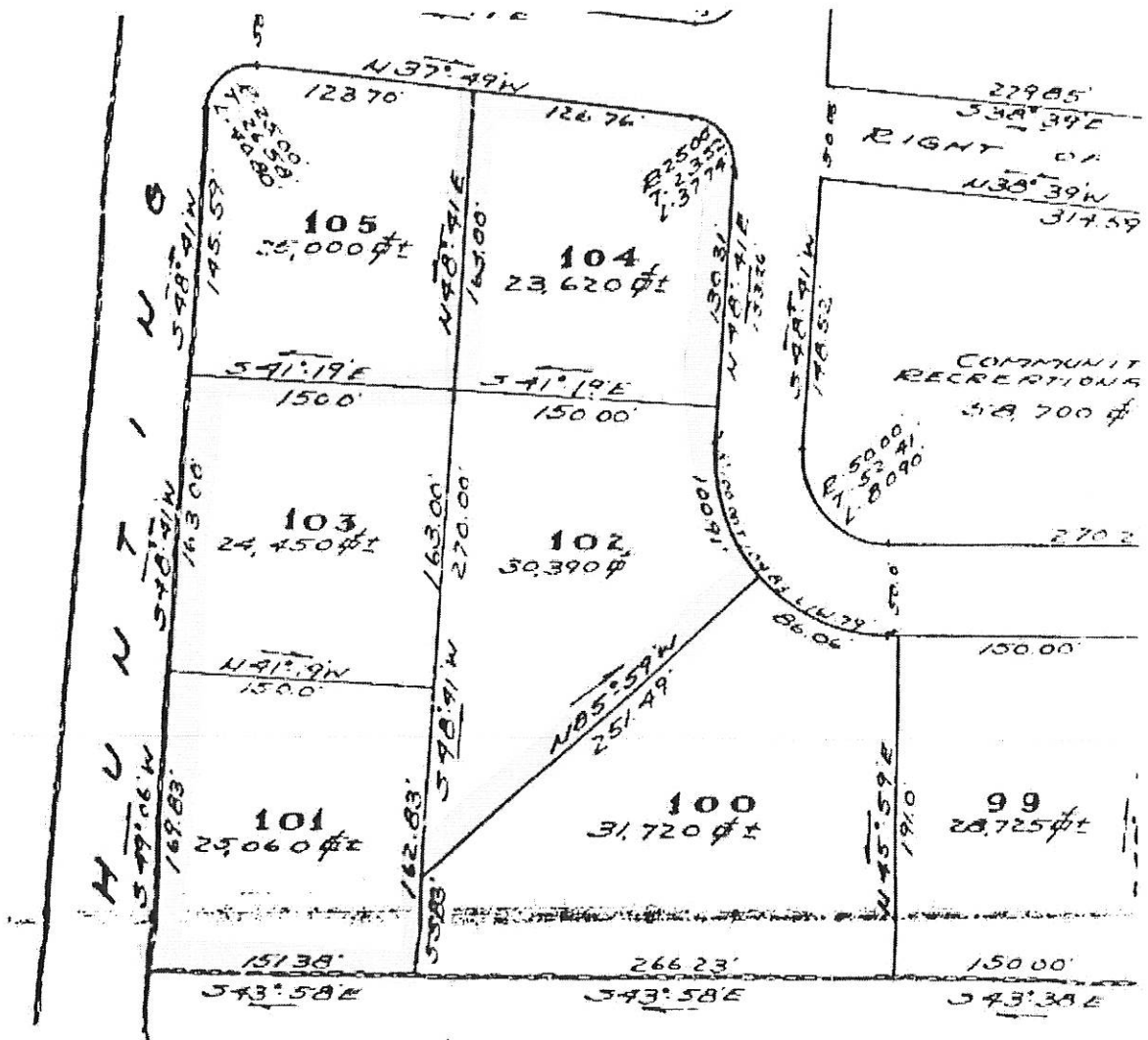
Witness


Marguerite P. Gramatikas

State of New Hampshire
County of Hillsborough, ss.

The foregoing instrument was acknowledged before me on
this 9th day of September, 1977 by said ARTHUR G.
GRAMATIKAS and said MARGUERITE P. GRAMATIKAS.


Justice of the Peace/~~Notary Public~~



STATUTE FORM OF QUITCLAIM DEED

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, grants to ARTHUR G. GRAMATIKAS and MARGUERITE A. GRAMATIKAS, husband and wife, as joint tenants and not as tenants in common, with rights of survivorship, both of Auburn, New Hampshire, with QUITCLAIM COVENANTS, the following tract or parcel of land with the buildings thereon:

That tract or parcel of land with the buildings thereon, located in Auburn, New Hampshire and being shown as Lots #101 and #103 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, Plan Book 103, Plan 2, and further bounded and described as follows:

Being on the northwesterly side of Hunting Road on the plan above referred to and being Lots #101 and #103 on said plan, and bounded and described as follows:

SOUTHWESTERLY by Lot #105 on said plan 150 feet;
 NORTHWESTERLY by Lots #102 and #100 on said plan 325.83 feet;
 NORTHEASTERLY by other land shown on said plan now or formerly of Peterson 151.38 feet; and
 SOUTHEASTERLY by said Hunting Road 332.83 feet.
 Containing according to said plan 49,510 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 heirs, executors.

1735 485

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 twenty-first day of September 1964.

Witness:

NEW ENGLAND MORTGAGE INVESTMENT CORPORATION

William A. McNamara

BY

John F. Foley
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Lowell, Mass., Sept. 21, 1964

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. McNamara
William A. McNamara, Notary Public
My Commission Expires Feb. 25, 1967

My Commission Expires Feb. 25, 1967



REC'D & RECORDED SEP 28 1964 3:15 PM

NOTICE OF COLLECTOR'S SALE OF REAL ESTATE
2309-0243

All persons interested in the following tracts of real estate in the town of ANDOVER, N. H. in the County of ROCKINGHAM are notified that the same are taxed in the tax-list committed to the subscriber, who is collector of taxes for said town/city for the levy of 1977 as follows:

(Use full names and descriptions -- do not abbreviate)

OWNER OR PERSON TAXED AND DESCRIPTION OF REAL ESTATE	TAXES	INTEREST	COSTS	TOTAL
GAUDETTE, RICHARD E. & EVELYN LOT 52, SECTION 2 -HUNTING ROAD-SUN VALLEY	\$ 46.58	1.23	5.10	53.01
XXXXXXXXXXXXXXXXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX
GINGRAS, BEATRICE H. LAND & BUILDINGS E/S HOOKSETT ROAD	292.00	7.59	5.10	304.69
GINGRAS, EMILE & LUCILLE 36 ACRES LAND & BUILDINGS - HOOKSETT ROAD	1256.47	32.69	5.10	1294.26
GLIDDEN, EUGENE, & MARQUERITE LAND & BUILDINGS ON CHESTER ROAD	671.03	17.57	5.10	693.70
GOREY, BEATRICE LAND - SELLS AREA	97.25	2.54	5.10	104.89
GOREY, HARVEY A. TRAILER - OLD 101 GOREY LAND	110.87	2.88	5.10	118.85
GOSSELIN, ARTHUR & YVONNE 6 ACRES LAND & BUILDINGS	182.70	4.75	5.10	192.56
GRAMATIKAS, ARTHUR G. & MARGUERITE A. LOTS 101-102-103-104, SECTION 1 & BUILDINGS SUN VALLEY	365.66	10.55	5.10	381.31
GREGOIRE, ROJAND LAND & BUILDINGS ON CHESTER ROAD ONE RESIDENT TAX	470.69 10.00	12.25 1.00	5.10	499.04
GROULX, ERNEST C. & LUCILLE I. LOT & BUILDINGS ON WELLINGTON ROAD	250.91	6.53	5.10	262.54
GUZZETTI, AGUST & VINCENZA LOTS 2-3-4-5, SECTION 1 & BUILDINGS SUN VALLEY	709.93	8.47	5.10	723.50
HALES, ARTHUR J. & ANN LOT 5 & BUILDINGS, CAIEF ROAD	655.47	17.05	5.10	677.62
HARNUM, ROBERT G. & LILYAN LOT 66, SECTION & BUILDINGS-SUN VALLEY	552.95	14.39	5.10	572.44
HARTFORD, ROBERT H. & JEANETTE R. 30 ACRES LAND & BUILDINGS, PINGREE HILL ROAD	1382.90	35.97	5.10	1423.97
HILLIARD, HEIRS OF GEORGE W. 33 ACRES LAND & BUILDINGS OFF BY-BY-PASS 28	741.05	19.27	5.10	765.42

And if no person shall appear to discharge said tax on or before the 13th day of MAY, 1978 at 10:00 A. M. I shall then proceed to sell, at the TAX COLLECTOR'S OFFICE, ANDOVER said town, at auction, so much of said real estate owned by each delinquent respectively, as will be sufficient to discharge said taxes, and all incidental charges against such person.

Robert L. Hilman
Tax Collector

Andover, N. H. April 14 1978

See reverse side for affidavit

RECORDED APRIL 25, 1978

page 4 of 11 pages

'78 MAY 25 A 9:44

13-180

2311-1792

Vol.

REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Number

148

To the Registrar of Deeds:

Town of AUBURN, N. H.

Taxes on the following "Advertised Tax Sale Properties" have been paid as follows:

Owner's Name	Description	Total Tax and Costs		Date Advertised	Paid by	Date
Gramatka, Arthur J. and Marguerite A.	Lot 101-102-103 44 Sec. 10 Bldg. Sun Valley	381	31	4/14/78	2309-0243 Harry Gramatka	5/3/78
Robinson, Lois J.	1/4 A. Meadow Feak	21	95	4/14/78	2309-0246 owner	5/12/78
Robinson, Lois J.	Feak & Buildings 24 Springfield Road	174.7	15	4/14/78	2309-0296 owner	5/12/78

Date MAY 23 1978, 19

Rec'd _____, Register

Dorothy F. Gilman, Collector

Brown & Schenck, Inc.

Use this form and send to Register of Deeds by Registered
Mail or deliver in person within 15 days after payment.

R.S.A. 80:33

BK2363 P0149

No. 11 of 1979

Date May 4, 1980

ROCKWELL & CO.
Registry of Deeds

REPORT OF TAXES PAID BEFORE SALE

LEVY OF 1979

Town SEXTON, N.H.

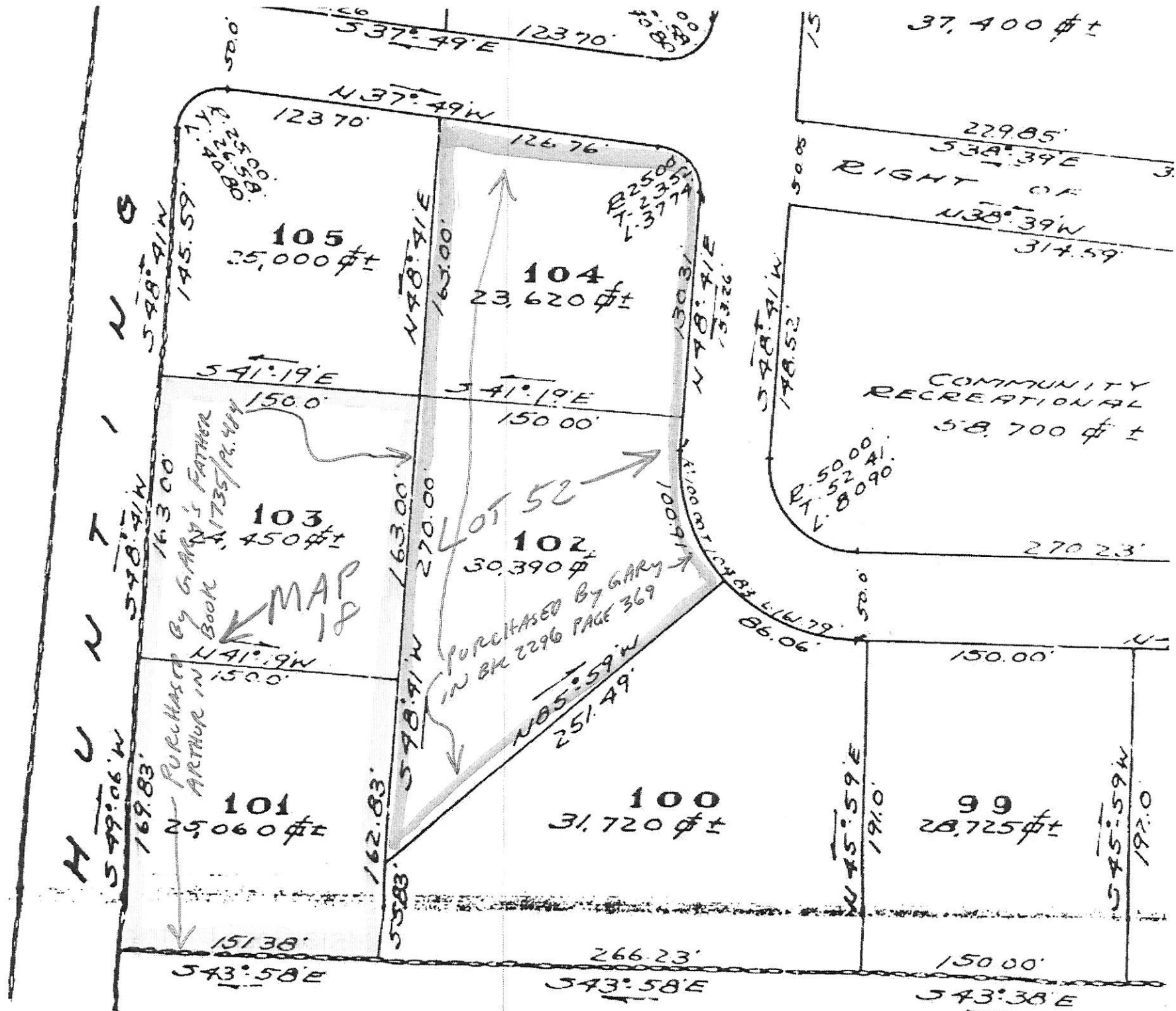
To Register of Deeds, SEXTON, N.H.

You are hereby advised that payment has been made of the taxes on the following described property advertised for sale in
the town of SEXTON, N.H. on APRIL 18, 1980
(use full names and descriptions—do not abbreviate)

OWNER OR PERSON TAXED AND DESCRIPTION OF REAL ESTATE	VOLUME- PAGE	AMOUNT ADVERTISED	PAID BY	DATE PAID
BARRIGER, STANLEY & RUTH - LAND AND BUILDINGS ON MASSABESIC LAKE INVENTORY PENALTY	2362 1228	15.97	OWNER	4/22/80
CARTER, HERBERT W. & DOROTHY --LAND AND BUILDINGS ON HOOKSETT ROAD	2362 1228	307.57	OWNER	4/29/80
CLEARY, VENETA - 45 ACRES LAND AND BUILD- INGS BAY VIEW HOUSE	2362 1229	25.81	ABATED	4/21/80
HALES, ARTHUR J. & ANN - LOT 25 AND BUILDINGS ON CALEY ROAD	2362 1230	672.13	OWNER	4/24/80
MAZUREK, JOSEPH - LOT 235, SECTION 1 SUN VALLEY	2362 1231	45.89	OWNER	4/24/80
O'LEARY, DONALD & JOANNE P. LAND AND BUILDINGS W/S BUNKER HILL ROAD	2362 1231	402.39	OWNER	4/21/80
JOHN SMITH HEIRS, LEO GRENON - 21 ACRES GLAZIER LOT	2362 1233	108.01	OWNER	4/24/80
FATE, RICHARD W. & WILLIAM M. - 30 ACRES WOODLAND - OLD GARDNER ROAD	2362 1233	52.09	OWNER	4/24/80
OWNERS UNKNOWN -- 7.8 ACRES LAND OFF PINGREE HILL ROAD	2362 1234	48.99	IRVING LUNNIE	5/3/80
BOWMAN, HARRY & ALICE - LOT #94, SECTION 1, SUN VALLEY	2362 1234	15.97	OWNER	4/25/80
GRATIKAS, GARY & PAMELA -LOTS 101-102 103-104, SECTION 1 - SUN VALLEY	2362 1234 1230	482.18	OWNER	4/30/80

Dorothy F. Wilcox
Tax Collector
page 1 of 1 pages

1665-20-3/24/80



24



1" = 80'

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:

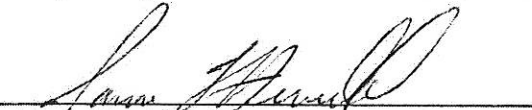
Any aggrieved party has a right to appeal the decision of the Board of Selectmen pursuant to the provisions of RSA 676.

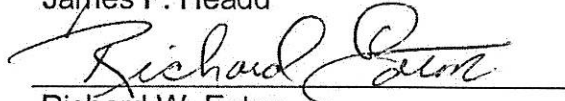
The written Notice of Decision shall state the right to appeal.


Effective Date:

This policy shall take effect upon adoption.

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

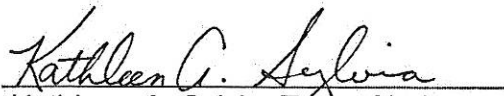

James F. Headd


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.



BoilerRe Risk Control

February 24, 2020

Mr. Bill Herman
Town Administrator
Town Of Auburn
55 Eaton Hill Rd
Auburn, NH 03032

PRIMEX-111

Dear Mr. Herman:

I would like to thank Capt. Saulnier for taking the time to meet with me on behalf of Primex on February 24, 2020 to conduct the FD boiler and air tank inspections. This letter addresses issues requiring attention.

RECOMMENDATIONS

The following recommendations are offered to help you in your efforts to comply with NH DOL adopted codes, improve your current safety program and help reduce your potential losses.

NEW RECOMMENDATIONS

20-01 Replace Safety Valve - Leaking

The safety valve installed on boiler number NH025948 (FD right unit) is leaking. This can result in the valve not functioning as designed to be the protection against overpressure. The safety valve must be replaced with an ASME/NB stamped safety valve set at a pressure equal to or less than the maximum allowable working pressure and with a relieving capacity equal to or greater than the rated output of the boiler.

As the leak is minimal, this issue may be addressed at the end of the heating season when the boiler is serviced.

20-02 Replace Water Heater Safety Valve - Serious Corrosion

The pressure/temperature safety valve installed on the hot water heater (FD) is seriously corroded. This can result in the valve not functioning as designed to be the protection against overpressure and temperature. The safety valve must be replaced with an ASME/NB stamped pressure/temperature safety valve set at a pressure equal to or less than the maximum allowable working pressure and with a relieving capacity equal to or greater than the rated output of the water heater.

A proper discharge line should also be installed with the new valve to protect personnel from potential scalding.

I would appreciate a written response within 30 days on your plans or actions taken to address the recommendations submitted in this report. For your convenience, you may email your response to me.

We appreciate your business and the opportunity to be of service. If you have questions or if I can be of further assistance, please contact me. Thank you.

Sincerely,



Steve Sawyer
Senior Regional Risk Control Consultant
603-528-4238
SSAWYER@travelers.com

This report is based upon the information supplied by customer personnel and/or on the conditions and practices observed at the time of the visit. The report may not list all unsafe conditions and practices; others may exist. This report is not an endorsement of and it may not be used to endorse or promote any practices, procedures, or products. The survey activities or any recommendations in this report are designed to assist the customers named in the report in the management of their own safety activities and should not be construed as legal advice. The responsibility for making changes in the operations, procedures, or for implementing any recommendations is the customer's. All warranties are hereby disclaimed and no liabilities are assumed to any party for any damages that may arise from the use of or reliance upon information contained in this report. This report does not amend, or otherwise affect, the provisions or coverages of any insurance policy or bond issued, nor is it a representation that coverage does or does not exist for any particular claim or loss under any such policy or bond. Coverage depends on the facts and circumstances involved in the claim or loss, all applicable policy or bond provisions, and any applicable law.

Note: The visit and this letter concern the following lines of coverage: Boiler & Machinery

Location: 55 Eaton Hill Rd
Auburn, NH 03032

0999-9HGN55
Business Unit: Travelers BoilerRe
SAI: 7595Y7230 Insured's Name: Primex
LocID: RW_5488357

Distribution:

Orig: via email: townadmin@townofauburnnh.com

1 email : Amy Poole, Claims Program Coordinator
Primex
apoole@nhprimex.org

1 email : Mary Beth Purcell, Director Of Claims
Primex
mpurcell@nhprimex.org

1 email : Captain James Saulnier, Fire Inspector
Town Of Auburn
fireinspector@auburnnhfire.org



20 Priscilla Lane Auburn, NH 03032 gsmith@aaaenergy.com

REPAIR ESTIMATE

PO #

Attn: [Lil Deeb](#)
 Customer: Town of Auburn N.H.
 Location: Auburn N.H.
 Email:
 Re.:

From : Gary Smith
 Title: SERVICE MANAGER
 Date: 2/28/2020
 Quote #:
 CC:

Description of Work: Boiler Inspector wants relief valve replaced on the right boiler facing the front of the boiler rm. Inspector also wants the relief valve replaced on the AO Smith gas water heater which also doesn't have piping going down to 6" off floor that is also on the quote.

Quantity	Description	Price Each	Price
1	boiler relief valve	\$ 500.58	\$ 500.58
1	water heater relief valve	\$ 369.48	\$ 369.48
1	10 foot 3/4" cu. Pipe	\$ 36.00	\$ 36.00
1	3/4" male adapter press fitting	\$ 12.00	\$ 12.00

Other Charges	Price	Material Total	\$ 918.06
		If applicable Tax	
		Refrigerant Handling	
		4 Hrs Labor	\$ 436.00
		Hrs Overtime Labor	\$ -
		1 Trip Charge	\$ 25.00
		Other Charges	
Total		TOTAL:	\$ 1,379.06

EXCLUDED ITEMS:

NOTES: 1) ACTUAL LABOR MAY VARY FROM THE ESTIMATE

WE GUARANTEE PARTS PRICING ON THIS ESTIMATE FOR 30 DAYS FROM THE DATE ABOVE

Customer's Acceptance _____ **Date** _____

Payment Terms: Net 10 days. If payment not received within (30) days, a 1.5% monthly interest charge will be imposed upon outstanding balance, plus any legal fees for collection.

TOWN OF AUBURN, NEW HAMPSHIRE

BID CANVAS REPORT

PROJECT: **Lawn Care and Maintenance
Proposals**

Date: December 4, 2019
Time: 2:00 PM

Vendor	Bid Submitted
1) ASAP Landscape & Design, LLC Donald Westcott Bow	\$49,500 – 1 st Year \$48,500 – 2 nd Year \$47,500 – 3 rd Year
Town Properties	\$29,000.00
School District	\$ 3,500.00
Cemeteries	\$17,000.00
2) Kenyon Lawn and Property Maintenance, LLC John Kenyon Manchester	\$63,770.00
Town Properties	\$49,120.00
School District	\$ 0.00
Cemeteries	\$14,650.00
3) Plazascapes Matt Plaza Auburn	\$49,160.00
Town Properties	\$30,110.00
School District	\$ 7,050.00
Cemeteries	\$12,000.00
4) Parker Landscapes, LLC Donny Parker Bedford	\$42,500.00
Town Properties	\$28,500.00
School District	\$ 8,000.00
Cemeteries	\$ 6,000.00
5) NH Core Properties, LLC Tom Carroll Manchester <u>(Received late on 12/9/2019)</u>	\$55,650.00
Town Properties	\$35,900.00
School District	\$ 7,250.00
Cemeteries	\$12,500.00

Town of Auburn

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



Town Administrator

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

To: Board of Selectmen

From: Bill Herman, CPM, Town Administrator
Date: December 23, 2019
Re: Lawn Care and Maintenance Proposals

Earlier this month, the Town and School District received a total of four proposals for lawn care and maintenance service in 2020 as of the December 4th deadline for submission, and a fifth proposal received on December 9th. This is the second time we had placed a combined solicitation for all Town properties, the two cemeteries and the school district property.

At the Board's December 9th meeting, it was generally agreed by the Board members the proposal submitted late could not be under active consideration.

On December 23rd, Cemetery Trustees Don Dollard and Jim Thompson, Parks & Recreation Coordinator Amy Lachance, P&R Facilities Manager Mike Dobmeier and I interviewed representatives of the two firms who submitted the lowest overall proposals – Parker Landscapes of Bedford (\$42,500) and Plazascapes of Auburn (\$49,160).

Of the two firms interviewed, it was felt that both firms are capable, professional and they understood the Town's proposal and requirements. Both conveyed confidence they would be able to meet the Town's expectations and would serve the Town well.

During the interview process, the Cemetery Trustees specifically asked questions of Parker Landscapes about the ability to perform the work required for both cemeteries at the \$6,000 figure in their proposal. Donny Parker reported they had discussed it internally and they are convinced they can meet the Town's expectations for that amount. Parker Landscapes has experience in Auburn as they had the Town contract from 2006 through 2013. Their work at that time included the Longmeadow Cemetery only.

With confidence that both firms are professional and capable to meet Auburn's needs, the sentiment is the decision boils down to experience with Auburn and money. With that determination, the unanimous consensus of the interview panel is that at least for the cemetery and Town properties, the contract should be awarded to Parker Landscapes of Bedford.

Thank you for your consideration.

Town of Auburn

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



Town Administrator

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

To: Board of Selectmen

From: Bill Herman, CPM, Town Administrator

Date: March 5, 2020

Re: Auburn 175th Anniversary

The Board has previously noted 2020 is Auburn's 175th Anniversary year and that some recognitions and celebrations of this historical anniversary would be appropriate for the Town to support.

It has been my impression the Board felt a series of smaller events or actions throughout the course of 2020 was a preferred course of action as opposed to hosting one big event.

The Board may want to consider developing a committee comprised of representatives of a number of community stakeholders, some of whom have identified the 175th Anniversary as something they also want to commemorate. The Committee may well serve as a coordinating and facilitating group overall.

Potential entities to be considered for inclusion in this type of coordinating committee could include:

- ❖ Auburn Historical Association
- ❖ Friends of the Griffin Public Library
- ❖ Auburn Parks & Recreation
- ❖ Auburn Village School
- ❖ Massabesic Seniors
- ❖ Auburn Fire Department
- ❖ Auburn Police Department
- ❖ Longmeadow Church
- ❖ Tower Hill Church
- ❖ Board of Selectmen
- ❖ Saint Peter's Church

I am sure there are other entities that could be considered. This list is intended only to be a starting point for the Board's consideration.

Thank you for your consideration.

**Town of Auburn
Board of Selectmen
February 24, 2020
Minutes**

7:00 PM

Selectmen Present: Richard Eaton and Todd Bedard

Others Present Paula Marzloff, Michael DiPietro, Christine McLaughlin, Deputy Fire Chief Bob Seling, Fire Chief Michael Williams, Police Chief Ray Pelton, Town Administrator William Herman and Nancy Hoijer, Recording Secretary

Call to Order – Pledge of Allegiance

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

Approval of Payroll Manifest for the Week of February 17, 2020 - \$48,807.03

Mr. Eaton motioned to approve the Payroll Manifest for the week of February 17, 2020 in the amount of \$48,807.03. Mr. Bedard seconded the motion, with all in favor, the motion passed unanimously.

Approval of Accounts Payable Manifest for the Week of February 24, 2020 - \$171,975.86

Mr. Eaton motioned to approve the Accounts Payable Manifest for the week of February 24, 2020 in the amount of \$171,975.86. Mr. Bedard seconded the motion, with all in favor, the motion passed unanimously.

Approval of Consent Agenda for the Week of February 24, 2020

Mr. Eaton read out loud and offered for inspection a copy of the Consent Agenda for the Week of February 24, 2020 some of which included: one (1) Application for Property Tax Exemption/Elderly Exemption, one (1) Abatement-Refund Request, one (1) Tax Collector's Warrant/Land Use Change Tax.

Mr. Eaton motioned to approve the Consent Agenda for the Week of February 24, 2020. Mr. Bedard seconded the motion, with all in favor, the motion passed unanimously.

Appointments with the Board

Fire Chief Michael Williams – Monthly Meeting

Chief Williams reported on the Fire Department's activities for the month of January 2020 which had 41 calls for service broken down in his report.

Chief Williams indicated the Fire Association has provided a custom cover for the boat to keep the water and weather out of the boat.

The Department has been working diligently on weekly vehicle checks. The ladder truck recently needed some spring work.

Chief Williams completed EMS recertifications with the help of Lt. Sullivan and CPR training for EMS staff.

The Department members completed an active shooter driller with the police department at the AVS.

Two new firefighters were hired, Robert Evans and Cody Lapas who will start Friday.

Consideration of SOG #405 – Elevator Emergency Evacuation Procedure

Chief Williams provided the Board with a copy of SOG #405 concerning elevator emergency evacuation procedures. A class was held recently at the Safety Complex with Chester and Derry fire attending.

Chief Williams indicated the procedure creates two rescue groups for all elevator emergencies to follow the instructions provided in the SOG. The Department has elevator keys at locations.

Mr. Bedard motioned to adopt SOG #405 elevator emergency evacuation procedures. Mr. Eaton seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

New Business

Update on Legislative Items

Mr. Herman provided the Board with an updated dated February 20, 2020 concerning four pieces of legislation, HB 1568, HB 1105, HB 1460 and SB 694.

Mr. Herman noted one bill the Board had been interested in HB 1568 proposed to prohibit town employees and elected officials from profiting from business with which the town does business. The bill was defeated in the House on February 13th by a vote of 181 to 148.

Mr. Bedard attended the hearing and spoke to HB 1105 which would change the process of warrant articles when amended at the Deliberative Session to having both the original article and the amended article appear on the ballot for voters to vote on both versions. Mr. Bedard noted he turned it back on them asking if they would do the same with every version of their bills that were proposed. Margaret Byrnes from NHMA spoke as well. Originally the bill sponsor wanted this change only in the way petitioned warrant articles were presented, but the bill as presented dealt with all warrant articles.

Mr. Herman indicated SB 694 concerned IT and cybersecurity. Mr. Herman noted while municipalities need to embrace cybersecurity measures, the level of state mandate originally proposed coming from the State to the municipalities, which had no funding, and also required the municipalities to conduct self-assessments to be submitted to the State and graded by the State was not a productive approach. He understands the bill has since been re-drafted to have the State develop recommended standards and to require the municipalities to report incidents of cybersecurity concern to the State.

Mr. Herman also reported Representative Piemonte of Sandown met with the Finance Director and himself on February 21st to discuss HB 1460 sponsored by Rep. Piemonte that would require local government units to provide active budget spreadsheets files upon request to individuals. Mr. Herman noted the confusion with budgets are that they are constantly evolving

from September to January, and they were not sure what the bill would actually accomplish. Auburn has never had a request for this type of information or file format. Mr. Herman discussed the potential danger of utilizing thumb drives supplied by individuals to copy these files, and that no municipality should accept a thumb drive for this purpose. He felt the Town would need to have a supply which they could charge for.

Shred Day – May 9th

Mr. Herman provided the Board with a flyer from Northeast Record Retention, LLC. concerning the Mobile Shredding Day on Saturday, May 9, 2020 from 9 AM to Noon.

Biannual Boiler Inspections – Safety Complex Items

Mr. Herman provided a copy of a letter dated February 24, 2020 from Travelers BoilerRe who met with Captain Saulnier to conduct the Fire Department boiler and air tank inspections at the Safety Complex, Pingree Hill Station and the Highway Garage. As a result of the inspection a leaking safety valve was recommended to be replaced, as well as a water heater safety valve which had corrosion on the Safety Complex boiler.

Town Website

Mr. Herman has been in touch with CivicCMS concerning the network outage affecting its customers today at Town Hall. A response was received indicating they are working on the problem. Mr. DiPietro indicated he had been able to access the site just prior to the meeting to review the agenda.

2019 Town Report and 2020 Voters Guide

Mr. Herman provided the Board with the 2019 Town Report and the 2020 Voters' Guide. The Voter's Guide was mailed on February 20th and the Town Report was received on February 19th.

Old Business

Report/Comments of Ex-Officio Board Representatives

Mr. Eaton noted the Highway Department met on February 19th and discussed the intersection with Hooksett Road and Bunker Hill Road.

Next Meetings/Events

Monday, March 9, 2020 – Board of Selectmen's Meeting – 7:00 PM

Tuesday, March 10, 2020 – Town Election Day – AVS – 7:00 AM to 7:00 PM

Monday, March 16, 2020 – Swearing-in Ceremony for Town & School District Officers

Minutes

- February 10, 2020 Public Meeting

Mr. Eaton motioned to approve the minutes of the February 10, 2020 Public Meeting. Mr. Bedard seconded the motion, with all in favor, the motion passed unanimously.

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

Mr. Eaton motioned to go into non-public session under RSA 91-A:3, II (a) compensation of a public employee. Mr. Bedard seconded the motion. A Roll Call Vote was taken – Mr. Eaton – aye, Mr. Bedard aye. The motion passed unanimously.

The meeting room was closed to the public at 7:19 PM.

Mr. Eaton motioned to come out of non-public session at 7:22 PM. Mr. Bedard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

The Board received the annual performance evaluation of Parks & Recreation Coordinator Amy Lachance and the recommendation from the Town Administrator that a step increase be provided based on the positive performance evaluation. Mr. Eaton indicated he was in agreement with it, noting Amy does a good job. Mr. Bedard agreed noting she is organized and has things headed in the right direction.

The meeting room was reopened to the public at 7:22 PM.

Mr. Eaton motioned to approve a step increase for the Parks & Recreation Coordinator from a Labor Grade 6, Step 9 to a Labor Grade 6, Step 10 based on a positive performance evaluation.

Adjourn

Mr. Eaton motioned to adjourn the meeting at 7:23 PM. Mr. Bedard seconded the motion, with all in favor, the motion passed unanimously.

Respectfully submitted,

Nancy J. Hoijer,
Recording Secretary