

**Town of Auburn  
Board of Selectmen  
October 16, 2017  
Town Hall  
7:00 p.m.**

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

Approval of Payroll for Week of October 16, 2017  
Consent Agenda – as of October 16, 2017

**() Appointments with the Board**

**() FY 2018 Budget Presentations**

Highways and Streets – Mike Dross  
Debt Service  
CASA Funding Request

**() New Business**

2017 Tax Rate  
Application for Restoration of Involuntarily Merged Lots – 18 Sun Valley Road  
Potential Replacement of AFD Rescue 1  
Recommendation to Release Cash Bond Amounts for Wethersfield Phase III

**() Old Business**

Update on Sale of Tax Deeded Property  
Report on Household Hazardous Waste Event and E-Waste Collection

**() Other Business**

**() Minutes**

- October 2<sup>nd</sup>, 2017 Public Meeting
- October 5<sup>th</sup>, 2017 Public Meeting
- October 12<sup>th</sup>, 2017 Public Meeting

**() Non-Public Session**

**() 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

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: October 16, 2017

Re: Consent Agenda – Week of October 16, 2017

### **Yield Tax Warrant:**

- ❖ Londonderry Turnpike (Tax Map #3, Lot #3) - \$34.50
- ❖ 24 Country Circle (Tax Map #5, Lot #49 – 5) - \$698.98

### **Petition and Pole License:**

- ❖ Eversource Energy – One pole – Pingree Hill Road

### **Notice of Intent to Cut Wood or Timber:**

- ❖ Raymond Road (Tax Map #10, Lot #3) – Acreage of Cut: 3 Acres
- ❖ Wilsons Crossing Road (Tax Map #5, Lot #50) – Acreage of Cut: 25 Acres

### **Raffle Permit:**

- ❖ Friends of Griffin Free Public Library – Quilt, Dremel Tool & Gift Basket

### **Notice of Property Lien:**

- ❖ 543 Bunker Hill Road (Tax Map #5, Lot #85-3) – \$223.28

### **Quitclaim Deed to Strategic Contracting Co., LLC:**

- ❖ Property with frontage on Appletree Road (Tax Map #17, Lot #84)

### **Pistol/Revolver License:**

Three (3) Licenses

# 2018 PROPOSED HIGHWAYS & ROADS

## TOWN OF AUBURN

		1	2	3	4	5	6	7	8	9
		Expended	Expended	Expended	Budgeted	Expended YTD	Dept/Comm	% Chg	BOS	Budget Comm
		2014	2015	2016	2017	2017	Request	17/18	Approved	Approved
							2018		2018	2018
		As of December	As of December	As of December	As of December	As of October				
<b>Highways &amp; Streets</b>										
1 01-4312-3-385-1	Highway Shimming	110,271.22	81,259.88	120,087.79	130,000.00	99,806.47	130,000.00			
2 01-4312-3-385-2	Highway Spr/Summer Storms	13,662.50	0.00	5,604.25	8,500.00	0.00	8,500.00			
3 01-4312-3-385-3	Highways Summer Subcontractor	156,108.00	118,545.00	148,494.00	138,000.00	190,521.55	138,000.00			
4 01-4312-3-385-4	Highway Road Striping	16,264.75	16,757.50	16,830.10	20,000.00	425.00	20,000.00			
5 01-4312-3-385-5	Highway Tree/Brush Cutting	31,320.00	33,811.00	32,295.00	42,000.00	36,640.00	42,000.00			
6 01-4312-3-385-6	Highway Crack Sealing	2,000.00	0.00	0.00	1.00	0.00	1.00			
7 01-4312-3-385-7	Highway Cold Patch	7,653.75	5,813.00	4,643.75	5,000.00	1,725.00	5,000.00			
8 01-4312-3-385-8	Highway Summer Gravel/Bankrun	14,258.11	23,031.74	25,991.97	1.00	36,814.53	1.00			
9 01-4312-3-385-9	Highway Summer Misc Supplies	1,207.50	3,951.69	2,351.67	3,000.00	1,210.02	3,000.00			
10 01-4312-3-386-3	Highway Winter Subcontractor	349,779.50	423,838.38	312,206.50	382,000.00	352,077.59	382,000.00			
11 01-4312-3-386-4	Highway Winter Salt	196,497.00	153,532.79	139,806.82	170,000.00	112,922.28	170,000.00			
12 01-4312-3-386-5	Highway Winter Sand	130,383.83	9,711.73	0.00	5,000.00	0.00	5,000.00			
13 01-4312-3-386-6	Highway Winter Repairs	4,639.42	6,195.33	8,424.40	8,000.00	4,814.64	8,000.00			
14 01-4312-3-387-2	Highway Bridge & Culvert	2,232.50	560.20	6,058.85	5,000.00	6,725.80	5,000.00			
15 01-4312-3-387-4	Highway Guardrails, Gates, Etc.	976.00	1,338.00	250.47	1,000.00	0.00	1,000.00			
16 01-4312-3-388-1	Highway Signs & Safety Equipment	2,368.20	3,827.55	988.32	3,500.00	3,505.60	3,500.00			
17 01-4312-3-390-0	Highway Catch Basin Maintenance	4,290.00	9,070.00	2,100.00	5,000.00	560.00	5,000.00			
18 01-4312-3-390-2	Highway Storm Water Maintenance	2,228.50	21,258.75	27,408.50	15,000.00	822.00	15,000.00			
<b>Highways &amp; Streets Total</b>		<b>1,046,140.78</b>	<b>912,502.54</b>	<b>853,542.39</b>	<b>941,002.00</b>	<b>848,570.48</b>	<b>941,002.00</b>	<b>0%</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total:</b>		<b>1,046,140.78</b>	<b>912,502.54</b>	<b>853,542.39</b>	<b>941,002.00</b>	<b>848,570.48</b>	<b>941,002.00</b>	<b>0%</b>	<b>0.00</b>	<b>0.00</b>

# 2018 PROPOSED DEBT SERVICE

## TOWN OF AUBURN

	1 Expended 2014  As of December	2 Expended 2015  As of December	3 Expended 2016  As of December	4 Budgeted 2017  As of December	5 Expended YTD 2017  As of October	6 Dept/Comm Request 2018	7 % Chg 17/18	8 BOS Approved 2018	9 Budget Comm Approved 2018
<b>General Fund</b>									
<b>Principle on LT Bonds &amp; Notes</b>									
1 01-4711-4-410-1 Long Term Bond Principle	0.00	0.00	0.00	1.00	0.00	1.00			
<b>Principle on LT Bonds &amp; Notes Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.00</b>	<b>0.00</b>	<b>1.00</b>	<b>0%</b>	<b>0.00</b>	<b>0.00</b>
<b>Interest on LT Bonds &amp; Notes</b>									
2 01-4721-4-420-1 Long Term Bond Interest	0.00	0.00	0.00	1.00	0.00	1.00			
<b>Interest on LT Bonds &amp; Notes Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.00</b>	<b>0.00</b>	<b>1.00</b>	<b>0%</b>	<b>0.00</b>	<b>0.00</b>
<b>Interest on Tax Anticipation</b>									
3 01-4723-4-420-1 Tax Anticipation Interest	0.00	0.00	0.00	1.00	0.00	1.00			
<b>Interest on Tax Anticipation Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.00</b>	<b>0.00</b>	<b>1.00</b>	<b>0%</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.00</b>	<b>0.00</b>	<b>3.00</b>	<b>0%</b>	<b>0.00</b>	<b>0.00</b>

ST 11 2017

October 5, 2017

**BOARD of DIRECTORS**

**David Eby**  
CHAIRMAN  
Devine, Millimet & Branch

**Amy Covenor**  
CHAIRMAN-ELECT  
WMUR TV ABC-9

**Thomas Buchanan**  
TREASURER  
Derry Medical Center

**John Zahr**  
SECRETARY  
Dyn

**Evelyn Aissa**  
Reaching Higher New Hampshire, Inc.

**Adele Baker**  
Manchester, NH

**Judy Bergeron**  
MTS Services

**Arthur Bruinooge**  
Portsmouth, NH

**Kathy Christensen**  
Amherst, NH

**Nick Giacomakis**  
New England Investment  
& Retirement Group, Inc.

**Jerry Howard**  
Strategy First Partners

**Ellen Koenig**  
NH Women's Foundation &  
Nonprofit Consultant

**Bryan Lord**  
New Ventures Advisors, LLC.

**Linda Lovering**  
Lovering Volvo

**Denise McDonough**  
Anthem Blue Cross Blue Shield

**Benjamin Oleson**  
Town of Lancaster, NH

**Maria Proulx**  
Anthem Blue Cross Blue Shield

**Alan Reische**  
Sheehan, Phinney, Bass + Green

**Chief Nick Willard**  
Manchester Police Department

**Marcia R. Sink**  
PRESIDENT & CEO

Town of Auburn  
P.O. Box 309  
Auburn, NH 03032

Dear Board of Selectmen,

Court Appointed Special Advocates (CASA) of New Hampshire strives to protect the rights of our state's most vulnerable children to live, learn and grow in the embrace of a loving family. Our trained Volunteer Advocates speak on behalf of the best interests of abused children who come to the attention of New Hampshire's family courts through no fault of their own.

As you may know, CASA of NH is the only nonprofit organization in the state to recruit, screen and train volunteers to advocate for victimized children. There is never an end-point to our mandate, but rather a steady stream of children in jeopardy, particularly an increased number who have come into the court system due to the tragic drug epidemic in our state. Parental substance abuse often has a negative impact on the physical and emotional well-being of children because home environments become chaotic and unpredictable, leading to child mistreatment. We, as a society, have a major interest in how child protection systems respond to children who are the victims of this dire epidemic as well as child abuse and neglect on the whole.

When children are thrust into the confusion of the court and foster care systems, our Volunteer Advocates ensure the child's interests are considered. They paint a clear picture of their needs so judges can make informed decisions for the child's future.

On behalf of CASA of New Hampshire, I respectfully request inclusion in the Town of Fremont's FY18 budget. The children that we serve come from every corner of the state, and are part of your very community. The same holds true for our volunteers as is evidenced below.



# **FY 2017** BY THE NUMBERS

## *In Rockingham County alone:*

**173\***  
**87**  
**64,182**  
**8,522**

**Children served**  
**Volunteers**  
**Miles traveled**  
**Hours of volunteer time**

## *Statewide:*

**1,358**  
**513**  
**538,861**  
**73,750**

***Value of volunteer advocacy provided***      **Over \$4M**

*\* This number includes children who use your towns' schools and resources and live with foster parents or extended family members in your community. (July 1, 2016 – June 30, 2017)*

CASA believes that when appropriate intervention happens at a critical time in an abused child's life, the cycle of violence can be broken and their life can take a path towards becoming healthy, productive adults contributing to our communities. CASA of NH continually strives to serve 100% of NH's children in need of compassionate advocates and currently our advocates speak on behalf of 85% of them. For that reason, we respectfully request your consideration for funding of **\$500** in your **FY 2018** budget cycle.

Please know that your funding makes a huge impact in the life of an abused or neglected child. For additional information, please call 626-4600 or visit our website at [casanh.org](http://casanh.org).

Sincerely,



Marcia R. Sink  
President and CEO



## Tax Rate Breakdown Auburn

Municipal Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Municipal	\$2,748,440	\$672,981,470	<b>\$4.09</b>
County	\$734,269	\$672,981,470	<b>\$1.09</b>
Local Education	\$9,147,577	\$672,981,470	<b>\$13.59</b>
State Education	\$1,584,249	\$664,988,770	<b>\$2.38</b>
<b>Total</b>	<b>\$14,214,535</b>		<b>\$21.15</b>

Village Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
<b>Total</b>			

Tax Commitment Calculation	
Total Municipal Tax Effort	\$14,214,535
War Service Credits	(\$165,000)
Village District Tax Effort	
Total Property Tax Commitment	\$14,049,535

10/6/2017

Stephan Hamilton  
Director of Municipal and Property Division  
New Hampshire Department of Revenue Administration

## Appropriations and Revenues

### Municipal Accounting Overview

Description	Appropriation	Revenue
Total Appropriation	\$5,288,640	
Net Revenues (Not Including Fund Balance)		(\$2,691,934)
Fund Balance Voted Surplus		(\$59,900)
Fund Balance to Reduce Taxes		\$0
War Service Credits	\$165,000	
Special Adjustment	\$0	
Actual Overlay Used	\$46,634	
<b>Net Required Local Tax Effort</b>	<b>\$2,748,440</b>	

### County Apportionment

Description	Appropriation	Revenue
Net County Apportionment	\$734,269	
<b>Net Required County Tax Effort</b>	<b>\$734,269</b>	

### Education

Description	Appropriation	Revenue
Net Local School Appropriations	\$12,887,848	
Net Cooperative School Appropriations		
Net Education Grant		(\$2,156,022)
Locally Retained State Education Tax		(\$1,584,249)
<b>Net Required Local Education Tax Effort</b>	<b>\$9,147,577</b>	
State Education Tax	\$1,584,249	
State Education Tax Not Retained	\$0	
<b>Net Required State Education Tax Effort</b>	<b>\$1,584,249</b>	

## Valuation

### Municipal (MS-1)

Description	Current Year	Prior Year
Total Assessment Valuation with Utilities	\$672,981,470	\$654,335,959
Total Assessment Valuation without Utilities	\$664,988,770	\$646,343,259

### Village (MS-1V)

Description	Current Year
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# Auburn

## Tax Commitment Verification

### 2017 Tax Commitment Verification - RSA 76:10 II

Description	Amount
Total Property Tax Commitment	\$14,049,535
1/2% Amount	\$70,248
Acceptable High	\$14,119,783
Acceptable Low	\$13,979,287

If the amount of your total warrant varies by more than 1/2%, the MS-1 form used to calculate the tax rate might not be correct. The tax rate will need to be recalculated. Contact your assessors immediately and call us at 603.230.5090 before you issue the bills. See RSA 76:10, II

<b>Commitment Amount</b>	
Less amount for any applicable Tax Increment Financing Districts (TIF)	
<b>Net amount after TIF adjustment</b>	

**Under penalties of perjury, I verify the amount above was the 2017 commitment amount on the property tax warrant.**

<b>Tax Collector/Deputy Signature:</b>	<b>Date:</b>
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## Requirements for Semi-Annual Billing

### Pursuant to RSA 76:15-a

76:15-a Semi-Annual Collection of Taxes in Certain Towns and Cities - I. Taxes shall be collected in the following manner in towns and cities which adopt the provisions of this section in the manner set out in RSA 76:15-b. A partial payment of the taxes assessed on April 1 in any tax year shall be computed by taking the prior year's assessed valuation times 1/2 of the previous year's tax rate; provided, however, that whenever it shall appear to the selectmen or assessors that certain individual properties have physically changed in valuation, they may use the current year's appraisal times 1/2 the previous year's tax rate to compute the partial payment.

Auburn	Total Tax Rate	Semi-Annual Tax Rate
Total 2017 Tax Rate	\$21.15	\$10.58

### Associated Villages

No associated Villages to report

## Fund Balance Retention

**Enterprise Funds and Current Year Bonds**

**\$0**

**General Fund Operating Expenses**

**\$16,754,735**

**Final Overlay**

**\$46,634**

DRA has provided a reference range of fund balance retention amounts below. Please utilize these ranges in the determination of the adequacy of your municipality's unrestricted fund balance, as currently defined in GASB Statement 54. Retention amounts, as part of the municipality's stabilization fund policy [1], should be assessed dependent upon your governments own long-term forecasts and special circumstances. Please note that current best practices published by GFOA recommend, at a minimum, that "...general purpose governments, regardless of size, maintain unrestricted fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures." [2],[3]

[1] The National Advisory Council on State and Local Budgeting (NACSLB), (1998), *Framework for Improved State and Local Government Budgeting: Recommended Budget Practices (4.1)*, pg. 17.

[2] Government Finance Officers Association (GFOA), (2009), *Best Practice: Determining the Appropriate Level of Unrestricted Fund Balance in the General Fund*.

[3] Government Finance Officers Association (GFOA), (2011), *Best Practice: Replenishing General Fund Balance*.

### 2017 Fund Balance Retention Guidelines: Auburn

Description	Amount
<b>Current Amount Retained (12.29%)</b>	<b>\$2,059,976</b>
17% Retained <i>(Maximum Recommended)</i>	\$2,848,305
10% Retained	\$1,675,474
8% Retained	\$1,340,379
5% Retained <i>(Minimum Recommended)</i>	\$837,737

### 2017 RSA 198:4-b II School Fund Balance Retention Guidelines: Auburn

If a school district has adopted RSA 198:4-b II by a vote of the legislative body, the school district may retain year-end unassigned general funds in an amount not to exceed, in any fiscal year, 2.5 percent of the current fiscal year's net assessment pursuant to RSA 198:5, for the purpose of having funds on hand to use as a revenue source for emergency expenditures and overexpenditures under RSA 32:11, or to be used as a revenue source to reduce the tax rate. This retained fund balance is not cumulative. The maximum allowed fund balance retention has been calculated as:

	Net Assessment	2.5% of Net Assessment
<b>Local School</b>	\$10,731,826	\$268,296



## TOWN OF AUBURN, NEW HAMPSHIRE BUILDING DEPARTMENT

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### Zoning Determination

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**Property Location:** 18 Sun Valley Road

**Tax Map/Lot #** 018-024

**Zoning District:** Residential One (R-1)

**Other:**

**Property Owner(s):** Arvid Dahlbloom

**Current Use of Property:** Single family home with barn outbuilding

**Proposal:** Request by property owner to un-merge 3 lots involuntarily merged. (not sure date)

**Zoning Determination:**

Mr. & Mrs. Perley purchased lot 64 in 1963. (I believe original house was constructed in 1966)

Mr & Mrs. Perley purchased Lot 63 in September 1975

Mr. & Mrs. Perley purchased Lot 65 in October 1975.

Mr. & Mrs. Perley apply for a variance to build a home on one of the lots in 1977. They are denied variance in 1977. It appears the ZBA perceived the lots to already be combined, as they deny variance, stating "subdividing" would create non-conforming lot. (may not have been correct interpretation but owner did not appeal). Not sure which lot they were intending on building on (63 or 65)

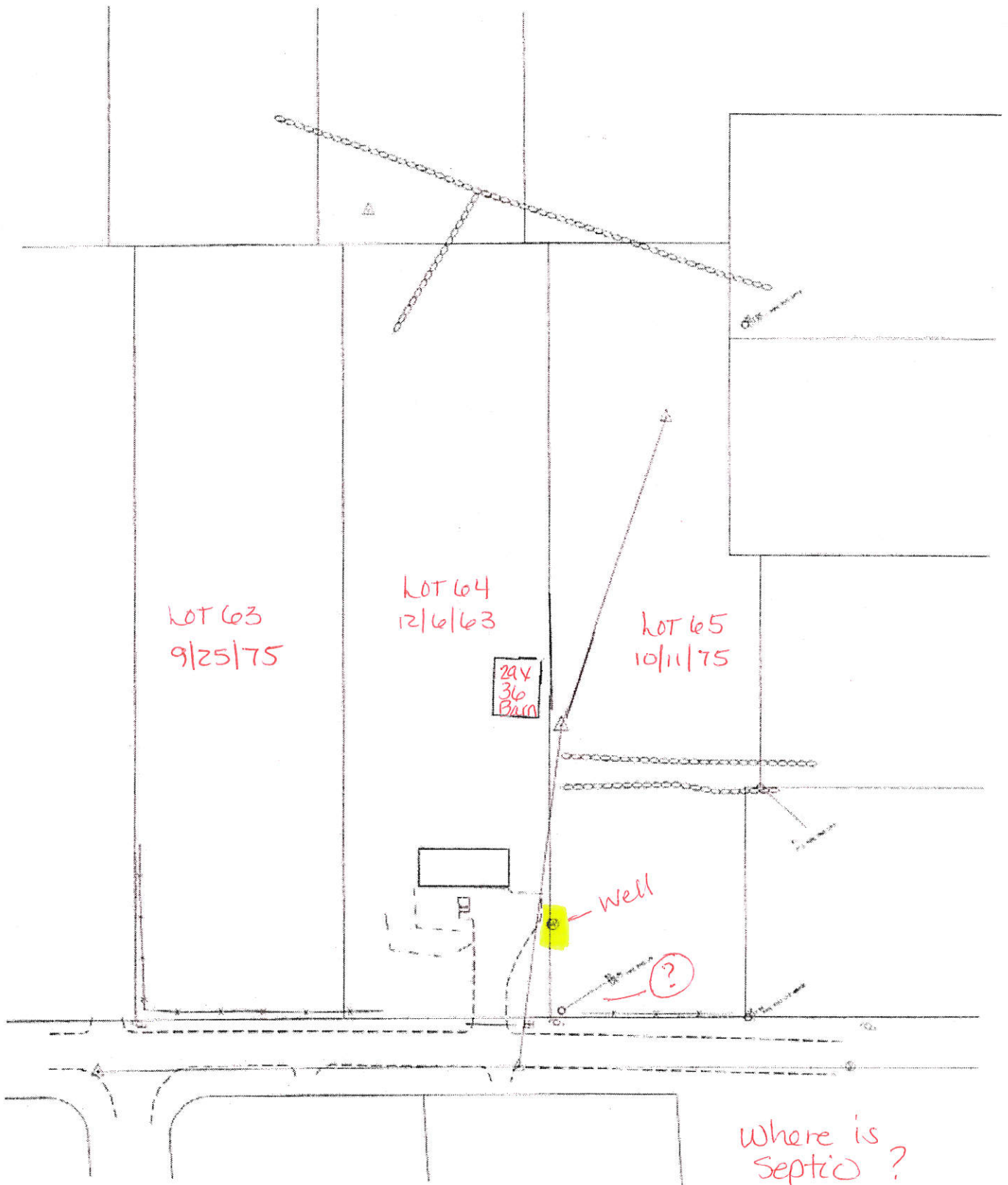
Then sometime between 1985 and 1987 the owners applied for a permit to build a barn and the application indicates they submitted the permit on the premise that the 3 lots were one as they note 5 acre parcel with 500' of frontage... the barn is constructed very close to the "property line" between Lots 64 and 65. Had the lots been considered separate, a variance would have been required to build less than 30' from side line.

The well for 18 Sun Valley is also right on the line, if not crossing the line. Verification should be presented that the well is in fact on applicant's lot. Otherwise easement would be necessary, or new well drilled for Lot 64 and existing well goes with Lot 65. (if un-merger is granted.)

The plan submitted does not show location of existing septic system. Once verified that septic is not upon Lot 63, it would seem reasonable to grant un-merger to previous Lot 63, with no guarantee that lot is "buildable".

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

**Date: 10/12/2017**



SECTION I

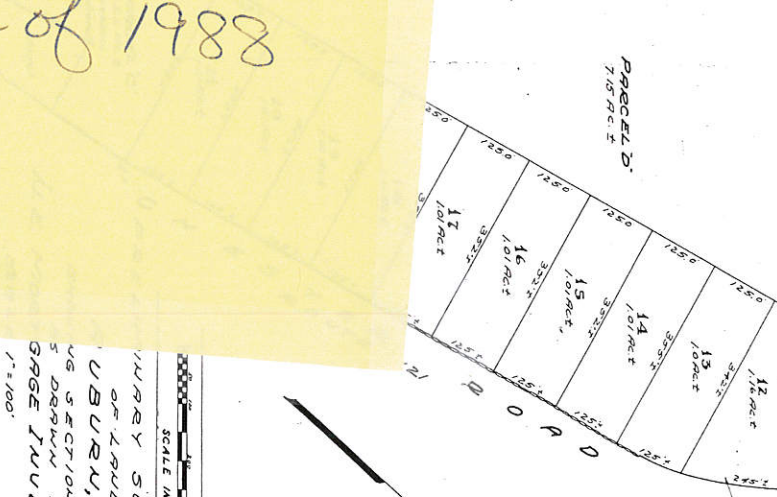
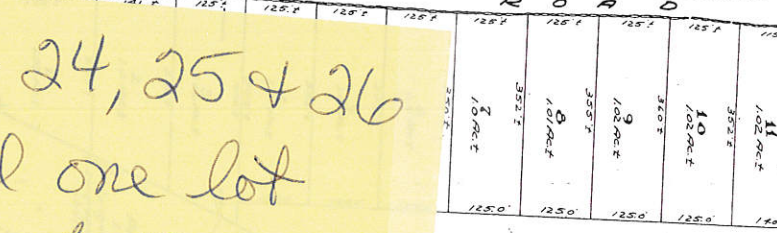
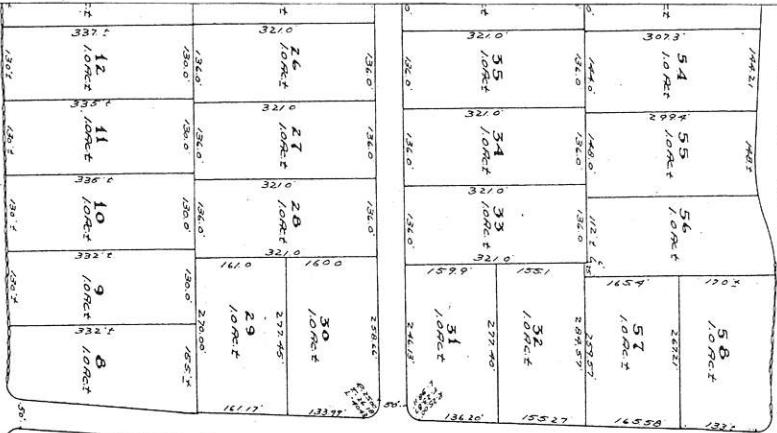
SECTION I

R O A D

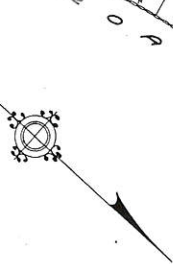
SECTION III

THAYER - Section K

#96



Lot 24, 25 & 26  
all one lot  
as of 1988



ROBERT L. THORNDIKE  
WINDHAM, N.H.  
SHEET 102 #96  
JUNE 1963



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

*Applicant Information*

Owner(s) Name	Arvid J. Dahlbloom		
Address/Street Number	18 Sun Valley Road		
City & State	Auburn, NH	Telephone ( )	

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

	Parcel 1	Parcel 2	Parcel 3
Assessor's Map/Lot/Sub	18 Lot 241		
Street Address	18 Sun Valley Rd		
Deed Reference Book/Page	4641 / 1413		

*\*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 Gilmanston 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

Arvid Dahlbloom

dotloop verified  
09/25/17 3:25PM EDT  
HCPN-ZCWX-PPK-VWBP

09/21/2017

Owner's Signature

Date



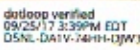
Arvid J. Dahlbloom  
18 Sun Valley Road  
Auburn, NH 03032

RE: Tax Map 18, Lot 24

Auburn Board of Selectman:

I hereby authorize Norris Viviers to represent me in all proceedings relative to the process of unmerging my lots situated at Sun Valley Rd. map 18 lot 24.

Sincerely,

Arvid J. Dahlbloom

BK 4641 PG 1413

Return To: SMC 75058  
McLane-Law Firm  
P.O. Box 326  
Manchester, NH 03105

021653

2006 APR 13 AM 10:56

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

### QUITCLAIM DEED

**ROBIN S. DAHLBLOOM n/k/a ROBIN SKERSY**, a single person, with an address of 518 Manchester Road, #2, Auburn, County of Rockingham, State of New Hampshire 03032, for consideration paid, grants to **ARVID J. DAHLBLOOM**, a single person, of 18 Sun Valley Road, Auburn, County of Rockingham, State of New Hampshire 03032, with **QUITCLAIM COVENANTS**, the following described premises:

Three separate and distinct tracts or parcels of land, all located in Auburn, County of Rockingham, State of New Hampshire, described as follows:

**Tract 1:**

A certain tract or parcel of land situated in Auburn, County of Rockingham, State of New Hampshire and being shown as Lot #63 of Section II, on a Plan of Land entitled "Preliminary Subdivision Plan of Land in Auburn, New Hampshire, showing Sections II and III as drawn for New England Mortgage Investment Corp., June 1963, Robert W. Thorndike, Windham, New Hampshire, Surveyor" (the "Plan") said Plan having been filed with the Rockingham County Registry of Deeds as Plan #96 and said tract being on the Northeasterly side of a proposed road as shown on the Plan and more particularly described as follows:

Northwesterly by Lot #62 on said Plan a distance of 500 feet; thence Northeasterly by Lot #68 on said Plan a distance of 130 feet; thence Southeasterly by Lot #64 on said Plan a distance of 500 feet; thence Southwesterly by said proposed road a distance of 130 feet to the point of beginning.

Containing 1.49 acres, according to said Plan.

SUBJECT TO restrictions as set forth in a deed from Eugene N. Siskind to Casper R. Kiesling and Anna Kiesling dated April 28, 1970 and recorded in the Rockingham County Registry of Deeds in Book 2183, Page 415.

Tract 2:

A certain tract or parcel of land situated in Auburn, County of Rockingham, State of New Hampshire and being shown as Lot #64 of Section II, on a Plan of Land entitled "Preliminary Subdivision Plan of Land in Auburn, New Hampshire, showing Sections II and III as drawn for New England Mortgage Investment Corp., June 1963, Robert W. Thorndike, Windham, New Hampshire, Surveyor" (the "Plan") said Plan having been filed with the Rockingham County Registry of Deeds as Plan #96 and said tract being on the Northeasterly side of a proposed road as shown on the Plan and more particularly described as follows:

Northwesterly by Lot #63 on said Plan a distance of 500 feet; thence  
Northeasterly by Lot #67 on said Plan a distance of 130 feet; thence  
Southeasterly by Lot #65 on said Plan a distance of 500 feet; thence  
Southwesterly by said proposed road a distance of 130 feet to the point of  
beginning.

Containing 1.49 acres, according to said Plan.

SUBJECT to all restrictions listed in deed of New England Mortgage Investment Corporation dated October 19, 1963 and recorded in Book 1699, Page 48 of the Rockingham County Registry of Deeds.

Tract 3:

A certain tract or parcel of land situated in Auburn, County of Rockingham, State of New Hampshire and being shown as Lot #65 of Section II, on a Plan of Land entitled "Preliminary Subdivision Plan of Land in Auburn, New Hampshire, showing Sections II and III as drawn for New England Mortgage Investment Corp., June 1963, Robert W. Thorndike, Windham, New Hampshire, Surveyor" (the "Plan") said Plan having been filed with the Rockingham County Registry of Deeds as Plan #96 and said tract being on the Northeasterly side of a proposed road as shown on the Plan and more particularly described as follows:

Northwesterly by Lot #64 on said Plan a distance of 500 feet; thence  
Northeasterly by Lot #66 on said Plan a distance of 115 feet; thence  
Southeasterly by Lots #4 and #5 on said Plan; thence  
Northeasterly again by Lot #5 on said Plan; thence  
Southeasterly by Lot #6 on said Plan a distance of 150 feet; thence  
Southwesterly by Lot #7 on said Plan; thence



Southeasterly by Lot #7 on said Plan a distance of 150 feet; thence Southwesterly by said proposed road a distance of 125 feet to the point of beginning.

Containing 1.39 acres, according to said Plan.

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 and described.

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

Said premises 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.

Meaning and intending to describe and convey the same premises conveyed to Arvid J. Dahlbloom and Robin S. Dahlbloom by deed of Frank S. Allgeyer and Yad Abrahm dated February 5, 1988 and recorded in Book 2726, Page 2567 of the Rockingham County Registry of Deeds.

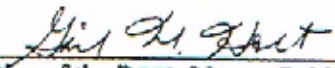
This conveyance is pursuant to a divorce decree and is therefore exempt from transfer taxes. Subject to an existing mortgage of record referenced therein to be refinanced by the grantee as set forth therein. The grantor warrants that she has not mortgaged the premises except with the grantee.

DATED this 6<sup>th</sup> day of April, 2006.

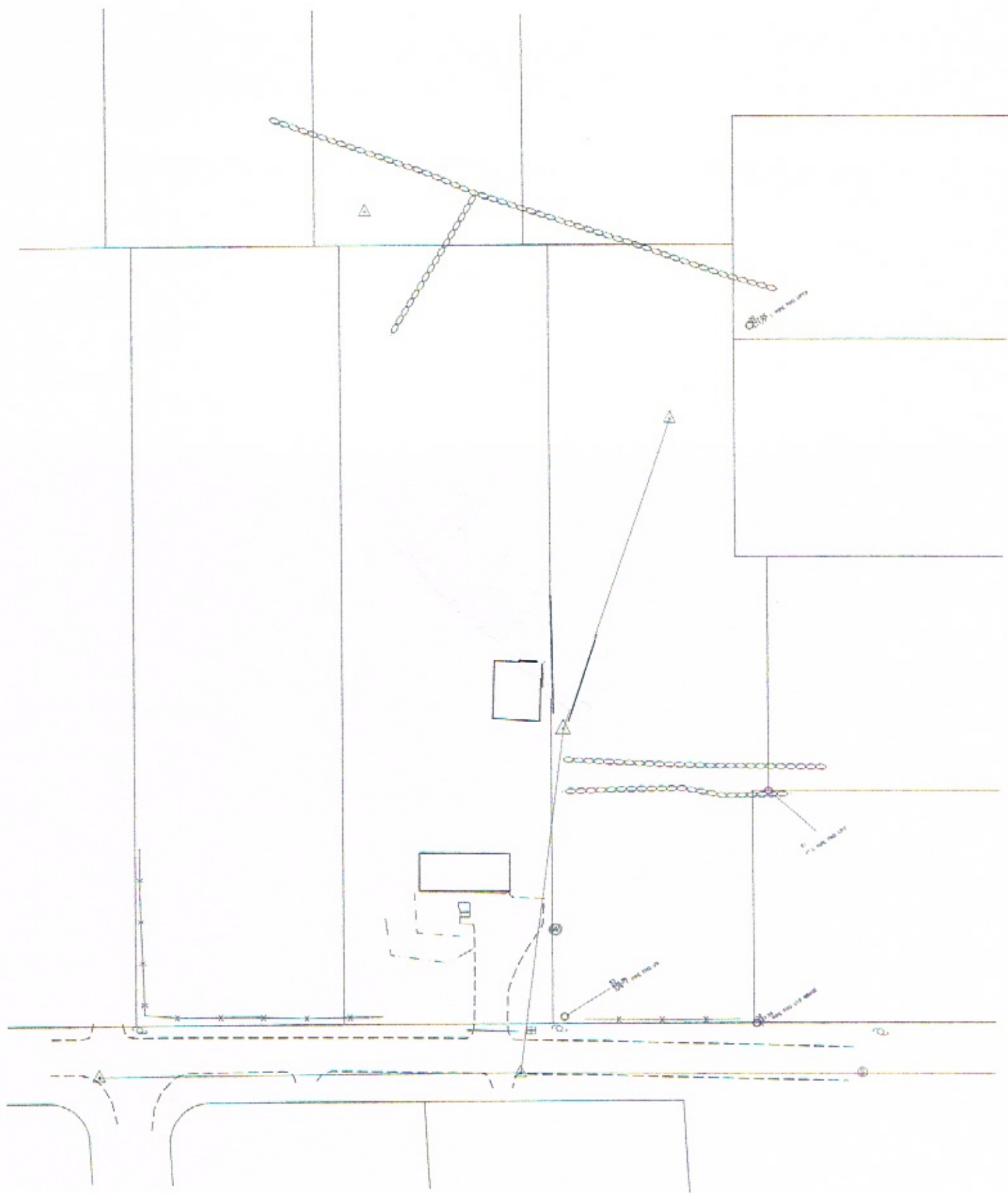
  
Robin S. Dahlbloom, n/k/a Robin Skersy

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2006, by Robin S. Dahlbloom, n/k/a Robin Skersy.

  
Justice of the Peace/Notary Public  
Printed Name: GAIL M. HOLT  
My Commission Expires: 10-9-









July 15, 2017

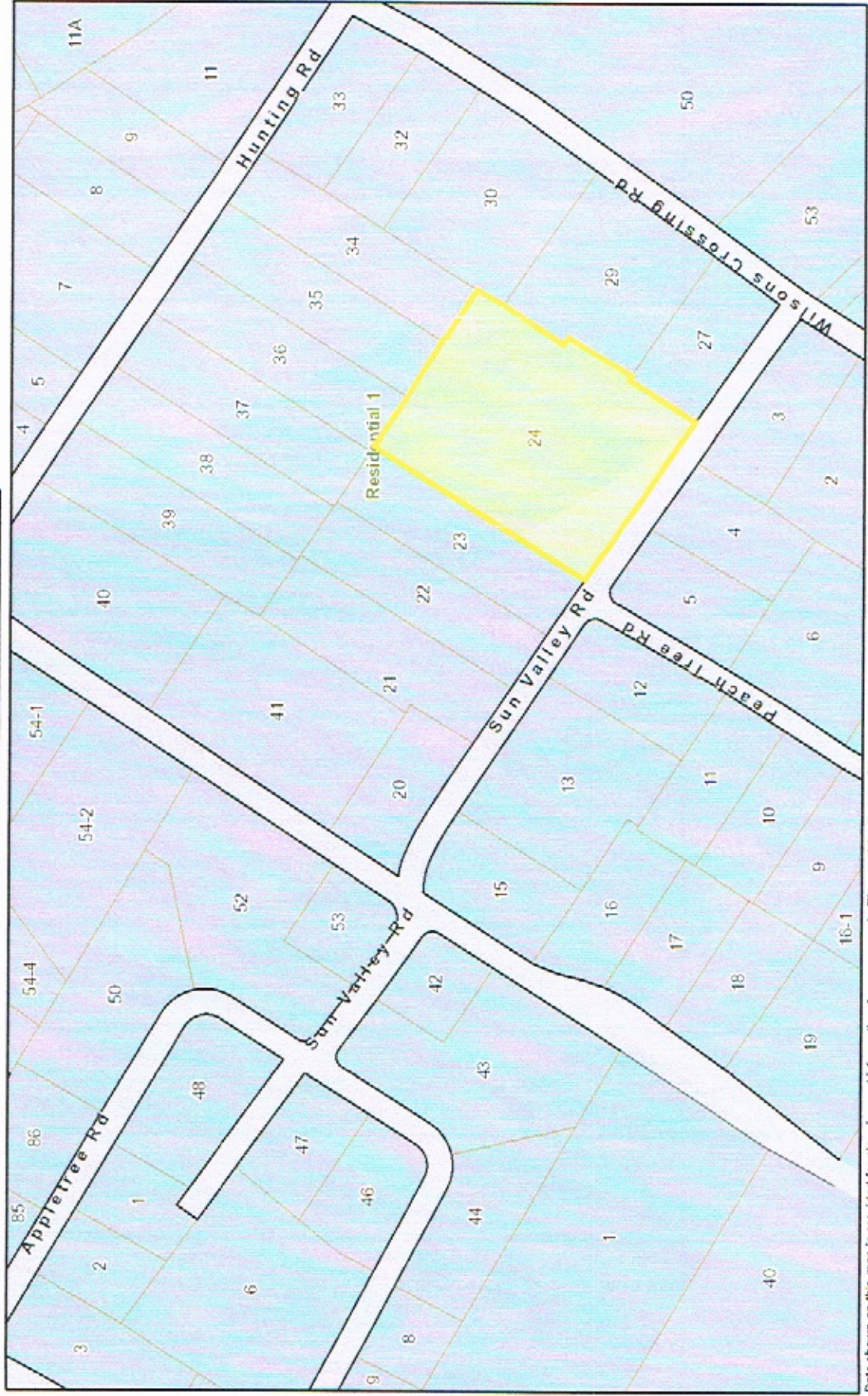
Auburn, NH

1 inch = 268 Feet



**CAI Technologies**  
Cadastral Assessment & Information

[www.cai-tech.com](http://www.cai-tech.com)



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.



Traverse Section K #96



Drawer II - Section K #96  
Sheet 1482





Edward Gannon / Chief of Department  
[chief@auburnnhfire.org](mailto:chief@auburnnhfire.org)  
603-483-8141

Dear Board of Selectmen,

Over the last 8 months, the members of the Fire Department truck committee has had several planning meetings to design and develop specifications for the replacement of Rescue 1. We have had six vendors assist and bid on building a new medium duty rescue. The decision was made to increase the size and capacity of the Rescue for the following reasons.

1. The rescue body is more than 30 years old and the amount of equipment carried on this truck has increased drastically. The old 10 pounds of stuff in a five pound bag theory.
2. Finding parts for the electronics is often difficult and expensive because the body is now considered an antique. The wiring is old, brittle and has been cut and spliced many times.
3. The transmission was replaced in 2015 and had to be completely overhauled this year. Every time the truck goes into second gear, the transmission slips.
4. Personnel has to climb over things to get to equipment needed in an emergency.
5. With a crew, the rescue currently weighs 17,000 pounds. The Gross Vehicle Weight Rating on the truck is 17,500 Pounds. That's a lot of weight to constantly have on the chassis and for the engine to pull.

Two years ago, the Town of Candia paid \$225,000 for a Ford F-550 rescue vehicle, which is similar to our current vehicle. Their vehicle is already at maximum weight capacity and has no space for additional equipment. This design and configuration was chosen out of necessity. They had to buy a vehicle that fit into a tightly packed station. Over the next thirty years, the vehicles cab and chassis will need to be replaced at least twice. Current price of a Ford F-550 is \$47,000, also add an average 3% a year increase. Our plan will demonstrate the advantage of the vehicle we are requesting over what Candia had to purchase at \$225,000 Initial cost.

Estimated Ford F-550 in 10 years    \$63,164 Replace cab and chassis 2026 plus Labor.

Estimated Ford F-550 in 20 years    \$84,886 Replace cab and chassis 2036 plus Labor.

\$373,050 + unknown labor equals total vehicle cost over 30 years.

Rosenbauer gave us the exact truck the Town of Auburn needs now and for the next 30 years. Not only did Rosenbauer fulfill our needs, they were also the lowest price out of 6 bidders. A Massachusetts based operation, Rosenbauer's bid is \$317,000 which is \$56,050 plus unknown labor cost cheaper than the 30 year cost of Candia's rescue vehicle. The truck will be built on a Kenworth commercial cab and chassis and we estimate it to last the Town of Auburn 30 years.

The Fire Department is asking for your support to replace our current rescue vehicle with a vehicle that will stand the test of time well into the future. I would like to work with Bill Herman and put together a proposed warrant article to put on the ballot for the March election. I have come up with a plan that will have very minimal tax implications.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Edward Gannon".

Edward Gannon  
Chief of Department

PLANNING BOARD  
TOWN OF AUBURN

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October 12, 2017

Mr. James Headd, Chairman  
Town of Auburn  
Board of Selectmen  
47 Chester Road  
Auburn, NH 03032


Re: **Wethersfield Phase III**

Dear Mr. Headd:

On October 4, 2017, the Planning Board voted to recommend The Board of Selectmen approve to release the cash bond for the stock yard reclamation surety in the amount of \$19,190.63 to Espana Building & Development, Inc. The Planning Board also voted to recommend The Board of Selectmen approve to release the cash bond for the remaining work items surety in the amount of \$3,450.00. Inspection was completed and documented in Stantec's letter dated October 4, 2017.

Thank you for your attention to this matter. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Denise Royce". The signature is written in dark ink and is positioned above the printed name and title.

Denise Royce  
Land Use Administrator

cc: Auburn Planning Board

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**October 4, 2017**

**Present:** Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff & Tom LaCroix, Alternates. Dale Phillips, Selectmen's Representative. Minutes recorded by Denise Royce.

**Absent:** Jess Edwards, Alternate.

Mr. Poltak called the meeting to order at 7:02 p.m. and asked the Board members to introduce themselves to everyone present.

**MINUTES**

**Mr. Porter moved to approve the minutes for September 20<sup>th</sup>, 2017 as written, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.**

**GENERAL BUSINESS**

**Espana Building & Development, Inc.**  
**Wethersfield Phase III**  
**Discuss Cash bond for Project**

Mr. Poltak explained that he has spoken to Mr. Tatem today and that basically everything is complete in Wethersfield and what was pending was known as the staging area. Mr. Poltak stated that everything has been completed and that the bond was to cover the staging area and with that, Mr. Poltak read the letter dated September 27<sup>th</sup> from Mr. Eaton regarding a request that the Town of Auburn release the cash bonds held for the reclamation of the stock yard in the amount of \$19,190.63 and the remaining work items in the amount of \$3,450.00. Mr. Tatem from Stantec Consulting Services, Inc. inspected the remaining work items of the stock yard and has approved that all the items listed on the estimates were completed. With this said, Mr. Poltak asked for a motion to vote on releasing the remaining bond in the amount of \$19,190.63.

**Mr. Grillo made a motion to approve the request to release the reclamation amount of \$19,190.63 for the stockyard for Espana Building & Development, Inc., Wethersfield Phase III. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.**



Mr. Poltak asked for a motion to vote on releasing the \$3,450.00 for the remaining work items.

**Mr. Grillo made a motion to approve the request to release the remaining work items surety in the amount of \$3,450.00 for Espana Building & Development, Inc., Wethersfield Phase III. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.**

Mr. Tatem wanted to point out to the Board members that, when they were excavating the material from that yard they changed the topography where a treatment swale went through on the original design and so because the height wasn't there anymore there was no need for a swale. Mr. Tatem went on to say that he sent a letter and in that letter, he included the design and explained it in detail to the Board members. In conclusion, Mr. Eaton has not seen any water come out of the pipe and asked the Board what they wanted to do. Mr. Poltak stated that he was aware of the letter and did not believe the Board members had an issue with this modification. The Board did not have any issues with the modification and it was noted that the letter along with the meeting minutes would be placed in the file.

**Informal – David Erwin  
254 Rockingham Road, Tax Map 25, Lot 45  
Discuss Potential Use of Property**

At this time, Mr. Poltak moved on to the discussion regarding 254 Rockingham Road and asked Mr. Wichert to present. Mr. Wichert began by saying that Mr. Erwin is looking at purchasing this lot and putting a machine shop on the property. Mr. Wichert stated that the property is zoned commercial and that they are looking to put a 50-foot by 120-foot building with approximately 4 employees. Mr. Wichert asked the Board what they are looking to obtain is to see what would be required by the Board. The first question is that there is a house currently located on the property and that the house is less than 125 feet to the wetlands and wanted to know if that would buy them anything. Mr. Tatem asked if they would be staying within the same footprint. Mr. Wichert said no but they would be less than the 125 feet. Mr. Tatem believed that since it was a change of use that it would require them to meet the current regulations but it would probably give them some weight with the Planning Board and Zoning Board of Adjustment given that it is not a raw piece of land as it does have an existing use on it but that would be up to the Boards. Mr. Wichert asked the Planning Board Chairman if they would have to go before the Zoning Board for relief from the wetland. Mr. Poltak said yes.

Mr. Wichert had another question for the Board which pertained to the fact that the current house sits close to the road and that the lot itself is small and was about 140 feet wide and about 870 feet long. Mr. Wichert believed it would be serviced by onsite well and septic and went on to talk about lighting and landscaping and asked if those would be things that the Board would be looking at or could they request a waiver. Mr. Poltak commented that he believed that they should go before the Zoning Board first





October 4, 2017  
File: 195110837

Attention: Mr. Ron Poltak, Chairman  
Office of the Planning Board  
P.O. Box 309, 47 Chester Road  
Auburn, NH 03032-0309

Dear Mr. Poltak,

**Reference: Auburn, NH  
Wethersfield - Phase II  
Steam Mill Road Remaining Work Item Surety  
Stock Yard Reclamation Surety  
Stock Yard - Minor Plan Revision  
Maintenance Surety Release Recommendation  
Minor Plan Revision Recommendation**

At the request of the Town, we met on-site with the Developer on September 27, 2017 to view the completed reclamation work in the project stock yard and the removal of the stock yard access road, which intersected with Steam Mill Road. Considering these items have been completed, we recommend the release of the stock yard reclamation surety in the amount of \$19,190.63. Furthermore, we recommend the release of the Steam Mill Road remaining work items surety in the amount of \$3,450.

Also, as noted in the attached, approved and revised plans and associated letter, prepared by Eric C. Mitchell & Assoc. (ECM), due to the final grading of the stock yard, the vegetated swale was no longer necessary. The stormwater flow is currently directed over the existing settling basin berm and sheet flows towards the wetlands. The existing drainage easement will remain in place, to protect the vegetated area and allow the Town to perform any necessary maintenance in that area. We take no exception to the proposed design revisions. If acceptable to the Board, the attached plan should be approved and saved in the project file.

Please call if you have any questions.

Sincerely,

**STANTEC CONSULTING SERVICES INC.**

A handwritten signature in black ink, appearing to read "J. Daniel Tatem".

J. Daniel Tatem  
Project Manager  
Phone: (603) 669-8672  
Fax: (603) 669-7636  
[dan.tatem@stantec.com](mailto:dan.tatem@stantec.com)

Attachment: ECM revised plan and letter

c. Bill Herman, Town Administrator  
Rick Eaton, Developer  
R. LaBranche, Stantec

V:\1951\active\195110837\documents\correspondence\Ltrs\let\_Poltak Surety Release Recommendation - Stock Yard Access and Rec

**ECM**

**Eric C. Mitchell & Associates, Inc.**

*Planning, Surveying, Environmental*

September 21, 2017

Reference: Espana Building & Development, Inc.  
Detention Pond 12 Evaluation  
Wethersfield Phase 3  
Tax Map 2 (Lots 3, 9, 11, 13 & 140  
Steam Mill Road  
Auburn, NH

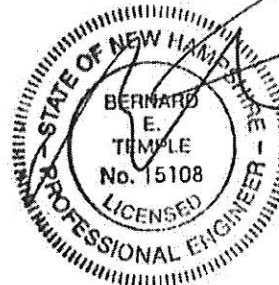
Dan Tatum  
Stantec  
5 Dartmouth Drive  
Auburn NH

Dan

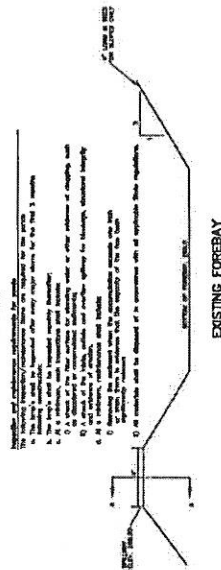
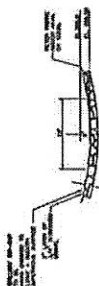
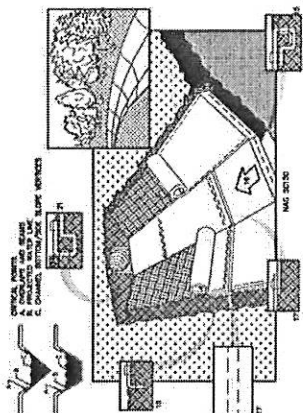
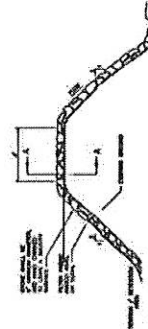
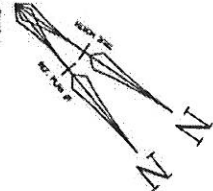
Having reviewed the revised and approved plan from 2014, and visiting and surveying the existing site conditions. I have determined that due to the final grading of the reclaimed area and the very low flows proposed from the existing outlet that the construction of the proposed swale as noted on the plan provided to you on 6/19/14 "revised detention pond 12" is not necessary as previously proposed.

The new plan that has been submitted showing just a vegetative filter strip on the outlet of the forebay will be more than adequate for the minimal flows. The flows will leave the filter strip and flow overland through approximately 100 feet of reclaimed gently sloping grass area and 100 feet of natural wooded vegetation prior to entering the existing wetlands'.

Bernie Temple PE  
Eric C. Mitchell & Associates, Inc.



**Bedford Office and Payment Address:** P.O. Box 10298, 55 So. River Road, Bedford, N.H. 03110 (603)627-1181 Fax (603)627-0556  
**Epping Office:** Pine and Pond Plaza, 276B Calef Highway, Epping, New Hampshire 03042 (603)679-5900 Fax (603)679-5940  
**Bow Office:** 1 Grandview Road, Bow, New Hampshire (603) 228-1645 Fax (603) 228-9170



**EXISTING FOREBAY**

[illegible]

1. CONTRACT DOCUMENTS - CONTRACT DOCUMENTS (GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS) SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY ADDITIONAL DOCUMENTS REQUIRED FOR THE PROJECT.

2. PERMITS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO OBTAIN THESE PERMITS.

3. INSURANCE - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL REQUIRED INSURANCE COVERAGE THROUGHOUT THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO OBTAIN THIS COVERAGE.

4. SAFETY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A SAFE WORKING ENVIRONMENT THROUGHOUT THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO IMPLEMENT THIS SAFETY PROGRAM.

5. QUALITY CONTROL - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A QUALITY CONTROL PROGRAM THROUGHOUT THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO IMPLEMENT THIS QUALITY CONTROL PROGRAM.

6. COMMUNICATION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPEN COMMUNICATION WITH THE OWNER AND THE PROJECT TEAM THROUGHOUT THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO MAINTAIN THIS COMMUNICATION.

7. PROGRESS REPORTS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REGULAR PROGRESS REPORTS TO THE OWNER AND THE PROJECT TEAM. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO PROVIDE THESE REPORTS.

8. CHANGES - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROPOSING ANY CHANGES TO THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR REVIEWING AND APPROVING ANY SUCH CHANGES.

9. COMPLETION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE PROJECT WITHIN THE SPECIFIED TIME FRAME. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO COMPLY WITH THIS SCHEDULE.

10. FINAL DELIVERY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING THE COMPLETED PROJECT TO THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CONTRACTOR TO COMPLY WITH THIS DELIVERY SCHEDULE.

[illegible]

THE TRENCH AFTER STAPLING

TEMPORARY EROSION CONTROL  
BLANKET FOR CHANNELS  
WILDLIFE FRIENDLY

REV	DATE	DESCRIPTION	BY
1	06/19/13	WORK ESTIMATE AND IT	W
2	07/29/13	REVISED SET & REVISED DRAWING SET/ALL	W
3	07/29/2013	REVISED COMMENTS, FINAL PLANS	W
4	07/29/2013	PLANNING BOARD COMMENTS	W
5	07/29/2013	JULY 6, 2013 OPEN COMMENTS	W
6	07/29/2013	PLAN # 1000 COMMENTS	W
7	07/29/2013	PLAN # 1000 COMMENTS	W
8	07/29/2013	PLAN # 1000 COMMENTS	W
9	07/29/2013	PLAN # 1000 COMMENTS	W
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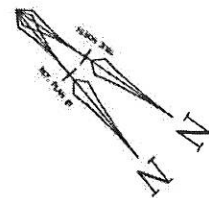
DEFENTION ROAD 12 REMISON  
STEAM MILL ROAD STA 11+00 TO 19+50  
WETHERSFIELD PHASE III  
X MAP 2 • LOTS 3, 9, 11, 13 & 14  
WILSON CROSSING RD  
AUBURN, N.H.  
REC'D-903-596  
ESPANA BUILDING & DEVELOPMENT, INC.

PO BOX 768, AUGUSTA, NH 05503  
(603)483-8900

SCALE: HORIZ. 1" = 50', VERT. 1" = 5'

JUNE 20, 2014

ERIC C. MITCHELL & ASSOC. INC.  
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10096, 552 RIVER RD., ST. LOUIS, MO. 63110-0966  
PH. (314) 532-1161 FAX. (314) 532-0556



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41	10/11/2008	RECEIVED	100	100
42	10/11/2008	RECEIVED	100	100
43	10/11/2008	RECEIVED	100	100
44	10/11/2008	RECEIVED	100	100
45	10/11/2008	RECEIVED	100	100
46	10/11/2008	RECEIVED	100	100
47	10/11/2008	RECEIVED	100	100
48	10/11/2008	RECEIVED	100	100
49	10/11/2008	RECEIVED	100	100
50	10/11/2008	RECEIVED	100	100
51	10/11/2008	RECEIVED	100	100
52	10/11/2008	RECEIVED	100	100
53	10/11/2008	RECEIVED	100	100
54	10/11/2008	RECEIVED	100	100
55	10/11/2008	RECEIVED	100	100
56	10/11/2008	RECEIVED	100	100
57	10/11/2008	RECEIVED	100	100
58	10/11/2008	RECEIVED	100	100
59	10/11/2008	RECEIVED	100	100
60	10/11/2008	RECEIVED	100	100
61	10/11/2008	RECEIVED	100	100
62	10/11/2008	RECEIVED	100	100
63	10/11/2008	RECEIVED	100	100
64	10/11/2008	RECEIVED	100	100
65	10/11/2008	RECEIVED	100	100
66	10/11/2008	RECEIVED	100	100
67	10/11/2008	RECEIVED	100	100
68	10/11/2008	RECEIVED	100	100
69	10/11/2008	RECEIVED	100	100
70	10/11/2008	RECEIVED	100	100
71	10/11/2008	RECEIVED	100	100

DEFINITION: POND 12 REASON  
STEAM MILL ROAD STA 114+00 TO 194+50  
WETHERSFIELD PHASE III  
TAX MAP 2 • LOTS 3, 9, 11, 13 & 14  
WILSON CROSSING RD  
AUBURN, N.H.  
PREPARED FOR  
ESPANA BUILDING & DEVELOPMENT, INC.

SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'

ERIC C. MITCHELL & ASSOC. INC.  
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 102961, 35 50 HYDER RD., BIRMINGHAM, AL 35210-0296  
PH. (205) 677-1181 FAX. (205) 677-0552

PH. (603) 677-1111 FAX. (603) 677-0556

**LEGEND**

- [illegible]

**ESPAÑA BUILDING & DEVELOPMENT, INC.**

**P.O. BOX 788  
AUBURN, NEW HAMPSHIRE 03032**

**Phone 603-483-8800**

**Fax 603-483-2266**

September 27, 2017

Town of Auburn  
Planning Board  
Denise Royce, Land Use Coordinator  
P O Box 309  
Auburn NH 03032-0309

RE: Cash bonds for project Wethersfield Phase III

Dear Denise,

At this time Espana Building & Development Inc. is requesting that the Town of Auburn release the cash bonds held for the reclamation of the stock yard in the amount of \$19,190.63 and the remaining work items in the amount of \$3,450.00.

Dan Tatem from Stantec Consulting Services, Inc. inspected the remaining work items of the stock yard today and has approved that all the items listed on the estimates were completed.

Thanking you in advance for your prompt attention to this matter.

Sincerely,

  
Rick Eaton

cc: Carrie Rouleau-Cote, Building Code Official  
Dan Tatem, Stantec Consulting