

5:30 Municipal Assessment Data Sheets (MADS) - Assessing Director, Marti Noel

MEMORANDUM

DATE: December 14, 2020

TO: Board of Selectmen

CC: John Shannon

FROM: Marti Noel, Assessor

RE: **Municipal Assessment Data Sheets (MADS)**

It is the time of year to certify with the Department of Revenue Administration the Municipal Assessment Data Sheets which contain the real estate transfers that have taken place in Milford between October 1, 2019 and September 30, 2020. This information is used to measure the level of assessment within the community, and provides the basis for the Equalization Ratio, a measurement of assessed value to market value. The report is due for completion and submission to the DRA by December 15 each year.

I have provided a list of the sales used in this year's review and a DRAFT statistical summary sheet. This provides a window into how closely are assessments reflect market value.

As required by DRA Rev 2804.01, the assessing department has reviewed and analyzed each sale as well as furnished the data necessary to categorize and qualify each sale for inclusion or exclusion in this analysis. Sales are disqualified if, through research, it has been determined that they do not meet the definition of arms-length transaction. Such sales would include sales between abutters, family members or related business entities, foreclosure sales and bank re-sales, short sales, and the like. I would like to assure the Board that I have reviewed every sale and have confirmed the sales data with knowledgeable parties whenever possible. The data is correct and complete to the best of my knowledge.

Your signatures are required when this data is submitted to the DRA for final review and analysis. By March, and hopefully sooner, we can expect to have the Equalization Ratio for 2020 as determined by the NH Department of Revenue. This number is important in establishing equity for legal purposes such as abatements and appeals. It also provides Milford residence with a level of confidence regarding the accuracy of their assessments. Again, I would like to assure you that I have spent significant time in verifying the data included in this report.

Thank You



2020 Ratio Study Summary Report

11/24/2020 11:47:54 AM

Town Name: Milford, Hillsborough County

Date Range: 10/01/2019 through 09/30/2020

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Strata	Description	Mean Ratio	Median Ratio	WM Low CI	WM Ratio	WM High CI	COD	PRD	Total Strata	Sales PA34	Valid	Valid %	Valid PA34	Valid PA34 %	UT#	UT %
11	Single Family Home	90.18	89.97	88.87	90.00	91.08	7.15	1.00	191	136	151	79.1%	105	69.5%	150	99.3%
12	Multi Family 2-4 Units	88.27	87.31	80.13	87.51	93.93	11.37	1.01	12	8	9	75.0%	7	77.8%	9	100%
13	Apt Bldg 5+ Units	0	0	0	0	0	0	0	1	1	1	100%	1	100%	1	100%
14	Single Res Condo Unit	88.92	87.89	86.32	88.08	90.01	7.08	1.01	56	47	49	87.5%	40	81.6%	49	100%
17	Mfg Housing With Land	0	0	0	0	0	0	0	1	1	1	100%	1	100%	1	100%
18	Mfg Housing Without Land	88.69	87.32	80.65	88.27	95.52	14.33	1.00	16	12	11	68.8%	8	72.7%	11	100%
22	Residential Land	79.62	70.48	64.06	75.84	88.69	23.26	1.05	38	20	11	28.9%	8	72.7%	11	100%
33	Commercial L&B	0	0	0	0	0	0	0	6	5	3	50.0%	2	66.7%	3	100%
34	Industrial L&B	0	0	0	0	0	0	0	1	1	1	100%	1	100%	1	100%
35	Mixed Use Res/Cmcl L&B	0	0	0	0	0	0	0	2	2	2	100%	2	100%	2	100%
57	Unclass/Unk Other	0	0	0	0	0	0	0	2	1	1	50.0%	0	0%	1	100%
AA	Any & All	89.05	89.15	85.45	88.14	89.48	8.76	1.01	333	239	240	72.1%	175	72.9%	239	99.6%
GC1	Area Improved Res	89.94	89.17	88.64	89.60	90.58	7.51	1.00	279	206	221	79.2%	161	72.9%	219	99.1%
GC2	Area Improved Non-Res	89.46	83.37	0	92.79	0	23.51	0.96	10	9	7	70.0%	6	85.7%	7	100%
GC3	Area Unimproved	79.62	70.48	63.78	75.84	88.60	23.26	1.05	40	21	11	27.5%	8	72.7%	11	100%
GC4	Area Misc	0	0	0	0	0	0	0	4	3	1	25.0%	0	0%	1	100%



2020 Ratio Study Summary Report

11/24/2020 11:47:54 AM

Town Name: Milford, Hillsborough County

Date Range: 10/01/2019 through 09/30/2020

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Type	Description	Median Low CI	Median Ratio	Median High CI	PRD Low CI	PRD	PRD High CI	COD	UT#
All (AA)	Any & All	88.01	89.15	90.22	1.00	1.01	1.04	8.76	239
Group (GC1)	Area Improved Res	88.06	89.17	90.37	1.00	1.00	1.01	7.51	219
Group (GC2)	Area Improved Non-Res	0	83.37	0	0	0.96	0	23.51	7
Group (GC3)	Area Unimproved	64.12	70.48	93.52	0.98	1.05	1.15	23.26	11

Title	Description	Criteria Met
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110	True
Strata-Any and All (PRD)	Overall PRD Confidence Interval should overlap range of .98-1.03	True
Strata-Any and All (COD)	Coefficient of Dispersion < 20.0	True
Strata-GC1	Median Confidence Interval should overlap overall median +/- 5%	True
Strata-GC2	Median Confidence Interval should overlap overall median +/- 5%	N/A
Strata-GC3	Median Confidence Interval should overlap overall median +/- 5%	True

Verno	Sale Date	Book Page	Grantor	Grantee	Address	Map Lot	Verified Price	Current Assed	Previous Assed	Ratio	Prop Code	Mod Code	Special Code	Town Notes
2	10/1/2019	9215-2422	TWO HUNDRED FOUR ELM ST LLC,	DOUBLE K PROPERTIES LLC,	204 ELM ST	19-19	\$917,533	\$757,800	\$757,800	82.59	33	00	00	Thursday, January 30, 2020 11:52 AM
4	10/1/2019	9216-0087	CHAPPELL, COREY R; CHAPPELL, SARAH JANANNE	BERGERON, ISAAC L; BERGERON, SARAH BROOKE	27 FEDERAL HILL RD	48-31	\$200,000	\$319,100	\$293,500	159.6	11	00	00	CYR REFLECTS EXTENSIVE RENOVATIONS PRE-SALE
5	10/1/2019	9216-0281	BAILEY, HEATHER; BAILEY, MICHAEL	VIAUD, CHRISTOPHER; VIAUD, EMILEE	18 WYMAN LN	54-1-2	\$360,000	\$388,300	\$388,300	107.9	11	00	00	Friday, January 31, 2020 3:30 PM
6	10/1/2019	9216-0345	BARRINGER, SHELLEY D; RUOTOLO, SHELLEY D	BERTRAM, ALAN L	344 ELM ST #24	16-5-C-24	\$163,000	\$151,200	\$151,200	92.76	14	00	00	Friday, January 31, 2020 3:30 PM
7	10/1/2019	9216-0371	SHEPARD, ANNE R	NELSON, CYNTHIA; NELSON, DOUGLAS	64 ADAMS ST	22-24	\$190,000	\$230,600	\$207,100	109	11	00	00	THIS IS THE 1ST OF TWO SALES ON THIS HOUSE, WHERE THE CYR REFLECTS SIGNIFICANT CHANGES AFTER THIS PURCHASE AND BEFORE THE 2ND PURCHASE. HOME WAS "FLIPPED"
9	10/2/2019	9216-0871	AUDREY RONDO REVOCABLE TRUST BY TR, ; POOLE, JILLIAN TR; RONDO, AUDREY REVOCABLE TRUST BY TR	BERNARD, JEFFREY A	69 VALHALLA DR	36-70	\$229,000	\$216,500	\$217,900	94.54	11	00	00	CYR REFLECTS MINOR CORRECTION FOR INTERIOR COMPONENTS. USE CYR
10	10/2/2019	9216-1016	DEDRICK, RICHARD	BACHNER, DAVID E JR	24 OAKLAND DR	34-21-5	\$257,000	\$243,000	\$240,300	94.55	11	00	00	CYR REFLECTS ADDED FINISHED BASEMENT AND UPDATED FLOORING PRE-SALE. USE CYR
11	10/2/2019	9216-1110	LOVEJOY, KATHERINE A; LOVEJOY, PHILIP R	BRANDIN E SWISHER REVOCABLE TRUST BY TR, ; SWISHER, BRANDIN E REVOCABLE TRUST BY TR; SWISHER, BRANDIN E TR	392 MILE SLIP RD	55-4-2	\$500,000	\$439,500	\$430,600	87.9	11	00	00	CYR = NEW SIDING, DECK, , MINOR IMPROVEMENTS PRE SALE
13	10/2/2019	9216-1883	MG HOLDINGS LLC,	HOMMEL, ELIZABETH; HOMMEL, MICHAEL	46 KNIGHT ST	25-101	\$294,933	\$247,400	\$206,500	83.88	11	00	00	CYR REFLECTS TOTAL UPDATE AND RENOVATION PRE-SALE. USE CYR

14	10/2/2019	9216-1928	O'DOHERTY, ELIZABETH T BY EXECS; O'DOHERTY, KATHLEEN EXEC; O'DOHERTY, MAUREEN EXEC	SCOLLIN FAMILY REVOCABLE TRUST BY TRS, ; SCOLLIN, GEORGE F TR; SCOLLIN, MAURA E TR	24 LEDGEWOOD DR	43-23-C-69	\$255,000	\$254,000	\$258,700	99.61	14	00	00	CYR REFLECTS CORRECTION FOR FLOORING MATERIALS. USE CYR
17	10/4/2019	9217-1720	MALONE, DANIELLE; MALONE, KASEY	JOHNSON, CHRISTOPHER MICHAEL; JOHNSON, MELISSA ANNE	68 WEBSTER ST	35-10	\$305,000	\$264,500	\$264,500	86.72	11	00	00	Wednesday, February 19, 2020 2:09 PM
18	10/4/2019	9217-1910	FALCORE INVESTMENTS LLC,	AHEARN, DANYEL M; AHEARN, SCOTT G	77 RIDGEFIELD DR	18-30	\$295,000	\$256,200	\$217,300	86.85	11	00	00	CYR REFLECTS MAJOR UPDATES PRE-SALE. USE CYR
23	10/8/2019	9218-0644	GRANT, PAULA A	MITSCH, MICHAEL; MITSCH, TERESA	73 CHRISTINE DR	43-23-C-26	\$145,800	\$241,200	\$241,200	165.4	14	00	00	Wednesday, February 19, 2020 2:15 PM
25	10/8/2019	9218-0962	BADGER HILL PROPERTIES LLC,	LESIEUR, ALYSHA N; ZICK, MIKKI	151 TIMBER RIDGE DR	51-26-160	\$363,400	\$334,500	\$53,300	92.05	11	00	00	LYR = LAND ONLY; CYR = NEW HOME. USE CYR
26	10/9/2019	9218-2419	MANSFIELD, SALLY S; SMITH, SALLY S MANSFIELD	CHOATE, KARIN E	30 MERRIMACK RD #2	27-32-C-2	\$160,000	\$138,400	\$137,700	86.5	14	00	00	Wednesday, February 19, 2020 2:18 PM
27	10/10/2019	9219-0478	BLANEY, DEBRA A; BOWDEN, DEBRA	KERR, MAUREEN; KERR, PATRICIA	62 WELLESLEY DR	37-63	\$289,000	\$285,900	\$285,900	98.93	11	00	00	Thursday, February 20, 2020 12:35 PM
29	10/11/2019	9219-1192	CHAPIN CHILDREN'S GIFT TRUST BY TR, ; CHAPIN, BRADFORD G TR; CHAPIN, ROBERT B	MDR REHAB & DEVELOPMENT LLC,	27 MERRIMACK RD	27-23	\$110,133	\$196,200	\$182,200	178.2	11	00	00	CYR=RENOVATIONS AND UPDATES PRE-SALE.
30	10/11/2019	9219-1967	TREPANIER, JASON GDN; TREPANIER, MARC GDN; TREPANIER, SHARON A BY GDNS; TREPANIER, SHARON BY GDNS	SCHEIPERS, BRENDA J	545 ELM ST #31	7-3-M-31	\$111,133	\$90,000	\$90,000	80.98	18	00	00	Thursday, February 20, 2020 1:52 PM
32	10/15/2019	9220-0506	COLE, JEFFREY	CASEY, CAROLINE; JACOBS, VINCENT	OFF BALL HILL RD	51-11-2	\$460,000	\$0	\$0	0	19	00	00	Monday, June 22, 2020 1:35 PM
34	10/15/2019	9220-1327	SAN-KEN HOMES INC,	GOOCH, CHRISTOPHER L	149 BOYNTON HILL RD	45-3-48	\$459,933	\$403,700	\$230,900	87.77	11	00	00	LYR REFLECTS NEW HOME @ < 100% COMPLETE; CYR = HOME @ 100%.
35	10/15/2019	9220-1861	GETMAN, BRENDAN J; GETMAN, JANELLE L	SPECK, LUZ; SPECK, STEVEN	74 WILTON RD	11-13	\$239,933	\$247,300	\$247,300	103.1	11	00	00	Thursday, February 20, 2020 2:04 PM
36	10/15/2019	9220-1969	BRACANI, MARYANN; BRACANI, MICHAEL A SR	GETMAN, BRENDAN J; GETMAN, JANELLE J	543 NORTH RIVER RD	4-3-51	\$365,000	\$324,800	\$324,700	88.99	11	00	00	Thursday, February 20, 2020 2:05 PM
37	10/16/2019	9221-0068	SMITH, KRISTEN E	FALKOWSKI, ERINN B	30 PERKINS ST #3	21-2-4C-3	\$173,933	\$136,000	\$128,200	78.19	14	00	00	CYR REFLECTS RENOVATIONS AND UPDATES PRE-SALE. USE CYR
41	10/17/2019	9221-2454	GOOCH, CHRISTOPHER L	CHIMELSKI, REBECCA	26 TIMBER RIDGE DR	51-26-125	\$384,000	\$357,800	\$359,800	93.18	11	00	00	CYR=MINOR CHANGES POST-SALE, PRE-ASSESSMENT; use cyr
43	10/18/2019	9222-1117	BADGER HILL PROPERTIES LLC,	DOLOR, ASHLEY O; DOLOR, VENANCIO A	72 TIMBER RIDGE DR	51-26-139	\$380,000	\$354,500	\$58,300	93.29	11	00	00	LYR IS LAND ONLY. CYR AND SALE ARE FOR NEW HOME

44	10/18/2019	9222-1136	KNIGHT, PATRICIA EXEC; PALO, MADELINE ANN EST BY EXEC	TRUDELL, MAURICE D JR	486 NASHUA ST #309	32-4-C-309	\$127,533	\$105,900	\$105,900	83.04	14	00	00	Thursday, February 20, 2020 2:14 PM
45	10/21/2019	9222-2388	DIFILLIPO, JILL M; MCCAROLL, LAWRENCE P; MCCARROLL, MILL M	CHAPMAN, JESSICA A; MCLAUGHLIN, DANIEL D	183 ANNAND DR	52-95-22	\$395,000	\$369,900	\$364,400	93.65	11	00	00	CYR REFLECTS CENTRAL AIR CONDITIONING ADDED PRE-SALE. USE CYR
46	10/21/2019	9222-2495	LYDON, MATTHEW D BY ATTY; LYDON, RICHARD ATTY	WARD, JACQUELINE; WARD, RODGER	50 HIGH ST	26-116	\$210,000	\$212,600	\$211,700	101.2	11	00	00	Friday, July 31, 2020 1:13 PM
47	10/22/2019	9223-0059	STUGART, JACLYN; STUGART, JOSHUA D	RAY, EDMOND LEE; RAY, LINDA M	70 BOYNTON HILL RD	45-3-19	\$390,000	\$397,600	\$397,600	102	11	00	00	Thursday, February 20, 2020 2:18 PM
48	10/23/2019	9223-2142	DOYLE, BARBARA C; DOYLE, JOHN J	DEBERNARDO, DANIELLE GALE; JALBERT, CLARA; JALBERT, KEITH ALAN; JALBERT, KEITH WAYNE	90 WELLESLEY DR	37-70	\$322,000	\$343,300	\$343,300	106.6	11	00	00	Thursday, February 20, 2020 2:21 PM
50	10/25/2019	9224-2104	CONTARINO, JASON H; CONTARINO, LAUREN E	LOVETT, JOSHUA D	170 BRIDGE ST	26-98	\$229,933	\$216,200	\$228,200	94.03	11	00	00	CYR = ADJUSTED FOR CORRECTION TO LIVING AREA SF
51	10/25/2019	9224-2547	PERRINE, RANDALL K	CARE, LUCILLE M	17 BEECH ST	29-4	\$194,733	\$179,400	\$164,000	92.13	11	00	00	CYR REFLECTS UPDATES/UPGRADES PRE-SALE. USE CYR
52	10/28/2019	9225-0019	DUNN, SETH B	EATON, CARA M; EATON, SEAN A	31 CYPRESS RD	37-117	\$269,933	\$285,400	\$285,400	105.7	11	00	00	Thursday, February 20, 2020 2:25 PM
55	10/28/2019	9225-1488	BOYLE, STEVEN M; LINDAHL, ANITA M	CONTARINO, JASON H; CONTARINO, LAUREN E	126 BOYNTON HILL RD	45-3-9	\$430,000	\$391,400	\$391,400	91.02	11	00	00	Thursday, February 20, 2020 2:25 PM
57	10/28/2019	9225-1895	EICHLER, RONNY	STREETER, ROBERT	366 MILE SLIP RD	50-8-5	\$340,000	\$335,200	\$335,200	98.59	11	00	00	Thursday, February 20, 2020 2:28 PM
58	10/29/2019	9225-2042	HALSTEAD, CAROLYN; MAGRI-HALSTEAD, CAROLYN	ROTCH, JEAN; ROTCH, JOHN M	0 NH RTE 13 S	52-18-8	\$50,000	\$68,900	\$68,900	137.8	22	00	00	Thursday, February 20, 2020 2:30 PM
60	10/29/2019	9225-2974	CURTIS, LISA D; CURTIS, LLOYD S JR	GARCIA, DONNA L; GARCIA, JORGE T	68 ANNAND DR	52-95-4	\$369,933	\$334,300	\$339,900	90.37	11	00	00	CYR REFLECTS CORRECTION TO LIVING AREA SF. USE CYR
62	10/29/2019	9226-0250	SMALL-TRULL, JOAN; TRULL, JOEL A	FARWELL, DIANA C; FARWELL, RONALD J	38 GREAT BROOK RD	41-40-3C-38	\$195,000	\$174,900	\$174,900	89.69	14	00	00	Thursday, February 20, 2020 2:32 PM
65	10/31/2019	9227-1159	PESHKA, BARBARA J; PESHKA, MARTIN J III	FIERO, JOANNE MARIE	322 NASHUA ST #4	26-109-C-4	\$150,000	\$142,900	\$142,200	95.27	14	00	00	Thursday, February 20, 2020 2:33 PM
66	11/1/2019	9227-2488	ALLEN FAMILY REVOCABLE TRUST OF 2018 BY TRS, ; ALLEN, ADRIANA G & TR; ALLEN, JOSEPH F & TR	DOUGHERTY, MATTHEW G	84 UNION ST	29-157	\$389,933	\$370,800	\$370,800	95.09	11	00	00	Friday, February 21, 2020 9:14 AM
68	11/4/2019	9228-1491	SAN-KEN HOMES INC,	REMELLA, DHEERAJ VENKATA; SAVIC-REMELLA, NATASA	18 HOLDEN LN	45-3-39	\$543,600	\$452,800	\$165	83.3	11	00	00	LYR-LAND ONLY IN CU; CYR = NEW SFR

69	11/4/2019	9228-1601	REMELLA, DHEERAJ V; SAVIC-REMELLA, NATASA	DE SOUZA, LUCIANO FERREIRA; TORRES, BARBARA M OYOLA	179 PONEMAH HILL RD	48-52-1	\$335,000	\$324,800	\$321,800	96.96	11	00	00	CYR REFLECTS ADDED CAC PRE-SALE.
71	11/4/2019	9228-1619	DESMARAIS, STEVEN A; DOWST, LESLIE	FEDERAL HILL PROPERTIES LLC,	FEDERAL HILL RD #OFF	56-71	\$75,000	\$43,100	\$44,600	57.47	22	00	00	CYR=LAND PLACED INTO CURRENT USE AFTER PURCHASE
72	11/4/2019	9228-2083	VETTER FAMILY REVOCABLE TRUST OF 2003 BY TR, ; VETTER, MARY SUSAN & TR	STADIG, LINDA; STADIG, WENDELL E	238 PONEMAH HILL RD	48-73	\$335,000	\$334,900	\$342,400	102.2	11	00	00	CYR REFLECTS ADJUSTMENTS MADE FOR PHYSICAL CHANGES, UPGRADES TO PROPERTY PRE-SALE, USE CYR
73	11/5/2019	9228-2993	READ, ANN J; READ, CHARLES L	RICKENBACH RENOVATION LLC,	378 MELENDY RD	52-22	\$55,000	\$232,200	\$200,400	422.2	11	00	00	CYR = MAJOR REMODEL & RENOVATION PRE-SALE.
75	11/5/2019	9229-0374	CANE, RICHARD PTNR; LAMHP ASSOCIATES BY PTNR,	LESCARD, ANNIE M TR; LESCARD, ROBERT P AND ANNIE M LESCARD REVOCABLE TRUST BY TR; ROBERT P LESCARD AND ANNIE M LESCARD REVOCABLE TRUST BY TR,	26 MELENDY RD #34	42-73-M-34	\$146,933	\$155,700	\$45,600	106	18	00	00	LYR = OLD MANUFACTURED HOME WHICH WAS REMOVED AND REPLACED WITH NEWER UNIT FOR CYR PRE-SALE. USE CYR
84	11/13/2019	9231-2790	FRIES, PHYLLIS KENDALL REVOCABLE TRUST BY TR; FRIES, PHYLLIS KENDALL TR; PHYLLIS KENDALL FRIES REVOCABLE TRUST BY TR,	OROZCO, CARLOS; OROZCO, VANESSA	156 UNION ST	34-26	\$309,933	\$251,500	\$256,600	81.15	12	00	00	CYR=CORRECTION TO SIDING PRE-SALE. USE CYR
85	11/13/2019	9232-0088	VISCONTI, JOSEPH V	LORENZO, EVA L; LORENZO, MONSERRATE	8 WEST ST	25-130	\$213,000	\$208,700	\$206,800	97.98	11	00	00	Friday, February 21, 2020 9:39 AM
87	11/14/2019	9232-1523	THIRTY FOUR HAMMOND ROAD REALTY TRUST BY TR, ; YOUNG, RHONDA J TR	CHAPPELL, COREY R; CHAPPELL, SARAH JANANNE	70 EMERSON RD	48-78	\$3,533	\$77,600	\$77,600	2196	22	00	00	Friday, February 21, 2020 9:40 AM
89	11/18/2019	9233-1252	FARKAS TWO THOUSAND THIRTEEN FAMILY TRUST BY TRS, ; FARKAS, ATTILA P & TR; FARKAS, JACKIE S & TR	AUSTIN, KAYLENE J	421 SAVAGE RD	40-9	\$290,000	\$253,300	\$252,000	87.34	11	00	00	Friday, July 31, 2020 1:24 PM
90	11/18/2019	9233-1785	BADGER HILL PROPERTIES LLC,	JOWDERS, AMY E; JOWDERS, SCOTT D	69 TIMBER RIDGE DR	51-26-134	\$348,600	\$362,400	\$62,300	104	11	00	00	LYR=LAND ONLY; CYR = NEW HOME. USE CYR
91	11/18/2019	9233-2136	COLLINS, COURTNEY J; COLLINS, NATHAN R	NGUYEN, RYAN D	10 CHESTNUT ST	26-24	\$295,000	\$265,400	\$261,200	89.97	11	00	00	CYR=ADDED CENTRAL AC AND PATIO PRE-SALE. USE CYR

92	11/19/2019	9233-2393	FRED R ROSS FAMILY REVOCABLE TRUST BY TR, ; ROSS, AUDREY TR; ROSS, FRED R FAMILY REVOCABLE TRUST BY TR	PERRINE, RANDY	78 CROSBY ST	39-24	\$270,000	\$245,100	\$245,100	90.78	11	00	00	Friday, February 21, 2020 10:51 AM
94	11/20/2019	9234-0745	FREDERICK A ROBINSON AND SUSAN M D B ROBINSON REVOCABLE TRUST OF 2011 BY TRS, ; ROBINSON, FREDERICK A AND SUSAN M D B ROBINSON REVOCABLE TRUST OF 2011 BY TRS; ROBINSON, FREDERICK A TR; ROBINSON, SUSAN M D B TR	SWENSON, AMBER M	99 OSGOOD RD	42-11	\$249,933	\$211,900	\$210,400	84.78	11	00	00	Friday, July 31, 2020 1:25 PM
95	11/20/2019	9234-1631	O'NEILL, KEVIN F; O'NEILL, KIMBERLY A	BRIGGS, JOSEPH	85 ARMORY RD	42-37-10	\$353,000	\$330,000	\$307,000	93.48	11	00	00	LYR=NEW HOME @ < 100% COMPLETE; CYR =HOME @ 100% COMPLETE. USE CYR.
96	11/20/2019	9234-1920	U S BANK NATIONAL ASSOCIATION MTGEE, ; WELLS, SHARON A BY MTGEE; WELLS, SHARON BY MTGEE	JCB LLC,	37 HERITAGE WAY	53-59	\$186,400	\$267,200	\$258,000	143.4	11	00	00	CYR=INTERIOR RENOVATIONS PRE-SALE. USE CYR
99	11/21/2019	9235-0105	VANCE FAMILY REVOCABLE TRUST OF 2017 BY TRS, ; VANCE, JOSEPH P TR; VANCE, SUE ELLEN TR	STEVENS, ALAN; STEVENS, THERESE	21 GREAT BROOK RD	41-40-5C-21	\$220,533	\$198,400	\$198,100	89.96	14	00	00	Friday, February 21, 2020 11:11 AM
100	11/21/2019	9235-0173	MASKE, ALICIA; MASKE, STEVEN	ROGERS, BETH M	18 MOORELAND ST	34-3-1	\$319,000	\$273,000	\$283,300	85.58	11	00	00	CYR REFLECTS CORRECTION FOR BEDROOM COUNT. USE CYR
101	11/22/2019	9235-0938	IADEVAIA-JALBERT, SUSAN J; JALBERT, DONALD G	JONES, AUSTIN N; JONES, RACHELLE	48 ALPINE ST	39-52	\$303,000	\$250,500	\$250,500	82.67	11	00	00	PLEASE USE CORRECT SELLING PRICE OF \$303,000!! SALE PRICE IS CONFIRMED WITH BOTH REAL ESTATE AGENTS; A REQUEST TO CLOSING COMPANY FOR CORRECTION ON DEED BY MILFORD ASSESSING OFFICE WENT UNANSWERED.

102	11/22/2019	9235-1165	FOUR HUNDRED SEVENTY SEVEN NASHUA STREET LLC,	MAC MILFORD REALTY LLC,	477 NASHUA ST	32-22	\$262,000	\$198,000	\$198,000	75.57	12	00	00	Friday, February 21, 2020 1:02 PM
104	11/22/2019	9235-1706	PALLADINO, KIRK D; PALLADINO, RENEE M	HILTON, CLIFF M; HILTON, KATHY A	529 NASHUA ST #63	43-59-M-63	\$127,000	\$103,900	\$95,300	81.81	18	00	00	CYR INCLUDES UPDATES & RENOVATIONS PRE-SALE. USE CYR
105	11/25/2019	9235-2449	PENDLETON, GORDON L; PENDLETON, SUSAN V	FELTON, PATRICIA J; FELTON, VICTOR	16 BRIARCLIFF DR	36-160	\$310,000	\$291,100	\$266,600	93.9	11	00	00	CYR REFLECTS UPDATES AND EXPANDED BASEMENT FINISH AREA PRE-SALE. USE CYR
106	11/25/2019	9236-1013	MANHA, NICHOLAS A JR	ZAINO, BART M; ZAINO, JUDITH A	395 NASHUA ST	31-10	\$410,000	\$276,400	\$276,400	67.41	12	00	00	Wednesday, May 27, 2020 2:44 PM
107	11/25/2019	9236-1412	MCBRIARTY, JAMES J; MCBRIARTY, PHYLLIS M	HOGAN, MEAGAN; HOGAN, TIMOTHY MICHAEL II	42 ELM ST	25-117	\$252,333	\$220,300	\$217,300	87.31	12	00	00	CYR REFLECTS ADJUSTED BEDROOM COUNT & INTERIOR UPDATES PRE-SALE. USE CYR
110	11/25/2019	9236-1752	PLIFKA, ZIGMUND; ZIGMUND, PLIFKA	KING, WILLIAM CRAIG	344 ELM ST #5	16-5-C-5	\$168,000	\$152,500	\$152,500	90.77	14	00	00	Friday, February 21, 2020 1:14 PM
114	11/26/2019	9237-0257	SAN-KEN HOMES INC,	DAVIS, JANET B; DAVIS, KENNETH C	10 HOLDEN LN	45-3-40	\$482,733	\$405,700	\$155	84.04	11	00	00	LYR REFLECTS LAND IN CU; CYR REFLECTS NEW HOME. USE CYR
115	11/26/2019	9237-0505	CASEY LIVING TRUST BY TRS, ; CASEY, CHRISTOPHER A & TR; GRAY-CASEY, REBECCA & TR	NGUYEN, LENA M	OFF STABLE RD	49-2	\$105,000	\$98,200	\$98,200	93.52	22	00	00	Friday, February 21, 2020 1:18 PM
117	11/27/2019	9237-2498	JOAN SEMRAI TRUST BY TR, ; SEMRAI, JOAN & TR; SEMRAI, JOAN TRUST BY TR	BERTRAND FAMILY TRUST BY TRS, ; BERTRAND, BERTHA J TR; BERTRAND, DAVID G TR	8 BELMONT DR	26-13-C-8	\$242,533	\$208,100	\$208,100	85.8	14	00	00	Friday, February 21, 2020 1:19 PM
118	12/3/2019	9238-2219	BADGER HILL PROPERTIES LLC,	YUTKINS, ERIN; YUTKINS, ROBERT	56 TIMBER RIDGE DR	51-26-133	\$341,333	\$333,300	\$55,700	97.65	11	00	00	LYR=LAND ONLY; CYR = NEW HOUSE. USE CYR
119	12/4/2019	9239-0635	DEVINE, LINDA TR; FREDERICK LORDEN REVOCABLE TRUST BY TRS, ; GLOW, NORMA TR; LORDEN, FREDERICK REVOCABLE TRUST BY TRS	PONEMAH PINES LLC,	0 PONEMAH HILL RD	43-61	\$145,000	\$158,800	\$272	109.5	22	00	00	LYR = LAND IN CU; CYR = LAND REMOVED FROM CU. USE CYR
120	12/4/2019	9239-0677	DAVISON, OLIVE S; DAVISON, WILLIAM H	MEADOWS, CASSANDRA; MEADOWS, HUGH H	57 GEORGETOWN DR	18-53	\$80,000	\$227,800	\$227,800	284.8	11	00	00	Friday, February 21, 2020 1:24 PM
121	12/5/2019	9239-2386	LORDEN, KENNETH	SAN-KEN HOMES INC,	287 MILE SLIP RD	50-7-2	\$79,000	\$75,000	\$72,800	94.94	22	00	00	Friday, February 21, 2020 1:24 PM
122	12/6/2019	9240-0527	LOCKE, ANTONIETTA R; LOCKE, RICHARD A	O'CONNELL, SUSAN J; O'CONNELL, WERNER S	439 NORTH RIVER RD #10	4-20-C-10	\$245,000	\$256,500	\$256,500	104.7	14	00	00	Friday, February 21, 2020 1:25 PM
123	12/6/2019	9240-0725	FOWLER, CARRIE B; WOODWARD, CARRIE B	VOGELSANG, GWENDOLYN M; VOGELSANG, KEITH G	22 IRIS RD	37-85	\$299,000	\$284,800	\$276,100	95.25	11	00	00	CYR REFLECTS UPDATES INCLUDING ADDITIONAL FINISHED BASEMENT AREA PRE-SALE. USE CYR

124	12/6/2019	9240-1180	ASPINWALL, AMY M; GOODNOW, TODD R; VARELA, KRISTIN LIANNE; VARELA, RYAN DOUGLAS		43 BADGER HILL DR	51-26-40	\$360,000	\$305,100	\$305,100	84.75	11	00	00	Friday, February 21, 2020 1:32 PM
126	12/9/2019	9240-2140	MACDONALD, LAURA MARONI; MACDONALD, SEAN SCOT; MARONI, LAURA	ASPIRAS, DEMETRIA F III; KUDLICH, MORGAN L	95 SOUHEGAN ST	27-40	\$319,933	\$311,800	\$313,400	97.46	11	00	00	Friday, February 21, 2020 1:33 PM
127	12/9/2019	9240-2809	KERR, MAUREEN C	FLYNN, CATHERINE O	82 SOUHEGAN ST	27-2	\$248,000	\$231,400	\$222,200	93.31	11	00	00	CYR REFLECTS REMODEL WITH ADDED BEDROOM AND BATHROOM PRE-SALE. USE CYR
129	12/10/2019	9241-1494	AMATO, PAUL K TR; AMATO, PAUL K TRUST BY TR; PAUL K AMATO TRUST BY TR,	SAN-KEN HOMES INC,	267 MILE SLIP RD	50-7	\$70,000	\$81,600	\$446	116.6	22	00	00	LYR=LAND IN CU; CYR = LAND REMOVED FROM CU. SP DOES NOT REFLECT LUCT PAID BY SELLER AT CLOSING.
130	12/11/2019	9241-1940	HIRBOUR, DEBRA SELENS; HIRBOUR, SCOT	FARMER, PATRICIA Y; FARMER, THOMAS J	322 NASHUA ST #6	26-109-C-6	\$145,000	\$140,200	\$140,200	96.69	14	00	00	Friday, February 21, 2020 1:37 PM
132	12/11/2019	9241-2318	MCLEOD, REBECCA E; MOSSEY, KRISTINE L	MOSSEY, KRISTINE L; MOSSEY, RICHARD G	779 NORTH RIVER RD	6-20	\$65,000	\$273,200	\$273,200	420.3	11	00	00	Friday, February 21, 2020 1:38 PM
136	12/12/2019	9242-0684	SAL'S KITCHEN REALTY LLC,	ONE HUNDRED EIGHTY ELM STREET LLC,	180 ELM ST	19-16	\$560,000	\$576,300	\$658,000	117.5	33	00	00	CYR REFLECTS DISSOLUTION OF CONDOMINIUM AND CHANGE OF USE POST-SALE.
137	12/13/2019	9242-2717	CHABOT, ALICIA I; CHABOT, BRADFORD	TEAGUE, DIANA; TEAGUE, KENNETH	132 WHITTEN RD	38-55	\$298,000	\$234,900	\$230,800	78.83	11	00	00	CYR REFLECTS INTERIOR UPDATES AND ADDED CENTRAL AC PRE-SALE. USE CYR
138	12/13/2019	9242-2751	CANE, RICHARD L PTNR; LAMHP ASSOCIATES BY PTNR,	DECOTEAU, DONALD; DECOTEAU, LINDA M	26 MELENDY RD #5	42-73-M-5	\$146,933	\$131,000	\$900	89.16	18	00	00	LYR = SHED ON MOBILE HOME PAD SITE ONLY; CYR = NEW MANUFACTURED HOME. USE CYR
140	12/16/2019	9243-0300	HANSON, JUDITH A & TR; HANSON, NORMAN L JR & TR; HANSON, NORMAN L JR REVOCABLE TRUST BY TRS; NORMAN L HANSON JR REVOCABLE TRUST BY TRS,	DORIS J MILLS REVOCABLE TRUST BY TR, ; MILLS, DORIS J REVOCABLE TRUST BY TR; MILLS, DORIS J TR	16 JAMES ST #108	32-23-1C- 108	\$220,000	\$193,600	\$193,600	88	14	00	00	Friday, February 21, 2020 3:12 PM
143	12/16/2019	9243-0926	DORIS J MILLS REVOCABLE TRUST BY TR, ; MILLS, DORIS J & TR; MILLS, DORIS J REVOCABLE TRUST BY TR	SHEPARD, LEISSA R	86 GREAT BROOK RD	41-40-2C- 86	\$187,333	\$181,300	\$181,300	96.78	14	00	00	Friday, February 21, 2020 3:13 PM

144	12/16/2019	9243-0999	WADE, FRANK SR	MDR REHAB AND DEVELOPMENT LLC,	88 COLBURN RD	53-44	\$125,000	\$228,100	\$183,900	182.5	11	00	00	"FLIPPED" PROPERTY; CYR REFLECTS ASSESSMENT PRE 4/1 AFTER UPDATES AND AFTER THIS PURCHASE.
145	12/16/2019	9243-1768	NELSON, CYNTHIA; NELSON, DOUGLAS	DAVIS, CHRISTOPHER JOHN	64 ADAMS ST	22-24	\$255,000	\$230,600	\$207,100	90.43	11	00	00	CYR REFLECTS TOTAL RENOVATION AND INCREASED BEDROOM COUNT PRE-SALE. USE CYR
146	12/16/2019	9243-2018	BYRD, BONNIE S; BYRD, STEVEN	RA/LO AND ASSOCIATES LLC,	277 SAVAGE RD	10-62-1	\$77,000	\$298,800	\$63,300	82.21	22	00	00	Friday, February 21, 2020 3:27 PM
147	12/17/2019	9243-2566	CONVERSANO, DAWNA; CONVERSANO, LINA	MAGLIN, CHRISTOPHER M; MAGLIN, WILLIAM S	344 ELM ST #40	16-5-C-40	\$180,000	\$160,500	\$153,900	89.17	14	00	00	CYR REFLECTS UPDATES AND RENOVATIONS PRE-SALE. USE CYR
149	12/19/2019	9244-2635	BADGER HILL PROPERTIES LLC,	GIUSTI, KIMBERLY; GIUSTI, STEVEN	131 TIMBER RIDGE DR	51-26-152	\$347,533	\$334,500	\$16,200	96.25	11	00	00	LYR = PAPER LOT; TYR REFLECTS NEW HOME WITH ROAD ACCESS. USE CYR
151	12/20/2019	9245-1375	NEWTON, BETTY JANE A; NEWTON, MERVIN D	RUSSELL REVOCABLE TRUST BY TRS, ; RUSSELL, AARON H TR; RUSSELL, MELYSSA A TR	143 SUMMER ST	17-21	\$3,000	\$274,500	\$274,500	9150	27	00	00	Wednesday, May 27, 2020 2:49 PM
152	12/20/2019	9245-1401	GRIFFIN, JULIA M; KOEHLER, JOSHUA K	NELSON, CYNTHIA; NELSON, DOUGLAS	17 BIRCHWOOD DR	30-56-C-17	\$141,000	\$145,700	\$136,500	96.81	14	00	00	CYR REFLECTS UPDATES AND UPGRADES POST-SALE.
153	12/20/2019	9245-2005	BOWER FAMILY REVOCABLE TRUST OF 2009 BY TR, ; COLE-BOWER, JUDY LYNN TR	THREE HUNDRED EIGHTY NINE POWERS ST LLC,	389 NASHUA ST	31-11	\$300,000	\$464,000	\$464,000	154.7	57	00	00	Monday, June 22, 2020 1:36 PM
154	12/20/2019	9245-2029	MERRILL, BRUCE A	TRUDO, JANETTE BRADAS; TRUDO, SCOTT DUNCAN	71 UNION ST	29-69	\$269,933	\$253,200	\$226,200	93.8	11	00	00	CYR REFLECTS UPDATES AND UPGRADES PRE-SALE. USE CYR
155	12/20/2019	9245-2425	STABILE HOMES AT MILFORD LLC,	FARRELL, STEPHEN FRANCIS; FARRELL, SUSAN KOERPER	31 RESERVE WAY	48-48-C-63	\$445,800	\$353,400	\$351,700	79.27	14	00	00	Friday, July 31, 2020 1:40 PM
156	12/23/2019	9246-0105	CURRIE, BRIAN D	GRIFFIN, JULIA M; KOEHLER, JOSHUA M	50 MILLBROOK DR	36-147	\$270,000	\$255,000	\$272,600	94.44	11	00	00	CYR REFLECTS DAMAGED CONDITION OF PROPERTY PRE-SALE. USE CYR
157	12/23/2019	9246-0378	LISA MARIE VISNASKAS REVOCABLE LIVING TRUST AGREEMENT BY TRS, ; VISNASKAS, KEVIN RICHARD & TR; VISNASKAS, LISA MARIE & TR; VISNASKAS, LISA MARIE REVOCABLE LIVING TRUST AGREEMENT BY TRS	VISNASKAS, RYAN A	292 NASHUA ST	26-106	\$200,000	\$162,400	\$162,400	81.2	12	00	00	Wednesday, May 13, 2020 10:30 AM

159	12/23/2019	9246-1240	ANDERSON, MARC J	STURM, ANDREW THOMAS; STURM, COURTNEY MEAGAN	439 NORTH RIVER RD #5	4-20-C-5	\$205,333	\$192,000	\$192,000	93.51	14	00	00	Wednesday, May 13, 2020 10:31 AM
161	12/23/2019	9246-1866	PELLECCHIA, ALFRED JR; PELLECCHIA, ELIZABETH	GERRY, BRUCE	250 UNION ST	43-8	\$305,000	\$282,800	\$282,100	92.72	12	00	00	Wednesday, May 13, 2020 10:47 AM
162	12/24/2019	9246-2118	ARMIROTTA, LINDA J & TR; D LANCE TILLINGHAST AND LINDA J ARMIROTTA REVOCABLE LIVING TRUST BY TRS, ; TILLINGHAST, D LANCE & TR; TILLINGHAST, D LANCE AND LINDA J ARMIROTTA REVOCABLE LIVING TRUST BY TRS	ARMIROTTA, LANA J	26 MELENDY RD #16	42-73-M-16	\$48,000	\$61,500	\$61,500	128.1	18	00	00	Wednesday, May 13, 2020 10:48 AM
163	12/27/2019	9247-2364	BM INVESTMENTS LLC,	CAZE, JEAN Y; RUSSO, EMILY A	403 NASHUA ST	31-8	\$293,333	\$267,000	\$192,300	91.02	11	00	00	CYR REFLECTS TOTAL REMODEL/RENOVATION PRE-SALE. USE CYR
164	12/27/2019	9247-2412	THIRTY THREE PUTNAM STREET REALTY TRUST BY TRS, ; YOUNG, GREGG A & TR; YOUNG, LYNNE J TR	ARCHELON PROPERTIES LLC,	33 PUTNAM ST	26-171	\$195,533	\$177,800	\$177,800	90.93	35	00	00	Wednesday, May 13, 2020 10:53 AM
167	12/30/2019	9248-1183	PERRINO, JOHN R	YEAGER, CHRISTINA M; YEAGER, DANIEL C	173 BOYNTON HILL RD	45-3-53	\$423,133	\$402,300	\$387,200	95.08	11	00	00	CYR REFLECTS FINISHED BASEMENT ADDED PRE-SALE. USE CYR
168	12/31/2019	9248-2436	RED ARROW REALTY LLC,	BOSOWSKI PROPERTIES LLC,	63 UNION SQ	26-90	\$350,000	\$244,500	\$228,500	69.86	33	00	00	CYR REFLECTS PHYSICAL CHANGES PRE-SALE. USE CYR
169	12/31/2019	9248-2992	CUNNINGHAM, JULIE A REVOCABLE TRUST OF 2019 BY TR; JULIE A CUNNINGHAM REVOCABLE TRUST OF 2019 BY TR, ; SEVIGNY, CINDY A TR	DINAPOLI, JOHN R; STARBUCK, JOY	16 JAMES ST #101	32-23-1C-101	\$225,000	\$190,000	\$189,100	84.44	14	00	00	Wednesday, May 13, 2020 11:02 AM
173	1/7/2020	9250-2912	LEISHMAN, PETER	RACICOT, MATTHEW A; RACICOT, NATOYA L	97 MCGETTIGAN RD	40-2	\$300,000	\$322,400	\$322,400	107.5	11	00	00	Wednesday, May 13, 2020 11:07 AM
174	1/8/2020	9251-0750	CLARK, JEFFREY L	SAN-KEN HOMES INC,	0 WHEELER ST	30-19	\$69,000	\$72,900	\$72,900	105.7	22	00	00	Wednesday, May 13, 2020 11:08 AM

177	1/10/2020	9252-0117	CHERYL MERRILL REVOCABLE TRUST OF 1998 BY TR BY MTGEE, ; MERRILL, CHERYL D TR BY MTGEE; MERRILL, CHERYL REVOCABLE TRUST OF 1998 BY TR BY MTGEE; TD BANK N A MTGEE,	MCDONOUGH, STEVE	653 ELM ST	13-2	\$164,000	\$223,600	\$223,600	136.3	33	00	00	Wednesday, May 13, 2020 11:09 AM
178	1/14/2020	9252-2540	GREY FOX REALTY LLC,	EQUIFUND CAPITAL LLC,	25 ELM ST	25-14	\$375,000	\$362,300	\$401,200	96.61	12	00	00	CYR = ADJUSTED FOR CONDITION AT TIME OF SALE. USE CYR
182	1/15/2020	9253-1074	DESHARNAIS, DEHANN G TR; WHITING HILL REALTY TRUST BY TR,	JUSINO, ALEXANDER MARTIN; JUSINO, KRISTEN; TOCCI, VIRGINIA	23 PEREGRINE WAY	3-5-17	\$329,000	\$333,100	\$59,500	101.3	11	00	00	LYR = LAND ONLY; SP & CYR = NEW HOME.
184	1/16/2020	9253-2273	DREAM MAKER INVESTMENTS LLC,	BARN ON ELM LLC,	76 ELM ST	25-127	\$530,000	\$790,800	\$790,800	149.2	35	00	00	Wednesday, May 13, 2020 11:23 AM
185	1/17/2020	9254-0301	SMITH, LAURA RUTH; SMITH, LAURA RUTHS; SMITH, WALTER F	MITSCH, HOLLY A	3 SYCAMORE RD	37-48	\$300,733	\$287,900	\$286,900	95.73	11	00	00	Wednesday, May 27, 2020 3:05 PM
190	1/23/2020	9255-1099	JARVIE, JAIMIE; WOOD, EDWARD	HAMMOND, SCOTT M	439 NORTH RIVER RD #8	4-20-C-8	\$230,000	\$240,900	\$240,900	104.7	14	00	00	Wednesday, May 27, 2020 3:07 PM
191	1/24/2020	9255-2708	JCB LLC,	IGHODARO, KATHLEEN; IGHODARO, OSARUONAMEN I	37 HERITAGE WAY	53-59	\$299,000	\$267,200	\$258,000	89.36	11	00	00	CYR = UPDATES AND REMODEL PRE-SALE. USE CYR
192	1/24/2020	9255-2926	FAZLIC, SEMIR; SEMIR, FAZLIC	TESTA, LELAND	8 FERN CT	37-174	\$327,000	\$319,200	\$307,300	97.61	11	00	00	CYR REFLECTS UPDATES AND UPGRADES PRE-SALE. USE CYR
193	1/27/2020	9256-0259	ANZALONE, DAVID; MOORE, COURTNEY ANNE	FRIOLET, BRIAN J; FRIOLET, JANE K	14 FORD ST	29-29	\$380,000	\$316,700	\$268,800	83.34	11	00	00	CYR REFLECTS TOTAL RE-HAB AND UPDATES PRE-SALE. USE CYR
195	1/28/2020	9256-2211	CELINK ATTY, ; COMPU-LINK CORPORATION ATTY, ; HB2 ALTERNATIVE HOLSINGS LLC BY ATTY, ; HBTWO ALTERNATIVE HOLDINGS LLC BY ATTY,	IREALTY INVESTMENTS LLC,	428 PONEMAH HILL RD	54-9	\$69,000	\$265,100	\$250,000	384.2	11	00	00	CYR=RENOVATIONS AND UPDATES PRE-SALE.
196	1/28/2020	9256-2304	IREALTY INVESTMENTS LLC,	LAURA LANE PROPERTIES INC,	428 PONEMAH HILL RD	54-9	\$103,000	\$265,100	\$250,000	257.4	11	00	00	CYR=UPDATES & UPGRADES POST SALE.
197	1/28/2020	9256-2329	ALBERT, TRICIA L AGENT; CAHILL PLACE LLC BY AGENT,	FISCHER, ERIC	486 NASHUA ST #302	32-4-C-302	\$92,533	\$90,800	\$90,800	98.13	14	00	00	Friday, May 29, 2020 9:20 AM
201	1/30/2020	9257-1278	SICA, PAUL L	CORBELLETTI, LORIEN	36 PARK ST	34-43	\$300,000	\$249,000	\$235,900	83	11	00	00	CYR REFLECTS BEDROOM UTILITY ADDED PRE-SALE. USE CYR

207	2/3/2020	9259-0080	KEOGH, RICHARD N	GATEWAY HOMES LLC,	7 CLIFFORD ST	23-2-1	\$450,000	\$365,700	\$289,100	81.27	22	00	00	LYR & SALE INCLUDED A HOME WITH LAND IN CU; CYR REFLECTS THE HOME AFTER SUBDIVIDED AND REMOVED FROM THE LAND IN CU.
208	2/5/2020	9259-1342	WETHERBEE FAMILY REVOCABLE TRUST BY TRS, ; WETHERBEE, JASON K & TR; WETHERBEE, SHELLY L & TR	TAYLOR, LORI A; TAYLOR, NELSON H	484 NH RTE 13 S	48-12	\$160,000	\$223,700	\$225,100	139.8	11	00	00	Friday, July 31, 2020 2:03 PM
210	2/7/2020	9260-0827	FOURNIER, MITCHEL R; FOURNIER, THERESA E	WOLFENDALE, LAURIE L; WOLFENDALE, THOMAS M	25 LARCH RD	37-30	\$315,000	\$305,100	\$303,300	96.86	11	00	00	Friday, May 29, 2020 9:37 AM
211	2/7/2020	9260-1090	WOLFENDALE, THOMAS W	LEDGER, HOLLY MAE; LEDGER, JOHN R	21 LARCH RD	37-31	\$269,533	\$253,400	\$248,700	94.01	11	00	00	CYR REFLECTS SOLAR PANELS, A SHED & CENTRAL AC ADDED PRE-SALE. USE CYR
212	2/7/2020	9260-1688	MARTIN, SUSAN E	CURRY, DAWSON W; JANVRIN, ASHLEY MARIE	26 MELENDY RD #57	42-73-M-57	\$62,933	\$64,800	\$65,100	103	18	00	00	Friday, May 29, 2020 9:51 AM
221	2/14/2020	9262-1797	WORKS, CHRISTOPHER; WORKS, VALERIE	PIGOTT, BRETT D	429 MASON RD	40-25-1	\$283,333	\$346,200	\$346,200	122.2	11	00	00	Friday, May 29, 2020 9:51 AM
223	2/18/2020	9263-0077	UNIFIED DEVELOPMENT LLC,	AREL, RYAN M	227 MELENDY RD	52-4-3	\$225,000	\$370,400	\$67,200	164.6	11	00	00	CYR = NEW HOME; LYR = LAND ONLY. USE CYR
224	2/19/2020	9263-1628	AMBROSE, NATHANIEL C; AMBROSE, SANDRA L	HAYES, RICHARD A; SCHRADER-HAYES, JACQUELINE F	55 WOODHAWK DR	51-26-9	\$349,933	\$307,900	\$307,900	87.99	11	00	00	Monday, June 22, 2020 1:38 PM
225	2/19/2020	9263-1865	KOKKO BUILDERS INC,	WYNOTT GROVE LLC,	7 WALNUT ST	34-68-4	\$100,000	\$62,000	\$62,000	62	22	00	00	Friday, May 29, 2020 10:29 AM
226	2/19/2020	9263-1915	BERARDI, JULIANNA BY MTGEE; BERARDI, JULIANNA L BY MTGEE; GALLAGHER, MARK BY MTGEE; GALLAGHER, MARK J BY MTGEE; OPTION ONE MORTGAGE LOAN TRUST 2006-3 MTGEE BY TR, ; PHH MORTGAGE CORPORATION ATTY, ; WELLS FARGO BANK NATIONAL ASSOCIATION TR BY ATTY,	JCB LLC,	106 UNION ST	29-10	\$136,933	\$178,600	\$178,600	130.4	11	00	00	Monday, June 22, 2020 1:39 PM

227	2/20/2020	9263-2752	HEAVNER, KARYN K; PHILLIPS, CARL V	ALLEN FAMILY REVOCABLE TRUST AGREEMENT OF 2018 BY TRS, ; ALLEN, ADRIANA G TR; ALLEN, JOSEPH F TR	21 WILDFLOWER WAY	53-35-36	\$405,000	\$408,400	\$398,500	100.8	11	00	00	CYR REFLECTS EXPANDED FINISHED BASEMENT AREA PRE-SALE. USE CYR
233	2/25/2020	9265-0970	OLD FARM GOLF COURSE L L C,	RYEFIELD PROPERTIES L L C,	0 ELM ST	7-10	\$1,150,000	\$390,200	\$502,000	33.93	25	00	00	LYR REFLECTS BUILDINGS ON SITE THAT WERE TORN DOWN. USE CYR
237	2/28/2020	9266-1834	TRUBACZ, ADAM JOHN; TRUBACZ, AMANDA ELIZABETH	KIRCHBERGER, ARDITH L; KIRCHBERGER, ERIC W	80 ANNAND DR	52-95-6	\$380,000	\$396,500	\$395,900	104.3	11	00	00	Monday, June 1, 2020 3:51 PM
239	3/3/2020	9267-2449	FERREIRA, JAMASON J	GAHM, JULIE LYNN	69 WOODHAWK DR	51-26-11	\$485,000	\$445,200	\$410,800	91.79	11	00	00	CYR REFLECTS ADDITIONAL FINISHED BASEMENT AREA, CORRECTION TO BATH COUNT, & UPGRADES PRE- SALE. USE CYR
241	3/4/2020	9268-0835	SECRETARY VETERANS AFFAIRS, ; UNITED STATES AMERICA,	FORTIN, JARRETT; GRANFIELD, CRYSTAL	60 SETTLEMENT LN	53-35-43	\$310,000	\$384,200	\$384,200	123.9	11	00	00	TRUE SALE PRICE = \$310,000. (GOVT DOES NOT PAY TAX STAMP)
243	3/5/2020	9268-1388	VIKING REALTY LLC,	SSIG PROPERTIES LLC,	99 ELM ST	20-61	\$495,000	\$412,700	\$302,800	83.37	13	00	00	CYR increase is due to statistical update per 2020 contract. USE CYR
244	3/6/2020	9269-0122	RICKENBACH RENOVATION LLC, ; RICKENBACH RENOVATIONS LLC,	RICHARD, ELIZABETH	378 MELENDY RD	52-22	\$240,000	\$232,200	\$200,400	96.75	11	00	00	CYR REFLECTS REMODEL/ RENOVATION PRIOR TO SALE. USE CYR
248	3/9/2020	9269-0836	BADGER HILL PROPERTIES LLC,	DUTTON FAMILY TRUST BY TRS, ; DUTTON, MARY ANN E TR; DUTTON, WALTER G TR	50 TIMBER RIDGE DR	51-26-131	\$421,933	\$385,900	\$53,600	91.46	11	00	00	LYR=LAND ONLY; CYR IS NEW HOME; USE CYR
250	3/9/2020	9269-1197	JAMES C KRUMMES REVOCABLE TRUST 2019 BY TR, ; KRUMMES, JAMES C REVOCABLE TRUST 2019 BY TR; MURRAH, JENNA A TR; MURRAH, JOYCE A TR	ST MARY'S BANK,	26 MELENDY RD #70	42-73-M-70	\$12,667	\$2,000	\$72,500	15.79	19	00	00	LYR INCLUDED A MANUFACTURED HOME; CYR = MANUFACTURED HOME REMOVED WITH ONLY AN OUTBUILDING REMAINING ON PARK SITE.
251	3/9/2020	9269-1235	ST MARY'S BANK,	LAMHP ASSOCIATES,	26 MELENDY RD #70	42-73-M-70	\$8,000	\$2,000	\$72,500	25	19	00	00	LYR INCLUDED A MANUFACTURED HOME; CYR = MANUFACTURED HOME REMOVED WITH ONLY AN OUTBUILDING REMAINING ON PARK SITE.
252	3/10/2020	9269-1961	JUYEAN, Y LEE; LEE, JUYEAN Y	HOLDER, SCOTT	121 BADGER HILL DR	51-26-72	\$355,933	\$308,400	\$303,200	86.65	11	00	00	CYR INCLUDES AN EXPANDED DECK AND INTERIOR UPGRADES PRE-SALE. USE CYR

253	3/10/2020	9269-2204	KELLEHER, VIRGINIA AGENT; SAN-KEN HOMES INC BY AGENT,	BOLEN, CAMILA T; BOLEN, PATRICK J	200 BOYNTON HILL RD	45-3-1	\$434,533	\$403,600	\$297	92.88	11	00	00	LYR=LAND IN CU; CYR = LAND AND NEW HOME. USE CYR
254	3/11/2020	9270-0594	DWIRE, DIANNE M; DWIRE, GENE A	MCCORMICK, ADAM; MCCORMICK, NATALIE	3 WYMAN LN	53-26-1	\$375,000	\$359,000	\$359,000	95.73	11	00	00	Monday, June 1, 2020 4:10 PM
255	3/12/2020	9270-1645	ZIEMBA, PATRICIA L	BRAGG, IAN S; BRAGG, KATHERINE E	127 MONT VERNON RD	8-88	\$165,000	\$284,500	\$284,500	172.4	11	00	00	Monday, June 1, 2020 4:11 PM
258	3/13/2020	9270-2637	ARLEEN R LEVENSON REVOCABLE TRUST 2019 BY TR, ; LEVENSON, ARLEEN R & TR; LEVENSON, ARLEEN R REVOCABLE TRUST 2019 BY TR	CURLEY, KIM M	3 TAYLOR DR	40-39-1	\$399,933	\$326,900	\$326,900	81.74	11	00	00	Monday, June 1, 2020 4:12 PM
260	3/16/2020	9271-1898	GAUTHIER, DUSTIN N ADMR; SIRONEN, THEODORE W EST BY ADMR	BEAUPRE, BRIAN	26 MELENDY RD #30	42-73-M-30	\$20,000	\$63,800	\$64,200	319	18	00	00	Monday, June 1, 2020 4:12 PM
263	3/20/2020	9272-2947	HUG, ROBERT J; SCHLEGEL, DIANNE E	BELANGER, COURTNEY N; MEIMAN, GEORGE C	25 GREAT BROOK RD	41-40-5C-25	\$204,000	\$194,900	\$194,900	95.54	14	00	00	Tuesday, June 2, 2020 1:15 PM
264	3/23/2020	9273-0913	STABILE HOMES MILFORD LLC,	REEDER, GERALD V; REEDER, SANDRA A	26 RESERVE WAY	48-48-C-36	\$453,333	\$366,800	\$20,300	80.91	14	00	00	LYR = LAND ONLY; CYR = NEW CONDO UNIT. USE CYR
270	3/30/2020	9276-0099	MICHALENOICK, KAYLEE R; SULLIVAN, CHRISTOPHER J; SULLIVAN, KAYLEE R	DUNBAR, RODNEY; DUNBAR, TOMEKA C	8 HARVEST DR	39-66-2	\$340,000	\$309,200	\$289,200	90.94	11	00	00	CYR= ADDED FINISHED BASEMENT AREA PRE-SALE. USE CYR
271	3/30/2020	9276-0147	LAMARR, JOHN H; LAMARR, RUTH L	TARBOX, ABIGAIL; TARBOX, MATHEW J	6 TIMBER RIDGE DR	51-26-108	\$359,867	\$368,900	\$368,900	102.5	11	00	00	Tuesday, June 2, 2020 1:20 PM
273	3/30/2020	9276-0669	SNODDY TWO THOUSAND SIXTEEN TRUST BY TRS, ; SNODDY, CAROL J & TR; SNODDY, ROBERT B & TR	YELICK, CHRISTOPHER A; YELICK, KELLY A	40 CLARK RD	40-71	\$340,000	\$299,400	\$302,800	88.06	11	00	00	CYR=MINOR CORRECTIONS TO RECORD. USE CYR
275	3/31/2020	9276-1706	GLENDALE HOMES INC,	SULLIVAN, CHRISTOPHER J; SULLIVAN, KAYLEE R	21 WRIGHT RD	20-2-6	\$384,933	\$342,500	\$17,100	88.98	11	00	00	LYR=PAPER LOT ONLY; CYR = NEW HOME. USE CYR
276	3/31/2020	9276-2530	WILLETTE, BENJAMIN M	TELLO, NICHOLAS PAUL	465 NORTH RIVER RD	4-17-C-2	\$190,000	\$164,900	\$164,900	86.79	14	00	00	Tuesday, June 2, 2020 1:25 PM
277	4/1/2020	9277-0630	WILLETTE, BARBARA M	CORDERO, CYAN D VAZQUEZ; WING, TYLER EVAN	57 QUARRY CIR DR	8-71-C-57	\$215,000	\$190,900	\$166,100	88.79	14	00	00	CYR = MAJOR UPGRADES, ADDED FINISHED BASEMENT AREA, ADDED BATH PRE-SALE, PRE 4-1. USE CYR

280	4/2/2020	9277-2746	BYRD, BRIAN E; BYRD, DEBORAH A	MCNULTY, GREGORY; MCNULTY, NICOLE	3 ORANGE ST	29-161-1	\$310,000	\$301,200	\$299,500	97.16	11	00	00	Friday, July 31, 2020 2:16 PM
282	4/6/2020	9278-1456	NELSON, CYNTHIA; NELSON, DOUGLAS	GAMSBY, EVAN R	17 BIRCHWOOD DR	30-56-C-17	\$175,000	\$145,700	\$136,500	83.26	14	00	00	CYR REFLECTS EXTENSIVE UPGRADES PRIOR TO SALE, PRIOR TO 4/1. USE CYR
286	4/9/2020	9279-2765	BADGER HILL PROPERTIES LLC,	SMITH, KAYLA ROSE; SMITH, MICHAEL JOHN	55 TIMBER RIDGE DR	51-26-130	\$357,333	\$338,100	\$54,400	94.62	11	00	00	LYR=LAND ONLY; CYR = NEW HOME. USE CYR
290	4/13/2020	9281-0178	DURDEN, THOMAS III	RADWICK, AMY L; RADWICK, MARK A	9 OX BROOK WOODS RD	47-1-1	\$350,000	\$301,100	\$301,100	86.03	11	00	00	Tuesday, June 16, 2020 9:21 AM
292	4/15/2020	9281-2240	MCGRAIL, BRIAN DENIS; MCGRAIL, JENNIFER MARIE	HUTCHINGS, JESSICA	165 BOYNTON HILL RD	45-3-52	\$465,000	\$392,400	\$403,800	84.39	11	00	00	CYR REFLECTS CORRECTIONS FOR TOTAL LIVING AREA- USE CYR
293	4/17/2020	9282-1897	STABILE HOMES MILFORD LLC,	REDDICK, BARRY R; REDDICK, JOANNE W	28 RESERVE WAY	48-48-C-37	\$452,600	\$376,800	\$20,500	83.25	14	00	00	LYR = LAND ONLY; CYR=NEW CONDO UNIT @ 100%
294	4/20/2020	9283-1056	WALDRON, BETHANY; WHEELER, BETHANY	SANDS, CAYCE L	129 MASON RD	41-87	\$131,000	\$119,300	\$117,200	91.07	17	00	00	Friday, July 31, 2020 2:22 PM
296	4/23/2020	9284-2402	GREEN, ERICA; LAFRENIERE, ERICA A; LAFRENIERE, PAUL R	FERRIN, DONNA B TR; FERRIN, WILLIAM D & DONNA B FERRIN REVOCABLE TRUST BY TRS; FERRIN, WILLIAM D TR; WILLIAM D FERRIN & DONNA B FERRIN REVOCABLE TRUST BY TRS,	22 GREAT BROOK RD	41-40-5C- 22	\$208,000	\$194,400	\$191,100	93.46	14	00	00	CYR REFLECTS MINOR UPGRADES/UPDATES PRE- SALE. USE CYR
299	4/24/2020	9285-1292	NEW HAMPSHIRE HOUSING FINANCE AUTHORITY,	KIERCE, RYAN J	529 NASHUA ST #66	43-59-M-66	\$28,800	\$76,900	\$76,900	267	18	00	00	Monday, June 22, 2020 1:45 PM
300	4/24/2020	9285-2056	PORTER LIVING TRUST BY TR, ; SIGNOR, JEFFREY A & TR	HUETHER, MARGIE M	11 LINDEN ST	31-29	\$319,000	\$240,000	\$240,000	75.24	11	00	00	Monday, June 22, 2020 1:46 PM
301	4/28/2020	9286-2926	TANCRETI, MICHAEL D TR; WHITING HILL REALTY TRUST BY TR,	KEENE, CAROLINE; KEENE, JOSEPH D	55 FALCON RIDGE RD	3-5-1	\$362,800	\$299,100	\$258,000	82.44	11	00	00	LYR=NEW HOME AT < 100%COMPLETE; CYR=NEW HOME STILL AT < 100% COMPLETE AS OF 4/1.
302	4/30/2020	9287-2419	FISICHELLI, EDWARD A ATTY; FISICHELLI, VICTORIA BY ATTY; KNOBLACH, OLIVER BY ATTY	KEHOE, VINCENT W; KEHOE, VINCENT WILLIAM; LYLE, CHERYL	8 WOODWARD DR	10-14	\$270,000	\$198,900	\$199,600	73.67	11	00	00	Monday, August 3, 2020 9:00 AM
304	4/30/2020	9287-2826	BONFANTI, NAOMI	MUISE, DAVID A JR; MUISE, KASEY L	54 ELM ST	25-122	\$295,000	\$237,400	\$213,900	80.47	12	00	00	CYR REFLECTS INTERIOR UPDATES PRE-SALE, PRE 4/1. USE CYR
305	4/30/2020	9288-0351	DAILEY, JUSTIN J; ROUNDS, LEAH R	CANDEIAS, DAVID; CANDEIAS, MICHELE	44 WEST MEADOW CT	39-70-30	\$385,000	\$339,500	\$338,100	88.18	11	00	00	Monday, June 22, 2020 1:50 PM
308	5/1/2020	9288-1313	GARRITY, JANE A	WALLISCH, CHANDLER	344 ELM ST #10	16-5-C-10	\$175,000	\$152,100	\$151,400	86.91	14	00	00	Monday, June 22, 2020 1:51 PM

309	5/1/2020	9288-1605	SCHWEIZER MARIA NINA,	LANNAN, DANIEL W	18 CYPRESS RD	37-106	\$330,000	\$305,600	\$300,900	92.61	11	00	00	CYR REFLECTS UPDATES COMPLETED PRE-SALE; PRE 4-1. USE CYR
310	5/1/2020	9288-1791	BOWEN, STACIE ANN; HAYNER, DENIS J; HAYNER, STACIE ANN	KOCSIS, PAULINA P; KOCSIS, PHILIP L	17 SETTLEMENT LN	53-35-22	\$343,000	\$356,700	\$356,700	104	11	00	00	Wednesday, July 29, 2020 9:00 AM
311	5/1/2020	9289-0353	MDR REHAB & DEVELOPMENT LLC,	WARREN, DOUGLAS DONNELLY JR; WARREN, LUCY ELIZABETH	27 MERRIMACK RD	27-23	\$244,933	\$196,200	\$182,200	80.1	11	00	00	CYR REFLECTS RENOVATION AND UPDATES PRE-SALE; PRE 4-1. USE CYR
315	5/8/2020	9291-0381	STABILE HOMES MILFORD LLC,	SWANK, MARK E; SWANK, SUSAN E	32 RESERVE WAY	48-48-C-39	\$410,533	\$300,600	\$20,500	73.22	14	00	00	LYR=LAND ONLY; CYR=NEW CONSTRUCTION AT <100% COMPLETE ON 4/1
316	5/8/2020	9291-0763	RA/LO & ASSOCIATES LLC,	FOURNIER, MITCHEL R; FOURNIER, THERESA E	277 SAVAGE RD	10-62-1	\$471,800	\$298,800	\$63,300	63.33	11	00	00	LYR=LAND ONLY; CYR = NEW CONSTRUCTION AT <100% COMPLETE AS OF 4/1
319	5/8/2020	9291-1673	WOODS, GALE	LEIGHTON, JON; LEIGHTON, MARNIE	47 PROSPECT ST	30-76-1	\$85,000	\$54,500	\$27,200	64.12	22	00	00	LYR=UNBUILDABLE LOT; CYR=APPROVED BUILDING LOT FOR 2020
320	5/11/2020	9291-2651	AYOTTE, CLARA Y; AYOTTE, ROLAND P	BRIDGE, JAMES B; PHAM, ANNA H	0 SAVAGE RD	6-41-1	\$160,000	\$79,200	\$79,200	49.5	22	00	00	PART OF LAND IS IN CURRENT USE AS OF 4/1
321	5/12/2020	9292-1843	ALLEN, JEREMY A; ALLEN, LAUREN E; CONROY, LAUREN E	AVENI, AMANDA; AVENI, ANTHONY J	166 TIMBER RIDGE DR	51-26-179	\$330,000	\$353,300	\$353,300	107.1	11	00	00	Wednesday, July 29, 2020 9:16 AM
322	5/12/2020	9292-2352	GAGNON, LACEY E	MAURICE, MICHAEL T; MAURICE, SUSAN C	183 FEDERAL HILL RD	53-7	\$380,000	\$368,600	\$370,100	97	11	00	00	Wednesday, July 29, 2020 9:17 AM
324	5/14/2020	9293-1415	STABILE HOMES MILFORD LLC,	MARSH FAMILY REVOCABLE TRUST BY TRS, ; MARSH, GEOFFREY T TR; MARSH, MARY E TR	29 RESERVE WAY	48-48-C-62	\$443,733	\$219,000	\$20,300	49.35	14	00	00	LYR=LAND ONLY; CYR = NEW CONSTRUCTION AT < 100% COMPLETE AS OF 4/1
325	5/18/2020	9294-0100	KOKKO, RICHARD W & THERESA LIVING TRUST BY TRS; KOKKO, RICHARD W TR; KOKKO, THERESA TR; RICHARD W & THERESA KOKKO LIVING TRUST BY TRS,	BURK, RORY	25 PARK ST	29-19-1	\$83,000	\$58,500	\$58,500	70.48	22	00	00	Wednesday, July 29, 2020 9:20 AM
326	5/18/2020	9294-1290	BETELAK, MARTIN J; DAVIS-BETELAK, TAMI L	FOX-RABINOVITZ, HELINA; FOX-RABINOVITZ, JOSEPH	16 WILLOW ST	29-170	\$314,000	\$266,900	\$268,500	85	11	00	00	Monday, August 3, 2020 9:04 AM
327	5/19/2020	9295-0001	BADGER HILL PROPERTIES LLC,	ADAMS, DANIELLE A; ADAMS, NICHOLAS	75 TIMBER RIDGE DR	51-26-136	\$339,400	\$199,700	\$60,300	58.84	11	00	00	LYR=LAND ONLY; CYR=NEW CONSTRUCTION @ < 100% COMPLETE ON 4/1
329	5/19/2020	9295-1212	DONOGHUE, ANNA; DONOGHUE, TYLER	WALENCIS, CATHERINE A	29 BIRCHWOOD DR	30-56-C-29	\$197,000	\$163,300	\$155,900	82.89	14	00	00	CYR REFLECTS UPDATES & UPGRADES PRE-SALE, PRE 4/1. USE CYR

333	5/22/2020	9297-0105	MDR REHAB & DEVELOPMENT LLC,	MCGLINCHEY, BRENDAN J; RYAN, TAYLOR A	88 COLBURN RD	53-44	\$295,533	\$228,100	\$183,900	77.18	11	00	00	CYR = TOTAL REHAB/RENOVATIONS WITH ADDED FINISHED BASEMENT AREA PRE-SALE, PRE 4-1. USE CYR.
334	5/22/2020	9297-1235	DUBE, COLINA; DUBE, JOSEPH	MINTON, KIMBERLY C; MINTON, THOMAS J	6 ROCK LN	52-76	\$303,000	\$249,500	\$248,900	82.34	11	00	00	Thursday, July 30, 2020 9:42 AM
339	5/29/2020	9300-1695	BURNS, CHARLES C S; BURNS, JOSEPH W	LAMBERT, WILLIAM P	119 RIDGEFIELD DR	36-129	\$287,267	\$239,400	\$239,500	83.34	11	00	00	Thursday, July 30, 2020 9:44 AM
340	6/1/2020	9300-1787	MCDONALD, MARK D; MCDONALD, MARY O	FLANDERS, HEATHER J; FLANDERS, ROBERT C III	186 OSGOOD RD	42-71	\$430,000	\$383,100	\$380,000	89.09	11	00	00	CYR=NEW DECK AND MINOR EXTERIOR IMPROVEMENTS PRE-SALE/ PRE 4-1. USE CYR
344	6/1/2020	9301-0058	MILLAR, ANTHONY D; MILLAR, SARAH	SHANNON, AIMEE L; SHANNON, JOHN	55 OAK ST	29-131	\$291,000	\$224,100	\$223,400	77.01	11	00	00	Thursday, July 30, 2020 9:46 AM
345	6/1/2020	9301-0343	MOTZKO, BENJAMIN F; MOTZKO, BRITTANY N; SHEPARD, BRITTANY N	BROCHU, MICHAEL A	344 ELM ST #53	16-5-C-53	\$175,000	\$151,900	\$151,900	86.8	14	00	00	Thursday, July 30, 2020 9:48 AM
346	6/1/2020	9301-0553	SKIFF, JEFFREY E; SKIFF, LAUREL J	BISHOP, GINA A; BISHOP, TYLER T	105 HOMESTEAD CIR	4-31-3	\$340,000	\$325,800	\$309,900	95.82	11	00	00	CYR=RENOVATIONS& UPGRADES INCLUDING CHANGES TO INTERIOR BEDROOM COUNT PRE-SALE; PRE-4/1. USE CYR -MN
347	6/1/2020	9301-1194	SHEEHAN, DONALD E JR	CARON, CAROLYN R; CARON, MATTHEW P	34 SINGER BROOK RD	5-3-5	\$540,000	\$488,700	\$226,900	90.5	11	00	00	LYR=NEW HOME AT < 100% COMPLETE. CYR = NEW HOME AT 100% COMPLETE. USE CYR
349	6/2/2020	9302-0173	PETER B ROTCH REVOCABLE TRUST 1993 BY TR, ; ROTCH, ELIZABETH; ROTCH, PETER B & TR; ROTCH, PETER B REVOCABLE TRUST 1993 BY TR	TEG HOLDINGS LLC,	0 OSGOOD RD	51-23	\$90,000	\$93,700	\$93,700	104.1	22	00	00	Thursday, July 30, 2020 11:23 AM
350	6/2/2020	9302-0244	KAISER, HEATHER L	CHENEY, JONATHAN	11 RIVERSEDGE DR	30-2-C-12	\$160,000	\$123,600	\$121,900	77.25	14	00	00	Thursday, July 30, 2020 11:26 AM
351	6/3/2020	9302-0750	MCNULTY, GREGORY; MCNULTY, NICOLE	CHEANEY, SHERRI A	28 JAMES ST #38	43-43-C-38	\$139,000	\$126,500	\$126,500	91.01	14	00	00	Thursday, July 30, 2020 11:28 AM
352	6/5/2020	9303-0565	SWEEZEY FAMILY REVOCABLE TRUST 2019 BY TRS, ; SWEEZEY, JAMES EDWARD & TR; SWEEZEY, MARCIA ROSE & TR	GUTIERREZ, GERALD A; GUTIERREZ, HEATHER A	18 TONELLA RD #1	30-54-C-1	\$160,000	\$151,700	\$141,700	94.81	14	00	00	CYR=REMODEL WITH UPDATES/UPGRADES PRE-SALE, PRE 4/1. USE CYR
353	6/5/2020	9303-0773	BIALCZAK, MARSILDA; BIALCZAK, MARTIN	MURPHY, DIANA LOUISE; SIGNOR, GARY MARK	70 FRANKLIN ST	26-133	\$272,533	\$284,600	\$281,400	104.4	11	00	00	CYR=UPDATE FLOORING PRE-SALE, PRE 4/1. USE CYR
354	6/5/2020	9303-1291	NELSON, CAROL; NELSON, MICHAEL P	PHAIR, WILLIAM	100 ELM ST	20-51	\$165,000	\$215,600	\$168,700	130.7	11	00	00	CYR = RENOVATIONS AND UPDATES PRE-SALE. USE CYR

355	6/5/2020	9303-1379	CURTIS COMMONS LLC,	CHAPPELL, BONNIE L; CHAPPELL, ROGER G	0 CURTIS COMMONS CIR	42-37-22	\$85,000	\$19,400	\$17,600	22.82	22	00	00	Thursday, July 30, 2020 11:36 AM
356	6/5/2020	9303-1433	SAN-KEN HOMES INC,	MORTON, KAREN L; MORTON, ROBERT M	287 MILE SLIP RD	50-7-2	\$448,000	\$75,000	\$72,800	16.74	22	00	00	Thursday, July 30, 2020 11:37 AM
359	6/9/2020	9304-1438	PHILBRICK, BRENDAN J	RA/LO & ASSOCIATES LLC,	177 SAVAGE RD	10-21-1	\$65,000	\$58,000	\$58,000	89.23	22	00	00	Thursday, July 30, 2020 11:37 AM
360	6/9/2020	9304-1840	SAN-KEN HOMES INC,	TISDALE, MARY A; TISDALE, MARY ANNE; TISDALE, WILLIAM H	19 HOLDEN LN	45-3-30	\$510,800	\$232,000	\$171	45.42	11	00	00	LYR=LAND IN CURRENT USE; CYR=NEW SFR AT < 100% COMPLETE.
361	6/10/2020	9304-2895	ONE BRICK LLC,	NEA REALTY LLC,	543 NASHUA ST	43-55	\$325,000	\$176,600	\$176,600	54.34	11	00	00	Thursday, July 30, 2020 11:40 AM
364	6/10/2020	9305-0578	BEAUCHER, JILLIAN C; TUCKER, JILLIAN C	TOEPEL, MICHELLE P	102 WILTON RD	11-21	\$219,933	\$189,300	\$190,000	86.07	11	00	00	Thursday, July 30, 2020 11:40 AM
366	6/11/2020	9305-1642	BEAUPRE, BRIAN	COTE, ERIC L	26 MELENDY RD #30	42-73-M-30	\$65,000	\$63,800	\$64,200	98.15	18	00	00	Thursday, July 30, 2020 11:41 AM
367	6/11/2020	9305-2117	DIAZ-RIVERA, JOSE R	MILLER, HANNAH VICTORIA	14 DEARBORN ST	22-66	\$263,000	\$204,100	\$187,500	77.6	11	00	00	CYR REFLECTS UPDATES AND RENOVATIONS PRE-SALE/ PRE 4/1. USE CYR
368	6/12/2020	9305-2883	GOTT, LINDA J T; GOTT, ROBERT A	DEFranzo, DANIELLE R; KELLEY, TYLER T	42 BROOKVIEW CT	38-31	\$340,000	\$296,700	\$296,700	87.26	11	00	00	Tuesday, August 4, 2020 2:14 PM
369	6/12/2020	9306-0030	OLSON, SHIRLEY	DEPUTAT, CHRISTOPHER	61 BIRCHWOOD DR	30-56-C-61	\$123,000	\$138,500	\$138,500	112.6	14	00	00	Tuesday, August 4, 2020 2:17 PM
370	6/12/2020	9306-0593	MCGONIAGLE, SCOTT A	PEREZ, CANDIDA; PEREZ, WILLIE	12 FERN CT	37-175	\$309,933	\$289,400	\$289,400	93.37	11	00	00	Tuesday, August 4, 2020 2:23 PM
371	6/12/2020	9306-1196	SAYTANIDES, JAMES E; SAYTANIDES, JEAN E	FARWELL, TIMOTHY J	446 FEDERAL HILL RD	56-52	\$110,000	\$247,617	\$247,617	225.1	12	00	00	Thursday, August 13, 2020 11:07 AM
372	6/15/2020	9307-1210	FRADES, ANDREW P; RICE-FRADES, MAGHAN J	DUANE S MYERS REVOCABLE TRUST BY TR, ; MYERS, DUANE S REVOCABLE TRUST BY TR; MYERS, DUANE S TR	4 FERNWOOD DR	48-55	\$305,000	\$249,800	\$249,800	81.9	11	00	00	Tuesday, August 4, 2020 2:25 PM
377	6/17/2020	9308-1955	STABILE HOMES MILFORD LLC,	BERGSTROM FAMILY REVOCABLE TRUST 2011 BY TRS, ; BERGSTROM, CLAIRE T TR; BERGSTROM, NILS H III TR	30 RESERVE WAY	48-48-C-38	\$459,200	\$239,800	\$20,400	52.22	14	00	00	LYR=LAND ONLY; CYR=NEW UNIT AT < 100% COMPLETE ON 4/1

378	6/18/2020	9308-2751	SANDHAGE, SARAH K & TR; SANDHAGE, SARAH K REVOCABLE TRUST BY TR; SARAH K SANDHAGE REVOCABLE TRUST BY TR,	FERGUSON, WILLIAM; MENICOSY, KATHRYN E	148 COMSTOCK DR	52-36	\$338,000	\$300,500	\$296,600	88.91	11	00	00	CYR = ADDED CENTRAL AC PRE-SALE. USE CYR
380	6/18/2020	9309-0241	MACKAY, LISA	BOURGAULT, DAVID P	26 MELENDY RD #17	42-73-M-17	\$15,000	\$69,700	\$69,700	464.7	18	00	00	Tuesday, August 4, 2020 2:29 PM
381	6/18/2020	9309-0243	BIRMINGHAM, LAWRENCE R; BIRMINGHAM, TERRY A	LUNDEN, ALEXANDER J; LUNDEN, ERICA	1 GEORGETOWN DR	15-14	\$335,000	\$314,500	\$314,500	93.88	11	00	00	Tuesday, August 4, 2020 2:40 PM
382	6/19/2020	9309-0659	KENNETH E SANDHAGE REVOCABLE TRUST BY TR, ; SANDHAGE, KENNETH E & TR; SANDHAGE, KENNETH E REVOCABLE TRUST BY TR	SANDHAGE, SARAH K REVOCABLE TRUST BY TR; SANDHAGE, SARAH K TR; SARAH K SANDHAGE REVOCABLE TRUST BY TR,	58 QUARRY CIR DR	8-71-C-58	\$190,000	\$184,700	\$184,700	97.21	14	00	00	Tuesday, August 4, 2020 2:42 PM
383	6/22/2020	9310-0436	FONROUGE, KRISTI D; FONROUGE, PHILIP J JR	LEVESQUE, DANIEL E; LEVESQUE, DEBORAH M	54 PROSPECT ST	30-77	\$335,000	\$301,900	\$301,900	90.12	11	00	00	Tuesday, August 4, 2020 2:43 PM
384	6/23/2020	9310-1901	BUGH, CARMEN L	BLANCHETTE, DAVID C	647 MASON RD	40-63	\$27,000	\$414,400	\$414,400	1535	11	00	00	Tuesday, August 4, 2020 2:44 PM
386	6/23/2020	9310-2663	MAURICE, MICHAEL T; MAURICE, SUSAN C	ERA, SULEJMANI; JAIDIBY, ZAPATA; SULEJMANI, ERA; ZAPATA, JAIDIBY	45 FALCONER AVE	17-59	\$310,000	\$265,400	\$263,200	85.61	11	00	00	Tuesday, August 4, 2020 2:46 PM
387	6/24/2020	9311-1799	LEVESQUE, DANIEL E; LEVESQUE, DEBORAH M	RICHARD WEINMANN TRUST BY TRS, ; WEINMANN, JANIS TR; WEINMANN, RICHARD TR; WEINMANN, RICHARD TRUST BY TRS	16 JAMES ST #308	32-23-1C-308	\$233,933	\$193,600	\$193,600	82.76	14	00	00	Thursday, August 13, 2020 11:08 AM
388	6/26/2020	9312-1592	LAURA LANE PROPERTIES INC,	BREAU, JOSHUA; BREAU, TAMARA	428 PONEMAH HILL RD	54-9	\$320,000	\$265,100	\$250,000	82.84	11	00	00	CYR REFLECTS RENOVATIONS AND UPDATES PRE-SALE; PRE 4/1. USE CYR
389	6/26/2020	9312-2350	WILLETTE, DONNA M; WILLETTE, MICHAEL L	RAO, ARUN G; RAO, CHITRALEKHA G	172 BOYNTON HILL RD	45-3-3	\$410,000	\$369,800	\$368,900	90.2	11	00	00	Thursday, August 13, 2020 11:10 AM
391	6/29/2020	9313-1575	ALBERT, TRICIA AGENT; CAHILL PLACE LLC BY AGENT,	RUSSO, ANTHONY R DELLO	486 NASHUA ST #112	32-4-C-112	\$92,533	\$90,800	\$90,800	98.13	14	00	00	Thursday, August 13, 2020 11:11 AM
393	6/30/2020	9313-2766	CROWLEY, THOMAS JR	SHATTUCK, MIKAYLA H	28 JAMES ST #48	43-43-C-48	\$119,133	\$104,200	\$104,200	87.47	14	00	00	Thursday, August 13, 2020 11:13 AM

394	6/30/2020	9314-0402	GODDARD, CASSANDRA ROSE; SMITH, BRANDON P; SMITH, CASSANDRA R	CROWLEY, THOMAS B	18 BIRCHWOOD DR	30-56-C-18	\$185,000	\$148,000	\$148,000	80	14	00	00	Thursday, August 13, 2020 11:15 AM
395	6/30/2020	9314-0467	KROOK, DARRELL J; KROOK, DEBRA J	COLON-NUNEZ, MADELINE; NUNEZ, EDDY	447 PONEMAH HILL RD	53-34-4	\$369,933	\$376,700	\$376,700	101.8	11	00	00	Thursday, August 13, 2020 11:18 AM
396	6/30/2020	9314-0974	CRAWFORD, JENNIFER L; SAPKOTA, RABIN	PICARIELLO, IAN	21 BOBBY LN	56-24	\$304,400	\$289,500	\$276,000	95.11	11	00	00	SOME UPDATES TO INTERIOR COMPLETED PRE-SALE, PRE-4/1. USE CYR.
397	6/30/2020	9314-1289	SAN-KEN HOMES INC,	COOKE, J DAVID	40 HOLDEN LN	45-3-34	\$491,800	\$86,700	\$182	17.63	22	00	00	LYR=LAND IN CURRENT USE; CYR = LAND ONLY ASSESSMENT
399	7/2/2020	9315-2220	CHAPPELL, DEAN H; CHAPPELL, SARAH A	GILBERT, CALEB D; GILBERT, MARANDA L	114 OSGOOD RD	42-46-2	\$465,000	\$432,200	\$428,200	92.95	11	00	00	CYR REFLECTS MINOR INTERIOR CHANGES PRE 4/1, PRE-SALE. USE CYR
401	7/2/2020	9316-0177	TULE, MARIE L; TULE, MICHAEL B	BRODERICK, ANDREW; KACKOWSKI, BRITTANY	0 FOX RUN RD	53-83	\$393,000	\$389,200	\$381,100	99.03	11	00	00	CYR REFLECTS CORRECTIONS FOR INTERIOR COMPONENTS. USE CYR.
402	7/6/2020	9316-1508	COGLEY, BETHANY A; COGLEY, GABRIEL F	JOHNSON, CHRISTOPHER R; ROCKWELL, KIMBERLY	57 BOYNTON HILL RD	45-3-24	\$388,933	\$384,800	\$384,800	98.94	11	00	00	Thursday, August 13, 2020 11:29 AM
403	7/6/2020	9316-1643	FRYKLUND, PETR	MELO, AMANDA PAIGE; PIERCE, MITCHELL	42 ALPINE ST	39-51	\$265,000	\$219,500	\$219,500	82.83	11	00	00	Thursday, August 13, 2020 11:30 AM
404	7/6/2020	9316-1807	FRIBERG, RAYMONDE	DOYLE, MARCY S; WISSENBACH, SHEILA	59 PONEMAH HILL RD #2-108	43-68-2C-108	\$160,000	\$128,100	\$128,100	80.06	14	00	00	Thursday, August 13, 2020 11:30 AM
406	7/6/2020	9316-2604	WARNER FAMILY REVOCABLE TRUST 2019 BY TRS, ; WARNER, DONALD J TR; WARNER, ELIZABETH J TR	HARDY, RYAN J	24 MERRIMACK RD	27-31	\$292,000	\$237,700	\$237,700	81.4	11	00	00	Monday, August 17, 2020 2:36 PM
407	7/6/2020	9316-2677	RUTHERFORD, CYNTHIA ANN; RUTLEDGE, CYNTHIA	BALL DESIGN-BUILD LLC,	194 UNION ST	42-30	\$75,000	\$52,000	\$52,000	69.33	22	00	00	Monday, August 17, 2020 2:36 PM
408	7/7/2020	9317-0958	HARBISON, CHRISTINE F; HARBISON, KEVIN N	AMERICAN INTERNATIONAL RELOCATION SOLUTIONS LLC,	50 CORTLAND RD	4-3-4	\$440,000	\$406,900	\$406,900	92.48	11	00	00	Monday, August 17, 2020 2:38 PM
409	7/7/2020	9317-0960	AMERICAN INTERNATIONAL RELOCATION SOLUTIONS LLC BY AGENT, ; RIEFBERG, LAWRENCE AGENT	FRYKLUND, PETR; FRYKLUND, SREYROATH	50 CORTLAND RD	4-3-4	\$440,000	\$406,900	\$406,900	92.48	11	00	00	Monday, August 17, 2020 2:39 PM
410	7/8/2020	9317-1695	ST GEORGE, KATY	JORDAN, JUSTIN W	30 MERRIMACK RD #3	27-32-C-3	\$163,000	\$138,800	\$138,800	85.15	14	00	00	Monday, August 17, 2020 2:39 PM

412	7/8/2020	9317-2231	LEIGHTON, JON; LEIGHTON, MARNIE	KALI CONSTRUCTION LLC,	47 PROSPECT ST	30-76-1	\$85,000	\$54,500	\$27,200	64.12	22	00	00	LYR = CLASSIFIED AS AN UNBUILDABLE LOT; CYR LOT HAS BEEN RE-CLASSIFIED AS A BUILDABLE LOT. USE CYR
413	7/10/2020	9318-0815	LYDON, JENNA A	BOURNIVAL, DOUGLAS D	42 QUARRY CIR DR	8-71-C-42	\$214,933	\$186,900	\$177,000	86.96	14	00	00	CYR=SIGNIFICANT RENOVATION/UPDATES PRE 4- 1; PRE-SALE. USE CYR
415	7/10/2020	9318-1436	SAN-KEN HOMES INC,	REGAN, DANIEL	267 MILE SLIP RD	50-7	\$477,000	\$81,600	\$446	17.11	22	00	00	LYR=LAND IN CURRENT USE; CYR= BUILDING SITE REMOVED FROM CU. HOME CONSTRUCTION STARTED POST 4-1.
416	7/10/2020	9318-1972	NGUYEN, LENA M	WRIGHT, GLENN S; WRIGHT, PATRICIA A	OFF STABLE RD	49-2	\$159,933	\$98,200	\$98,200	61.4	22	00	00	Monday, August 17, 2020 2:45 PM
417	7/13/2020	9319-0347	LEGROS, NATHANIEL J	MCNULLA, DENISE; MCNULLA, MARK; MCNULLA, MICHAEL STEPHEN	2 NYE DR	51-1-3	\$319,533	\$298,100	\$298,100	93.29	11	00	00	Monday, August 17, 2020 2:46 PM
418	7/13/2020	9319-0927	GARRISON, JUDYMARIE	RUSE, JEANNE; RUSE, STEVEN	37 CHRISTINE DR	43-23-C-56	\$250,000	\$240,100	\$241,200	96.04	14	00	00	Monday, August 17, 2020 2:47 PM
419	7/13/2020	9319-1576	VAILLANCOURT, ADAM M	FORTY FIVE-FORTY SEVEN EMERSON ROAD LLC,	45-47 EMERSON RD	48-38	\$305,000	\$226,300	\$226,300	74.2	11	00	00	Monday, August 17, 2020 2:48 PM
420	7/14/2020	9319-1923	DEGRAFFENRIED, JENNIFER H; DEGRAFFENRIED, SAMUEL L	DENTON, MITCHELL T; PALADINO, MELISSA A	60 SOUHEGAN ST	26-35	\$275,000	\$220,500	\$204,800	80.18	11	00	00	CYR=UPDATES AND RENOVATIONS PRE 4/1; PRE- SALE USE CYR
421	7/14/2020	9319-2308	PELLEGRINO, JOHN J	BARON, BRETT; LAUTENSCHLAGER, ALINA	87 PATCH HILL LN	9-1-18	\$320,000	\$288,700	\$288,700	90.22	11	00	00	Monday, August 17, 2020 2:50 PM
424	7/15/2020	9320-1216	COTE, SHANNON C; COTE, TRAVIS A	FOSSEY, KARA E; LARRIVEE, PAUL R	18 CROSBY ST	20-36	\$339,000	\$244,000	\$244,000	71.98	11	00	00	Monday, August 17, 2020 2:51 PM
425	7/15/2020	9320-1684	SAN-KEN HOMES INC,	LUONGO, LISA; LUONGO, RICHARD	137 BOYNTON HILL RD	45-3-46	\$527,533	\$414,300	\$174	78.54	11	00	00	LYR=LAND IN CU; CYR=NEW HOME. USE CYR
426	7/16/2020	9320-2680	COOPER, VITA L TR; UTOPIA REVOCABLE TRUST BY TR, ; VAITKUNAS, VITA L REVOCABLE LIVING TRUST BY TR; VAITKUNAS, VITA L TR; VITA L VAITKUNAS REVOCABLE LIVING TRUST BY TR,	TEGER, JONATHAN B	146 COLBURN RD	53-67-1	\$338,333	\$332,400	\$332,400	98.25	11	00	00	Monday, August 17, 2020 2:53 PM
427	7/16/2020	9320-2956	FAUTEUX, SYLVAIN P	DAVIS, RYAN J; SEPE, VICTORIA	19 ROCK LN	52-30	\$400,000	\$319,200	\$297,700	79.8	11	00	00	CYR REFLECTS EXPANDED LIVING AREA PRE- 4/1; PRE SALE. USE CYR
429	7/16/2020	9321-0177	COOK, THOMAS F	CICERO, FRANCIS R; CICERO, KATHERINE M	26 MELENDY RD #35	42-73-M-35	\$64,933	\$56,700	\$56,700	87.32	18	00	00	Monday, August 17, 2020 2:57 PM
432	7/20/2020	9321-2820	SINKIEWICZ, ALLISON	ST OURS, JOSHUA T; ST OURS, LEO M	30 BIRCHWOOD DR	30-56-C-30	\$198,533	\$156,600	\$155,900	78.88	14	00	00	Monday, August 17, 2020 2:58 PM

433	7/20/2020	9322-0217	THOMAS, CHRISTINA	CARVALHO, LAURA W; SUITS, ADAM J	60 BIRCHWOOD DR	30-56-C-60	\$205,000	\$155,700	\$148,200	75.95	14	00	00	CYR REFLECTS EXPANDED LIVING AREA PRE 4/1; PRE-SALE. USE CYR
434	7/20/2020	9322-0575	GREGOR, JOSEPH A; GREGOR, LINDA M	GIANNELLI, JESSICA M; TIERNEY, CHRISTOPHER M	174 UNION ST	34-29	\$301,000	\$260,600	\$260,600	86.58	11	00	00	Tuesday, September 15, 2020 12:43 PM
436	7/22/2020	9323-0884	KING FAMILY REVOCABLE TRUST 2015 BY TR, ; KING, WILLIAM C & TR	COTE, SHANNON; COTE, TRAVIS	106 HOMESTEAD CIR	5-4-6	\$400,000	\$357,800	\$357,800	89.45	11	00	00	Tuesday, September 15, 2020 12:44 PM
437	7/24/2020	9324-1621	BADGER HILL PROPERTIES LLC,	FOGG, CHRISTINA; FOGG, ETHAN; HENDRICKS, ALISSA	66 TIMBER RIDGE DR	51-26-137	\$349,600	\$57,200	\$57,200	16.36	22	00	00	Tuesday, September 15, 2020 12:45 PM
438	7/27/2020	9325-0084	MELO, HELDER GOULART; MELO, JENNA	HURLEY, LAWENCE S	18 GREAT BROOK RD	41-40-5C-18	\$206,000	\$178,900	\$178,900	86.84	14	00	00	Tuesday, September 15, 2020 12:45 PM
439	7/28/2020	9325-2188	BOYLE, PATRICK M; PURSEL, AMBER M	FEDERAL HILL PROPERTIES LLC,	0 MOSSMAN DR	57-7-1	\$180,000	\$6,500	\$6,500	3.61	22	00	00	Tuesday, September 15, 2020 12:51 PM
441	7/29/2020	9326-1248	MILFORD DG LLC,	SACKETT MILFORD LLC,	70 WILTON RD	6-14-1	\$1,908,533	\$1,036,500	\$0	54.31	57	00	00	THIS WAS A NEW LOT FOR 2020 WITH NO PREVIOUS YEAR ASSESSMENT.
445	7/30/2020	9327-0538	CRAWFORD, KRYSTAL M; CRAWFORD, NICHOLAS S	ERCOLANI, DARLENE MARIE; PALUMBO, ANTHONY JOSEPH	110 RIDGEFIELD DR	18-73	\$275,000	\$223,400	\$228,200	81.24	11	00	00	CYR REFLECTS CORRECTION FOR FLOORING & UNFINISHED BASEMENT; USE CYR
446	7/31/2020	9327-1667	PONEMAH PINES LLC,	TFF REALTY LLC,	0 PONEMAH HILL RD	43-61	\$300,000	\$158,800	\$272	52.93	22	00	00	LYR=BUILDING SITE IN CU; SALE PRICE REFLECTS APPROVAL POST 4/1 FOR MULTIPLE UNITS ON SITE
447	7/31/2020	9327-1960	BOURGEOIS, RICHARD; BOURGEOIS, TERRI	MCGRATH, FRANK J	111 OLD BROOKLINE RD #25	47-36-M-25	\$68,000	\$32,400	\$31,200	47.65	18	00	00	Tuesday, September 15, 2020 1:03 PM
448	7/31/2020	9327-2415	RICHARD PAUL WOODBURY REVOCABLE TRUST 1999 BY TR, ; RICHARD PAUL WOODBURY REVOCABLE TRUST BY TR, ; WOODBURY, RICHARD PAUL & TR; WOODBURY, RICHARD PAUL REVOCABLE TRUST 1999 BY TR; WOODBURY, RICHARD PAUL REVOCABLE TRUST BY TR	ALLARD, TIMOTHY	8 RESERVE WAY	48-48-C-10	\$384,933	\$319,900	\$319,000	83.11	14	00	00	Tuesday, September 15, 2020 1:04 PM
449	7/31/2020	9327-2983	PHAIR, WILLIAM	BENTO, KAILEY	100 ELM ST	20-51	\$265,000	\$215,600	\$168,700	81.36	11	00	00	CYR REFLECTS TOTAL RENOVATION & UPDATE PRE-SALE. USE CYR

450	7/31/2020	9328-0223	SCOTT A & APRIL L VANDER-HEYDEN REVOCABLE TRUST FEBRUARY 24 2020 BY TRS, ; VANDER-HEYDEN, APRIL L & TR; VANDER-HEYDEN, SCOTT A & APRIL L REVOCABLE TRUST FEBRUARY 24 2020 BY TRS; VANDER-HEYDEN, SCOTT A & TR	ASELTINE-GRZYB, DIANE TR; DIANE & SCOTT GRZYB FAMILY TRUST 2017 BY TR, ; GRZYB, DIANE & SCOTT FAMILY TRUST 2017 BY TR	524 OSGOOD RD	51-3-1	\$341,933	\$304,800	\$302,800	89.14	11	00	00	CYR REFLECTS EXPANDED FINISHED BASEMENT AREA PRE-SALE, PRE 4/1. USE CYR
451	7/31/2020	9328-0466	RAND, NATHAN	GELINAS, KENNETH M; GELINAS, REBECCA L	10 EDGEWOOD ST	24-9-5	\$250,000	\$224,300	\$224,300	89.72	11	00	00	Tuesday, September 15, 2020 1:07 PM
452	7/31/2020	9328-0569	ERIQUEZZO, JONATHAN J	DYCE, KERRY; DYCE, NICHOLAS	26 MELENDY RD #2	42-73-M-2	\$54,933	\$64,100	\$64,100	116.7	18	00	00	Tuesday, September 15, 2020 1:08 PM
453	7/31/2020	9328-0952	WELCH, BARBARA J; WELCH, DONALD L	NAHASS, PETER T REVOCABLE TRUST 2012 BY TR; NAHASS, PETER T TR; PETER T NAHASS REVOCABLE TRUST 2012 BY TR,	3 WILLIAMSBURG WAY	48-48-C-8	\$380,000	\$352,300	\$352,300	92.71	14	00	00	Tuesday, September 15, 2020 1:09 PM
454	8/3/2020	9328-1365	DAIGLE FAMILY REVOCABLE TRUST BY TRS, ; DAIGLE, KATHERINE TR; DAIGLE, STEVEN L TR	SAUCIER, DEREK WILLARD; SAUCIER, JESSICA MEAGAN	12 STONEWALL DR	45-8-5	\$405,000	\$379,100	\$379,100	93.6	11	00	00	Tuesday, September 15, 2020 1:10 PM
457	8/3/2020	9329-0408	MCETTRICK, ROBERT P	REEVE, ANGELA F	14 ACACIA LN	37-199	\$379,000	\$333,600	\$313,900	88.02	11	00	00	CYR = ADDED FINISHED BASEMENT AREA AND PORCH PRE-SALE, PRE 4/1. USE CYR
459	8/4/2020	9329-1103	SMITH, GEORGE R JR; SMITH, RAELYN	MIASKIEWICZ, ERIK; MIASKIEWICZ, JESSICA	37 ALPINE ST	39-57	\$310,000	\$247,000	\$243,200	79.68	11	00	00	CYR=ADDED A BATHROOM PRE-SALE; PRE 4/1. USE CYR
460	8/4/2020	9329-1618	SQUARE Z CAPITAL LLC,	MCLAUGHLIN, BRENDAN PATRICK; MCLAUGHLIN, NANCY M	686 NH RTE 13 S	52-79	\$397,000	\$382,900	\$370,500	96.45	11	00	00	LYR=NEW CONSTRUCTION @ < 100%; CONSTRUCTION COMPLETED IN 2020. USE CYR
461	8/4/2020	9329-2208	ADAM M VAILLANCOURT FAMILY REVOCABLE TRUST 2013 BY TR, ; VAILLANCOURT, ADAM M FAMILY REVOCABLE TRUST 2013 BY TR; VAILLANCOURT, ADAM M TR	DOYLE, PATRICK; WILLARD, HANNAH	59 ARMORY RD	47-22	\$298,000	\$258,400	\$236,100	86.71	11	00	00	CYR REFLECTS INTERIOR UPDATES AND NEW BATHROOM PRE-SALE; PRE 4/1. USE CYR

463	8/4/2020	9329-2694	BEAULIEU, DIANE M & TR; BEAULIEU, DIANE M REVOCABLE TRUST AGREEMENT 2019 BY TR; DIANE M BEAULIEU REVOCABLE TRUST AGREEMENT 2019 BY TR,	YOUNG, JASON; YOUNG, MELISSA	23 IRIS RD	37-94	\$340,000	\$302,400	\$302,400	88.94	11	00	00	Tuesday, September 15, 2020 1:16 PM
466	8/7/2020	9331-0154	ROMAN CATHOLIC BISHOP MANCHESTER,	METHE, WADE; TODD, KYLE	26 AMHERST ST	26-9	\$275,000	\$314,200	\$370,000	114.3	11	00	00	CYR=CORRECTIONS FOR BEDROOM, BATHROOM COUNT AND CONDITION PRE-SALE. PRE 4/1. USE CYR
467	8/7/2020	9331-0982	FOLGER, JANET	BOWES, PAUL B; DIORIO, CHLOE	20 SUMMER ST	22-88	\$335,000	\$267,600	\$213,300	79.88	12	00	00	CYR REFLECTS TOTAL REMODEL/RENOVATION PRE 4/1; PRE SALE. USE CYR
468	8/7/2020	9331-1172	CURTIS COMMONS LLC,	DAIGLE, BEVERLY L TR; DAIGLE, DAVID R & BEVERLY L DAIGLE REVOCABLE TRUST 2015 BY TRS; DAIGLE, DAVID R TR; DAVID R DAIGLE & BEVERLY L DAIGLE REVOCABLE TRUST 2015 BY TRS,	65 CURTIS COMMONS CIR	42-37-24	\$369,933	\$209,800	\$18,600	56.71	11	00	00	LYR=PAPER LOT; TYR=NEW CONSTRUCTION @ < 100%.
469	8/7/2020	9331-1609	BARLOW, BRADLEY; BARLOW, KATHLEEN	BREWER, STEPHEN JR; MCLEAN, AIMEE	16 MCGETTIGAN RD	40-91	\$332,000	\$259,100	\$259,100	78.04	11	00	00	Thursday, September 17, 2020 2:07 PM
470	8/7/2020	9331-1624	LAMBROU, S C	JOHNSON, ALICIA G; SOMERS, MICHAEL D	16 FARLEY ST	30-20	\$220,000	\$202,800	\$189,600	92.18	11	00	00	CYR=GARAGE CONVERTED TO LIVING SPACE WITH ADDED HALF BATH PRE-SALE; PRE-4/1. USE CYR
471	8/7/2020	9331-1665	MANACK, MICHAEL J EST BY ADMR; MORTILLARO, VIRGINA H ADMR	CANTELLA, CHRISTOPHER M; CANTELLA, RACHEL M	241 SAVAGE RD	10-59-1	\$329,933	\$290,300	\$290,300	87.99	11	00	00	Thursday, September 17, 2020 2:20 PM
472	8/10/2020	9331-1925	CURTIS COMMONS LLC,	ADAMOWSKI, DYLAN JAMES	6 CURTIS COMMONS CIR	42-37-26	\$372,933	\$200,500	\$17,600	53.76	11	00	00	LYR=LAND ONLY; CYR=HOUSE AT < 100%
473	8/10/2020	9331-2791	FRYE, LEON J & NANCY M FRYE FAMILY TRUST BY TRS; FRYE, LEON J & TR; FRYE, NANCY M & TR; LEON J FRYE & NANCY M FRYE FAMILY TRUST BY TRS,	PORTER, AMANDA KAY; PORTER, MICHAEL D	185 MONT VERNON RD	8-78	\$330,000	\$304,600	\$304,600	92.3	11	00	00	Thursday, September 17, 2020 2:22 PM

474	8/10/2020	9332-1214	CANTELLA, CHRISTOPHER; CANTELLA, RACHEL M	HUGHES, ERICA R	494 NASHUA ST #7	32-5-C-7	\$180,000	\$158,200	\$159,800	87.89	14	00	00	Thursday, September 17, 2020 2:23 PM
480	8/12/2020	9333-1066	HAGOPIAN, ELLEN R	DECOSTE, DIANE; DECOSTE, RAYMOND	26 MELENDY RD #71	42-73-M-71	\$105,000	\$89,800	\$46,800	85.52	18	00	00	CYR REFLECTS TOTAL RENOVATION PRE-SALE; PRE 4/1. USE CYR
481	8/13/2020	9333-2096	CURTIS COMMONS LLC,	DE LA CRUZ, ANGEL; SAMLANH, SONG; SONG, SAMLANH	7 CURTIS COMMONS CIR	42-37-11	\$409,400	\$213,100	\$18,000	52.05	11	00	00	LYR=LAND ONLY; CYR=HOUSE @ < 100% COMPLETE.
483	8/14/2020	9334-1265	COHN, STEPHEN M	MAUGHAN, ALLAN KENNETH; VRABEL, KATHLEEN ANNE	30 GREYSTONE PL	51-26-37	\$389,933	\$336,000	\$331,000	86.17	11	00	00	CYR=MINOR INTERIOR UPDATES PRE SALE; PRE 4/1. USE CYR
484	8/14/2020	9334-1976	CHAPPELL, COREY R; CHAPPELL, SARAH JANANNE	CHAPPELL, GARRET	70 EMERSON RD	48-78	\$20,000	\$77,600	\$77,600	388	22	00	00	Thursday, September 17, 2020 2:27 PM
485	8/14/2020	9334-2053	TURNER FAMILY TRUST 2010 BY TR, ; TURNER, R FRANK TR	BRESLIN, WILLIAM J	115 PURGATORY RD	1-4	\$249,933	\$273,600	\$273,600	109.5	12	00	00	Thursday, September 17, 2020 2:28 PM
487	8/18/2020	9335-2897	STABILE HOMES MILFORD LLC,	CURLEY, MICHAEL P; CURLEY, ROSE M	42 RESERVE WAY	48-48-C-44	\$479,333	\$67,500	\$20,300	14.08	56	00	00	LYR=PAPER LOT; CYR=APPROVED BUILDING LOT
488	8/19/2020	9336-2310	GREEN, DEVINA M	GREEN, WARREN D	57 GREAT BROOK RD	41-40-2C-57	\$213,000	\$206,600	\$206,600	97	14	00	00	Thursday, September 17, 2020 2:33 PM
489	8/19/2020	9337-0159	LAWSON, DAVID R; LAWSON, KRISTEN A	CARNEY, RYAN P	49 WELLESLEY DR	37-134	\$320,000	\$285,000	\$283,000	89.06	11	00	00	Thursday, September 17, 2020 2:34 PM
490	8/20/2020	9337-0687	VICENTE, DEBORAH HOGAN; VICENTE, JOSEPH	LONERGAN, ANGELICA ROMERO; LONERGAN, WILLIAM EDWARD	7 IRIS RD	37-90	\$318,000	\$265,300	\$275,200	83.43	11	00	00	CYR= CORRECTION FOR BEDROOM COUNT. USE CYR
491	8/21/2020	9337-1614	TANCRETI, MICHAEL D TR; WHITING HILL REALTY TRUST BY TR,	MILNE, CARLEEN A; MILNE, DAVID	10 PEREGRINE WAY	3-5-22	\$409,933	\$233,000	\$59,500	56.84	11	00	00	LYR=LAND ONLY; CYR=NEW SFR @ < 100% COMPLETE
494	8/25/2020	9339-0520	CONTROLLED FORESTRY INVESTMENTS LLC,	SIXTY ONE N RIVER LLC,	61 NORTH RIVER RD	8-50	\$200,000	\$145,400	\$145,400	72.7	33	00	00	Thursday, September 17, 2020 2:38 PM
498	8/27/2020	9340-1851	CURTIS COMMONS LLC,	GRIFFITH, KATHLEEN T	15 CURTIS COMMONS CIR	42-37-13	\$416,733	\$65,200	\$17,800	15.65	22	00	00	LYR=LOT WITH NO ACCESS; CYR=BUILDABLE LOT.
499	8/28/2020	9340-2674	PHILBRICK, CHEYENNE; PHILBRICK, JARED S; WRIGHT, CHEYENNE	GIRARD, ANNA M	52 VALHALLA DR	36-99	\$265,000	\$255,700	\$255,700	96.49	11	00	00	Tuesday, November 17, 2020 9:47 AM
500	8/28/2020	9340-2841	ANDERSON, MATTHEW A	CINTRON, MARLENE P; CINTRON, RAMON	246 BADGER HILL DR	51-26-49	\$380,000	\$307,800	\$307,800	81	11	00	00	Tuesday, November 17, 2020 9:47 AM

501	8/28/2020	9341-0044	STABILE HOMES MILFORD LLC,	ROBERTA G WOOLFSON REVOCABLE TRUST SEPTEMBER 21 1995 BY TR, ; WOOLFSON, ROBERTA G REVOCABLE TRUST SEPTEMBER 21 1995 BY TR; WOOLFSON, ROBERTA G TR	44 RESERVE WAY	48-48-C-45	\$481,133	\$68,100	\$20,400	14.15	56	00	00	LYR = LOT WITH NO ACCESS; CYR= ACCESSIBLE LOT.
503	8/31/2020	9341-1842	BARBOUR, JENNIFER	BATES, JESSICA H; BATES, MICHAEL C	111 ANNAND DR	52-95-35	\$310,000	\$327,200	\$326,400	105.6	11	00	00	Tuesday, November 24, 2020 11:11 AM
504	8/31/2020	9341-1971	ALAN J WOOLFSON REVOCABLE TRUST AGREEMENT SEPTEMBER 21 1995 BY TR, ; ROBERTA G WOOLFSON REVOCABLE TRUST AGREEMENT SEPTEMBER 21 1995 BY TR, ; WOOLFSON, ALAN J REVOCABLE TRUST AGREEMENT SEPTEMBER 21 1995 BY TR; WOOLFSON, ALAN J TR; WOOLFSON, ALAN TR; WOOLFSON, ROBERTA G REVOCABLE TRUST AGREEMENT SEPTEMBER 21 1995 BY TR; WOOLFSON, ROBERTA G TR	VALLIER, JOSEPH E JR; VONDERHEIDE, SUSAN G	360 FEDERAL HILL RD	56-44-5	\$615,000	\$440,100	\$437,000	71.56	11	00	00	CYR INCLUDES ADDED 2ND KITCHEN PRE SALE, PRE 4/1. USE CYR
505	8/31/2020	9342-0471	CILLO, JASON M; CILLO, LORI C; RAMSEY, LORI C	PENDLETON, SHARI LYNN	74 SOUHEGAN ST	26-34	\$369,933	\$367,900	\$316,800	99.45	12	00	00	CYR REFLECTS ILLEGAL APARTMENT ADDED AND SIGNIFICANT UPDATES/UPGRADES PRE-SALE, PRE 4/1. USE CYR
506	8/31/2020	9342-0947	HORNER, GEORGE R	BENOIT, KRISTIN MARTINA; BENOIT, PETER JERRY	57 VALHALLA DR	36-73	\$237,000	\$205,600	\$199,300	86.75	11	00	00	CYR REFLECTS ADDED FINISHED BASEMENT AREA WITH .5 BATH PRE SALE, PRE 4/1. USE CYR

507	9/1/2020	9343-0110	SWEENEY, JAMES M	BOUCHER, JEFFREY M; BOUCHER, KIRSTEN A K	294 PONEMAH HILL RD	54-1	\$455,000	\$422,900	\$407,000	92.95	11	00	00	CYR=ADDED PATIO, 2ND KITCHEN & CONVERTED PORTCH TO LIVING AREA PRE SALE, PRE 4/1, USE CYR.
509	9/2/2020	9343-1814	DUBE, MELISSA L; HUDON, MARK F; HUDON, MELISSA	BERKOWITZ, BRIAN; LEMIRE, CHYNNA K	5 WALMSLEY CIR	10-41	\$270,000	\$196,300	\$173,800	72.7	11	00	00	CYR REFLECTS UPDATES AND UPGRADES WITH NEW HEATING SYSTEM, SIDING, DECK PRE-SALE, PRE 4/1. USE CYR
510	9/2/2020	9343-1827	BADGER HILL PROPERTIES LLC,	DION, SAVANNA LEE; DION, STEVEN MARK	92 TIMBER RIDGE DR	51-26-149	\$425,800	\$240,500	\$56,300	56.48	11	00	00	LYR=LAND ONLY; CYR=HOME @ < 100% COMPLETE
511	9/2/2020	9343-2966	CURTIS COMMONS LLC,	BUTTEMEIER, CARL J; BUTTEMEIER, SYLVIA B; SANTINELLI, DEBORAH A	61 CURTIS COMMONS CIR	42-37-23	\$400,000	\$72,900	\$19,900	18.22	22	00	00	LYR=PAPER LOT; CYR=APPROVED BUILDING SITE.
512	9/2/2020	9344-0033	RYFF SIX LLC,	SUPERIOR PLUS ENERGY SERVICES INC,	419 NASHUA ST	31-4	\$485,000	\$484,300	\$484,300	99.86	33	00	00	Tuesday, November 17, 2020 10:37 AM
513	9/3/2020	9344-0393	KOS, BASIL A; KOS, KRISTIN C	SIEVERT, KATHELEEN; SIEVERT, TODD	46 BALDWIN RD	4-3-40	\$376,000	\$336,600	\$339,100	89.52	11	00	00	CYR= CORRECTIONS OF FLOORING. USE CYR
517	9/3/2020	9344-1404	BISHOP, BETSY J; BISHOP, DONALD A	JANOWIEC, SEBASTIAN	15 ASH ST	25-82	\$227,000	\$193,600	\$193,600	85.29	11	00	00	Tuesday, November 17, 2020 10:39 AM
518	9/4/2020	9344-2460	BERRY, STEPHEN W; BERRY, STEPHEN WILLIAM	ILVOVSKY, VADIM; VADIM, ILVOVSKY	108 FALCON RIDGE RD	3-5-38	\$399,000	\$329,400	\$329,400	82.56	11	00	00	Tuesday, November 17, 2020 10:40 AM
519	9/4/2020	9345-0333	CANE, RICHARD L PTNR; LAMHP ASSOCIATES BY PTNR,	PALMER, ROGER E; PALMER, SARAH K	26 MELENDY RD #70	42-73-M-70	\$157,200	\$2,000	\$72,500	1.27	19	00	00	CYR=OLD MANUFACTURED HOME REMOVED FROM SITE.
520	9/4/2020	9345-0460	HOLMES, GORDON L BY ATTY; HOLMES-WILSON, GRETA ATTY	WADE, DARLENE M; WADE, HEATHER; WADE, KENNETH A	26 MELENDY RD #75	42-73-M-75	\$83,933	\$71,900	\$71,900	85.66	18	00	00	Tuesday, November 17, 2020 10:54 AM
521	9/8/2020	9345-0834	CLARK, BRANDYCE K; CLARK, PAUL T II; HALVORSON, BRANDYCE K	ELDAR, SAGANELIDZE; SAGANELIDZE, ELDAR; SMULLEN, DANIELLE N	484 PONEMAH HILL RD	54-11	\$382,933	\$339,900	\$327,200	88.76	11	00	00	CYR REFLECTS ADDED FINISHED BASEMENT AREA PRE SALE, PRE 4/1. USE CYR
522	9/8/2020	9345-1676	BADGER HILL PROPERTIES LLC,	DUFFY, SABRINA E; DUFFY, TIMOTHY C	87 TIMBER RIDGE DR	51-26-140	\$374,000	\$60,700	\$60,700	16.23	22	00	00	Wednesday, November 18, 2020 10:06 AM
523	9/8/2020	9345-1814	GLENDALE HOMES INC,	QUINN, MELISSA A; QUINN, STEPHEN J	15 WRIGHT RD	20-2-3	\$496,400	\$61,900	\$16,900	12.47	22	00	00	LYR=PAPER LOT; CYR=BUILDABLE PARCEL
529	9/11/2020	9347-1606	FRITSCH, UDO H TR; POWERS STREET REALTY TRUST BY TR,	SUANBK LLC,	86 POWERS ST	43-36	\$500,000	\$301,300	\$300,200	60.26	34	00	00	Wednesday, November 18, 2020 10:08 AM
531	9/14/2020	9347-2941	TANCRETI, MICHAEL D TR; WHITING HILL REALTY TRUST BY TR,	STEHMAN, MARGERY P; STEHMAN, PETER R	16 PEREGRINE WAY	3-5-21	\$330,000	\$231,400	\$59,400	70.12	11	00	00	LYR=LAND ONLY; CYR=NEW CONSTRUCTION @ < 100%
537	9/17/2020	9350-1142	VERSTRAETE, ERIK W	AUSTIN-MARKS, REBECCA; AUSTIN-MARKS, TINA	157 WESTCHESTER DR	37-168	\$368,000	\$308,800	\$298,800	83.91	11	00	00	CYR REFLECTS EXPANDED FINISHED BASEMENT PRE-SALE, PRE 4/1. USE CYR

538	9/18/2020	9351-0130	GIFTOS, MATTHEW W; GIFTOS, PATTI P	BEAULIEU, SARA D; GEOFFROY, JOSEPH A IV	34 BROOKVIEW CT	38-36	\$360,000	\$315,300	\$315,300	87.58	11	00	00	Wednesday, November 18, 2020 10:11 AM
539	9/18/2020	9351-0143	DELIA S RUDY REVOCABLE TRUST 2019 BY TR, ; RUDY, DELIA S & TR; RUDY, DELIA S REVOCABLE TRUST 2019 BY TR	HEILE, ROSA; HEILE, RYAN	11 ACACIA LN	37-200	\$350,000	\$296,900	\$292,600	84.83	11	00	00	CYR REFLECTS CORRECTION TO BATHROOM COUNT. USE CYR
540	9/18/2020	9351-0251	HUBERT, DEBORAH ANN	FLYNN, HILARY; WALSH, JOHN COLIN	189 TIMBER RIDGE DR	51-26-174	\$330,000	\$325,800	\$325,800	98.73	11	00	00	Wednesday, November 18, 2020 10:12 AM
541	9/21/2020	9351-0522	SAN-KEN HOMES INC,	GIFTOS, MATTHEW; GIFTOS, PATTI	34 HOLDEN LN	45-3-36	\$506,600	\$98,600	\$171	19.46	22	00	00	CYR=LAND IN CU; LYR=BUILDING SITE REMOVED FROM CU
542	9/21/2020	9351-1008	LUBA, COREY T; LUBA, KATHARINE R	HOOD, RYAN A	390 MASON RD	41-74-1	\$340,000	\$297,300	\$297,300	87.44	11	00	00	Wednesday, November 18, 2020 10:14 AM
544	9/21/2020	9351-2864	GLENDALE HOMES INC,	REYNOLDS, KELLY; REYNOLDS, KRISTOPHER	17 WRIGHT RD	20-2-4	\$413,600	\$63,000	\$17,200	15.23	22	00	00	LYR = PAPER LOT; CYR=BUILDABLE PARCEL.
545	9/23/2020	9352-2810	SAN-KEN HOMES INC,	PELLERIN, KERRY LYN; PELLERIN, MICHAEL GEORGE	30 HOLDEN LN	45-3-37	\$544,933	\$98,700	\$172	18.11	22	00	00	LYR=LAND IN CURRENT USE; CYR=BUILDING SITE REMOVED FROM CURRENT USE.
548	9/25/2020	9354-0479	PASZAK, KRISTY N	PARKINS, HOLLIE; PARKINS, TIMOTHY F	34 RIDGEFIELD DR	18-20	\$305,000	\$213,200	\$213,200	69.9	11	00	00	Wednesday, November 18, 2020 10:16 AM
549	9/25/2020	9354-0704	CURTIS COMMONS LLC,	GOODROW FAMILY TRUST BY TRS, ; GOODROW, DONALD D TR; GOODROW, NANCY J TR	69 CURTIS COMMONS CIR	42-37-25	\$413,600	\$64,300	\$17,500	15.55	22	00	00	LYR= PAPER LOT; CYR=BUILDABLE PARCEL.
550	9/28/2020	9354-1450	WOOD, JUDY L; WOOD, RANDY W	BRAILEY, DEBORAH; BRAILEY, MICHAEL	545 ELM ST #33	7-3-M-33	\$125,000	\$93,300	\$93,300	74.64	18	00	00	Wednesday, November 18, 2020 10:17 AM
552	9/29/2020	9355-1992	HITZEMAN, DELAINEY R; JONES, DELAINEY R; JONES, MATTHEW B	VITALE, JOSEPH	12 HILLTOP DR	27-3-2	\$280,000	\$246,600	\$246,600	88.07	11	00	00	Thursday, November 19, 2020 12:37 PM
554	9/29/2020	9355-2889	CURTIS COMMONS LLC,	ZORN, CYNTHIA A; ZORN, DANIEL M	60 CURTIS COMMONS CIR	42-37-29	\$398,467	\$64,300	\$17,500	16.14	22	00	00	LYR=PAPER LOT; CYR=BUILDABLE PARCEL
555	9/29/2020	9356-0857	LEVESQUE, ANDREW R; LEVESQUE, KATELYN M; SEXTON, KATELYN M	SARGENT, MICHAEL; SARGENT, STEPHANIE A	42 PATCH HILL LN	9-1-4	\$376,000	\$312,600	\$312,600	83.14	11	00	00	Thursday, November 19, 2020 12:39 PM
556	9/30/2020	9356-0957	HILL, RALPH L EXEC; LINT, JANIS EST BY EXEC; LINT, JANIS R EST BY EXEC; LINT, REXFORD C EST BY EXEC	FORTUNATO, JENNIFER LEE; FORTUNATO, JOHN MORROW	0 MELENDY RD	52-4-2	\$65,000	\$68,500	\$68,500	105.4	22	00	00	THIS TRANSACTION AND VERN0 557 ARE THE SAME PARCEL PREVIOUSLY OWNED BY MULTIPLE PARTIES WHERE PARTY INTERESTS WERE TRANSFERRED UNDER 2 SEPARATE DEEDS.

557	9/30/2020	9356-0962	BOGGIS, DONALD E; BOGGIS, PAULINE C; FRADES, SANDRA; HORLITZ, CARMELA; HORLITZ, K STEVEN; MOULTON, MICHELE V; MOULTON, ROBERT S; NIEUWEJAAR, JEANNE; NIEUWEJAAR, OLAV	FORTUNATO, JENNIFER LEE; FORTUNATO, JOHN MORROW	0 MELENDY RD	52-4-2	\$65,000	\$68,500	\$68,500	105.4	22	00	00	THIS TRANSACTION AND VERNO 556 ARE THE SAME PARCEL PREVIOUSLY OWNED BY MULTIPLE PARTIES WHERE PARTY INTERESTS WERE TRANSFERRED UNDER 2 SEPARATE DEEDS.
558	8/28/2020	9340-2105	JAMESON, COURTNEY E	FAIRFIELD, THOMAS	20 RIVERSEDGE DR	30-2-C-11	\$182,000	\$132,400	\$132,400	72.75	14	00	00	Thursday, November 19, 2020 12:48 PM

5:35 Land Use Change Tax - Assessing Director, Marti Noel

MEMORANDUM

DATE: December 14, 2020

TO: Board of Selectmen

CC: John Shannon

FROM: Marti Noel, Assessor

**RE: Land Use Change Tax (LUCT) for 2 parcels:
Map 45 Lot 3-44
Map 53 Lot 67-3**

Both parcels have been disturbed for construction of a new home. Construction on land in Current Use requires the affected areas to be removed from Current Use and a Land Use Change Tax Warrant be issued.

The property owners are aware of the action being taken tonight regarding their property.

The Land Use Change Tax is based on 10% of estimated market value of the affected area at the time of removal from Current Use.

The application must have original signatures as it is to be recorded at the Hillsborough County Registry of Deeds.

Thank You

5:40 Eagle Scout Project - Brandy Mitchell

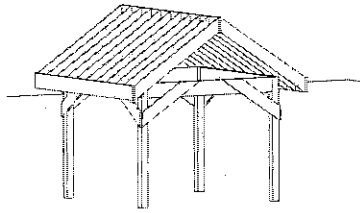
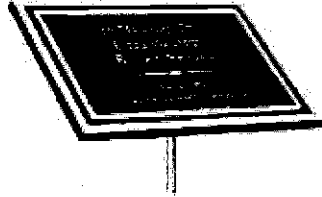
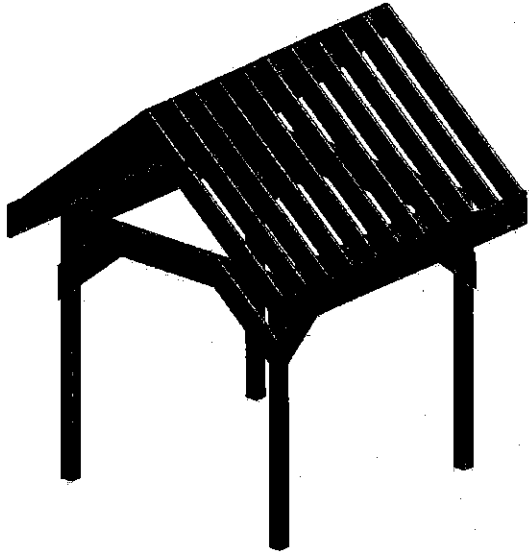
Osgood Pond Shelter and Plaque

Brady Mitchell
Eagle Scout Project

Project Summary

- There will be a 10'x10' wooden structure built over a picnic table at Osgood Pond (specifically, the area near Adams Field)
- This will provide shelter from any sort of weather happening at the time and will also give people a place to sit, relax, eat, etc.
- In addition, there will be a plaque made, which will showcase the history of Osgood Pond
- This project will be able to tie in with the commitment that Milford had to further develop this area for increased recreation after receiving the Federal funds to dredge Osgood Pond

Site and Design



Project Summary - (SUGGESTED EDITS FROM MJC)

- There will be a 10'x10' wooden pavilion built over a picnic table at the park at Osgood Pond (specifically, the area near Adams Field)
- This will give people a place to gather, relax, eat, etc. while being sheltered from rainy or snowy weather.
- In addition, there will be a plaque made, which will showcase the history of Osgood Pond
- This project will be able to tie in with the commitment that Milford made to further develop this area for increased recreation after receiving the Federal funds to dredge Osgood Pond

5:50 Granite Town Rail Trail Revolving Fund - Conservation Chair, Andy Hughes and Conservation Member, Chris Costantino

WARRANT ARTICLE – GRANITE TOWN RAIL TRAIL REVOLVING FUND

Shall the town vote to establish a Granite Town Rail Trail (GTRT) Revolving Fund pursuant to RSA 35-B:2 II. Any monies received for GTRT facilities shall be allowed to accumulate from year to year and shall not be considered to be part of the General Fund unassigned fund balance. The Treasurer shall have custody of all monies in the fund and shall pay out the same only upon order of the Milford Conservation Commission and no further legislative body approval required. These funds may be expended only for trail management purposes as stated in RSA 35-B.

TOWN OF MILFORD

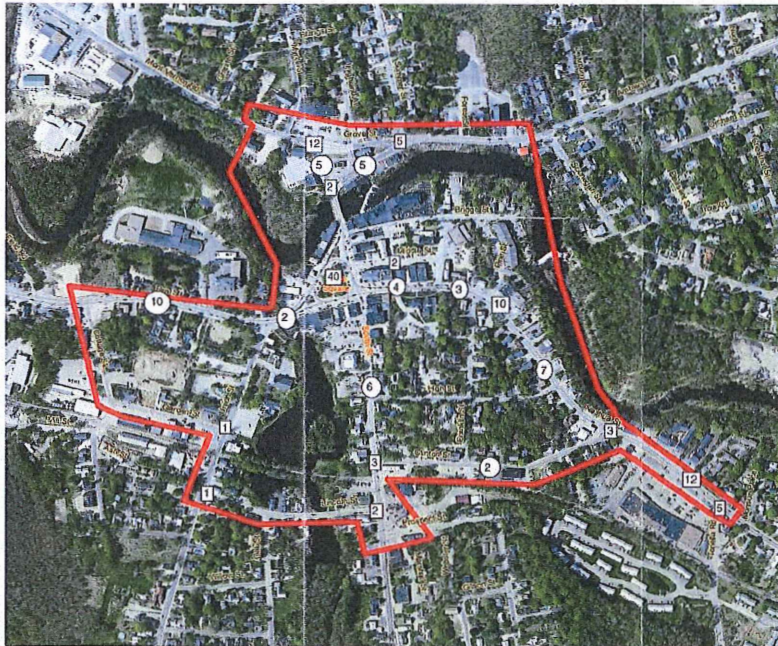


Office of Community Development
Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects

Date: December 9, 2020
To: Board of Selectmen
John Shannon, Town Administrator
From: Lincoln Daley, Community Development Director
Subject: Route 101A / Route 13 Oval Improvement Project
(X-A004(864), NHDOT #42470)

The purpose of the is agenda item is update the Board on the Route 101A / Route 13 / Oval Improvement project (Federal Project X-A004(864), NHDOT Project 42470), scheduled to begin in 2021. Attached please the “Section 1702 Federal Funding Designated Program Project Agreement for the Town of Milford” for your review and signature.

Funding for the project originally came in 2006, where the Town was awarded \$3,500,000 Federal Highway Administration Section 1702 – Designated Project to be administered through the New Hampshire Department of Transportation. The project provides for the engineering of, potential right-of-way acquisition for, and the construction of improvements to Route 101A, Route 13, and The Oval including, but not limited to construction of sidewalks, crosswalks, utility relocation and undergrounding, paving, parking, and pedestrian/vehicle access management.



Of the \$3,500,000, the Town is required to provide a 20% match totaling \$700,000. In 2006, The Town appropriated \$80,000 of the required match and in 2008, 2009, 2010, and 2011, the Town subsequently appropriated an additional \$155,000 each year for the total required match of \$700,000.

As members may recall, the improvements on Route 13 South/South Street completed in 2017-2018 represented Phase I of this larger project. For this next phase, the Town has identified two projects within the designated extended downtown area. Please refer to the project summaries below. The allocated amount for the two projects is \$2,061,251. The Town’s 20% obligation is \$412,250.21 to be funded by the previously appropriated matching balance.

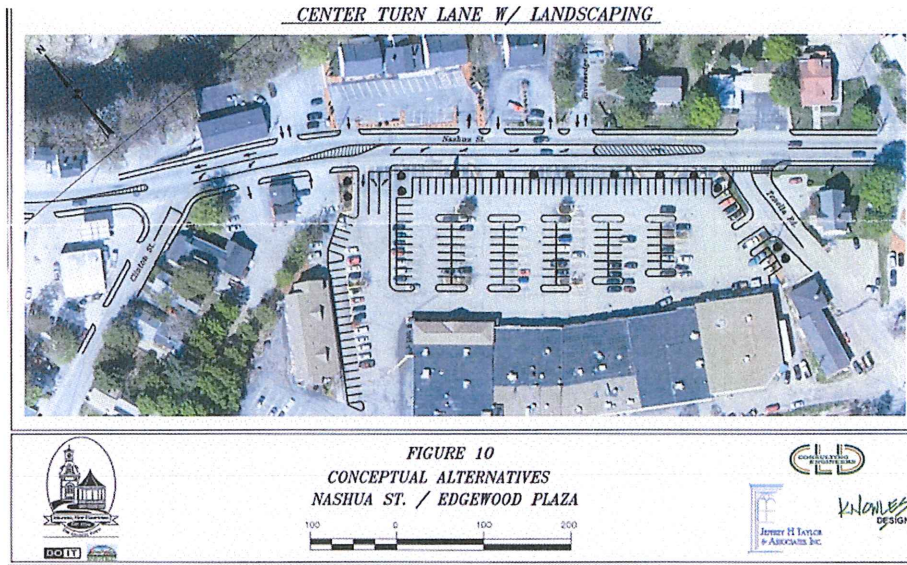
Legend
XX Number of Intersection Crashes
XX Number of Roadway Crashes
Study Area Boundary

Source - Milford Police Department. Data for 1/1/2004 through 10/24/2007

Town and NHDOT, the project would begin in early 2021. The Town selected VHB in 2019 as its design engineering consultant for the projects. The public/stakeholder outreach is slated to begin in early 2021 followed by the development of the engineering study/design by VHB. Once the engineering design is reviewed and approved by NHDOT, construction would occur in mid/late 2022 through 2023.

Project 1: Nashua Street / Clinton Street/Tonella Road Improvements:

As part of the Milford Downtown Pedestrian Traffic Improvements project area, the project seeks to widen Nashua Street to accommodate a center turning lane and connect sidewalks on Clinton Street, Nashua Street, and Tonella Road. Further, with the construction of the CVS Pharmacy building, the project seeks to signalize the Nashua Street and Clinton Street intersection. The general goal and objective is to relieve congestion, improve pedestrian safety and connectivity along one of the Town's primary corridors.



Illustrative concept only

Project 2: Milford Downtown Oval Improvements:

The focus areas for this project involve pedestrian and traffic improvements within the Historic Oval District and the southern portion of South Street (Lincoln Street, Marshall Drive, Prospect Street, and South Street). The general goal and objective of this project is to enhance pedestrian safety/access and improve vehicular circulation throughout the Oval area and along NH 101A (Nashua Street and Elm Street), NH 13 (Mont Vernon Street), and South Street, and provide parking opportunities to support an expanding and vibrant downtown. Most of the work will fall with the existing rights-of-way and previously disturbed areas.



Illustrative concept only



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.
Assistant Commissioner

December 4, 2020

Lincoln Daley
Director of Community Development
Town of Milford
One Union Square
Milford, NH 03055

RE: MILFORD; X-A000(864), #42470
NH 101A & NH 13 "Oval"
PROJECT AGREEMENT

Dear Mr. Daley:

As sponsor of the above-referenced project, we are emailing you a Project Agreement between NH Department of Transportation (NHDOT) and the Town of Milford for the above-referenced project. Please print out a copy for signature. **Please leave the date blank on the first page of the agreement.** Once the agreement has been signed and emailed back to us, I will obtain the required signature here at NHDOT, date the agreement, and forward an executed original back to you.

If you have any questions, please contact us.

Sincerely,

Thomas E. Jameson, PE
Project Manager
Bureau of Planning and Community Assistance
Tel. (603) 271-3462

TEJ/dmp
Attachment

**SECTION 1702 FEDERAL FUNDING DESIGNATED PROGRAM
PROJECT AGREEMENT
FOR
TOWN OF MILFORD**

**PROJECT SPONSOR DUNS # 025087362
STATE VENDOR #: 177503
STATE PROJECT #: 42470
FEDERAL PROJECT #: X-A004(864)**

THIS AGREEMENT, is made and entered into this ____ day of _____, 20__, between the NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, hereinafter called the "DEPARTMENT", and the TOWN OF MILFORD, hereinafter called the "PROJECT SPONSOR".

WITNESSETH that,

WHEREAS, the DEPARTMENT and the PROJECT SPONSOR have determined that a project to improve traffic flow along NH 101A and NH 13 in the area known as the "Oval" in the Town of Milford is an eligible project for funding under the Section 1702 Federal Funding Designated Program created by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU); and

WHEREAS, the DEPARTMENT has established Section 1702 Federal Funding Designated Project #42470 (the "Project") for the aforesaid project, with the project funding and target ad date as represented in the table below; and

Ad Year: 2023	DEPARTMENT SHARE (80%)	PROJECT SPONSOR SHARE (20%)	NON-PARTICIPATION	TOTAL
Current Day Estimate	\$1,649,000.85 *	\$412,250.21	\$0.00	\$2,061,251.06

* Department share of costs are capped at \$1,649,000.85. All project costs in excess of this total will be 100% funded by the PROJECT SPONSOR.

WHEREAS, the PROJECT SPONSOR desires to act as Sponsor and Manager of the Project; and

WHEREAS, the DEPARTMENT desires to cooperate with the PROJECT SPONSOR in accomplishing the Project;

NOW, THEREFORE, in consideration of the above premises and in further consideration of the agreement herein set forth by and between the parties hereto, it is mutually agreed as follows:

I. DUTIES AND RESPONSIBILITIES OF THE PROJECT SPONSOR:

- A. The PROJECT SPONSOR shall comply with all Federal and State of New Hampshire laws and rules, regulations, and policies as applicable under the Federal-aid Highway Program for Federal Aid Construction Contracts.
- B. The PROJECT SPONSOR shall manage the design, environmental study, right-of-way acquisition and construction of the Project. This management is described in the current version of the DEPARTMENT's document titled "Local Public Agency Manual for the Development of Projects", as it may be amended from time to time, and, by reference, is hereby made a part of this AGREEMENT.

- C. The PROJECT SPONSOR shall provide or cause to provide for both the maintenance of the Project during construction and subsequent maintenance of all Project elements together with the maintenance of sidewalks, which includes winter snow and ice removal in accordance with the requirements of 23 CFR 1.27 and 28 CFR 35.133, once the work under this AGREEMENT is completed. Should operational adjustments be necessary, the PROJECT SPONSOR agrees that no changes will be made without prior approval of the DEPARTMENT and the Federal Highway Administration.
- D. The PROJECT SPONSOR shall submit monthly progress reports and invoices to the DEPARTMENT for reimbursement of its share of the amounts paid to engineering, environmental and/or right-of-way consultants and construction contractors for the performance of the work set forth in the Application or agreed upon at the scoping meeting. The invoice structure shall include details of work completed consistent with the Scope of Work as defined in the Application, as well as backup information to support the charges. The PROJECT SPONSOR shall certify that the invoices properly represent payment for work that has been completed and paid for by the PROJECT SPONSOR.
- E. The PROJECT SPONSOR is required to maintain all project and financial records pertinent to the development of the Project for three (3) years beyond the date of the DEPARTMENT's final voucher. The DEPARTMENT will send a letter to the PROJECT SPONSOR with the date of this approval. If there is a failure to maintain this documentation, NHDOT and/or Federal Highway Administration could take an action up to and including requesting a refund of all reimbursed project costs. Any and all of these project and financial records must be made available to the DEPARTMENT and Federal Highway Administration at their request.
- F. The PROJECT SPONSOR shall defend, indemnify and hold harmless the DEPARTMENT and its officials, agents and employees from and against any and all claims, liabilities or suits arising from (or which may be claimed to arise from) any act or omission of the PROJECT SPONSOR or its subcontractors in the performance of this AGREEMENT. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State of New Hampshire or the DEPARTMENT, which immunity is hereby reserved. This covenant shall survive the termination of this AGREEMENT.
- G. Non-Discrimination:
1. The PROJECT SPONSOR agrees that it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d—2000d-4 (referred to as the ACT), and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, US Department of Transportation, Subtitle A, Office of the Secretary, Part 21, "Non-discrimination in Federally-Assisted Programs of The Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964" (referred to as the "REGULATIONS"), the Federal-aid Highway Act of 1973, and other pertinent directives, to the end that no person shall on the grounds of race, color, national origin, sex, age, or disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity for which the PROJECT SPONSOR receives Federal financial assistance extended by the State of New Hampshire. This AGREEMENT obligates the PROJECT SPONSOR for the period during which Federal financial assistance is extended.
 2. The PROJECT SPONSOR hereby gives assurance as required by subsection 21.7(a)(1) of the REGULATIONS that it will promptly take any measures necessary to effectuate this AGREEMENT, including but not limited to the following specific assurances:

- a. That each “program” and each “facility” as defined in subsections 21.23(e) and 21.23(b) of the REGULATIONS will be conducted or operated in compliance with all requirements of the REGULATIONS.
 - b. That the PROJECT SPONSOR shall insert the following notification in all solicitations for negotiated agreements or bids for work or material made in connection with this Project: *The PROJECT SPONSOR hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.*
 - c. That the PROJECT SPONSOR shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DEPARTMENT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The PROJECT SPONSOR shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DEPARTMENT-assisted contracts. The DEPARTMENT's DBE program, as required by 49 CFR part 26 and as approved by the United States Department of Transportation, is incorporated by reference in this AGREEMENT. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this AGREEMENT. Upon notification to the PROJECT SPONSOR of its failure to carry out its approved program, the DEPARTMENT may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 *et seq.*
 - d. That the PROJECT SPONSOR shall include the following assurance in each contract signed with a contractor and each subcontract the prime contractor signs with a subcontractor: *The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, sex, age, or disability in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DEPARTMENT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of the contract or such other remedy, as the recipient deems appropriate.*
3. The PROJECT SPONSOR shall insert a copy of the required provisions of Federally-assisted construction contracts in accordance with Executive Order 11246, Equal Employment Opportunity, and 41 CFR Part 60-4, Affirmative Action Requirements, in each contract entered into pursuant to this AGREEMENT. Required Federal contract provisions can be obtained through the DEPARTMENT's Labor Compliance Office (271-6612) or Online at: <http://www.nh.gov/dot/org/administration/ofc/documents.htm>
- H. The PROJECT SPONSOR certifies by entering into this Agreement that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from entering into this Agreement by any federal agency or by any department, agency or political subdivision of the State of New Hampshire. The term “principal” for purposes of this Agreement means an officer, director, key employee or other person with primary management or supervisory responsibilities, or a person who has critical influence on or substantive control over the operations of the PROJECT SPONSOR. The PROJECT SPONSOR also certifies that it will verify the state and federal suspension and debarment status for all parties (consultant/vendor/contractor, etc.) receiving funds under this

Agreement as a sub-Agreement and shall be solely responsible for any recoupment, penalties or costs that might arise from use of a suspended or debarred party. The PROJECT SPONSOR shall immediately notify the Department if any sub-Agreement party is debarred or suspended, and shall, at the DEPARTMENT'S request, take all steps required by the State to terminate its sub-Agreement relationship with the party for work to be performed under this Agreement.

- I. If there is a default of any nature to this AGREEMENT, the PROJECT SPONSOR shall be required to reimburse the DEPARTMENT and/or the Federal Highway Trust Fund for all funds expended under this Project.

II. DUTIES AND RESPONSIBILITIES OF THE DEPARTMENT:

- A. The DEPARTMENT shall review the Project engineering plans, environmental documents and contract documents applicable to the Federal Highway Administration and State of New Hampshire requirements for a Federally-funded project and submit appropriate documentation to the Federal Highway Administration to receive Federal approval.
- B. The DEPARTMENT shall reimburse its share to the PROJECT SPONSOR after receipt and approval of properly documented invoices that have been certified by the PROJECT SPONSOR as properly representing work that has been completed and paid for by the PROJECT SPONSOR.
- C. The DEPARTMENT shall use its best efforts to obtain authorization of the Project from the Federal Highway Administration.

III. IT IS FURTHER UNDERSTOOD AND AGREED BETWEEN THE DEPARTMENT AND THE PROJECT SPONSOR:

- A. That the PROJECT SPONSOR will not incur any Project costs nor enter into any agreement with any third party, including but not limited to consultants, contractors, or engineers until such time that it receives a written notice to proceed from the DEPARTMENT to do so.
- B. That the maximum amount of funds available for this Project for reimbursement under this AGREEMENT from the DEPARTMENT shall be as set forth in paragraph 4 of page 1. As the scope of the Project is finalized, should the costs for the Project exceed the amount budgeted, the DEPARTMENT agrees to review Project costs for consideration of additional funding. Neither the DEPARTMENT nor the Federal Highway Administration will be responsible for any expenses or costs incurred by the PROJECT SPONSOR under this AGREEMENT in excess of the above amounts unless the DEPARTMENT expressly authorizes additional funding prior to the work being performed.
- C. That the PROJECT SPONSOR shall invoice the DEPARTMENT for incurred costs on a monthly basis and the DEPARTMENT will process these invoices for payment in an expeditious manner.
- D. That the PROJECT SPONSOR agrees to commence the Project within three (3) months after the date of this AGREEMENT and substantially complete the Project within four (4) years after the date of the first notice to proceed date given by the DEPARTMENT, unless earlier terminated as provided herein. The PROJECT SPONSOR may apply to the DEPARTMENT for an extension. Failure to meet either deadline without good cause may cancel the DEPARTMENT'S participation in this Project at its discretion. Any remaining funds will be forfeited. The PROJECT SPONSOR is responsible for informing and coordinating a new

Project completion date that will need to be approved by the DEPARTMENT if any condition arises that may result in either deadline being unattainable.

- E. That the PROJECT SPONSOR will attend a meeting with the DEPARTMENT's representative after signing this AGREEMENT to discuss the Project's scope, budget and schedule. The PROJECT SPONSOR will subsequently provide a schedule showing project milestones with dates. Failure to meet these dates could delay funding for construction.

- F. That this AGREEMENT is contingent upon the appropriation of sufficient funds from the State of New Hampshire Legislature and/or the Federal Highway Administration. If sufficient funds are not appropriated, the DEPARTMENT may terminate this AGREEMENT upon thirty (30) days' written notice to the PROJECT SPONSOR. Such termination shall relieve the DEPARTMENT and the PROJECT SPONSOR from obligations under this AGREEMENT after the termination date.

**NEW HAMPSHIRE DEPARTMENT
OF TRANSPORTATION**

TOWN OF MILFORD

By: _____
Commissioner
Department of Transportation

By: _____
Title: _____

Authorized to enter into Agreement as
approved by Governor & Council on
_____.



STAFF MEMO

Date: December 9, 2020
To: Board of Selectmen
John Shannon, Town Administrator
From: Lincoln Daley, Community Development Director
Subject: 2021-2026 Capital Improvements Program Report

On behalf of Audrey Fraizer, Chairman of the 2021-2026 CIP Citizens’ Advisory Committee, I am submitting for the Board’s review and consideration, the 2021-2026 CIP Draft Report that includes the CIP Estimated Tax Impact and Open Borrowings Tables.

The recommendations and placement of projects within 2021 is meant to assist the Board of Selectmen and the Budget Advisory Committee in their deliberations during the budget and warrant article preparation process. The projects have been arranged by their highest score using the established two-step prioritization and classification process described and detailed in the CIP Draft Report. However, the order in which the projects are listed do not represent a prioritization of projects within a specific year, but establishes the basis for determining the placement of a project within the 2021 – 2026 CIP cycle pursuant to the purposes of the CIP. The prioritization of projects within a specific year and decision to include projects within the Town budget or as warrant articles falls to the Budget Advisory Committee and Board of Selectmen.

The Advisory Committee recommends all the following projects be considered for 2021 funding, ranked by their cumulative average evaluation criteria score:

- | | | |
|--|---|--------------------------------------|
| 1. Community Development (CD10-03) | Nashua Street Sidewalk Improvements | \$871,924 (Cash) |
| | CMAQ Program funded project. 20%
Town match of \$174,385. | |
| 2. Community Development (CD11-02) | Osgood/Armory/Mason/Melendy Roads | \$797,872 (Cash) |
| | Sidewalk and Pedestrian/Bicycle
Improvements CMAQ Program funded
project. 20% Town match of \$159,574 | |
| 3. Administration (ADMIN17-01) | Milford Emergency Services | \$2.4 mill.(20 Year Bond) |
| | Communications Infrastructure | |
| 4. Wadleigh Memorial Library (LIBR20-01) | Library Capital Reserve Fund | \$150,000 (Capital Reserve) |
| 5. Wadleigh Memorial Library (LIBR20-02) | Library Maintenance and Repair | \$995,000 (20 Year Bond) |
| 6. Fire Department (Fire14-01) | Replace Rescue 1 | \$700,000 (7 Year
Lease/Purchase) |
| 7. Milford School District (SCH20-01) | Middle School Boiler Replacement | \$250,000 (Cash) |
| 8. Public Work – Highway (DPWH13-03) | 8 CY, 36,000 GVW Dump Truck | \$175,000 (5 Year
Lease/Purchase) |
| 9. Water Utilities (WTR20-01) | Wastewater Treatment Facility
Nutrient and Metals Upgrade | \$137,000 (Paid by rate payers) |

10. Public Works–Highway (DPWH19-02)	Planning, Design, Bidding, Project Management Loader, 2-3 CY Bucket	\$160,000 (5 Year Lease/Purchase)
11. Water Utilities (WTR17-01)	Wastewater Treatment Facility Replacement of Secondary Clarifier	\$1,750,000 (Paid by rate payers)
12. Milford School District (SCH20-02)	Heron Pond Elementary School Boiler Replacement	\$250,000 (Cash)

Town of Milford, New Hampshire
2021-2026 Capital Improvements Plan
Adopted on 12/1/20



Prepared By:

Town of Milford Planning Board
Capital Improvements Plan Citizens' Advisory Committee
Office of Community Development

Planning Board Chairman

Capital Improvements Citizens' Advisory Chairman

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Chapter 1. Introduction, Definition, Purpose, and Process

A. Introduction and Definition

A municipal Capital Improvements Plan (CIP) is an essential component of the Town’s short-term and long-range community planning process. As authorized by the New Hampshire Revised Statutes Annotated (NH RSA) 674:5 and by Article 25 of the 1995 Milford Town warrant, the Milford Planning Board, with the support of the Department of Community Development and the CIP Citizens’ Advisory Committee (CIP Advisory Committee), annually prepares a six-year CIP. The CIP lays out a framework for municipal programs and projects that require significant capital outlays. The CIP encompasses major projects currently underway and future projects to be undertaken in most cases with public funds. Tailoring the CIP to the community allows projects to be classified according to urgency and the need to see them realized to support Town services and goals. A project is deemed eligible for inclusion in the CIP if the total exceeds \$75,000 and is reasonably expected to have a useful life of at least five (5) years. Replacement vehicles, although often acquired in groups, are not eligible unless the single unit value is equal to or greater than \$75,000.

The CIP contains the capital improvement projects reviewed by the CIP Citizens’ Advisory Committee based on its analysis of project requests submitted and presented by Town department heads, the Water and Sewer Commission, the Wadleigh Library Board of Trustees, and the Milford School District. For the 2021-2026 CIP, project requests (both new and recurring) were submitted by the following:

- Ambulance Department
- Fire Department
- Community Development Office
- Public Works Department
- School District
- Town Administration
- Wadleigh Library Board of Trustees
- Water Department

No project requests were submitted this round by the following:

- | | |
|-------------------------|------------------------|
| Assessing | Information Technology |
| Community Media | Police Department |
| Conservation Commission | Recreation Department |
| Finance | |

B. Purpose of the Capital Improvements Plan

The CIP attempts to link, within a rational framework, the provision of needed facilities, products, or services with the spending necessary to attain such items. The CIP must address the goals and intent of the Milford Master Plan and department priorities with fiscal realities. A well-supported and thoughtfully prepared CIP should provide the following benefits to the community (as noted in "The Planning Board in New Hampshire, A Handbook for Local Officials", November 2019, Office of Strategic Initiatives, Chapter II):

- ❖ **Preserving public health, safety, and welfare.** Providing the essential services which ensure citizen health and safety is a fundamental responsibility of local government. Programs of regular facility maintenance, upgrades and expansion of government services to meet minimum federal, state, and local standards are essential to any community. The cumulative effect of deferring major maintenance expenditures and necessary improvement of essential services is often an expensive series of stopgap measures that fail to address comprehensive long-term goals.
- ❖ **Anticipating the demands of growth.** When related to the master plan, the capital improvements programming process works to anticipate investments in community facilities that are needed to serve or shape the pattern of growth and development in the Town. The portions of selected capital improvement expenditures that are necessitated by growth may be eligible for funding by impact fees as authorized in RSA 674:21.
- ❖ **Improving communication and coordination.** Communication among the Planning Board, municipal departments, administrative officials, the Budget Advisory Committee, the Board of Selectmen, and citizens can result in cost savings and avoidance of duplication of facilities and expenditures.
- ❖ **Avoiding undue tax increases.** Capital improvements programming is a means of avoiding the surprise of expensive projects generating large property tax increases. While cost impacts cannot always be precisely determined in advance, the CIP fosters discussion of the distribution of the tax burden of new capital expenditures over time. A significant benefit of fiscal stability and sound community facility planning may be an improved bond rating.
- ❖ **Developing a fair distribution of capital costs.** The capital improvements programming process allows for a public discussion of the preferred means of distributing capital costs over time and among users of the facilities to be financed.
- ❖ **Building a foundation for growth management and impact fees.** The development and formal adoption of a capital improvements program is a statutory prerequisite to enacting growth management and impact fee ordinances. A properly constructed CIP is an integral part of a land-use regulatory process that implements either ordinance type.

- ❖ **Identifying “scattered and premature” development.** New Hampshire statutes allow planning boards to adopt subdivision regulations against scattered or premature subdivision of land. The capital improvements program is one measure that a planning Board may use to judge whether a development is scattered or premature based on an absence of essential public services and infrastructure.
- ❖ **Supporting economic development.** Communities exhibiting sound fiscal health and quality services and facilities are attractive to business and industry. New business investment and reinvestment may be influenced by improvements that enhance the quality of life for residents and labor. Private decision-making for investment is based not only on the availability of utilities, but also on the quality of community schools, public safety facilities, recreation opportunities, and cultural amenities such as libraries.

C. Capital Improvements Planning Process

As specified in NH RSA 674:5, the Milford Planning Board is charged with directing the capital improvements planning process, based upon the Town’s adopted master plan goals and recommendations. The CIP process begins in the late spring of each year with the Community Development Office’s distribution of project request forms. The Planning Board at that time also appoints a seven regular member committee representing several areas of Town operation and general citizenry. Members serving on the 2021 - 2026 CIP Advisory Committee were:

- Peter Basiliere - Planning Board Representative
- Lincoln Daley, Community Development Director – Town Staff
- Tim Finan - Planning Board Representative
- Audrey Fraizer, Conservation Commission (CIP Advisory Committee Chairperson)
- Kathryn Parenti - Library Trustee
- Jason Plourde - Board of Adjustment/Traffic Safety Committee
- Peggy Seward - Budget Advisory Committee Representative
- Michael Thornton - Board of Adjustment
- Joseph Vitulli - School District Representative

The Committee met regularly starting July 2020 to complete a final draft of the CIP for public review later in the year. During this time, the CIP Advisory Committee met with department heads and representatives of the boards and commissions that submit project requests. After many weeks of discussion and deliberation, on November 18, 2020, the CIP Advisory Committee voted unanimously to accept the 2021 - 2026 Capital Improvement Plan report. It is acknowledged that this report represents in essence a “snapshot” or moment in time in identifying the capital needs of the Town. The CIP is not a static planning tool as it is evaluated annually and adjusted according to Town’s goals and financial considerations.

The Committee generally follows a basic five-step process in accumulating, analyzing, evaluating, ranking, and allocating project

requests to appropriate years in the upcoming six-year time frame, with the intent of balancing needs and costs with Town financial constraints and reasonable and logical implementation timeframes.

It is important to note that individual CIP Advisory Committee members may or may not support a specific project(s). The role of the CIP Advisory Committee is to recommend the *placement or non-placement* of projects in the six-year CIP. The objective is to create a funding profile that minimizes yearly fluctuations of tax rate burden on the citizens of Milford. A secondary objective of the CIP Advisory Committee is to reduce the fluctuations and reduce the citizen’s overall tax burden, which in 2019 stood at \$25.97 per \$1,000 property valuation. Thus, the CIP becomes an important tool to be utilized by the Board of Selectmen, Budget Advisory Committee, department heads, and citizens to evaluate spending on capital projects both in the short and long-term.

A more detailed description of the CIP process is as follows:

- Step 1:** The Community Development Department transmits project request forms to all applicable department heads, commissions, trustees and the Milford School District SAU office. Projects are referenced by either a new or previously given project number to facilitate easier identification and review of projects. Each project should have a Statement of Need in addition to the Description. The Statement of Need enables the CIP Advisory Committee to understand why the project is required for a continuation or increase of Town services and the impact of delaying or not accomplishing the project. When applicable, project requests are cross-referenced to where they are included in the Milford Master Plan.
- Step 2:** The CIP Advisory Committee reviews project requests, and schedules a meeting with the respective department if needed to discuss each project.
- Step 3:** The CIP Advisory Committee studies projects individually and through group discussions. Evaluation includes the review of the level of urgency, need for realization, the estimated cost of each project, probable operating and maintenance costs, potential revenues, and existing sources of funds or the need for additional sources of funds for the implementation and operation of each project. Pursuant the state RSA 674:6, each project was ranked by project urgency and then classified using twelve evaluative categories/criteria.
- Step 4:** Using the requestor’s recommendation as a starting point, the CIP Advisory Committee discusses and develops a consensus on the recommendation for the year in which the project should be placed on the Town Warrant. A project that is included in the CIP does not mean the project will be implemented. Implementation is subject to additional factors. For projects requiring bonding or a lease agreement, the tax impact is noted the year after the warrant article is presumed to pass, when the tax rate impact occurs.
- Step 5:** The CIP Advisory Committee considers the projects that are recommended for placement on the next year’s Town warrant and prioritizes those particular projects to provide its recommendations on urgency and need. This prioritization gives the Board of Selectmen, Budget Advisory Committee, and the public the input required from the CIP Advisory Committee when those bodies deliberate during the subsequent development of the next year’s budget and warrant articles.

Upon completion of the five-step process, the CIP Advisory Committee:

1. Prepares the final draft report with the assistance of the Community Development Office;
2. Presents the final draft to the Planning Board at a Planning Board meeting or work session;
3. Presents the final draft to the Board of Selectmen to brief the Board on its recommendations;
4. Transmits a copy of the final draft report to department heads, the Board of Selectmen, the Budget Advisory Committee, and the Planning Board;
5. Schedules a public hearing date with the Planning Board; and
6. Presents the CIP at a Planning Board meeting for the required public hearing and adoption.

Chapter 2. 2021 – 2026 Project Requests: Project Descriptions and CIP Advisory Committee Recommendations

A. Introduction

This year's CIP Advisory Committee appreciates the time and effort given to the process by department heads and the School District. Background information and documentation were generally very complete, thorough, and greatly helped the CIP Advisory Committee complete its work.

For this cycle, there were thirty (30) projects included for funding consideration between 2021 and 2026. In addition, five (5) projects were identified as 'on the horizon'. A brief description of each project and the CIP Advisory Committee's recommendation follows.

Placeholder and On the Horizon Projects

When reviewing projects and placing them in the CIP Estimated Tax Impact Table, the CIP Advisory Committee also considers whether the project is a '**Placeholder**' or is '**On the Horizon**'. A project that is considered a **Placeholder** is a project that does not yet have either a well- defined description or scope for implementation. However, the CIP Advisory Committee, based on information presented, feels the project will likely be required within the six-year capital improvements planning cycle and thus needs to be anticipated for planning and budget purposes. A project that is noted as **On the Horizon** is a project that may or may not have a defined description and scope, but based on information presented would be implemented outside of the six-year CIP cycle. When known, these projects are included in the CIP to identify major capital expenditures that need to be considered in long-range planning and funding efforts.

CIP and Capital Reserve Funds

As part of its annual evaluation process and report, the CIP Committee reviews Capital Reserve Funds of \$75,000 or greater. Some of the funds are well defined and linked to specific projects in our Capital Improvement Plan, i.e. the Public Works Department, Fire Department, and Ambulance Service vehicles.

The CIP Advisory Committee will continue to work with Town Finance Director to receive a written status for all active Capital Reserve Funds in September of next year, before next year's Committee preparing the Plan's annual update. The inclusion of a status report will enable the members to better evaluate the future needs of Capital Reserve Fund projects.

B. Town Projects by Year

Twelve (12) projects are proposed for funding in 2021. These projects are listed below by order of urgency and project classification as determined by the CIP Advisory Committee. The Committee's recommendations and placement of projects within 2021 and years within

this CIP cycle are meant to assist the Board of Selectmen and the Budget Advisory Committee in their deliberations during the budget and warrant article preparation process. The list below does not represent a prioritization of projects within a specific year, but establishes the basis for determining the placement of a project within a specific year pursuant to the purposes of the CIP. The prioritization of projects within a specific year and decision to include projects within the Town budget falls to the Budget Advisory Committee and Board of Selectmen.

The Committee modified and expanded its evaluation process to include criteria reflective of projects that enhance or improve the public and social welfare of the community. The purpose was to evaluate projects more broadly and consider projects that may provide a public benefit, but do not include or contain or enhance public safety. As stated previously, pursuant the state RSA 674:6, each project was first ranked by urgency and then classified using twelve evaluative categories/criteria. The evaluation process included the review of need for realization, the estimated cost of each project, probable operating and maintenance costs, potential revenues, and existing sources of funds or the need for additional sources of funds for the implementation and operation of each project. The projects listed are by highest average evaluation/classification score as determined by the CIP Advisory Committee in each year.

Water and Wastewater Utility CIP Projects

In addition to the ten (10) projects proposed for 2021, the Water and Sewer Utilities Department requested two (2) projects that are supported by charges to the water and sewer users and do not impact the Town tax rate. The committee suggests that the warrant articles for the Water Department be included in the 2021 warrant. At the time of this report, the Water Utilities Department and the Water & Sewer Commissioners anticipate completing a rate analysis in 2021. As such, the known impact of the two projects would not be reflected in water and sewer rates until the 2022.

The municipal water and wastewater project upgrades scheduled over the next 6 years will require substantial capital investment in compliance with the Wastewater Treatment Facility's federal permit renewal to remove nutrients and metals from the treated wastewater discharged to the Souhegan River. These improvements are currently primarily born by the rate payers receiving services. The Committee recognizes that a municipal water and wastewater system provides a community benefit and is an economic driver for expanded residential, commercial, and industrial growth. As a community benefit and asset, the Town will need to consider broadening the financial burden anticipated within this CIP cycle to include rate payers and residents for the continued management and maintenance of the municipal systems. The Committee requests that the Board of Selectmen and the Board of Water and Sewer Commissioners consider potential cost allocation alternatives that equitably share the costs across the community.

Milford School District CIP Projects

The four (4) capital improvement projects proposed by the School District for the 2021 – 2026 CIP cycle are included in the Town's CIP to present a comprehensive overview of all potential large capital expenditures that may be facing the Town within the six-year capital improvements funding cycle. The Board of Selectmen, School Board, and their respective departments continue to cooperate in projecting and timing major expenses so to avoid dramatic jumps in the property tax rate. The CIP Advisory Committee reviews School District project requests with this in mind. However, it is noted that the District is governed by a separate funding structure than the Town.

2021 PROJECTS

2021 Community Development (CD10-03) – Nashua Street Sidewalk Improvements - \$871,924 (\$174,385 Town Portion)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

This project request is to support the construction of approximately 3,500 linear feet of new five-foot (5') wide, bituminous asphalt sidewalk, to include, but not limited to, vertical granite curbing, associated drainage improvements, crosswalk markings, and repaving, along the southerly and northerly sides of Nashua Street (NH Route 101A) in an easterly direction from 486 Nashua Street (near Cahill Place, Map 32, Lot 4-C) to 586 Nashua Street (near Lorden Plaza, Map 44, Lot 6) and to the existing sidewalk network at the corner of Capron Road and Nashua Street. The purpose of the project is to improve the pedestrian connectivity to the existing Town sidewalk networks and relieve traffic congestion within the high-traffic / high-density Nashua Street corridor.

An application was submitted in 2019 for the project to the NHDOT Congestion Mitigation and Air Quality (CMAQ) Program. This reimbursement program provides an 80% federal funding/20% local matching funds opportunity. The project was selected and has been awarded the federal funding. The project as presented to the CIP Advisory Committee has a total estimated cost of \$871,924. The Town's 20% share equates to \$174,385.

2021 Community Development (CD11-02) – Osgood/Armory/Mason/Melendy Roads – Pedestrian and Bicycle Improvements - \$797,872 (\$159,574 Town Portion)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

This project request is for approximately 4,000 linear feet a new five-foot (5') wide, bituminous asphalt sidewalk with vertical granite curbing, a dedicated multi-purpose striped lane, and pedestrian walkway, to include, but not limited to associated drainage improvements, crosswalk markings, and repaving, along Osgood Road, Mason Road, Melendy Road, and Armory Road. The pedestrian improvement project will begin at the intersection of West Street and Osgood Road, continue along Osgood Road past Adams Field, Osgood Pond, and Hazel Adams Burns Park, the intersection of Mason Road to the intersection of Osgood Road, Melendy Road, and Armory Road. The pedestrian improvement will continue along Armory Road past Leisure Acres Mobile Home Park and National Guard Armory to its intersection with the Granite Town Rail-Trail. These roadway sections are heavily traveled by motorized vehicles and non-motorized modes of transportation (e.g. pedestrians and cyclists) and include a walking route from a high-density mobile home park to the High and Middle Schools.

An application was submitted in 2019 for the project to the NHDOT Congestion Mitigation and Air Quality (CMAQ) Program. This reimbursement program provides an 80% federal funding/20% local matching funds opportunity. The project was selected and has been awarded the federal funding. The project as presented to the CIP Advisory Committee has a total estimated cost of \$797,872. The Town's

20% share equates to \$159,574.

2021 Administration (ADMIN17-01) - Milford Dispatch Equipment – Milford Emergency Services Communications Infrastructure - \$2,400,000 (20 Year Bond)

Department Request: 2021 Funding
CIP Advisory Committee Recommendations: 2021 Funding

This project request is for the anticipated upgrades and/or replacement of Town emergency dispatch equipment and infrastructure. At the time of this report, the Town had issued a Request for Proposal to replace its legacy conventional very high frequency (VHF) analog radio system with a Project 25 (P25) radio system. The project’s requested 2021 funding is based on an estimate provided by the Town’s consultant, CTA Consultants, LLC as part of the December 2019 911 Communications Dispatch Center and Radio Needs Assessment.

This project encapsulates the town’s larger efforts to replace dated technology and equipment to improve and enhance communications among Police, Fire, Ambulance, and Public Works Departments within the community. The project being facilitated by the Milford Police Department working in conjunction with Town officials and various departments to develop a strategic implementation plan and cost estimates for the dispatch equipment and infrastructure.

2021 Wadleigh Memorial Library (LIBR20-01) – Library Capital Reserve Fund – \$150,000 (Capital Reserve)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

This project request is to establish a capital reserve fund for future library building repairs, renovations, improvements for the benefit of the Town. Said improvements would include library parking lot and lighting upgrades. This project request is the result of many years of planning, study, analysis, review of options, receipt of community input, land acquisition, and consensus-building to develop a plan that the Wadleigh Library Board of Trustees feels meets the current needs of the community and anticipated evolution of library services into the future based on the Library’s Strategic Plan.

2021 Wadleigh Memorial Library (LIBR20-02) – Library Maintenance and Repair – \$995,000 (20 Year Bond)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

This project request seeks to complete identified/prioritized facility maintenance and repairs over five years. A primary focus of the project will be addressing the heating, ventilation, and air conditioning (HVAC) system. This project request results from many years of planning, study, analysis, and review of options to ensure the continued Wadleigh Memorial Library operations and effectuate the Library Trustee’s long-term Strategic Plan.

2021 Fire Department (FIRE14-01) – Replace Rescue 1 - \$700,000 (7 Year Lease/Purchase)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

This project request is to replace the Rescue 1, the Fire Department's heavy rescue unit, which carries the "Jaws of Life" and other technical rescue equipment used regularly. The current vehicle is a 1989 GMC Commercial Chassis with a custom body. It responds to all motor vehicle accidents, hazardous materials incidents, and water and technical rescues. In 2021 Rescue 1 will be 31 years old.

2021 School District (SCH20-01) – Milford Middle School Boiler Replacement \$250,000 (Cash)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

The project seeks to replace the existing boiler within the Milford Middle School and reflects the School District's priorities for ongoing maintenance and building facility upgrades based upon facility evaluations for improvements.

2021 Public Works – Highway (DPWH13-03) – 8 CY 36,000 GVW Dump Truck with Plow, Sander, Wet System \$175,000 (5 Year Lease/Purchase)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

This project request is for an eight (8) cubic yard 36,000 gross vehicle weight dump truck with front and side wing winter plows, a combination dump/sander body and a wet system de-icer unit. This equipment will replace a 2003 International truck that will be 17 years old at the time of replacement. Its primary purpose will be for maintenance of Town roadways, particularly for winter maintenance and snow removal. The request is consistent with the Public Works Department vehicle replacement program.

2021 Water Utilities (WTR20-01) Wastewater Treatment Facility (WWTF) Nutrient and Metals Upgrade Planning, Design, Bidding, Project Management - \$137,000 (Funded By Water & Sewer Rate Payers)

This project request is in direct response to the Wastewater Treatment Facility (WWTF) Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) operation permit renewal requiring facility improvements to meet more stringent treatment requirements and limits on metals and nutrient removal from the treated wastewater that is discharged to the Souhegan River. The existing WWTF treatment technologies from the original design are not able to meet the new limits. The WWTF Comprehensive Facilities Plan identified this project to address the aging equipment. The project seeks to provide needed planning, design bid and project management plan to implement the WWTF improvements scheduled for 2022. Project to be funded by rate payers.

2021 Public Works – Highway (DPWH15-01) – Loader, 2-3 CY Bucket - \$160,000 (5 Year Lease/Purchase)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

This request is for a tractor/loader to be utilized for right-of-way maintenance and winter snow maintenance. This loader replaces the 1996 Kobelco backhoe which will be twenty-four (24) years old in 2021.

2021 Water Utilities (WTR17-01) Wastewater Treatment Facility (WWTF) Replacement of the Secondary Clarifier - \$1,750,000 (Funded By Water & Sewer Rate Payers)

Department Request: 2021 Funding
CIP Advisory Committee Recommendation: 2021 Funding

The EPA is issuing a renewal to the WWTF operating permit that is expected to have more stringent limits on metals and nutrient removal from the treated wastewater discharged to the Souhegan River. The existing WWTF treatment technologies from the original design are not able to meet the new limits. The WWTF Comprehensive Facilities Plan identified this project to address the aging equipment. Recent equipment failures have made it necessary to move this project into 2021. This Project will be for the replacement of Secondary Clarifier mechanism due to age and condition to ensure treatment operations continue. Project to be funded by rate payers.

2021 School District (SCH20-02) – Heron Pond Elementary School Boiler Replacement \$250,000 (Cash)

Department Request: 2022 Funding
CIP Advisory Committee Recommendation: 2021 Funding

The project seeks to replace the existing boiler within the Heron Pond Elementary School and reflects the School District's priorities for ongoing maintenance and building facility upgrades based upon facility evaluations for improvements.

2022 PROJECTS

2022 Fire Department (FIRE15-01) – Replace Engine 2 - \$700,000 (7 Year Lease/Purchase)

Department Request: 2022 Funding
CIP Advisory Committee Recommendation: 2022 Funding

This is a project request that will replace the 2006 Pierce Enforcer Engine 2, which will reach the end of its 15-year life cycle in 2021. The Department proposes to replace the vehicle with another of the same capabilities with a minimum of 1000 gallons of water and meet the current requirements of the National Fire Protection Association's Standard for Fire Apparatus.

2022 Wastewater Utilities (WWTR15-07) – Aeration Basin Treatment Upgrades – \$370,000 (Funded By Water & Sewer Rate Payers)

Department Request: 2022 Funding
CIP Advisory Committee Recommendation: 2022 Funding

This project involves the improvement/upgrades to the existing aeration basin at the WWTF to allow the biological removal of nitrogen and phosphorus (nutrients) from the treated wastewater that is discharged to the Souhegan River. The proposed improvements to the WWTF comply with the EPA to the facility's operation permit renewal. Project to be funded by rate payers.

2022 Wastewater Utilities (WWTR15-06) – Waste Sludge (WAS) Holding Tank Upgrade – \$1,112,000 (Funded By Water & Sewer Rate Payers)

Department Request: 2022 Funding

Department Request: 2022 Funding
CIP Advisory Committee Recommendation: 2022 Funding

This project will be for the install storage tanks for waste activated sludge (WAS) disposal at the WWTF. This sludge is currently re-circulated into the waste stream to be removed with Primary Sludge (co-settling). Removing the WAS before it is re-circulated will prevent nutrients and metals from being released back into the waste stream. The proposed improvements to the WWTF comply with the EPA to the facility's operation permit renewal to remove nutrients and metals from the treated wastewater discharged to the Souhegan River. Project to be funded by rate payers.

2022 Wastewater Utilities (WWTR15-08) – Effluent Filtration Treatment - \$4,495,000 (Funded By Water & Sewer Rate Payers)

Department Request: 2022 Funding
CIP Advisory Committee Recommendation: 2022 Funding

This project will be for the installing filtration for effluent (treated water that is leaving the plant process). The proposed improvements to the WWTF comply with the EPA to the WWTF operation permit renewal to remove nutrients and metals from the treated wastewater that is discharged to the Souhegan River. Project to be funded by rate payers.

2023 PROJECTS

2023 Ambulance (AMB14-01) – Ambulance Purchase - \$359,150 (5 Year Lease)

Department Request: 2023 Funding
CIP Advisory Committee Recommendations: 2023 Funding

This project request is for the replacement of the 2013-A (3A) ambulance as a front-line ambulance in 2023 with a new ambulance. This request will continue the five (5) year ambulance replacement program thereby eliminating purchasing two ambulances at one time.

The 2013 ambulances (3A and 3B) are operated using a rotation pattern designed to spread mileage between the two ambulances on a 2:1 basis. The objective is to keep both ambulances in service for ten (10) years. It is envisioned this rotation pattern will prolong one ambulance's life (3A) such that it would be rotated to the first-due ambulance in five (5) years with the 3B ambulance rotated to back-up and the requested replacement ambulance placed in the second due spot. This rotation would be continued going forward such that a five-year replacement cycle could be maintained.

In 78-months of operation, the 3A ambulance has traveled 174,454 miles, up 22,610 miles from June 2019 and the 3B ambulance has traveled 124,850 miles, up 22,371 miles from June 2019. Based on current call volume and miles traveled, in an additional four years (2023) the 3A ambulance will have traveled 281,810 miles, while the 3B ambulance will have traveled 201,680 miles. With the 3B ambulance scheduled to move to the back-up role in the next 6-months, the 3B ambulance would then have accrued a total of 134,853 miles.

2023 School District (SCH20-03) – Jacques Memorial Elementary School Boiler Replacement \$300,000 (Cash)

Department Request: 2023 Funding
CIP Advisory Committee Recommendation: 2023 Funding

The project seeks to replace the existing boiler within the Jacques Memorial Elementary School and reflects the School District's priorities for ongoing maintenance and building facility upgrades based upon facility evaluations for improvements.

2023 Public Works – Highway (DPWH22-01) – Bridge Repair/Upgrade – \$75,000 (Capital Reserve)

Department Request: 2023 Funding
CIP Advisory Committee Recommendation: 2023 Funding

This project request is for continued annual funding of the comprehensive 10-Year Town-Wide Bridge Repair and Upgrade Program developed from the May 2014 Hoyle, Tanner Associates, Inc. study that identified needed rehabilitation for 18 Town bridges. The

Bridge Replacement Capital Reserve Fund was established in 2014 for the purpose of providing funds for testing, engineering, maintenance, and construction necessary for bridge projects.

2023 Public Works – Highway (DPWH19-03) – Truck, 36K GVW, 8 CY, w/Plow, Sander, Wet System - \$210,000 (5 Year Lease/Purchase)

Department Request: 2023 Funding
CIP Advisory Committee Recommendation: 2023 Funding

This project request is for an 8 cubic yard 36,000 gross vehicle weight dump truck with plow and sander assembly. This equipment will replace a 2005 Sterling truck that will be 16 years old at time of replacement. Its primary purpose will be for maintenance of Town roadways, particularly for winter maintenance and snow removal.

2024 PROJECTS

2024 Fire Department (FIRE18-01) – Replace Engine 3 (2006 Piece) - \$725,000 (7 Year Lease/Purchase)

Department Request: 2024 Funding
CIP Advisory Committee Recommendation: 2024 Funding

This is a project request that will replace the 2006 Pierce Enforcer Engine 2, which will reach the end of its 15-year life cycle in 2021. The Department proposes to replace the vehicle with another of the same capabilities.

2024 School District (SCH20-04) – Bales School Boiler Replacement \$250,000 (Cash Reserves)

Department Request: 2024 Funding
CIP Advisory Committee Recommendation: 2024 Funding

The project seeks to replace the existing boiler within the Bales School and reflects the School District’s priorities for ongoing maintenance and building facility upgrades based upon facility evaluations for improvements.

2024 Water Utilities (WTR19-05) – Water Main Improvements, Phase II - \$420,000 (Funded By Water & Sewer Rate Payers)

Department Request: 2024 Funding
CIP Advisory Committee Recommendation: 2024 Funding

This project will consist of the replacing section of town water mains for improved flow and capacity in the following areas:

- Linden Street from Olive Street – Riverview Street (Upgrade 4” diameter to 8” diameter) - \$40,000
- Olive Street – Laurel Street (Upgrade 4” diameter to 8” diameter) - \$80,000
- Riverview Street (Upgrade 4” diameter to 8” diameter) – \$180,000
- Laurel Street (Upgrade 4” diameter to 8” diameter) - \$120,00

These areas were Identified and designed as part of the 2018 Water Main Improvements. Project to be funded by rate payers.

2024 Public Works – Highway (DPWH16-01) – Swing Bridge - \$947,383 (\$0 Tax Impact, Project fully funded by NHDOT)

Department Request: 2024 Funding (Project fully funded by NHDOT)
CIP Advisory Committee Recommendation: 2024 Funding

This project seeks to rehabilitate and reconstruct a rare, historically significant suspension pedestrian bridge, the Swing Bridge. The Town retained Hoyle, Tanner & Associates in 2015 to assess the condition of the bridge and to develop an approximation of costs for replacement/repair. The company determined that the Swing Bridge was in poor condition and repairs were needed to correct structural deficiencies and prevent further deterioration of the historically significant community asset. The firm concluded that if left in its current condition, it was estimated that in the next five (5) to ten (10) years, the pedestrian bridge would have to be closed.

In 2019, the project was placed on the NHDOT Ten Year Transportation Improvement Plan (2021-2030). The purpose of the Ten-Year Plan is to develop and implement a plan allowing New Hampshire to fully participate in federally supported transportation improvement projects as well as to outline projects and programs funded with State transportation dollars. The project is fully funded through the NHDOT and slated for preliminary engineering in 2024 and construction in 2025 with a projected cost of \$947,383.

2025 PROJECTS

2025 Public Works – Highway – (DPWH20-02) - Truck, 36K GVW - \$220,000 (5 Year Lease/Purchase)

Department Request: 2025 Funding
CIP Advisory Committee Recommendation: 2025 Funding

This request is for a 36,000 gross vehicle weight dump truck to be utilized for right-of-way and general maintenance. This loader replaces the 2008 International dump truck which will be seventeen (17) years old in 2025. The request to lease/purchase said dump truck is part of the Department’s ongoing asset management program designed to control the overall cost of operating and maintaining the Town fleet of vehicles and equipment; to maintain vehicles and equipment in a manner that extends their useful life; to control the growth in the size of the fleet; to standardize the composition of the fleet; and to accurately budget for maintenance and replacement costs.

2026 PROJECTS

2026 Fire Department (FIRE28-01) – Replace Engine 1 (2006 Piece) - \$745,000 (7 Year Lease/Purchase)

Department Request: 2026 Funding
CIP Advisory Committee Recommendation: 2026 Funding

This is a project request that will replace Engine 1, the 1993 Pierce Manufacturing Custom Fire Engine vehicle with another of the same capabilities. In 2026, Engine 1 will be thirty-three (33) years old at the end of its useful life cycle.

2026 Public Works – Highway (DPWH12-02) – Caterpillar (or similar) Wheel Bucket Loader – \$185,000 (5 Year Lease/Purchase)

Department Request: 2026 Funding
CIP Advisory Committee Recommendation: 2026 Funding

This project request is to enter into a five-year lease agreement for a new Caterpillar (or similar) wheel bucket loader. This equipment will replace a 2002 Caterpillar bucket loader that will be twenty-four (24) years old at the time of replacement in 2026. Its primary purpose will be for maintenance of Town roadways, particularly for winter maintenance and snow removal. The request is consistent with the Public Works Department's vehicle replacement program.

C. Major Town Project Placeholders

The CIP Committee included one capital improvement project as a 'placeholder' and thus, not included as a project planned for the six-year CIP period of 2021 through 2026. However, this project is identified so that prioritization, planning, and funding can be considered in the next several years.

No projects were listed under this section.

D. Major Town Projects on the Horizon

The CIP Committee included seven (7) capital improvements projects that are considered 'on the horizon' and thus not included as projects planned for the six-year CIP period of 2021 through 2026. However, these projects are identified so that prioritization, planning, and funding can be considered in the next several years. These projects are as described below.

Community Development (CD18-01) – Souhegan River Pedestrian Bridge and Trail Project

This project request is to support the construction of a new 200 linear foot pedestrian bridge over the Souhegan River from 135 Elm

Street to 34 North River Road and the construction of a 1,400 linear foot non-vehicular path/trail connecting to the adjacent Keyes Memorial Park and Milford Community Athletic Association (MCAA) fields. The project also includes the constructing a 25 linear foot pedestrian footbridge across a drainage swale between 127 Elm Street and 135 Elm Street.

Fire – West End Fire Station

This project has been included in previous 6-year capital improvement plans in anticipation of population growth and commercial/industrial development in Milford's westerly portion, as it will be necessary to meet national response time and distance standards. Current Fire Department planning includes improvements to the Downtown Station to meet the Town's needs for the next 30 years. However, with the planned development of the West Milford Commerce and Community District over the next 5-20 years a West End Station may be needed.

Public Works – Highway – Bridges Out Years

Based upon information from the NHDOT Bridge Bureau it is anticipated that there will be 80% project funding available from the State beginning in 2023. The Town will be required to provide 20% matching funds. Bridge replacement, repairs and maintenance identified in the 2014 Town-wide Bridge Review study that was not a critical priority during 2021-2025 will be reviewed and included as necessary during the 2025-2027 time period.

Public Works – Solid Waste – Solid Waste Management Improvements/Transfer Station Upgrades

In 2009, a serious review of the Town's solid waste management system was undertaken that analyzed implementation of curbside pick-up, single-stream recycling, and costs associated with improvements to the current Transfer Station site on North River Road. In the summer of 2011, the Board of Selectmen reactivated the Town Recycling Committee to formulate recommendations on how enhancing recycling efforts and solid waste management. No project request or presentation was provided to the CIP Advisory Committee this year. Based on discussions from prior years, the Committee feels that it is prudent to retain solid waste management improvements/transfer station upgrades in the CIP program and await further and recommendations from Town officials.

Public Works – Recreation – 127 Elm Street/Keyes Memorial Park Improvements

The Town acquired the 127 Elm Street Property in 2015. The property consists of the 34,000 square foot former Permattach industrial building and approximately 5.8 acres of land. To the east, this the land abuts the well-established Keyes Memorial Park. In 2016, the Board of Selectmen created the Keyes Memorial Park Expansion Committee to develop short- and long-term recommendations for integrating the property into the Keyes Memorial Park and making any additional recommendations about how best to use utilize/re-purpose the land and buildings. The Committee met throughout 2016 and completed a report to the Board of Selectmen detailing their findings, recommendations, and a 10-year development master plan. The Board of Selectmen formally accepted the report in Mid-2017 and consideration was given to having the Recreation Department and Recreation Commission lead the efforts to effectuate the strategic plan. The Board of Selectmen will continue to evaluate and develop a strategic plan for integrating, funding, and developing the

properties and expansion of services.

Public Works – Recreation Brox - Recreation Fields

This project request is to develop the first phase of a recreation complex on the 'community lands' portion of the Town-owned Brox Property to meet continued and growing usage on limited existing Town playing fields. A Milford Community Athletic Association (MCAA) *2013 Field Use Needs Analysis* documented and verified that a shortage of fields exists and there is extreme demand created by the schools, youth athletic programs, and community needs.

Since the initial studies and reports on future uses that could be accommodated on the Brox Property, dating from the late 1990s, governing bodies and citizens groups have envisioned the development of new recreational facilities on the community lands. In 2005, the Town commissioned the development of the Brox Community Lands Conceptual Master Plan, a conceptual master land use that designated acreages to accommodate Town facility requirements for the next 20-25 years. In 2014, this plan was updated by an ad-hoc CIP Advisory Committee and adopted for planning purposes by the Planning Board and other groups. Approximately 25-30 acres are designated for future recreational development based on the 2014 update.

In March 2016, the Town approved a Warrant Article 23 authorizing the Board of Selectmen to reclaim, sell material, and restore approximately 43 acres of the Brox Community Lands. The project reclamation and restoration project was projected to be completed in approximately five (5) years. However, the completion of the project has been delayed due to abutter challenges to the project and New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AOT) Permit. Field needs will continue to be evaluated by stakeholders.

Chapter 3. Priority Project Listing and Recommendations for 2021 Town Warrant and Budget Consideration

The CIP Advisory Committee consulted with the Board of Selectmen in June 2013 to discuss the CIP process and to solicit the Board’s philosophy on capital project spending and prioritization, specifically whether the CIP Advisory Committee should review projects relative to holding to a suggested cap on spending and tax rate increase from the Board for the next year or rely on prioritizing projects for the upcoming warrant based on urgency, need, and ability to accomplish without a financial or tax rate impact cap.

The recommendations and placement of projects within 2021 is meant to assist the Board of Selectmen and the Budget Advisory Committee in their deliberations during the budget and warrant article preparation process. The projects have been arranged by their highest score using the established two-step prioritization and classification process. However, the order in which the projects are listed do not represent a prioritization of projects within a specific year, but establishes the basis for determining the placement of a project within the 2021 – 2026 CIP cycle pursuant to the purposes of the CIP. The prioritization of projects within a specific year and decision to include projects within the Town budget or as warrant articles falls to the Budget Advisory Committee and Board of Selectmen.

The Advisory Committee recommends all the following projects be considered for 2021 funding, ranked by their cumulative average evaluation criteria score:

1. Community Development (CD10-03)	Nashua Street Sidewalk Improvements 80% CMAQ Program funded project	\$871,924 (Cash) 20% Town match of \$174,385
2. Community Development (CD11-02)	Osgood/Armory/Mason/Melendy Roads – Sidewalk and Pedestrian/Bicycle Improvements 80% CMAQ Program funded project.	\$797,872 (Cash) 20% Town match of \$159,574
3. Administration (ADMIN17-01)	Milford Emergency Services Comm. Infrastructure	\$2,400,000 (20 Year Bond)
4. Wadleigh Memorial Library (LIBR20-01)	Library Capital Reserve Fund	\$150,000 (Capital Reserve)
5. Wadleigh Memorial Library (LIBR20-02)	Library Maintenance and Repair	\$995,000 (20 Year Bond)
6. Fire Department (Fire14-01)	Replace Rescue 1	\$700,000 (7 Year Lease/Purchase)
7. Milford School District (SCH20-01)	Middle School Boiler Replacement	\$250,000 (Cash)
8. Public Work – Highway (DPWH13-03)	8 CY, 36,000 GVW Dump Truck	\$175,000 (5 Year Lease/Purchase)
9. Water Utilities (WTR20-01)	Wastewater Treatment Facility (WWTF) Nutrient and Metals Upgrade Planning, Design, Bidding, Proj. Mgmt.	\$137,000 (Funded Through Rates)
10. Public Works–Highway (DPWH19-02)	Loader, 2-3 CY Bucket	\$160,000 (5 Year Lease/Purchase)
11. Water Utilities (WTR17-01)	Wastewater Treatment Facility (WWTF) Replacement of Secondary Clarifier	\$1,750,000 (Funded Through Rates)
12. Milford School District (SCH20-02)	Heron Pond Elementary School Boiler	\$250,000 (Cash)

Chapter 4. Listing of Projects Significantly Restructured, Removed From, or Fully Funded That Were Included in the 2020 - 2025 Capital Improvements Plan

To provide an accurate year-to-year record of project changes and implementation, the following listings explain significant changes between the 2020-2025 and the 2021-2026 Capital Improvements Plans.

The following projects were approved as warrant articles in 2020:

1. Ambulance (AMB14-01)	Ambulance and Equipment Lease-Purchase	\$296,400 (5 Yr. Lease)	Warrant Article 12
2. Public Works – Highway (DPWH20-01)	Bridge Repair and/or Replacement Capital Reserve Wheel Bucket Loader	\$75,000 (Capital Reserve)	Warrant Article 11
3. Public Works – Highway (DPWH19-01)	Reconstruction of Roads	\$400,000 (Cash)	Warrant Article 10

The following project(s) were not included as warrant articles or not approved in 2019:

1. Administration (ADMIN17-01)	Milford Emergency Services Comm. Infrastructure	\$2,400,000 (20 Yr. Bond)	Warrant Article 4
2. Community Development (CD10-03)	Nashua Street Sidewalk Project CMAQ Program funded project. 20% Town match.	\$763,000 (Cash)	Warrant Article 37
3. Community Development (CD11-02)	Osgood/Armory/Mason/Melendy Roads – Sidewalk and Pedestrian/ Bicycle Improvements CMAQ Program funded project.	\$750,000 (Cash)	Warrant Article 38
4. Library (LIBR01-01)	Addition/Renovation Project	\$3,450,000 (20 Yr. Bond)	Warrant Article 3
5. Public Works – Highway (DPWH12-02)	Wheel Bucket Loader	\$145,000 (5 Yr. Lease)	Warrant Article 20
6. Public Works – Highway (DPWH12-03)	Truck, 36K GVW, 8 CY, w/Plow, Sander, Wet System	\$180,000 (5 Yr. Lease)	Warrant Article 23

The following project(s) were included in the 2020 – 2025 CIP, but removed for 2021 – 2026 CIP

1. Public Works – Highway (DPWH19-01)	Roads – Catch Up Bond	\$2,000,000 (Bond)
2. Library (LIBR01-01)	Addition/Renovation Project	\$3,450,000 (20 Yr. Bond)
3. School District (SCH15-01)	Renovations District Wide	\$5,000,000 (Bond)

Chapter 5. CIP Estimated Tax Impact Table and Plan Recommendations

The CIP Estimated Tax Impact Table on the next two pages presents the recommended schedule for project requests reviewed by the CIP Advisory Committee for 2021-2026. The CIP Advisory Committee intends to prioritize projects for funding, looking at all projects submitted. Based upon CIP Advisory Committee’s information and subsequent discussions, projects were placed to address the most urgent Town capital project needs. Projects for subsequent years were placed to try to minimize fluctuations in the overall debt service.

In 2019, the CIP Advisory Committee, with the advice of the Town’s Finance Director, adopted the following financing criteria to guide its recommendations on how a particular project should be financed:

PROJECT COST

Over \$1,000,000

\$600,000 - \$1,000,000

\$250,000 - \$600,000

\$75,000 - \$250,000

FUNDING MECHANISM

20-year bond

15-year bond

10-year bond

Cash – warrant article or budget

VEHICLE/EQUIPMENT COST

Over \$250,000

\$100,000 - \$250,000

\$75,000 - \$100,000

7-year lease/lease-purchase

5-year lease/lease-purchase

3-year lease/lease/purchase

Final decision-making on which projects will move forward and which will be delayed rests with the Board of Selectmen, the School Board, the Water and Sewer Commissioners, and ultimately the voting public.

Capital Improvement Plan - Citizens Advisory Committee 2021-2026 Estimated Tax Impact Table

Project Number	Department	Project Name	Bond, Cash, or Lease	Pay Term, Years	Request Vote Year	Recommended Vote Year	Purchase Price	Purchase Price Less Outside Funds	2021	2022	2023	2024	2025	2026	
CD10-03	Comm. Dev.	Nashua Street Sidewalk Pedestrian Improvements	Cash	1	2021	2021	871,924	174,385	174,385	0	0	0	0	0	
CD11-02	Comm. Dev.	Osgood/Armory/Melandy Sidewalk Pedestrian Improvements	Cash	1	2021	2021	797,872	159,574	159,574	0	0	0	0	0	
ADMIN17-01	Admin	Emergency Services Communications Dispatch Infra.	Bond	20	2021	2021	2,400,000	2,400,000	0	138,000	137,100	136,200	135,300	134,400	
LIBR20-01	Library	Library Capital Reserve Fund	Cash	1	2021	2021	150,000	150,000	150,000	0	0	0	0	0	
LIBR20-02	Library	Library Maintenance & Repair	Bond	20	2021	2021	995,000	995,000	0	57,213	56,839	56,466	56,093	55,720	
FIRE14-01	Fire	Rescue 1/Pumper Replacement (1989)	Lease	7	2021	2021	700,000	700,000	0	114,481	114,481	114,481	114,481	114,481	
DPWH13-03	DPW-Hwy	36 GVW Snow Plow Unit (Replace 2003 International Plow Unit W/Plows & Body)	Lease	5	2021	2021	200,000	200,000	0	44,296	44,296	44,296	44,296	44,296	
WTR20-01	Waste Water	WWTF Nutrient and Metals Upgrade Planning, Design, Bidding, Project Management	Cash	1	2021	2021	137,000	0	0	0	0	0	0	0	
DPWH15-01	DPW-Hwy	3 CY Bucket Loader (Replace 1996 Kobelco Loader)	Lease	5	2021	2021	160,000	160,000	0	35,437	35,437	35,437	35,437	35,437	
WTR17-02	Waste Water	WWTF Secondary Clarifier	Bond	20	2022	2022	1,750,000	0	0	0	0	0	0	0	
FIRE15-01	Fire	Replace Engine 2	Lease	7	2022	2022	700,000	700,000	0	114,481	114,481	114,481	114,481	114,481	
WTR15-07	Waste Water	EPA Permit Upgrade Aeration Basin Improvements	Bond	10	2022	2022	370,000	0	0	0	0	0	0	0	
WTR15-06	Waste Water	Waste Sludge (WAS) Holding Tank Upgrade	Bond	20	2022	2022	1,112,000	0	0	0	0	0	0	0	
WTR15-08	Waste Water	WWTF Effluent Filtration	Bond	20	2022	2022	4,495,000	0	0	0	0	0	0	0	
AMB14-01	Ambulance	Replace 2013(3A) Ambulance	Lease	5	2023	2023	359,150	279,150	0	61,827	61,827	61,827	61,827	61,827	
DPWH22-01	DPW-Hwy	Bridge Repair Upgrade (Capital Reserve)	Cash	1	2023	2023	75,000	75,000	0	0	75,000	0	0	0	
DPWH19-03	DPW-Hwy	Truck, 36K GVW, 8 CY, D/P/S (Replace 2005 Sterling Truck)	Lease	5	2023	2023	210,000	210,000	0	-	46,511	46,511	46,511	46,511	
Fire18-01	Fire	Replace Engine 3	Lease	7	2024	2024	725,000	725,000	0	118,570	118,570	118,570	118,570	118,570	
WTR19-05	Water	Water Main Improvements Phase II - 3a. Linden Street from Olive Street to Riverview Street Replace 4" with 8"	Bond	10	2024	2024	40,000	0	0	0	0	0	0	0	
WTR19-05	Water	Water Main Improvements Phase II - 3c. Olive Street to Laurel Street Replace 4" with 8"	Bond	10	2024	2024	80,000	0	0	0	0	0	0	0	
WTR19-05	Water	Water Main Improvements Phase II - 3b. Riverview Street Replace 4" with 8"	Bond	10	2024	2024	180,000	0	0	0	0	0	0	0	
WTR19-05	Water	Water Main Improvements Phase II - 3d. Laurel Street Replace 4" with 8"	Bond	10	2024	2024	120,000	0	0	0	0	0	0	0	
DPWH16-01	DPW-Hwy	Swing Bridge	Other	0	2024	2024	947,383	0	0	0	0	0	0	0	
DPWH20-02	DPW-Hwy	Truck, 36K GVW (Replace 2008 International D.S./P.W.)	Lease	5	2025	2025	220,000	220,000	0	0	0	0	0	48,726	
DPWH12-02	DPW-Hwy	Caterpillar (or similar) Wheel Bucket Loader (Replace 2002 Caterpillar Bucket Loader)	Lease	5	2026	2026	185,000	185,000	0	0	0	0	0	0	
CD18-01	Comm. Dev.	Souhegan River Pedestrian Bridge	Cash	1	On the Horizon		745,000	745,000	0	0	0	0	0	0	
DPWH-(TBD)	DPW-Hwy	Bridges (out Years)	Bond	Unknown	On the Horizon		7,000,000	Unknown	0	0	0	0	0	0	
DWPR-(TBD)	DPW-Rec	127 Elm Street/Keyes Park	Bond	Unknown	On the Horizon		Unknown	Unknown	0	0	0	0	0	0	
DPWS W-(TBD)	DPW-S W	Solid Waste Mgmt Improvements	Bond	Unknown	On the Horizon		Unknown	Unknown	0	0	0	0	0	0	
Fire-(TBD)	Fire	West End Fire Station	Bond	Unknown	On the Horizon		Unknown	Unknown	0	0	0	0	0	0	
									New Projects (Town)	\$483,959	\$684,304	\$758,031	\$728,269	\$726,996	\$774,449
									Existing Projects (Town)	\$1,236,424	\$1,207,320	\$1,177,824	\$1,081,640	\$773,014	\$689,729
									Sub-T total (Town)	\$1,720,384	\$1,891,624	\$1,935,855	\$1,809,909	\$1,500,011	\$1,464,178
SCH20-01	School	Middle School Boiler Replacement	Cash	1	2021	TBD			\$250,000	0	0	0	0	0	
SCH20-02	School	Heron Pond School Boiler Replacement	Cash	1	2021	TBD			\$250,000	0	0	0	0	0	
SCH20-03	School	Jacques School Boiler Replacement	Cash	1	2023	TBD			0	0	\$250,000	0	0	0	
SCH20-04	School	Bales School Boiler Replacement	Cash	1	2024	TBD			0	0	0	\$250,000	0	0	
									New Projects (School)	\$500,000	\$0	\$250,000	\$250,000	\$0	\$0
									Existing Projects (School)	\$738,111	\$708,266	\$673,421	\$643,576	\$477,476	\$465,821
									Sub-T total (School)	\$1,238,111	\$708,266	\$923,421	\$893,576	\$477,476	\$465,821
									Total New Debt Service	\$983,959	\$684,304	\$1,008,031	\$978,269	\$726,996	\$774,449
									Total Existing Debt Service	\$1,974,536	\$1,915,586	\$1,851,245	\$1,725,216	\$1,250,491	\$1,155,550
									Total Debt Service	\$2,958,495	\$2,599,891	\$2,859,276	\$2,703,485	\$1,977,487	\$1,929,999

Interest rate used for bond calculations:

0.73%

Capital Improvement Plan - Citizens Advisory Committee 2021-2026 Estimated Tax Impact Table

Capital Improvement Plan - Citizens Advisory Committee 2021-2026 Estimated Tax Impact Table								
		2020	2021	2022	2023	2024	2025	2026
Town Debt Service	New Projects (town)	\$ 475,460	\$ 483,959	\$ 684,304	\$ 758,031	\$ 728,269	\$ 726,996	\$ 774,449
	Existing Projects (town)	\$ 1,306,674	\$ 1,236,424	\$ 1,207,320	\$ 1,177,824	\$ 1,081,640	\$ 773,014	\$ 689,729
	Total (town)	\$ 1,782,134	\$ 1,720,384	\$ 1,891,624	\$ 1,935,855	\$ 1,809,909	\$ 1,500,011	\$ 1,464,178
Tax per \$1,000 Assessed Value	New Projects (town)	\$ 0.30	\$ 0.30	\$ 0.43	\$ 0.47	\$ 0.46	\$ 0.45	\$ 0.48
	Existing Projects (town)	\$ 0.82	\$ 0.77	\$ 0.75	\$ 0.74	\$ 0.68	\$ 0.48	\$ 0.43
	Total (town)	\$ 1.12	\$ 1.07	\$ 1.18	\$ 1.21	\$ 1.14	\$ 0.93	\$ 0.91
School Debt Service	New Projects (school)	\$ -	\$ 500,000	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ -
	Existing Projects (school)	\$ 1,152,989	\$ 738,111	\$ 708,266	\$ 673,421	\$ 643,576	\$ 477,476	\$ 465,821
	Total (school)	\$ 1,152,989	\$ 1,238,111	\$ 708,266	\$ 923,421	\$ 893,576	\$ 477,476	\$ 465,821
Tax per \$1,000 Assessed Value	New Projects (school)	\$ -	\$ 0.31	\$ -	\$ 0.16	\$ 0.16	\$ -	\$ -
	Existing Projects (school)	\$ 0.72	\$ 0.46	\$ 0.44	\$ 0.42	\$ 0.40	\$ 0.30	\$ 0.29
	Total (school)	\$ 0.72	\$ 0.77	\$ 0.44	\$ 0.58	\$ 0.56	\$ 0.30	\$ 0.29
Total Debt Service	New Projects	\$ 475,460	\$ 983,959	\$ 684,304	\$ 1,008,031	\$ 978,269	\$ 726,996	\$ 774,449
	Existing Projects	\$ 2,459,663	\$ 1,974,536	\$ 1,915,586	\$ 1,851,245	\$ 1,725,216	\$ 1,250,491	\$ 1,155,550
	Total	\$ 2,935,123	\$ 2,958,495	\$ 2,599,891	\$ 2,859,276	\$ 2,703,485	\$ 1,977,487	\$ 1,929,999
Tax per \$1,000 Assessed Value	New Projects	\$ 0.30	\$ 0.61	\$ 0.43	\$ 0.63	\$ 0.62	\$ 0.45	\$ 0.48
	Existing Projects	\$ 1.54	\$ 1.23	\$ 1.19	\$ 1.16	\$ 1.08	\$ 0.78	\$ 0.72
	Total	\$ 1.84	\$ 1.84	\$ 1.62	\$ 1.79	\$ 1.70	\$ 1.23	\$ 1.20
Tax Rate Calculation, \$ per \$1,000 assessed Value						2020 Tax Rates:	Town	\$ 5.78
Assumption:							School	\$ 16.57
\$16,002 of spending equals \$0.01 on the tax rate.							State School	\$ 1.93
							County	\$ 1.09
							Total	\$ 25.37

Chapter 6. Open Borrowings Table

The Open Borrowings Table provides Town, Water and Sewer, and School District projects that are currently being financed by a bond, lease, or note. State statutes limit the amount of general obligation debt that a municipality may issue up to 3% of its total equalized assessed valuation for the Town and 7% of its total equalized assessed valuation for the School. The Table below illustrates the computation of Legal Debt for the Town and the School.

Description	Original Amount Borrowed	Term	Year Started	Final Payment Year	Average Annual Principal Payment (No Interest)	Remaining Principal Balance	Remaining Interest Balance	Remaining Building Aid (Schools)	Net Remaining Payments Due
Town Projects									
Dump Truck 6 CY	\$144,000	5 Year Lease	2014	2018	29,000	0	0	0	0
Sidewalk Tractor	\$144,000	5 Year Lease	2014	2018	29,000	0	0	0	0
Fire Engine # 4	\$437,000	7 Year Lease	2012	2018	65,000	0	0	0	0
Street Sweeper	\$222,440	7 Year Lease	2013	2019	32,000	0	0	0	0
Two Ambulances	\$324,000	7 Year Lease	2013	2019	47,000	0	0	0	0
Ladder Truck	\$767,500	7 Year Lease	2014	2020	112,000	0	0	0	0
Dump Truck 2020 International	\$177,993	5 Year Lease	2019	2023	35,599	106,796	5,404	0	112,200
Sidewalk Plow	\$154,700	5 Year Lease	2019	2023	30,940	92,820	4,697	0	97,517
Ambulance 2020	\$220,685	5 Year Lease	2021	2025	44,137	220,685	9,932	0	230,617
Police Station	\$2,925,260	20 Year Bond	2004	2024	150,000	600,000	66,000	0	666,000
Mileslip Road Land Purchase	\$2,300,000	20 Year Bond	2005	2025	120,000	500,000	54,360	0	554,360
Clean Water SRF Load - Stormwater Video	\$216,000	5 Year Bond	2020	2024	30,513	116,186	0	0	116,186
HVAC-Town Hall (Pro-Forma)	\$450,000	10 Year Bond	2020	2029	45,000	405,000	56,700	0	461,700
Road Improvements	\$2,000,000	10 Year Bond	2019	2028	200,000	1,800,000	252,000	0	2,052,000
Ambulance Building	\$2,214,000	20 Year Bond	2013	2033	110,700	1,439,100	289,620	0	1,728,720
Fire Station Expansion	\$3,864,300	20 Year Bond	2019	2038	193,215	3,671,085	1,193,102	0	4,864,187
Town Projects Total	\$16,561,878				\$1,274,104	\$8,951,671	\$1,931,815		\$10,883,486
Water and Sewer Projects									
Dram Cup Hill Tank Rehab	\$192,710	10 Year Bond	2015	2025	20,000	100,111	4,963	0	105,074
Holland Water Tank	\$1,600,000	20 Year Bond	2005	2025	80,000	400,000	50,240	0	450,240
Union Street Water Main	\$132,809	10 Year Bond	2015	2026	13,000	73,045	1,717	0	74,762
Sanitary Sewer Rehab	\$270,000	10 Year Bond	2015	2026	27,000	148,500	11,262	0	159,762
Curtis Well	\$295,000	10 Year Bond	2015	2026	30,000	162,250	12,305	0	174,555
Outfall Diffuser	\$337,395	20 Year Bond	2006	2026	15,000	90,000	9,656	0	99,656
Elm Street Phase 1 Water Main	\$758,486	20 Year Bond	2006	2026	35,000	210,000	22,531	0	232,531
West Elm Street Water Main	\$792,000	10 Year Bond	2015	2026	79,000	435,600	33,036	0	468,636
Generator	\$338,895	10 Year Bond	2019	2028	33,890	305,005	42,701	0	347,706
Sludge Dewatering Unit	\$502,635	10 Year Bond	2020	2029	50,264	452,374	63,332	0	515,706
Water Mains	\$983,705	20 Year Bond	2020	2039	49,185	934,520	303,720	0	1,238,240
Septage Facility	\$594,138	20 Year Bond	2013	2032	30,278	363,336	64,237	0	427,573
UV Treatment Equipment (Pro Forma)	\$924,367	20 Year Bond	2019	2038	46,218	878,149	285,398	0	1,163,547
Water and Sewer Projects Total	\$7,722,140				\$508,835	\$4,552,890	\$905,099		\$5,457,989
School District Projects									
Heron Pond School/Jacques Renovation	\$10,895,000	20 Year Bond	2000	2020	0	0	0	0	0
VOIP, HS Fire Alarm, MS Roof/Flooring	\$1,404,300	10 Year Bond	2013	2024	140,000	560,000	59,920	0	619,920
Middle & High School Renovations	\$3,000,000	10 Year Bond	2017	2027	255,000	2,040,000	416,160	0	2,456,160
HS Renovations/Bales Roof/Track	\$4,393,500	20 Year Bond	2008	2028	220,000	1,755,000	273,413	(546,480)	1,481,933
School District Projects Total	\$19,692,800				\$615,000	\$4,355,000	\$749,493	(\$546,480)	\$4,558,013
Grand Total for All	\$43,976,818				\$2,397,939	\$17,859,561	\$3,586,407	(\$546,480)	\$20,899,488

Notes: Info is as of fiscal year end: Town and Water/Sewer - December 31, 2019; School District - June 30, 2020.

TOWN OF MILFORD

Office of Community Development
Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects



Date: December 3, 2020
To: Board of Selectmen
John Shannon, Town Administrator
From: Lincoln Daley, Community Development Director
Subject: Issuance of Building Permit for Single-Family Residence
Robert Kokko - Tax Map 9 Lot 2, 0 Mont Vernon Street

The purpose of this memorandum is to discuss the issuance of a building permit to construct a single-family residence on Tax Map 9, Lot 2 pursuant to RSA 674:41 for a lot of record without legal frontage on a Class V roadway or better. In accordance with the RSA, the Board of Selectmen, after review and comment from the Planning Board, is required to vote to authorize the issuance of a building permit for the erection of the proposed single-family residence on the Tax Map 9, Lot 2 accessed by a private access/egress easement.

The applicant, Robert Kokko, appeared before the Board of Adjustment on October 15, 2020 and received a Variance from the Milford Zoning Ordinance, Article V, Section 5.02.4.B to permit the construction of a single-family residence on a lot of record, Tax Map 9, Lot 2, with less than the minimum required frontage (150') on a principle route of access on a Class V road or better in the Residential 'A' district. See attached ZBA October 22, 2020 decision.

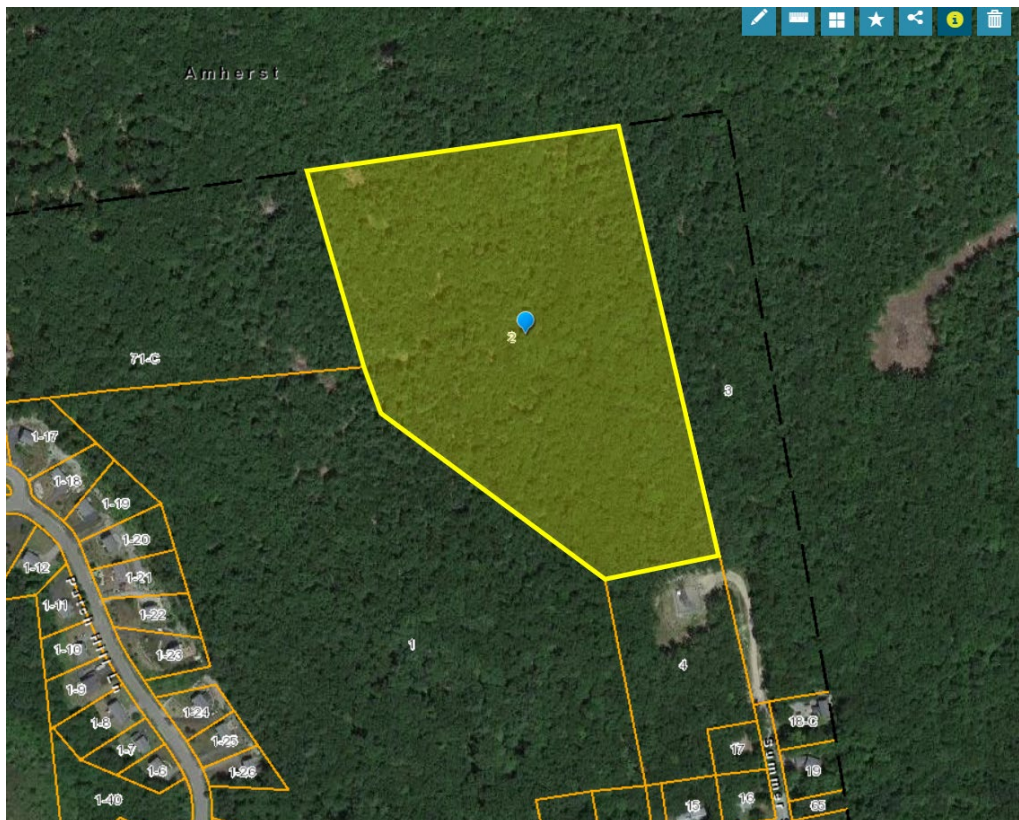
In accordance with the rules of RSA 674:41.I.d, the Planning Board held a public meeting on December 1, 2020 to discuss the authorization of the building permit and a private driveway access. The applicant presented their interest in building a single-family residence on the 11 acre undeveloped parcel. The applicant understood that owner of the property would be solely responsible for the maintenance of the private road/driveway and be required to sign a written, recorded agreement with the BOS absolving the Town of all responsibility and liability for the private road/driveway and access to the lot. See attached Stipulation and Release Agreement for your review and signature.

The Planning Board unanimously recommended that the Board of Selectmen authorize the Building Permit and that the applicant be permitted to construct a single-family residence on the subject lot.

Following the recommendation of the Planning Board, Staff recommends that the Board of Selectmen authorize the issuance a building permit subject to the following conditions:

- 1) Submittal of the access easement across the abutting property, Tax Map 9 Lot 3 onto Summer Street to the Community Development Office for review, approval, and recordation.
- 2) Recordation of executed Stipulation and Release Agreement.

Tax Map Of Subject Property:



TOWN of AMHERST

Michachunk Development INC.

QUARRY
71-C
CONDOMINIUM

Proposed Driveway
to be determined

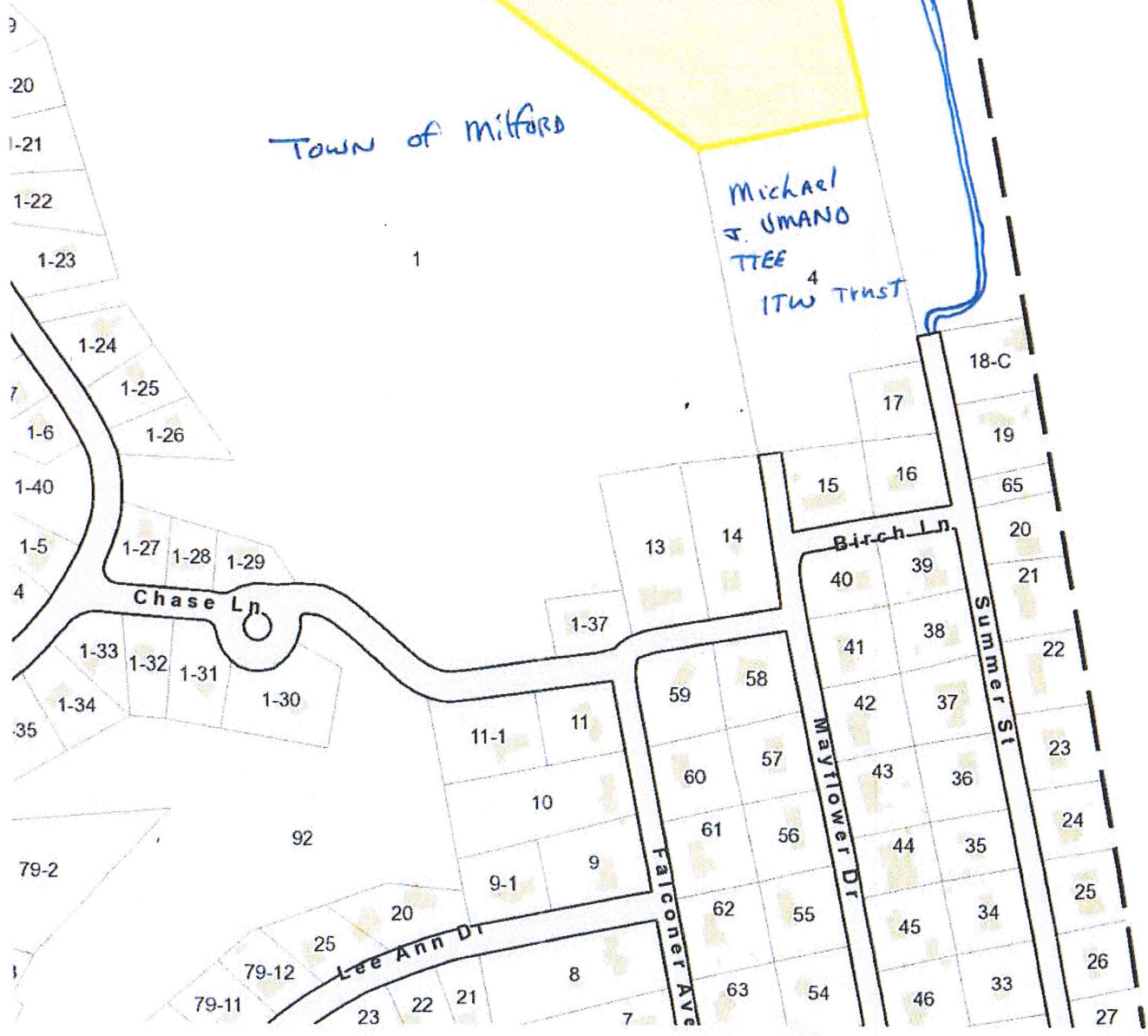
2

Amherst

TOWN of Milford

Michael
& UMANO
TRUST
ITW TRUST

1

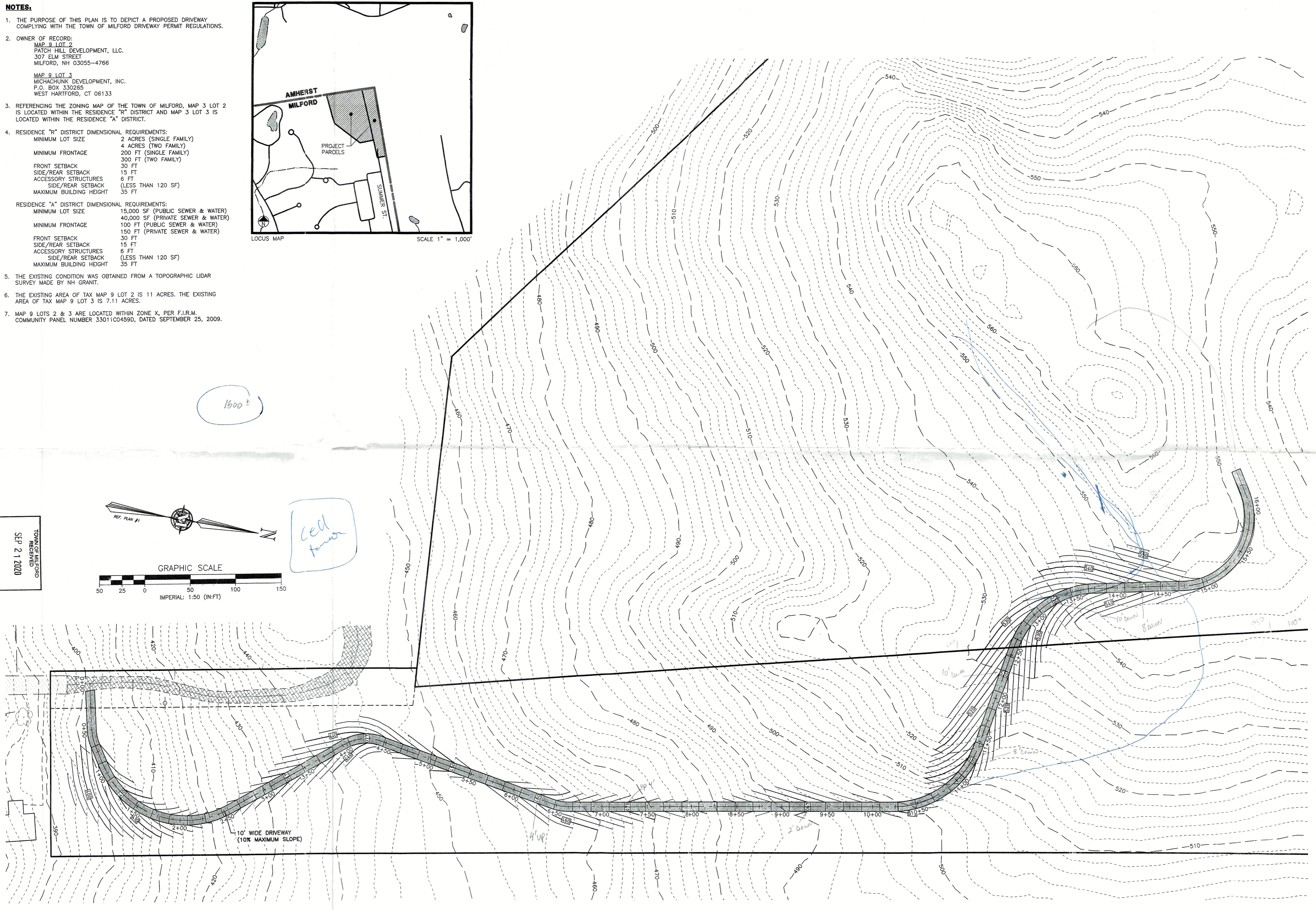
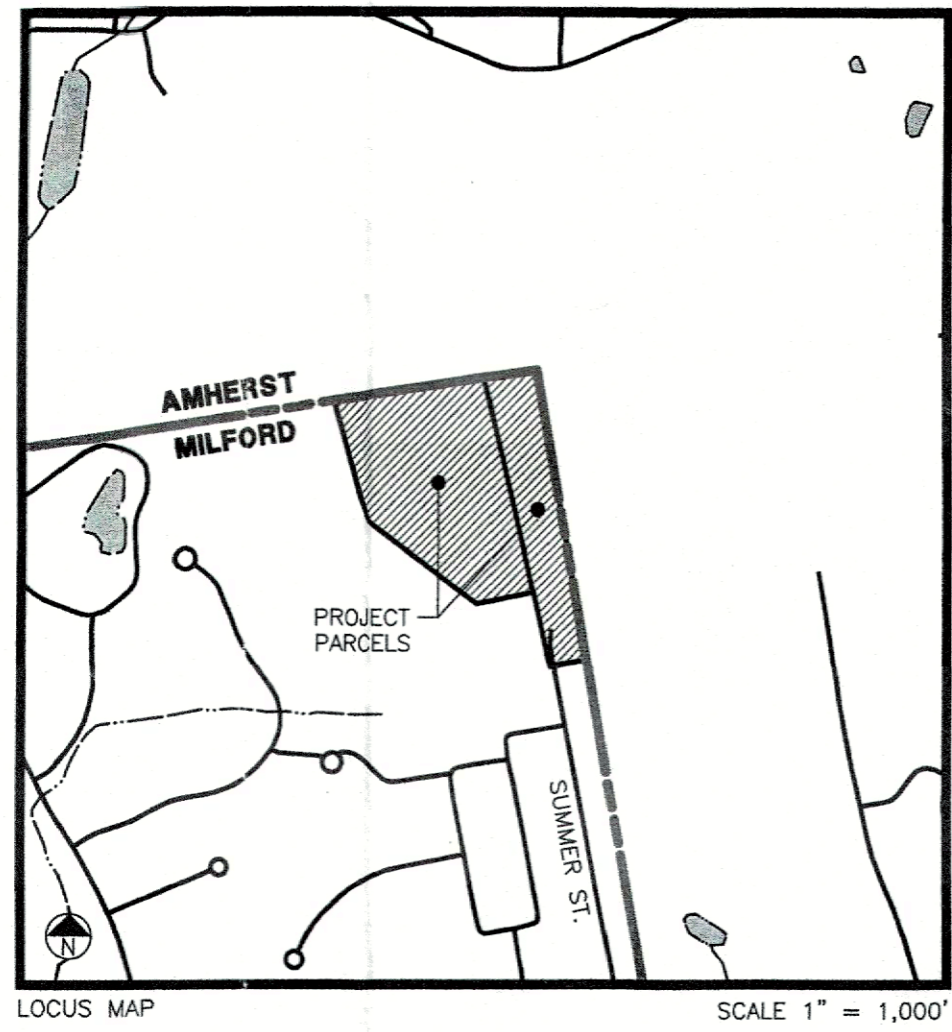


NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED DRIVEWAY COMPLYING WITH THE TOWN OF MILFORD DRIVEWAY PERMIT REGULATIONS.
- OWNER OF RECORD:
 MAP 9 LOT 2
 PATCH HILL DEVELOPMENT, LLC.
 307 ELM STREET
 MILFORD, NH 03055-4766

 MAP 9 LOT 3
 MICHAELSON DEVELOPMENT, INC.
 P.O. BOX 330265
 WEST HARTFORD, CT 06133
- REFERENCING THE ZONING MAP OF THE TOWN OF MILFORD, MAP 3 LOT 2 IS LOCATED WITHIN THE RESIDENCE "R" DISTRICT AND MAP 3 LOT 3 IS LOCATED WITHIN THE RESIDENCE "A" DISTRICT.
- RESIDENCE "R" DISTRICT DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE 2 ACRES (SINGLE FAMILY)
 MINIMUM FRONTAGE 4 ACRES (TWO FAMILY)
 200 FT (SINGLE FAMILY)
 300 FT (TWO FAMILY)
 FRONT SETBACK 30 FT
 SIDE/REAR SETBACK 15 FT
 ACCESSORY STRUCTURES 6 FT
 SIDE/REAR SETBACK (LESS THAN 120 SF)
 MAXIMUM BUILDING HEIGHT 35 FT

 RESIDENCE "A" DISTRICT DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE 15,000 SF (PUBLIC SEWER & WATER)
 40,000 SF (PRIVATE SEWER & WATER)
 MINIMUM FRONTAGE 100 FT (PUBLIC SEWER & WATER)
 150 FT (PRIVATE SEWER & WATER)
 FRONT SETBACK 30 FT
 SIDE/REAR SETBACK 15 FT
 ACCESSORY STRUCTURES 6 FT
 SIDE/REAR SETBACK (LESS THAN 120 SF)
 MAXIMUM BUILDING HEIGHT 35 FT
- THE EXISTING CONDITION WAS OBTAINED FROM A TOPOGRAPHIC LIDAR SURVEY MADE BY NH GRANIT.
- THE EXISTING AREA OF TAX MAP 9 LOT 2 IS 11 ACRES. THE EXISTING AREA OF TAX MAP 9 LOT 3 IS 7.11 ACRES.
- MAP 9 LOTS 2 & 3 ARE LOCATED WITHIN ZONE X, PER F.I.R.M. COMMUNITY PANEL NUMBER 33011C0459D, DATED SEPTEMBER 25, 2009.



MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031
 TEL: 603-673-1441
 FAX: 603-673-1884
 MERIDIANLANDSERVICES.COM

REV.	DATE	DESCRIPTION	DR	CK
A				
B				
C				
D				
E				
F				
G				
H				

CONCEPTUAL DRIVEWAY PLAN

PATCH HILL DEVELOPMENT, LLC.
 SUMMER STREET
 MAP 9 LOTS 2 + 3
 MILFORD, NEW HAMPSHIRE

P-1
 SHEET

FILE: 6509P03.dwg
 PROJECT: 6509.03
 SHEET NO. 1 OF 2

JANUARY 31, 2019

SCALE: 1" = 50'

10% from Summer St.

TOWN OF MILFORD

Zoning Board of Adjustment



DATE: October 22, 2020

TO: Robert Kokko
480 Nashua Street
Milford, NH 03055


Patch Hill Development
307 Elm Street
Milford, NH 03055

RE: ZBA Case #2020-27
Tax Map 9, Lot 2

NOTICE OF DECISION

You are hereby notified that on October 15, 2020, the Zoning Board of Adjustment GRANTED the request for a VARIANCE from the Milford Zoning Ordinance, Article V, Section 5.02.4.B to permit the construction of a single-family residence and related site improvements on a lot of record, Tax Map 9, Lot 2, with less than the minimum required frontage (150') on a principle route of access on a Class V road or better in the Residential 'A' district.

Please note that this does not constitute Planning Board, Building Department, Board of Selectmen or any other state and/or local approvals that may be required for your project.



Lincoln Daley
Community Development Director & Zoning Administrator

10/22/20

Date

In accordance with NH RSA 677:2, any person directly affected by this decision may make an application for a rehearing in this matter. ***Any application for rehearing must be received by the Board of Adjustment prior to close of business (4:30 p.m.) on November 16, 2020.***

In accordance with Article X, Section 10.060, this Variance is subject to expiration, if within two (2) years after the granting of a variance or special exception by the Board of Adjustment, none of the work required by a building permit covered by the variance or special exception has been executed, then such variance or special exception shall become null and void except in any case where legal proceedings relative to the variance or special exception shall have caused an undue delay in the execution of the required building permit. Only one, six-month extension may be granted for any variance or special exception. The applicant may apply for the extension at a regularly scheduled Zoning Board meeting.

CC: Building Department
Assessor

Planning Department
File

STIPULATION AND RELEASE AGREEMENT

This Stipulation and Release made on December ____, 2020, by and between the Town of Milford, a municipal corporation with a mailing address of One Union Square, Milford, in the County of Hillsborough and State of New Hampshire, 03055, and Patch Hill Development, LLC, whose mailing address is 307 Elm Street, NH 03055.

WHEREAS, Patch Hill Development, LLC owns a certain tract of land situated off of Summer Street, Milford, New Hampshire, which land is shown as Lot 9-2 on the Milford Tax Map; and

WHEREAS, Patch Hill Development, LLC, or their assigns, plans to apply in the future for a building permit; and

WHEREAS, Patch Hill Development, LLC has agreed to sign with the Town of Milford this Stipulation and Release Agreement; and

NOW, THEREFORE, Patch Hill Development, LLC, stipulates and releases the Town of Milford as follows:

1. Neither the Town of Milford nor any department, officer or employee thereof shall assume liability and/or shall be responsible for the maintenance, passability or condition of the private easement that gives access to Lot 9-2.
2. Neither the Town of Milford nor any department, officer or employee thereof shall be liable for

any damages to any person or entity including, but not limited to, Patch Hill Development, LLC, together with their successors, assigns, personal representatives, guests or invitees, for personal injuries including death and dismemberment and/or property damage as a result of the maintenance, passability or condition of the private easement.

3. Neither the Town of Milford nor any department, officer or employee thereof shall be liable for any damages to any person or entity including, but not limited to, Patch Hill Development, LLC, together with their successors, assigns, personal representatives, guests or invitees, for personal injuries including death and dismemberment and/or property damages as a result of the inability of the Town of Milford or any other person or entity to access said parcel and/or to travel on the private easement accessing said parcel in order to provide school transportation, police, fire, emergency, medical and/or ambulance services, all as a result of the maintenance, passability or condition of the private easement.

4. The rights, privileges and responsibilities of Patch Hill Development, LLC hereunder shall be binding on itself, their successors and assigns and shall run with the land and be binding upon any and all parties having an interest in Lot 9-2 in the future in perpetuity.

5. This Agreement shall be recorded at the Hillsborough County Registry of Deeds and indexed under the grantor index under the name of Glenn and Patricia Patch Hill Development, LLC.

6. This Agreement constitutes the entire understanding between the Town of Milford and Patch Hill Development, LLC. This Agreement can only be amended by document executed by the Town and by Patch Hill Development, LLC, and their successors in interest.

Executed the day and year first above-written.

Town of Milford

By Its Board of Selectmen

By: _____

Gary Daniels, Selectman

By: _____

Paul Dargie, Selectmen

By: _____

Laura Dudziak, Selectwoman

By: _____

Chris Labonte, Selectmen

By: _____

David Freel, Selectmen

Patch Hill Development, LLC

By: _____

State of New Hampshire, County of Hillsborough

The foregoing instrument was acknowledged before me this _____ day of December _____, 2020, by Gary Daniels, Selectmen of the Town of Milford.

Notary Public

Name: _____

My Commission Expires: _____

State of New Hampshire, County of Hillsborough

The foregoing instrument was acknowledged before me this day of December _____, 2020, by Paul Dargie, Selectmen of the Town of Milford.

Notary Public

Name: _____

My Commission Expires: _____

State of New Hampshire, County of Hillsborough

The foregoing instrument was acknowledged before me this day of December _____, 2020, by Laura Dudziak, Selectwoman of the Town of Milford.

Notary Public

Name: _____

My Commission Expires: _____

State of New Hampshire, County of Hillsborough

The foregoing instrument was acknowledged before me this day of December _____, 2020, by Chris Labonte, Selectmen of the Town of Milford.

Notary Public

Name: _____

My Commission Expires: _____

State of New Hampshire, County of Hillsborough

The foregoing instrument was acknowledged before me this day of December _____, 2020, by David Freel, Selectmen of the Town of Milford.

Notary Public

Name: _____

My Commission Expires: _____

6:40 – Hunting and Hours in Kaley Park
- James Vanetti

VERBAL

6:50 – Transfer Station

Questions/Answers – Supervisor

Tammy Scott

4. a) 2 & 3 (31:95)b Unanticipated Revenues under \$10,000 and (31:95) e Gifts of Property under \$5,000

Board of Selectmen
Agenda Date: 12/14/20

Acceptance and Appropriation of Unanticipated Revenues Under \$10,000 (31:95(b))

Source	Amount	Purpose
The Center for Technology and Civic Life Grant	\$ 5,000.00	Funding for the public purpose of planning and operationalizing safe and secure election administration for 2020 to support the work of the Milford Town Clerk. The project period is June 15, 2020 through December 31, 2020.

Acceptance of Gifts of Property Under \$5,000 (31:95(e))

Debbie Armstrong		Donation of craft supplies for seniors Coffee Connection program. The estimated value is \$100. See attached memo from the Recreation Director.
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MEMORANDUM

TO: KATHY TOWNSEND, FINANCE
FROM: ARENE BERRY, RECREATION DIRECTOR
SUBJECT: DONATION ACCEPTANCE
DATE: 11/23/2020
NOTE:



The Milford Recreation Department received a donation of craft supplies for seniors to create a Thanksgiving Centerpiece during the Coffee Connection program. This donation was received from Debbie Armstrong and is valued at \$100.00.

Thank you,

Arene Berry
Recreation Director
Town of Milford
1 Union Square
Milford, NH 03055-4240
603/249-0625 phone
603/673-2273 fax
aberry@milford.nh.gov

Remittance Info: Inv #Town of Milford
The Center for Technology and Civic Life
233 N. Michigan Ave
233 N. Michigan Ave
Chicago, IL 60601
650-796-4695

JPMorgan Chase Bank, N.A.
Verify: 888-237-9615
90-7162/3222

0200004812

10/5/2020

PAY TO THE ORDER OF TOWN OF MILFORD

\$ 5000.00

Five Thousand and 00/100

DOLLARS

0023954 01 MB 0.436 **AUTO T1 0 5199 03055-423001 -C11-P23977-1

VOID AFTER 90 DAYS



TOWN OF MILFORD
1 UNION SQUARE
TOWN HALL
MILFORD, NH 03055-4230

⑈0200004812⑈ ⑆322271627⑆ 215376176⑈

From: The Center for Technology and Civic Life
Pay To: TOWN OF MILFORD

Date: 10/5/2020
Check #: 200004812

Invoice #	Bill Amount	Payment Amount
Town of Milford	\$5,000.00	\$5,000.00
Total		\$5,000.00

Get paid 2x faster!

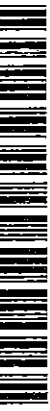
Receive your next payment in
your bank account electronically.

- ✓ **Track your payments**
every step of the way
- ✓ **Join millions using Bill.com**
to pay and get paid online

Go to **bill.com/epay** and enter
the code below to get started:

zl4gev

This payment was sent to you by **bill.com**



TOWN OF MILFORD

FINANCE OFFICE



December 14, 2020

Milford BOS,

I have estimated that the projected surplus at 12/31/20 for the Town of Milford will be \$338,000 or 2.16% of the approved budget.

I would like the BOS to discuss Encumbering the following items and subsequently removing them from the 2021 budget:

- 1.) \$104,650 (2) Police SUV's
- 2.) \$72,000 (1) DPW Truck
- 3.) \$41,000 (1) Ambulance response vehicle

If the BOS were to make a motion to approve this request, the 2021 budget increase over the 2020 approved budget would be 1.9%.

Respectfully,

Paul Calabria
Finance Director

TOWN OF MILFORD

FINANCE OFFICE



December 14, 2020

Milford BOS,

The Town of Milford has received its approved CARES Act allotment in the amount of \$374,299.

I would like the BOS to make a motion to allocate the funds and direct the Finance department to make the follow entry:

- 1.) \$75,000 entry to the Ambulance department for fit up of the new Ambulance. This action has already been approved by the BOS, we just need to make the Grant fund entry.
- 2.) \$5,041.54 entry and allocation to the Benefits Org for the payroll taxes and associated benefits, related to the 1st Responder Stipends paid May & June 2020. The Office of Homeland Security reimbursed the Town of Milford for the Stipend and the CARES Act was responsible for the payroll taxes and associated benefits.
- 3.) \$294,257.46 entry and allocation to the Police, Fire & Ambulance departments based on a percentage of the departmental salaries.
 - a.) \$186,912.34 Police department entry
 - b.) \$44,550.58 Fire department entry
 - c.) \$62,794.54 Ambulance entry

Respectfully,

Paul Calabria
Finance Director

5. 2) Winter Parking Ordinance - Town Administrator, John Shannon

Town Status Report – December 14, 2020

Winter Parking Ordinance –When the Snow Parking Ban is in effect, it is unlawful for any vehicle to be parked on any Town owned or maintained street or parking lot. It greatly hampers the efforts of the Public Works Department to clear our roads and parking areas and pulls MPD Officers from more urgent duties. Anyone who violates this act can be fined and/or have their vehicle towed at their expense. If anyone has any questions or concerns, please contact the Town Administrator’s Office.

6. 1) Review of DRAFT Warrant Articles

**Town of Milford
Warrant & Financials**

DRAFT

January 11, 2021

To the inhabitants of the Town of Milford in the County of Hillsborough, in the State of New Hampshire, qualified to vote in Town affairs:

You are hereby notified that the Budget & Bond Hearing Meeting of the Town of Milford will be held, in accordance with "Senate Bill 2" (RSA 40:13), in said Milford, on Monday, the eleventh (11th) day of January 2021, in the Milford Town Hall Board of Selectmen's Meeting room at six-thirty o'clock (6:30 p.m.) in the evening to discuss bond and budget hearing Articles to be presented at the Deliberative Session.

ARTICLE 1 – ELECTION OF OFFICERS

ARTICLE 2 – BALLOT VOTE – ZONING CHANGES

WARRANT ARTICLE 3 - MILFORD EMERGENCY COMMUNICATIONS DISPATCH CENTER, INFRASTRUCTURE AND EQUIPMENT PROJECT - \$2,400,000 BOND

Shall the town vote to raise and appropriate, an amount not to exceed \$2,400,000 for upgrades and replacement of the emergency services dispatch center and related infrastructure/equipment? This article adopts the recommendation of the consultant engaged to study dispatch operations as approved by voters in March 2019. The project establishes a Milford Emergency Communications Dispatch Center replacing MACC Base and allows connectivity by neighboring towns if they choose to participate and borrowing not more than \$2,400,000 in bonds, bond anticipation notes, or notes therefore in accordance with the Municipal Finance Act (RSA 33), the article further authorizes the Selectmen to issue and negotiate bonds or notes with a term not to exceed 15 years and to determine the rate of interest and other conditions in their judgment. This is a Special Warrant Article in accordance with RSA 32. Note: As this is for the issuance of long-term debt, this vote under state law requires a 3/5 affirmative vote to pass. **The Board of Selectmen recommends this article (0-0). The Budget Advisory Committee recommends this article (0-0). The article has no tax impact in 2021 however; beginning in 2022 this article has an estimated tax impact of \$0 on an assessed valuation of \$100,000.**

WARRANT ARTICLE 4 - SEWER WASTEWATER TREATMENT FACILITY (WWTF) SECONDARY CLARIFIERS REPLACEMENT MECHANISMS - \$1,750,000.00 BOND

Shall the Town vote to raise and appropriate the sum of \$1,750,000.00 for the replacement of WWTF Secondary Clarifier mechanisms, in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectmen to issue and negotiate such bonds or notes to determine the rate of interest and other conditions in their judgement? The mechanisms will replace aging equipment to ensure uninterrupted essential operations at the WWTF. This is a Special Warrant Article in accordance with RSA 32 and is paid for by the wastewater user fees. **The Board of Commissioners recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0).**

WARRANT ARTICLE 5 - WADLEIGH LIBRARY HVAC/Electrical Repair - \$995,000 BOND

Shall the Town vote to raise and appropriate the sum of \$995,000 for the purchase of a New Wadleigh Library HVAC Replacement in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Library Trustees to issue and negotiate such bonds or notes, to determine the rate of interest and other conditions in their judgment? Work includes replacement of HVAC chiller, new controls, heat recovery, and new fan coil units. Most of the existing system is over 20 years old and does not heat/cool effectively. The new system should address existing issues and provide significant energy savings. Note: As this is for issuance of long-term debt, this vote requires, under State law, sixty percent (60%) affirmative vote to pass. This is a Special Warrant Article in accordance with RSA 32. The Board of Library Trustees recommends this Article (0-0). **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has no tax impact in 2021 however; beginning in 2022 this article has an estimated tax impact of \$0 on an assessed valuation of \$100,000.**

WARRANT ARTICLE 6 - FIRE RESCUE TRUCK #1 REPLACEMENT - 7-YEAR LEASE/PURCHASE - \$689,700 (Annual Payment \$89,920/Total Purchase Price \$689,700) BOND

Shall the Town vote to authorize the Board of Selectmen to enter into a 7 year lease/purchase agreement, subject to a fiscal funding clause which will protect the Town in the event of non-appropriation, for the purpose of lease-purchasing a fire ladder truck with the appropriate equipment for Fire Department operation (it will replace the current 1987 E ONE Rescue Truck) and to raise and appropriate the sum of \$89,920 for the first year's payment for this purpose. The total purchase price of this vehicle is \$689,700. If this article passes, future payments will be included in the operating budget. This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0).**

The Budget Advisory Committee recommends this Article (0-0). This article has an estimated tax impact of \$0.0 over the 2020 Budget or (\$0 on an assessed valuation of \$100,000).

WARRANT ARTICLE 7 - TOWN OPERATING BUDGET - \$

Shall the Town vote to raise and appropriate an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth in the budget for the purposes set forth herein, totaling \$ _____? Should this Article be defeated, the default budget shall be \$ _____ which is the same as last year with certain adjustments required by previous actions of the Town, or by law; or the governing body may hold one special meeting in accordance with RSA 40:13 X and XVI, to take up the issue of a revised operating budget only. This operating budget warrant article does not include appropriations contained in ANY other Warrant Article. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This article has an estimated tax impact of \$0.0 over the 2020 Budget or (\$0 on an assessed valuation of \$100,000).**

WARRANT ARTICLE 8 - WASTEWATER DEPARTMENT OPERATING BUDGET - \$2,288,406

Shall the Town vote to raise and appropriate the sum of \$2,288,406 to operate and maintain the Wastewater Treatment Facility and the Sanitary Sewer Collection System, said appropriation to be offset by income received from wastewater user charges, or take any other action relative thereto? Should this Article be defeated, the default budget shall be \$2,218,206 which is the same as last year, with certain adjustments required by previous actions of the Town, or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13 X and XVI, to take up the issue of a revised operating budget only. This warrant article is paid for by the wastewater user fees. **The Board of Commissioners recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0).**

WARRANT ARTICLE 9 - WATER DEPARTMENT OPERATING BUDGET - \$1,507,452

Shall the Town vote to raise and appropriate the sum \$1,507,452 to operate and maintain the Water Department, said appropriation to be offset by income received from the water user charges, or take any other action relative thereto? Should this article be defeated, the default budget shall be \$1,548,984, which is the same as last year, with certain adjustments required by previous actions of the Town, or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13 X and XVI, to take up the issue of a revised operating budget only. This warrant article is paid for by the water user fees. **The Board of Commissioners recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0).**

WARRANT ARTICLE 10 - NASHUA STREET PEDESTRIAN SAFETY and SIDEWALK IMPROVEMENT PROJECT - \$871,924 (State pays \$697,539; Town pays \$174,385)

Shall the Town vote to raise and appropriate the sum of \$750,500 with \$150,100 to be raised by general taxation and \$600,400 from the Congestion Mitigation and Air Quality Improvement (CMAQ) Program for the engineering, potential right-of-way acquisition, and construction of approximately 3,500 linear feet of new five-foot (5') wide sidewalk, to include, but not limited to, vertical granite curbing, associated drainage improvements, crosswalk markings, and repaving, along the southerly and northerly sides of Nashua Street beginning from 486 Nashua Street (Near Cahill Place, Map 32, Lot 4-C) to 586 Nashua Street (Near Lorden Plaza, Map 44, Lot 6) and to the existing sidewalk network at the corner of Capron Road and Nashua Street? This reimbursement program provides an 80% federal funding/20% local matching funds opportunity. This is a Special Warrant Article in accordance with RSA 32. **Board of Selectmen does not support this Article (2-3). The Budget Advisory Committee supports this Article (9-0). This article has an estimated tax impact of \$0.0 over the 2020 Budget or (\$0 on an assessed valuation of \$100,000).**

WARRANT ARTICLE 11 - OSGOOD ROAD, MELENDY ROAD, AND ARMORY ROAD PEDESTRIAN SAFETY SIDEWALK AND BICYCLE LANE PROJECT - \$797,872 (State pays \$638,298; Town pays \$159,574)

Shall the Town vote to raise and appropriate the sum of \$763,000, with \$152,600 to be raised by general taxation and \$610,400 from the Congestion Mitigation and Air Quality Improvement (CMAQ) Program for the engineering of, potential right-of-way acquisition of, and construction of approximately 4,000 linear feet a new five-foot (5') wide sidewalk with

vertical granite curbing, a dedicated striped bicycle lane, and pedestrian walkway, to include, but not limited to associated drainage improvements, crosswalk markings, and repaving, along Osgood Road, Mason Road, Melendy Road, and Armory Road, with pedestrian improvement project beginning at the intersection of West Street and Osgood Road and continuing southwest along Osgood Road past Adams Field, Osgood Pond, and Mason Road to the intersection of Osgood Road, Melendy Road and Armory Road, and continuing eastward along Armory Road to the intersection with the Granite Town Rail Trail? This reimbursement program provides an 80% federal funding/20% local matching funds opportunity. This is a Special Warrant Article in accordance with RSA 32. **Board of Selectmen recommends this Article (0-0) The Budget Advisory Committee recommends this Article (0-0). This article has an estimated tax impact of \$0.0 over the 2020 Budget or (\$0 on an assessed valuation of \$100,000).**

WARRANT ARTICLE 12 - RECONSTRUCTION OF TOWN ROADS - \$400,000

Shall the town vote to raise and appropriate the sum of \$400,000 to reconstruct roads as detailed using Cartegraph Data by the Department of Public Works. This will be a non-lapsing appropriation per RSA 32:7, VI. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$0 on an assessed valuation of \$100,000.**

WARRANT ARTICLE 13 - WADLEIGH LIBRARY CAPITAL RESERVE - \$150,000

Shall the Town vote to establish a Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of future library building repairs, renovations, improvements for the benefit of the Town, and to raise and appropriate the sum of \$150,000 to be placed in this fund, and to appoint the Board of Selectmen as agents to expend from this fund?. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 14 - BRIDGE REPAIR AND/OR REPLACEMENT CAPITAL RESERVE - \$75,000

Shall the town vote to raise and appropriate the sum of \$75,000 to be placed in the Bridge Replacement Capital Reserve Fund? **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$0 on an assessed valuation of \$100,000.**

WARRANT ARTICLE 15 - DPW VEHICLES AND HEAVY EQUIPMENT CAPITAL RESERVE - \$40,000

Shall the Town vote to raise and appropriate the sum of \$40,000 to be placed in the DPW Vehicles and Heavy Equipment Capital Reserve Fund? Expenditures from this fund will require a vote at town meeting. The \$40,000 adds to the DPW Vehicles and Heavy Equipment Capital Reserve approved by voters in 2018. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 16 - SOCIAL SERVICES - \$40,000

Shall the Town vote to raise and appropriate the sum of \$40,000 for the purpose of providing funding to Social Service agencies for Milford residents as proposed by the Social Services Committee and submitted to the Board of Selectmen? This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 17 - INFORMATION TECHNOLOGY INFRASTRUCTURE CAPITAL RESERVE - \$40,000

Shall the Town vote to establish a Capital Reserve Fund under the provisions of RSA 31:1 for the purpose of improvements to the towns software and hardware infrastructure, and to raise and appropriate the sum of \$40,000 to be placed in this fund, and to appoint the Board of Selectmen as agents to expend from this fund. **The Board of Selectmen recommends this Article (5-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 18 - NON-EMERGENCY COMMUNITY TRANSPORTATION BUS SERVICES – \$32,000

Shall the Town vote to raise and appropriate the sum of \$32,000 for the purpose of providing the Town's share of funding to the Souhegan Valley Transportation Collaborative (SVTC) in order to continue operating a regional, non-emergency, wheelchair-accessible transportation service providing rides within the designated service area to seniors, people with disabilities, and the general public? This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 19 - FIRE APPARATUS REPLACEMENT CAPITAL RESERVE - \$25,000

Shall the Town vote to raise and appropriate the sum of \$25,000 to be placed in the Fire Apparatus Replacement Capital Reserve Fund? Expenditures from this fund will require a vote at town meeting. The \$25,000 adds to the Fire Apparatus Replacement Capital Reserve approved by voters in 2017. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 20 - TOWN FACILITIES RENOVATION AND MAJOR REPAIR REPLACEMENT CAPITAL RESERVE - \$25,000

Shall the Town vote to raise and appropriate the sum of \$25,000 to be placed in the Town Facilities Renovation and Major Repair Replacement Capital Reserve Fund? Expenditures from this fund will require a vote at town meeting. The \$25,000 adds to the Town Facilities Renovation and Major Repair Replacement Capital Reserve approved by voters in 2017. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 21 - AMBULANCE VEHICLE REPLACEMENT CAPITAL RESERVE - \$25,000

Shall the Town vote to raise and appropriate the sum of \$25,000 to be placed in the Ambulance Vehicle Replacement Capital Reserve Fund? Expenditures from this fund will require a vote at town meeting. The \$25,000 adds to the Ambulance Vehicle Replacement Capital Reserve approved by voters in 2017. **The Board of Selectmen recommends this Article (4-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 22 - KEYES PARK EXPANSION COMMITTEE PROJECT CAPITAL RESERVE - \$25,000

Shall the town vote to raise and appropriate the sum of \$25,000 to be placed in the Keyes Park Expansion Committee Project Capital Reserve Fund? The purpose of this fund is for the design, development and construction of improvements to Keyes Memorial Park, as outlined in the Keyes Memorial Park Expansion Committee Report, (December 20, 2016 and as amended). The Board of Selectmen has authority to expend from this fund. The \$25,000 adds to the Keyes Park Expansion Committee Project Capital Reserve approved by voters in 2017. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 23 - PUBLIC WORKS WHEEL BUCKET LOADER LEASE-PURCHASE - \$22,980 (Annual Lease Payment \$22,980; \$80,000 Paid From Capital Reserves; Total Purchase Price (\$145,000))

Shall the Town vote to authorize the Board of Selectmen to enter into a 3-year lease/purchase agreement, subject to a fiscal funding clause, which will protect the Town in the event of non-appropriation, for the purpose of lease/purchasing one Caterpillar (or similar) Wheel Bucket Loader and to raise and appropriate the sum of **\$22,980** for the first year's payment for this purpose. The total purchase price of this vehicle is \$145,000. Approval of this warrant article will further authorize the expenditure of \$80,000 from the DPW Vehicles and Heavy Equipment Capital Reserve to arrive at the net/lease/purchase amount of **\$65,000. Board of Selectman recommends this Article (0-0). The Budget Advisory**

Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.

WARRANT ARTICLE 24 - PUBLIC SAFETY COMMUNICATION EQUIPMENT REPLACEMENT CAPITAL RESERVE - \$20,000

Shall the Town vote to raise and appropriate the sum of \$20,000 to be placed in the Public Safety Communication Equipment Capital Reserve Fund? **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 25 - ASSESSING REVALUATION CAPITAL RESERVE - \$15,000

Shall the Town vote to raise and appropriate the sum of \$15,000 to be placed in the Assessing Revaluation Capital Reserve Fund? **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 26 - AMBULANCE DEPARTMENT PORTABLE RADIO REPLACEMENT FROM THE PUBLIC SAFETY COMMUNICATION EQUIPMENT REPLACEMENT CAPITAL RESERVE - \$13,927

Shall the Town vote to raise and appropriate \$13,927 to replace Portable Radios for the Ambulance Department with \$13,927 to come from the Public Safety Communication Equipment Replacement Capital Reserve. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article does not have a tax impact.**

WARRANT ARTICLE 27 - ANNUAL LABOR DAY PARADE SUPPORT - \$10,000

Shall the Town vote to raise and appropriate the sum of \$10,000 for the purpose of funding bands, musicians and other allied expenses directly attributed to the annual Labor Day Parade? This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 28 - SUMMER BAND CONCERTS SUPPORT - \$9,000

Shall the Town vote to raise and appropriate the sum of \$9,000 for the purpose of holding the annual summer evening Band Concerts (bands, sound system, crossing detail)? This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 29 - INDEPENDENCE DAY CELEBRATION FIREWORKS - \$8,500

Shall the Town vote to raise and appropriate the sum of \$8,500 for the purpose of providing the Independence Day celebration fireworks display at a time and location to be determined by the Board of Selectmen? This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 30 - PUMPKIN FESTIVAL SUPPORT - \$8,000

Shall the Town vote to raise and appropriate the sum of \$8,000 for purposes of Pumpkin Festival support by Public Works, Police, Fire, and Ambulance Departments? This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 31 - MEMORIAL, VETERANS & LABOR DAY PARADES AND RECOGNITION SUPPORT - \$6,500

Shall the Town vote to raise and appropriate the sum of \$6,500 for the purpose of town support relative to the observance of Memorial, Veterans and Labor Day Parades? These funds shall be used to cover parade costs incurred by Public Works, Police Department and other Town departments, and to purchase flags to be placed on the graves of veterans on Memorial Day. Departmental support costs and materials associated with the provision of these services will be charged against this appropriation. This is a Special Warrant Article in accordance with RSA 32. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 32 - BLIND EXEMPTION

Shall the town, pursuant to RSA 72:27-a, vote to increase the Exemption for the Blind (RSA 72:37) amount from \$15,000 to \$30,000. The minimum exemption amount of \$15,000 was established by statute in 2003. The town of Milford has never increased this exemption amount, despite the increase in property taxes since that time and the diminishing effect this exemption has had over time in assisting the Blind. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This Article has an estimated tax impact of \$ on an assessed valuation of \$100,000.**

WARRANT ARTICLE 33 - GRANITE TOWN RAIL TRAIL REVOLVING FUND

Shall the town vote to establish a Granite Town Rail Trail (GTRT) Revolving Fund pursuant to RSA 35-B:2 II. Any monies received for GTRT facilities shall be allowed to accumulate from year to year and shall not be considered to be part of the General Fund unassigned fund balance. The Treasurer shall have custody of all monies in the fund and shall pay out the same only upon order of the Milford Conservation Commission and no further legislative body approval required. These funds may be expended only for trail management purposes as stated in RSA 35-B. **The Board of Selectmen recommends this Article (0-0). The Budget Advisory Committee recommends this Article (0-0). This article has no tax impact.**

9. Approval of Final Minutes - November 23, 2020

DRAFT

MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING

November 23, 2020

This meeting was conducted pursuant to the State of New Hampshire Emergency Order #12 pursuant to Executive Order 2020-04, temporary modification of public access to meetings under RSA 91-A. As such, the meeting was conducted online using these connection instructions that were listed on the posted meeting agenda: "The Public is encouraged to participate remotely, call in on your phone @ 1-646-558-8656 and enter the meeting ID# 815 5602 7838 and the password is 372573 or join the Zoom Meeting @ <https://zoom.us/j/81556027838>. Please try to log in 5 minutes before the meeting's scheduled start time in case you run into any technical difficulties".

PRESENT: Gary Daniels, Chairman John Shannon, Town Administrator (Zoom)
Paul Dargie, Vice Chairman Andrew Kouropoulos, Videographer
Laura Dudziak, Member (Zoom) Tina Philbrick, Executive Assistant (Zoom)
Chris Labonte, Member (Zoom)
David Freel, Member

1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING INSTRUCTIONS:

Chairman Daniels declared that an emergency exists and he was invoking the provisions of RSA 91-A: 2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to the community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, he also finds that this meeting is imperative to the continued operation of Town government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted with a quorum of this body physically present in the same location, and two members participating via Zoom. Information for accessing this meeting can be found on the Town web site in the red banner.

Chairman Daniels welcomed members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Public comments will be limited to three to five minutes per person. Any person found to be disrupting this meeting will be asked to cease the disruption. If the disruptive behavior continues thereafter, that person will be removed from the meeting.

All votes that are taken during this meeting must be done by Roll Call vote. Members who called in from home were asked to state their name and state whether there was anyone in the room with them during this meeting, which is required under the Right-to-Know law.

Roll call attendance: Selectman Dargie, yes, (zoom) no one is present at this time. Selectman Dudziak, yes, (zoom) daughter Molly is present. Selectman Labonte yes, present in the BOS room, Selectman Freel, yes, (zoom) no one is present, and Chairman Daniels yes, present in the BOS room.

2. APPOINTMENTS: (Approximate times)

5:30 p.m. – CMAQ Sidewalk Project – Community Development Director, Lincoln Daley

In summary, applications for both pedestrian improvement projects were submitted in 2019 to the NH Dept. of Transportation CMAQ Program. This provides 80% federal funding with a 20% local matching requirement. Both projects were awarded the CMAQ funding but didn't pass the necessary votes in March to move forward. NH DOT extended the program conditional upon a successful Town vote in 2021. The Town would have to appropriate the total amount of each project on warrant articles and upon completion of the projects, the town would be reimbursed.

Project 1: Osgood Road, Melendy Road, Mason Road, and Armory Road. Total Estimated Cost - \$797,872. 20% local match - \$159,574. This project will begin at the intersection of West Street and Osgood Road; continue along Osgood Road past Adams Field, Osgood Pond, and Hazel Adams Burns Park, the intersection of Mason Road to the intersection of Osgood Road, Melendy Road, and Armory Road.

Lincoln reviewed the map with the Board to provide further detail to include raised curbing/sidewalks and stripes on the road. The process will involve the right of ways or temporary easements on properties. Selectman Labonte was concerned about reduced parking on the north side of the road by the sidewalk. He asked if many people have approached him about putting this back on the warrants. Lincoln said yes, from the school system. This is also part of a long term plan.

Selectman Freel asked how the vote went on this at the March election. **Warrant Article 38** - Osgood Road, Melendy Road, and Armory Road Pedestrian Safety Sidewalk and Bicycle Lane Project - \$763,000 (State pays \$610,400; Town pays \$152,600) 1243 yes, 1628 no – failed. This Article has an estimated tax impact of \$9.53 on an assessed valuation of \$100,000.

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63 Selectman Freel asked why this was extended. Lincoln said CMAQ is offered every two years and he was able to get the
64 program extended. Selectman Freel asked what needs to be put on the warrant article. Lincoln said it's an 80/20 split but
65 the town has to gross appropriate the entire amount of \$797,872 on the warrant article. We will get 80% back within three
66 years. Selectman Freel said some of the tax-payers might not like that and we may lose something that we need.
67

68 Michael Thornton, a Milford resident, asked how many people will be directly served by these two projects. Lincoln said
69 they haven't done a pedestrian count. The location of both projects is located in a dense residential area. Michael asked
70 what if anything beyond pedestrian safety would be accomplished and how? Lincoln said connectivity. This is to reduce
71 the overall necessary need for vehicle trips and use. Paul Calabria, Finance Director said the Municipal Finance Act man-
72 dates that towns raise and appropriate the gross amount of the project. What the State pays shows up on an offsetting reve-
73 nue side.
74

75 Selectman Freel asked if the long term plan was to connect a sidewalk to Heron Pond. Lincoln said yes and also part of
76 several capital improvement requests. Selectman Dargie said the warrant article lists the tax impact on just the town's por-
77 tion, not the whole project. Selectman Freel said the whole amount just adds to the confusion.
78

79 Selectman Freel asked what the impact would be for maintenance in the winter and summer if this were to pass. Rick
80 Riendeau said he didn't have the numbers with him; he would get back to the Board tomorrow. Chairman Daniels asked
81 why we wouldn't go with the strategy of allowing developers in that area to build the sidewalks in that area. Lincoln said
82 they do that with other projects within the community line the new development on Amherst Street. Chairman Daniels
83 said rather than tax-payers spend the money to do this, why don't we, just as a strategy, wait until that area gets developed
84 and then have impact fees pay for that. Lincoln said that is an option for consideration. We can try to accomplish that go-
85 ing forward. The cost and benefit to the community are that it's being partially done by federal money. It can wait for fu-
86 ture development but we don't know when that will occur.
87

88 Chairman Daniels asked how much of this \$800,000 will be used to rebuild the bridge on Armory Road; there isn't room for
89 a sidewalk. Lincoln said that would be part of the engineering on the project which hasn't been designed yet. It may or
90 may not include improvements.
91

92 Selectman Labonte asked if the project could be adjusted to just do a sidewalk on Osgood Road to Adams Field for now.
93 Lincoln said he would find out if adjusting would limit the funding.
94

95 **Project 2: Nashua Street.** Total estimated cost of \$871,924. 20% local match of \$174,385. This project would start on the
96 northerly sides of Nashua Street (NH Route 101A) in an easterly direction from 486 Nashua Street (near Cahill Place, Map
97 32, Lot 4-C) to 586 Nashua Street (near Lorden Plaza, Map 44, Lot 6) and the existing sidewalk network at the corner of
98 Capron Road and Nashua Street.
99

100 Lincoln reviewed the map with the Board to provide further detail. The purpose of the project is to improve the pedestrian
101 connectivity to the existing Town sidewalk networks and relieve traffic congestion within the high-traffic / high-density
102 Nashua Street corridor.
103

104 Selectman Labonte said this project would require additional snow removal. He asked the Public Works Director to pro-
105 vide budget impact to the additional work. Rick Riendeau will provide information for the next meeting. Chairman Dan-
106 iels would also like additional information on the life expectancy of a sidewalk plow and how many additional miles would
107 this new work cause.
108

109 Selectman Freel asked how the vote went on this at the March election. **Warrant Article 37** - Nashua Street Pedestrian
110 Safety and Sidewalk Improvement Project - \$750,000 (State pays \$600,400; Town pays \$150,100) 1297 yes, 1568 no –
111 failed. This Article has an estimated tax impact of \$9.38 on an assessed valuation of \$100,000.
112

113 Michael Thornton, a Milford resident, repeated his earlier question about how many people will be directly served by these
114 two projects. And if built, how many people would use it as part of a trail system. Lincoln said many people walk in these
115 areas and struggle due to the lack of sidewalks. This will connect two existing networks.
116

117 Selectman Labonte asked if there would be a light at the crossing in project #2. Lincoln said lights have been discussed in
118 the past and are still part of the on-going discussion but this project doesn't include a light. Selectman Dargie said the cost

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119 being proposed is for one year only, not an on-going cost. The medium assessed value of a house in Milford is around
120 \$250,000. Chairman Daniels said there is an on-going cost of maintenance both in the summer and winter.

121
122 Selectman Freel asked about doing a paved area instead of a granite curbed sidewalk in project #1. Lincoln said the idea is
123 to separate bike activity and pedestrian activity and not have any conflicts. Selectman Freel said a paved sidewalk would
124 cost less.

125
126 Lincoln said he would like to know how the Board feels about both of the projects going forward. Warrant articles were
127 submitted last year as petitions. Chairman Daniels said the outstanding questions should be answered before the Board
128 makes any decisions.

129
130 **5:50 p.m. – Employee Health and Dental Review and Approval – Human Resource Director, Karen Blow**

131 In summary: The Town's current insurance, (Health Trust) increased by 4.4% The town pays 85/15 of the AB15/40 and
132 100% of the ABSOS plan. The bid was received on 10/7/2020. They received bids with School Care Health Insurance, the
133 bid was received on 11/9/2020, and NH Interlocal Trust, the bid was received on 10/6/2020. For dental insurance, Delta
134 Dental had no additional increase. They suggest that the town remains with their current insurances.

135
136 Selectman Labonte asked if it would be cheaper to stay with the current plans. Karen Blow said they were not the cheapest
137 but the others pushed the cost of their plans more onto the employees. It can be reviewed again next year.

138
139 Karen reviewed the 2021 Health Insurance that was handed out at the BAC/BOS joint meeting on November 14, 2020. She
140 also asked the Board to keep in mind that Health Trust was returning \$67,000 for their surplus soon. They also had concerns
141 about changing insurances mid-pandemic. Cigna, long-term/short-term was originally going to hold their rates but
142 ending up coming down substantially because they wanted to keep our business. Paul Calabria, Finance Director said that
143 Delta Dental is letting the Town of Milford roll over their unused maximum into 2021 because of the pandemic.

144
145 Selectman Freel asked what the 4.4% Health Trust increase would be in dollars. Paul Calabria said it would be about
146 \$52,000 which would be offset by the Health Trust surplus that we are getting back.

147
148 Selectman Freel asked what the savings were for School Care. Karen Blow gave a more indebt description of School Care.
149 Overall, it was putting an additional 20% of co-pay, up to the maximum out of pocket, placing a heavier burden on the employee.
150 With Health Trust, we have two plans that employees can choose from. The 15/40 is 85% paid by the Town and
151 the Sight of Service is 100% paid for by the Town. The 85/15 comes out to be \$765.14 for the Towns portion but its \$612
152 for the other plan so the Town benefits when the employee goes with the Sight of Service Plan. 25% of the employees are
153 using the Sight of Service plan and we are trying to boost those numbers up.

154
155 Selectman Labonte referenced a plan from last year being cheaper for the Town if the Town were to pay the employee's
156 deductible. Karen said that was something they were looking at given the 18% insurance increase. She is looking at being
157 cautious during the pandemic and doesn't want a lot of issues with people having to change providers. At this point, we
158 would have only 30 days to get everyone transitioned to the School Care plan and she doesn't have hard and fast numbers.
159 School Care was impressed with what we are providing to our employees now. She can look more into it next year.
160 School Care was late getting their quote to us. A one month implantation is difficult.

161
162 Selectman Freel asked about the insurance companies giving other options. Karen Blow said they provide multiple options
163 for all the plans. We look at which ones would benefit both the Town and the employees. We look at all aspects of insur-
164 ances. Selectman Freel asked if we ever just tell the employees that, this is what we are offering, the other one is gone,
165 sorry. Karen Blow said morale would be low at that point. Selectman Freel said if you keep offering the option you will
166 always get the split.

167
168 Selectman Labonte asked for a comparative breakdown between the two plans and vote on this at the next meeting. Karen
169 Blow said it would be difficult; we need to get this moving for open enrollment. Paul Calabria said to review what School
170 Care gave to us at the 12th hour would be an overwhelming task.

171
172 Administrator Shannon said we could save some money changing plans but it's more than just saving money. A good bene-
173 fits plan will also affect hiring. This is good insurance and it's easy to use. We figured a 3% increase in the budget and it's
174 4% but some years it goes up and some years it goes down. We didn't get the School Care quote until 5 or 6 weeks later
175 than the other quotes.

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Chairman Daniels clarified that the \$52,000 increase in Health Trust will be offset by the \$67,000 being returned in surplus. Paul Calabria said yes. Chairman Daniels said if we put this out to bid, we shouldn't have to wait until November to receive our quote.

Selectman Dudziak made a motion to approve the recommendations to continue the coverage of Health Trust, Cigna, and Delta Dental. Chairman Daniels seconded for discussion. Selectman Freel agrees with Chairman Daniels about the long wait time for quotes. He doesn't understand why we wait until the last hour and then have to rush. Karen Blow said Health Trust was early this year and the hold up with School Care was their Board and the setting of the rates.

Bobby Jones, AFSME Representative, said he deals with Health Trust and Cigna with most of his contracts throughout New Hampshire verified that the towns he deals with received Health Trust quote earlier this year and School Care was late. It's difficult to make decisions when you are not getting the information on time. Under ACA, employees are required to be given a 60-day notice so at this point you would not be able to do that. Chairman Daniels said they should go with the recommendations and start earlier next year on getting the quotes.

A roll call vote was taken with Selectman Dargie abstained from the vote, Selectman Dudziak yes, Selectman Labonte yes, Selectman Freel yes, and Chairman Daniels yes. The motion passed 4/0/1 with Selectman Dargie abstaining.

6:05 p.m. – Social Services Warrant Article – Committee Member, Tina Philbrick

In summary; The Committee began meeting in September to evaluate and refine the application process, and then to review completed applications. This year 14 applications were received and the Committee recommends funding 12 requests. Priority is given to those agencies who are based in Milford, and/or who work to provide housing and housing services, support for risk youth or the elderly, or address mental health and substance use disorder needs. The American Red Cross and Lamprey were not funded this year because they didn't provide enough information for the committee to base their evaluation on. Tina Philbrick was unable to answer questions due to technical difficulties with her computer.

Selectman Labonte asked for a copy of last year's awards to see if anything changed from this year. Chairman Daniels asked if any of these are things that the court requires that have benefited us to be part of these organizations so that 100% is not incurred by the town. He also heard that the Boys and Girls Club went up on their prices, and is it true, and how much did they increase. Administrator Shannon will get the answers to these questions.

3. PUBLIC COMMENTS – Suzanne Fournier, Milford resident, is concerned about expenses that, in her opinion, the voters have not appropriated. Voters gave the Board authority over the BROX property in 2016 but appropriated zero dollars. Over the past two year costs to the Town have been about \$50,000 in expenses detailed on the Town's website. In her opinion, she feels that the warrant article leads to unlawfulness and should be considered illegal. She said that taxpayers can sue a town if money isn't appropriated for the correct purpose. She gave examples and proceeded to tell the Selectmen what they should and shouldn't be doing about spending money.

4. DECISIONS - Selectman Dargie made a motion to approve the consent calendar. Seconded by Selectman Labonte. A roll call vote was taken with Selectman Dargie yes, Selectmen Dudziak yes, Selectman Labonte yes, Selectman Freel yes, and Chairman Daniels yes. All were in favor. The motion passed 5/0.

- a) CONSENT CALENDAR.**
 1. Request for Approval of 2020 Property Tax Warrant.
 2. Request for Approval to change Karin Lagro from an alternate member to a full member of the Zoning Board of Adjustments. Karin's Term will remain the same - 2023
 3. Request for Approval to change Wade Scott Campbell from a full member to an alternate member of the Zoning Board of Adjustments. The term will remain the same - 2023

b) OTHER DECISIONS

- 1. N/A

5. TOWN STATUS REPORT -

a. 2020 Operating Budget, Questions, Concerns or Changes – Finance Director, Paul Calabria

Paul said we are addressing all the questions from the BAC/BOS joint meeting including the three-year burn rate by department. He will have the questions answered soon.

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233 **b. Town Hall Response to COVID-19 Increase** – Starting tomorrow, November 24th the town hall will be closed for
234 walk-ins. Due to the COVID-19 Pandemic and in accordance with the Emergency Orders from Governor Sununu, the
235 Town will alter the way it normally conducts business on Tuesday, November 24, 2020. All Town services are still cur-
236 rently available. However, due to the resurgence of COVID-19, the Town Hall will be going back to its earlier restrictions
237 on people being allowed in the building. Townspeople are encouraged to do business by phone, email, or online whenever
238 possible. The drop boxes for car registrations, vital records, Tax collections, building plans, etc. will continue to be utilized
239 to the fullest extent possible. The Town's website will continue to be updated with the latest information. If anyone has
240 any questions or concerns, please contact the Town Administrator's Office.

241 Selectman Dargie asked about the town's policy for out of state travel for employees. Karen Blow said they are following
242 the CDC and Governor's orders. Fourteen days quarantine if you travel out of New England. There are exceptions for
243 EMS. Selectman Dargie asked specifically if an employee is traveling to Florida. Karen Blow said if it's an essential em-
244 ployee they will be required to stay home for a certain length of time and required to get a covid-19 test.

245 Administrator Shannon said the length of time will depend on the employee, their job, and whether or not they have cover-
246 age, and if they can work from home. Many factors are taken into consideration. Administration, Human Resources,
247 Emergency Management, and Department Heads review each case individually and we have been as safe as we possibly
248 can on our decisions and in the best interest of the town. Rules change if there is a positive test. All precautions have been
249 taken throughout this pandemic.

250 Selectman Dargie asks that you be strict when you decide someone is essential. Administrator Shannon said there are very
251 few people that meet the criteria of essential that would actually, physically need to come in. Our IT Director has set us up
252 so that many can work from home if needed.

253 At this time, Selectman Labonte asked to go back to the Operating Budget to ask another question. He referenced an e-mail
254 received today about the purchase of a DPW vehicle. He referenced the thresholds for the different levels before it has to
255 come to the Board for approval. He asked if whether you are paying cash, check or trade-in, it's all considered currency.

256 Chairman Daniels said he would have to review how the procedure reads. Selectman Labonte believes its actual expenses
257 and a tangible object is a trade-in and a form of payment. The Town Administrator said the DPW vehicle was only a
258 \$24,000 purchase and Selectman Labonte said it was a \$27,700 purchase. He is requesting to put the purchasing policy on
259 the agenda for review and to address the invoice. He feels that it was bought out of order of the purchase policy.

260 Paul Calabria said the policy doesn't refer to trade in's if the Board wishes to review the policy and make that change, it's up
261 to them. Selectman Labonte said it doesn't reference cash on hand either, they both need to be addressed.

262 **c. Transfer Station Update** – Administrator Shannon said the Transfer station is currently taking aluminum, steel, and tin
263 cans, glass bottles and jars only, cardboard, newspapers, and magazines. They are still reviewing plastics. The still-good
264 shed is still closed. Residents can put items in the hoppers outside to separate cans and bottles.

265 Selectman Dargie asked for confirmation that the Transfer Station is taking cans and steel? A week ago, they were only
266 taking aluminum cans and glass. Administrator Shannon said the information he provided was sent to him in an e-mail
267 from the Transfer Station supervisor. He will double-check again.

268 Selectman Dargie said when people separate their cans and glass; an employee goes through the bins to make sure people
269 put them in the right spot. He feels it would be better to put them on the shelf in the window like they did before and have
270 the workers sort them. You can't have mixed contamination and things should be clean. Administrator Shannon said they
271 would happy to review processes.

272 Selectman Labonte clarified that there is no policy as far as people can't get out of their vehicles and walk their trash to the
273 bins. Administrator Shannon said, not that he is aware of but he will check. Chairman Daniels asked if people can still
274 drop off clothing since that area is currently roped off. Selectman Dargie said he put dropped off stuff last week. Adminis-
275 trator Shannon said he will check.

276 **6. DISCUSSIONS:**

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277 **a. AoT Permit** – Suzanne Fournier, Milford resident referenced information she provided for the Boards packet. One letter
278 gives the Selectmen two choices, restoring the BROX site, or resubmitting an application. She feels that the Board should
279 discuss this; it's not up to the staff. She also has concerns about North East Sand and Gravel paying \$13,000 for the Towns
280 application fee. It seems to her that North East would give that \$13,000 to the town and the town should hold a hearing to
281 accept the money, then the town can pay for the AoT permit.
282

283 Selectman Freel asked if the town filed for any DES approval. Administrator Shannon said he would defer the question to
284 Lincoln Daley. As far as Suzanne's concerns about the \$13,000 not being accepted by the town; the contract with North
285 East states that they are responsible for all permit costs. Lincoln said they were in the process of filing that application. We
286 worked with DES and NH Fish and Game to clarify the rule changes and recently submitted a new permit to reflect the
287 changes. Nothing can be done until we receive a new permit.
288

289 Selectman Labonte asked how the town was able to haul winter sand from the pit if we received this letter in January of
290 2020. Administrator Shannon said the sand had already been screened and processed and it was his understanding that since
291 it wasn't alternating the terrain we could use it. They worked the sand for about six hours. A citizen already called DES
292 with that same concern and after clarification, with DES attorneys we were told to stop so we did. It was our mistake but
293 we rectified it with DES. Selectman Labonte asked about facing repercussions. Administrator Shannon said no repercus-
294 sions were indicated by DES.
295

296 Chairman Daniels asked if the original AoT application submitted to DES have Board approval or was it just submitted by
297 Community Development. Lincoln Daley said it was submitted by the old Town Administrator, Mark Bender. Chairman
298 Daniels asked if the Board needs to approve these applications. Administrator Shannon said they can be brought to the
299 Board if they want, but he understood that his processor could approve them. The Town Administrator does have the au-
300 thority to sign some contracts and agreements.
301

302 Suzanne Fournier said the Board of Selectmen gave the old Town Administrator authority to sign the permit after they dis-
303 cussed it and approved it. Selectman Freel asked where does the \$13,000 come from in the budget. Administrator Shannon
304 repeated that North East paid for that, it's in their contract. The Town didn't pay for it.
305

306 Despite the verbiage being spelled out in North East's contract, Suzanne Fournier is still questioning that the town should
307 still be accepting the money. Lincoln said they followed the same process as last time and this is in the contract. Selectman
308 Dargie said it's his opinion that this is legal but we should run it by Town Council. Administrator Shannon said North East
309 isn't donating money to the town; they are contractually obligated to pay for the permit per their contract.
310

311 Selectman Freel said it doesn't make sense to go to Town Council and pay money when we could just have North East give
312 the town the money and the town accepts it if what Suzanne Fournier is saying is correct. Administrator Shannon pointed
313 out that Suzanne Fournier isn't an attorney, and this is only her opinion. We budget for attorney fees to answer these types
314 of questions. This wasn't found illegal in 2018 and we have a legally binding contract that allows this. Town Council ap-
315 proved the contract and he wouldn't allow anything illegal to fall through.
316

317 **b. Milford Dispatch Administrative Location** - Chairman Daniels said this is to determine that if Milford Dispatch had its
318 own location, would it fall under the Milford Police Department or have its own Department.
319

320 Selectman Dargie asked if we would have to add a position if it goes one way or another or is the personnel the same. Ad-
321 ministrator Shannon said not necessarily, currently, they have a Director and the workers. We would have to figure out the
322 manpower needs for a Milford only dispatch center.
323

324 Selectman Labonte feels it should be under Town Administration so it will always be a clear number on what is going to
325 dispatch. You won't have to deal with conflicting power control throughout our emergency services should anyone feel they
326 are not getting adequately serviced over another one. Selectman Dargie would like to go with what costs the least amount.
327 The other towns have animosity against our Police Department and feel that it shouldn't be under our Police Department.
328 They may join us going forward if we had it "stand-alone" not under our Police Department. He doesn't think the cost will
329 be much different.
330

331 Chief Viola, Milford Police Department, said he's spoken to our emergency services and other Police Departments and a
332 Board of all Emergency Services should be who oversees Milford Dispatch. If it's located at the Police Station, it should
333 fall under the chain of command at the Police Department about everyday operations. Even now at MACC Base, most

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334 people think it falls under the Police Department. It would be more effective and efficient if it was at the PD. He has faith
335 in all Department Heads and our Emergency services that they would make sure it runs properly and efficiently. Our Police
336 Department and the people in this department are top-notch and professional and make sure that everyone is taken care of.
337 The budget would be its own line item just like we have ours now.
338

339 Selectman Freel agrees with Chief Viola and also agrees on a separate line item for that department especially if other
340 towns join in. Selectman Labonte agrees more with Selectman Dargie especially if we have any chance of bringing other
341 towns in. He feels it's more transparent to have a dispatch department. He isn't opposed to the emergency services being
342 on a committee but it should be a department of its own.
343

344 Selectman Freel said if we can use existing management, there wouldn't be additional cost going to the tax-payers. Admin-
345 istrator Shannon said there are positives on both sides. We could model it like the Transfer Station that is under DPW. We
346 don't want to add another layer if we don't need to. This would fit under support in the Police Department would be under
347 Captain Pelletier if it were done today. The structure would have to be approved by the Board.
348

349 Doug Whitney, a Milford resident feels having dispatch at the PD would be the right way to go. We need to get this passed
350 by the tax-payers. Selectman Labonte said he doesn't know of a budget more scrutinized than MACC Base. We should
351 keep that the same going forward. At what point will we see the operational cost. He thinks we need to see two sets, one
352 for its own department and one under the PD. Administrator Shannon said that will be covered under non-public later to-
353 night.
354

355 Selectman Freel asked why that would be in non-public. Administrator Shannon said it's still part of the competitive bid
356 process. Selectman Freel doesn't understand why a budgetary number for running a new dispatch has anything to do with a
357 contractual agreement. Administrator Shannon said it doesn't, he misunderstood the question. The personnel cost would
358 not be under non-public, he thought you meant the operational cost include in the two bids.
359

360 Selectman Labonte asked when the Board will get an operational budget. He repeated that we should have at least two op-
361 erational budgets to determine who can run it more effectively. Selectman Freel said before we vote on the warrant article
362 it would be good to know what the operation cost would be. Chairman Daniels said you need to determine the structure
363 that is going to be in place before you can determine the operational cost. If it were under the Police Department and they
364 were going to share duties during the day, that may make a difference as opposed to the Town Administrator and not doing
365 that.
366

367 Selectman Dargie said the operational cost should vary only a small amount. The dispatchers would be the main cost.
368 There is a rough estimate in the CTA report as to what it would cost which is similar to running MACC Base today. Se-
369 lectman Labonte repeated for the third time when the Board will get an operational budget.
370

371 Administrator Shannon said once we know the equipment set, how many people are needed and other factors then we will
372 get you that information. There is also FTE versus part-time considerations to be made. We will have the information be-
373 fore the Deliberative Session.
374

375 Selectman Labonte said that model was already presented by CTA. He feels it should be easy to come up with a number.
376 We only pay 71% now, if this passes, we will be stuck with 100% of the bill. Administrator Shannon said only if it's staffed
377 the exact way that MACC Base is staffed now. We may set it up with a different structure so it would be different. We
378 would be paying 100% of the cost but some things would change that could make it lower. You can't say it would be ap-
379 ples to apple comparison and that 100% has yet to be determined. We will get you that number as soon as we can.
380

381 Selectman Freel said in a past conversation with Chief Viola and he said would be able to do this for the same cost or may-
382 be a little less. That must mean that you guys already have an idea of how you would structure that department. Can't we
383 just get a number on how you think we would run that so we will have an idea?
384

385 Selectman Labonte said there is a number in CTA's report already and he doesn't understand why it's so hard to solidify
386 that. Chief Viola has stated before that he feels we can be pretty close to what we are paying now. We can give you per-
387 sonnel costs but other costs need to be looked at like antennas sites and things. If you are looking just for personnel cost,
388 we can get that information and yes, it would be right around the same as what was stated in the report. We can stay around
389 the ballpark plus/minus at where we are now at 71%.
390

391 Selectman Labonte would still like the tax-payers to have time to digest this to see where we are going. He thinks everyone
392 already knows what we need for staffing. Captain Frye said in the CTA report, their educated guess is around \$550,000 so
393 we are all right around the same numbers. Selectman Labonte asked if this was before our surplus that we get back. Cap-
394 tain Frye said there is no guarantee that we get surplus back on anything. Selectman Labonte said we usually do. Captain
395 Frye said historically speaking yes, and the MACC Base's budget should be scrutinized more.
396

397 Selectman Freel said we should be looking at a capital reserve account to upgrade equipment depending on the life of the
398 equipment. Administrator Shannon said he will get an operational cost as soon as he can. There is a 15-year operation and
399 maintenance plan built into the RFP. Selectman Labonte asked again if the budget would be run at the PD or under the
400 Town Administrator. Administrator Shannon said it's still for the Board to decide.

401 Chief Viola said if it's under the Police Department, the person managing communications would come up with the budget
402 so you would still have a separate part of that which would also go to the Board and up to the Town Administrator.
403

404 **7. PUBLIC COMMENTS:** - Selectman Labonte said he was listening to the scanner the other day and there was an acci-
405 dent on Elm Street. He couldn't hear the Milford unit using their portable. Wilton was involved, what is the difference
406 between Wilton's portables versus Milford's portables. Captain Frye said right now there is no difference. After that, they
407 said they couldn't understand the Wilton officer so it could have been a matter of them switching antennas to the Wilton
408 firehouse to get that. Selectman Labonte didn't know if Wilton had repeaters but he didn't understand why you could have
409 to radios and only one worked. Captain Frye said Wilton doesn't have repeaters. He will review it. My guy was close to
410 the Oval and the portable wasn't working, he doesn't know how much closer he can get to the antenna to have them work.
411 There is also a dead spot next to Gurneys.
412

413 Chief Viola clarified that Wilton has the same portables that Milford does.
414

415 **8. SELECTMEN'S REPORTS/DISCUSSIONS.**

416 **a. FROM PROJECTS, SPECIAL BOARDS, COMMISSIONS & COMMITTEES.**

417 Administrator Shannon said the Budget Advisory Committee cancelled their meeting for the 24th.
418

419 Captain Frye said Wilton signed the extension and we are just waiting on Mont Vernon. Selectman Dargie said we should
420 wait until after the March vote to discuss future extensions.
421

422 **b. OTHER ITEMS (that are not on the agenda). N/A**
423

424
425 **9. APPROVAL OF FINAL MINUTES - Selectman Dargie moved to approve the minutes of November 9, 2020, and**
426 **November 12, 2020, as amended. Seconded by Selectman Dudziak. A roll call vote was taken with Selectman Dargie**
427 **yes, Selectman Dudziak yes, Selectman Labonte yes, Selectman Freel yes, and Chairman Daniels yes. All were in**
428 **favor. The motion passed 5/0.**
429

430 **10. INFORMATION ITEMS REQUIRING NO DECISIONS.**

431 a. N/A

432 **11. NOTICES.** Notices were read.
433

434 **12. NON-PUBLIC SESSION. A motion made by Selectman Dargie to enter into a non-public session in accordance**
435 **with (RSA 91-A:3, II(e)) Legal and for approval of non-public minutes in accordance with (RSA 91-A:3, II(e)) Legal**
436 **– November 9, 2020, seconded by Selectmen Dudziak. A roll call vote was taken with Selectman Dargie yes, Select-**
437 **man Dudziak yes, Selectman Labonte yes, Selectman Freel yes, and Chairman Daniels yes. The motion passed 5/0.**
438

439 **13. ADJOURNMENT: Selectman Dargie moved to adjourn at 10:05. Seconded by Selectman Dudziak. A roll call**
440 **vote was taken with Selectman Dargie yes, Selectman Dudziak yes, Selectman Labonte yes, Selectman Freel yes, and**
441 **Chairman Daniels yes. All were in favor. The motion passed 5/0.**
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DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 11/23/2020

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Gary Daniels, Chairman

Chris Labonte, Member

Paul Dargie, Vice Chairman

David Freel, Member

Laura Dudziak, Member

9. Review of Final Minutes November 30, 2020 (5th Monday Forum)

DRAFT

MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING

November 30, 2020

This meeting was conducted pursuant to the State of New Hampshire Emergency Order #12 pursuant to Executive Order 2020-04, temporary modification of public access to meetings under RSA 91-A. As such, the meeting was conducted online using these connection instructions that were listed on the posted meeting agenda: "The Public is encouraged to participate remotely, call in on your phone @ 1-646-558-8656 and enter the meeting ID# 83639779927 and the password is 144522 or join the Zoom Meeting @ <https://zoom.us/j/83639779927>. Please try to log in 5 minutes before the meeting's scheduled start time in case you run into any technical difficulties".

PRESENT: Gary Daniels, Chairman (Zoom) John Shannon, Town Administrator (Zoom)
Paul Dargie, Vice Chairman (Zoom) Andrew Kouropoulos, Videographer (Zoom)
Laura Dudziak, Member (Zoom) Tina Philbrick, Executive Assistant (Zoom)
Chris Labonte, Member (Zoom)
David Freel, Member (Zoom)

1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING INSTRUCTIONS:

Chairman Daniels declared that an emergency exists and he was invoking the provisions of RSA 91-A: 2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to the community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, he also finds that this meeting is imperative to the continued operation of Town government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location. Information for accessing this meeting can be found on the Town web site in the red banner.

Chairman Daniels welcomed members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Public comments will be limited to three to five minutes per person. Any person found to be disrupting this meeting will be asked to cease the disruption. If the disruptive behavior continues thereafter, that person will be removed from the meeting.

All votes that are taken during this meeting must be done by Roll Call vote. Members were asked to state their name and state whether there was anyone in the room with them during this meeting, which is required under the Right-to-Know law.

Roll call attendance: Selectman Dargie, yes, (zoom) no one is present at this time. Selectman Dudziak, yes, (zoom) no one is present. Selectman Labonte yes, present in the BOS room, Selectman Freel, yes, (zoom) no one is present, and Chairman Daniels yes, (zoom) no one is present.

1. APPOINTMENTS: (Approximate times)

7:00 p.m. – Public Hearing for The Acceptance for Expenditure of Unanticipated Funds over \$10K NH (RSA (31:95)b) – Police Department Federal Grant: NH Highway Safety Project - \$10,878.

Chairman Daniels opened the public hearing. Chief Viola said this funding is for overtime for the Milford Highway Safety Grant FFY21 conducted from October 1, 2020 – September 30, 2021. This grant consists of DUI Patrols (\$4,148), Distracted Driving Patrols (\$3,330), Join the NH Clique Patrols (\$850), Drive Sober or Get Pulled over Patrols (\$1,700), and U Drive, U Text, U Pay Patrols (\$850). These Patrols will be conducted on specific dates during the grant period.

Chairman Daniels closed the public hearing.

Selectman Freel made a motion to accept the NH Highway Safety Project for \$10,878. Seconded by Selectman Dargie. A roll call vote was taken with Selectman Dargie yes, Selectman Dudziak yes, Selectman Labonte yes, Selectman Freel yes, and Chairman Daniels yes. The motion passed 5/0.

7:05 p.m. – OPEN FORUM

Selectman Freel mentioned a fire at Badger Hill and he asked if anyone knew what happened. Chief Ken Flaherty said the fire was under investigation. The first fire was around 7:00 pm. The second time was around 6:00 am the following morning. Selectman Freel asked if this happened in the past where you put the fire out and it reignites. Chief Flaherty said yes it does. Selectman Freel asked if it was normal to keep a patrolman or someone to watch the house after a fire or if it up to the homeowner. Chief Flaherty said there were plans in place and we can talk about it some other time. The fire is still under investigation so he can't talk about it at this time.

Selectman Dargie said the procedure was changed at the Transfer Station so people can't walk from their cars to bring their trash to the bins. He referenced a letter that Primex sent three years ago, and asked why we are just implementing it now.

DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 11/30/2020

64 The letter talks about children, but he hasn't seen any children walking around. Saturday, the traffic was backed up to
65 North River Road and he is guessing that it's because people couldn't leave their vehicles.

66
67 Administrator Shannon said he will find out and have Tammy Scott, the Transfer Station supervisor to explain the change.
68 Selectman Labonte said the letter didn't reference a policy change, so you are still allowed to walk your trash over. Admin-
69 istrator Shannon repeated that he would speak to the Transfer Station supervisor tomorrow.

70
71 Selectman Dargie said Primex recommended repainting traffic markings and put in moveable safety signs. Not allowing
72 pedestrians wasn't a formal recommendation, although it was a concern. He feels that we should allow people to walk their
73 trash in. Selectman Labonte asked if this change should go before the Board. Chairman Daniels said it should go through
74 the Town Administrator and/or DPW and the Transfer Station.

75
76 Mike Thornton, Milford Resident, suggested allowing foot traffic at the entry to the right of entering the Transfer Station.

77
78 Selectman Labonte brought up paving projects around town. He said a pond was created with the paving on West Street
79 and also by Bar Harbor Bank on Cottage Street and in front of Napa on South Street. He asked if this could be looked into.

80
81 Selectman Labonte asked about the light that is out at the Bales School. Administrator Shannon said it's in Eversource's
82 hands, he will follow up again.

83
84 **NOTICES.** Notices were read.

85
86 **3. NON-PUBLIC SESSION. N/A**

87
88 **4. ADJOURNMENT:** Selectman Dargie moved to adjourn at 7:17. Seconded by Selectman Dudziak. A roll call vote
89 was taken with Selectman Dargie yes, Selectman Dudziak yes, Selectman Labonte yes, Selectman Freel yes, and
90 Chairman Daniels yes. All were in favor. The motion passed 5/0.

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95 _____
96 Gary Daniels, Chairman
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98 _____
99 Chris Labonte, Member

100 _____
101 Paul Dargie, Vice Chairman
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103 _____
104 David Freel, Member

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106 Laura Dudziak, Member