

# Memo

**To:** Berlin City Council  
**From:** Jim Wheeler, City Manager  
**Date:** 2/3/2020  
**Re:** City Manager's Report

1. I attended the Assessing Standards Board North Country meeting last Thursday at White Mountain Regional High School. The public who attended received a presentation on the overall taxation system in NH. There was a lot of discussion and answer about the "view tax"
2. Financial Assistance for Heating Oil Tank Replacements - NHDES is looking to increase awareness of the Safetank program among NH cities and towns. This nearly 20-year-old program provides eligible homeowners assistance of up to \$2,250 for the replacement of an aboveground heating oil tank if they meet the definition of "low-income" by U.S. Department of Housing and Urban Development (HUD). Applicants need to meet income eligibility requirements. For more information please use the following contacts: Genevieve Al-Egaily at [Genevieve.Al-Egaily@des.nh.gov](mailto:Genevieve.Al-Egaily@des.nh.gov) or (603) 271-3577, or Erik Paddleford at [Erik.Paddleford@des.nh.gov](mailto:Erik.Paddleford@des.nh.gov) or (603) 271-3431.
3. Mr. Greg Auger recently bought a tax deeded property on Beech Street that was offered to abutters. Mr. Auger paid \$2010.08 for the property and it will be merged with his existing property on Wentworth Avenue.
4. Mapping and Planning Solution, Inc. had been meeting approximately monthly with City Staff and other stake holders to update the City's Emergency Operations Plan. The information gathering process is nearing completion and we should receiving a draft of the plan for review within the next few weeks.
5. HEB is getting ready to submit to NHDES for final project permits on the Riverwalk project. The project is expected to be ready for bidding in April or May. We need to receive permits as well as permission from NHDOT to go out to bid a year early.
6. Both the City and Eversource have filed post trial briefs in the Smith Hydro tax case. We expect an Order from the BTLA in April or May.
7. Attached is the PUC's Order in the Burgess Biomass PPA Case. The order approves a settlement agreement which essentially suspended the crediting of the cumulative reduction factor for three years to November 20, 2022.
8. The Assessor's Office has provided December's property transfers and they are attached.
9. PD Statistics are attached.

**STATE OF NEW HAMPSHIRE  
PUBLIC UTILITIES COMMISSION**

**DE 19-142**

**PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE d/b/a EVERSOURCE ENERGY**

**Rate Recovery of Costs in Excess of the Cumulative Reduction Cap Under the  
Power Purchase Agreement with Berlin Station LLC**

**Order Approving an Amendement to the Power Purchase Agreement**

**ORDER NO. 26,331**

**January 31, 2020**

**APPEARANCES:** Jessica Chiavara, Esq., on behalf of Public Service Company of New Hampshire d/b/a Eversource Energy; Carol Holahan, Esq., on behalf of Berlin Station; Christopher Boldt, Esq., on behalf of the City of Berlin; the Office of the Consumer Advocate by D. Maurice Kreis, Esq., on behalf of residential ratepayers; and F. Anne Ross, Esq., and Brian D. Buckley, Esq., on behalf of Commission Staff.

In this order, we approve an amended power purchase agreement between Eversource and Berlin Station and a settlement agreement, which implement the directives established by the Legislature in 2018 N.H. Laws, chapter 340. The approvals allow Eversource to recover from ratepayers the over-market costs of energy purchased from Berlin Station for three years.

**I. PROCEDURAL HISTORY**

On December 5, 2018, the Commission issued Order No. 26,198 (Order) amending its earlier Order No. 25,213 (April 18, 2011) (Original Order). The Original Order approved with conditions a power purchase agreement (PPA) between Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource or the Company) and Laidlaw Berlin BioPower, LLC, now Berlin Station, LLC (Berlin Station).<sup>1</sup> The PPA requires Eversource to

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<sup>1</sup> Following issuance of the Original Order approving the PPA, ownership of the BioPower plant in Berlin was transferred from Laidlaw Berlin BioPower, LLC, to a newly created entity, Berlin Station, LLC. The plant is operated by Burgess BioPower.

purchase electric power, including energy, capacity, and the associated renewable energy certificates, at agreed prices for a 20-year term.

If the energy prices in the PPA are higher than market prices, the calculation becomes a cumulative reduction on the purchase price of the facility, known as the cumulative reduction factor (CRF). PPA at 11. Pursuant to the Original Order, a \$100 million cap was imposed on the CRF such that, in the event the accumulated CRF exceeds \$100 million at the end of any operating year, the overage paid above the cap would be credited against contract payments made to Berlin Station for electric power in the following year and customers' resulting energy service rates would be reduced. Order No. 25,213 at 97.

On June 28, 2018, Governor Sununu signed into law Senate Bill 577, 2018 N.H. Laws, ch. 340 (SB 577). In SB 577, the New Hampshire Legislature found that the "continued operation of the Burgess BioPower plant in Berlin is important to the energy infrastructure of the state ... and important for the attainment of renewable energy portfolio standard goals of fuel diversity, capacity, and sustainability." *Id.* Additionally, Section 2 of SB 577 directed the Commission to amend Order No. 25,213, "to suspend the operation of the cap on the cumulative reduction factor as set forth on page 97 of its Order for a period of 3 years from the date the operation of the cap would have otherwise taken effect." 2018 N.H. Laws, ch. 340:2.

As directed by statute, the Commission amended the Original Order to suspend the operation of the cap for three years from the date on which the cumulative amount reaches \$100 million. Order No. 26,198 at 9. On August 30, 2019, the Commission issued an order of notice opening this docket to consider "whether, and if so under what rate recovery mechanism, Eversource may recover from ratepayers the over-market costs of electric energy purchased



under the PPA with Berlin Station in excess of the \$100 million cap while operation of the cap is suspended.” Order of Notice at 2-3. The CRF amount reached \$100 million in September 2019.

On November 19, 2019, Eversource filed an amendment to the PPA (Amended PPA) with Berlin Station, together with a motion requesting that the Commission approve the Amended PPA accompanied by testimony from Frederick B. White. On November 26, the Office of Consumer Advocate (OCA) filed an opposition to the motion, and on December 5, Berlin Station filed a motion to strike portions of the OCA opposition. On December 12, the Commission issued a supplemental order of notice concerning the proposed Amended PPA. The City of Berlin petitioned to intervene on December 30.

On December 31, 2019, Eversource, Berlin Station, the OCA and Commission Staff jointly filed a settlement agreement (Settlement Agreement) requesting expedited approval of the Amended PPA so that Stranded Cost Rates could be adjusted with other reconciling adjustments effective February 1, 2020. A prehearing conference was held on January 9, 2020, and on January 14, Eversource filed responses to two record requests concerning customer impacts of the Amended PPA with the Commission. Eversource filed supplemental responses to the two record requests on January 17, and corrected supplemental responses on January 24.

A hearing was held before the Commission on January 29, 2020. The settling parties presented a panel of witnesses in support of the Settlement.<sup>2</sup> The Settlement Agreement and related docket filings, other than information for which confidential treatment is requested of or

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<sup>2</sup> The panel of witnesses included: Robert Desrosiers and Dammon Frecker representing Berlin Station; Erica Menard and Frederick White representing Eversource; Dr. Pradip Chattopadhyay representing the OCA; and Thomas Frantz representing Commission Staff.



granted by the Commission, are posted at <https://puc.nh.gov/Regulatory/Docketbk/2019/19-142.html>.

## II. SETTLEMENT AGREEMENT

The Settlement Agreement requests that the Commission approve the Amended PPA<sup>3</sup> and allow Eversource to recover the over-market costs of the Amended PPA through its non-bypassable stranded cost recovery charge (SCRC) on a uniform cents per kilowatt-hour (kWh) basis.<sup>4</sup> Pursuant to the terms of the Amended PPA, after the end of the three-year period starting on December 1, 2019, and ending on November 30, 2022, the amount by which the CRF account is in excess of \$100 million (the Excess Cumulative Reduction Amount) will be credited against amounts otherwise due for energy delivered to PSNH during the subsequent operating year (December 1, 2022, through November 30, 2023) until such Excess Cumulative Reduction Amount is eliminated.

According to the Settlement Agreement, the impact on customer rates of this Amended PPA is estimated to be an increase of approximately \$20 to \$25 million per year during the three-year suspension period. The rate impact will vary and is dependent upon operations of Berlin Station and the market prices for energy. The Excess Cumulative Reduction Amount will then be credited to ratepayers during the operating year following the three-year suspension (December 1, 2022, through November 30, 2023).

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<sup>3</sup> While Order No. 26,198 suspended operation of the cap, the cap in the PPA remains in effect. In order to effectuate the suspension, the Amended PPA must be approved by the Commission. Further, the Amended PPA is contingent on an order from the Commission approving recovery by Eversource of over-market costs from customers through a non-bypassable rate mechanism. Amended PPA at 3.

<sup>4</sup> Pursuant to the 2015 Restructuring Agreement, approved in Order No. 25,920, Part 2 stranded costs recovered through the SCRC are allocated among rate classes at specified percentages. Under the Settlement Agreement, the SCRC allocation for the over-market costs above the \$100 million CRF cap will be applied on an equal cents per kilowatt-hour basis.

The settling parties included a motion for expedited decision with the Settlement Agreement in order to allow the combination of any rate adjustment resulting from the Amended PPA with other rate adjustments established in Docket No. DE 19-108 for effect on February 1, 2020.

### III. COMMISSION ANALYSIS

Even when the parties to a contested case have entered into a settlement agreement, we must “independently review the settlement to ensure that the result comports with applicable standards.” Public Service Company of New Hampshire d/b/a Eversource Energy, Order No. 25,920 at 64 (July 1, 2016); *see* N.H. Admin. R., Puc 203.20(b) (“The commission shall approve a disposition of any contested case by stipulation [or] settlement ... if it determines that the result is just and reasonable and serves the public interest”). The Settlement Agreement in this docket represents the settling parties’ “accord to implement” the Legislature’s mandate in SB 577 that the Commission “suspend the operation of the cap on the cumulative reduction factor ... for a period of 3 years from the date the operation of the cap would have otherwise taken effect.” Settlement Agreement at 1; 2018 N.H. Laws, ch. 340:2. Accordingly, we review the Settlement Agreement for conformity with the directives in SB 577, and to ensure that it satisfies the requirement of RSA 374:57 that the Amended PPA is not unreasonable or against the public interest.

Through SB 577, the Legislature plainly required suspension of the cap on the CRF for three years. In light of the stated importance of “the continued operation” of Berlin Station “to the energy infrastructure of the state” and “the attainment of renewable energy portfolio standard goals of fuel diversity, capacity, and sustainability,” 2018 N.H. Laws, ch. 340:1, it is clear that the purpose of suspending the CRF cap was to avoid the potential shutdown of Berlin Station and

ensure “extra time” for Berlin Station and the Legislature “to secure a more permanent solution to protect our energy infrastructure.” Committee Report on SB 577, House Science, Technology, and Energy Committee, May 2, 2018. Furthermore, it is clear that the Legislature was cognizant of the fact that suspension of the CRF cap would have a direct cost to ratepayers. Both the fiscal note to SB 577 and the legislative history demonstrate an understanding that Eversource ratepayers would bear the cost of suspending the CRF cap at least during the three-year suspension period. SB 577 (2018) Fiscal Note; Public Hearing on SB 577, House Science, Technology, and Energy Committee (April 11, 2018) (testimony regarding the cost of SB 577 to ratepayers).

The costs are significant. In response to a record request by the Commission, Eversource indicated that the over-market energy costs under the PPA for the current operating year (December 1, 2019 through November 30, 2020) are forecast to be \$25.688 million.<sup>5</sup> Projected over the three-year suspension period, Eversource estimates its customers will pay a total of \$82.3 million in over-market costs (the Excess Cumulative Reduction Amount). When applied on an equal cents per kilowatt-hour basis across all rate classes, as proposed by the Settlement Agreement, those over-market costs translate to an estimated average rate increase of 0.356 ¢/kWh over the three-year suspension period.<sup>6</sup> Accordingly, an average residential

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<sup>5</sup> To align recovery with the February 1 adjustment of the stranded cost recovery charge, Eversource proposed recovery of the known and forecasted over-market costs between September 2019 and January 30, 2021, beginning February 1, 2020. During operating year December 1, 2018, through November 30, 2019, cumulative over-market payments to Berlin Station exceeded the \$100 million CRF cap by \$5.267 million. That additional cost combined with the forecasted over-market costs from December 1, 2019, through January 30, 2021, is estimated to be \$33.576 million, which will be recovered from Eversource ratepayers between February 1, 2020, and January 31, 2021. Exhibit 3.

<sup>6</sup> Due to the inclusion of approximately 17 months of over-market costs in the SCRC for recovery during the 12-month period beginning February 1, 2020, the rate impact for the first year of the suspension period will be 0.4351 ¢/kWh on an equal cents per kilowatt-hour basis across all rate classes. The rate impact in years 2 and 3 of the suspension period will each reflect only 12 months of over-market costs in excess of the CRF cap.



ratepayer (600 kWh/month) would see an estimated monthly bill impact of \$2.13 for a total cost of \$77 over the three-year suspension period. Similarly, a representative small commercial customer (750 kWh/month) would experience an estimated average monthly bill impact of \$2.67 for a total cost of \$96 over the three-year suspension period. A large commercial customer (using 100,000 kWh/month) would experience an estimated average monthly bill impact of \$355.66 for a total cost of \$12,804 over the three-year suspension period, and an industrial customer (using 1,000,000 kWh/month) would experience an estimated average monthly bill impact of \$3,556.58 for a total cost of \$128,037 over the three-year suspension period.

Pursuant to the terms of the Settlement Agreement and the Amended PPA, at the conclusion of the operating year in which the three-year suspension period ends, Berlin Station will be obligated to repay the approximately \$82 million Excess Cumulative Reduction Amount to Eversource in the form of a credit against energy payments in each of the 12-monthly payments in the 2022-23 operating year (December 1, 2022, through November 30, 2023).<sup>7</sup> Accordingly, the Amended PPA and the Settlement Agreement effectuate a deferral, rather than a waiver, of repayment of the Excess Cumulative Reduction Amount, and purport to retain the original bargain of ratepayers paying no more than \$100 million in over-market energy costs during the 20-year term of the PPA.<sup>8</sup>

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<sup>7</sup> Pursuant to Order No. 26,198, operation of the CRF cap was suspended “for three years from the date on which the cumulative amount reaches \$100 million.” Order No. 26,198 at 9. The CRF reached \$100 million in September 2019. Accordingly, the three-year suspension period will run from September 2019 through September 2022. Although suspension of the cap will end in September 2022, under the terms of the PPA and the Settlement Agreement, the accrual of over-market costs will continue through November 30, 2022.

<sup>8</sup> Due to the deferred timing of repayment and the absence of any obligation to pay interest on deferred payments by Berlin Station, repayment of the Excess Cumulative Reduction Amount will not fully compensate ratepayers.

Viewed as a deferral, and in consideration of the Legislature's mandate to suspend the CRF cap and express finding that the "continued operation" of Berlin Station is "important to ... energy infrastructure ... and for the attainment of renewable energy portfolio standard goals of fuel diversity, capacity, and sustainability," we find that the Settlement Agreement is reasonable and in the public interest. Indeed, disapproval of the Amended PPA would directly frustrate the express intent of the Legislature as set forth in SB 577.

We further find that cost recovery by Eversource of the over-market costs during the three-year suspension period through a non-bypassable equal cents per kilowatt-hour charge is reasonable and in the public interest. We agree with the testimony of Assistant Consumer Advocate Pradip Chattopadhyay and Electric Division Director Thomas Frantz that the proposed equal cents per kilowatt-hour allocation of the over-market costs is consistent with a traditional rate design based on customer load.

There is a risk that Berlin Station will be unable to repay the approximately \$82 million Excess Cumulative Reduction Amount in 2023.<sup>9</sup> Indeed, it was the potential that Berlin Station "would be forced to shut down sometime in 2020" if the CRF cap was not suspended that prompted passage of SB 577 in the first place. Committee Report on SB 577, House Science, Technology, and Energy Committee, May 2, 2018. In the eventuality that Berlin Station is unable to repay the Excess Cumulative Reduction Amount, the total over-market cost of the PPA for ratepayers would be nearly double the \$100 million originally approved by the Commission

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<sup>9</sup> At the January 29 hearing, it was noted that it will likely be difficult for Berlin Station to repay the entire Excess Cumulative Reduction Amount in one year. An inability by Berlin Station to be able to repay the entire amount in one year may result in the plant closing without any repayment to ratepayers. When questioned by the Commission at hearing, the parties could not agree at this time to extend repayment of the Excess Cumulative Reduction Amount to ratepayers over a longer period of time.

in Docket No. DE 10-195. We recognize that one of the goals of SB 577 was to buy “extra time” for Berlin Station and the Legislature to “secure a more permanent solution.” *Id.* Our approval of the Amended PPA and the Settlement Agreement reflects that legislative goal.

In order to keep the Commission and the Legislature informed of the rate of growth of the Excess Cumulative Reduction Amount, and the attendant rate impact to Eversource customers, we direct Eversource to submit to the Commission a bi-annual report providing an accounting of the current Excess Cumulative Reduction Amount, the forecast change in the Excess Cumulative Reduction Amount over the remaining term of the CRF cap suspension, and any resulting projected change in rates. Such reports shall be submitted in conjunction with Eversource’s SCRC filings.

In addition, given the impact of the suspension of the CRF cap on ratepayers and the Legislative purpose to provide time for Berlin Station to develop a permanent solution to its economic viability, as agreed upon by Berlin Station at the January 29 hearing, we direct Berlin Station to provide bi-annual reports to the Commission and the Legislature beginning on November 1, 2020, outlining Berlin Station’s progress toward achieving a permanent solution that will ensure the Excess Cumulative Reduction Amount is repaid. Copies of those reports should be provided to the standing legislative committees with jurisdiction over energy-related issues, specifically the House Science, Technology, and Energy and the Senate Energy and Natural Resources Committees.

Further, pursuant to the authority granted by the Legislature in 2018 N.H. Laws, ch. 340:2, we direct Berlin Station to submit annually to the Commission Berlin Station’s cost and profitability records, which shall include, but not be limited to, the facility’s annual capital costs, operating and maintenance costs, generation output (in megawatt hours), revenues from



the sale of renewable energy credits (to Eversource and to other load serving entities), Forward Capacity Market revenues, energy market revenues (including ancillary services), any tax benefits received, the value of the tax benefits, and the start and ending dates for the tax benefits. Annual cost and profitability records shall be submitted to the Commission within 60 days of the close of Berlin Station's fiscal year in each year that the CRF cap is suspended. Such cost and profitability records will be exempt from public disclosure under RSA 91-A:5, IV pursuant to 2018 N.H. Laws, ch. 340:2, II.

**Based upon the foregoing, it is hereby**

**ORDERED**, that the Settlement Agreement and the Amended PPA are approved;  
and it is

**FURTHER ORDERED**, that Eversource shall be allowed to recover all costs of the Amended PPA from customers via a non-bypassable charge as set out in Eversource's Revised Tariff Provision effective February 1, 2020, consistent with Eversource's Stranded Cost Recovery Charge filings in Docket No. DE 19-108; and it is

**FURTHER ORDERED**, that Eversource shall submit a report to the Commission no later than January 15 and July 15 in each year the cumulative reduction factor cap is suspended setting forth an accounting of the current Excess Cumulative Reduction Amount, the forecast change in the Excess Cumulative Reduction Amount over the remaining term of the cumulative reduction factor cap suspension, and any resulting projected change in rates; and it is

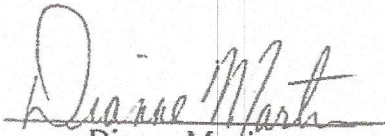
**FURTHER ORDERED**, that Berlin Station shall submit its cost and profitability records to the Commission annually within 60 days of the close of Berlin Station's fiscal year in each year the cumulative reduction factor cap is suspended; and it is

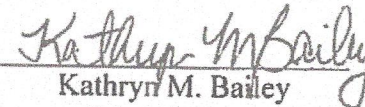
**FURTHER ORDERED**, that beginning November 1, 2020, and continuing as long as the cumulative reduction factor cap is suspended, Berlin Station shall submit to the Commission and the Legislature a bi-annual report on Berlin Station's progress toward a permanent solution that allows Berlin Station's continued operation; and it is

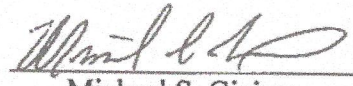
**FURTHER ORDERED**, that the Eversource shall file a compliance tariff with the Commission on or before February 14, 2020, in accordance with N.H. Admin. R., Puc 1603.02(b); and it is

**FURTHER ORDERED**, that this proceeding shall be held open to receive the reports and records set forth above.

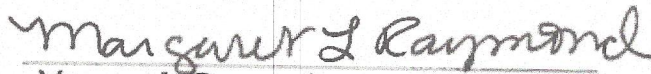
By order of the Public Utilities Commission of New Hampshire this thirty-first day of January, 2020.

  
Dianne Martin  
Chairman

  
Kathryn M. Bailey  
Commissioner

  
Michael S. Giaimo  
Commissioner

Attested by:

  
Margaret L. Raymond  
Assistant Secretary



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**Grantor:** FENWICK, CHERYL**Grantee:** MILLET, DANIEL

12A GRANDVIEW DRIVE, BERLIN, NH 03570

**Property Location:** 378 MADISON AVENUE**Map** 120 Lot 101 Unit 0**Type:** Single Family**Story Height:** 2**Book/Page.:** 1525/ 460**Deed:** QUITCLAIM**Date of Record:** 12/2/2019 **Date of Deed:** 12/2/2019 **Qualified/Unqualified:** U**Sale Price:** \$**Acres:** 0.11**Zone:** RT**Land:** \$4,700**Bldg.:** \$11,200**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 15,900**Grantor:** VALLIERE, KATHRYN L**Grantee:** ST CYR, KASEY M

581 LINCOLN AVENUE, BERLIN, NH 03570

**Property Location:** 445 GRAFTON STREET**Map** 132 Lot 127 Unit 0**Type:** Single Family**Story Height:** 1**Book/Page.:** 1525/ 557**Deed:** WARRANTY**Date of Record:** 12/3/2019 **Date of Deed:** 11/26/2019 **Qualified/Unqualified:** Q**Sale Price:** \$100,000**Acres:** 0.23**Zone:** RS**Land:** \$9,700**Bldg.:** \$71,800**Outbuilding:** \$ **Special Features:** \$2,200 **Total Assessed Value:** \$ 83,700**Grantor:** BOURASSA, SUZANNE L**Grantee:** GIAMMARCO, JOSEPH & KATHLEEN A

2 OAK KNOLL COURT, NORTH PROVIDENCE, RI 02904

**Property Location:** 559 FORBUSH AVENUE**Map** 132 Lot 17 Unit 0**Type:** Single Family**Story Height:** 1**Book/Page.:** 1525/ 627**Deed:** WARRANTY**Date of Record:** 12/5/2019 **Date of Deed:** 12/4/2019 **Qualified/Unqualified:** Q**Sale Price:** \$38,000**Acres:** 0.23**Zone:** RS**Land:** \$9,700**Bldg.:** \$24,300**Outbuilding:** \$ 300 **Special Features:** \$ **Total Assessed Value:** \$ 34,300**Grantor:** LESTER, JAMES E & CARMEN M**Grantee:** HARRIS-IANNUZZI, JESSICA L & IANNUZZI, DANIEL D

67 MAPLE ROAD, ROCKY POINT, NY 11178

**Property Location:** 402 NORWAY STREET**Map** 126 Lot 122 Unit 0**Type:** Single Family**Story Height:** 1.75**Book/Page.:** 1525/ 725**Deed:** WARRANTY**Date of Record:** 12/6/2019 **Date of Deed:** 12/5/2019 **Qualified/Unqualified:** Q**Sale Price:** \$73,000**Acres:** 0.11**Zone:** RS**Land:** \$7,600**Bldg.:** \$29,100**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 36,700**Grantor:** STUART, RACHEAL & HARTNETT, KATHERINE**Grantee:** LJH PROPERTIES, LLC

96 WILLARD STREET, BERLIN, NH 03570

**Property Location:** 437 WILLARD STREET**Map** 120 Lot 144 Unit 0**Type:** Two Family**Story Height:** 2**Book/Page.:** 1525/ 739**Deed:** WARRANTY**Date of Record:** 12/6/2019 **Date of Deed:** 12/5/2019 **Qualified/Unqualified:** Q**Sale Price:** \$48,000**Acres:** 0.11**Zone:** RS**Land:** \$6,600**Bldg.:** \$39,000**Outbuilding:** \$4,000 **Special Features:** \$ **Total Assessed Value:** \$ 49,600

**Grantor:** DARLING, TIMOTHY**Grantee:** WALLACE, FRANK II & MCLAWHON-WALLACE, TOKO  
PO BOX 571, DRY CREEK, LA 70637**Property Location:** 22 WINTER STREET**Map 120 Lot 419 Unit 0****Type:** Single Family **Story Height:** 1**Book/Page.:** 1525/ 778**Deed:** WARRANTY**Date of Record:** 12/9/2019 **Date of Deed:** 12/5/2019 **Qualified/Unqualified:** Q**Sale Price:** \$69,000 **Acres:** 0.16**Zone:** RS**Land:** \$8,200 **Bldg.:** \$54,200**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 62,400

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**Grantor:** POULIOT, ROLAND LJ & COLETTE B**Grantee:** JOHNSON, DAWN

46 HORSE CORNER ROAD, CHICHESTER, NH 03258

**Property Location:** FORBUSH AVENUE**Map 132 Lot 25 Unit 0****Type:** Vacant Land **Story Height:** 0**Book/Page.:** 1525/997**Deed:** WARRANTY**Date of Record:** 12/10/2019 **Date of Deed:** 12/9/2019 **Qualified/Unqualified:** U**Sale Price:** \$19,200 **Acres:** 8.41**Zone:** RR**Land:** \$30,300 **Bldg.:** \$**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 30,300

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**Grantor:** POULIOT, ROLAND LJ & COLETTE B**Grantee:** JOHNSON, DAWN

46 HORSE CORNER ROAD, CHICHESTER, NH 03258

**Property Location:** DORCHESTER STREET**Map 132 Lot 26 Unit 0****Type:** Vacant Land **Story Height:** 0**Book/Page.:** 1525/997**Deed:** WARRANTY**Date of Record:** 12/10/2019 **Date of Deed:** 12/9/2019 **Qualified/Unqualified:** U**Sale Price:** \$19,200 **Acres:** 0.20**Zone:** RR**Land:** \$8,700 **Bldg.:** \$**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 8,700

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**Grantor:** COTE, MICHAEL**Grantee:** SMITH, PATRICK

289 PROVIDENCE #2R, SOUTH GRAFTON, MA 01560

**Property Location:** 156 STRAFFORD STREET**Map 130 Lot 225 Unit 0****Type:** Single Family **Story Height:** 1.75**Book/Page.:** 1526/ 306**Deed:** WARRANTY**Date of Record:** 12/13/2019 **Date of Deed:** 12/13/2019 **Qualified/Unqualified:** Q**Sale Price:** \$47,000 **Acres:** 0.11**Zone:** RG**Land:** \$5,300 **Bldg.:** \$32,900**Outbuilding:** \$4,000 **Special Features:** \$ **Total Assessed Value:** \$ 42,200

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**Grantor:** HOOD, SHAWN S & ROBICHAUD, LAURETTE**Grantee:** MASTER BUILDERS PRO INC

29 RACHELLE COURT, MASHPEE, MA 02649

**Property Location:** 646 TRUDEL STREET**Map 132 Lot 43 Unit 0****Type:** Single Family **Story Height:** 1.5**Book/Page.:** 1526/ 437**Deed:** WARRANTY**Date of Record:** 12/16/2019 **Date of Deed:** 12/5/2019 **Qualified/Unqualified:** U**Sale Price:** \$29,000 **Acres:** 0.46**Zone:** RS**Land:** \$14,100 **Bldg.:** \$51,500**Outbuilding:** \$6,700 **Special Features:** \$ **Total Assessed Value:** \$ 72,300



**Grantor:** BOYER, FRANCINE

**Grantee:** CURRAN-WAGE, JENNIFER M & WAGE, JAMES L  
28 UPPER RIVER ROAD, SOUTH HADLEY, MA 01075

**Property Location:** 80 EIGHTH STREET **Map 127 Lot 150 Unit 0**

**Type:** Single Family **Story Height:** 2

**Book/Page.:** 1526/ 441

**Deed:** WARRANTY

**Date of Record:** 12/16/2019 **Date of Deed:** 12/12/2019 **Qualified/Unqualified:** Q

**Sale Price:** \$55,000 **Acres:** 0.06 **Zone:** RS

**Land:** \$5,400 **Bldg.:** \$37,300

**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 42,700

**Grantor:** LEPAGE, GORDON & LEPAGE, RICHARD

**Grantee:** LEBORGNE, ADAM J  
146 HIGH STREET APT 3, BERLIN, NH 03570

**Property Location:** 143 PROSPECT STREET **Map 120 Lot 356 Unit 0**

**Type:** Two Family **Story Height:** 2

**Book/Page.:** 1526/ 519

**Deed:** WARRANTY

**Date of Record:** 12/17/2019 **Date of Deed:** 12/13/2019 **Qualified/Unqualified:** Q

**Sale Price:** \$64,500 **Acres:** 0.27 **Zone:** RT

**Land:** \$10,500 **Bldg.:** \$48,800

**Outbuilding:** \$2,500 **Special Features:** \$ **Total Assessed Value:** \$ 61,800

**Grantor:** BOUCHARD, ALAN R

**Grantee:** TARDIFF, BRITANY A & MAROIS, BRANDON M  
98 JERICHO ROAD, BERLIN, NH 03570

**Property Location:** 96 PINE ISLAND AVENUE **Map 125 Lot 48 Unit 0**

**Type:** Single Family **Story Height:** 1.5

**Book/Page.:** 1526/ 542

**Deed:** FIDUCIARY

**Date of Record:** 12/17/2019 **Date of Deed:** 12/13/2019 **Qualified/Unqualified:** U

**Sale Price:** \$129,900 **Acres:** 0.34 **Zone:** RS

**Land:** \$18,400 **Bldg.:** \$79,900

**Outbuilding:** \$2,900 **Special Features:** \$ **Total Assessed Value:** \$ 101,200

**Grantor:** BOUCHARD, ALAN R

**Grantee:** TARDIFF, BRITANY A & MAROIS, BRANDON M  
98 JERICHO ROAD, BERLIN, NH 03570

**Property Location:** PINE ISLAND AVENUE **Map 125 Lot 47 Unit 0**

**Type:** Vacant Land **Story Height:** 0

**Book/Page.:** 1526/ 542

**Deed:** FIDUCIARY

**Date of Record:** 12/17/2019 **Date of Deed:** 12/13/2019 **Qualified/Unqualified:** U

**Sale Price:** \$129,900 **Acres:** 0.11 **Zone:** RS

**Land:** \$9,200 **Bldg.:** \$

**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 9,200

**Grantor:** MARINE BELLE HOLDINGS, INC

**Grantee:** WRIGHT, NIGEL  
475 W 146TH STREET, NEW YORK, NY 10031

**Property Location:** 498 SCHOOL STREET **Map 128 Lot 179 Unit 0**

**Type:** Three Family **Story Height:** 2.5

**Book/Page.:** 1526/ 560

**Deed:** WARRANTY

**Date of Record:** 12/17/2019 **Date of Deed:** 12/3/2019 **Qualified/Unqualified:** Q

**Sale Price:** \$49,000 **Acres:** 0.04 **Zone:** RG

**Land:** \$3,200 **Bldg.:** \$26,200

**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 29,400



**Grantor:** AUBUT, FELICIA A**Grantee:** KING, CARISSA ELIZABETH  
613 KENT STREET, BERLIN, NH 03570**Property Location:** 613 KENT STREET**Map** 132 Lot 103 Unit 0**Type:** Single Family **Story Height:** 1.75**Book/Page.:** 1526/ 591**Deed:** WARRANTY**Date of Record:** 12/18/2019 **Date of Deed:** 12/18/2019 **Qualified/Unqualified:** Q**Sale Price:** \$60,000 **Acres:** 0.31**Zone:** RS**Land:** \$11,200 **Bldg.:** \$36,400**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 47,600**Grantor:** POULIN, JULES LP**Grantee:** POULIN, LYDIA C  
45 JERICHO ROAD, BERLIN, NH 03570**Property Location:** 45 JERICHO ROAD**Map** 108 Lot 9 Unit 0**Type:** Single Family **Story Height:** 1.75**Book/Page.:** 1526/ 611**Deed:** QUITCLAIM**Date of Record:** 12/19/2019 **Date of Deed:** 12/9/2019 **Qualified/Unqualified:** U**Sale Price:** \$ **Acres:** 3.70**Zone:** BG**Land:** \$18,100 **Bldg.:** \$68,700**Outbuilding:** \$11,600 **Special Features:** \$ **Total Assessed Value:** \$ 98,400**Grantor:** KOXARAKIS, EMMANUEL**Grantee:** KOXARAKIS, EMMANUEL & DESPINA KOXARAKIS DODD - CO TRST  
LIVING TRST C/O DESPINA

288 PRATT STREET, MANSFIELD, MA 02048

**Property Location:** 420 SWEDEN STREET**Map** 126 Lot 87 Unit 0**Type:** Single Family **Story Height:** 1**Book/Page.:** 1526/ 712**Deed:** QUITCLAIM**Date of Record:** 12/20/2019 **Date of Deed:** 11/10/2019 **Qualified/Unqualified:** U**Sale Price:** \$ **Acres:** 1.30**Zone:** RS**Land:** \$34,700 **Bldg.:** \$83,800**Outbuilding:** \$ 600 **Special Features:** \$ **Total Assessed Value:** \$ 119,100**Grantor:** KOXARAKIS, EMMANUEL & MARIA**Grantee:** KOXARAKIS, EMMANUEL & DESPINA KOXARAKIS DODD - CO TRST  
INCOME TRST-C/O DESPINA

288 PRATT STREET, MANSFIELD, MA 02048

**Property Location:** 24 MECHANIC STREET**Map** 119 Lot 39 Unit 0**Type:** Rest/Clubs **Story Height:** 1**Book/Page.:** 1526/714**Deed:** QUITCLAIM**Date of Record:** 12/20/2019 **Date of Deed:** 11/10/2019 **Qualified/Unqualified:** U**Sale Price:** \$ **Acres:** 0.04**Zone:** DT**Land:** \$4,100 **Bldg.:** \$55,300**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 59,400**Grantor:** PERRY, ARTHUR & LOUISE**Grantee:** PERRY, ARTHUR J & LOUISE P - CO TRUSTEES ALP 2019 TRUST  
31 RAY STREET, GORHAM, NH 03581**Property Location:** 33 SPRUCE STREET**Map** 120 Lot 441 Unit 0**Type:** Two Family **Story Height:** 2**Book/Page.:** 1526/ 758**Deed:** WARRANTY**Date of Record:** 12/20/2019 **Date of Deed:** 12/12/2019 **Qualified/Unqualified:** U**Sale Price:** \$ **Acres:** 0.11**Zone:** RT**Land:** \$6,500 **Bldg.:** \$49,300**Outbuilding:** \$6,000 **Special Features:** \$ **Total Assessed Value:** \$ 61,800

**Grantor:** LEMELIN, SYLVIO**Grantee:** LEMELIN, SYLVIO & LEMELIN-DUBE, BETTY A  
40 HILL ROAD, DUMMER, NH 03588**Property Location:** 681 THIRD AVENUE**Map** 110 Lot 12 Unit 0**Type:** Single Family **Story Height:** 1.75**Book/Page.:** 1526/ 877**Deed:** QUITCLAIM**Date of Record:** 12/23/2019 **Date of Deed:** 12/17/2019 **Qualified/Unqualified:** U**Sale Price:** \$ **Acres:** 0.08 **Zone:** RT**Land:** \$3,500 **Bldg.:** \$38,000**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 41,500**Grantor:** MORRISSETTE, STEPHEN J**Grantee:** MERCIER, CARL J - TRUSTEE CARL J MERCIER REV TRUST  
26 PINECREST AVENUE, BERLIN, NH 03570**Property Location:** 1704 RIVERSIDE DRIVE**Map** 136 Lot 27 Unit 0**Type:** Office Bld **Story Height:** 1**Book/Page.:** 1526/880**Deed:** WARRANTY**Date of Record:** 12/23/2019 **Date of Deed:** 12/18/2019 **Qualified/Unqualified:** Q**Sale Price:** \$93,000 **Acres:** 0.71 **Zone:** BG**Land:** \$14,400 **Bldg.:** \$103,100**Outbuilding:** \$4,000 **Special Features:** \$ **Total Assessed Value:** \$ 121,500**Grantor:** LAMONTAGNE, ROLAND J & ESTELLE T**Grantee:** LAMONTAGE, ROLAND J & ESTELLE T - CO TRUSTEES REL 2019 TRUST  
441 DERRAH STREET, BERLIN, NH 03570**Property Location:** 441 DERRAH STREET**Map** 133 Lot 34 Unit 0**Type:** Single Family **Story Height:** 1.5**Book/Page.:** 1526/ 908**Deed:** WARRANTY**Date of Record:** 12/23/2019 **Date of Deed:** 12/12/2019 **Qualified/Unqualified:** U**Sale Price:** \$ **Acres:** 0.32 **Zone:** RS**Land:** \$11,400 **Bldg.:** \$70,300**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 81,700**Grantor:** MAROIS, ROGER G & RONNI JEAN**Grantee:** MAROIS, ROGER G & RONNIE-JEAN - CO TRUSTEES RRM 2019 TRUST  
84 BEMIS STREET, BERLIN, NH 03570**Property Location:** 84 BEMIS STREET**Map** 135 Lot 78 Unit 0**Type:** Single Family **Story Height:** 2**Book/Page.:** 1526/ 911**Deed:** WARRANTY**Date of Record:** 12/23/2019 **Date of Deed:** 12/12/2019 **Qualified/Unqualified:** U**Sale Price:** \$ **Acres:** 0.38 **Zone:** RS**Land:** \$16,000 **Bldg.:** \$171,400**Outbuilding:** \$ **Special Features:** \$ **Total Assessed Value:** \$ 187,400



Berlin Police Department  
February 2020 Commissioner's Meeting

## - December 2019 Activity Report - YEAR END 2019

	December 2019	Year To Date 1/1 - 12/31/2018	Year To Date 1/1 - 12/31/2019	Difference %
Total Calls for Service	1820	21453	21302	-0.70%
Milan Calls for Service	121	1081	1183	9.44%
Milan Calls (Officer Initiated)	64	386	423	9.59%
Total Arrests	60	869	716	-17.61%
Protective Custody Arrests	2	99	107	8.08%
Felonies	19	209	214	2.39%
Misdemeanors	51	825	842	2.06%
Thefts	27	221	193	-12.67%
Burglaries	2	23	34	47.83%
Vandalism/Criminal Mischief	6	137	121	-11.68%
Criminal Threatening	5	118	128	8.47%
Sexual Assaults	2	35	41	17.14%
Assaults	5	88	114	29.55%
Domestic Violence Incidents	15	246	253	2.85%
Verbal Arguments	0	76	58	-23.68%
Restraining/Stalking Orders	11	103	105	1.94%
Drug Complaints	13	223	194	-13.00%
Suspected Overdose	3	22	29	31.82%
Involuntary Emergency Admission (IEA)	3	48	56	16.67%
Motor Vehicle Stops	264	2741	2436	-11.13%
Motor Vehicle Violations	39	400	409	2.25%
Motor Vehicle Warnings	211	2132	2246	5.35%
OHRV Complaints	1	73	81	10.96%
OHRV Stops	0	64	89	39.06%
OHRV Accidents	0	24	17	-29.17%
DWI Violations	0	46	34	-26.09%
Accidents	19	218	207	-5.05%
Accidents Within an Intersection	11	64	111	73.44%
Parking Tickets	68	350	350	0.00%
Dog Complaints	22	400	316	-21.00%
Animal Complaints (other)	11	282	236	-16.31%
Assists to other Berlin Departments	28	340	318	-6.47%
Assist to Berlin Ambulance	66	914	882	-3.50%
Assists to Gorham PD	3	64	63	-1.56%
Assists from Gorham PD	3	63	61	-3.17%
Juvenile Incidents	3	143	164	14.69%
Juvenile Arrests	4	25	25	0.00%
<b>Officers issued 68 parking ticket for the following reason:</b>				
Winter Parking Ban - 1st Offense	59			
Winter Parking Ban - 2nd Offense	6			
Winter Parking Ban - 3rd Offense	1			
Sidewalk	2			
<b>Locations of Intersection Related Accidents:</b>				
Argonne St & Maynesboro St	1			
Carl St & Willard St	1			
Chalet Loop Rd & E. Side River Rd	1			
Diana St & Pleasant St	1			
French Hill Rd & E Side River Rd	1			
Hillside Ave & Portland St	1			
Hutchins St & Mason St	1			
Hutchins St & Page Hill Rd	1			
Pleasant St & Mason St	1			
Riverside Dr & Twelfth St	1			
Spruce St & Summer St	1			