

City of Berlin, NH

Office of the City Manager



CITY MANAGER'S REPORT 01-16-2024

1. Attached is the December 2023 Real Estate Transfer Report.
2. The traffic light has not been repaired as of yet, weather has created a delay. Anticipated time of replacement is unknown at this time.
3. The tennis court construction rehabilitation project quote is in -- \$304,761, which exceeds the funding by \$4761. The quote was signed and the excess funds can come from remaining ARPA funds.
4. The bid came back for the fiber optic interconnect project -- \$178,692 – which exceeds the funding by \$8692. It can be handled in the aforementioned way.
5. We have had a few back to back snowstorms. Staff is working hard to remove the snow and complete snow cleanup. The frequency and type of storms received have added to the difficulty. The first priority will always be to open and clear streets, then sidewalks. Snow pickup occurs after the streets are clear and generally at night for the school and downtown areas.
6. Repairs still continue on storm damaged areas; final work will occur in the spring. Reimbursement requests have been submitted to HSEM and FEMA.
7. A tree came down on the power service to the City's public safety communications equipment located at Cates Hill, damaging a radio transmitter. We are using temporary loaner equipment at present. An insurance claim will be filed.

TRANSFER LIST FOR DEC 2023

Grantor	Owner Full Name	Co-Owner Full Name	Address Line 1	Address Line 2	City	State	Zip	MAP	Lot	Unit	Model Desc	Occupancy Desc	Location	Zoning	Record Date	Sale Price	Total Assessed Parcel Value	Land Acres
LAW-AS, JUN JUN	LAW-AS, JUN JUN & ANGELA		292 HIGH STREET		BERLIN	NH	03570	000114	000057	000000	Vacant	Vacant Land	84 CORBIN STREET	RS	12/01/2023		\$45,800.00	1.47
QUACKENBUSH, JEFFREY	QUACKENBUSH, J & VIRTA, M TRSTS OF	QUACKENBUSH FAMILY TRUST OF 2023	167 WASHINGTON STREET		BERLIN	NH	03570	000119	000206	000000	Residential	Single Family	161 WASHINGTON STREET	RG	12/04/2023		\$119,100.00	0.11
QUACKENBUSH, JEFFREY	QUACKENBUSH, J & VIRTA, M TRSTS OF	QUACKENBUSH FAMILY TRUST OF 2023	167 WASHINGTON STREET		BERLIN	NH	03570	000119	000207	000000	Residential	Single Family	167 WASHINGTON STREET	RG	12/04/2023		\$141,100.00	0.11
PRIMEAU, TIMOTHY M	HALLE, LEO J. JR.		42-44 OTTAWA STREET		BERLIN	NH	03570	000129	000017	000000	Residential	Two Family	42-44 OTTAWA STREET	RG	12/04/2023	\$216,000	\$144,300.00	0.22
BERLIN PROPERTY GROUP LLC	FROMENT, GLENN O & SUSAN D		348 CHAMPLAIN STREET		BERLIN	NH	03570	000130	000346	000000	Residential	Single Family	348 CHAMPLAIN STREET	RG	12/04/2023	\$190,000	\$166,400.00	0.36
BLAKE, ROGER L	LAVOIE, CORY M. &	MARTINEZ, LISIA	612 GENDRON STREET		BERLIN	NH	03570	000132	000146	000000	Residential	Single Family	612 GENDRON STREET	RT	12/04/2023	\$175,000	\$111,800.00	0.11
BLAKE, ROGER L	LAVOIE, CORY M. &	MARTINEZ, LISIA	612 GENDRON STREET		BERLIN	NH	03570	000132	000147	000000	Vacant	Vacant Land	GENDRON STREET	RT	12/04/2023		\$8,000.00	0.11
COURY, BRADLEY ROBERT-EST OF FORD, JENNIFER	NORTH, KRISTIN ANN		109 JOE PYRON COURT		MADISON	TN	37115	000138	000042	000000	Vacant	Vacant Land	MCGEE STREET	RS	12/05/2023		\$13,600.00	0.23
	DAUNTLESS PATH LLC		177 HUNTINGTON AVENUE	STE 1700 - #150	BOSTON	MA	02115	000119	000189	000000	Residential	Single Family	158 WILLARD STREET	RG	12/07/2023	\$96,500	\$198,300.00	0.11
CITY OF BERLIN	STEEVES, JONATHAN		832 SIXTH AVENUE		BERLIN	NH	03570	000109	000007	000000	Residential	Single Family	832 SIXTH AVENUE	RS	12/08/2023		\$133,400.00	0.34
CITY OF BERLIN	LABBE, MICHAEL V		533 GOEBEL STREET		BERLIN	NH	03570	000130	000401	000000	Residential	Single Family	533 GOEBEL STREET	IB	12/08/2023		\$80,200.00	0.09
MENARD, MICHAEL SCOTT	34 PAINE STREET, LLC		PO BOX 3846		NANTUCKET	MA	02584	000125	000076	000000	Residential	Single Family	34 PAINE STREET	RS	12/11/2023		\$130,800.00	0.24
LETENDRE-LAGASSE, MICHELLE	DE LEON, SERGIO AGUSTO		2 LOCUST STREET		LYNN	MA	01904	000128	000117	000000	Residential	Two Family	133 SPRUCE STREET	RT	12/12/2023	\$133,000	\$134,100.00	0.12
JUTRAS, KAREN A	ALLEN, SHELBY D		460 FORBUSH AVENUE		BERLIN	NH	03570	000132	000114	000000	Residential	Single Family	460 FORBUSH AVENUE	RS	12/12/2023	\$195,000	\$118,200.00	0.17
JOHNSON, MICHAEL H	JOHNSON, RYAN TRSTE OF	MICHAEL & ELISE JOHNSON IRREV TRUST	450 NORWAY STREET		BERLIN	NH	03570	000136	000013	000000	Residential	Single Family	450 NORWAY STREET	RS	12/13/2023		\$160,200.00	0.23
LABBE, RODNEY & DIANE LANDRY, JAMES	LABBE, RODNEY & DIANE		259 HILL ROAD		DUMMER	NH	03588	000104	000019	000000	Residential	Single Family	184 JERICHO ROAD	JG	12/14/2023		\$171,700.00	0.40
	LANDRY, JAMES &	MAMULSKI-LANDRY, STEPHANIE	100 UPTON STREET	UNIT B	GRAFTON	MA	01519	000109	000059	000000	Residential	Single Family	255 WIGHT STREET	BG	12/15/2023		\$129,200.00	0.44
DROUIN, NICOLAS & NATALIE	REEL, DALTON		41 CHARRON AVENUE		BERLIN	NH	03570	000111	000136	000000	Residential	Single Family	41 CHARRON AVENUE	RS	12/15/2023	\$318,000	\$275,600.00	0.29
NORCROSS, THOMAS E & PATRICIA L	HOUGHTON, SARAH ANN		601 LINCOLN AVENUE		SAUGUS	MA	01906	000129	000084	000000	Residential	Single Family	747 LANCASTER STREET	RT	12/15/2023	\$117,500	\$114,400.00	0.14
POWERS, PRANEE C & MICHAEL W	POWERS, PRANEE C		35 PETROGRAD STREET		BERLIN	NH	03570	000111	000148	000000	Residential	Single Family	35 PETROGRAD STREET	RS	12/19/2023		\$254,100.00	0.23
TURMEL, SCOTT L	SMITH, KIMBERLY NOEL &	O'CLAIR, MICHAEL T	464 SECOND AVENUE		BERLIN	NH	03570	000111	000023	000000	Residential	Single Family	464 SECOND AVENUE	RS	12/19/2023	\$249,900	\$223,400.00	0.43
HOULE, NICOLAS & RONDI	NASON, GILBERT	ETAL	591 ROCKINGHAM STREET		BERLIN	NH	03570	000117	000048	000000	Residential	Multi Houses	212 GLEN AVENUE	BG	12/19/2023	\$17,000	\$84,500.00	0.60
DESILETS, ROLAND-EST OF	LANDI, CORY A & MAGHAN A		10 KEARNS ROAD		CHEPAC HET	RI	02814	000111	000094	000000	Residential	Single Family	20 ROULEAU ROAD	RS	12/20/2023	\$75,000	\$81,100.00	0.27
TERRELL, SHAWN D &	TERRELL, SHAWN & SHAUNA TRSTS OF	SHAWN & SHAUNA FAMILY REV TRUST	46 GREER STREET		MANCHESTER	NH	03102	000104	000020	000000	Residential	Single Family	182 JERICHO ROAD	JG	12/20/2023		\$94,300.00	0.32
BOUCHER, DANNY P	BOUCHER, DANNY P TRS OF	DANNY BOUCHER REV TRUST DEC 2023	10 HERMANSON STREET		BERLIN	NH	03570	000125	000091	000000	Residential	Single Family	10 HERMANSON STREET	RS	12/20/2023		\$196,400.00	0.23
MR. AUTO LLC	GRONDIN, MICHAEL & BROOKE		20 BANGOR STREET		GORHAM	NH	03581	000119	000505	000000	Commercial	Auto Repair - Com	756 THIRD AVENUE	BG	12/22/2023		\$126,100.00	0.34
MCCOSH, STEVEN JOHN & LOUISE E	MCCOSH, KELLY & ENMAN, KAREN TRSTS OF	STEVEN & LOUISE MCCOSH IRREV REAL EST TRUST	399 NORWAY STREET		BERLIN	NH	03570	000126	000104	000000	Residential	Single Family	399 NORWAY STREET	RS	12/26/2023		\$97,200.00	0.48
RIENDEAU, LAURENT	RIENDEAU, LAURENT & JOAN TRSTS OF	RIENDEAU FAMILY REV TRUST OF 2023	32 SEVENTH STREET		BERLIN	NH	03570	000127	000259	000000	Residential	Single Family	32 SEVENTH STREET	RS	12/26/2023		\$133,000.00	0.11

TRANSFER LIST FOR DEC 2023

Grantor	Owner Full Name	Co-Owner Full Name	Address Line 1	Address Line 2	City	State	Zip	MAP	Lot	Unit	Model Desc	Occupancy Desc	Location	Zoning	Record Date	Sale Price	Total Assessed Parcel Value	Land Acres
POIRIER, ERIN	CANDIDO-DASILVA, CHANTEL		584 CHESHIRE STREET		BERLIN	NH	03570	000130	000126	000000	Residential	Single Family	584 CHESHIRE STREET	RT	12/27/2023	\$159,000	\$124,500.00	0.23
BAILEY, DOUGLAS S	MARTIN, TYLER		2 GORHAM HEIGHTS RD		GORHAM	NH	03581	000123	000003	000000	Vacant	Vacant Land	GRANDVIEW DRIVE	RR	12/27/2023	\$35,000	\$60,000.00	1.64
BAILEY, CHASE W.	MARTIN, TYLER		2 GORHAM HEIGHTS RD		GORHAM	NH	03581	000123	000004	000000	Vacant	Vacant Land	GRANDVIEW DRIVE	RR	12/27/2023	\$35,000	\$60,300.00	1.80
RICHARD, ROBERT & MARGUERITE LAROCHELLE-PULCINELLA, KIM TURMEL, LEO A	RICHARD, ROBERT		530 WESTERN AVENUE		BERLIN	NH	03570	000117	000077	000000	Residential	Single Family	530 WESTERN AVENUE	RG	12/28/2023	\$133,200	\$133,200.00	0.29
	VARGAS, JUAN SR.		56 ICELAND STREET		BERLIN	NH	03570	000127	000182	000000	Residential	Single Family	56 ICELAND STREET	RS	12/28/2023	\$149,900	\$107,200.00	0.12
	TURMEL, SCOTT L & KELLY A		113 NORWAY STREET, APT 2		BERLIN	NH	03570	000127	000199	000000	Residential	Two Family	113 NORWAY STREET	RS	12/29/2023		\$157,600.00	0.23
THOMPSON, ROSALIE M & MARK W CROTEAU, JEAN P	HANSEN, WAYNE		75 DENMARK STREET		BERLIN	NH	03570	000127	000088	000000	Residential	Single Family	75 DENMARK STREET	RS	12/29/2023	\$190,000	\$140,400.00	0.11
	BOUCHER, EUGENE & CROTEAU, JEAN TRTS	E BOUCHER & J CROTEAU FAMILY REV TRUST 2023	460 GRAFTON STREET		BERLIN	NH	03570	000132	000100	000000	Residential	Single Family	460 GRAFTON STREET	RS	12/29/2023		\$140,800.00	1.10
KELLEY, BARRY J	FERNALD FARM, LLC		30 EAST MILAN ROAD		BERIN	NH	03570	000138	000069	000000	Industrial	Ind Whses	EAST MILAN ROAD	IB	12/29/2023		\$789,700.00	25.50
KELLEY, BARRY J	FERNALD FARM, LLC		30 EAST MILAN ROAD		BERIN	NH	03570	000138	000070	000000	Vacant	Devel Land	30 EAST MILAN ROAD	IB	12/29/2023		\$69,617.00	225.00
KELLEY, BARRY J	FERNALD FARM, LLC		30 EAST MILAN ROAD		BERIN	NH	03570	000138	000070	0000L2	Residential	Single Family	40 EAST MILAN ROAD	RS	12/29/2023		\$192,500.00	0.00
REMILLARD, LUCIE	SIMONS, MEGAN & RYAN		746 KENT STREET		BERLIN	NH	03570	000133	000061	000000	Residential	Single Family	746 KENT STREET	RS	12/29/2023	\$214,500	\$146,300.00	0.25
GROSSER, JASON	TROTTIER, MATTHEW & KRISTINE		2 HITCHING POST LANE		BEDFOR D	NH	03110	000133	000084	000000	Residential	Two Family	466 DERRAH STREET	RS	12/29/2023	\$30,000	\$83,400.00	0.23