

City of Berlin, NH

Office of the City Manager



CITY MANAGER'S REPORT

03-18-2024

1. Attached is the February 2024 Real Estate Transfer Report.
2. Preparations are ongoing for the solar eclipse, April 8. We will be opening up the Emergency Operations Center on that day. This will accomplish 2 things – in the case of an extremely busy day we will be able to handle all incidents and it can also serve as a training opportunity.
3. The chairlift project is progressing but one issue has been discovered, when the lift passes the landing for the first stairway landing the height is less than state standards. The present chairlift has the same design and the construction of the building prohibits modification to meet the height requirement 100%. We have applied for a variance to address this. There is a high probability that the variance will be approved. Once approved, construction will continue on the lift.
4. Installation of the council chamber broadcast system has begun, completion is anticipated to finish within the next month.
5. The fiber project is moving along, pole attachment agreements have been executed and the contractor will be finalizing plans where equipment and connections will go in each connected building.
6. We have filed with HSEM and FEMA to be placed in the queue for federal disaster funding for the December 2023 severe rain event.

TRANSFER LIST FOR FEB 2024

Grantor	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Map	Lot	Model Desc	Occupancy Desc	Location	Zoning	Record Date	Sale Price	Total Assessed Parcel Value	Land Acres
D&M INVESTMENTS LLC 2	WHITE, WILLIAM		851 FOURTH AVENUE	BERLIN	NH	03570	000119	000272	Vacant	Vacant Land	BLANCHARD STREET	RG	02/01/2024	\$350,000	\$5,900	0.13
D&M INVESTMENTS LLC 2	WHITE, WILLIAM		851 FOURTH AVENUE	BERLIN	NH	03570	000119	000281	Apartments	Apartment - 4-8	225 BLANCHARD STREET	RG	02/01/2024		\$199,600	0.07
CASCADE FUNDING MORTGAGE TR HB10	NEIGHBOURS, WILLIAM R &	NEIGHBOURS, MELANIE E	39 GILBERT STREET	BERLIN	NH	03570	000118	000033	Residential	Single Family	39 GILBERT STREET	RG	02/02/2024	\$80,000	\$119,400	0.05
CASCADE FUNDING MORTGAGE TR HB10	NEIGHBOURS, WILLIAM R &	NEIGHBOURS, MELANIE E	39 GILBERT STREET	BERLIN	NH	03570	000118	000036	Vacant	Vac w/ OB	GILBERT STREET	RG	02/02/2024		\$7,400	0.02
4 ABENAKI LLC	WHITE, WILLIAM		851 FOURTH AVENUE	BERLIN	NH	03570	000128	000202	Apartments	Apartment - 4-8	4 ABENAKI LANE	BG	02/07/2024		\$210,500	0.11
D&M INVESTMENTS LLC	COMPASS COMFORT HOMES LLC		PO BOX 7533	NASHUA	NH	03060	000119	000132	Apartments	Apartment - 4-8	81-83 GRANITE STREET	BG	02/07/2024	\$266,000	\$230,700	0.14
THRONEBERRY-PERKINS, AARON	CITY OF BERLIN		168 MAIN STREET	BERLIN	NH	03570	000119	000051	Commercial	Commercial	121 MAIN STREET	DT	02/08/2024		\$212,500	0.39
SAUNDERS, KRISTOPHER L.	GRISPI, EDDIE		22 OAK STREET	PLYMPTON	MA	02367	000117	000022	Residential	Single Family	293 BURGESS STREET	RG	02/09/2024	\$17,500	\$65,800	0.11
BERRY, JASON H. & MONIKA	BERRY, JASON & MONIKA TRS OF	BERRY FAMILY REV TRUST 1/05/24	6 GRANDVIEW DRIVE	BERLIN	NH	03570	000122	000017	Residential	Single Family	6 GRANDVIEW DRIVE	RR	02/09/2024		\$431,300	1.29
UMBAGOG PROPERTIES LLC	CHACHO, GARRY A		93 STATE STREET	BERLIN	NH	03570	000120	000044	Residential	Three Family	93 STATE STREET	RT	02/12/2024		\$153,700	0.24
CANNING, MARIE A-EST OF	CANNING, ASHLEY	AKA ASHLEY SEUSS	6 ROCKRIDGE CT	SPRING	TX	77381	000130	000196	Residential	Two Family	488 HILLSBORO STREET	RG	02/14/2024		\$100,400	0.11
DANNENHOFFER, JACQUELINE	DANNENHOFFER, JOHN & JACQUELINE TRS OF	DANNENHOFFER FAMIY REV TRUST OF 2023	588 HILLSIDE AVENUE	BERLIN	NH	03570	000127	000016	Residential	Two Family	588 HILLSIDE AVENUE	RS	02/15/2024		\$156,800	1.10
PURINGTON, THOMAS	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200	DERRY	NH	03038	000119	000401	Residential	Single Family	114 JOLBERT STREET	RG	02/15/2024	\$115,000	\$77,300	0.14
PURINGTON, THOMAS	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200	DERRY	NH	03038	000119	000400	Residential	Single Family	112 JOLBERT STREET	RG	02/15/2024	\$105,000	\$91,200	0.10
GALLAGHER, ROBIN S	GORDON, GRACE		19 JEWETT ROAD	BEVERLY	MA	01915	000119	000046	Commercial	Commercial	87 MAIN STREET	DT	02/16/2024	\$120,000	\$113,800	0.08
LAW-AS, JUN JUN & ANGELA	PATEL, KETANKUMAR & KAMINIBEN		109 WILLOW STREET	BERLIN	NH	03570	000114	000057	Vacant	Vacant w/ outbldg	84 CORBIN STREET	RS	02/16/2024	\$100,000	\$45,800	1.47
FRANCOEUR, HELENE C.	CALDWELL, JOYCE		442 NORWAY STREET	BERLIN	NH	03570	000136	000016	Residential	Single Family	442 NORWAY STREET	RS	02/16/2024	\$200,000	\$157,500	0.13
FABBRI, DANIEL W. REV TRUST	FABBRI, SUSAN & SCHIAVO, MARCO TRS	FABBRI TRUST 9-23-23	313 S. MAIN STREET	ANDOVER	MA	01810	000127	000169	Residential	Multi Houses	136 SWEDEN STREET	RS	02/16/2024		\$179,900	0.18
BUCKOVITCH, GERMAINE & ALAN-EST OF	RIVARD, JEFFREY BRIAN &	RICH, AMBER RENEE	54 CASCADE STREET	BERLIN	NH	03570	000111	000115	Residential	Single Family	15 PETROGRAD STREET	RS	02/20/2024	\$152,500	\$179,100	0.33
GAGNE, MICHAEL E	RISSA LIN PROPERTIES LLC		79 CEDAR STREET	BERLIN	NH	03570	000109	000019	Vacant	Vacant Land	EIGHTH AVENUE	RR	02/20/2024		\$1,300	0.21
GAGNE, MICHAEL E	RISSA LIN PROPERTIES LLC		79 CEDAR STREET	BERLIN	NH	03570	000109	000021	Vacant	Vacant - Pot Dev	EIGHTH AVENUE	RR	02/20/2024		\$6,400	0.21
GAGNE, MICHAEL E	RISSA LIN PROPERTIES LLC		79 CEDAR STREET	BERLIN	NH	03570	000109	000025	Vacant	Vacant Land	DUGUAY STREET	RS	02/20/2024		\$15,800	0.30

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GAGNE, MICHAEL E	RISSA LIN PROPERTIES LLC		79 CEDAR STREET	BERLIN	NH	03570	000109	000041	Vacant	Vacant Land	DUGUAY STREET	RS	02/20/2024	\$250,000	\$20,000	0.38
GAGNE, MICHAEL E	RISSA LIN PROPERTIES LLC		79 CEDAR STREET	BERLIN	NH	03570	000109	000042	Vacant	Vacant Land	ALICE STREET	RS	02/20/2024		\$8,500	0.11
GAGNE, MICHAEL E	RISSA LIN PROPERTIES LLC		79 CEDAR STREET	BERLIN	NH	03570	000109	000043	Vacant	Vac w/ OB	ALICE STREET	RS	02/20/2024		\$36,300	0.24
GAGNE, MICHAEL E	RISSA LIN PROPERTIES LLC		79 CEDAR STREET	BERLIN	NH	03570	000109	000044	Residential	Single Family	5 DUGUAY STREET	RS	02/20/2024		\$130,000	0.11
SILK, DONNA M	PARENT, KIRK A & STEPHANIE M		185 NORTH MAIN ST #2	ANDOVER	MA	01810	000128	000003	Residential	Single Family	8 PERKINS PLACE	RT	02/21/2024	\$108,000	\$158,900	0.22
BLAIR, SYLVIE C	BLAIR, SYLVIE C-LIFE EST		117 WENTWORTH AVENUE 209 NASHUA ROAD	BERLIN	NH	03570	000114	000059	Residential	Single Family	117 WENTWORTH AVENUE	RS	02/22/2024		\$158,600	0.34
ROY, CHRISTOPHER	CR & KG REALTY, LLC		209 NASHUA ROAD	DRACUT	MA	01826	000128	000187	Residential	Three Family	39 OTTAWA STREET	RG	02/23/2024		\$166,600	0.19
CALHOUN, JUDI ANN & EDWIN CARL	RIVERA, LAUREN ANNE CANDERS &	RIVERA, DAVID ANTHONY	1073 MAIN STREET	BERLIN	NH	03570	000127	000073	Residential	Single Family	1073 MAIN STREET	BG	02/26/2024	\$150,000	\$120,500	0.20
CITY OF BERLIN	DELLOFANO, JAMES Q		811 SIXTH AVENUE	BERLIN	NH	03570	000110	000147	Residential	Single Family	811 SIXTH AVENUE	RS	02/26/2024		\$117,900	0.47
FOSS, EUGENE H JR	O'SHEA, KRISTI & KEVIN PATRICK		399 PORTLAND STREET	BERLIN	NH	03570	000120	000384	Residential	Single Family	399 PORTLAND STREET	RS	02/28/2024	\$65,000	\$80,900	0.22
PURINGTON, THOMAS	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200	DERRY	NH	03038	000119	000401	Residential	Single Family	114 JOLBERT STREET	RG	02/29/2024		\$77,300	0.14
PURINGTON, THOMAS	BERLIN ALPHA PROPERTIES LLC		84 W. BROADWAY, STE 200	DERRY	NH	03038	000119	000400	Residential	Single Family	112 JOLBERT STREET	RG	02/29/2024		\$91,200	0.10