

# Memo

**To:** Berlin City Council  
**From:** Jim Wheeler, City Manager  
**Date:** 7/6/2021  
**Re:** City Manager's Report

1. Attached is an Order and Hearing notice from the BTLA for a hearing to be held in person on June 29, 2021. This hearing is in response to a recent filing by the DRA who is requesting adjustments to values in the 2020 update that they believe result from data used in the 2018 update. It is my understanding that we have answered the BTLA's prior order as requested. The current items cited by the DRA are admissible given that the DRA and the BTLA agreed to keep the docket open for items related to the 2020 update.
2. Works by DHI Construction on the Pollution Control Ejector Station project including mechanical, controls and perimeter fencing work is now substantially complete.
3. The Fire Department Incident Report for the Month of June is attached.
4. Attached is the property transfer list for June 2021. The trend of a robust market continues.

# State of New Hampshire

## Board of Tax and Land Appeals

Michele E. LeBrun, Chair  
Albert F. Shamash, Esq., Member  
Theresa M. Walker, Member

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Anne M. Stelmach, Clerk



Governor Hugh J. Gallen  
State Office Park  
Johnson Hall  
107 Pleasant Street  
Concord, New Hampshire  
03301-3834

**In Re: City of Berlin**

**Docket No.: 29285-19OS**

### **ORDER AND HEARING NOTICE**

The board has reviewed the June 11, 2021 filing by the “City” and the June 21, 2021 filing by the department of revenue administration (“DRA”). Both filings address the question of whether the board should close this docket at this time. Cf. The board’s March 17, 2021 Order (the “March Order”<sup>1</sup>) at page 19:

[T]he board finds the work on the tax year 2020 update yet to be completed [by the City] also warrants keeping this docket open. The reasons for doing so stated in the DRA Post Hearing Memorandum, p. 15, are persuasive and have not been seriously challenged by the City. . . . When a revaluation or update is performed, the USPAP manual must be satisfactorily completed and approved by the DRA. [Fn. omitted.] Consequently, the board will not decide whether to close this docket until the DRA confirms in writing that all of the outstanding issues noted with respect to the tax year 2020 update have been resolved.

In its filing, supplemented with various attachments, the City’s attorney makes a “request that this matter now be closed.” In the alternative, he asks for “a specific itemize[d] list of open issues and . . . an opportunity” for a “hearing for the City to address any such issues.”

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<sup>1</sup> In reviewing the record, the board discovered an inadvertent and immaterial typographical error on page 15 of the March Order. The following correction is therefore made: “In the words of Mr. Gerry of the DRA, ‘At a minimum, [the four abatements granted by the BOA] have the appearance of impropriety which is nearly as corrosive of the public trust as actual impropriety and . . . was completely ~~un~~avoidable.’”

In its eight-page filing, supplemented with seven exhibits, the DRA's attorney itemizes alleged deficiencies in the City's compliance with the March Order, both with respect to the 2020 update ("Revaluation") and the board ordered assessment issues regarding the "Goddard," "Rozek Trust" and "T. Rozek" properties. He opposes closing this docket and states "the [b]oard should be prepared to conduct further proceedings and make further orders" and "the docket should remain open for further proceedings in this matter." (See DRA filing, pp. 2 and 8.)

Consequently, the board is scheduling a hearing on Thursday, July 29, 2021 at 11:00 a.m. at the board's office at 107 Pleasant Street, Concord, New Hampshire, to allow the parties to present testimony, including testimony from Monica Hurley and Philip Bodwell, any additional evidence and arguments regarding the above disputed issues.

In accordance with Tax 208.05(a)(6), the City shall post copies of this Order and Hearing Notice in two public places in the City or in a newspaper of general circulation no less than ten (10) days prior to the hearing date.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

  
Anne M. Stelmach, Clerk  
Per Order of the Board

**CERTIFICATION**

I hereby certify a copy of the foregoing Order and Hearing Notice has been mailed this date, postage prepaid, to: Christopher T. Hilson, Esq., Donahue, Tucker & Ciandella, PLLC, 16 Acadia Lane, PO Box 630, Exeter, NH 03833; Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella, PLLC, 164 NH Rte. 25, Towle House – Unit 2, Meredith, NH 03253, counsel for the Municipality; Peter C.L. Roth, Esq. and Derek E. Kline, Esq., State of New Hampshire, Department of Revenue Administration, 109 Pleasant Street, Concord, NH 03301, counsel for Department of Revenue Administration; Mr. James Gerry, Director of Property Appraisal, State of New Hampshire, Department of Revenue Administration, 109 Pleasant Street, Concord, NH 03301, Intervenor; Chairman, Board of Assessors, 168 Main Street, Berlin, NH 03570; Mr. James Wheeler, City Manager, City of Berlin, 168 Main Street, Berlin, NH 03570; KRT Appraisal, 191 Merrimack Street - Suite 701, Haverhill, MA 01830, Contracted Assessing Firm; Ms. Monica Hurley, Corcoran Consulting Associates, Inc., Bayside Village, PO Box 1175, Wolfboro Falls, NH 03896, Contracting Assessing Firm; and Mr. Stephen M. Dion, 100 Jasper Street, Berlin, NH 03570, Courtesy Copy.

Dated: July 1, 2021

  
Anne M. Stelmach, Clerk

# Berlin Fire Department

Berlin, NH

This report was generated on 7/6/2021 8:23:33 AM



## Count of Incidents by Incident Type for Incident Status for Date Range

Incident Status(s): All Incident Statuses | Sort By: IncidentType | Start Date: 06/01/2021 | End Date: 06/30/2021

INCIDENT TYPE	# INCIDENTS
151 - Outside rubbish, trash or waste fire	1
311 - Medical assist, assist EMS crew	23
320 - Emergency medical service, other	2
321 - EMS call, excluding vehicle accident with injury	7
322 - Motor vehicle accident with injuries	3
324 - Motor vehicle accident with no injuries.	3
353 - Removal of victim(s) from stalled elevator	1
411 - Gasoline or other flammable liquid spill	2
412 - Gas leak (natural gas or LPG)	1
420 - Toxic condition, other	1
424 - Carbon monoxide incident	1
440 - Electrical wiring/equipment problem, other	2
444 - Power line down	1
462 - Aircraft standby	1
463 - Vehicle accident, general cleanup	1
500 - Service Call, other	3
520 - Water problem, other	1
550 - Public service assistance, other	1
553 - Public service	6
554 - Assist invalid	1
600 - Good intent call, other	1
611 - Dispatched & cancelled en route	2
700 - False alarm or false call, other	1
715 - Local alarm system, malicious false alarm	1
733 - Smoke detector activation due to malfunction	3
735 - Alarm system sounded due to malfunction	3
740 - Unintentional transmission of alarm, other	1
743 - Smoke detector activation, no fire - unintentional	3
745 - Alarm system activation, no fire - unintentional	3
<b>Total Incidents</b>	<b>80</b>

This report displays Incidents by Incident type for the selected Incident Status (es) and chosen date range. Nemsis 2 & 3 Incidents Included.



### June 2021 Transfers

Previous Owner	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Map	Lot	Unit	Property Location	Zone	Stories	Use	Deed Record Date	Sale Price	Total Assessed Parcel Value	Acres
DARSEY, MICHAEL & MARY SMITH, MICHAEL D	JP ASSET MANAGEMENT, LLC		8 AVON ROAD	FALMOUTH	ME	04105	000130	000305	000000	212 EAST MASON STREET	RG	2	Two Family	06/01/21	\$89,933.00	\$56,900.00	0.11
NESBITT, CHARLES F	FLOWERS, MINDY SUE		426 HILLSBORO STREET	BERLIN	NH	03570	000130	000205	000000	426 HILLSBORO STREET	RG	1	Single Family	06/02/21	\$189,933.00	\$103,000.00	0.23
LACROIX, CAROL & JEAN-PAUL MICHAUD KIMBER, RICHARD H	NESBITT, CHRISTOPHER F		12 G STREET, APT 41	HAMPTON	NH	03842	000119	000508	000000	724 THIRD AVENUE	RG	3	Three Family	06/03/21		\$67,000.00	0.11
RICHARD E CROTEAU, TRUSTEE	GAGNE, MICHAEL R & BRENDA J		27 BRIDGE STREET	MILAN	NH	03588	000130	000022	000000	263 COOS STREET	RT	1.75	Two Family	06/03/21		\$54,200.00	0.23
GUSTIN, JEAN-LUC L & PAMELA L	BEEPATH, NIGEL S TRSTEE OF	NIGEL S BEEPATH REV TRUST	51 ARBORFIELD ROAD	ROSLINDALE	MA	02131	000130	000273	000000	348 BURGESS STREET	RG	1.75	Single Family	06/03/21	\$65,000.00	\$42,400.00	0.11
MILEJCZAK, NORBERT	LEMOINE, JEFFREY M.		10 MILL STREET	GORHAM	NH	03581-1309	000112	000070	000000	31 HASKELL STREET	RS	1	Single Family	06/03/21	\$220,000.00	\$144,000.00	0.72
POULIN, ROGER C	GUSTIN, JEAN-LUC L & PAMELA CO-TRSTEE OF	GUSTIN FAMILY REV TRUST	275 SCHOOL STREET	BERLIN	NH	03570	000119	000081	000000	275 SCHOOL STREET	RT	2	Single Family	06/04/21		\$160,500.00	0.17
BAILLARGEON, RAYMOND R	MILEJCZAK, KATARZYNA		20 OAKLAND ROAD	SHARON	MA	02067	000112	000016	000000	553 WESTERN AVENUE	RS	1.75	Single Family	06/07/21		\$59,300.00	0.40
SUPERNOR, GLENN P	WN & L APARTMENT RENTALS, LLC		16 LISA DRIVE	NASHUA	NH	03062	000130	000030	000000	620 CHESHIRE STREET	RT	3	Three Family	06/08/21	\$99,000.00	\$65,700.00	0.11
DEBLOIS, PAUL	GERMAINE, MARY A.		32 HIGHLAND STREET	CANTON	MA	02021	000128	000100	000000	97 ELM STREET	RT	2	Two Family	06/08/21	\$85,533.00	\$57,900.00	0.11
MOORE, ROBERT D	AVILES-CABRERA, EDGAR ANTONIO &	LUCIANO, DENISSE LOPEZ	7110 GATEWAY COURT	TAMPA	FL	33615	000128	000070	000000	422 HILLSIDE AVENUE	RS	1.75	Single Family	06/10/21	\$22,000.00	\$18,800.00	0.07
MORIN, ROBERT E	LANGONE, MICHAEL G. & MICHAEL J.		952 MAIN STREET	WOBURN	MA	01801	000120	000158	000000	424 WILLARD STREET	RS	1	Single Family	06/14/21	\$140,000.00	\$98,700.00	0.19
MORIN, ROBERT E	CELLINI, CATHERINE		5 FOUNTAIN STREET #1	WEST WARWICK NOTTINGHAM	RI	02893	000129	000107	000000	665 CHESHIRE STREET	RT	2	Two Family	06/15/21	\$92,000.00	\$64,400.00	0.11
WELLS FARGO BANK, N.A.	CRAFT, SONIA L & STEVE		49 PRIEST ROAD	NOTTINGHAM	NH	03290	000135	000228	000000	16 TURCOTTE STREET	RS	1.75	Single Family	06/16/21		\$86,300.00	0.24
FECTEAU, RICHARD G & LORETTE A, CO-TRSTE	CRAFT, SONIA L & STEVE		49 PRIEST ROAD	NOTTINGHAM	NH	03290	000135	000228	000000	16 TURCOTTE STREET	RS	1.75	Single Family	06/16/21	\$110,000.00	\$86,300.00	0.24
MAYNARD, TIMOTHY M	SECR OF VETERANS AFFAIRS, OFF OF USA	DEPT OF VET. AFFAIRS, LOAN GUAR SVC	3401 WEST END AVENUE STE 760W	NASHVILLE	TN	37203	000111	000062	000000	517 SECOND AVENUE	RS	2	Single Family	06/17/21		\$85,200.00	0.17
LACASSE, JAY &	FECTEAU, ROGER		333 CHAMPLAIN STREET	BERLIN	NH	03570	000118	000167	000000	333 CHAMPLAIN STREET	RG	1	Single Family	06/21/21		\$85,800.00	0.11
SMITH, RICHARD M JR	DUNLAP, LAURA		242 BRENTWOOD DRIVE	BROOKELAND	TX	75931	000117	000060	000000	26 BROWN STREET	BG	1.5	Single Family	06/23/21	\$40,000.00	\$41,000.00	0.13
DUPONT, ARMAND R	JAEGER, KATHRYN FRANCES &	PUTNAM, MARK	609 FIRST AVENUE	BERLIN	NH	03570	000109	000052	000000	187 WIGHT STREET	BG	2	Two Family	06/24/21	\$105,000.00	\$53,000.00	0.11
VILLENEUVE, ALAN	TURNER, COREY A &	MADERA, ANTONIO	700 FOURTH AVENUE	BERLIN	NH	03570	000110	000028	000000	700 FOURTH AVENUE	RT	2	Single Family	06/24/21	\$150,000.00	\$97,100.00	0.23
MACONE, JONATHAN R.	BERNARD-DAISEY, MICHAEL R		577 CHESHIRE STREET	BERLIN	NH	03570	000129	000083	000000	745 LANCASTER STREET	RT	1.50	Single Family	06/25/21	\$74,000.00	\$52,900.00	0.11
QUIROZ, JOHN & ABEGAIL BINETTE REALTY, LLC	247 PLEASANT STREET, LLC		100 WHITE ROCK HILL ROAD	BOW	NH	03304	000119	000117	000000	247 PLEASANT STREET	DT	2.5	Apartment - 4-8	06/25/21	\$60,000.00	\$76,600.00	0.06
BINETTE REALTY, LLC	RODRIGUEZ, JOSHUA		29 BENNETT ROAD	MARBLEHEAD	MA	01945	000130	000380	000000	570 GOEBEL STREET	RG	3	Apartment - 4-8	06/28/21		\$67,300.00	0.11
GALLANT, JENNIFER A	MCCLURE, VELMA J. &	MCCLURE, MARC C.	PO BOX 125	BERLIN	NH	03570	000130	000009	000000	627 ROCKINGHAM STREET	RG	2	Two Family	06/29/21	\$70,333.00	\$38,100.00	0.11
BELANGER, CECILE M &	HALPIN, SCOTT R.		PO BOX 120	JACKSON	NH	03846	000108	000007	000000	41 JERICHO ROAD	BG	1	Single Family	06/29/21	\$179,933.00	\$107,100.00	3.60
MIKE & MIKE, LLC	HALPIN, SCOTT R.		PO BOX 120	JACKSON	NH	03846	000108	000007	000000	41 JERICHO ROAD		1	Single Family	06/29/21	\$179,933.00	\$107,100.00	3.60
Count:	LY REALTY LLC		41 BRIGHAM STREET	SOUTH PORTLAND	ME	04106	000120	000124	000000	275 WILLARD STREET	RT	2	Single Family	06/29/21	\$70,533.00	\$63,800.00	0.11
	BELANGER, BRUCE & CECILE M		386 PORTLAND STREET	BERLIN	NH	03570	000120	000388	000000	386 PORTLAND STREET	RS	1.5	Single Family	06/30/21		\$100,900.00	0.34
	NORTH COUNTRY HOMES LLC		874 UNION STREET, APT 1	MANCHESTER	NH	03104	000120	000296	000000	146 HIGH STREET	RG	3	Three Family	06/30/21	\$140,000.00	\$64,000.00	0.11