

City of Berlin, NH

Office of the City Manager

CITY MANAGER'S REPORT

2-6-2023



1. Attached is the December 2022 Property Transfer list.
2. As you are aware we have changed strategies as it relates to snow and ice control. No longer are we using a sand and salt mix for all ice control. Instead we are applying a strategy of dry salt and sand usage as temperatures dictate. The methodology is one that the state uses that was perfected in Minnesota. While salt expenditures are up, sand usage is much lower. The benefits include less sand being deposited in the drainage system, better quality deicing of roads and conservative but sufficient distribution of deicing materials. A copy of the methodology is attached.
3. The city is having difficulties hiring and retaining employees for public works – the difficulty is that commercial driver's license holders are in short supply. Strategies are being formulated to address this problem, both locally and statewide. Right now, the city is down 2 public works laborer / drivers and one mechanic.
4. The vacuum truck that the city purchased has had a failure of the vacuum apparatus again. This part has failed 3 times in the past. A plan is being formulated where the city will spec out and purchase a new, different vacuum apparatus for the existing truck and potentially trade in the existing body. A different vacuum technology exists, one that is more reliable and effective, thereby saving the city money in the long term, since outside contractor use will be diminished. The truck underneath the vacuum is in very good condition and has not come close to its end of use cycle.

TRANSFER LIST FOR DEC 2022

Previous Owner	Owner Full Name	Co-Owner Full Name	Address Line 1	Address Line 2	City	State	Zip	Map	Lot	Unit	Property Location	Zone	Stories	Use	Deed Record	Sale Price	Total Assessed	Acres
COULOMBE, EDWARD &	COULOMBE, CELESTE A.		200-2 GLEN AVENUE		BERLIN	NH	03570	000117	000049	000000	200-2 GLEN AVENUE	BG	2.5	Two Family	12/01/22		\$160,600.00	0.41
KNIGHT, WILLIAM C &	WALTZ, TRAVIS J. &	VISCARDI, MARISSA	51 JERICHO ROAD		BERLIN	NH	03570	000108	000011	000000	51 JERICHO ROAD	BG	1.75	Single Family	12/02/22	\$215,000.00	\$181,900.00	0.92
HAZBUN, ABRAHAM	700 THIRD AVE. BERLIN, LLC		PO BOX 128		FRANCONIA	NH	03580	000119	000510	000000	700 THIRD AVENUE	RG	2	Apartment - 4-8	12/02/22	\$155,000.00	\$107,000.00	0.14
DEIBEL, JARROD & SUZANNE	SHEPPARD, JOHN & MELANIE		88 EIGHTH STREET		BERLIN	NH	03570	000127	000127	000000	88 EIGHTH STREET	RS	1.75	Single Family	12/02/22	\$147,533.00	\$73,900.00	0.25
BREAULT, NORMAN L	BREAULT, SARAH K. TRSTEE OF	NORMAN & RACHEL BREAULT IRREV TRUST	7 JORDAN AVENUE		BERLIN	NH	03570	000128	000041	000000	7 JORDAN AVENUE	RS	1.25	Single Family	12/05/22		\$178,600.00	0.25
SANSCHAGRIN, ROLAND & BEVERLY	SANSCHAGRIN, DAVID D. TRSTEE OF	ROLAND & BEVERLY SANSCHAGRIN IRREV TRUST	658 BEAUDOIN STREET		BERLIN	NH	03570	000132	000175	000000	658 BEAUDOIN STREET	RT	1.75	Single Family	12/05/22		\$76,600.00	0.17
RAMOS, REYNALDO E &	THEEXECUTIVE LLC		138 SIXTH STREET		DOVER	NH	03820	000130	000250	000000	518 BURGESS STREET	RG	2.5	Three Family	12/06/22	\$115,000.00	\$132,300.00	0.11
MADDEN, JEREMY PAUL	POIRIER, ERIN		584 CHESHIRE STREET		BERLIN	NH	03570	000118	000197	000000	387 STANDARD STREET	IB	2	Two Family	12/06/22	\$115,000.00	\$128,500.00	0.42
ROBERTS, JOAN E.	HARDIN, RICHARD & SUSANNE		338 FIRST AVENUE		BERLIN	NH	03570	000112	000023	000000	338 FIRST AVENUE	RS	1	Single Family	12/06/22	\$297,000.00	\$308,700.00	0.53
AIKENS, DENNIS J	BOYD, WAYNE R. &	BALDELLI, JUDITH F.	330 BURGESS STREET		BERLIN	NH	03570	000131	000055	000000	330 BURGESS STREET	RG	1	Single Family	12/06/22	\$135,000.00	\$137,700.00	0.17
HOWE, ROY E III	PALACIOS, HECTOR		895 HAYWARD STREET	APT 2	MANCHESTER	NH	03103	000119	000234	000000	170 OAK STREET	DT	1.75	Three Family	12/07/22	\$144,000.00	\$131,500.00	0.13
KERIVAN, CONNOR J &	MARAZZI, JODI		37 TWELFTH STREET		BERLIN	NH	03570	000125	000008	000000	37 TWELFTH STREET	RS	1	Single Family	12/08/22	\$205,000.00	\$157,200.00	0.34
LETTRE, MARGUERITE	LETTRE, MARGUERITE TRUSTEE OF	MARGARET LETTRE REV TRUST OF 12-7-22	31 CORBIN STREET		BERLIN	NH	03570	000114	000044	000000	31 CORBIN STREET	RS	1.75	Single Family	12/08/22		\$80,700.00	0.17
CITY OF BERLIN	COY, DONALD P		256 MADISON AVENUE		BERLIN	NH	03570	000120	000114	000000	256 MADISON AVENUE	RT	1.75	Single Family	12/09/22		\$121,300.00	0.11
CITY OF BERLIN	DUBAY, MICHAEL		7 ARLINGTON STREET		BERLIN	NH	03570	000137	000085	0000L7	7 ARLINGTON STREET	RR	1	Mobile Home NL	12/09/22		\$43,800.00	0.00
CITY OF BERLIN	FINNIGAN-ALLEN, KIERAN		289 FIRST AVENUE		BERLIN	NH	03570	000112	000033	000000	289 FIRST AVENUE	RS	2	Single Family	12/09/22		\$80,500.00	0.18
CITY OF BERLIN	HYNOSKY, MARGARET F		312 MADISON AVENUE		BERLIN	NH	03570	000120	000109	000000	312 MADISON AVENUE	RT	1.75	Single Family	12/09/22		\$79,100.00	0.11
CITY OF BERLIN	FORD, JENNIFER		158 WILLARD STREET		BERLIN	NH	03570	000119	000189	000000	158 WILLARD STREET	RG	2.5	Single Family	12/09/22		\$198,300.00	0.11
CITY OF BERLIN	SIMMS, DAVID ALAN &	VANESSA MARIE	7 WENDY LANE		BERWICK	ME	03901	000118	000101	000000	706 WESTERN AVENUE	RG	2	Two Family	12/09/22		\$65,900.00	0.25
LARAMEE, GILLES & LILLIAN-EST OF	VEGA, AARON A. JR		689 KENT STREET		BERLIN	NH	03570	000132	000112	000000	689 KENT STREET	RS	1.25	Single Family	12/13/22	\$125,000.00	\$144,700.00	0.32

CARON, RAMONA M	AMATO, ANTONIO &	DELAFONTAINE, ALYSSA	85 PERSHING AVENUE		BERLIN	NH	03570	000135	000197	000000	85 PERSHING AVENUE	RS	1	Single Family	12/13/22	\$38,000.00	\$40,100.00	0.11
BEEPETH, NIGEL S TRSTEE OF	ROSARIO, JOEL ANTHONY		19 REPTO MENDEZ		ISABELA	PR	00662	000130	000273	000000	348 BURGESS STREET	RG	1.75	Single Family	12/14/22	\$127,000.00	\$82,600.00	0.11
KING, RONALD & TRACEY	KING, TRACEY		8 GRANDVIEW DRIVE		BERLIN	NH	03570	000123	000002	000000	8 GRANDVIEW DRIVE	RR	2	Single Family	12/16/22		\$307,000.00	1.49
KING, RONALD & TRACEY	KING, TRACEY		8 GRANDVIEW DRIVE		BERLIN	NH	03570	000123	000002	000000	8 GRANDVIEW DRIVE		2	Single Family	12/16/22		\$307,000.00	1.49
BUENVIAJE, VIVIAN MARIN	PROSEED AMERICA LLC		258 EMERSON ROAD		HARRISVILLE	RI	02830	000130	000274	000000	344 BURGESS STREET	RG	1.75	Single Family	12/16/22		\$102,600.00	0.09
CITY OF BERLIN	HAYNES, CHARLES JR		7 BRUNSWICK STREET		BERLIN	NH	03570	000137	000085	000L37	7 BRUNSWICK STREET	RR	1	Mobile Home NL	12/19/22		\$15,900.00	0.00
CITY OF BERLIN	MEEHAN, STEVE		645 ADAMS STREET		EUGENE	OR	97402	000120	000330	000000	390 CHURCH STREET	RS	1.75	Single Family	12/19/22		\$112,200.00	0.15
BYRON, MATHEW	COZY HOME LLC		14 JULIE ROAD		NORTH EASTON	MA	02357	000130	000338	000000	414 CHAMPLAIN STREET	RG	2.5	Three Family	12/19/22		\$130,400.00	0.12
CITY OF BERLIN	FALARDEAU, ANNE	AKA ANNE SWANSON	1210 CRANE BOULEVARD		SUGARLOAF KEY	FL	33042	000120	000208	000000	185 PARK STREET	RT	2.5	Two Family	12/19/22		\$115,700.00	0.11
MUDGETT, STEPHANIE V	NEWMAN, MARK E.		197 PERCH POND RD	UNIT #2	HOLDERNESS	NH	03245	000118	000059	000000	478 FIRST AVENUE	RS	1.75	Single Family	12/20/22	\$175,000.00	\$92,000.00	0.23
BOUTHOT, RITA-LIFE EST	BOUTHOT, RITA-LIFE EST	BOUTHOT, GLENN & DEBRA	30 BEMIS STREET		BERLIN	NH	03570	000135	000092	000000	30 BEMIS STREET	RS	1.25	Single Family	12/20/22		\$109,300.00	0.17
EVELLA PROPERTIES, LLC	BROWN DUPLEX LLC		64 LAKE VIEW DRIVE		NEW HAMPTON	NH	03256	000119	000305	000000	134 YORK STREET	BG	2.5	Two Family	12/22/22		\$77,200.00	0.07
CITY OF BERLIN	ALLBEE, STEPHEN J		17 PRESIDENTIAL AVENUE		BERLIN	NH	03570	000122	000026	000000	17 PRESIDENTIAL AVENUE	RS	1	Single Family	12/27/22		\$150,700.00	0.24
CITY OF BERLIN	GIANNOS, CHRISTOVALANTE		18 EAST NORMANDY DRIVE		WEST HARTFORD	CT	06107-1405	000120	000110	000000	306 MADISON AVENUE	RT	2	Single Family	12/27/22		\$137,100.00	0.11
GENTILI, MICHAEL F	LOPEZ, HINGINIO JR.		111 BRIARWOOD DRIVE		NEW BEDFORD	MA	02745	000119	000085	000000	93 PROSPECT STREET	RT	2.5	Single Family	12/28/22	\$110,000.00	\$183,600.00	0.27
BDBERLIN LLC	BAL, DEEPINDER		9214 FOXBORO DRIVE		BRENTWOOD	TN	37027	000119	000474	000000	851 FOURTH AVENUE	RT	2.75	Apartment - 4-8	12/29/22	\$249,000.00	\$273,800.00	0.23

**NH Road Salt Application Rates for Deicing Roads
(Pounds per Lane Mile)**

Pavement Temp. (°F) and Trend (↑ ↓)	Weather Condition	Maintenance Actions	Application Rate (lbs/per lane mile)			
			Salt Prewet/ Pretreated with salt brine	Salt Prewet/ Pretreated with other blends	Dry salt	Winter sand
>30 ↑	Snow	Plow, treat intersections only	150	125	150	Not recommended
	Frz. Rain	Apply chemical	175	150	200	Not recommended
30 ↓	Snow	Plow and apply chemical	175	150	200	Not recommended
	Frz. Rain	Apply chemical	200	175	225	Not recommended
25 - 30 ↑	Snow	Plow and apply chemical	200	175	225	Not recommended
	Frz. Rain	Apply chemical	225	200	225-275	Not recommended
25 - 30 ↓	Snow	Plow and apply chemical	250	200	275	Not recommended
	Frz. Rain	Apply chemical	275	250	275-300	450
20 - 25 ↑	Snow or frz. Rain	Plow and Apply chemical	275	275	275-300	450 for frz. Rain
20 - 25 ↓	Snow	Plow and apply chemical	275	250	300-325	Not recommended
	Frz. Rain	Apply chemical	300	275	325-400	450
15 - 20 ↑	Snow	Plow and apply chemical	300	275	325	Not recommended
	Frz. Rain	Apply chemical	300-375	275-350	325-400	450
15 - 20 ↓	Snow or Frz. Rain	Plow and apply chemical	325	300	350	450 for frz. Rain
0 to 15 ↑ ↓	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	300-350	Not recommended	600 and spot-treat as needed
< 0	Snow	Plow, treat with blends, sand hazardous areas	Not recommended	350-500	Not recommended	600 and spot-treat as needed

Table 19. Application Rates for Deicing

These rates are based on road application guidelines (Mn Snow & Ice Control Field Handbook, Manual 2005-1). Develop your own application rates by adjusting your current rates incrementally downward toward these guidelines. Where temperature categories overlap, select the rate most applicable to your situation.