

## **BOARD OF SELECTMEN MEETING**

**August 1, 2023**

### **MINUTES**

**Present:** Shawn Talbot (Chair), Jason Somero, Lou Alvarez and Debbie Deaton (Town Administrator)

**5:00 Open Meeting** with the Pledge of Allegiance

**5:05 NHPDIP (New Hampshire Public Deposit Investment Pool):**

Beth Galperin explained the history of the "Pool". In the late 1980's, there were officials concerned about the economy and the interest rates. The NH PDIP was formed by legislation (RSA 383:22-24). There is great representation of Municipal people on the Board. The oversight of the pool falls under the oversight of the State Treasurer.

The pool was formed for safety of funds, keeping funds liquid and no minimum or maximum. The rates are very competitive.

All municipal entity receives the same rate, it is not based on size or income.

The NH PDIP does not do the MS-9 or the MS-10 whereas our current company (Three Bearings) does. They will do an account analysis statement.

Jason asked what the turnaround time is, adding we need access to our Capital Reserve Funds occasionally. Beth replied you should be able to receive the funds 24-48 hours after the request. The money would be transferred via ACH to the Town's checking account. She also added some towns use this as a savings account and withdraw their monthly payables from this. Beth mentioned no municipality has ever lost a cent investing in the pool.

Debbie will forward Beth's contact information to the Trustees of the Trust Funds.

**5:33 Round Table Discussion:**

- The Board had reviewed the NH Highway Safety Grant that Chief Abel had applied for (see minutes from 7/25/23).

Shawn made a motion to accept and approved the NH Highway Safety Grant for the Police Department. Lou seconded the motion and it passed unanimously.

- Due to the lack of properties, the Board decided to postpone any auction until the spring. We will then have a few tax deeded properties to auction. Debbie will let the auctioneer know. Shawn also mentioned having the Town Clerk say a couple of words about the deeding process before going into non-public sessions without mentioning any names of the property owners.

- Shawn read an email from Fire Chief Somero (attached) regarding his request to send old gear to the Ogunquit Fire Department to donate to the Ukraine. Debbie will ask Gary for a complete list of all items donated. The Board approved this with no opposition.

- Debbie said she had spoken to the Trustees of the Trust Funds regarding the donation of a fire truck to the Town. They had some question if the Capital Reserve was to purchase a "brand new" fire truck or a "new to the Town" fire truck. The other question is if this fund can be used for repairs to a "new" truck donated to the Town. They will discuss this at their next meeting.

Lou mentioned the last fire truck that was purchased from the Capital Reserve Fund was used.

- Shawn suggested re-writing some of the Capital Reserve warrant articles to clarify things like the above. Jason added the Trustees of the Trust Funds should be involved in that.

•Debbie informed the Board the Trustees will not be reimbursing the Town \$1,745 from 2021 for requests made to Stearns Burton. The Stearns Burton is for lectures only and these were for Ancestry.com subscription for the library, the Keene marching band for the Memorial Day parade and stocking the pond for the fishing derby. None of these are lectures so they will not be reimbursed.

• Debbie brought a photo of the sinkhole on Jacqueline Drive that was repaired by the DPW. The reason the sinkhole occurred was because the builder tied the gutters and perimeter drain into the road drainage and they were not sealed properly. There is potential for this to happen again in a different spot.

There was a lot of discussion regarding the fire pond and the grading that was done out in the back. The water points were put in for safety/access to the fire pond and if they are not accessible as required by the subdivision approval, this would be a code enforcement issue.

• Greenbriar Road- there was an email received from a resident regarding the danger of the sharp curve on Greenbriar Road. Debbie stated she had also received 2 phone calls from residents. Shawn and Jason said they had driven out there to view the curve. There was some discussion about this road and it was decided Debbie would ask the DPW to place yellow arrow signs on the curve.

The residents also asked about making Moose Drive an emergency access lane. Debbie will look into this. Moose Drive is a private road.

#### **6:35 Continuation Public Hearing-Antique Fire Brigade Building (36 Main Street):**

Debbie found a deed from 1954 that states the property can only be used "to house fire-fighting equipment and for purposes incidental to the use and care of such equipment, but for no other uses whatever".

Debbie will check with Town Counsel to see if the Board of Selectmen can auction this property.

An email was sent from New Testament Church asking if we could request the church be able to use the parking lot on Sundays (attached).

Another email was sent from the library treasurer asking about consideration of the building for library and Heritage Commission purposes (attached).

There was discussion about asking the Town residents by way of warrant article if they would approve the sale.

At 7:01. Shawn closed the Public Hearing.

#### **7:02 Round Table Discussion continued:**

• Debbie informed the Board that the Brownfield Committee would like to meet with them to discuss next steps regarding the old highway garage.

•Debbie said she had emailed the State Reps with alternate dates to come to a BOS meeting.

•The Board asked Debbie to email Craig Smeeth regarding coming to a future meeting regarding the damage to his fence.

•Debbie will ask Lisa when she is planning to submit the properties eligible for tax deeding to the Board.

•Jason said Bruce Aho and Russ Salo have done a lot of work on the Town clock and it is up and running! They will be trying to get the chimes working.

•Jason asked if there has been any reply from the letter to the Governor. Debbie replied there hasn't been.

•Shawn stated there is a large homeless population and is getting larger. Carrie Traffie (Welfare Officer) will be meeting with the Planning Board and BOS regarding the current housing crisis. The shelters are full and we are putting people up in hotels. Hopefully this meeting will bring awareness to this and hopefully a solution. There is legislation in process right now.

•Debbie will email Fran Parisi regarding any updates to the approved cell tower.

**6:40 Non-public RSA 91-A:3, II (c):**

At 6:40, Shawn made a motion to go into non-public session. Lou seconded the motion and it passed unanimously. At 7:00, Shawn made a motion to return to public session. Lou seconded the motion and it passed unanimously. Shawn made a motion to seal the minutes. The motion was seconded by Jason and it passed unanimously.

At 8:25pm, Shawn made a motion to adjourn. Lou seconded the motion and it passed unanimously.

Respectfully submitted,

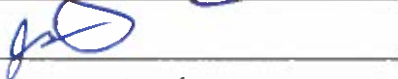
Debbie Deaton  
Town Administrator

**Minutes approved by BOARD OF SELECTMEN**


Shawn Talbot, Chairman:

A blue ink signature of Shawn Talbot, consisting of a large, stylized 'S' followed by a horizontal line.

Jason Somero:

A blue ink signature of Jason Somero, appearing as a cursive 'JS' followed by a horizontal line.

Lou Alvarez:

A blue ink signature of Lou Alvarez, appearing as a cursive 'LA' followed by a horizontal line.



## NEW HAMPSHIRE Public Deposit Investment Pool



# An Investment Solution for Public Agencies

The New Hampshire Public Deposit Investment Pool (NH PDIP or the Pool) has been providing New Hampshire public entities with professional investment services since 1993. The Pool is designed to meet the distinctive investment needs of cities, towns, school districts, and other public subdivisions.

It is designed to focus on safety of principal, liquidity of funds, and earning a competitive yield.

NH PDIP offers an investment option managed to comply with the Government Accounting Standards Board (GASB) Statement No. 79 and rated AAAM by Standard & Poor's<sup>1</sup>.

### Pool Features

- Same-day liquidity
- Unlimited transactions and accounts
- Interest paid monthly
- Local program representatives
- No out-of-pocket fees
- Diversification
- Professionally managed by NH PDIP's Investment Adviser, PFM Asset Management LLC

### A Team of Professionals

NH PDIP is professionally managed by the following organizations:

|  |   |
|--|---|
| Oversight                                  | State Treasurer of New Hampshire & NH PDIP Advisory Board |
| Program Administrator & Investment Adviser | PFM Asset Management LLC                                  |
| Auditor                                    | Ernst & Young LLP   |
| Custodian                                  | U.S. Bank N.A.  |

<sup>1</sup> Standard & Poor's fund ratings are based on analysis of credit quality, market price exposure, and management. According to Standard & Poor's rating criteria, the AAAM rating signifies excellent safety of investment principal and a superior capacity to maintain a \$1.00 per share net asset value. However, it should be understood that the rating is not a "market" rating nor a recommendation to buy, hold or sell the securities. For a full description on rating methodology, visit Standard & Poor's website ([http://www.standardandpoors.com/en\\_US/web/guest/home](http://www.standardandpoors.com/en_US/web/guest/home)).

## NH PDIP is Here for You

Our team understands your primary financial objectives of earning a competitive yield while maintaining safety of principal and daily liquidity. Taking advantage of every opportunity for incremental yield can mean the difference between a tight budget and room to breathe. NH PDIP offers solutions designed to help you meet those goals. Contact our team for more information.

For assistance establishing or transacting on your accounts, contact the Client Services Group at **844-464-7347** or via email at **CSGEastRegion@pfmam.com**.

## We Have You Covered

- Transparent tracking and reporting capabilities
- Dedicated client service team
- Daily account information at **nhpdiip.com**

## Program Team

**John Molloy**  
Head of Liquidity Products  
[molloyj@pfmam.com](mailto:molloyj@pfmam.com)

**Katia Frock**  
Program Manager  
[frockk@pfmam.com](mailto:frockk@pfmam.com)

**Beth Galperin**  
Program Representative  
[galperinb@pfmam.com](mailto:galperinb@pfmam.com)

## Client Services Team

**Kecia Vaughn**  
Key Account Manager  
[vaughnk@pfmam.com](mailto:vaughnk@pfmam.com)

**Lynn Wirrick**  
Client Consultant  
[wirrickl@pfmam.com](mailto:wirrickl@pfmam.com)

**Bethany Baker**  
Client Consultant  
[bakerb@pfmam.com](mailto:bakerb@pfmam.com)

**Anne Parker**  
Client Services Representative  
[parkera@pfmam.com](mailto:parkera@pfmam.com)

**Twinkle Malhotra**  
Client Services Representative  
[malhotrat@pfmam.com](mailto:malhotrat@pfmam.com)

## A Program Governed by Those it Serves

*Current as of June 2023*

The Pool is governed by the State Treasurer of New Hampshire with the assistance of the Advisory Committee. These individuals are responsible for setting overall policies for the Pool and for hiring and supervising the activities of the Program Administrator, the Custodian, and other agents of the Pool. They are also responsible for monitoring the investment performance and the method of valuing Shares of the Pool.

**Monica Mezzapelle**  
State Treasurer  
*New Hampshire State Treasury*

**Jamie Teague**  
Business Administrator  
*School Administrative Unit 70*

**Charles Nickerson**  
Finance Director  
*Rockingham County*

**Adam Denoncour**  
Assistant Director  
Municipal & Property Division  
*NH Department of Revenue*

**Dawn Enwright**  
Treasurer/Tax Collector  
*City of Concord*

**Keith Pike**  
Vice President  
Government Banking  
*TD Bank*

**Daniel R. Lynch**  
Director of Finance  
*City of Dover*

**Michelle Bogardus, CTP**  
Deputy Finance Director  
*City of Manchester*

**Joe Thornton**  
Senior Vice President  
Retail Banking  
*Franklin Saving Bank*

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## Town Administrator

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**From:** buildinginspector  
**Sent:** Monday, July 31, 2023 8:06 PM  
**To:** Town Administrator  
**Subject:** fire department non compliance gear

I have spoken with the Ogunquit Maine Fire Department after seeing on social media that they have been collecting out of compliance items from various Maine , New Hampshire , and Massachusetts Fire Departments and shipping them to Ukraine for their use. There is no liability to the town for donating the non-compliance items, and at no cost. Our non-compliance items are just sitting in the corner collecting dust and taking up valuable space. The only other option is to bring the items to the transfer station for disposal. We would be sending the out of compliance air packs , sets of gear pants / jackets, and some hose. Also old CPR mannequins that American Heart no longer allow, for teaching tools. We have had to update our mannequins to the new standards . We will need to go though and compile all the non-compliance items. I will personally deliver the items to them at no expense to the town.

Thanks you for your consideration,  
Gary Somero  
Fire Chief Town of New Ipswich

OK  
per BOS 8/1/23

## Trustees of the Trust Funds

Meeting Location: New Ipswich Town Office, 661 Turnpike Road, New Ipswich

Meeting Date: July 27, 2023

Attendees: Bentti Hoiska, Jim Coffey, and Robert Zinsmeister

Meeting was called to order at 9:15 a.m.

### Old Business:

The minutes of the meetings on June 27 and June 29, 2023 were read and approved.

We revisited a previous BOS request for \$2,532.20 to be taken from the Stearns and Burton trust funds to cover the cost of two programs, *Porter History of Agricultural Barns* (\$267.20) and *Eyes on Owls* (\$520) as well as expenses for trout for a fishing derby (\$720), band playing at a Memorial Day observance (\$800), and a one-year subscription to Ancestry.com for the library (\$225.00). All these expenses were incurred in 2021 and approved by the Stearns/Burton committee of that time. It was determined that the fish, band, and Ancestry.com subscription expenses do not meet the legal requirements of the S/B funds and cannot be reimbursed, a total of \$1,745. The \$787.20 for the two programs will be paid from the trust funds.

### New Business:

There is a proposal to the town for the acquisition of a fire truck. A used truck is being auctioned by the Groton, MA FD and a group of anonymous people is offering to purchase the truck and donate it to the town. There will be an additional expense of about \$60,000 to repair and outfit the vehicle. The question before us is if the cost of the truck can be paid from the Fire Department CRF. First look says it cannot because the fund was set up to replaced old trucks with new ones. It does not imply replacement with a not-new (used) truck. We will further research this CRF and present finding at next meeting.

We informed the Town Administrator that the earnings from the General Trust fund (previously Electric Light fund) of \$4,633.14 are available for transfer.

Meeting was adjourned at 10:15 a.m.







Jacqueline Drive  
7/26/23

Sink Hole

perimeter drain & gutters were  
tied into road drainage per PG

Not sealed properly

**From:** Town Administrator  
**To:** Shawn Talbot ([stalbot@townofnewipswich.org](mailto:stalbot@townofnewipswich.org)); Jason Somero ([jsomero@townofnewipswich.org](mailto:jsomero@townofnewipswich.org)); Lou Alvarez; Michael Abel; Police; HighwayDept  
**Subject:** Greenbriar Road issue  
**Date:** Monday, July 31, 2023 1:41:00 PM

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Good Afternoon,

I received 2 phone calls from residents on Greenbriar Road this morning regarding this issue and the following email was received on Friday. I told them I would speak to the Police Chief and the Road Agent prior to Tuesday night's meeting. They said this has been an issue for many years and has gone before prior Selectboards (they think it was around 2007). They discussed gating the road from the trailer park so people don't use it as a cut through and also posting signs before the curve and nothing was done. If any of you have any prior knowledge of this or any suggestions, please let me know so we can discuss it Tuesday evening. At this point in time, they are not sure they can make the meeting but want their concerns heard and acted on. I assured them they can won't be kicked down the road again and we will deal with this.

*As you may or may not be aware, the traffic on Greenbriar Road has been problematic over the last several years. The road itself was initially designed to be a dead end. However, somewhere along the way, Moose Drive was allowed to be opened. The traffic entering and exiting the trailer park has utilized Greenbriar for many years. However, the residents of the park have increased which has increased the traffic in and out of Greenbriar. The traffic cutting through the park, is now including traffic from Stowell - Cedar Ridge. Not only is the traffic heavy, but it is also fast. Last night we had our second accident in two years at the corner of my property, resulting in damage. The first accident was a young woman on icy roads that went off the road taking out an adjoining neighbors' mailbox and fence. I don't believe the police were involved. Last night's accident, again destroyed the mailbox, took out power to the residence and ended up approximately 30 ft. into our property, resulting in a damaged wall and accident debris that will need to be addressed. The vehicle owner did tell us he will clean it up, which is acceptable.*

*I would like the Town of New Ipswich to close off access from Moose Drive onto Greenbriar. We hope the town can assist us with the problem. - Regards, Karen & Alfred Guadagni - 76 Greenbriar Road.*

Thank you,

*Debbie Deaton*

Town Administrator  
661 Turnpike Road  
New Ipswich, NH 03071  
603-878-2772 ext. 422

**From:** [Contact form at New Ipswich, NH](#)  
**To:** [Town Administrator](#)  
**Subject:** [New Ipswich, NH] Building sale (Sent by Michael Martel, mrt153@gmail.com)  
**Date:** Tuesday, July 25, 2023 3:48:22 PM

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Hello ddeaton,

[REDACTED] has sent you a message via your contact form (<https://www.newipswichnh.gov/user/43/contact>) at New Ipswich, NH.

If you don't want to receive such e-mails, you can change your settings at <https://www.newipswichnh.gov/user/43/edit>.

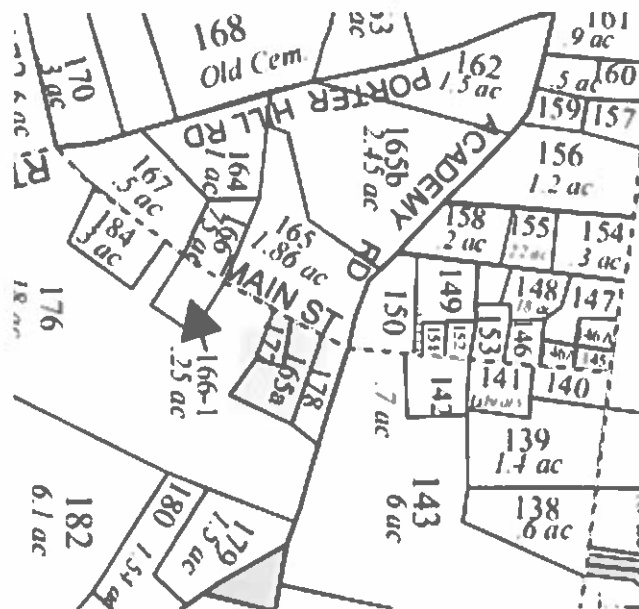
Message:

Debbie, In regards to the potential sale of the building next to our church on Main Street I have only some concerns. We have been utilizing the parking lot for over twenty years and it would be a hardship for us if the parking area is no longer available. We only use it on Sunday mornings so if it is sold would the Town consider a clause in the deed that would grant the church the permission to use the parking area on Sundays.

Another concern would be if the new owners decide to demolish the building and construct something much larger that would encompass that area of the parking lot.

Thank you and the Board of Selectmen for your consideration

Mike Martel



Map: 000011

Lot: 000177


Sub: 000000

Card: 1 of 1

36 MAIN STREET

NEW IPSWICH

Printed: 07/20/2023

| OWNER INFORMATION   |          | SALES HISTORY                                       |          |          |        |                          |      | PICTURE   |      |                                     |     |   |           |       |
|---|----------|---|----------|----------|--------|--------------------------|------|---|------|-------------------------------------|-----|---|-----------|-------|
| TOWN OF NEW IPSWICH   |          | Date  | Book     | Page     | Type   | Price Grantor            |      |   |      |                                     |     |   |           |       |
| 661 TURNPIKE ROAD   |          | 02/27/2002  | 6589     | 486      | U I 35 | TOWN OF NI               |      |   |      |                                     |     |   |           |       |
| NEW IPSWICH, NH 03071   |          |   |          |          |        |                          |      |   |      |                                     |     |   |           |       |
| LISTING HISTORY   |          | NOTES   |          |          |        |                          |      |  |      |                                     |     |   |           |       |
| 12-06-22 DMRM   |          | EMERGENCY MANAGEMENT BLDG, UNUSED 2022 CYC MEAS-N/C |          |          |        |                          |      |   |      |                                     |     |   |           |       |
| 08-09-05 DIUM   |          |   |          |          |        |                          |      |   |      |                                     |     |   |           |       |
| 07-06-00 JRUM   |          |   |          |          |        |                          |      |   |      |                                     |     |   |           |       |
| EXTRA FEATURES VALUATION  |          |   |          |          |        |                          |      |   |      | MUNICIPAL SOFTWARE BY AVITAR        |     |   |           |       |
| Feature Type  | Units    | Length x Width                                      | Size Adj | Rate     | Cond   | Market Value             |      | Notes   |      | <b>NEW IPSWICH ASSESSING OFFICE</b> |     |   |           |       |
|   |          |   |          |          |        |                          |      |   |      | <b>PARCEL TOTAL TAXABLE VALUE</b>   |     |   |           |       |
| Year  |          | Building  |          | Features |        | Land                     |      |   |      |                                     |     |   |           |       |
| 2021  |          | \$ 96,600   |          | \$ 0     |        | \$ 50,000                |      |   |      |                                     |     |   |           |       |
|   |          |   |          |          |        | Parcel Total: \$ 146,600 |      |   |      |                                     |     |   |           |       |
| 2022  |          | \$ 96,600   |          | \$ 0     |        | \$ 50,000                |      |   |      |                                     |     |   |           |       |
|   |          |   |          |          |        | Parcel Total: \$ 146,600 |      |   |      |                                     |     |   |           |       |
| 2023  |          | \$ 96,600   |          | \$ 0     |        | \$ 50,000                |      |   |      |                                     |     |   |           |       |
|   |          |   |          |          |        | Parcel Total: \$ 146,600 |      |   |      |                                     |     |   |           |       |
| LAND VALUATION  |          |   |          |          |        |                          |      |   |      | LAST REVALUATION: 2019              |     |   |           |       |
| Zone: VDI VILLAGE I Minimum Acreage: 1.00 Minimum Frontage: 200 |          |   |          |          |        |                          |      |   |      | Site: Driveway: Road:               |     |   |           |       |
| Land Type   | Units    | Base Rate   | NC       | Adj      | Site   | Road                     | DWay | Topography  | Cond | Ad Valorem                          | SPI | R | Tax Value | Notes |
| EXEMPT-MUNIC  | 0.060 ac | 25,000  | E        | 100      | 100    | 100                      | 100  |   | 200  | 50,000                              | 0   | N | 50,000    | USE   |
|   | 0.060 ac |   |          |          |        |                          |      |   |      | 50,000                              |     |   | 50,000    |       |



Map: 000011

Lot: 000177


Sub: 000000

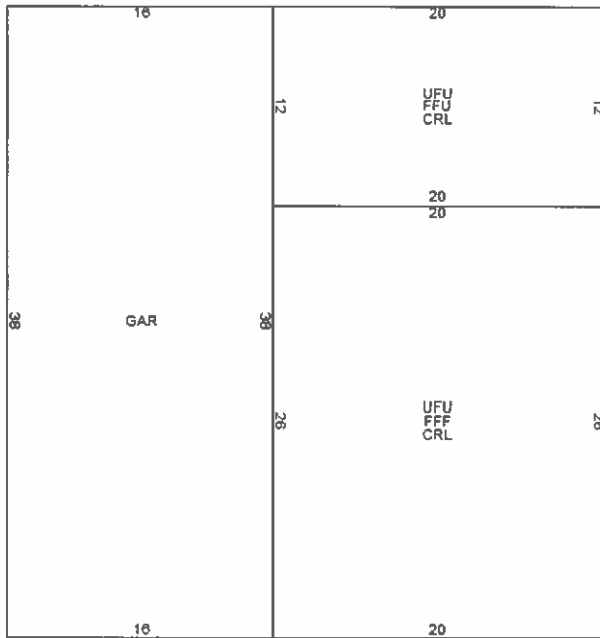
Card: 1 of 1

36 MAIN STREET

NEW IPSWICH

Printed: 07/20/2023

| PICTURE  | OWNER                                    | TAXABLE DISTRICTS | BUILDING DETAILS  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|--|--|-------------------|---|---------|-------------|------|------|---------|-----|--------|-----|------|-----|-----|-----------|-----|------|-----|-----|-------------|-----|------|-----|-----|-------------|-----|------|----|-----|---------------|-----|------|-----|------|-----|-------|--|-------|
|  | TOWN OF NEW IPSWICH                      | District          | Model: 2.00 STORY FRAME CONVENTION  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  | 661 TURNPIKE ROAD                        | Percentage        | Roof: GABLE HIP/ASPHALT   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  | NEW IPSWICH, NH 03071<br>Account Number: |                   | Ext: CLAP BOARD   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| PERMITS  |  |                   | Int: PLYWOOD PANEL  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| Date   | Permit ID                                | Permit Type       | Notes   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Floor: CARPET   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Heat: OIL/FA DUCTED   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Bedrooms: Baths: Fixtures:  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Extra Kitchens: Fireplaces:   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | A/C: No Generators:   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Quality: A1 AVG+10  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Com. Wall   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Size Adj: 1.3195  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Base Rate: EXM 85.00  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Bldg. Rate: 1.1169  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Sq. Foot Cost: \$ 94.94   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | BUILDING SUB AREA DETAILS   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | <table border="1"> <thead> <tr> <th>ID</th> <th>Description</th> <th>Area</th> <th>Adj.</th> <th>Effect.</th> </tr> </thead> <tbody> <tr> <td>GAR</td> <td>GARAGE</td> <td>608</td> <td>0.45</td> <td>274</td> </tr> <tr> <td>UFU</td> <td>UPPER FLR</td> <td>760</td> <td>0.50</td> <td>380</td> </tr> <tr> <td>FFF</td> <td>FST FLR FIN</td> <td>520</td> <td>1.00</td> <td>520</td> </tr> <tr> <td>CRL</td> <td>CRAWL SPACE</td> <td>760</td> <td>0.05</td> <td>38</td> </tr> <tr> <td>FFU</td> <td>FST FLR UNFIN</td> <td>240</td> <td>0.60</td> <td>144</td> </tr> <tr> <td>GLA:</td> <td>520</td> <td>2,888</td> <td></td> <td>1,356</td> </tr> </tbody> </table> | ID      | Description | Area | Adj. | Effect. | GAR | GARAGE | 608 | 0.45 | 274 | UFU | UPPER FLR | 760 | 0.50 | 380 | FFF | FST FLR FIN | 520 | 1.00 | 520 | CRL | CRAWL SPACE | 760 | 0.05 | 38 | FFU | FST FLR UNFIN | 240 | 0.60 | 144 | GLA: | 520 | 2,888 |  | 1,356 |
| ID   | Description                              | Area              | Adj.  | Effect. |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| GAR  | GARAGE                                   | 608               | 0.45  | 274     |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| UFU  | UPPER FLR                                | 760               | 0.50  | 380     |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| FFF  | FST FLR FIN                              | 520               | 1.00  | 520     |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| CRL  | CRAWL SPACE                              | 760               | 0.05  | 38      |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| FFU  | FST FLR UNFIN                            | 240               | 0.60  | 144     |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
| GLA:   | 520                                      | 2,888             |   | 1,356   |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | 2019 BASE YEAR BUILDING VALUATION   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Market Cost New: \$ 128,739   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Year Built: 1920  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Condition For Age: AVERAGE 25 %   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Physical:   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Functional:   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Economic:   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Temporary:  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Total Depreciation: 25 %  |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |
|  |  |                   | Building Value: \$ 96,600   |         |             |      |      |         |     |        |     |      |     |     |           |     |      |     |     |             |     |      |     |     |             |     |      |    |     |               |     |      |     |      |     |       |  |       |



OWNER INFORMATION

TOWN OF NEW IPSWICH

661 TURNPIKE ROAD

NEW IPSWICH, NH 03071

SALES HISTORY

Date      Book      Page      Type      Price      Grantor

LISTING HISTORY

01/24/23      DMRM  
05/23/16      NTRL  
07/06/00      JRUV

NOTES

PARKING LOT. 2016; NO CHANGE.2023 CYC MEAS-N.C.

EXTRA FEATURES VALUATION

| Feature Type | Units | Length x Width | Size Adj | Rate | Cond | Market Value | Notes |
|--------------|-------|----------------|----------|------|------|--------------|-------|
| PAVING       | 4.200 |                | 100      | 3.25 | 60   | 8,190        |       |
|              |       |                |          |      |      | 8,200        |       |

MUNICIPAL SOFTWARE BY AVITAR

NEW IPSWICH ASSESSING  
OFFICE

PARCEL TOTAL TAXABLE VALUE

| Year | Building | Features         | Land       |
|------|----------|------------------|------------|
| 2021 | \$ 0     | \$ 8,200         | \$ 113,300 |
|      |          | Parcel Total: \$ | 121,500    |
| 2022 | \$ 0     | \$ 8,200         | \$ 113,300 |
|      |          | Parcel Total: \$ | 121,500    |
| 2023 | \$ 0     | \$ 8,200         | \$ 113,300 |
|      |          | Parcel Total: \$ | 121,500    |

LAND VALUATION

LAST REVALUATION: 2019

Zone: VD1 VILLAGE I      Minimum Acreage: 1.00      Minimum Frontage: 200

Site:

Driveway:

Road:

| Land Type    | Units    | Base Rate | NC | Adj | Site | Road | DWay | Topography | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
|--------------|----------|-----------|----|-----|------|------|------|------------|------|------------|-----|---|-----------|-------|
| EXEMPT-MUNIC | 0.170 ac | 47,200    | G  | 120 | 100  | 100  | 100  |            | 200  | 113,300    | 0   | N | 113,300   | USE   |
|              | 0.170 ac |           |    |     |      |      |      |            |      | 113,300    |     |   | 113,300   |       |



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That DOROTHEA A. PRESTON, an unmarried widow, of Deering,  
County of Hillsborough and State of New Hampshire,  
for consideration paid,  
grant to THE TOWN OF NEW IPSWICH, a municipal corporation, situated  
in the County of Hillsborough, and the State of New  
Hampshire,  
with QUITCLAIM covenants,

A certain tract or parcel of land situated on the Northeasterly  
side of Main Street, a/k/a Route 123A in the Town of New Ipswich,  
County of Hillsborough and State of New Hampshire, known as the  
Hastings Lot, containing 0.17 acres, more or less, bounded and  
described as follows:

Beginning at the Southwesterly corner of the lot herein  
described at a drill hole marked by an iron pipe near a stone wall  
on the Southeasterly side of Main Street at other land of the Town  
of New Ipswich; thence running

South 46° 54' East fifty-eight and nine tenths (58.9) feet,  
more or less, to a stone bound set in the ground; thence turning and  
running

South 42° 38' West forty-two and one tenth (42.1) feet, more or  
less, to a drill hole set in the ground; the last two courses being  
by other land of the Town of New Ipswich known as the "Old Engine  
House Lot" and land previously conveyed by John Preston to the Town  
of New Ipswich; thence turning and running

South 61° 38' East fifty-one and one tenth (51.1) feet, more or  
less, along a stone wall to a drill hole set in a corner of stone  
walls; thence turning and running

North 47° 12' East partly along a stone wall ninety-one (91)  
feet, more or less, to an iron pipe set near a big stump; thence  
turning and running

North 56° 45' West one hundred fifteen and five tenths (115.5)  
feet, more or less, by land now or formerly of Kenneth L. and Gayle  
H. Goss to a drill hole; thence turning and running

93 MAY 27 PM 3:00

326180

BK5437PG0410

Said premises contain 0.17 acres, and are shown as "Hastings Lot - 0.17 acres, Land of J. Preston" on plan entitled "Lands of WAT Corporation in John Preston, New Ipswich, N.H., Scale 1" = 16', dated 1974" and recorded in Hillsborough County Registry of Deeds, Plan No. 8217.

Said premises are subject to the rights of said Town of New Ipswich to maintain an aqueduct across same as set forth in deed to said Town, dated September 20, 1974.

Said premises are also subject to such rights as the Town of New Ipswich for the State of New Hampshire may have to drain water onto or through the premises from the present culvert under said Main Street, a/k/a/ Route 123A, the approximate location of which is shown on said plan.

Said premises are also subject to such rights as said Town of New Ipswich may have, by either occupation or under a verbal permit from said John Preston, to maintain a radio tower, or part of same with an attached guys and anchors on said premises about in the center of the course #2.

Said premises are also subject to such rights as the Public Service Company of New Hampshire and the New England Telephone Co. may have, if any, (no easement or permit of any sort having been given) to maintain a pole and guy and anchor beside and near the Main Street retaining wall about in the center of course #6 above.

Said premises are a part of the Hastings Lot, conveyed to Frank W. Preston, grandfather of John Preston, by deed of the Estate of Charles Hastings, dated July 8, 1890 and recorded in the Hillsborough County Registry of Deeds, Volume 510, Page 555; for recent reference see deeds of Frank W. Preston et al to said John Preston, recorded in said Registry in Volume 1523, Page 131, Volume 1526, Page 473 and Volume 1529, Page 132. For further reference see Estate of John Preston on file in the Hillsborough County Registry of Probate.

"Pursuant to New Hampshire RSA 78-B:2 (ix), the conveyance of the above described property is a non-contractual transfer and is exempt from the New Hampshire tax on transfer of real property."

The above-described premises are not Homestead property of the Grantor.



Dorothea A. Preston  
Dorothea A. Preston

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 7th  
day of May, 1993 by DOROTHEA A. PRESTON.

Ruth E. Marcouillier  
Notary Public  
Justice of the Peace

My Commission Expires: \_\_\_\_\_

RUTH E. MARCOUILLIER, Notary Public  
My Commission Expires May 13, 1997

BK5437PG0412

583  
Prepared by:  
Barton L. Mayer, Esq.  
Upton & Hatfield, LLP  
10 Centre St., P. O. Box 1090  
Concord, NH 03302-1090

New Ipswich  
Selectmen

**NOTICE OF REVERSION**

WHEREAS, the Town of New Ipswich, a municipal corporation, with a principal mailing address of 661 Turnpike Road, New Ipswich, NH 03071, is the former owner of property located at 36 Main Street, in the Town of New Ipswich, County of Hillsborough, now or formerly identified in the Town of New Ipswich tax records as Tax Map 11, Lot 177 (hereinafter the "Property"); and

WHEREAS, the Town conveyed the Property to the New Ipswich Antique Fire Brigade by deed recorded in the Hillsborough County Registry of Deeds at Book 6589, Page 0486; and

WHEREAS, as a condition of the conveyance, the deed provided that "the Town of New Ipswich shall resume ownership of this property upon the dissolution of the New Ipswich Antique Fire Brigade, or its successor"; and

WHEREAS, the Town received a Notice from the New Ipswich Antique Fire Brigade, which notice is attached hereto as Exhibit A, that the Brigade "has ceased to exist."

NOW THEREFORE, the Town of New Ipswich gives notice of the reversion and the Town's resumption of full ownership of the Property.

Under RSA 674:39-a, any owner of two or more contiguous (i.e., adjoining) lots may merge them into one lot by applying to the planning board. Unless the merger would result in a lot that violates the ordinances and regulations in effect at the time of the merger request, the planning board must approve the application. This is one of the very few times that a planning board action does not require a public hearing or notice. No new survey or map needs to be recorded in the registry of deeds, but the planning board does need to sign a notice of the merger and have that notice recorded. The notice must include enough information to identify the lots which have been merged.

The idea behind this law is that there are many small lots which were created long before zoning ordinances were enacted but which are now too small to meet minimum lot sizes. The owners of two or more contiguous lots may wish to have them merged so they can build something larger on a larger lot, or build on the combined lots without having to obtain a variance for violations of the size, setback, septic and other local requirements. Mergers are also a positive thing in the eyes of most communities because they can help reduce the number of undersized lots and thus reduce the density of development.

**From:** [NLLibrary Treasurer](#)  
**To:** [Town Administrator](#)  
**Cc:** [Shawn Talbot](#); [BRENDA PELLERITO](#); [Mitchell Gluck](#); [Black, Kim](#); [Shelly Zinsmeister](#); [Bulger, Sue](#); [ersa\\_inc@comcast.net](#); [Savage, Meghan](#)  
**Subject:** Re: Public Comment - Town Building  
**Date:** Monday, July 31, 2023 2:21:43 PM

---

Thank You so much for responding and your follow-up questions are great. Honestly, I haven't had enough conversations with the rest of the Trustees about this site specifically for answers but it's always up for discussion for places in Town that we could collaborate with other organizations and provide more public services.

Thank You for adding us into the ongoing discussion. - Gretchen

On Mon, Jul 31, 2023 at 1:54 PM Town Administrator <[townadmin@newipswichnh.gov](mailto:townadmin@newipswichnh.gov)> wrote:

Hi Gretchen,

I will print your email for the meeting so the discussion can be had.

I have a couple of questions/comments....

Would you be keeping the current building or moving to 36 Main Street? The square footage you currently have is 2,103 and 36 Main Street is 1,356 (there is extensive mold in the building and would need to be gutted....grants 😊).

If the decision is made to sell the property, it would be going up for auction and the Library would be more than welcome to bid. We were discussing the possibility of the proceeds of the sale going to restoring the 2 antique fire trucks that are in the building and any remaining funds to the Heritage Commission for the start of restorations at the old Town Hall (which would be up to the Selectmen).

There is also discussion about merging the parking lot we own next to the building (it is the same size as the current parking lot).

Regards,

*Debbie Deaton*

Town Administrator

661 Turnpike Road

New Ipswich, NH 03071

603-878-2772 ext. 422

**From:** NILibrary Treasurer [mailto:[nilibrarytreasurer@gmail.com](mailto:nilibrarytreasurer@gmail.com)]

**Sent:** Monday, July 31, 2023 8:18 AM

**To:** Town Administrator <[townadmin@newipswichnh.gov](mailto:townadmin@newipswichnh.gov)>

**Cc:** BRENDA PELLERITO <[pbrenda15@comcast.net](mailto:pbrenda15@comcast.net)>; Mitchell Gluck <[Mgluck1951@gmail.com](mailto:Mgluck1951@gmail.com)>; Black, Kim <[kkblack8286@gmail.com](mailto:kkblack8286@gmail.com)>; Shelly Zinsmeister <[shellycasilio@hotmail.com](mailto:shellycasilio@hotmail.com)>; Bulger, Sue <[s.hadley.bulger@gmail.com](mailto:s.hadley.bulger@gmail.com)>; [ersa\\_inc@comcast.net](mailto:ersa_inc@comcast.net); Savage, Meghan <[MSavage093@gmail.com](mailto:MSavage093@gmail.com)>

**Subject:** Public Comment - Town Building

Good Morning Debbie - Unfortunately I won't be able to attend the public hearing tomorrow concerning review of the 36 Main St storage building property under review by the Selectmen but I would like to open some dialogue about this Town owned property with my fellow Library Trustees.

As you are all aware, the library building, as historic and quaint that it is, is woefully small and parking has always been a struggle with competing businesses for open spaces.

Could we start a conversation about future plans for 36 Main St and its potential for possibly both the Library and the Historical Society? This seems to be the time when community development grants are being offered with the Infrastructure bills coming from Federal Agencies so the timing might be right to meet multiple organizations goals for growth and services to the people of NI.

I'd love your thoughts, Gretchen Rae Library Trustee Treasurer



Under RSA 674:39-a, any owner of two or more contiguous (i.e., adjoining) lots may merge them into one lot by applying to the planning board. Unless the merger would result in a lot that violates the ordinances and regulations in effect at the time of the merger request, the planning board must approve the application. This is one of the very few times that a planning board action does not require a public hearing or notice. No new survey or map needs to be recorded in the registry of deeds, but the planning board does need to sign a notice of the merger and have that notice recorded. The notice must include enough information to identify the lots which have been merged.

The idea behind this law is that there are many small lots which were created long before zoning ordinances were enacted but which are now too small to meet minimum lot sizes. The owners of two or more contiguous lots may wish to have them merged so they can build something larger on a larger lot, or build on the combined lots without having to obtain a variance for violations of the size, setback, septic and other local requirements. Mergers are also a positive thing in the eyes of most communities because they can help reduce the number of undersized lots and thus reduce the density of development.

2023017

2002 FEB 27 PM 12:14

BK6589PG0486

Town of New Ipswich, a municipal corporation in the County of Hillsborough and State of New Hampshire, for the sum of one dollar (\$1.00) and for other considerations listed below, do hereby grant to The New Ipswich Antique Fire Brigade, or its successor organization, of the County of Hillsborough, Town of New Ipswich, State of New Hampshire, 03244 with QUITCLAIM COVENANTS, the following tract or parcel of land situated in the County of Hillsborough, Town of New Ipswich, New Hampshire:

Land and building at 36 Main Street, also known Lot 177 on Tax Map No. 11 of the New Ipswich town tax maps.

This property shall be used by the New Ipswich Antique Fire Brigade to house antique fire apparatus including equipment owned by the Town of New Ipswich and shall serve as a museum, opened to the public. The New Ipswich Antique Fire Brigade shall also maintain the Town owned Wachusett fire truck and the Southern Hero hand pumper on a permanent basis and shall house said equipment on this property. The Town of New Ipswich shall resume ownership of this property upon the dissolution of the New Ipswich Antique Fire Brigade, or its successor.

Meaning and intending to convey the premises, and all interest therein acquired by said Town of New Ipswich from *[insert source of town ownership and book & page]* at the Hillsborough County Registry of Deeds.

This conveyance is subject to all easements, rights, restrictions and encumbrances of record.

IN WITNESS WHEREOF We, the Selectmen of said Town of New Ipswich, New Hampshire, have hereunto set our hands and seals this 19<sup>th</sup> day of February, 2002 in the year of our Lord Two thousand and two.

Signed, Sealed and Delivered  
In the Presence of:

| STATE OF NEW HAMPSHIRE               |  |                          |  |
|--------------------------------------|--|--------------------------|--|
| DEPARTMENT OF REVENUE ADMINISTRATION |  | REAL ESTATE TRANSFER TAX |  |
| 11111                                |  | 1                        |  |
| THOUSAND                             |  | HUNDRED AND 40 DOLLARS   |  |
| MO   DAY   YR   02/28/2002           |  | 530847 \$ 40.00          |  |
| VOID IF ALTERED                      |  |                          |  |

Witness

Cheryl Billings

Witness

Cheryl Billings

Witness

Raymond Brodley  
Selectman

George H. Lawrence  
Selectman

STATE OF NEW HAMPSHIRE  
New Ipswich, SS

2-19, 2002

Personally appeared before me the above named George Lawrence and Raymond Brodley known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated for the purpose therein stated.

In witness whereof, I hereunto set my hand and official seal.

583  
Prepared by:  
Barton L. Mayer, Esq.  
Upton & Hatfield, LLP  
10 Centre St., P. O. Box 1090  
Concord, NH 03302-1090

*New Ipswich  
Selectmen*

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South 46° 54' East fifty-eight and nine tenths (58.9) feet,  
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running

South 42° 38' West forty-two and one tenth (42.1) feet, more or  
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by other land of the Town of New Ipswich known as the "Old Engine  
House Lot" and land previously conveyed by John Preston to the Town  
of New Ipswich; thence turning and running

South 61° 38' East fifty-one and one tenth (51.1) feet, more or  
less, along a stone wall to a drill hole set in a corner of stone  
walls; thence turning and running

North 47° 12' East partly along a stone wall ninety-one (91)  
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North 56° 45' West one hundred fifteen and five tenths (115.5)  
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H. Goss to a drill hole; thence turning and running

93 MAY 27 PM 3:00

326180

BK5437PG0410

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Said premises are also subject to such rights as the Public Service Company of New Hampshire and the New England Telephone Co. may have, if any, (no easement or permit of any sort having been given) to maintain a pole and guy and anchor beside and near the Main Street retaining wall about in the center of course #6 above.

Said premises are a part of the Hastings Lot, conveyed to Frank W. Preston, grandfather of John Preston, by deed of the Estate of Charles Hastings, dated July 8, 1890 and recorded in the Hillsborough County Registry of Deeds, Volume 510, Page 555; for recent reference see deeds of Frank W. Preston et al to said John Preston, recorded in said Registry in Volume 1523, Page 131, Volume 1526, Page 473 and Volume 1529, Page 132. For further reference see Estate of John Preston on file in the Hillsborough County Registry of Probate.

"Pursuant to New Hampshire RSA 78-B:2 (ix), the conveyance of the above described property is a non-contractual transfer and is exempt from the New Hampshire tax on transfer of real property."

The above-described premises are not Homestead property of the Grantor.



## Town Administrator

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**From:** NILibrary Treasurer <nilibrarytreasurer@gmail.com>  
**Sent:** Monday, July 31, 2023 2:11 PM  
**To:** Town Administrator  
**Cc:** Shawn Talbot; BRENDA PELLERITO; Mitchell Gluck; Black, Kim; Shelly Zinsmeister; Bulger, Sue; ersa\_inc@comcast.net; Savage, Meghan  
**Subject:** Re: Public Comment - Town Building

Thank You so much for responding and your follow-up questions are great. Honestly, I haven't had enough conversations with the rest of the Trustees about this site specifically for answers but it's always up for discussion for places in Town that we could collaborate with other organizations and provide more public services.

Thank You for adding us into the ongoing discussion. - Gretchen

On Mon, Jul 31, 2023 at 1:54 PM Town Administrator <[townadmin@newipswichnh.gov](mailto:townadmin@newipswichnh.gov)> wrote:

Hi Gretchen,

I will print your email for the meeting so the discussion can be had.

I have a couple of questions/comments....

Would you be keeping the current building or moving to 36 Main Street? The square footage you currently have is 2,103 and 36 Main Street is 1,356 (there is extensive mold in the building and would need to be gutted....grants ☺).

If the decision is made to sell the property, it would be going up for auction and the Library would be more than welcome to bid. We were discussing the possibility of the proceeds of the sale going to restoring the 2 antique fire trucks that are in the building and any remaining funds to the Heritage Commission for the start of restorations at the old Town Hall (which would be up to the Selectmen).

There is also discussion about merging the parking lot we own next to the building (it is the same size as the current parking lot).

Regards,

*Debbie Deaton*

Town Administrator

661 Turnpike Road

New Ipswich, NH 03071

603-878-2772 ext. 422

**From:** NILibrary Treasurer [mailto:[nilibrarytreasurer@gmail.com](mailto:nilibrarytreasurer@gmail.com)]

**Sent:** Monday, July 31, 2023 8:18 AM

**To:** Town Administrator <[townadmin@newipswichnh.gov](mailto:townadmin@newipswichnh.gov)>

**Cc:** BRENDA PELLERITO <[pbrenda15@comcast.net](mailto:pbrenda15@comcast.net)>; Mitchell Gluck <[Mgluck1951@gmail.com](mailto:Mgluck1951@gmail.com)>; Black, Kim <[kkblack8286@gmail.com](mailto:kkblack8286@gmail.com)>; Shelly Zinsmeister <[shellycasilio@hotmail.com](mailto:shellycasilio@hotmail.com)>; Bulger, Sue <[s.hadley.bulger@gmail.com](mailto:s.hadley.bulger@gmail.com)>; [ersa\\_inc@comcast.net](mailto:ersa_inc@comcast.net); Savage, Meghan <[MSavage093@gmail.com](mailto:MSavage093@gmail.com)>

**Subject:** Public Comment - Town Building

Good Morning Debbie - Unfortunately I won't be able to attend the public hearing tomorrow concerning review of the 36 Main St storage building property under review by the Selectmen but I would like to open some dialogue about this Town owned property with my fellow Library Trustees.

As you are all aware, the library building, as historic and quaint that it is, is woefully small and parking has always been a struggle with competing businesses for open spaces.

Could we start a conversation about future plans for 36 Main St and its potential for possibly both the Library and the Historical Society? This seems to be the time when community development grants are being offered with the Infrastructure bills coming from Federal Agencies so the timing might be right to meet multiple organizations goals for growth and services to the people of NI.

I'd love your thoughts, Gretchen Rae Library Trustee Treasurer

MS

305

8-30 A.M., October 19, 1954.

Miss Catherine

### References

(6) Northwesterly along said Preston land fifty-nine (59) feet to the drill hole in base rock at the point of beginning.

Reference is also made to a plan of the "Hastings lot" recorded in said Registry of Deeds and numbered 724 and to a plan of land of Caroline Barr Wade (the Barrett Estate aforesaid) recorded in said Registry of Deeds as Plan No. 765.

The Finnish Apostolic Lutheran Congregation of New Ipswich, Inc. joins in this conveyance to release any and all interest that it has or may have in and to the premises herein conveyed by reason of a certain Lease to it dated September 29, 1947 and recorded in said Registry of Deeds, Volume 1185, Page 327; otherwise said Lease shall remain in full force and effect.

The premises herein conveyed are part of the second tract conveyed to said Herbert F. Preston by Blanche C. Derby by deed dated August 16, 1946, recorded in said Registry of Deeds, Volume 1124, Page 185.

The premises herein conveyed are subject to the following restrictions and limitations:

1. The said premises may be used by said Town or by its successors as a site for a building or buildings or portions of buildings to house fire-fighting equipment, and for purposes incidental to the use and care of such equipment, but for no other uses whatever; and

2. Buildings or portions of buildings erected or placed on said land must be kept in good repair, and the land around the same kept free from rubbish or other debris.

Upon violation of any of the foregoing conditions, the said Herbert F. Preston, his heirs or assigns, shall give written notice to said Town of New Ipswich by United States Registered mail that there is such a violation and stating the nature thereof, and such violation must be remedied within a period of thirty (30) days from the receipt by the Town of New Ipswich of such notice or as soon thereafter as it is reasonably possible to do so; if such violation shall not be remedied within such time, then title to the premises herein conveyed shall immediately revert, without re-entry, to the said Herbert F. Preston, his heirs or assigns, to them and their heirs forever.

The consideration for this conveyance is less than One Hundred dollars.

TO HAVE AND TO HOLD the aforescribed premises, with all the privileges and appurtenances thereunto belonging to it, the said Town of New Ipswich, and its successors and assigns forever. And the grantors do hereby covenant with the said grantee that they will warrant and defend the said premises to the grantee, its successors and assigns, against the lawful claims and demands of any person or persons claiming by, from or under them.

And I, the said Herbert F. Preston, am unmarried, and I do hereby release, discharge, and waive all such rights of exemption from attachment and levy or sale on execution, and such

other rights whatsoever in said premises and in each and every part thereof, as my Family Homestead, as are reserved or secured to me, by the Statute of the State of New Hampshire passed July 4, 1851, entitled "An Act to exempt the Homesteads of Families from attachment and levy or sale on execution," or by any other statute or statutes of said State.

IN WITNESS WHEREOF, I, Herbert F. Preston, hereunto set my hand and seal, and The Finnish Apostolic Lutheran Congregation

307

THE FINNISH APOSTOLIC LUTHERAN  
CONGREGATION OF NEW IPSWICH, IN

October 1954

Before me: James H. Thompson  
Justice of the Peace  
City of New York

Cont- 276, 1954

Before me: James J. Mahoney  
Justice of the Peace

Examiner by *[Signature]* Registrar

## Know all Men by these Presents

The center of a point on the easterly line of North Dakota land at the southeast corner of land now owned by Minnesota lies easterly a

Exchange p. 302  
 argument der Naturg.