

**SELECT BOARD MEETING AGENDA  
TOWN OF PETERBOROUGH**

Tuesday, February 15, 2022 – 5:00 PM  
1 Grove Street, Peterborough, New Hampshire

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**APPOINTMENTS**

- 5:00 PM: Marybeth Walker (Corcoran Consulting), Sam Greene & Lisa Mudge (NH DRA Municipal & Property Division) – Assessing/Revaluation Methodology Presentation and Q&A Session

**OLD BUSINESS**

- Vote to Confirm the May 24, 2021 Vote to Proceed with the Acquisition by Eminent Domain of Parcels off of Elm Street for the Municipal Campus Project

**NEW BUSINESS**

- Consideration of the Adoption of the Juneteenth Holiday

**OTHER BUSINESS**

**CONSENT AGENDA**

*Correspondence:*

Letter from NH DRA re 2021 Median Ratio & Equalization Ratio

Email Correspondence w B Chatfield re Municipal Campus

Letter from S. Monahan re Revaluation

Letter from M. Patten re Volunteerism

*Building Permits:*

PB21-0081; 15 West Ridge Dr; Swain; front deck

PB22-0005; 59 Cranberry Meadow Dr; LR3 Dev.; New SFR 5 bed 4.5 bath

PB22-0007; 181 Middle Hancock Rd; Potter; new SFR w. garage

*Demolition Permits:*

DP22-4; 75 Concord St; Gateway Homes; Full house demo

DP22-5; 1 Gulf Rd; Dubois; pole barn

**ADJOURN**



# State of New Hampshire Department of Revenue Administration

109 Pleasant Street  
PO Box 487, Concord, NH 03302-0487  
Telephone (603) 230-5000  
www.revenue.nh.gov



MUNICIPAL & PROPERTY  
DIVISION  
James P. Gerry  
Director

Samuel T. Greene  
Assistant Director

Lindsey M. Stepp  
Commissioner  
  
Carolyn J. Lear  
Assistant Commissioner

Feb 01, 2022

TOWN OF PETERBOROUGH  
OFFICE OF SELECTMEN  
1 GROVE STREET  
PETERBOROUGH, NH 03458

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Peterborough between October 1, 2020 and September 30, 2021. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2021.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Peterborough for Tax Year 2021 to be **94.5%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Peterborough.

We have also determined the overall equalization assessment - sales ratio for the land, buildings, utilities, and manufactured housing in Peterborough for Tax Year 2021 to be **93.8%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings, utilities, and manufactured housing in Peterborough.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Peterborough's stratified figures and a further explanation of the DRA's stratified analysis.

**Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.**

You will be notified of Peterborough's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy  
Supervisor

James Gerry  
Municipal and Property Director

**From:** [Bill Chatfield](#)  
**To:** [Nicole MacStay](#)  
**Cc:** [William Kennedy](#); [SelectBoard](#)  
**Subject:** Re: new fire station costs.....  
**Date:** Friday, February 11, 2022 1:23:45 PM

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Sure

Sent from my iPhone

On Feb 11, 2022, at 1:20 PM, Nicole MacStay  
<[NMacstay@peterboroughnh.gov](mailto:NMacstay@peterboroughnh.gov)> wrote:

Hi Bill,

I certainly understand your skepticism at this early stage, however I hope you and others will hold off on making a decision until we have more than just a roughed-out conceptual drawing and some preliminary estimates. A lot of work to refine the project and the cost estimates will be completed before we bring the final proposed project to the voters at Town Meeting.

Yours,  
-Nicole

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**From:** Bill Chatfield <[thepostalpoet@aol.com](mailto:thepostalpoet@aol.com)>  
**Sent:** Friday, February 11, 2022 1:15 PM  
**To:** Nicole MacStay <[nmacstay@peterboroughnh.gov](mailto:nmacstay@peterboroughnh.gov)>  
**Cc:** William Kennedy <[WKennedy@peterboroughnh.gov](mailto:WKennedy@peterboroughnh.gov)>; SelectBoard <[selectboard@peterboroughnh.gov](mailto:selectboard@peterboroughnh.gov)>  
**Subject:** Re: new fire station costs.....

Thanks for the info, Nicole. I'm still a skeptic because the North Hampton proposal would've included site work as well as full construction including demo of a building and from what you're saying the only building that will result from the 25 million here is the fire station building.  
Sincerely, Bill

Sent from my iPhone

On Feb 11, 2022, at 12:28 PM, Nicole MacStay  
<[NMacstay@peterboroughnh.gov](mailto:NMacstay@peterboroughnh.gov)> wrote:

Hi Bill,

Actually, the newspaper article only put numbers to a portion of the project. The project estimate on North Hampton's website and attached to this email put the entire project at \$19,310,527

<https://www.northhampton-nh.gov/town-administrator/pages/new-buildings-information-policefiretown-offices>

Yours,  
-Nicole

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**From:** [thepostalpoet@aol.com](mailto:thepostalpoet@aol.com) <[thepostalpoet@aol.com](mailto:thepostalpoet@aol.com)>  
**Sent:** Friday, February 11, 2022 12:18 PM  
**To:** Nicole MacStay <[nmacstay@peterboroughnh.gov](mailto:nmacstay@peterboroughnh.gov)>; William Kennedy <[WKennedy@peterboroughnh.gov](mailto:WKennedy@peterboroughnh.gov)>; SelectBoard <[selectboard@peterboroughnh.gov](mailto:selectboard@peterboroughnh.gov)>  
**Subject:** Re: new fire station costs...

Thanks for all the details. Even in consideration of the siting concerns, I find it hard to understand how this project is so much more expensive than North Hampton's for an entire municipal campus, including a town hall. Most such projects have their own siting concerns which add to the costs.  
Bill

-----Original Message-----

From: Nicole MacStay <[nmacstay@peterboroughnh.gov](mailto:nmacstay@peterboroughnh.gov)>  
To: William Kennedy <[WKennedy@peterboroughnh.gov](mailto:WKennedy@peterboroughnh.gov)>; SelectBoard <[selectboard@peterboroughnh.gov](mailto:selectboard@peterboroughnh.gov)>; [thepostalpoet@aol.com](mailto:thepostalpoet@aol.com) <[thepostalpoet@aol.com](mailto:thepostalpoet@aol.com)>  
Sent: Fri, Feb 11, 2022 12:03 pm  
Subject: RE: new fire station costs...

Hello everyone,

It is important to keep in mind that these are very different facilities for reasons that we discussed last night and at previous task force meetings:

- This is not just a replacement fire station project, this project includes the sitework for the entire municipal campus (Highway Garage & Community Center) and plans for the sustainably sourced heating, cooling and energy needs of the entire campus, as well as the construction of the Fire and Ambulance Facility. By comparison, those other projects are much simpler, and therefore by nature less

expensive, than the one we are proposing.

- This is not an easy location to build a Fire & Ambulance facility; there are wetlands constraining the site, as well as existing facilities. Because of the long, narrow space, we could not drop the footprint of any existing building into it, and had to design a building from scratch that would fit around and within all of those limitations. The resulting design accommodates the needs of all three of the facilities and operations on the campus, while improving the safety of the public and their access to the community center.
- The estimated cost of the Fire & Ambulance Facility alone is \$15,300,000 in today's dollars, however we are not building the facility today, but estimating what the costs will be in the future. The additional costs of the project can be broken down into a few categories:
  - Sitework, which includes improvements to the entire municipal campus, particularly around the Community Center to ensure the safety of the people who visit that facility for recreational activities, voting, the food pantry etc. by providing them a dedicated driveway and parking separate from emergency vehicles and public works traffic.
  - Design, engineering, testing & permitting costs for the entire project (Fire & Ambulance Facility and municipal campus as a whole)
  - Year-over-year escalation in costs to FY 2023, when this project will likely break ground, are approximately \$1.6 million.
- The scale of the buildings need to meet the programmatic needs of the departments also needs to be taken into consideration. Peterborough's facility will also meet the needs of the 24/7 EMS personnel who will be living in the building during their shifts. Those spaces are of course much more costly and add to the overall project cost. Our programmatic study gave us an estimated need of 34,000 square feet, which we used to get the conceptual project costs that we talked about last night. As the designing work continues those programmatic needs will be further refined, and better cost estimates will be forthcoming.
- As Janet noted last night, construction costs were much lower during the pandemic when she actually had other projects come in substantially under budget, but since then they have gone up dramatically, and are expected to continue to do so for the foreseeable future given market conditions. The escalation in construction costs in

the last year has been felt across all project types, including residential, commercial and municipal. We have seen this locally in many projects, as was confirmed by both Rich Clark and Colin Murdough at last night's meeting. The estimator who worked on this project has included a 7% escalation in project cost between now and our projected groundbreaking of July 2023.

As we stated at last night's meeting, we ask Janet to bring us a conservative, not-to-exceed number to this preliminary discussion. As we get closer to the Bond Hearing on March 1, and again closer to Town Meeting in May, those estimates will be further refined as we begin to see the results of the design work, preliminary mechanical engineering estimates and so on.

Yours,  
-Nicole

Nicole MacStay  
Town Administrator  
Peterborough, New Hampshire  
p: (603) 924-8000 x. 101  
f: (603) 925-0908  
w: [www.peterboroughnh.gov](http://www.peterboroughnh.gov)

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**From:** William Kennedy <[WKennedy@peterboroughnh.gov](mailto:WKennedy@peterboroughnh.gov)>  
**Sent:** Friday, February 11, 2022 11:10 AM  
**To:** SelectBoard <[selectboard@peterboroughnh.gov](mailto:selectboard@peterboroughnh.gov)>;  
[thepostalpoet@aol.com](mailto:thepostalpoet@aol.com)  
**Subject:** Re: new fire station costs...

<https://www.fosters.com/story/news/local/2021/07/20/somersworth-nh-way-finance-new-fire-station/8022143002/>

Somersworth comes in @ \$9M.

<https://www.seacoastonline.com/story/news/2021/11/23/north-hampton-nh-seeks-9-9-m-new-public-safety-complex/8715086002/>

### [North Hampton NH seeks \\$9.9M for new public safety complex](#)

[The 800-pound gorilla in the room at the Nov. 18 Select Board's hearing on the complex's cost was the unspoken knowledge that a nearly \\$10 million warrant question is a hard nut to crack at ...](#)

[www.seacoastonline.com](http://www.seacoastonline.com)

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**From:** [thepostalpoet@aol.com](mailto:thepostalpoet@aol.com) <[thepostalpoet@aol.com](mailto:thepostalpoet@aol.com)>

**Sent:** Friday, February 11, 2022 9:39 AM

**To:** SelectBoard <[selectboard@peterboroughnh.gov](mailto:selectboard@peterboroughnh.gov)>

**Subject:** new fire station costs...

-  
As I said years ago, let's not try to start from scratch when it comes to new fire station designs. Somersworth NH just finished building a new fire station in September 2021 for \$9 million and Newbury NH finished theirs in August of 2021 for 3.7 million. Newbury has less people, Somersworth a lot more population. Might be a good idea to contact those towns to see what they did for far less than \$25 million, please.

-  
Bill Chatfield Peterborough NH

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2/08/2022

To: DRA, Corcoran Consulting, and Town of Peterborough

From: Sharon Monahan 3 Central Street, Peterborough, NH

Re 2021 Peterborough Assessment

A Townwide Inverse in land valuation of single family home residential properties has resulted in Peterborough's 2021 Assessments. There are no other towns in the Monadnock region that have Inverse Land Valuations in their Assessments. The disparity in land valuation did not exist in the 2018 Peterborough Revaluation. There has been no changes to the zoning ordinance or zoning districts since before 2018 so the Peterborough community is curious as to the methodology employed and the dataset used to create such exponential disproportionate results between single family home properties.

**According to the census the 2020 Median house value in Peterborough was \$224,700. Yet only 5 houses sold less than this in the dataset used (5%). What is the 2021 Median House Value used in the 2021 Assessments?** Most of the population in Peterborough did not move or improve their properties in 2021 due to Covid, lack of housing inventory, building supplies, and suspension and disruption of work. Are the house sales used reflective of actual available housing inventory and values? To assume that over 50% of existing housing is "undervalued" to bring it up to the New Median is absurd.

1) Inquiries with Corcoran Consulting have resulted in the explanation that Land Values were adjusted according to Neighborhood Codes. Neighborhood code 101 (and 107) includes existing established older single family zoned neighborhoods, general residence zoned properties and rural zoned properties out to the Hancock, Bennington, Greenfield, and Jaffrey Town Lines. Coding is not by location or zoning. It is also not based on sewer and water services as the majority of residential properties in Peterborough are on septic systems. It is also not based on age of construction or type of neighborhood because a high density planned unit residential development on sewer and water— all new construction was classified as the same NB code as 1950-1960 neighborhoods with private wells and septic systems. In fact, the PURD (Church Street) was eight of the SF home sales used in the 2021 Assessments. **The Peterborough Community is looking for an explanation as to the basis of Neighborhood Codes and Land Valuation since the basis is not location, municipal services, zoning, or age or type of development.** The gross disparities in tax burden would not have resulted if there was one land value for all residential properties. The Increase in the Primary Acre value of Neighborhood 101 from \$55,000 (2018) to \$90,000 (2021) is a 64% increase since 2018 and it was applied to all NB 101 without any explanation, basis, or criteria for the NB classification Adjustments.

2) **Peterborough had its last assessment done in 2018 so a townwide revaluation was not due until 2023.** The data set used only included 102 house sales during Covid (7/2020 thru 9/2021) when there was no inventory or a fair market since people were buying properties sight unseen. Out of State buyers were not having properties appraised by mortgage companies. It was not a "fair market". There was only one property in the sales data set that sold for < \$200,000. This

is less than 1% and is not representative of all the properties in Town whose fair market assessment value really is less than \$200,000. The 2021 Assessments no longer allow for existing affordable single family housing stock. Couldn't the assessment dataset have included some Pre- Covid sales when the market was more normal and buyers and sellers included working people, elderly people, and families? What assumptions were made that the sales data used reflected the townwide inventory and value of existing housing stock? **Isn't this Sales Chasing to trigger a reevaluation and isn't that illegal? Does DRA condone this?**

3) **Why was the Cost Approach used when that is recommended for newer properties?** Has Peterborough ever used the Cost Approach before? The land Value is an important component in this approach. Corcoran Consulting said that they did not have enough valid land sales so land values were extracted. Again, what assumptions were used to create the skewed land values? The cost of new construction was also inflated during Covid due to lack of supplies/inventory of building materials. There were also no field assessment checks done. So why and how was the Cost Approach used to determine house values and land values?

4) People who have made inquiries and requested a Corcoran agent on site to explain the increase in their assessment valuations have been met with rude results. Basically they have been told that they have to "prove" that they can't sell their property for the total assessed value and they cannot question the land value assigned. **Why does a property owner who has no intention of selling or moving have the burden to prove what a "fair market" is especially during a State of Emergency time and why can't they question the land value assigned to them?** Also why doesn't the Peterborough Administration post the Neighborhood Code Map or list the Properties' Acreage and Neighborhood Code?

5) In the Corcoran Consulting presentation to approve the new revaluation it was stated that the Coefficient of Dispersion in Peterborough was 24 and it should be 20. If this is dispersion from the median, Peterborough has always had an economic gap between the wealthy and not wealthy. It is the same with homes. A "normal" distribution has never existed in Peterborough. **To statistically "normalize" an abnormal (disparate) distribution through the Cost Approach has only resulted in an unrealistic and unfair tax burden on the smallest and oldest properties.** The tax burden was shifted onto the workingclass and middleclass neighborhoods as demonstrated in the neighborhood code map.

Please consider a different methodology or wider timeframe dataset for property sales. Also consider eliminating the Neighborhood Codes for land values or adjusting them to not create such disparate Inversed results.

Sincerely,

Sharon Monahan

*Mary Beth Walker Confirmed the following Land Valuation “Adjustments” New Primary Acre Values for Residential Neighborhood Codes in 2021 Assessments compared to 2018*

<i>NBC</i>	<i>2021 Sales Used</i>	<i>2018 Primary Acre Value</i>	<i>2021 Primary Acre Value</i>	<i>Increase Adjustment</i>	<i>% Increase</i>
<i>101</i>	<i>57</i>	<i>\$55,000</i>	<i>\$90,000</i>	<i>\$35,000</i>	<i>63.6%</i>
<i>102</i>	<i>36</i>	<i>\$50,000</i>	<i>\$60,000</i>	<i>\$10,000</i>	<i>20.0%</i>
<i>103</i>	<i>3</i>	<i>\$45,000</i>	<i>\$54,000</i>	<i>\$9,000</i>	<i>20.0%</i>
<i>107</i>	<i>3</i>	<i>\$60,000</i>	<i>\$87,500</i>	<i>\$27,500</i>	<i>45.8%</i>
<i>201(RobbeFarm)</i>	<i>3</i>	<i>\$60,000</i>	<i>\$87,500</i>	<i>\$27,500</i>	<i>45.8%</i>

<i>NBC</i>	<i>2018 Primary Acre</i>	<i>2021 Primary Acre</i>
<i>101</i>	<i>\$55,000</i>	<i>\$90,000</i>
<i>102</i>	<i>\$50,000</i>	<i>\$60,000</i>
<i>Price Difference</i>	<i>\$5,000</i>	<i>\$30,000</i>
<i>Percent Increase</i>	<i>10%</i>	<i>50%</i>

<i>NBC</i>	<i>Acres</i>	<i>Address</i>	<i>2018 Land Value</i>	<i>2021 Land Value</i>
<i>101</i>	<i>3.27</i>	<i>633 Greenfield Road</i>	<i>\$60,700</i>	<i>\$103,000</i>
<i>102</i>	<i>3.19</i>	<i>148 Old Dublin Road</i>	<i>\$57,800</i>	<i>\$68,800</i>
<i>103</i>	<i>3.76</i>	<i>55 Contoocook Lane</i>	<i>\$63,200</i>	<i>\$69,200</i>
<i>107</i>	<i>3.02</i>	<i>184 Middle Hancock Road</i>	<i>\$67,900</i>	<i>\$96,400</i>

<i>NBC</i>	<i>Acres</i>	<i>Address</i>	<i>2018 Land Value</i>	<i>2021 Land Value</i>
<i>101</i>	<i>2.26</i>	<i>493 Old Street Road</i>	<i>\$58,300</i>	<i>\$ 97,300</i>
<i>102</i>	<i>2.15</i>	<i>29 Stone Ridge Drive</i>	<i>\$53,800</i>	<i>\$63,900</i>
<i>107</i>	<i>2.18</i>	<i>185 Hunter Farm Road</i>	<i>\$55,100</i>	<i>\$79,500</i>

*Note: There are no Properties in NBC 103 less than 3 acres*

<i>NBC</i>	<i>Acres</i>	<i>Address</i>	<i>2018 Land Value</i>	<i>2021 Land Value</i>
<i>101</i>	<i>1.1</i>	<i>20 Goyette Drive</i>	<i>\$52,900</i>	<i>\$86,700</i>
<i>102</i>	<i>1.06</i>	<i>369 Summer Street</i>	<i>\$50,300</i>	<i>\$60,400</i>
<i>102</i>	<i>1.22</i>	<i>15 Brian Road</i>	<i>\$48,600</i>	<i>\$58,300</i>
<i>107</i>	<i>1.1</i>	<i>45 High Street</i>	<i>\$60,700</i>	<i>\$88,400</i>

<b>NBC</b>	<b>Acres</b>	<b>Address</b>	<b>2018 Land Value</b>	<b>2021 Land Value</b>
<b>101</b>	<b>0.57</b>	<b>21 Lobacki Drive</b>	<b>\$48,900</b>	<b>\$80,000</b>
<b>101</b>	<b>0.55</b>	<b>59 Lookout Hill Road</b>	<b>\$48,700</b>	<b>\$79,700</b>
<b>102</b>	<b>0.57</b>	<b>30 Scott Winn Road</b>	<b>\$47,900</b>	<b>\$57,400</b>
<b>102</b>	<b>0.40</b>	<b>514 Old Greenfield Road</b>	<b>\$47,000</b>	<b>\$56,400</b>

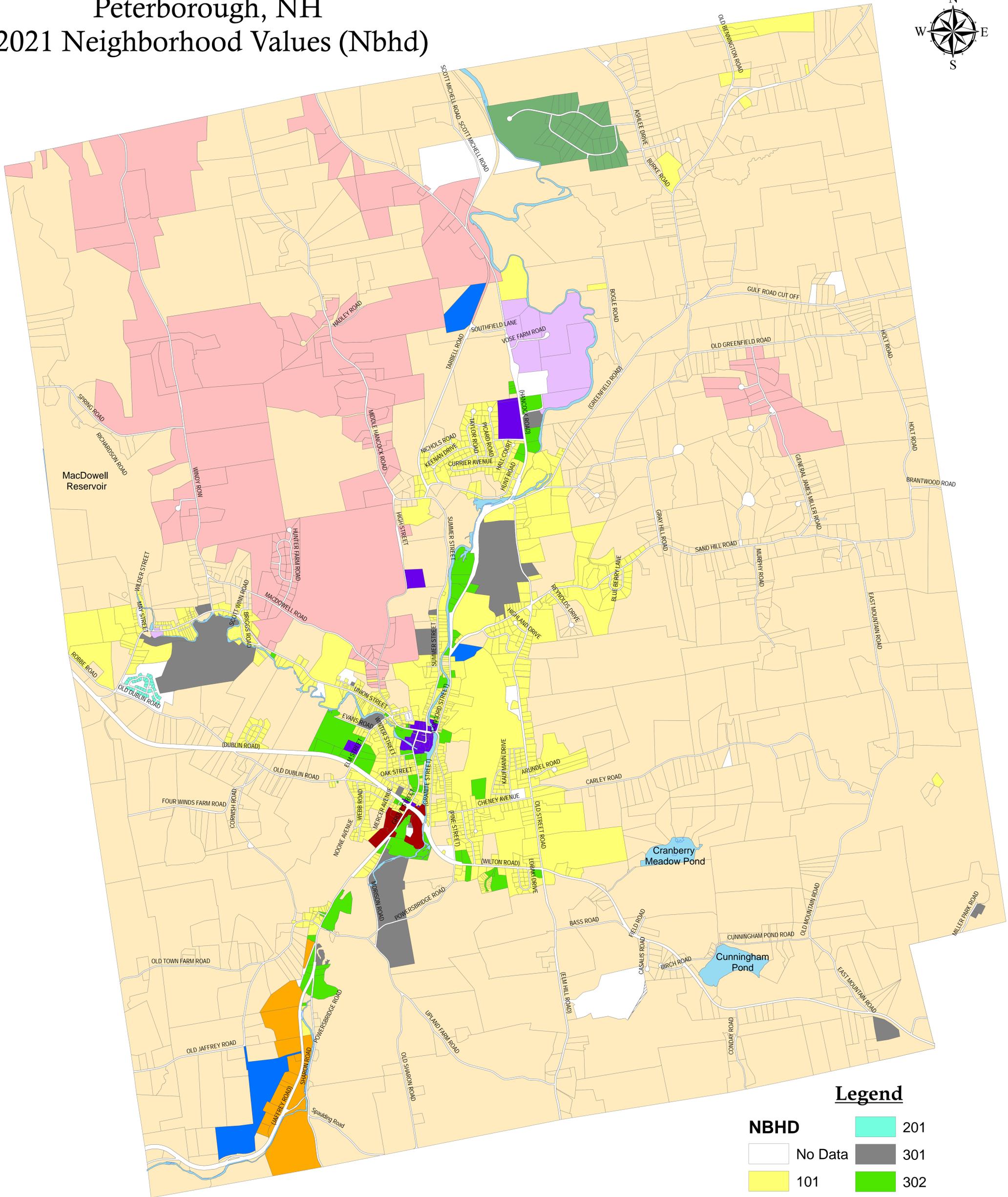
*Equivalents Land Values now 2021*

<b>NBC</b>	<b>Acres</b>	<b>Address</b>	<b>2018 Land Value</b>	<b>2021 Land Value</b>
<b>101</b>	<b>0.32</b>	<b>13 Cabana Drive</b>	<b>\$49,400</b>	<b>\$80,800</b>
<b>102</b>	<b>5.04</b>	<b>84 Old Jaffrey Road</b>	<b>\$68,200</b>	<b>\$81,200</b>
<b>101</b>	<b>0.34</b>	<b>21 Prospect Street</b>	<b>\$47,100</b>	<b>\$77,000</b>
<b>102</b>	<b>4.46</b>	<b>100 Cunningham Pond</b>	<b>\$65,300</b>	<b>\$77,800</b>
<b>101</b>	<b>0.39</b>	<b>164 Old Street Road</b>	<b>\$47,500</b>	<b>\$77,700</b>
<b>102</b>	<b>5.32</b>	<b>225 Carley Road</b>	<b>\$64,600</b>	<b>\$76,900</b>

*Why are 1/3 acre single family home residential properties the same value as 5 acre single family home residential properties?*

# Peterborough, NH

## 2021 Neighborhood Values (Nbhd)



### Legend

NBHD	
	201
	No Data
	101
	102
	103
	107
	200
	301
	302
	303
	304
	400
	402
	Federal/State

Created by Fash Farshahi, GIS/IT Coordinator  
 Town of Peterborough, NH.  
 Data Source: Base Data from Peterborough  
 Geographic Information System &  
 NBHD from Assessors Database.  
 Print Date: 11/9/2021

1:12,000



January 28, 2022

Board of Selectmen  
1 Grove Street  
Peterborough, NH 03458

Dear Tyler, Bill and William,

I write in appreciation of the kind words you wrote to me last week about my participation in the library project. Your letter was very much appreciated.

Dorothy Peterson once said volunteers are the luckiest people in the world. This is because we can spend time on projects that interest us. Many who work long hours and have family responsibilities are not able to do so.

I can only say I got lucky when I was asked if I would run for the library board, because I've always liked a challenge, as well as learning. The library project not only was a challenge, but also allowed me to learn a great deal about many topics, as well as go out into the community to meet people.

I imagine the three of you, as volunteers, appreciate the benefits of volunteering to serve the community. I thank you for doing so.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marcia Patten".

Marcia Patten  
PO Box 421  
Peterborough, NH 03458

**Demolition  
Permit**

**TOWN OF PETERBOROUGH**  
**Office of Community Development - Building Official**

Permit Number: DP22-4

Parcel ID Number: U016-041-000

Address: 75 Concord Street

Owner: Gateway Homes LLC.

Zoning Districts: Gen. Res.

Type of Demolition: Demo of House

Town Water: yes

Town Sewer: yes

Electric Utilities: no

Propane Tanks: no

Underground Tanks or Wells: no

Asbestos Present: no

Building Greater Than 450 Square Feet:  Yes

Building Greater Than 50 Years Old:  Yes

Demolition Review Committee Notification:  Yes

No  
 No  
 No

Date application sent to Review Committee: January 27, 2022

Date found to be significant or not: February 2, 2022

    Date of sign posted in right-of-way: \_\_\_\_\_

    Date of public meeting: \_\_\_\_\_

    Date 10 day waiting period expires: \_\_\_\_\_

Date review was completed by CEO: February 4, 2022

Comments: \_\_\_\_\_

Date Submitted: January 27, 2022 Date Approved: February 4, 2022

  
\_\_\_\_\_  
Tim Herlihy - Building Official  
Code Enforcement Officer



**Demolition  
Inspection  
Sheet**

**TOWN OF PETERBOROUGH  
Office of Community Development - Building Official**

Permit Number: DP22-4

Parcel ID Number: U016-041-000

Address: 75 Concord Street

Owner: Gateway Homes LLC.

Zoning District: Gen. Res.

Type of Demolition: Demo of House

Documents Submitted	Date	Comments
Application		
Plot Plan		

***THE FOLLOWING INSPECTIONS TO BE APPROVED***

Building Inspector 924-8000 x118	Date	Signature/Comments
Electric Utilities		
Propane Tanks		
Underground Tanks		
ISDS		
Wells		
Final Inspection		

Public Works Department 924-8000 x112		
Water Line Disconnect and Cap		
Sewer Line Disconnect and Cap		

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- Assessing     
  BOS     
  Public Works     
  GIS





# TOWN OF PETERBOROUGH

OFFICE OF COMMUNITY DEVELOPMENT  
Code Enforcement & Zoning Administration

One Grove Street  
Peterborough, NH 03458

(603) 924 -8000 x118  
[CEO@PeterboroughNH.Gov](mailto:CEO@PeterboroughNH.Gov)

RCVD 1-27-22.

## Demolition Permit Application

scan

### PROPERTY OWNER

Name: GATEWAY HOMES, LLC

Address: 17 HILLCREST DR. MERRIMACK NH 03054  
Number Street Name Town State Zip

Phone: 603-867-1982 Mobile Phone: 603-867-1982 Email: SCOTT@GATEWAYHOMESNH.COM

### PERMIT APPLICANT

Name: GATEWAY HOMES, LLC

Address: 17 HILLCREST DR. MERRIMACK NH 03054  
Number Street Name Town State Zip

Phone: 603-867-1982 Mobile Phone: 603-867-1982 Email: SCOTT@GATEWAYHOMESNH.COM

### PROPERTY INFORMATION (where demolition is proposed)

Address: 75 CONCORD ST. Parcel Number: U016-041-000  
Number Street Name

### GENERAL DISCRPTION OF BUILDINGS TO BE DEMOLISHED

Are any buildings connected to Town water?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> OFF
Are any buildings connected to Town sewer?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are any buildings connected to an electric utility?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there propane tanks connected to these buildings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any underground tanks or wells on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are any buildings in the Wetland Protection Overlay Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are any buildings in the Shoreland Conservation Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have the buildings been tested for the presence of asbestos?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**DEMOLITION REVIEW**

Is the structure's gross floor area greater than 450 square feet?

Yes  No

Is the structure more than 50 years old?

Yes  No

If the structure is greater than 450 square feet and more than 50 years old it will need to be reviewed by the Demolition Review Committee. Please refer to: Chapter 207 Building Construction, for the review procedure and timeline.

**DEMOLITION PERMIT FEE**

(Please make check out to: Town of Peterborough)

Demolition Permit Fee: \$60.00

**AFFIDAVIT BY APPLICANT**

I hereby certify that the information provided is true and correct to the best of my knowledge. No changes to the information provided shall be made without notification to the Code Enforcement Officer. I further grant the Code Enforcement Office the right to enter the property and buildings at reasonable times for inspection purposes.

Demolition activities will not start until the Demolition Permit has been issued. All demolition work will be performed in accordance with applicable laws and administrative rules of the State of New Hampshire.

Please indicate (check one) below if you are the owner or authorized agent:

I am the owner of the property

I am the authorized agent of the owner of the property

Scott Bonenfant  
Signature of Applicant

SCOTT BONENFANT  
Print Name

1-26-2022  
Date

Office use only:

Amount: \_\_\_\_\_ Check Number: \_\_\_\_\_ Cash? \_\_\_\_\_

Scan

Bank: \_\_\_\_\_

Name on Account: \_\_\_\_\_

\_\_\_\_\_



**Peniel Environmental**  
(855) 712-8434  
778 Elm Street, Suite C  
Milford, NH 03055

# **Certified Asbestos Removal**

**Choosing Peniel Environmental Ensures  
the Safety of All and Mitigates Future  
Health and Financial Risks**

Peniel's Certified, Insured, and Documented Asbestos Removal & Disposal Process Meets or Exceeds All Regulatory and Industry Standards of Compliance



## **Asbestos Removal Proposal - Quote #20-7542-ASB**

**Prepared For:**

Matt Ciardelli  
Ciardelli Fuel Company Inc.  
75 Concord St.  
Peterborough, New Hampshire

**Prepared By:**

Brandon Cook  
Peniel Environmental

bcook@penielenv.com | 603-769-1020

mciardelli@cfuel.com | 603-673-1336



Matt Ciardelli  
75 Concord St  
Peterborough NH 03458

We would like to thank you for choosing Peniel Environmental for your Asbestos needs at the address listed above.

Enclosed you will find our close out package for your records. Included is the following:

- Paid Invoice
- Notification to the State
- PES Entity License
- Technicians Licenses
- Clearance Report

We appreciate your business!

If you have any questions, please feel free to call us.

Thank you again,  
Gail Cook  
President  
Peniel Environmental  
778 Elm Street, Suite C  
Milford, NH, 03055  
603-654-1062 Ex. 307  
Gcook@penielenv.com

[www.penielenvironmental.com](http://www.penielenvironmental.com)



Peniel Environmental

778 Elm St  
Milford, NH 03055

# Invoice

Date	Invoice #
11/4/2020	6137

**PAID**  
10/09/2020

<b>Bill To</b> Ciardelli Fuel Co. c/o Matt Ciardelli 467 Nashua St Milford, NH 03055	<b>Ship To</b> 75 Concord St Peterborough, NH
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<b>P.O. Number</b>	<b>Terms</b>	<b>Rep</b>	<b>Project</b>
20-5134	Net 30	BC	

Quantity	Item Code	Description	Price Each	Amount
1	Asbestos Abatem...	Asbestos Abatement per Proposal 20-7542	8,420.00	8,420.00

<b>Total</b>			\$8,420.00
<b>Payments/Credits</b>			-\$8,420.00
<b>Balance Due</b>			\$0.00

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
603-654-1062 x 302	603-386-6323	Tcook@penielenv.com	www.penielenv.com



# The Peniel Standard

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**Why a Peniel Standard? It's simple, because every step of the way we have our client's best interest at the heart of everything we do.**

We understand that once the project is finished we are removed from our client's every day life.

Or are we?

At Peniel we firmly believe that our involvement with our clients during the project is only the beginning of our journey together, and just because we are not physically present, doesn't mean we are no longer part of the ongoing journey.

You see, there is something very important in the work we do, and that's ensuring to a very high standard that in the future, your property, health and the health of everyone involved is as protected and safe as can be. The short and long time risks of your mold removal project going wrong can be catastrophic, so a little extra care in process and verification goes a long way to mitigating future risks. This is why we consistently take the extra time, and precautions to get every last detail handled at a high level. We call it the Peniel Standard, and it dictates that we exceed, not just meet, industry standards set forth by the IICRC governing body. Where others strive to meet these standards, we routinely exceed them.

Keeping everyone safe is a priority for Peniel, not just today, but well into the future. An ounce of prevention is most definitely worth a pound of cure! Go the extra mile with Peniel Environmental and stay safe.

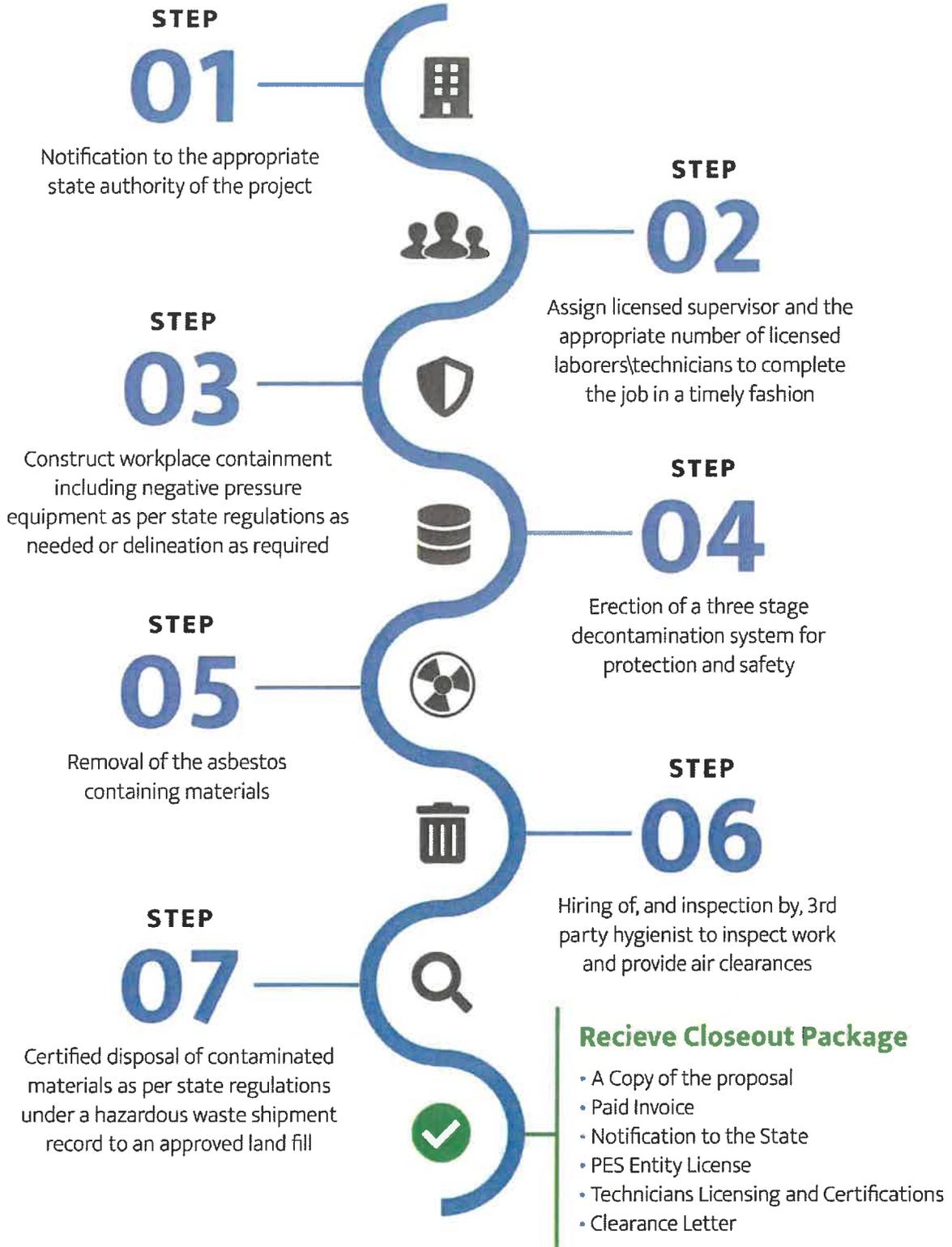
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## 1. On Asbestos

The presence of asbestos at your residential or commercial property can be a frightening prospect. In fact many medical professionals believe that the ingestion of just one asbestos fiber is enough to start the cascading process into Lung Cancer, Mesothelioma, Asbestosis, or other irregularities in the lining of the lungs. Because the effects of Asbestos exposure can take decades to surface, removing the material is by far the best option to mitigate any future, chronic and debilitating health risks. Understanding your options for removal, and the process to do so, is paramount to choosing the right vendor. When risk to human health and life is at stake, exceeding State, Federal, and IICRC standards through the Peniel Standard, makes all the sense in the world.



# The Asbestos Removal Process





## 2. Scope of Work

### **Asbestos Abatement: ACM Windows**

Labor and materials to properly abate asbestos at the above referenced property

Provide notification to the state

Build Critical Containment to contain asbestos fibers in work area

Place an air exchange machine in work area

Remove and dispose ACM windows from property – approx. 52

Provide 3rd party visual clearance

### **\*\*Please Note\*\***

- Peniel is not responsible for damages to lawn/shrubs during removal
- Peniel will be removing windows from building



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### 3. Removal vs. Encapsulation

We occasionally get asked about the removal vs. encapsulation dilemma, and with lots of misinformation out there on the Internet it's easy to understand why. Although encapsulation at face value may seem to make sense, when you understand the risks associated with even minimal exposure to asbestos, the downside to improperly encapsulated asbestos, or the eventual undetected failure of the encapsulation itself, most often than not outweighs any minimal, if even any, investment increase associated with its complete removal. Our experience at Peniel shows that in almost all cases the cost to remove vs. a **proper** encapsulation project is negligible at best, so there is no justification for the extra risk assumed by encapsulation of the asbestos. Rid yourself of the health risk of asbestos once and for all, and remove it completely.

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### 4. What Hygienists Say About Peniel

Just why are so many Hygienists big on Peniel Environmental? It comes down to The Peniel Standard. Hygienists work for the consumer and not the removal company and because of that they have an embedded loyalty to the client. They want the very best job available and that means recommending a company that not only meets industry standards, but also voluntarily exceeds them on a consistent basis. At Peniel, we just believe it's good business to go the extra mile and provide results that are higher than the standards set forth; it's better for the consumer, and in turn better for Peniel.

We just don't understand why everyone isn't doing it!

*"We could refer clients to any company, but it's Peniel Environmental we refer most and often! They have proven over time that they maintain higher standards of service delivery than is required by State and Federal Law, and I can count on them every single time to maintain these standards as they service our clients."*



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## 5. Project Costs and Billing Information

Item	Price	QTY	Subtotal
Asbestos Abatement: ACM Windows	\$8,420.00	1	\$8,420.00
		<b>Subtotal</b>	<b>\$8,420.00</b>
		<b>Total</b>	<b>\$8,420.00</b>

Terms for payment are NET 30 upon completion of work.

Overdue payments will bear interest at two (2) percent per month. Costs of collecting overdue invoices, including reasonable attorney's fees will be added to the invoice for collections.

Unless otherwise stated in this proposal any repair costs are not included in the proposal pricing

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## 6. Other Considerations, Assumptions & Exclusions

Water and electricity available at no cost to Peniel

Non-union / non prevailing wages rates



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## 7. The Peniel Advantage

- Fully Insured & Bonded
- State Accredited as Licenses Contractor in NH, MA,VT, and ME
- Fast Emergency Turn Around
- 24\7 365 Days A Year Response
- Full Background Checks on All Employees
- Extensive Train and Retrain Program for Employees
- High Employee Retention Rates
- Technicians Undergo Regular Performance Reviews with Metric Benchmarking
- Utilize Corporate Direct Labor
- All Technicians Maintain State and Federal Licensure and Certifications
- Maintain all Necessary Insurances
- Maintain all Necessary Liability Coverage Limits
- Full Time Accessible Project Managers
- Maintain all Necessary State and Federal Licensure and Certifications
- Utilize State of The Art Equipment, Processes and Products
- Provide all Necessary Supporting Documentation to Clients for HAZMAT, etc.
- Licensed, Documented Disposal of HAZMAT Materials Mitigating Client Liability
- Direct Billing with Supporting Documentation for Insurance if Required
- Meticulous Work Practices
- Conscious, Discreet Technicians
- Prompt, Start & Deadline Oriented Project Management
- Mid-Size Family Owned With Large Company Resources
- Local Customer Service Driven Decision Making



## 8. Asbestos Removal & Avoiding Risk

When it comes to the removal of Asbestos, or for that matter any hazardous material, it's important that any vendor you choose meets or exceeds certain metrics and capabilities as well as maintain all necessary certifications. Additionally it's critical that any HAZMAT contractor maintains impeccable state compliance records. Because the legal liability to homeowners and commercial enterprises alike associated with the testing, removal, and disposal of hazardous materials is great, you need to ensure the contractor you choose not only possesses the proper credentialed certifications, is in good standing at the federal, State and Local level, but also has the proper internal resources to ensure the job is done properly, and to, or above, the necessary standards. Stories abound of low cost "outfits" providing sub-par service and skirting steps in the process that are necessary to properly remove and dispose of hazardous materials according to the law, as well as health standards. Don't become a statistic, make sure the job is done right, and legal liability as well as critical health concerns are addressed.

Peniel has the necessary staff, equipment, processes, and insurances to provide services to a high level, meeting your expectations to ensure everyone's health and de-risk the removal process.



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## 9. What to Expect

### **Business for Peniel is all about expectations, meeting yours!**

- You can expect to be treated fairly
- You will be kept informed of the project status
- You can expect we will meet timeline commitments and if anything changes, you will be notified as soon as possible regarding such changes
- You will be presented with all of the proper documentation that the project warrants
- We will prepare and file all necessary documentation to local, state and federal agencies
- You can expect we will bill your insurance company in a timely, and well-documented fashion if insurance coverage applies
- Fair and reasonable pricing (very important for insurance claims and you)
- We will treat you, your belongings, and your property with care and respect
- A smile



## 10. What Others Before You Have Experienced

*"They were timely, professional and courteous. Their pricing is not scary and when they left, the house looked as though they were never even here. They did an amazing job. Would absolutely hire again."*

**- Demetra D**

*"I loved Peniel For their pricing their employees very friendly and easy people to work with. Very Reliable timewise getting the job done I would highly recommend your company."*

**-Arline M**

*"Earl, I just wanted to drop you a note thanking you and Peniel Environmental for the great work today. Francisco was outstanding! Completely professional and thorough, I'd have him back onsite anytime! I'm glad to have partnered with you and your company, I look forward to working with you again in the future."*

**- Jeff**

*"What an awesome job they did! So clean, efficient and would highly recommend him!"*

**- Marsha M**

*"From start to finish Peniel did a great job on our attic mold issue. Brandon was extremely knowledgeable, the price beyond fair and competitive and Chris and his team were polite and efficient."*

**- Amy R**

*"Peniel Environmental is a great company! There are always very quick to respond to a call, set up an appointment and get back to me with an estimate. I have referred Peniel at least a dozen times in the past and have never been disappointed."*

**- Aaron W**

*"Outstanding, and personable company! Took time to assist during hurricane Florence. Glad to see fellow northern folk to assist in a time of need"*

**- Kristen H**



## 11. Brands That Trust Peniel Environmental





## 12. Membership, Awards, and Notables



**IICRC**  
Institute of Inspection Cleaning  
and Restoration Certification



**IAQA**<sup>™</sup>  
Individual  
Member



**DKI**<sup>™</sup>





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## 13. Getting Started

We understand that timing is of the essence, and even when it comes to large commercial projects, once the green light is given, everyone is in the mindset of getting the job done. At Peniel we strive to make the process as simple and easy as possible. All you have to do is take one more step by accepting the proposal and we will get the ball rolling, and keep it rolling. Our job is to make the process of removing your asbestos contaminated materials just that, our job!

We look forward to working with you on this project!



## 14. Contract Approval

This Agreement shall be construed in accordance with the laws of the State of New Hampshire.

IN WITNESS WHEREOF the parties have caused this Business Contract to be executed and delivered by their duly authorized representatives.

Peniel Environmental

*Brandon Cook*

10/14/2020

Brandon Cook

Ciardelli Fuel Company Inc.

*Matt Ciardelli*

10/23/2020

Matt Ciardelli

I acknowledge and confirm that I have read the following terms and conditions

This work will be conducted in accordance with PENIEL's Terms and Conditions herein and attached. This letter contract can be accepted by signing the appropriate space above.

Thank you again for the opportunity to be of service. We look forward to the favorable reception and acceptance of our proposal. If you have any questions, please feel free to contact me at 603-654-1062, or by cell at 760-285-7327



# Terms and Conditions

PENIEL ENVIRONMENTAL SOLUTIONS, LLC.

## CONTRACTING AND PROFESSIONAL SERVICES

PENIEL Environmental Solutions, LLC ("PENIEL") hereby agrees to provide "CLIENT", with the professional services ("Services") set forth in the attached Proposal for Services under the following Terms and Conditions. These Terms and Conditions are incorporated by reference into the attached Proposal for Services.

### **Billing and Payments**

The CLIENT is contracting PENIEL Environmental, for professional and/or contracting services. Full payment for all lump sum or fixed fee services is due by CLIENT at completion of project or as otherwise stated in the proposal. Payment is not conditional upon the Client's securing of mortgage monies, permits or insurance coverage. CLIENT shall have sole responsibility for understanding its available insurance coverages and sources of payment for PENIEL's services. PENIEL Environmental, LLC may submit interim invoices for expenses incurred from outside analytical laboratory, drilling, earthwork or surveying companies or other outside vendors to CLIENT, and CLIENT is responsible for paying these expenses in the same manner as PENIEL's own services.

All payments are due by CLIENT upon receipt of PENIEL's invoice. Finance charges of two percent per month shall be imposed after 30 days (expressed as an annual percentage, the finance charge is 21%). The CLIENT agrees that if PENIEL turns its account over for collection, CLIENT shall be responsible for paying all of PENIEL's costs of collection including, but not limited to, whether or not legal action is instituted.

If CLIENT fails to pay any invoice due to PENIEL within 30 days, PENIEL may—without waiving any other claim or right against the CLIENT and without liability whatsoever to the Client—terminate its performance hereunder upon notice to CLIENT.

Prior to performing any work on the property, PENIEL reserves the right to post a notice of contract and property (lien). Please be advised that, in the event of a payment dispute, Peniel intends to assert a lien against the project for the labor, equipment, and materials it supplies to the project.

If CLIENT stops work on a project for any reason, PENIEL will not be responsible for consequences, financial or otherwise associated with project delays or completion thereof including consequential or incidental damages CLIENT agrees to defend, indemnify, and hold PENIEL harmless for any liability imposed upon PENIEL for CLIENT'S decision to stop work on a project.

The parties agree that PENIEL Environmental, LLC has no obligation to release drawings or other project documents until CLIENT has paid the final bill for services.



## **Confidentiality and Standard Limitations**

PENIEL Environmental, LLC proposes to perform these services on a confidential basis on behalf of the CLIENT. Our personnel and subcontractors involved in the performance of these studies shall be instructed about the confidential nature of these tasks, such that neither the nature or our work nor our findings will be disclosed to others without the CLIENT's permission, or as required by law. Thus, all work progress findings, reports, etc. will be delivered only to the CLIENT or other persons designated by the CLIENT.

PENIEL is not responsible for the accuracy and veracity of information provided to us by outside parties with respect to project sites and adjacent properties. Data presented in reports and opinions are based on data and provided in accordance with our Proposal for Professional and/or Contacting services, which is hereby incorporated by reference. Reports and Opinions generated by PENIEL are for the sole use of the CLIENT. Any reuse or reliance on PENIEL's reports or opinions by third parties is prohibited and shall only be allowed with the prior written consent of PENIEL Environmental, LLC and opinions are valid for a period not to exceed twelve (12) months from the date of the report or opinion. Any use beyond his time period will require the report and opinions be updated. Peniel reserves the right to request additional compensation for the task of updating its reports or opinions.

All services are provided solely for the benefit of the CLIENT and not for the benefit of any other third party. No party other than the CLIENT shall be entitled to rely on the Services or any information, documents, records, data, interpretations, advice or opinions given to the CLIENT by PENIEL in the performance of the Services. The Services relate solely to the specific project for which PENIEL has been retained under this Agreement and shall not be used or relied upon by the CLIENT or any third party for any variation or extension of this project, any other project or any other purpose. Any unpermitted use by the CLIENT or any third party shall be at the CLIENT's or such third party's own risk. The CLIENT agrees to defend, indemnify, and hold PENIEL and, its present and future officers, directors, owners, agents and employees (an "Indemnitee") harmless from any and all liability, loss or damage which an Indemnitee is required to pay, including, without limitation, liability, losses, penalties, or damages arising from the bodily injury, illness, death, property damage or any other source and reasonable attorneys' fees and investigative and discovery

costs, resulting from or relating to any unpermitted use of the Services or of any information, documents, records, data, interpretations, advice, reports or opinions given by PENIEL to the CLIENT.

PENIEL makes no representations, warranties, or guarantees concerning the presence of Asbestos Containing Materials (ACM), lead, radon gas or polychlorinated biphenyls (PCB's) unless expressly addressed by PENIEL in a formal report or opinion. Reports present the opinions of PENIEL with respect to the environmental conditions on the subject property. The actual determination of compliance of present or former operators of a site with federal or state regulations can only be made by the appropriate regulatory agencies. The opinions rendered by PENIEL are not intended to imply a warranty or a guarantee and are based solely upon site conditions at the time of our investigation.

## **Right of Entry and Normal Disturbances**

CLIENT hereby grants to PENIEL Environmental, LLC warrants (if site is not owned by CLIENT) that permission has been duly granted for a Right of Entry from time to time, by PENIEL Environmental, LLC personnel, contractors or subcontractors upon the site for the purpose of performing and with the right to perform all Services, acts, assessments, and research, including without limitation the making of earth



excavations, pursuant to the scope of services in the attached Proposal for Services. In addition, the CLIENT hereby recognizes the use of earth equipment may unavoidably affect, alter or damage terrain, affect vegetation and subterranean structures upon the site. CLIENT accepts the fact that this risk is inherent in PENIEL's work and will not hold PENIEL liable or responsible for any such reasonable effect or damage. If PENIEL Environmental, LLC required to restore land or subterranean structures (i.e., pipes, tanks, telephone cables) to their former condition, CLIENT will be responsible for all costs and expenses associated with such remediation work.

### **General/Professional Liability**

To the fullest extent permitted by law, PENIEL's liability to the CLIENT and to all owners, contractors and subcontractors on the project for any and all injuries, claims, losses, expenses or damages, arising out of or in any way related to the project or this Agreement from any cause or causes including, but not limited to, PENIEL's negligent acts, errors, omissions, breaches of contract or breaches of warranty, PENIEL Environmental, LLC shall not exceed the total fee for PENIEL Environmental, LLC's services stated in the Proposal for Services. Under no circumstances shall PENIEL Environmental, LLC be liable to the Client for any consequential or incidental damages, including, but not limited to, loss of use, loss or rental income, loss of profit or cost of any financing, however caused including by PENIEL Environmental, LLC's fault or negligence.

### **Indemnification for Hazardous Materials**

The CLIENT agrees that PENIEL Environmental, LLC not contributed to the presence of hazardous wastes, oil or other hazardous materials that may exist or be discovered in the future at the site and that PENIEL Environmental, LLC does not assume any liability for the known or unknown presence of such materials.

Therefore, the CLIENT shall defend, indemnify, and hold harmless PENIEL Environmental, LLC its consultants, agents, employees, and contractors from and against all claims, damages, losses and expenses including defense costs and attorneys' fees that result from the actual alleged or threatened discharge and dispersal, release or escape of any of any solid, liquid, gaseous or thermal irritant, asbestos in any form, asbestos or contaminants including smoke, vapor, soot, fumes, acids, alkalis, chemicals, waste, oil or other hazardous materials. PENIEL Environmental, LLC PENIEL Environmental, LLC PENIEL Environmental, LLC

### **Public Responsibility**

The CLIENT acknowledges that the CLIENT or the Site Owner, as the case may be, is now and shall remain in control of the Site for all purposes at all times. Except as required by law, PENIEL does not undertake to report to any federal, state, county or local public agencies having jurisdiction over the subject matter of any conditions existing at or on the Site from time to time that may present a potential danger to public health, safety or the environment. The CLIENT agrees to timely notify each appropriate federal, state county and local public agency, as required by law, of the existence of any condition at the Site that may present a potential danger to public health, safety or the environment.

Notwithstanding the foregoing, PENIEL will comply with subpoenas, judicial orders or government directives and federal, state, county and local laws, regulations and ordinances, and applicable agencies of findings with respect to potential dangers to public health, safety or the environment. PENIEL shall not have liability or responsibility to the Client or to any other person or entity for reports or disclosures made in accordance with such statutory or other lawful requirements. The CLIENT shall defend, indemnify and hold PENIEL harmless from



and against any and all claims, demands, liabilities and expenses, including reasonable attorney's fees, incurred by PENIEL and arising directly or indirectly in connection with PENIEL's reporting such information under a bona fide belief or upon advice of counsel that such reporting or disclosure is required by law

### **Observation Services**

If applicable, upon request, PENIEL Environmental, LLC will provide professional personnel to observe and report on specific aspects or phases of a project. This does not include supervision or direction of the work of the general contractor, his employees or agents. The contractor should be advised of the Observation Services by the CLIENT and should also be informed by the CLIENT that neither the presence of our field representative nor observation and/or testing by PENIEL shall excuse contract for defects discovered in its work. Providing that all pertinent readings, observations and reports are made by PENIEL Environmental, LLC without the necessity of reliance upon others, PENIEL will provide all representations and documentation necessary to obtain permits and licenses from governmental authorities and required by lending institutions. PENIEL Environmental, LLC shall be free to decline to make such representations or to limit their scope when it is not satisfied that aspects or phases of the project comply with the required criteria. Unless otherwise agreed, PENIEL Environmental, LLC's representations will be limited to establishing compliance with the technical requirements of the contract documents which the firm is engaged to produce and do not extend to any other technical requirements whether or not incorporated in the technical provisions by reference. PENIEL Environmental, LLC is not responsible for the Contractor's use or administration of personnel, machinery, temporary or precautionary construction, safety procedures, or contractual compliance. Observation services provided by PENIEL Environmental, LLC are solely for the benefit of the CLIENT.

### **Opinions of Probable Construction/Cleanup Cost**

PENIEL Environmental, LLC may render opinions or probable environmental construction/clean-up costs for purposes of evaluating alternative systems. These opinions may also involve approximate quantity estimates and prices. PENIEL Environmental, LLC does not guarantee the accuracy of probable construction/clean-up costs unless they are within Proposal for Services being provided.

### **Sale of Products**

PENIEL Environmental, LLC may, from time to time, provide CLIENT with certain products. In such event, CLIENT agrees that the terms and conditions on the PENIEL Bill of Sale will be incorporated into this agreement and will govern in the event of any conflict between the terms of this agreement and the Bill of Sale as to matters arising from the sale of product(s) by PENIEL to CLIENT.

### **Governing Law & Choice of Venue**

The parties agree that this Agreement shall be governed by the laws of the State of New Hampshire without regard to its conflict of law principles. All disputes concerning, or arising from, the Scope of Work or these related Terms and Conditions shall be filed in New Hampshire state or federal courts.

# Signature Certificate

Document Ref.: DPZ7B-XE3JZ-YVXBA-NCKDR

Document signed by:

	<b>Matt Ciardelli</b> Verified E-mail: mciardelli@cfuel.com	<i>Matt Ciardelli</i>
<small>IP: 107.0.130.250</small>	<small>Date: 23 Oct 2020 13:03:48 UTC</small>	
	<b>Brandon Cook</b> Verified E-mail: bcook@penielenv.com	<i>Brandon Cook</i>
<small>IP: 173.13.66.245</small>	<small>Date: 23 Oct 2020 13:51:21 UTC</small>	

Document completed by all parties on:  
**23 Oct 2020 13:51:21 UTC**

Page 1 of 1



Signed with **PandaDoc.com**

PandaDoc is the document platform that boosts your company's revenue by accelerating the way it transacts.





# Asbestos Demolition/Renovation Notification Form

Air Resources Division/Compliance Bureau  
 Asbestos Management and Control Program  
 RSA/Rule: RSA 141-E:4, I and II and Env-A 1800



**\*Complete all sections of this form in detail.**

**\*See the attached Directions for Completing Your Asbestos Demolition/Renovation Notification Form.**

I. TYPE OF NOTIFICATION (Check One)			
<input checked="" type="checkbox"/> New Notification	<input type="checkbox"/> Revised Notification	<input type="checkbox"/> Cancelled Project	Fee Enclosed: \$ <u>50.00</u>

II. PROJECT TYPE (Check All That Apply)	
<input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Renovation <input type="checkbox"/> Pickup and Disposal <input type="checkbox"/> *Emergency	For Official Use, Do not write in this box
<small>*For emergency projects, describe the emergency on a supplemental sheet. Attach any government order requiring the work.</small>	
<small>*Contact the department to obtain waiver # for inclusion on this form.</small>	
Waiver #: _____ Date Obtained: _____	

III. BUILDING INFORMATION			
Building/Site Name <u>75 Concord St.</u>			
Street Address <u>75 Concord St</u>		Town/City <u>Peterborough</u>	<del>NH</del> <u>03468</u>
Year Constructed <u>1900</u>	Size (ft <sup>2</sup> ) <u>2458</u>	Number of Floors <u>3</u>	
Current Use <u>Vacant to be Demoad</u>		Prior Use <u>Multi Family</u>	

IV. ACM INSPECTION AND WORK DETAILS				
Asbestos Supervisor to perform abatement: _____			Cert #: <u>AS</u>	
Asbestos Inspection Conducted by: <u>North East Env.</u>			Date: _____	
Type of inspection (Check all that apply): <input type="checkbox"/> Visual <input checked="" type="checkbox"/> Analytical Testing <input type="checkbox"/> No ACM Present				
<b>Asbestos Abatement</b>		<b>Demolition</b>		<b>Weekly Work Schedule</b>
Start Date: <u>11/2/20</u>		Start Date: _____		Days of Work: <u>Monday - Friday</u>
End Date: <u>11/4/20</u>		End Date: _____		Time of Day of Work: <u>7am</u> to <u>4pm</u>
<b>ACM Present</b>		<b>ACM to be Abated</b>		<b>List Types of Asbestos and Location in Building</b> <u>52 Windows throughout property</u>
Friable	Non-Friable	Friable	Non-Friable	
ft	52 ft	ft	52 ft	
ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	
ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	ft <sup>3</sup>	
Briefly describe work practices to be employed. Attach additional pages if needed. <u>all applicable</u>				

[stephen.cullinane@des.nh.gov](mailto:stephen.cullinane@des.nh.gov)

Phone (603) 271-1373; Fax (603) 271-7053  
 PO Box 95, Concord, NH 03302-0095

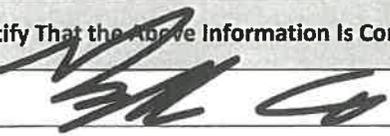
V. PROPERTY OWNER INFORMATION			
Owners Name <b>Ciardelli Fuels</b>			
Owners Mailing Address <b>467 Nashua St</b>	Town/City <b>Milford</b>	State <b>NH</b>	Zip Code <b>03055</b>
Owner Contact <b>Matt</b>			
Contact's Phone <b>603-673-1336</b>	Email (Optional)		

VI. ABATEMENT CONTRACTOR INFORMATION			
Company Name <b>Peniel Environmental</b>			
Company Mailing Address <b>778 Elm St. Suite C</b>	Town/City <b>Milford</b>	State <b>NH</b>	Zip Code <b>03055</b>
Company Contact <b>Brandon Cook</b>	Phone Email (Optional)		

VII. DEMOLITION CONTRACTOR INFORMATION			
Company Name <b>Ciardelli Fuels</b>			
Company Mailing Address	Town/City	State	Zip Code
Company Contact	Phone Email (Optional)		

VIII. ACM WASTE TRANSPORTER				
Transporter Name <b>STG Transportation</b>	Mailing Address <b>36 Pyles Dr.</b>	Town/City <b>New Castle</b>	State <b>DE</b>	Zip Code <b>19720</b>
Transporter Contact Name <b>Office</b>	Phone Number <b>302-778-5930</b>			

IX. FINAL WASTE DISPOSAL FACILITY				
Facility Name <b>Minerva Enterprise</b>	<del>3055 Minerva Rd. SE</del>	<del>Waynesboro</del>	<del>VA</del>	<del>24088</del>
Phone Number <b>330-866-3435</b>				

X. I Certify That the Above Information Is Correct	
Signature 	Print Name <b>Brandon Cook</b>
Title <b>PM</b>	Date <b>10/15/20</b>



The  
**LAWSON  
GROUP**

Thinking Without the Box

20 Chenell Drive  
Concord, NH 03301

603 228 3610  
800 544 8434

[thelawsongroup.com](http://thelawsongroup.com)

November 4, 2020

Mr. Brandon Cook, Vice President  
Peniel Environmental, LLC  
778 Elm Street, Suite C  
Milford, New Hampshire 03055

Re: Asbestos Clearances – 75 Concord Street  
Peterborough, New Hampshire 03458  
TLG Job Number 20-18453

Dear Mr. Cook:

On November 4, 2020 Peniel Environmental, LLC completed an Asbestos Abatement Project at 75 Concord in Peterborough, New Hampshire. The Lawson Group (TLG) was contracted by Peniel Environmental, LLC to provide the Visual Inspection after the abatement.

The specific Scope-of-Work (SOW) for this project included the removal of Asbestos-Containing Materials (ACM), prior to the renovation of the house and included 56 windows with Asbestos glazing.

Peniel Environmental, LLC was responsible for furnishing all labor, materials, services, equipment, and supplies required for the removal, decontamination, and disposal operations of identified Asbestos-Containing Materials (ACM).

Steven Montecalvo, Environmental, Health and Safety Consultant with The Lawson Group, performed the Visual Inspection of the areas where the Asbestos material had been abated.

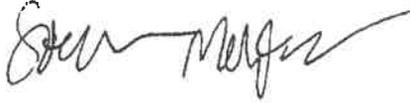
At the time of the inspection, it was confirmed that Peniel Environmental, LLC had removed and disposed of the windows and left the work site in acceptable condition.



Thank you for utilizing the services of The Lawson Group. We enjoyed working with you on this project and hope to work with you on future project. We trust that you will find everything in order; however, should you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,

The Lawson Group



Steven Montecalvo  
Environmental, Health and Safety Consultant

#### WARRANTY

The conclusions and recommendations contained in this report are based on the information available to TLG as of November 4, 2020. TLG provides no warranties on information provided by third parties and contained herein. Data compiled were in accordance with TLG's approved scope of services and should not be construed beyond their limitations. Any interpretations or use of this report other than those expressed herein are not warranted. The use, partial use, or duplication of this report without the written consent of The Lawson Group is strictly prohibited.





STATE OF NEW HAMPSHIRE

DEPARTMENT OF ENVIRONMENTAL SERVICES

**ASBESTOS ABATEMENT ENTITY LICENSE**

*This is to certify that:*

**PENIEL ENVIRONMENTAL SOLUTIONS, LLC**  
**778 ELM ST #C**  
**MILFORD, NH 03055**

*is duly licensed under provisions of RSA 141-E,  
New Hampshire Revised Statutes Annotated to operate as an asbestos abatement entity.*

LICENSE NUMBER: **AC-000248**

Effective Date: **January 7, 2020**

Expiration Date: **January 6, 2021**

A handwritten signature in black ink, appearing to read "Craig A. Wright".

Craig A. Wright, Director  
Air Resources Division



The State of New Hampshire  
**Department of Environmental Services**



Robert R. Scott, Commissioner

6/29/2020

CINTHIA CARABALLO  
PENIEL ENVIRONMENTAL SOLUTIONS LLC  
778 ELM ST #C  
MILFORD NH 03055

**Asunto: Certificado de Aprobación de Trabajador de Disminución de Asbesto AW101046**

Estimado solicitante:

El New Hampshire Departamento de Servicios Ambientales (NHDES) ha aprobado su solicitud de los referidos certificados relacionados con el asbesto. ***Usted debe tener el certificado adjunto presente en el lugar de trabajo en todo momento.***

- Este certificado le permite realizar pequeños proyectos de descontaminación de Asbesto como definido por Env-A 1802.37. También le permite trabajar en grandes proyectos de descontaminación de Asbesto como definido por Env-A 1802.33, Env-A 1802.34, o Env-A 1802.35, proporcionado un certificado de Supervisor de Disminución de Asbesto está en el sitio supervisando el proyecto de reducción y trabajando bajo la dirección de una licencia de Contratista de Descontaminación de Asbesto.
- Su certificado caduca el 6/28/2021.
- Usted es responsable de presentar una solicitud de renovación completa y oportuna de conformidad con NH Código de Normas administrativas Env-A 1800, *Gestión y Control de Asbesto*.

Usted es responsable de cumplir con todas las regulaciones locales, estatales y autonómicas y de obtener las aprobaciones necesarias antes de iniciar el trabajo.

Si usted tiene cualquier pregunta, no dude en ponerse en contacto con BENJAMIN GIORGI de la División de Recursos de Aire del Programa de certificación y licencias de asbesto por teléfono al (603) 271-4609o por correo electrónico a [Benjamin.Giorgi@des.nh.gov](mailto:Benjamin.Giorgi@des.nh.gov).

\*Please be aware that NHDES is currently unable to use its card printer due to a mechanical issue. As soon as the card becomes available for use again, NHDES will resume sending cards. Please keep this letter at the job site for reference, if needed. For any questions, please contact Benjamin Giorgi at the number or email provided in the attached letter.

# LAWRENCE TRAINING SCHOOL, INC.

This is to Certify

**Cynthia Massiel Caraballo**

Has successfully completed the 8-hour course

***Asbestos Worker Refresher***

in accordance to the requirements for asbestos accreditation of the TSCA, Title II



JUN 09, 2020

Dates(s) of Training

JUN 09, 2020

Date of Examination

AR0620-09-CC4645

Certificate Number

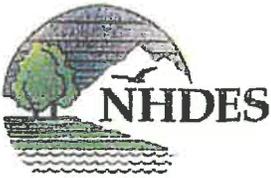
JUN 09, 2021

Expiration Date

*Maria Montano*

President/Director of Training

530 Broadway Street Lawrence, MA 01801 | 978-689-7370 | [www.lawrencetrainingschool.com](http://www.lawrencetrainingschool.com)



Department of Environmental Services



Robert R. Scott, Commissioner

8/24/2020

MANUEL RIVERA  
PENIEL ENVIRONMENTAL SOLUTIONS LLC  
778 ELM ST #C  
MILFORD NH 03055

**Subject: Certificate of Approval for Asbestos Abatement Supervisor AS001713**

Dear Applicant:

The New Hampshire Department of Environmental Services (NHDES) has approved your application for the above referenced asbestos related certificate. **Attached is your certificate that must be present at the worksite at all times.**

- This certificate allows you to supervise asbestos abatement projects for a NH Licensed Asbestos Abatement Contractor, and to perform minor asbestos abatement projects as defined by Env-A 1802.36 Minor Asbestos Abatement Project.
- Your certificate expires on 8/29/2021.
- You are responsible for filing a timely and complete renewal application in accordance with NH Code of Administrative Rules Env-A 1800, *Asbestos Management and Control*.
- You are responsible for adhering to all local, state, and federal regulations and obtain any necessary approvals prior to start of the work.

If you have any questions, please do not hesitate to contact BENJAMIN GIORGI of the Air Resources Division Asbestos Licensing and Certification Program at (603) 271-4609, or by email at [Benjamin.Giorgi@des.nh.gov](mailto:Benjamin.Giorgi@des.nh.gov).

***You must have the attached certificate present at the worksite at all times.***

\*Please be aware that NHDES is currently unable to use its card printer due to a mechanical issue. As soon as the card becomes available for use again, NHDES will resume sending cards. Please keep this letter at the job site for reference, if needed. For any questions, please contact Benjamin Giorgi at the number or email provided in the attached letter.



*This is to certify that*  
**Manuel Rivera**

*has completed the requisite training by Kithu Conference, and has passed an examination for recertification as:*  
**Asbestos Contractor/Supervisor Refresher**  
pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location:

Institute for Environmental Education  
16 Upton Drive, Wilmington, MA 01887

April 10, 2020

Examination Date

April 10, 2021

Expiration Date

*W. Anthony F.*  
Training Director

April 10, 2020

Course Dates

20-3284-104-256346

Certificate Number

16 Upton Drive, Wilmington, MA 01887

Telephone 978.458.5272

www.ieetraining.com

**INSTITUTE FOR ENVIRONMENTAL EDUCATION**

20-5134

# SERVICE TRANSPORT GROUP, INC.

301 OXFORD VALLEY ROAD, SUITE 803B, YARDLEY, PA 19067

PHONE: (267) 399-9411

No 544763

## WASTE SHIPMENT RECORD

S.T.G. #

<b>GENERATOR</b>	1. Material Origin Site 75 Concord St Peterborough NH 03458		Generator: Name/Address Ciardelli Fines / matt Ciardelli 467 Nashua St Milford NH 03055		Generator: Phone # 603 673-1336	
	2. Removal Contractor: Name/Address Penel Environmental 778 Elm St. Suite C Milford NH 03055				Contractor: Phone # 603 654-1062	
	3. Responsible Agency: Name/Address EPA Region I 5 post office sq #100 Boston ma 02109			4. US DOT Class - FRIABLE ASBESTOS ONLY NA2212, Asbestos, 9, PG III, RQ		
	5. Description of Materials Specify Friable or Non-Friable		Containers No.		Type	
	IF Friable (enter required information)		3 BUNDLES		Total Quantity (yd <sup>3</sup> ) <del>75</del>	
	IF Non-Friable (check one): <input checked="" type="checkbox"/> Category I <input type="checkbox"/> Category II		ACM BAGS		75	
	6. Special Handling Instructions		24-hour emergency spill response no. 800-424-9300			
7. Generator Certification: This is to certify that the above named materials are properly classified, described, packaged, marked and labeled and are in proper condition for transport by highway according to the applicable regulations of the Department of Transportation, US E.P.A., and any other state government agency. I certify that the foregoing is true and correct to the best of my knowledge. If the waste shipment is not as I stated, I accept the RETURN of the COMPLETE LOAD to the generator's service location at the generator's expense.						
Printed/Typed Name & Title Manuel Rivera			Signature 		Date 11/4/20	
<b>TRANSPORTER</b>	8. Transporter 1 (Acknowledgement of Receipt of Materials) If blank, see Transporter 2 or 3 below.					
	Company Name & Address		Signature: _____		Telephone No.	
			Printed Name: _____		Date:	
			Title: _____			
<b>DISPOSAL SITE</b>	9. Transporter 2 (Acknowledgement of Receipt of Materials) If Transporter 1 & 2 are blank, Transporter 3 serves as sole transporter.					
	Company Name & Address		Signature: _____		Telephone No.	
			Printed Name: _____		Date:	
10. Transporter 3 (Acknowledgement of Receipt of Materials)						
Company Name & Address Service Transport Group, Inc. 301 Oxford Valley Road, Suite 803B Yardley, PA 19067		Signature: _____		Telephone No. 267-399-9411		
		Printed Name: _____		Date:		
		Title: _____				
11. Discrepancy Indication Space:						
12. Waste Disposal Site Owner or Operator's Certification (Receipt of above Waste except as noted in 11)						
Waste Disposal Site (Check One)			STG USE ONLY		Signature: _____	
Alliance Landfill <input type="checkbox"/> 398 S. Keyser Ave. Taylor, PA 18517-1009 570-562-1800 Permit No. 100933			Minerva Landfill <input type="checkbox"/> 8955 Minerva Rd. Waynesburg, OH 44688 330-866-3435 Permit No. P0104984		Date: _____	
					Printed Name: _____	
					Title: _____	



## Tim Herlihy

---

**From:** jpellettieri <jasonpellettieri@gmail.com>  
**Sent:** Wednesday, February 2, 2022 9:32 PM  
**To:** Tim Herlihy  
**Subject:** Re: Demolition Review Committee - Gulf Road and Crosby Road - 3 Demolition permits for same owner, on different parcels.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Tim,

We're not requesting a hearing on any of these or 75 Concord Street.

Best,  
Jason

---

**From:** Tim Herlihy <therlihy@peterboroughnh.gov>  
**Date:** Thursday, January 27, 2022 at 1:59 PM  
**To:** Jason Pellettieri <jasonpellettieri@gmail.com>, "peggyshau@gmail.com" <peggyshau@gmail.com>, "colin.murdough@beangroup.com" <colin.murdough@beangroup.com>, "mattwaitkins@yahoo.com" <mattwaitkins@yahoo.com>, "Doug Ward (douglasmward8@gmail.com)" <douglasmward8@gmail.com>, Tyler Ward <tyward1198@gmail.com>  
**Subject:** Demolition Review Committee - Gulf Road and Crosby Road - 3 Demolition permits for same owner, on different parcels.

Good afternoon,  
Please see the attached demo permit for your review. Let me know if you have any questions or concerns and also if this will need a public hearing.

Thank you, and as always, be healthy and be safe.

## Tim Herlihy

Code Officer/ Building Official  
Town of Peterborough  
1 Grove Street  
Peterborough, NH 03458

(603) 924-8000 x118  
[therlihy@peterboroughnh.gov](mailto:therlihy@peterboroughnh.gov)  
[www.peterboroughnh.gov](http://www.peterboroughnh.gov)

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arrangements can be made for proper delivery, and then please delete the message from your inbox.

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**Demolition  
Permit**

**TOWN OF PETERBOROUGH**  
Office of Community Development - Building Official

Permit Number: DP22-5

Parcel ID Number: R008-010-000

Address: 1 Gulf Road

Owner: Dubois

Zoning Districts: Rural

Type of Demolition: Demo of Pole Barn/Garage

Town Water: no

Town Sewer: no

Electric Utilities: yes

Propane Tanks: no

Underground Tanks or Wells: yes

Asbestos Present: no

Building Greater Than 450 Square Feet:  Yes  
Building Greater Than 50 Years Old:  Yes  
Demolition Review Committee Notification:  Yes

No  
 No  
 No

Date application sent to Review Committee: January 27, 2022

Date found to be significant or not: February 2, 2022

Date of sign posted in right-of-way: \_\_\_\_\_

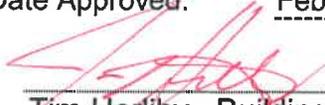
Date of public meeting: \_\_\_\_\_

Date 10 day waiting period expires: \_\_\_\_\_

Date review was completed by CEO: February 4, 2022

Comments: \_\_\_\_\_  
\_\_\_\_\_

Date Submitted: January 26, 2022 Date Approved: February 2, 2022

  
\_\_\_\_\_  
Tim Herlihy - Building Official  
Code Enforcement Officer

**Demolition  
Inspection  
Sheet**

**TOWN OF PETERBOROUGH**  
Office of Community Development - Building Official

Permit Number: DP22-5

Parcel ID Number: R008-010-000

Address: 1 Gulf Road

Owner: Dubois

Zoning District: Rural

Type of Demolition: Demo of Pole Barn/Garage

Documents Submitted	Date	Comments
Application		
Plot Plan		

**THE FOLLOWING INSPECTIONS TO BE APPROVED**

Building Inspector 924-8000 x118	Date	Signature/Comments
Electric Utilities		
Propane Tanks		
Underground Tanks		
ISDS		
Wells		
Final Inspection		

Public Works Department 924-8000 x112		
Water Line Disconnect and Cap		
Sewer Line Disconnect and Cap		

Office use only:

- Assessing     
  BOS     
  Public Works     
  GIS



# TOWN OF PETERBOROUGH

OFFICE OF COMMUNITY DEVELOPMENT  
Code Enforcement & Zoning Administration

One Grove Street  
Peterborough, NH 03458

(603) 924-8000 x118  
CEO@PeterboroughNH.Gov

RVD 1-26-22

## Demolition Permit Application

scan

### PROPERTY OWNER

Name: Jennifer Dubois  
Address: 24 Gulf RD Peterborough NH 03449  
Number Street Name Town State Zip  
Phone: X Mobile Phone: 617 413 4400 Email: Kerry 006@verizon.net

### PERMIT APPLICANT

Name: Anthony Guadagno  
Address: 70 Elmwood RD Hancock NH 03449  
Number Street Name Town State Zip  
Phone: 603 525 3794 Mobile Phone: 603 831 4046 Email: info@ortownlandscaping.com

### PROPERTY INFORMATION (where demolition is proposed)

Address: 24 1 Gulf RD Parcel Number: R008-010-000  
Number Street Name

### GENERAL DISCRIPTION OF BUILDINGS TO BE DEMOLISHED

FULL DEMO OF POLE BARN/GARAGE

Are any buildings connected to Town water?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are any buildings connected to Town sewer?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are any buildings connected to an electric utility?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are there propane tanks connected to these buildings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any underground tanks or wells on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Are any buildings in the Wetland Protection Overlay Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are any buildings in the Shoreland Conservation Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have the buildings been tested for the presence of asbestos?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

### DEMOLITION REVIEW

Is the structure's gross floor area greater than 450 square feet?

Yes

No

18x40.+

Is the structure more than 50 years old?

Yes

No

1950

If the structure is greater than 450 square feet and more than 50 years old it will need to be reviewed by the Demolition Review Committee. Please refer to: Chapter 207 Building Construction, for the review procedure and timeline.

### DEMOLITION PERMIT FEE

(Please make check out to: Town of Peterborough)

Demolition Permit Fee: \$60.00

### AFFIDAVIT BY APPLICANT

I hereby certify that the information provided is true and correct to the best of my knowledge. No changes to the information provided shall be made without notification to the Code Enforcement Officer. I further grant the Code Enforcement Office the right to enter the property and buildings at reasonable times for inspection purposes.

Demolition activities will not start until the Demolition Permit has been issued. All demolition work will be performed in accordance with applicable laws and administrative rules of the State of New Hampshire.

Please indicate (check one) below if you are the owner or authorized agent:

I am the owner of the property

I am the authorized agent of the owner of the property

  
\_\_\_\_\_  
Signature of Applicant

Anthony Gurdagno  
\_\_\_\_\_  
Print Name

1/26/2022  
\_\_\_\_\_  
Date

Office use only:

Amount: \$60 (check \$20) Check Number: 38004 Cash? \_\_\_\_\_

Scan

Bank: People's \_\_\_\_\_

Name on Account: OUR TOWN LANDSCAPING, INC. \_\_\_\_\_







# Town of Peterborough

1 Grove Street, Peterborough, NH 03458

(603) 924-8000 ext. 118

## Res - Building Addition Permit

**PERMIT #:** PB21-0081

**Date Issued:** 02/11/2022

**EXPIRES:** 02/11/2024

**Date Applied:** 08/10/2021

**Code Book:**

LOCATION:	OWNER:	CONTRACTOR:
15 WEST RIDGE DR R011-037-210 Zoning:	Herrilee Swain 15 West Ridge Drive Peterborough NH 03458 <b>Phone:</b> (603) 831 8454 <b>Email:</b> swain1997@yahoo.com	<b>Phone:</b> <b>Email:</b>

**Estimated Construction Cost:** \$3,000.00

**Work Description:** Replacement of Front Deck

Fee Description	Fee Category	Quantity	Item Total
Inspections	Inspection	2.00	100.00
		Fee Total:	\$100.00
		Amount Paid:	\$100.00
		Balance Due:	\$0.00

### REQUIRED INSPECTIONS:

Footing Bottom
Rough Building/Framing
Final Building
Footing/Piers
Sitework/Stormwater Controls

Insulation/Draftstop
Foundation Wall Rebar
Temp CO Inspection
Foundation

*Additional permits and fees will be required for trade work.*

*Permits shall become invalid if work has not begun within 180 days, or completed within 2 years.*

*Tim Herlihy, Building Official*



**Town of Peterborough**  
**1 Grove Street, Peterborough, NH 03458**  
**(603) 924-8000 ext. 118**  
**Res - Building New Permit**

**PERMIT #: PB22-0005**

**Date Issued: 02/04/2022**

**EXPIRES: 02/04/2024**

**Date Applied: 01/27/2022**

**Code Book:**

LOCATION:	OWNER:	CONTRACTOR:
59 Cranberry Meadow Dr R002-003-114 Zoning:	LR3 Development, LLC. - Paul Laroche 45 Main Street Peterborough NH 03458 <b>Phone:</b> (603) 320 0337 <b>Email:</b> paul@lr3development.com	   <b>Phone:</b> <b>Email:</b>

**Estimated Construction Cost:** \$1,227,000.00

**Work Description:** New SFR with partial finished basement and unfinished storage area over garage. 5 bedroom, 4-1/2 bath.

Electrical, Plumbing, and Mechanical permits all to be submitted by the licensed trades seperately from this permit.

Fee Description	Fee Category	Quantity	Item Total
Residential Construction	Standard Item	7,631.00	2,289.30
		<b>Fee Total:</b>	<b>\$2,289.30</b>
		<b>Amount Paid:</b>	<b>\$2,289.30</b>
		<b>Balance Due:</b>	<b>\$0.00</b>

## REQUIRED INSPECTIONS:

<b>Foundation Wall Rebar</b>
<b>Rough Building/Framing</b>
<b>Foundation</b>
<b>Sitework/Stormwater Controls</b>

<b>Insulation/Draftstop</b>
<b>Final Building</b>
<b>Footing Bottom</b>
<b>Footing/Piers</b>

*Additional permits and fees will be required for trade work.*

*Permits shall become invalid if work has not begun within 180 days, or completed within 2 years.*

*Tim Herlihy, Building Official*



**Town of Peterborough**  
1 Grove Street, Peterborough, NH 03458  
(603) 924-8000 ext. 118  
**Res - Building New Permit**

**PERMIT #: PB22-0007**

**Date Issued: 02/02/2022**

**EXPIRES: 02/02/2024**

**Date Applied: 02/01/2022**

**Code Book:**

LOCATION:	OWNER:	CONTRACTOR:
181 MIDDLE HANCOCK RD R008-032-001 Zoning:	POTTER 181 MIDDLE HANCOCK RD Peterborough NH 03458 <b>Phone:</b> (603) 562 8590 <b>Email:</b>	C. P. LaRoche Const Co LLC. PO Box 772 Peterborough NH 03458 <b>Phone:</b> (603) 547 5585 <b>Email:</b> cpeterlaroche@gmail.com

**Estimated Construction Cost:** \$615,000.00

**Work Description:** New SFR with attached 2 car garage and partially finished basement.

Electrical, Plumbing, and Mechanical permits all to be submitted by the licensed trades seperately from this permit.

Fee Description	Fee Category	Quantity	Item Total
Residential Construction	Standard Item	5,648.00	1,694.40
		Fee Total:	\$1,694.40
		Amount Paid:	\$1,694.40
		Balance Due:	\$0.00

## REQUIRED INSPECTIONS:

Footing/Piers	Foundation Wall Rebar
Insulation/Draftstop	Footing Bottom
Final Building	Rough Building/Framing
Foundation	Sitework/Stormwater Controls

*Additional permits and fees will be required for trade work.*

*Permits shall become invalid if work has not begun within 180 days, or completed within 2 years.*

*Tim Herlihy, Building Official*