

January 28, 2015

Christine Dupere
Town Clerk of Candia
74 High St.
Candia, NH 03034

Dear Christine:

Enclosed is a copy of the Precept setting May 19, 2015 as the date for the special election for State Representative Rockingham County District No. 32.

The Notice of Primary (enclosed) should be posted in two public places as soon as possible. More information will be forthcoming.

Filing period **with the Town Clerk** – February 2-3, 2015
Filing period **with the Secretary of State** – February 2-6, 2015.
Primary – March 31, 2015.
Election – May 19, 2015.

Sincerely,

Paula Penney
Business Administrator

LOOK
PLEASE READ
C.B.
RISD
MJC

MEMORANDUM

To: Candia Board of Selectmen
From: Candia Police Chief Michael McGillen
Subject: Citizen's Concern about snow in road
Date: February 13, 2015
CC:

On February 10, 2015 the Candia Police Department received a complaint about snow being pushed into and across a town road. The resident thought there was an ordinance prohibiting this activity. I spoke to Road Agent Dennis Lewis who said that this is occurring all over Town. Could you please put this on the agenda for discussion?

TITLE XX

TRANSPORTATION

CHAPTER 236

HIGHWAY REGULATION, PROTECTION AND CONTROL REGULATIONS

Obstructions and Encroachments

Section 236:20

236:20 Snow Obstruction. – Any person who shall put or place or cause to be put or placed any snow or ice upon the surface of the traveled portion of any class I, class III, or class III-a highway or state maintained portion of any class II highway for any purpose, except to provide a place necessary for crossing, recrossing and traveling upon said highways by sleds, logging or farm equipment, shall be guilty of a violation if a natural person, or guilty of a misdemeanor if any other person. The provisions of this section shall not apply where snow or ice is pushed across the traveled surface of said highways for the purpose of snow removal from land adjoining said highways.

Source. 1941, 57:1. RL 107:2. 1945, 188:1, part 19:18. RSA 249:23. 1973, 530:28. 1981, 87:1. 1992, 265:15, eff. July 1, 1992.

SNOW OBSTRUCTION ORDINANCE 02-2001

It shall be unlawful for any person to put or place, or cause to be put or placed, any snow or ice upon the surface of the traveled portion of any town maintained roadway or, to plow, or cause to be plowed, any snow across any town maintained roadway, which causes obstruction to traffic or reduces the traffic way.

Any person violating this ordinance shall be subject to a fine of One Hundred Dollars (\$100.00), plus the cost of removing snow or ice by the Highway Department.

This Ordinance shall be effective immediately.

This ordinance was adopted by the Deerfield Board of Selectmen on: July 9, 2001

James T. O'Leary
Selectman 07-09-2001

Frank E. Stone
Selectman 07-16-2001

Francis L. Penard
Selectman 07-16-2001

[Signature]
Selectman 07-16-2001

[Signature]
Selectman 07-16-2001

This is to certify that on the 16th day of JULY, 2001, the above Ordinance was filed and recorded with the records of the Town Clerk of Deerfield, New Hampshire.

Witness my hand this 16th day of JULY, 2001.

A True Record,
Attest:

Cynthia E. Heon
Cynthia E. Heon, Town Clerk

01/16/78

SNOW DISPOSAL ORDINANCE

Any person found shoveling snow into a town road or plowing snow across the road, so as to impede normal plowing operations, will be subject to a penalty not to exceed \$25.00 for each offense.

Orin J. Chase
Gerald R. Lawrence
Maurice J. Biron

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED VALUE	ASSESSED VALUE	2204 CANDIA, NH
TOWN OF CANDIA	4 Rolling		1 Paved	3 Rural	EXMLAND	9035	145,500	145,500	
74 HIGH STREET									
CANDIA, NH 03034									
Additional Owners:									
SUPPLEMENTAL DATA									
Other ID: EXEMPTION									
OWNER ACCT: 001467									
PICK-UP									
SC									
ASSOC PID#									



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
TOWN OF CANDIA	3194/2452	01/02/1997	U	V		IN	2013	9035	197,700	2012	9035	197,700	2011	9035	197,700
Total: 145,500															
PREVIOUS ASSESSMENTS (HISTORY)															
Total: 145,500															

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

NBH/D/SUB	NBH/D NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				
ASSESSING NEIGHBORHOOD				
NOTES				

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

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EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

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EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

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EXEMPTIONS								
OTHER ASSESSMENTS								
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EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

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EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

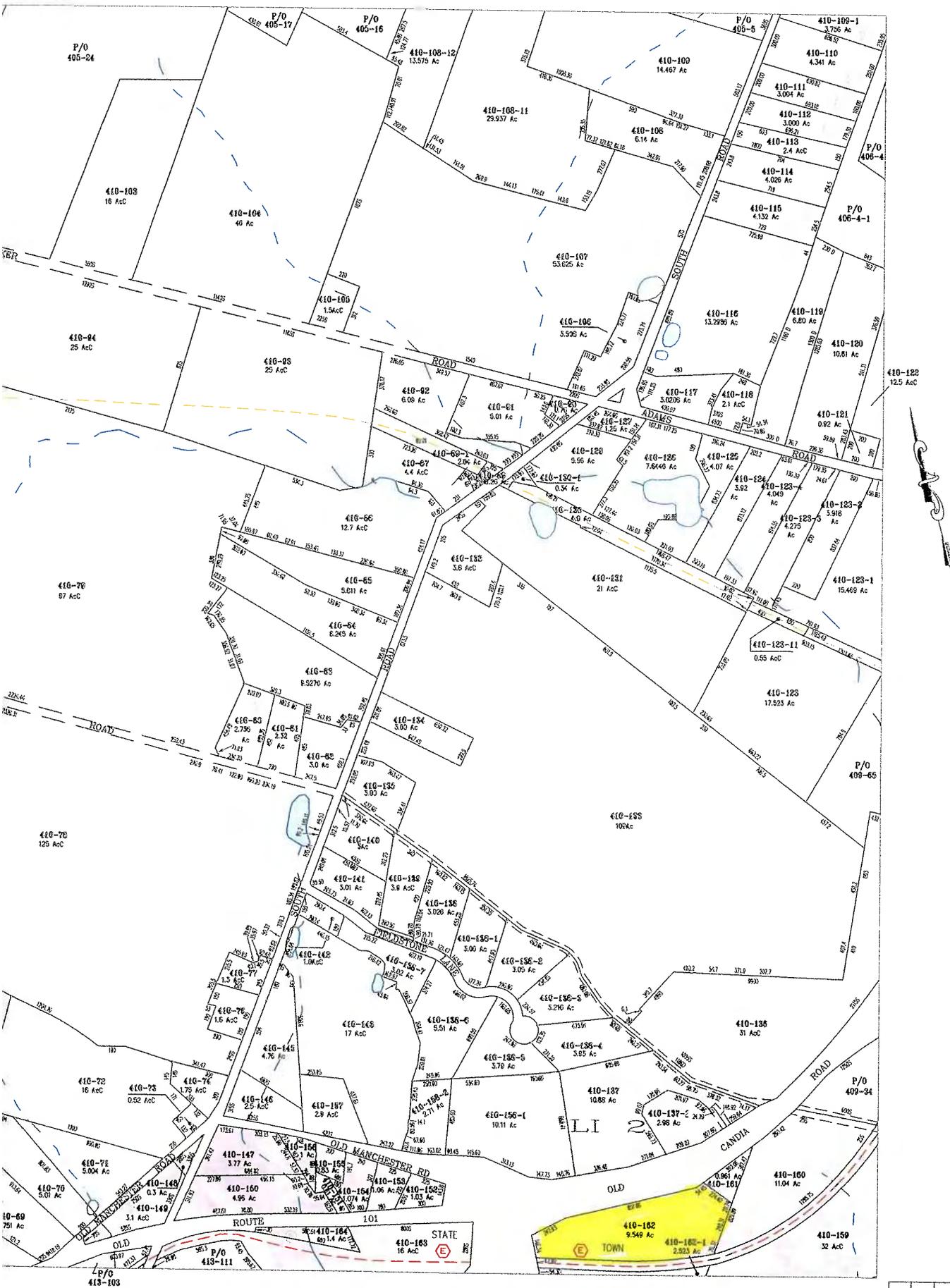
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 197,700								

Attachment from Candia Selectmen's Meeting on 2/23/2015

Total Card Land Units: 9.55 AC Parcel Total Land Area: 9.55 AC Total Land Value: 145,500

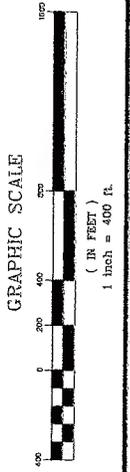




Prepared by
ROLLARD ASSOCIATES
 Date of original dwg. June 27, 2012
 Date of latest rev. June 27, 2012
 File: SPM140.dwg
 Scale: 1"=400'

The data on this map has been compiled from a variety of sources and is not intended to be a warranty or a representation of the accuracy of the information. The TOWN OF CANDIA assumes no responsibility for the accuracy of individual parcels.

PROPERTY MAP CANDIA NEW HAMPSHIRE



404	405	406
411	410	409
412	413	414

410

Maren Baler Illinois	OBC Baling Ohio	Marathon (Maguire) Alabama	International Baler Florida
Model ProPak 60	Max-Pak Model HCE 60-FE-8 Horizontal Non-Ferrous Baler	Gemini Xtreme Horiz. Baler	Titan Series – GEC Baler
480 Volt 3 phase	460 Volt 3 phase	460 Volt 3 phase	460 Volt 3 phase
Length 206 ¾"	Length 225"	Length 149"	Length 202"
Width 80"	Width 93 5/8"	Width 92 1/2"	Width 86"
20 HP	30 HP	20 HP	Twin 10 HP
Twin cross 5.5" cylinders	8" cylinder	Twin Cross 6" cylinders	Main bore 8" bore 5.5" rod
88" Stroke	89" Stroke	56" Stroke	81" Stroke
Bale size: 30"x 48"x60"	Bale size: 60"x30"x48"	Bale size: 30"x48"x60"	Bale size: 30"x48"x60"
Bale weight: up to 1,500 lbs	Bale weight: up to 1,300 lbs	Bale weight: up to 1,400 lbs	Bale weight: up to 1,200 lbs
Cycle time: 24.8 seconds	Cycle time: 31 second	Cycle time: 34 seconds	Cycle time: 32 seconds
Weight: 17,000 lbs	Weight: 25,000 lbs	Weight: 17,500 lbs	Weight: 17,500 lbs
Ram Force 102 psi	Ram Force 83.77 psi	Platen pressure 81.8 psi	Platen pressure 87 psi
Top load opening 40" x 54"	Feed opening 60"x36" 60" high	Feeder opening 60" x 35"	Feeder size 58"x35"
adjustable shear blade (45 mins. to change shear)	All replaceable wear liners	Reversible bolt on shear blade	
<u>Price</u> \$67,825	<u>Price</u> \$59,750	<u>Price</u> \$73,006	<u>Price</u> \$57,050
Oil Heater \$845	Oil Heater \$1,697	Oil Heater \$1,154	Oil Heater \$1,500
Hopper size \$2,324	Hopper opening 60"x45" \$4,500		Bob Cat Hopper \$3,350 (98 ½" high)
<u>Total</u> \$70,994	<u>Total</u> \$64,158	<u>Total</u> \$74,160	<u>Total</u> \$61,900
Freight \$3,270	Freight off load & Setup (Electrician provided by town) \$6,500	Freight \$1,625	Freight \$3,650
Installation \$5,000		Installation \$2,500	Installation \$1,900
Grand Total \$79,264	Grand total \$72,447	Grand Total \$78,285	Grand Total \$67,450
No trade in	No trade in	Trade in (\$2,500)	Trade in (\$2,000)
	Will put old baler on truck of buyer when they deliver new baler	Net \$75,785	
12-14 week delivery	8-10 week delivery	6-8 week delivery	8-10 week delivery

LOOK
PLEASE READ
C.R.

RECEIVED FEB 17 2015

Currently we have 480 volt 3 phase power.



• 111 WEST TAFT DRIVE • SOUTH HOLLAND, ILLINOIS 60473

PHONE (708) 333-6250 • FAX (708) 333-7639

February 9, 2015

Mr. David Depuy
Vice Chair- Board of Selectmen
74 High Street
Candia, NH 03034

REF: New Maren Baler

Dear Mr. Depuy,

Thank you for the call on Friday and for the opportunity to work with you on your baler project. As discussed, the following information for the **Maren model ProPak 60** was sent to Chuck Whitcher a few months ago. This Maren Baler has twin 5.5" cylinders, 24.5 second cycle time, 20HP Motor and full ram penetration for high compaction/ease of switching materials. This unit includes a hydraulic door release w/regen system.

Maren has manufactured quality and reliable Balers and Shredders for over 51 years.

Please see our detailed equipment proposal including specifications, pricing and attached drawing.

Currently, our shop work-load to ship equipment is 12 to 14 weeks after receipt of deposit and signed approval drawings. I understand that you are calling around for quotes to include machine, installation and freight and warranty info. You are looking for: Manual tie baler, 4-sided hopper with similar to current output capacity.

I have attached a separate spec sheet and would appreciate your using this for a minimum requirement for the bid. This details structural, performance/features and bale weight data.

Thank you for considering Maren on this project.

Respectfully,

Brent Lake
President
Lake Fabrication & Hydraulic Repair, Inc.
(NE Dealers for Maren Engineering)
978-462-3335; X201



Company: Town of Candia

October 10, 2014

Maren Model ProPak 60 Full Penetration Closed End Baler.....\$67,825.00

- ◆ Dual 5.5 cylinders providing a platen force of 172,000 lbs.
- ◆ 20HP power unit 3/60/480V, 3800 PSI system pressure
- ◆ 100% full ram penetration and full bale ejection
- ◆ 6 slotted wire bale tie guide system
- ◆ Adjustable shear blade reversible for longer life
- ◆ Shear Blade Header fully interlocked & integrated in chassis bulkhead and stringers
- ◆ Interlocking Floor to sidewall
- ◆ Low oil detection
- ◆ High temperature detection
- ◆ 24.8 second no load stroke cycle
- ◆ Automatic bale decompression before door opening
- ◆ NEMA 12 Dust Tight electrical cabinet w/ motor starter and disconnect.
- ◆ PLC + keypad with readout controls
- ◆ Bale size 30"x 48" x 60" Expanded
- ◆ Top load opening 40"L x 54"W
- ◆ Electric-eye auto-actuation system
- ◆ Hydraulic Door Release w/Regen
- ◆ Paint finish *Maren Vista Blue*

Equipment.....\$67,825.00

Special Hopper.....\$2,324.00

Hydraulic Oil Heater\$ 845.00

Grand Total Equipment\$70,994.00

Freight from Factory (Chicago) to our Facility (Salisbury).....\$ 3,270.00
Will be at our cost and should be no more than \$3.25 per mile

Installation.....\$ 5,000.00
We will leave the old baler on site so the town can scrap.

Grand Total\$ 79,264.00

Terms

30% Down with Purchase Order, 60% Two weeks prior to ship and balance net 30

Delivery

12-14 Weeks after signed Drawing and Down Payment

FOB-Factory



Company: Town of Candia

October 10, 2014

ProPak 60

Closed-End Full Penetration - Full Eject Shear Baler

<i>Overall Length</i>	206 ¾"
<i>Overall Width</i>	76-1/4"
<i>Overall Height</i>	52 ¼" Frame
<i>Nominal Hopper Size</i>	54wide x 40 long
<i>Product Bale Size</i>	60 Long x 30 High x 45 wid-Adj
<i>Number of Bale Ties</i>	6
<i>Hydraulic Reservoir</i>	150 gal
<i>Cycle (in seconds)</i>	24.5 w/Regen
<i>Ram Face</i>	102 psi
<i>Ram Thrust</i>	172,000 lbs
<i>Hydraulic System</i>	3800 psi
<i>Pump</i>	29 gpm Piston Pump
<i>Main Cylinder</i>	(2) 5.5" bore x 88" stroke
<i>Main Motor</i>	20 HP, 208/230/575 Volt, 3 Phase, 60 Cycles, TEFC Motor
 <i>Total Press Weight</i>	 17,000 lbs. (approx)

Standard Features

- * UL Listed Control Panel
- * Full Oil Reservoir -- Ready to Run
- * Integrated PLC / Operator Interface
- * Full Bale Eject -- Standard
- * Adjustable Shear Blade
- * Long-Lasting Nyloil Wear Blocks on Ram

Bale Weights

OCC-----	1500lbs
Magazines-----	2000lbs
Newspapers-----	1500lbs
Office Paper-----	1600lbs
Aluminum Cans-----	700lbs
Tin Cans-----	1200lbs
HDPE-----	1100lbs
PET-----	1000lbs



Company: Town of Candia

October 10, 2014

MAREN TERMS AND CONDITIONS OF SALE

1. Maren Engineering Corporation hereinafter called "Maren".
2. "Purchaser" hereinafter referred to as the company purchasing the equipment and or system from Maren.
3. All payments are payable in US currency.
4. Unless otherwise agreed to by an authorized representative of Maren, payment terms are **30% deposit** with confirming order, 60% due two weeks prior to ship from point of manufacture and balance net 30 days after shipment .
5. This quotation is for information only unless converted into an offer to purchase with a confirming purchase order signed by the Purchaser's authorized representative and shall not be binding upon Maren until accepted in writing by an authorized representative of Maren.
6. Maren agrees to furnish only the goods as described herein and in any written data submitted herewith.
7. Purchaser's offer to purchase must be received within thirty – (30) days from the date of this quotation.
8. All prices are F.O.B. point of specified equipment manufacture unless noted otherwise.
9. If goods are released for production but Maren is prevented by the Purchaser from shipping upon completion or by the acknowledged shipping date, whichever is later, Maren may at its option, in addition to all other remedies, invoice Purchaser to be payable within thirty (30) days, and store the goods at Purchaser's expense.
10. Title to the goods passes to the Purchaser upon delivery to carrier at point of shipment unless noted otherwise.
11. Purchaser hereby grants Maren a security interest in the equipment and or system to secure payment of the full purchase price. The equipment sold shall remain the property of Maren until purchase price is fully paid.
12. The Purchaser shall pay all sales, use, excise, transportation, privilege, occupational consumption, storage or other taxes, which may be levied by any Taxing Authority as a result of this transaction.
13. Maren will not accept "back charges" from the Purchaser or any third party contractor for any reason without prior written permission.
14. All machinery manufactured with Maren's standard electrical & hydraulic components. All machinery painted Maren standard vista blue paint finish.
15. Unless otherwise agreed to in writing by Maren, any technical data including drawings furnished in conjunction with this quotation and not obtainable from another source, shall not be duplicated, used or disclosed in whole, or part, for any purpose other than to evaluate this quotation.
16. Maren has not included for the procurement of any permits or inspections that are required for the installation of equipment and services offered by Maren. This may include but not limited to City or Town permits, County permits, EPA permits, construction permits, electrical inspections, safety authority inspections or local permitting fees. Maren has **not included** any costs for procurement of any permits or inspections.
17. Maren shall have no liability or other obligation hereunder if its performance is delayed or prevented to any extent by any event such as, but not limited to, any act of God, strike or work stoppage, fire, flood, accident allocation or other control government authorities, shortage of transportation, fuel, material and labor, or any other cause beyond Maren's reasonable control. Any shipping date stated in this quotation or any acknowledgement is Maren's best estimate but Maren makes no guarantee of shipment by any such date, and shall have no liability or other obligation for failure to ship on such date, regardless of cause, unless expressly stated otherwise.
18. This quotation is expressly limited and made conditional upon acceptance by Purchase of the terms of this quotation, including these terms and conditions, without change. There shall be no understandings, agreements, or obligations (outside of this quotation) unless specifically set forth in writing and accepted by signature of an authorized representative of Maren.



Company: Town of Candia

October 10, 2014

Maren Limited Warranty

ProPak60 style (1) year (2000hrs.) labor, (2) years (4,000hr.) parts, and (3) years (6,000hrs.) structure and cylinder. (1) year (2,000hrs.) on all other models. Warranty starts from the date of shipment and ends by time period or hour as described above whichever occurs first. Maren warrants that "NEW" machinery, equipment, and parts delivered under any order placed with and accepted by Maren, will be free from defects of material and workmanship provided they are used for the purposes for which they were manufactured, in the manner for which they were designed, properly cared for, and operated under normal conditions with competent supervision. The Purchaser shall promptly give written notice to Maren of warranty claims. If, following receipt of such notice, Maren agrees that the machinery, equipment, or parts should be repaired or replaced under this warranty; Maren shall thereupon correct the same by repair or replacement of a part or parts, as the case may be.

This Limited Warranty applies to both material and labor with the following exceptions:

1. Replacement of parts or materials that fail as a result of "normal wear and tear" in the course of "normally expected use" of the equipment are not covered. "Normal wear and tear" and "normally expected use" of the equipment shall be determined by the manufacturer's agent and his determination shall be final.
2. Adjustment of switches, pressures, doors, anti-friction devices, or parts alignment is not covered.
3. Maintenance labor or service calls to correct loose components, wires, or fittings are not covered.
4. Service calls resulting from loose or incorrect power connections are not covered.
5. Service calls caused by weather, vandalism, or relocation of the equipment are not covered.
6. ~~Service calls resulting from accidents, tampering, or "Acts of God" are not covered.~~

Failure of the Purchaser to promptly notify Maren in writing of any defect warranty claims shall release Maren from all its warranty obligations herein provided. And repairs or alterations to the machinery, equipment or parts by others not previously authorized by Maren in writing shall also release Maren from all of its warranty obligations.

To receive credit for any parts replaced during this warranty period, the defective part must be returned to Maren with the notice of defect, freight prepaid, within 60 days of the date of Maren's shipment of the replacement part or parts to the purchaser.

All shipments of equipments, parts, or materials shall be F.O.B. South Holland, Illinois.

The liability of Maren arising out of the supplying of said machinery, equipment and parts, or its use, whether on warranties or otherwise, shall not exceed the cost of the purchase price thereof and upon the expiration of the period of time provided above, all warranty liability shall terminate. Maren shall not in any event be liable for any indirect or consequential damages resulting from failure of said machinery, equipment and parts.

The foregoing warranty is exclusive and in lieu of all other warranties, whether oral or implied, including any warranty of merchant ability or fitness for the purpose.

Maren provides no warranty of any kind for conveyor belts.

DePuy, David

From: Mike McChrystal <mike@obcbaling.com>
Sent: Monday, February 09, 2015 5:06 PM
To: DePuy, David
Subject: Max-Pak Baler Quote
Attachments: 01-0114-016 (Rev #4).doc

David, attached is the updated quote. If you have any questions or require any additional information please let me know.

Thank you!

Mike McChrystal
President
OBC, Inc.
O. 216-398-8800 Ext. 110 | C. 440-225-3250
3500 Lorain Ave., #505 | Cleveland, OH 44113
www.obcbaling.com





3500 Lorain Ave. #505
Cleveland, OH 44113

Proposal Number
01-0114-016 (Rev. #4)

BALERS*SHREDDERS*AIR SYSTEMS*CONVEYORS*PARTS*WIRE*SERVICE

To:	David Depuy	Date:	Thursday, October 30, 2014
Company:	Town of Candia – Office of Selectmen	Telephone:	603-628-1345
Address:	74 High St. Candia, NH 03034	Email:	david.depuy@me.com
		Job Name:	

One (1)	New Max-Pak Model HCE 60-FE-8 Horizontal Non-Ferrous Baler 30 HP Motor, 8" Cylinder, Bale Size 60" x 30" x 48", Bale Weight 1,300 Lbs. (OCC), Platen Force 150,800 Lbs., 60" x 36" Feed Opening, 89" Stroke, and Includes: * Allen-Bradley SLC500 Controls * 31 Second Cycle Time * Ram Face Pressure – 83.77 PSI * Hydraulic Door Assembly * 150 Gallon Oil Reservoir * Integral Relief, Regenerative Hydraulic Circuit * 6 Micron Filtration * T-1 Alloy Steel Shear Blade, Serrated Split Blade Shear * Tongue and Groove Floor Guides * All Replaceable Wear Liners * Tube Steel Construction Frame Design * NEMA 12 Enclosure * CUL and UL Listed Controls, UL Approved * Shipping Weight 25,000 Lbs. Price, F.O.B. Rainsville, AL	\$ 59,750.00
One (1)	Oil Heater	\$ 1,697.00
One (1)	Freight, Off-load and Set Up	<u>\$ 6,500.00</u>
	Total Cost, Including Start Up & Training	\$ 67,947.00
Option 1:	Extended Feed Opening (60" x 45"), Add	\$ 4,500.00

- Note: * Please Allow 8 to 10 Weeks for Delivery.
* Installation Price Assumes Free and Clear Access.
* Price Excludes Any Applicable Fees, Taxes, Permits, Etc.
* Permanent Electrical Wiring/Conveyor Wiring Provided By Others.

We propose to furnish material and labor – complete in accordance with above specifications. Payment terms are as follows:

Terms: 30% Down/60% Prior To Shipping/10 Net 30

Due to cost of raw materials, labor and inventory, this down payment is nonrefundable in the event of a cancellation of order.

Mike McChrystal
Ohio Baler Co., Inc.

Company/Date

OBC * 3500 Lorain Ave., #505 * Cleveland, OH 44113
Phone: (216) 398-8800 Fax: (216) 398-9430

617-364-4930
800-441-5101
617-364-7014 FAX



Maguire Equipment Inc.

P.O. Box 13 • Readville, MA 02137-0013 • Sales, Installation & Service of Industrial Waste Equipment

February 10, 2015

Town of Candia
74 High Street
Candia, NH 03034
Attn: David Depuy

RE: Baler Replacement

Dear Mr. Depuy:

Thank you for allowing Maguire Equipment Inc. to quote you on the following Solid Waste Handling Equipment.

- 1 Marathon Gemini Xtreme Horizontal Baler with 20 HP, 3 phase motor, hydraulic door latch, ram shear blade, retainer dogs, chute type hopper with access door & interlock, lower photo-cell, tongue & groove floor (2) 6" cylinders, power "on" light, fused key operated on/off switch, start up buzzer & beacon and 10 micron filter. \$73,006.00
- 1 Installation including removing existing baler, off-loading truck, anchoring baler to concrete and wiring to disconnect supplied by the Town of Candia. 2,500.00
- Freight to Candia, NH. 1,625.00
- Credit for old baler. \$77,131.00
- 2,500.00
- \$74,631.00

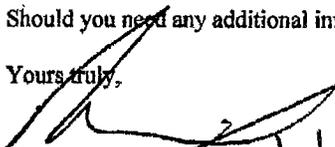
LEASE/PURCHASE: \$1.00 BUY-OUT

4 YEARS: \$1,882.99 PER MONTH
5 YEARS: \$1,563.94 PER MONTH

Delivery is 6-8 weeks from receipt of order.

Should you need any additional information please do not hesitate to contact my office.

Yours truly,


Thomas Maguire
Maguire Equipment Inc.

TM/sm

*3/12/15 TT Tom oil heater \$1,154.00
Price includes ~~hopper~~ hopper
Total = \$75,785*

tranzon

NATIONAL AUCTIONS. LOCAL EXPERTISE

DEC 9 - 2014

BY...

LOOK
PLEASE READ
C.R.
M.A.
A.S.
P.C.

Tranzon Auction Properties
Headquarters
93 Exchange Street
PO Box 4508 (04112)
Portland, ME 04101
(207) 775-4300 (p)
(207) 773-7275 (f)

With Local offices in:
Connecticut
Massachusetts
New Jersey
New York
And offices throughout the U.S.

Auction Marketing Proposal

Date: December 9, 2014

Prepared for: Town of Candia, New Hampshire
C/O David DePuy Esquire, Selectman

Prepared By: Michael Carey, Vice President
Thomas W. Saturley, President

tranzon

NATIONAL AUCTIONS. LOCAL EXPERTISE.

Our Commitment to Service and Client Driven Solutions is Unmatched

SUBJECT PROPERTIES

Town Owned Properties via Tax Foreclosure

5 Properties throughout Candia

Identified as:

Tax Map 407 Lot 036

Tax Map 409 Lot 116-2

Tax Map 413 Lot 105

Tax Map 414 Lots 137 & 138



No Other Real Estate Accelerated Marketing Company Offers our Combination of National Leverage and Local Expertise

WHY TRANZON AUCTION PROPERTIES:

- New England's Only National Real Estate Auction Company
- Tranzon Leverages local knowledge with national reach
- Personalized property specific marketing campaigns
- Our auctions are handled by Tranzon professionals, not loose affiliates or rented licenses
- Experience selling billions of \$'s of real estate
- Ability to handle targeted marketing campaigns in expedited timelines

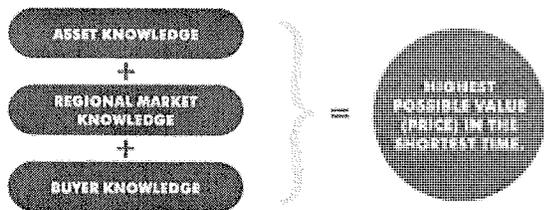
Tranzon Auction Properties has conducted 10,000's of auctions over our 30+ years in the business. Our professionals are fully qualified and hold the highest degrees and certifications in the Auction Industry. We are fully licensed Auctioneers and Real Estate Brokers in the states we do business and our staff has 100's of years of cumulative auction and real estate experience. Our 2012 and 2013 cumulative sales total over \$150 Million throughout the United States. No other team offers this kind of geographic and asset type experience.

The Nationwide Auction and Sales Solution for your Real Estate and Business Asset Disposition Needs



Tranzon, L.L.C. brings together independent, regional member companies into a national auction and accelerated marketing group. The member companies of Tranzon combine the benefits of local market knowledge and the resources of a national organization to realize the highest possible value for real estate and business assets in the shortest possible time.

The success of Tranzon is built on the core competencies of regional market knowledge, asset knowledge, and buyer knowledge. We have diligently and consistently developed our local/national matrix, which provides coverage of all markets and asset categories. This leadership gives Tranzon a distinct advantage over our competitors. We serve and have served some of the largest financial institutions and corporations in the country, as well as numerous members of the legal community, developers, and business and property owners.



Our campaigns are more cost effective and reach more prospects

SALES AND MARKETING STRATEGY

Marketing Process: Tranzon's proprietary *Market-Making Process* is designed on a per sale basis to efficiently expose your real estate to the largest buying base in the shortest amount of time with the least amount of capital expenditure. This exclusive process is available only to Tranzon clients and has been developed and refined over 30 years of real estate auction marketing. No other real estate auction firm offers our combination of market knowledge, area analysis and access to pools of liquid purchasers. Timing of our *Market-Making Process* for properties of this size is typically:

Day 1:	Receipt of executed auction listing agreement from client
Week 1 thru 2:	Property due diligence period and development of marketing and advertising campaign materials
Week 2:	Launch marketing and advertising campaign
Week 2 thru 6:	Marketing and advertising campaign in progress, scheduled property previews, regular reporting to client on process, buyer response and any feedback and issues
Week 6:	Auction
Week 10:	Closing

Overall Strategy: We believe an online auction is ideally suited for these assets. The online environment removes all geographic barriers and allows potential buyers to bid from the comfort of their homes, anywhere in the world.

We are a high touch, high impact auction firm. Tranzon buyer managers maintain close communication throughout the marketing and auction period. Our goal is to touch every interested party on multiple occasions to insure they are well informed and are prepared to bid on the properties.

Pricing/Reserves: There are three primary options when considering reserve pricing for an auction, these include:

- **No Reserve:** No reserve auctions are the most effective way to guarantee a property will sell. Buyers are assured of a sale and therefore dedicate resources and due diligence to the properties. No reserve auctions do carry the risk pricing will fall below Seller expectations.
- **Disclosed Minimum Bid:** These auctions are a compromise between No Reserve and Subject to Confirmation (see below). They bring significant benefit to Sellers in that they limit downside, but encompass the benefits of No Reserve sale by enhancing Buyer confidence the sale will happen. Minimum bids need to be set at a level enticing to buyers.
- **Subject to Confirmation/Undisclosed Reserve:** The other extreme – Undisclosed Reserve is not shared publicly and only announced when met at the auction.

Tranzon recommends we utilizing a **"No Reserve"** strategy for the following reasons:

1. Quality and Condition of the Properties: Properties acquired through tax foreclosure are typically not well maintained and therefore buyers need an incentive to chase these properties
2. Transparency Concerns: We work for municipal entities regularly and one of the major concerns is scrutiny by the general public. Using a No Reserve program opens bidding to all market participants and generates full fair market value pricing.
3. Overall Market Demand: While the real estate market is drastically improved in major MSA's, smaller markets continue to lag. Pricing needs to be set at a level that will guarantee sales and allow Seller to move on from these properties.

This is simply our suggestion based on our experience in the marketplace. Pricing will be mutually determined prior to commencement of auction marketing campaign.

Bidding: To obtain the desired results for the sale of this asset, we will conduct the auction online using our proprietary Tranzon timed bidding platform. This newly designed system is extremely user friendly and allows for customization of the bidding process for each offering. Our team of highly trained professionals will design and implement the bidding procedures to insure the maximum results for you, our client.

MARKETING and ADVERTISING

Properties of this size and type demand strong **New England Print and National Digital Marketing**. Our marketing campaigns are among the most cutting edge and cost effective in the industry. Our goal is to expose the property to the greatest amount of prospective purchasers in the shortest amount of time. The components of this successful campaign are:

A significant online marketing presence including:

- Featured Listing on Tranzon.com
- Featured Listing on Commercial and Residential Property websites including; propertyauction.com, costar.com, loopnet.com, ccim.com, and others...
- Listings on Hundreds of Tranzon Partnered listing sites including: National Auction Association, Auctionzip, propertyauction.com, etc...

Extensive regional print advertising including:

- *Manchester Union Leader*
- *Portsmouth Herald*

Comprehensive Developer, Investor and Broker Marketing

- Buyer Broker Cooperating Commission
- Direct contact and face-to-face
- Direct email to Auction Buyers and Prospects

- Direct Mail to 1200 Qualified NH Prospects who have looked at or purchased property in the Candia, NH area.
- Direct Email to Tranzon Proprietary Database of over 10,000 auction participants

PROPERTY REVIEW AND DUE DILIGENCE

Tranzon Auction Properties will produce and provide to all interested parties comprehensive Property Information Packages ("PIP's"). Providing interested parties an head start on their due diligence is an integral component of a successful sale. PIP's will include:

- Municipal Tax/Assessment/Zoning Information;
- Property Description with any plans, plats, etc. (as available);
- Specimen Deed to be conveyed, w/ legal description;
- Photo Gallery of Property;
- Property's Key Aspects;
- Other Legal Documents;
- Specimen Purchase and Sale Contract, and
- Property Plans & Architectural Drawings (if available)

OTHER PROPERTY PROMOTION

Property Tours: A Tranzon Auction Properties' professional will conduct coordinated property tours highlighting the properties attributes, infrastructure and potential. Ideally we will be onsite two separate occasions for a minimum of one hour to allow interested parties access to the property. Also private showings may be conducted, as needed and permitted.

Signage: Visual indications that your property seeks a purchaser are critical. Further, signs give potential purchasers comfort that they have found the right property. Standard sign sizes range from 2'.5"x 3' to 4' x 4' depending on property, site and location. Signage will be placed on your property as promptly as possible after execution of contract. Prior to ordering signage, Tranzon will confirm local ordinances and association bylaws to ensure our signage is in conformance with restrictions/limitations.

AUCTION FIRM COMISSION:

- **Tranzon will not charge the Town a Commission.** Tranzon's fee will be paid by the buyer in addition to their high bid. This sale will utilize a Buyer Premium of 10% of the High Bid.
- Buyer Broker Fees: Tranzon will compensate any and all Buyer Brokers from our Buyer Premium. Again, we will not charge the Town for this service.

SELLER MARKETING EXPENSES:

- \$1,034.00 Per Property (\$5,170.00)

SUGGESTED TERMS:

- Deposits: High bidder will be required to make a non-refundable deposit equal to 10% of the total purchase price within 48 hours of acceptance of their bid by Seller.
- Closing: Buyers shall be required to close within 30 calendar days of Executed Auction Purchase & Sale Agreement.
- Property sold "as-is" subject to Seller ability to transfer title free and clear of liens and encumbrances

SUGGESTED AUCTION DATE:

- January 2014 - Date TBD Upon Full Engagement of Auction Firm

I appreciate the opportunity to provide you with this short description of our services.

Please call or email with any questions, comments or further information.

Sincerely,



Mike Carey, VP
mcarey@tranzon.com





PROPOSAL FOR AUCTIONEER SERVICES



LOOK
PLEASE READ
~~ADA~~
~~MS~~

Auction Sale of (5) Town Owned Properties

Prepared For:
Town of Candia, NH
Dave DePuy, Town Selectman

Prepared By:
Paul McInnis, Inc.
Paul McInnis & Justin Conway

December 1, 2014



Paul McInnis, CAI, AARE
President

December 1, 2014

Town of Candia, NH
Attn: Dave DePuy, Town Selectman
74 High Street
Candia, NH 03034

RE: PROPOSAL-REAL ESTATE AUCTIONEER SERVICES TO SELL (5) TOWN OWNED PROPERTIES AT AUCTION

Dear Mr. DePuy:

Thank you for allowing Paul McInnis, Inc. to submit this proposal for real estate auction services to the Town of Candia.

This proposal will outline our firm's qualifications and experience in selling real estate assets for private as well as municipal entities since 1978.

Should you have any questions regarding our proposal, please do not hesitate to contact me at (603) 964-1301 or by email at justin@paulmcinnis.com. We appreciate your consideration of our services and look forward to the opportunity to assist in the disposition of these five properties on behalf of the Town of Candia.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin F. Conway". The signature is fluid and cursive, with a long horizontal stroke at the end.

Justin F. Conway



Paul McInnis, CAI, AARE
President

Qualifications and Experience of Key Personnel

(Profiles to follow on next two pages.)

Real Estate Brokers, Certified Auctioneers Institute & Accredited Auctioneer of Real Estate
One Juniper Road, North Hampton, NH 03862
Phone: (603) 964-1301 Fax: (603) 964-1302 Toll Free: (800) 242-8354
Web Site: www.paulmcinnis.com E-mail: info@paulmcinnis.com

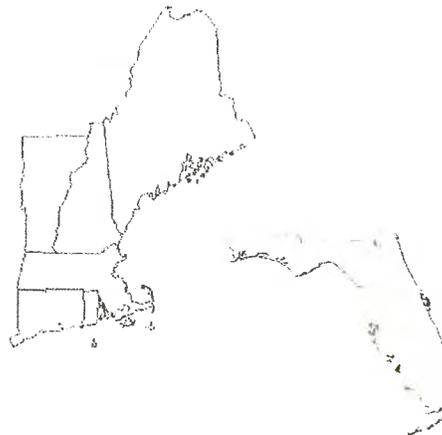
PAUL G. MCINNIS



Paul G. McInnis
CAI, AARE, President

Paul McInnis became a licensed auctioneer in the State of New Hampshire in 1976 and incorporated in 1978. He is a graduate of the Certified Auctioneers Institute, now known as the Auction Marketing Institute. Paul has conducted thousands of real estate auctions throughout the northeast United States and beyond. He has also served as one of only four Senior Auction Advisors for Sperry Van Ness Commercial Real Estate Advisors, a company with over 960 brokers nationwide.

- Member of National Auctioneers Association
- Certified Auctioneer Institute Designation (CAI)
- Accredited Auctioneer of Real Estate by the Auction Marketing Institute (AARE)
- Licensed Auctioneer in the States of New Hampshire, Massachusetts, Maine, Vermont, and Florida
- Licensed Real Estate Broker in the States of New Hampshire, Massachusetts and Maine
- Seminar Instructor at National and State Conventions across the country
- Member of Rotary International since 1977



THE ASSET MARKETING PROFESSIONALS

One Juniper Road | North Hampton, NH 03862 | t: 603.964.1301 f: 603.964.1302

www.paulmcinnis.com

JUSTIN F. CONWAY



Justin F. Conway *Auction Manager*

Justin began his professional career with CB Richard Ellis Real Estate as a licensed Commercial Real Estate Agent prior to joining Paul McInnis, Inc in 2008. Justin attended The Governor's Academy in Byfield, MA, graduating in 2001, before completing his post-secondary education at the University of New Hampshire in 2005, acquiring a BA in Political Science. Justin is a Graduate of the World Wide College of Auctioneering and is now our company's Auction Manager.

- Licensed Auctioneer in the State of New Hampshire
- Licensed Real Estate Broker in the State of New Hampshire
- Licensed Auctioneer in the State of Maine
- Licensed Real Estate Broker in the State of Maine
- Treasurer of New Hampshire Auctioneers Association
- Member of New Hampshire Auctioneers Association
- Member of National Association of Realtors®
- Member of the Seacoast Board of Realtors®
- Member of the National Auctioneers Association
- Graduate of The Governor's Academy
- University of New Hampshire, Bachelor of Arts



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www.paulmcinnis.com



Paul McInnis, CAI, AARE
President

Description of firm and staff to be assigned to the Town of Candia:

Paul McInnis, Inc. is skilled in several styles of real estate auctions that include the live, open out-cry auction that the public is familiar with to the more recent but equally effective online-only auction.

Once the team at Paul McInnis, Inc. has been hired to represent the seller they go to work preparing a sales strategy that goes far beyond a sign and a listing on the multiple listing services. We prefer a shotgun approach to marketing which can include print media, electronic media, the Internet and a direct mail campaign if appropriate. We can perform a media blitz that will reach a wide audience of prospective buyers.

Paul McInnis, Inc. has a full time office staff that is involved in each and every real estate transaction that this office is employed. As you will see in our "Past experience and Success", we demonstrate capability, experience, and success through a team approach.

Paul McInnis Inc.'s field of Expertise and Experience:

Paul McInnis, Inc. is a unique realty/auction company for the fact that it handles every type of real estate including commercial, industrial, residential, land properties and bulk sales. Paul McInnis, Inc. is one of the only companies in New England that sells foreclosure auctions as well as owner auctions and further more is supremely knowledgeable in the art of the multi-property auction. This means traveling New England providing auction services not only to large financial institutions and municipalities but to private sellers as well. These entities are typically looking for a unique sales strategy in order to maximize visibility and selling potential of their assets.

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One Juniper Road, North Hampton, NH 03862
Phone: (603) 964-1301 Fax: (603) 964-1302 Toll Free: (800) 242-8354
Web Site: www.patlmcinnis.com E-mail: info@paulmcinnis.com



Paul McInnis, CAI, AARE

President

Some past experience and success selling for similar size entities:

Property Location	Style of Sale	Sale Price	Type of Property	Seller
9 Allen Street, Hanover, NH	Live Auction	\$385,000	Commercial Development Site	Woodsville Guaranty Savings Bank
33 Nute Road, Madbury, NH	Live Auction	\$260,000	Residential	Service Credit Union
24 Kelly Road, Cambridge, MA	Online-Only Auction	\$1,017,500	Residential	Trustee Sale
503 Beech Street, Manchester, NH	Live Auction	\$153,000	Multi-family	Digital Federal Credit Union
511 Wallis Road, Rye, NH	Call for Offers	\$1,125,000	Large Land Tract Rand Lumber	Rand Family
1 Lilac Lane, Dover, NH	Live Auction	\$735,350	(14) Condominiums	Private Seller
143 Daniel Street, Portsmouth, NH (Connie Bean)	Sealed Bid and Live Auction	\$1,500,000	City Liquidation- Development	City of Portsmouth
557&580 Mountain Road, Jaffrey, NH	Live Auction	\$600,000	Hotel	Digital Federal Credit Union
Hobbs Farm. North Hampton, NH	Live Auction	\$909,500	Mixed Use Development- Multi Parcel	Trustee Sale
2468 Lafayette Road, Portsmouth, NH	Call for Offers	\$855,000	Carwash	Trustee Sale
40 Elk Drive, Bedford, NH	Live Auction	\$161,000	Residential	USDA
4 Properties Gorham, NH	Multi Parcel Live Auction	\$330,550	1-Residential, 1- Commercial, 2- Land Lots	The Town of Gorham
Gillingham Drive, Bradford & Newbury, NH	Multi Parcel Online-Only Auction	\$62,975	(3) Land Lots	Private Seller

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Web Site: www.paulmcinnis.com E-mail: info@paulmcinnis.com



Paul McInnis, CAI, AARE
President

References:

Paul McInnis, Inc. is the exclusive agent for the USDA (United States Department of Agriculture) in the state of New Hampshire for properties needing to be sold in the default of the loan given by the USDA to residential and commercial customers. If the Candia Board of Selectman would like to contact the USDA for their opinion of our services, we would offer the following contact information:

Brian Ritchie
USDA Rural Development
Concord, NH
(603) 223-6059

Paul McInnis, Inc. recently sold (4) properties for the Town of Gorham, NH. The town selected PMI as the auction firm to represent them due to our knowledge of the area and other successful sales we conducted in Coos County. PMI offered and successfully sold all four properties on an Absolute basis achieving maximum competition and achieving the town's primary goal of getting the tax dedeed properties back on the tax roll.

Robin L. Frost
Town Manager
Town of Gorham
20 Park Street
Gorham, NH 03581
(603) 466-3322

Paul McInnis Inc. has exclusive relationships with many local New Hampshire banks and lending institutions. Our company is often called upon to sell real estate for these firms that range in value from \$10,000. to \$10,000,000. One such institution is the Bank of New Hampshire.

Tania L. Baert
Vice President - Commercial Banker
Bank of New Hampshire
62 Pleasant Street
Laconia, NH
(603)527-3243

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Paul McInnis, CAI, AARE
President

Proposed Auction Strategy:

Paul McInnis, Inc. has the capability and experience to conduct a multi property/online-only auction for the 5 tax deeded parcels owned by the Town of Candia. We suggest the implementation of an Online-Only bidding platform rather than an Onsite Open Outcry auction for the benefit of reduced upfront cost to the seller and the extended timeframe with which bidders have to bid. The online bidding system allows for anyone who abides by the terms to register to bid and compete until all bids are exhausted. The bidding would be open for several days with a stated ending time. As the ending time approaches with five minutes or less remaining and someone bids, the system will automatically extend the bidding for an additional 15 minutes and continue in this manner until all bids are in.

Since the properties range in value and desirability the lower value/less desirable properties will receive more attention due to their inclusion in a multi-property auction with the others. In order to increase competition even further for all 5 properties we recommend offering all 5 properties on an Absolute basis. To sell Absolute, we advertise that the property will be sold with NO MINIMUMS and NO RESERVES. This method historically produces the maximum competition for any asset and the maximum value for that asset at the point in time that you are selling.

Proposed timeline, Fees, and Duties

Date & Time: 4-5 Weeks from signing of Auction Contract

Location: Online-Only

Auctioneer's Commission & Fees:

Suggested Marketing Budget:

PMI will pay for all out of pocket marketing expenses associated with the sale of the 5 parcels at auction. PMI will pay for all production and placement of all advertisements in newspapers, online ads, and signage. In addition PMI will absorb all costs for creation of a comprehensive property information package and inclusion on the PMI website.

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Paul McInnis, CAI, AARE
President

**This proposal is based on conducting an Absolute auction for all 5 properties listed on Exhibit A. If the town decides not to sell all 5 parcels Absolute, we reserve the right to re-submit a quote for services.

Auctioneer's Commission:

Auctioneer will be paid through the Buyer's Premium added to the High Bid Price at the Auction. PMI uses a 10% Buyer's Premium. The Buyer will be charged this Premium over and above their high bid price and PMI will retain as their commission for the sale. The Seller will not be charged a commission. PMI will also offer a Broker Participation fee to *enable* the brokerage community to work on the Seller's behalf and PMI will pay any Broker registering a successful buyer a commission for their representation.

Suggested Real Estate Terms:

Online-Only

A \$2,500 hold will be placed on a major credit card in order to bid online. The successful bidder will need to sign the Real Estate Purchase & Sale Agreement and deliver the required Earnest Money Deposit totaling 10% of the total purchase price by way of certified funds - both within 24 hours of the auctions conclusion). At that time the hold will be removed from the credit card. A 10% buyer's premium will be added to the high bid price to become the total purchase price. The balance is due and payable within 45 days from the date of the auction. Property to be sold "AS IS" with no contingencies of sale.



Paul McInnis, CAI, AARE
President

Auctioneer's Duties:

- View real property
- Prepare marketing plan
- Assemble auction terms
- Work with Seller to properly identify and gain access to each property for Bidder inspection
- Photograph real property if appropriate
- Post Signage where appropriate
- Assemble and distribute Property Information Packages
- Prepare and place newspaper publications
- Internet marketing
- Post Property Information Package to PMI site
- Arrange and Conduct Online-Only Auction
- Supervise execution of Purchase & Sale Agreements and obtain additional deposits
- Provide final auction settlement statements and track closings

Seller's Duties:

- If this proposal is acceptable an Auction Contract will be sent along for additional review and signature.
- Work with Auctioneer to prepare properties for Bidder inspection
- Provide Auctioneer with all due diligence documentation that will be helpful to the success of each property at the auction
- Pay for proposed deeds

If the board should require a question and answer session to further evaluate this proposal we would be happy to attend a scheduled meeting to present our auctioneer services and strategy for this sale.

Thank you for the opportunity to present our proposal. If the above terms are satisfactory, an Auction Contract will be prepared for review and signature.

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Exhibit A

(5) Town Owned/Tax Deeded Properties
Candia, NH

<u>Address</u>	<u>Map/Lot</u>	<u>Improvements</u>	<u>Acres</u>	<u>Zone</u>	<u>Assessed Value</u>
Critchett Road	407/036	none-Land Locked	1.2	R	\$4,000
308 Raymond Road	409/116/2	3-Bedroom Ranch	12.43	C	\$186,544
Old Candia Road	413/105	unknown	1.3	Unknown	\$80,600
Depot Road	414/137	none-abuts Rte.101	3.8	R	\$86,400
256 Depot Road	414/138	2-Bedroom Cape	0.53	R	\$105,800
Total					\$463,344



*Candia Volunteer
Fire Department*

11 Deerfield Road
Candia, New Hampshire 03034
(603) 483-8588 (603) 483-2311 (fax)
www.CandiaVFD.org



February 23, 2015

Carleton Robie, Chairman
Board of Selectmen
Town of Candia
74 High Street
Candia, NH 03034

RE: Recommendation for termination of Appointment to the Candia Fire-Rescue
Department

Dear Chairman Robie;

It is with regret as Chief of the Town of Candia Volunteer Fire Department to provide you with the following name of an individual who has recently resigned from the department due to personal situations necessitating changes in their ability to remain contributing members of the Department. This individual has submitted a letter of resignation and has indicated his appreciation for being given the opportunity to be part of the Department.

I would request that the following resignation be accepted with regret and a letter of appreciation for their services be sent.

Gerald Desrochers	Inactivity did not meet 2014 minimum training requirements.
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If you have any questions, please feel free to contact me at 603-540-9149 (cell).

Sincerely,

Dean Young
Fire Chief

Cc file

