

Request to appear before the Board of Select

Item#3

Unless the issue is an emergency, all requests need to be furnished to the Town Administrator no later than noon on the Thursday prior to the Board Meeting.

Name: Richard Perusse, Road Agent

Date: June 10, 2013

Phone Number: 603-487-2279

Email: d.perusse@newbostonnh.gov

**ACTION DESIRED:** Please specify what action you desire the Board of Selectmen to take as a result of your presentation. Please be as specific as possible.

\* Library Driveway  
\* Proposed Hildale Lane Bridge

**PREVIOUS STEPS TAKEN:** Please indicate any attempts that you have made to resolve this issue prior to asking to appear before the Board of Selectmen. If current procedures require that you place your request elsewhere prior to possible action by the Board of Selectmen, the Town Administrator shall inform you at the time you complete this form.

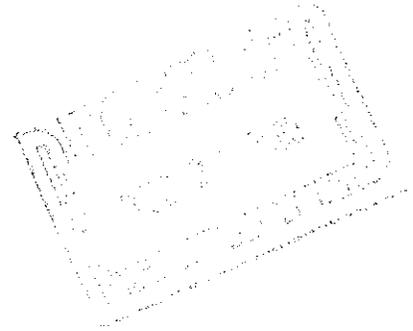
Print Form

579 NEW BOSTON

18.37

2-

NO STAMP



**WARRANTY EASEMENT DEED**  
**SLOPE AND DRAINAGE CHANNEL**  
**MAINTENANCE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT FREEDOM CROSSING, LLC, a New Hampshire limited liability company with a place of business at 79G Mont Vernon Road, New Boston, County of Hillsborough and State of New Hampshire, 03070, (hereinafter referred to as GRANTOR), by themselves, their Successors and assigns,

for consideration paid, GRANT to

THE TOWN OF NEW BOSTON, a municipal corporation with a principal place of business at 7 Meeting House Hill Road, New Boston, County of Hillsborough and State of New Hampshire, 03070, (hereinafter referred to as GRANTEE), its successors and assigns,

with WARRANTY COVENANTS,

PERMANENT NON-EXCLUSIVE EASEMENTS situate in New Boston, County of Hillsborough and State of New Hampshire, over and across the following described premises situated on the southeast side of NH Route 13, in New Boston, which easement properties and scope of easement purposes are more particularly and specifically designated and described as:

**Parcel 1:** All that certain tract or parcel of land shown as Lot 8/110-2 on a plan of land entitled 'Subdivision & Annexation Plan of Land Tax Map #8/110-1 & 8/111 prepared for FREEDOM CROSSING LLC, H. Randall & Gail C. Parker, New Boston, NH, April 19, 2002, revised 8/13/02', which plan has been recorded in the Hillsborough County Registry of Deeds as Plan # 32726, which premises consist of 3.25 acres or 141,359 square feet, as shown on said plan.

**Parcel 2:** All that certain tract or parcel of land shown as Lot 8/110-1 on a plan of land entitled 'Subdivision & Annexation Plan of Land Tax Map # 8/110-1 & 8/111 prepared for FREEDOM CROSSING LLC, H. Randall & Gail C. Parker, New Boston, NH, April 19, 2002, revised 8/13/02', which plan has been recorded in the Hillsborough County Registry of Deeds as Plan # 32726, which premises consist of 2.03 acres or 88,378 square feet, as shown on said plan.

BK 7092PG 1321

**Slope and Sight Easement**

The easement conveyed hereby shall include the perpetual, non-exclusive right and easement to enter upon the land described above, where and to the extent necessary and reasonable to alter, construct, maintain or otherwise conduct excavation or site contour modification or landscaping activities for the purposes of establishing slope gradients and maintaining sight distances reasonably required in the construction, repair and maintenance of Parcel A, as shown on said plan.

**Drainage Channel and Structure Maintenance Easement**

In addition, the easement shall include the perpetual, non-exclusive right and easement to enter upon the land described above, where and to the extent necessary and reasonable to alter, construct, maintain or otherwise act in connection with drainage channels, vegetative filter strips, culverts and other appurtenances designed for the channeling and management of surface drainage. In this regard the Grantee shall have the perpetual, non-exclusive right to enter the above described premises for said purpose and to take any action necessary to control surface drainage in the manner contemplated by the subdivision development plan referenced above.

The Grantee agrees that any construction or other activity taken with regard to the easements granted in this instrument shall be repaired as soon as practicable. The GRANTOR and their successors and assigns agree that they will take no action with respect to said premises that will interfere with the purposes for which these easements are granted.

The duration of these easements shall be perpetual and shall burden Lot 8/110-1 and Lot 8/110-2 and shall run with and benefit the land owned or controlled by the GRANTEE, the same being Parcel A and Lot 8/111, both as shown on said plan. This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

It is understood that the within easements are for the express purpose of facilitating the GRANTEE'S maintenance responsibility with regard to Parcel A and the easements shall not impair the ability of the GRANTOR, their heirs, successors and assigns to use the easement premises so long as they do not use the same in any manner that defeats or interfere with the purposes for which the within easements have been granted.

Said premises consist of a portion of the premises conveyed to the within GRANTOR by Donald L. Grosso and Patricia Grosso, and Gail C. Parker, Trustee of the Gail C. Parker Living Trust, by warranty deed dated December 29, 1997 and recorded in the Hillsborough County Registry of Deeds at Volume 5891, Page 0914.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY and the parties do expressly hereby waive any homestead rights they may enjoy with respect to said property to the extent of the interest conveyed hereunder.

IN WITNESS WHEREOF the undersigned has set his hand this 30<sup>th</sup> day of July, 2003.

Bob Reynolds  
Witness

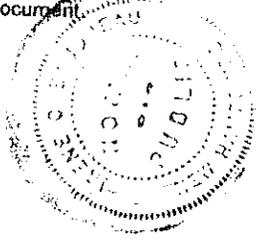
FREEDOM CROSSING, LLC  
By: Donald L. Grosso  
Donald L. Grosso, Member

BK7092PG1322

STATE OF NEW HAMPSHIRE  
HILLSBOROUGH, SS

On this 30th day of July 2003 personally appeared before me, the undersigned officer, the above named individual, as the duly authorized agent of **FREEDOM CROSSING, LLC**, and took oath that the foregoing was its voluntary act and deed and made for the purposes set forth and that they were duly authorized to execute the within document.

Leez C. Paudreau  
Notary Public/Justice of the Peace  
My commission expires: JAN 5, 2005



**SIGN IN BLACK INK ONLY**

BK 7092PG1323

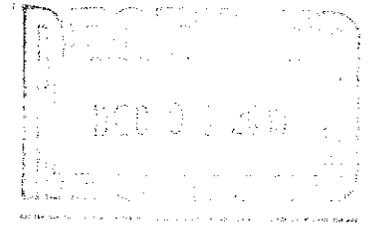
3140703

2003 OCT 14 AM 10:32

579 NEW BOSTON

22.37  
3.

NO STAMP



WARRANTY DEED RESERVING PERPETUAL EASEMENT

FREEDOM CROSSING, LLC, a New Hampshire limited liability company with a place of business at 79G Mont Vernon Road, New Boston, New Hampshire, for consideration paid, grants to the TOWN OF NEW BOSTON, a New Hampshire municipal corporation with an office at 7 Meeting House Hill Road, New Boston, New Hampshire, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land situated in New Boston, Hillsborough County, New Hampshire shown as Parcel A on a plan of land entitled "Lot Line Adjustment Plan/Subdivision Plan of Land, prepared for Freedom Crossing LLC, H. Randall and Gail C. Parker" dated April 19, 2002 and recorded in the Hillsborough County Registry of Deeds as plan # 32726, which parcel is more particularly described as follows:

Beginning at a stone bound at the most northerly corner of Parcel A on said plan at the southwest corner of lot 8/110-2 on said plan on the southeasterly side of NH Route 13, thence along lot 8/110-2 the following courses and distances:

1. By a curve to the left with a radius of 30.00 feet a distance of 48.92 feet to a point; thence
2. S 45E-43'-04 E 110.81 feet to a point; thence
3. By a curve to the right with a radius of 132.00 feet a distance of 164.09 feet to an iron rod; thence
4. S 47E-55'-26 E 127.23 feet to an iron rod on a stone wall at lot 8/111 on said plan; thence by wall and lot 8/111
5. S 71E-23'-06 W 22.98 feet to an angle in the wall; thence continuing by said wall and lot 8/111

BK 7092PG 1324

6. S 45E-06'-34 W 30.00 feet to an iron rod in the wall at the southeast corner of lot 8/110-1; thence by lot 8/110-1 the following courses and distances
7. N 47E-55'-26 W 157.41 feet to a point; thence
8. N 36E-46'-56 E 20.00 feet to a point; thence
9. By a curve to the left with a radius of 82.00 feet a distance of 118.08 feet; thence
10. N45E-43'-04 W 117.41 feet to a point; thence
11. By a curve to the left with a radius of 30.00 feet a distance of 45.32 feet to a stone bound on NH Route 13; thence by Route 13
12. N 47E-42'-56 E 110.19 feet to the point of beginning.

Meaning and intending to describe and convey a portion of the premises conveyed to the grantor by Donald L. Grosso, and Patricia Grosso and Gail C. Parker, Trustee of the Gail C. Parker Living Trust, by warranty deed dated December 29, 1997 and recorded in the Hillsborough County Registry of Deeds at Book 5891, Page 914.

RESERVING to the grantor, its successors and assigns, and their lessees, tenants, visitors, licensees, and guests a perpetual easement to use the above-described premises for ingress to and egress from lots 8/110, 8/110-1 and 8/110-2 on the above-referenced plan.

The purpose of this deed is to provide the Town of New Boston with access to Lot 8/111 on the above-referenced plan which it has agreed to purchase for the purpose of constructing the Town of New Boston Library and/or other uses as authorized by Warrant No. 15 passed at the March 2001 New Boston Town Meeting. By acceptance of this deed, the Town of New Boston covenants and agrees that:

1. The above-described premises shall be designated as a "public driveway" and not a town road open to the general public.
2. The Town of New Boston shall, at its sole cost and expense, maintain the above-described premises in the same condition as presently maintained. Said maintenance shall include paving, snow plowing, sanding, etc.
3. The Town of New Boston shall not grant any easement, license or right of way to the above-described premises to any person, entity or abutting parcel except those persons or entities needing access to Lot 8/111 to be purchased by the Town of New Boston.

BK 7092 PG 1325

4. The Town of New Boston shall provide the grantor and its successors and assigns such easements as are necessary to permit the grantor and its successors and assigns to have access to and make reasonable use of lots 8/110-1 and 8/110-2 as set forth on the above plan.

Dated this 30<sup>th</sup> day of July, 2003.

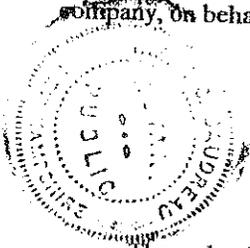
FREEDOM CROSSING LLC

Dated: July 30, 2003

By: Donald L. Grosso  
Donald L. Grosso, Member

**STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH**

On this 30<sup>th</sup> day of July, 2003, before me personally appeared Donald Grosso, a member of Freedom Crossing LLC, a New Hampshire limited liability company, on behalf of the limited liability company.



Louis A. Boudreau  
Justice of the Peace/Notary Public  
My Commission Expires: JAN 5, 2005

The undersigned, duly elected selectmen for the Town of New Boston, hereby indicate their acceptance of the within deed to the Town and assent, on behalf of the Town to the conditions set forth above.

TOWN OF NEW BOSTON

Dated: 7/28/03

By: Gordon Carlstrom  
Gordon Carlstrom

BK 7092 PG 1326

TOWN OF NEW BOSTON

Dated: 7/16/03

By: [Signature]  
David Woodbury

TOWN OF NEW BOSTON

Dated: 7/22/03

By: [Signature]  
Christine Quirk

**STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH**

On this 22<sup>nd</sup> day of July, 2003, before me personally appeared Gordon Carlstrom, David Woodbury and Christine Quirk, the duly elected selectmen of the Town of New Boston, a New Hampshire municipal corporation, on behalf of the Town of New Boston.

[Signature]  
Justice of the Peace/Notary Public  
My Commission Expires: 07-22-05

BK 7092PG1327



White Mountain Precast LLC  
 173 Buxton Industrial Drive  
 Henniker, NH 03242  
 Phone: (603) 428-3218  
 Fax: (603) 428-2137

Quote Number: 4037

Order Date: 5/9/2013

Bill to: TOWN OF NEW BOSTON  
 PO BOX 250  
 106 OLD COACH ROAD  
 NEW BOSTON, NH 03070

Delivery to: NEW BOSTON, NH - FAIRGROUNDS ROAD  
 BRIDGE DECK CONSTRUCTION  
 FAIRGROUNDS ROAD  
 NEW BOSTON, NH

Contact: Dick Perusse  
 Phone: (603) 487-2279 Fax: (603) 487-2279

Project Manager:  
 Phone: Fax:

Customer ID: 5545 PO: ShipVia: Sales Rep: Steve C  
 Terms: Net 30

Qty	Item	Description	Unit Price	TX	Extension
<b>Structure: DECK Precast Bridge Deck Beams</b>					
1	285052	Double T Bridge Deck Beams: 5' x 52'	\$63,855.00		\$63,855.00
1	710600	Field Assistance: Michie Corp field assembly assistance of precast components: (1 man, 1 day).	\$0.00		\$0.00

Precast Double T Deck Slab Beam Bridge lay length shall be 52'-0", cast in 3 sections, with a section width of 5'-0" wide.

**PRICE INCLUDES:**

- Designed for AASHTO HS-20 loading requirements for 0' earth cover.
- Concrete f/c: 5,000 psi @ 28 days. Cement per ASTM C-150.
- Reinforcing: Grade 60 epoxy coated deformed bar per ASTM A-615.
- Bolt pockets, galvanized 7/8" threaded rods, nuts and washers to secure sections together.
- 1 1/2" Backer Rod for grouting section joints.
- Bridge bearing pads.
- Keyway grout (to be mixed and placed by contractor).
- Michie Corp field assembly assistance of precast components: (1 man, 1 day).
- Guardrail anchor bolts for end units (12'-6" O.C.)
- Heaviest section to weigh approximately 30 tons.

**SPECIFIC EXCLUSIONS:**

- Exterior coatings, membranes and surface sealers.
- Abutment preparation.
- Crane rental service and all associated rigging appurtenances supplied by others.

**\$63,855.00**

<b>Structure: ENG Engineering Charges</b>					
1	715802	Engineering: NH PE stamped calculations & shop drawings.	\$10,000.00		\$10,000.00
<ul style="list-style-type: none"> <li>- Services shall include stamped design calculations and shop drawings prepared on 2' x 3' size sheets.</li> <li>- Fees for Engineering Services shall be invoiced immediately upon receipt by Michie Corporation of a signed quotation.</li> </ul>					
					<b>\$10,000.00</b>

<b>Structure: DEL Delivery Charges</b>					
1	710500	Delivery Charges	\$1,560.00		\$1,560.00
- Product delivered via flatbed trailer, off loaded and set in place by others.					
					<b>\$1,560.00</b>



White Mountain Precast LLC  
 173 Buxton Industrial Drive  
 Henniker, NH 03242  
 Phone: (603) 428-3218  
 Fax: (603) 428-2137

Quote Number: 4037

Order Date: 5/9/2013

Taxable	\$0.00
Non-Taxable	\$75,415.00
<b>Sub Total</b>	<b>\$75,415.00</b>
Tax	\$0.00
<b>Total</b>	<b>\$75,415.00</b>

PLEASE NOTE: Prices quoted above require full truckload deliveries. Should partial deliveries be required, they shall be subject to a split/short load delivery charge. For all deliveries, there is a one hour maximum unloading allowance - after which a service charge of \$130.00 per hour shall be assessed and billed. If Buyer elects to purchase only a portion of material quoted herein, Michie Corp retains the right to adjust prices on remaining items. This quotation expires 30 days from date shown. Prices are firm for shipment within 90 days of quotation date and are subject to maximum escalation of 8% for each 30 days thereafter.

*Michie Corp has been a NPCA certified plant for a continuous 23 years.  
 For more on what it means to be an NPCA certified plant, visit: [www.precast.org](http://www.precast.org)*

TERMS: Michie Corporation's offer to sell the products described in this quotation is expressly conditioned upon Buyer's acceptance of Michie Corp's terms and conditions expressed in our credit application. The Terms and Conditions contained herein shall supercede any contained in purchase orders issued by contractor. 30% deposit required on all specialty and non-standard items prior to fabrication. Net thirty days from invoice, not contingent upon Owner's project payment schedule. Based on approved credit application or C.O.D. 1.5% interest per month on monthly balance over 30 days from date of statement (18% per year), plus all collection charges, including attorney fees will be charged if failure to pay within terms.

- NOTES:
- Proposal valid for 30 days from above date and is subject to all State taxes without exempt certificate.
  - The above proposal is based on limited information. Michie Corp reserves the right to modify this proposal subject to the receipt of a complete set of plans and specifications for this project.
  - Submittal drawings to be scheduled upon receipt of signed order. Should stamped design drawings and/or buoyancy calculations be required, an additional charge will be assessed for this service.
  - Any and all miscellaneous hardware, metals, frame and cover/grates, mechanical equipment and coatings not specifically included in this quotation will be supplied and installed by others.
  - All deliveries to this project are currently subject to a fuel surcharge of \$18.76 per load.
  - Fuel surcharge is based on official energy statistics as provided by the US Government and published on the EIA website at <http://tonto.eia.doe.gov/oog/info/wohdp/diesel.asp>
  - Absolutely no credit for returns unless prior authorization received from Michie Corporation.
  - Returned goods are subject to a 30% handling/restocking charge.
  - Any warranty made by Michie Corporation must be and shall be in writing. There are no warranties which extend beyond the face of this quote.

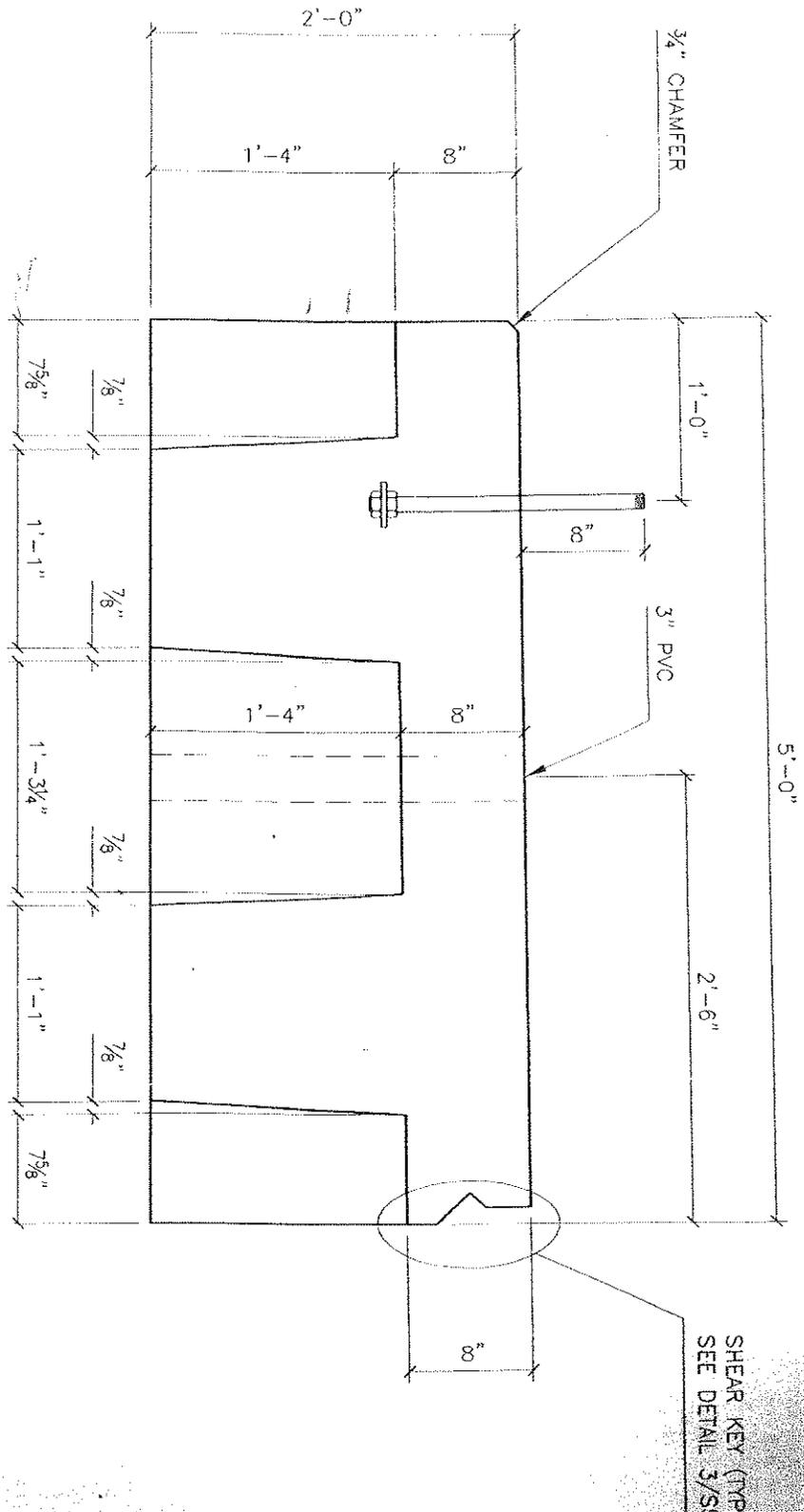
Thank you for considering Michie Corporation, Inc. for all your precast needs. Should you require additional assistance, please do not hesitate to contact us at your earliest convenience.

Sincerely yours,

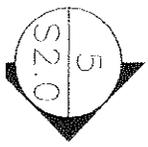
The above Prices, Terms and Conditions are Accepted

Date: \_\_\_\_\_  
 Steve Cillizza  
 Precast Sales Manager

Date: \_\_\_\_\_  
 Dick Perusse  
 New Boston, NH Highway Department



3  
 DBI GEOMETRY SECTION  
 SCALE 1" = 1'-0"





**Proposal #:** PR22515  
**Addendum:** R0  
**Proposal Date:** May 30, 2013  
**Pages:** 1 of 3  
**Bid Date:**

**CONCRETE SYSTEMS, INC.**

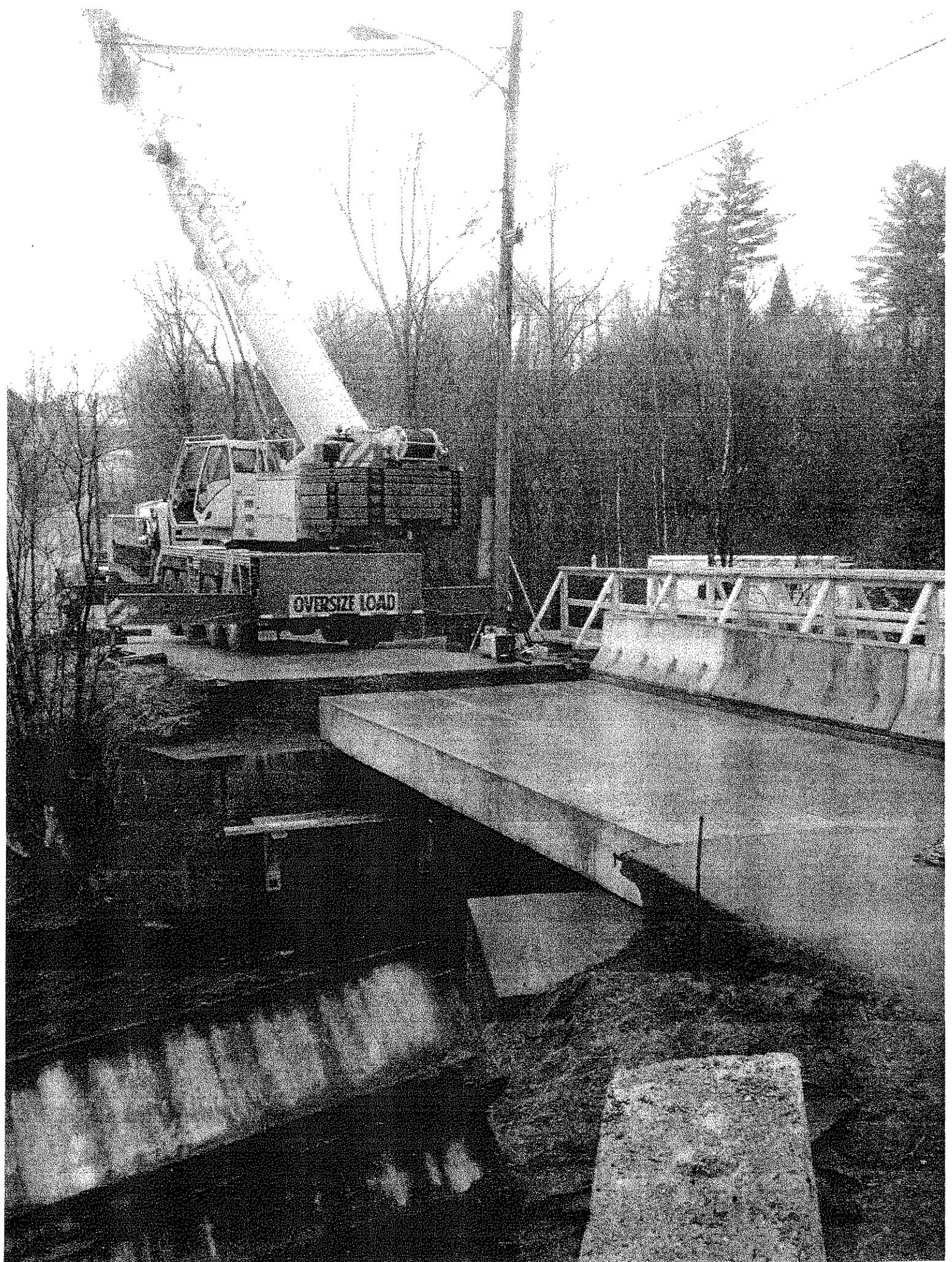
<b>Customer:</b> Town of New Boston	<b>Project:</b> Fairgrounds Entrance Bridge
<b>Attn:</b> Mr Dick Perusse	
<b>E-Mail:</b> d.perusse@newbostonnh.gov	
<b>Address:</b> 106 Old Coach Road	<b>Location:</b> New Boston NH
P.O. Box 250	
<b>City:</b> New Boston	<b>Engineer:</b> Town of New Boston
<b>State:</b> New Hampshire	106 Old Coach Rd New Boston NH
<b>Zip:</b> 03070-0000	<b>Owner:</b> Town of New Boston
<b>Phone:</b> (603) 487-2279	106 Old Coach Rd New Boston NH
<b>Fax:</b> (603) 487-3154	

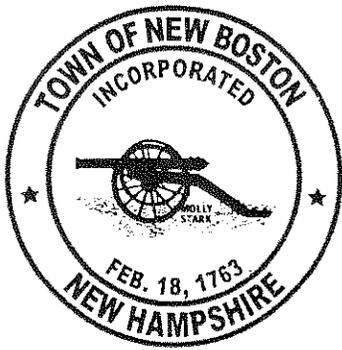
**TO FURNISH:**

EST. QTY.	UM	DESCRIPTION	UNIT PRICE	UM	TOTAL
		<b><u>PRECAST CONCRETE SPECIAL STRUCTURE</u></b>			
1	LS	52' Span x 15' Wide Deck Slab Bridge (cast in five (5) 3' sections, 27" thick) Includes fourteen (14) guide rail connections. Guide rail anchorage to be supplied to CSI by CWS Fence for casting into deck slabs.  Heaviest pick approximately 26.5 tons  *Neoprene pads still being priced	\$41,785.00	LS	\$41,785.00
<b>ESTIMATED GRAND TOTAL:</b>					<b>\$41,785.00</b>

9 Commercial Street, Hudson, New Hampshire 03051 Phone (603) 889-4163  
 Fax Number: Precast Sales (603) 889-0039  
 Fax Number: Shipping, Manhole Design and Engineering (603) 889-2417  
**CSI Group Web Site:** www.csigroup.biz

OVERSIZE LOAD





## TOWN OF NEW BOSTON

7 Meetinghouse Hill Road

P.O. Box 250

New Boston, NH 03070-0250

Phone • (603) 487-2500 Fax • (603) 487-2975

[www.newbostonnh.gov](http://www.newbostonnh.gov)

Town of New Boston  
Board of Selectmen

June 10, 2013

RE: Hilldale Lane Bridge Proposal

I would like to propose that we use Concrete Systems Inc. as our vendor for this project as apposed to White Mountain Precast (Michie Corp.) to supply the precast deck structure for replacement of the existing deck on the Hilldale bridge.

Thank you for your consideration,

Richard H. Perusse  
Road Agent

ap/RP