

## EXHIBIT 1

Property ▾ ?

ET ✕

Directions 📍 Zoom ⌵

View Details

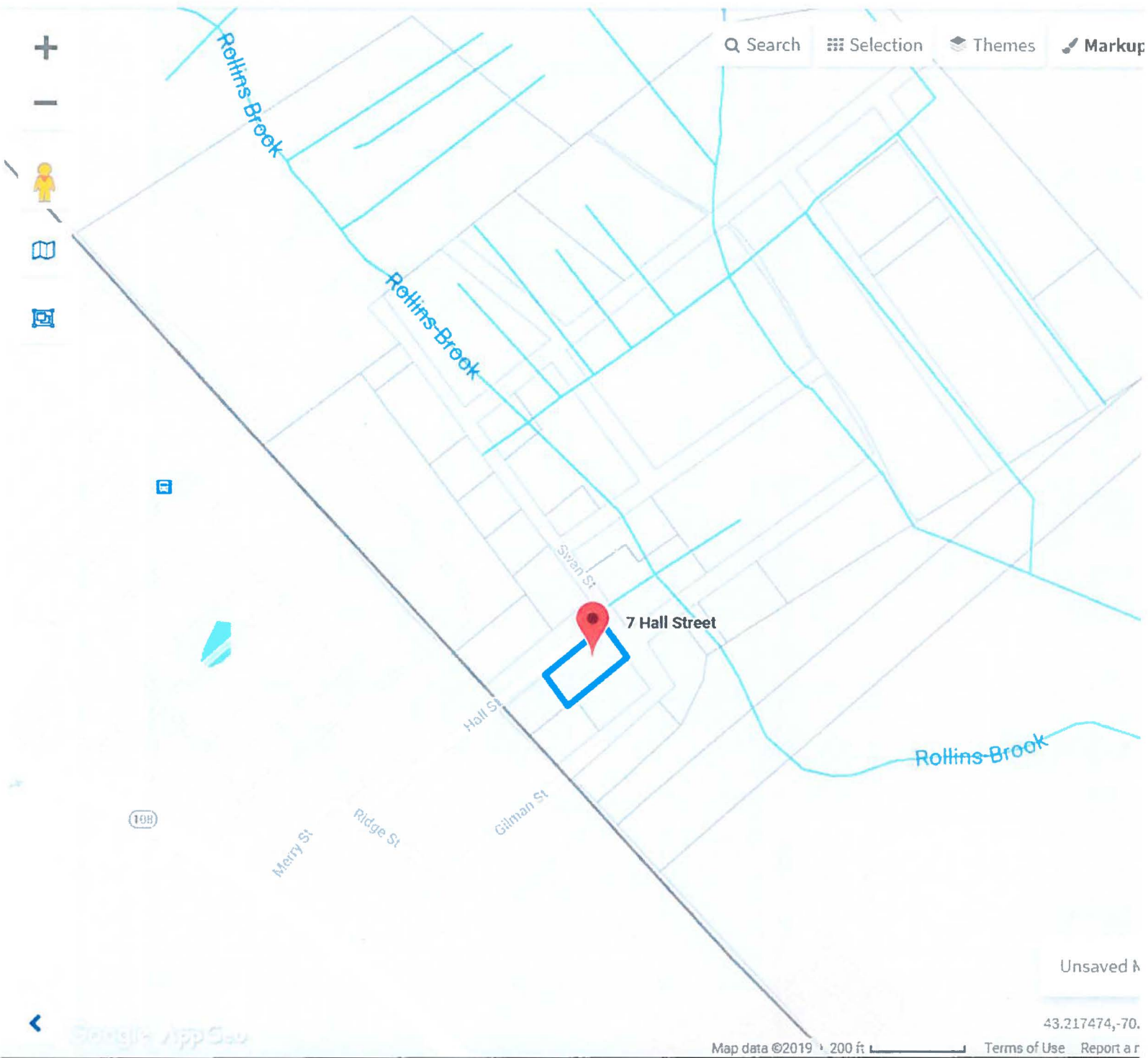
HALL STREET  
021-002-000

MELANSON, ALICIA  
7 HALL STREET, DOVER,  
NH, 3820

103400  
9200  
1200  
93000  
88200 on 42454-01-01  
4367/900  
N

0.31 ACRES  
1F RES  
COM-B COMMERCIAL II

Town of Rollinsford  
Data current as of 09/5/18 ⌵



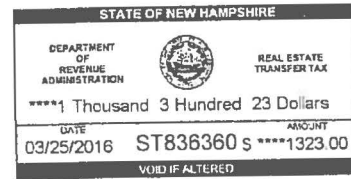
Unsaved ⌵

43.217474,-70.

## **EXHIBIT 2**



When recorded please return to:  
Sessler Law Office, PLLC  
359 Central Street  
Franklin, New Hampshire 03235



### MANUFACTURED HOUSING WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that WE, DAVID S. GREGORAKOS and CHRISTINE GREGORAKOS, husband and wife, of 38 Buttonwood Drive, Berwick, York County, Maine, 03901, for consideration paid, grants to ALICIA L. MELANSON, an unmarried individual who is not in a civil union, of 104 Olde Madbury Lane, Dover, Strafford County, New Hampshire, 03820, with WARRANTY COVENANTS:

The following certain tracts or parcels of land with all buildings and structures thereon, together with a 60' x 12', Schultz 1965, model number 250187, serial number 1189614, mobile home, situate in the Town of Rollinsford, County of Strafford, State of New Hampshire, being known as lots numbered thirty (30), thirty-one (31), and a portion of thirty-two (32) as shown on a Plan of Lots at Gilman Heights, and Plan being made by EN Sheffield, Civil Engineer, dated May, 1920, and recorded in the Strafford County Registry of Deeds, Plan Book 393, Page 501, said lots being more particularly bounded and described as follows:

Beginning at a point situate on the Southerly side of Hall Street, at its junction with the Westerly side of Swan Street, and the Northeasterly corner of Lot No. 30 on said Plan; then running in a Southerly direction by and along the Westerly boundary of said Swan Street a distance of eighty-five (85) feet to a point situate at the Southeasterly corner of said Lot No. 30 and at the Northeasterly corner of Lot No. 53 on said Plan; then turning and running in a Westerly direction by and along the Southerly boundary of said Lot No. 30 a distance of seventy and eight tenths (70.8) feet to a point situate at the Southwesterly corner of Lot No. 30 and at the Southeasterly corner of Lot No. 31 on said Plan; then continuing on the same direction by and along the Southerly boundary of Lot No. 31 a distance of fifty (50) feet to a point situate at the Southwesterly corner of Lot No. 31 and at the Southeasterly corner of Lot No. 32 on said Plan; then continuing in the same

*Handwritten signatures: DG and AB*

direction by and along the Southerly boundary of Lot No. 32 a distance of forty-five (45) feet to a point situate five (5) feet Easterly of the Southwesterly corner of Lot No. 32 and along the Easterly boundary of land of one Otis; then turning and running in a Northerly direction by and along land of Otis a distance of eighty-five (85) feet to a point situate five (5) feet Easterly at the Northwesterly corner of Lot No. 32 and at the Northeasterly corner of land of Otis, and along the Southerly boundary of said Hall Street; then turning and running in an Easterly directly by and along said Hall Street, and along the Northerly boundary of Lot No. 32 for a distance of forty-five (45) feet to a point situate at the Northeasterly corner of Lot No. 32 and at the Northwesterly corner of Lot No. 31; then continuing in the same direction by and along the Northerly boundary of Lot No. 31 for a distance of fifty (50) feet to a point situate at the Northeasterly corner of Lot No. 31 and at the Northwesterly corner of Lot No. 30; then continuing in the same direction by and along the Northerly boundary of said Lot No. 30 for a distance of sixty-nine and eight tenths (69.8) feet to the Northeasterly corner of Lot No. 30 and the point of beginning.

MEANING AND INTENDING to describe and convey the same premises conveyed to David S. Gregorakos and Christine Gregorakos, dated October 12, 2007, and recorded in the Strafford County Registry of Deeds at Book 3584, Page 0857.

Executed this, the 25 day of March, 2016.

David S. Gregorakos

Christine Gregorakos  
Christine Gregorakos

STATE OF NEW HAMPSHIRE  
COUNTY OF Strafford SS:

On this the 25 day of March, 2016, personally appeared the above named *David S. and Christine Gregorakos*, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they have executed the same for the purposes therein contained.

IN WITNESS Whereof, I hereunto set my hand and official seal.

Before me,

Notary Public  
My commission expires



## **EXHIBIT 3**

JOHN B. STORER, P.E.  
Director Community Services  
j.storer@dover.nh.gov



288 Central Avenue  
Dover, New Hampshire 03820-4169  
(603) 516-6450  
Fax: (603) 516-6463  
www.dover.nh.gov

## City of Dover, New Hampshire

COMMUNITY SERVICES DEPARTMENT

November 1, 2018

State of NH Public Utilities Commission  
Attn: Debra Howland, Executive Director  
21 South Fruit Street, Suite 10  
Concord, NH 03301-2429

RE: Petition of City of Dover Water Department  
Provide water service to resident in Rollinsford

Dear Ms. Debra Howland,

The City of Dover Water Department requests PUC approval for extension of water service to a resident within the Town of Rollinsford. The parcel location is 7 Hall Street, Town of Rollinsford Tax Map 21, Lot 2.

The City of Dover previously secured PUC approval to provide service within this general area of Rollinsford, per PUC petition January 3, 1977, DE 77-1, Order No. 12,548. Although the City of Dover had extended the availability of public service in this area, the property owner at 7 Hall Street had elected not to connect.

No other water utility has franchise rights in this area, nor does any other water utility have service infrastructure in close proximity whereby system expansion is even feasible. The property owner plans to install a new house at the parcel and has requested public water service be provided by the City of Dover.

Pending approval by the PUC, the property owner would have to file an Application for Service per the City of Dover Utilities Commission Rules & Regulations (Rules). The customer would be afforded the same provisions and rates under the Rules as any other customer. The City of Dover has available supply and capacity to provide service to this new customer.

The City of Dover looks forward to your approval of this request. We are available to answer any questions or to provide more information, as may be necessary.

Sincerely,

John B. Storer  
Director of Community Services

## **EXHIBIT 4**





**CITY OF DOVER**

## **CITY OF DOVER - RESOLUTION**

**Agenda Item#: 13.A.13.**

Resolution Number: **R – 2019-08.14 – 136**

Resolution Re: **Approval of City of Dover to File Petition to Extend  
Water Service Area with the Public Utilities  
Commission**

WHEREAS: A resident of 7 Hall Street in Rollinsford, New Hampshire has requested the City of Dover's water service be extended to the Rollinsford resident's property and to allow that Rollinsford resident to become a customer of the City of Dover water service;

WHEREAS: The City currently provides water to limited areas in the Town of Rollinsford, including areas near 7 Hall Street in Rollinsford;

WHEREAS: No other water utilities are currently proximate to 7 Hall Street in Rollinsford;

WHEREAS: The City's Community Services Department has determined the City has sufficient capacity to provide water service to this resident and the proposed new area will be on the same terms as provided within the city's current service area;

WHEREAS: Expansion of the water line will be funded by the new resident and will not result in any additional charges on existing customers;

WHEREAS: The Dover Utilities Commission unanimously approved this extension request at its meeting on June 17, 2019;

WHEREAS: In order for the City to extend its water service, the City must seek permission from the New Hampshire Public Utilities Commission;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL:**

That the City of Dover's City Attorney is permitted to file with the Public Utilities Commission a Petition to Extend Water Service Area to 7 Hall Street in Rollinsford, New Hampshire and pursue same to conclusion or resolution.

### **AUTHORIZATION**

Approved as to Funding:

Daniel R. Lynch  
Finance Director

Sponsored by:

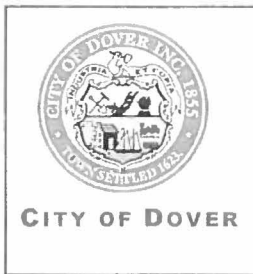
Mayor Karen Weston  
By request

Approved as to Legal  
Form and Compliance:

Joshua M. Wyatt  
City Attorney

Recorded by:

Susan Mistretta  
City Clerk



## CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.13.

Resolution Number: R – 2019-08.14 – 136

Resolution Re: Approval of City of Dover to File Petition to Extend  
Water Service Area with the Public Utilities  
Commission

### DOCUMENT HISTORY:

|                     |            |                      |            |
|---------------------|------------|----------------------|------------|
| First Reading Date: | 08/14/2019 | Public Hearing Date: | N/A        |
| Approved Date:      | 08/14/2019 | Effective Date:      | 08/14/2019 |

### DOCUMENT ACTIONS:

Deputy Mayor Carrier moved for its adoption; seconded by Councilor Keane.  
Roll Call Vote: 9/0.

| VOTING RECORD                               |     |    |
|---|-----|----|
| Date of Vote: 08/14/2019                    | YES | NO |
| Mayor Karen Weston                          | X   |    |
| Deputy Mayor Robert Carrier, At Large       | X   |    |
| Councilor Michelle Muffert-Lipinski, Ward 1 | X   |    |
| Councilor Dennis Ciotti, Ward 2             | X   |    |
| Councilor Deborah Thibodeaux, Ward 3        | X   |    |
| Councilor Marcia Gasses, Ward 4             | X   |    |
| Councilor Dennis Shanahan, Ward 5           | X   |    |
| Councilor Matthew Keane, Ward 6             | X   |    |
| Councilor Lindsay Williams, At Large        | X   |    |
| Total Votes:                                | 9   | 0  |
| Resolution does pass.                       |     |    |

### RESOLUTION BACKGROUND MATERIAL: