

Bruce Woodruff

From: Bruce Woodruff <bwoodruff@moultonboroughnh.gov>
Sent: Friday, December 13, 2013 8:20 AM
To: 'pprescottjan@aol.com'
Subject: RE: This iSubject has been going on too long like since 2006 or earlier

Sir;

Thank you for your comments. Your email did come in a bit too late to print for the committee, but your comments will be placed in the record file for them and I will send them on. Thanks again!

V/r

//signed//

Bruce W. Woodruff

Town Planner



Town of Moultonborough

6 Holland Street

P. O. Box 139

603-476-2347

bwoodruff@moultonboroughnh.gov

Not one goal, but a direction. Not one plan, once and for all, but the conscious selection by the people of a succession of plans. ~David Liliental

"Always do right - This will gratify some people and astonish the rest." -- Mark Twain

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From: pprescottjan@aol.com [mailto:pprescottjan@aol.com]
Sent: Thursday, December 12, 2013 6:01 PM
Subject: This iSubject has been going on too long like since 2006 or earlier

Taylor Property

You have to believe with the economy folks can't pay for their food never mind taxes and the town keeps trying **so many different ways to have to accept a NEW recreation center** really? again and again in so many different places.

The taxpayers do not need this with our small population in the winter and THOSE that come for the season go to the LAKE!

Let's get real! Do you think people are so stupid that they don't see what is really happening in this town? Greed just like Washington!

Bruce Woodruff

From: Bruce Woodruff <bwoodruff@moultonboroughnh.gov>
Sent: Friday, December 13, 2013 8:18 AM
To: 'Louise O'Donald'
Cc: 'nhguy3@gmail.com'
Subject: RE: Adele Taylor Property / committee

Dear Ms. O'Donald;

Thank you for your comments. Your email did come in a bit too late to print for the committee, but your comments will be placed in the record file for them and I will send them on. Thanks again!

V/r

//signed//

Bruce W. Woodruff

Town Planner



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From: Louise O'Donald [mailto:lodonald@earthlink.net]
Sent: Thursday, December 12, 2013 5:01 PM
To: 'Bruce Woodruff'
Cc: nhguy3@gmail.com
Subject: Re: Adele Taylor Property / committee

Dear Mr. Woodruff,

I understand that email inputs are accepted (hope this is not too late) and that the time limit for input to the Adele Taylor Property (POTENTIAL) Public Use Committee has come, so I would like to go on record as being against the purchase of said property.

I'm against it mainly because there is no specific "need" by the town for this property. I have heard that a few people would like a "gym" and a few would like a "community center". I myself would like the town to conserve our tax money -- perhaps save for a rainy day.

Thank you for your consideration.

--Louise O'Donald
25 Breezy Corners Lane

Bruce Woodruff

From: Cramer, Janet <janet.cramer@nemoves.com>
Sent: Thursday, December 12, 2013 11:50 AM
To: bwoodruff@moultonboroughnh.gov
Cc: NHGuy3@Gmail.com
Subject: Adele Taylor Property Thoughts

Hi Bruce.

I know you are in the midst of trying to put together a plan for the town. One of the pieces is the potential purchase of the Adele Taylor property.

As a Realtor, it is very very clear to me that a huge advantage that our town has is it's low tax rate. As a resident I feel that lower taxes are important to my ability to afford to stay in the town. Increasing taxes hurt me personally and in my business. So keeping taxes as low as possible is a key driver for me.

I also don't believe that the town should be in the business of purchasing or leasing property. We have a lot of buildings already and using our existing buildings more and more efficiently and effectively should be a goal of town planning.

Voting at the police and fire station is a great use of those spaces, and town offices and buildings are rarely full to overflowing.

My input is not to purchase the Adele Taylor property. I don't see that we need it. I don't see that we need a community center. I don't see that we need more facilities.

Good luck as you try to juggle all the inputs!

Janet Cramer
32 Hummingbird
Moultonboro.

--

Janet Cramer, Realtor (NH and MA) ABR, e-PRO, SRES, CLHMS, AHWD, ASP
Coldwell Banker Residential Brokerage
32 Whittier Hwy
Center Harbor, NH 03226
Notary Public (MA and NH)
Janet.Cramer@nemoves.com
603-253-4345x152 (office)
603-707-2771 (cell)

Before providing any confidential information, please click on the link below and read important consumer information from the New Hampshire Real Estate Commission on Brokerage Relationship

New Hampshire Agency Disclosure

Bruce Woodruff

From: Bud Heinrich <rvbuddy@gmail.com>
Sent: Thursday, December 12, 2013 1:50 PM
To: bwoodruff@moultonboroughnh.gov
Cc: NHGUY3@Gmail.com
Subject: For Taylor Public Use Committee Comments list.

Please take this list to Mr Carter Terenzini and ask if this bucket of 56 uses has clarified anything for him. Please ask if he envisioned a result more useful, and what that format would have been. Granted, now he can proudly proclaim the public has spoken. What did it say?

Such a shame that the narrow charge given the committee prevented them from reaching a good proposed path for town meeting. The proposed warrant, to purchase the land, is a guaranteed failure, as it is not factual about the rec Gym, and building demolition. An opportunity slipping away. Bud Heinrich=



December 12, 2013

Mark Borrin
Chair, Adele Taylor Property Use Committee
Moultonborough, NH

Dear Mark,

I am writing as a follow up to the meeting I attended last week. As you know, I am the field service representative for the NH Preservation Alliance, live in Wolfeboro, and was part of the Moultonborough village charrette team two summers ago. In addition, the NH Preservation Alliance listed the former Moultonborough Grange property to our *Seven to Save* list in 2012, and we continue to provide support for the preservation and re-use of that property.

From my perspective, both the Adele Taylor property and the Grange are key historic structures that not only represent the historic past but are key to the future of the village.

I'd like to make the following points about the current situation:

1. The town made a great start on a community vision with the charrette, and the planning department is well positioned to manage the process of growth/change in Moultonborough;
2. Redevelopment of the Adele Taylor property could lead the way in accomplishing a new vision and further Master Plan goals;
3. For the town to NOT take advantage of this opportunity may mean more inappropriate development and more loss of historic character leading to economic decline and loss of a sense of place within the village. Given current conditions, unassisted market forces may lead to the building's further deterioration or eventual demolition.

From what I heard at the meeting, I understand that there may not be consensus on the town's acquisition of the Adele Taylor property for community use. And I heard that many townspeople are wary of acquiring property when a future use has not yet been determined.

However, I think the town has an important role to play and further analysis of the opportunity should be considered. It might include these components:

- The town might undertake another brief period of study to assess the building's viability in the real estate market. This might include consideration of the financial impacts for taxpayers. Non-profit or municipal use may be harder to

fund and have fewer benefits to the town than a commercial business which would add both tax revenue and increased vitality to the town

- The town might acquire an option on the Taylor property to allow time to seek appropriate new investment in the property that would be in keeping with the town's master plan.
- Use of the downtown Tax Incentive, RSA 79-e, allows a future investor to receive some financial benefits to rehabbing this property.
- A zoning overlay district could assure more protection for the character-defining historic buildings in the village.
- If the town acquires the property and re-sells it, the Heritage Commission could hold an easement on the property that would help preserve and protect the building(s).
- The town might share community goals and specify preservation of existing buildings and possible re-uses in an RFP to developers without actually having to own the property.

Moultonborough has a perfect opportunity with the Adele Taylor property. Careful planning now regarding its future will, I believe, have long-lasting benefits for the community, whether or not the town actually acquires ownership of it. I would be happy to continue these conversations with you and provide additional resources.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Stier". The signature is written in a cursive, flowing style.

Maggie Stier, Field Service Representative
NH Preservation Alliance, in partnership with the
National Trust for Historic Preservation
PO Box 268, Concord, NH 03302
www.nhpreservation.org
ms@nhpreservation.org

CRISTINA M. ASHJIAN
361 OLD MOUNTAIN ROAD, MOULTONBOROUGH, NH 03254
TEL. 603-476-8446

December 12, 2013

Dear Members of the Taylor Property Use Committee,

In the past month, I have attended several of your meetings (11/14, 11/16, 11/26, 12/5) and I applaud your efforts to date in identifying potential uses for the Adele Taylor Property at 970 Whittier Highway. I would like to clarify some of my comments, which naturally appear in abbreviated form in your meeting Minutes and in your draft Report.

From the start, I have promoted the idea that the property with its historic buildings be seen as an opportunity for the Town and School District, given its central location in Moultonborough Village. The property has great potential for what we commonly understand as adaptive re-use, whether for commercial or public purposes, and could play a significant role in the desirable goal of village revitalization, as identified in the Master Plan and subsequent studies. Even though there are concerns about the current condition of the buildings, the structures could be rehabilitated, and there are funding opportunities for this, if there is to be a community use for the property. These character-defining historic buildings contribute both to the scale and streetscape of Moultonborough Village and to our town's desirable rural character, and it would be a detriment to lose them.

It is clear that the property has potential for a number of uses, or a combination of uses, as identified in your draft report. A feasibility study might be the next step, in order to further refine the cost and renovation implications of different proposed uses. Both members of the public and professionals have recognized that this property could be the centerpiece of a revitalization project for Moultonborough Village. Perhaps this is the greatest potential use of the Taylor property, and in my opinion it would be short-sighted for the Town not to consider this possibility. The concept of community initiated development should be further explored in relation to this property and its potential uses. Without vision and planning, we can anticipate further loss of landmark historic buildings and additional inappropriate development at the heart of Moultonborough Village.

Thank you for the opportunity to contribute to your public input process. I request that my letter be attached to your final report, rather than selectively summarized in the existing report section presently labeled as Public Comments (Attachment 2).

Yours sincerely,



Cristina Ashjian

MEMORANDUM

To: Bruce Woodruff
From: Alan Ballard
Subject: Acquisition of Adele Taylor Property by the Town
Date: December 12, 2013

This subject has been discussed for many months, especially since it was made public this past summer. It was discussed at length by the CIPC during one of our July or August meetings at which it was formally voted to NOT recommend the purchase. There was considerable discussion and there were several strong reasons the purchase was not recommended such as the following:

- There was no documented rationale based on the town's needs.
- The condition of the property did not lend itself to a potential town need
- There were unknowns concerning the condition of the buildings and environmental concerns
- There was no appraisal

Part of the presentation to the CIPC centered around the Recreation Department's continued desire to have a substantial new gym which would include numerous other functions. The estimated cost was in the area of \$3,000,000. We were told that the justification for the Taylor property purchase and the subsequent construction of a gym/recreation facility was based on the report issued by the Blue Ribbon Commission. On numerous occasions I have requested documentation showing that there was truly a need for an additional gym. There are no schedules, tables, back up materials or analysis in the BRC report showing any need for such a facility. To this date there has been no material provided to demonstrate such a need.

As was mentioned by Peter Jensen in a recent meeting, the town has been presented with an opportunity to purchase a property for which we do not have a specific need at this time. Consequently, we are attempting to find a need to justify the purchase. This process is the reverse of the normal manner to determine the reason for such a significant capital expenditure.

The question I have is how to justify purchasing this real estate based upon the present known facts. I believe that it probably makes sense to acquire the property from a defensive position in order to prevent the property from being used in a manner that would be detrimental to future plans for the village district. As long as there is a possibility that this land would be used for an unnecessary facility such as an expensive gym/rec center I cannot support the purchase. I commend Mark Borrin and his committee on their recommendation that any possible future uses be done in a slow and cautious manner.

Bruce Woodruff

From: Mark Borrin <MarkB@PreferredRentals.com>
Sent: Monday, December 09, 2013 2:02 PM
To: Bruce Woodruff
Subject: FW: Taylor property Use
Attachments: well ctr.docx

Bruce,
Please add this email and attachment to our correspondence for next meeting.
Thank you,
Mark-B

Mark Borrin
603.253.7811 ext. 200
www.PreferredRentals.com

From: Jim Nelson <jwnelson39@roadrunner.com>
Date: Monday, December 9, 2013 1:54 PM
To: Mark Borrin <MarkB@PreferredRentals.com>
Subject: Taylor property Use

Attached are some thoughts for using the Taylor property. In general I feel it is extremely important for the town to secure this property if we are to enhance the opportunities for increased tax revenues and to improve the viability of our town center.

Thank you and your committee for taking on this assignment.

Jim & Bev Nelson
P.O box 808
Moultonborough, NH

Wellness Center

I would suggest that we consider utilizing the property as a “Wellness Center Site”, dedicated to promoting healthy living and the prevention and control of illness and disease. This could be a privately run and managed facility or a series of facilities that would be owned and managed by private businesses. It is possible that the town would own part of the property for its own use or to provide community services.

The components of the wellness center could incorporate some or all of the following components.

1. Medical services
 - a. Doctors’ offices
 - b. Emergency care
 - c. Lab facilities
 - d. Dental
 - e. Hearing
 - f. Eye
2. Exercise
 - a. Cardio fitness
 - b. Yoga/Pilates/Other
 - c. Recreation
 - d. Swimming
3. Seminar- Meeting area
 - a. Diet/ Nutrition
 - b. Diabetes
 - c. Senior living
4. Therapy
 - a. Rehab
 - b. Massage
 - c. Acupuncture
5. Outdoor
 - a. Walking or jogging course
 - b. Par course

Bruce Woodruff

From: Bruce Woodruff <bwoodruff@moultonboroughnh.gov>
Sent: Thursday, December 05, 2013 2:01 PM
To: 'PAUL T PUNTURIERI'; 'Alison Kepple'; 'Al'; 'Bob Goffredo'; 't13wds@excite.com'; 'hjsnowbirds@myfairpoint.net'; 'PAUL PUNTURIERI'; 'MarkB@PreferredRentals.com'
Cc: Carter Terenzini (cterenzini@moultonboroughnh.gov); Bonnie Whitney
Subject: school zone question

Subject: school zone question

NH does not establish school zones, however they do establish speed limits at 10 mph below the posted limit approaching the school. Without NH regulations the guide for school zones falls to the MUTCD (Manual on Uniform Traffic Control Devices.) , Part 7, Traffic Control for School Areas. MUTCD provides guidance that the beginning point of a reduced school speed limit zone should be at least 200 feet in advance of the school grounds, a school crossing, or other school related activity and that this distance should be increased if the reduced school speed limit is 30 mph or higher. Since this statement is guidance or a recommendation ("should"), the MUTCD advises that engineering judgment or studies by accomplished using established standards to designate "school zones". Using the guidance above, the answer as to whether an access road into the Academy from Route 25 at the Taylor property extend the east bound of the current school zone is **no**. However, the existing defacto crossing for students crossing out of the path on Bank of New Hampshire property should be assessed for the potential need for formalization and extension of the existing school zone from the west to a point 200 ft. to the east of the crossing.

Would an access road into the Academy from Route 25 at the Taylor property constitute grounds for a separate and freestanding School Zone if one were to be proposed?

The answer is a nominal, yes beginning at least 200 ft. from the school grounds (not property), but not remainder of the access road near Rte. 25. If the 200 ft. fell ON the school grounds, the school may, as it does on the existing access roadway, establish with signage, its designated safe speed limit without the need for a formal school speed reduction zone (because they are intended to be used on public highways near schools, not on their grounds.)

V/r

//signed//

Bruce W. Woodruff

Town Planner



Town of Moultonborough

6 Holland Street

P. O. Box 139

603-476-2347

[*bwoodruff@moultonboroughnh.gov*](mailto:bwoodruff@moultonboroughnh.gov)

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Bruce Woodruff

From: PAUL T PUNTURIERI <ppunturieri@yahoo.com>
Sent: Tuesday, December 03, 2013 6:07 PM
To: Bruce Woodruff
Subject: Letter for ATPUC

Bruce
Received this today from Judy Ryerson for distribution to the committee.
Thanks
Paul

Dear Committee Members,

You have asked for comments on possible uses for the Adele Taylor House, so called. I have been following your investigations so far and it appears, with the exception of the submission recently sent to you, most of the "uses" considered have been confined to Town Uses--and perhaps that is your charge. However, I think looking at it that way is far to narrow. I would propose that you ask experts in our area for ideas on uses in the private sector!

This property is large, with room to accommodate buildings and parking and it is in the center of a small, but increasingly active New England village, within easy walking distance of two banks, the town library, the tourist magnet The Old Country Store, the post office, Historical Society, and a multi-business building among others and with a high volume road running right by it. Currently, we have a small fast food restaurant in town, but aside from that and whatever you can get at Murphy's convenience store, there is no place to get a good meal in town. With the Woodshed now gone there is a need in Moultonborough for a good restaurant--something the lake front homeowners and year round residents both might find fits their needs. The Village could also use more stores--not a Walmart (that would not be possible with our current zoning), but a cluster of small shops, run by local people to bring more activity, and tax revenue, into town. Book store, craft shop, art gallery, gourmet food store, and more office space for professionals and service people come to mind. There is probably room on the property for parking (where the pines are now, perhaps) which would still leave open lawn for some other uses.

As it stands now in the village, we have the Methodist Church, the Town Hall, a Recreation/Community Center, Public Library (performing a valuable service as a community gather and meeting site), the town owned old Town House, two other non-taxable historical buildings, and a large Life Safety building. The Academy and its Auditorium and gym, are just behind the "main" street. My feeling is that the Village doesn't need any more non-taxpaying, institutional buildings in this area. We need more taxable commercial buildings.

With all the traffic noise from Route 25 it is unlikely new residents will be moving into the Village, at least not right along the highway, but highway traffic, especially if it can be slowed in some fashion (even on street parking will do that), is good for business. Sidewalks and crosswalks, if they come, will be conducive for foot traffic between and among the various buildings.

If the town buys the property, without having a single defined and compelling need, it will likely prevent that property from ever being developed commercially. I think it is important that you know not only what uses it might have for the town, but what uses it might have in the private sector.

And a word about the building. You know its condition better than I do, but I have been inside, it has been lived in until fairly recently and structurally it appears to be sound. If it were to be recycled for some other use, work would need to be done in any event, so the removal of asbestos or whatever, would occur at that time. The rear buildings, which appear to be much older and probably obsolete, could be removed and replaced with a new structure that marries well with the look of the main building and could contain all new facilities, as was done by the Laconia Savings Bank and the Glidden House, both successful examples of adaptive reuse.

The older portion of the structure, the small barn and kitchen ell, were probably built in the 1840s by Matthias Weeks, a stone cutter; he had bought the land from Samuel Emerson, his next door neighbor who lived in the house that is now Bank of New Hampshire. The front portion of the Taylor house was probably built first in the 1860s by Alexander Jaclard, great grandfather of Adele Taylor. It is most likely that he built the building you can see in the picture Paul Punturieri has. That building later was the home of James E. French, and he apparently added an additional story in the late 1800s. He was an important figure in both town and state government. For his association alone, the building has merit as an historic structure. There is an intriguing idea: when Jaclard wanted to modernize the Weeks property, he might have sold a two story structure in front of the kitchen ell to the Red Hill Inn (later the Grange) across the street, that was then attached to

that as a kitchen ell and additional sleeping quarters--structural evidence suggests that portion of what is now the Grange was added later and was somewhat younger than the main part of the Grange (c 1820).

I say this because the Grange, the Adele Taylor House, the Bank of New Hampshire, Old Town House, Old Country Store, Lamprey House, Lacewood (Dr. Mason), Church, even the building where Zelecks is, are all mid 19th century buildings and form a historical core of the town, more than any other single place in town.

I seriously question if a small town park or green (with what), or a gym would be an addition to the village. There doesn't seem to be a compelling need for a second drive to the School and according to the police chief it would be problematic and be one more thing for the Road Agent to have to maintain. The vague notion that there would be some benefit to the town for future "village development" seems to be getting closer. But whatever village development there will be must come from the private sector and from citizen initiative--this is not something the town should try to force, in my opinion of course.

I would urge you to get a good structural evaluation of the building(s) and some candid information from private sector developers about what potential commercial uses there are for the buildings as soon as possible. And if the buildings are beyond saving, what new structures, stylistically sympathetic, like MVSB, could be built there and what could they offer. If there seem to be good commercial uses, and no compelling public uses, I would suggest that you report that to the Board of Selectmen and broadly to the people in town

Judy Ryerson

Bruce Woodruff

From: johnandjudi <johnandjudi@copper.net>
Sent: Tuesday, November 26, 2013 10:38 AM
To: bwoodruff@moultonboroughnh.gov
Subject: Adele Taylor Property

Sir,

My wife and I stand clearly **not** in favor of the town purchase of the Adele property or any other property. The taxpayers of this community have already been taken for a ride on the Lions club purchase and we continue to pay. This is a very small town and the elected representatives must stop spending taxpayer money just because they can, you included!

As for the school district, we believe it is totally out of control and need to be reined in. \$22,00.00 + per student is already earmarked in their budget and purchasing this property under the guise of shortcuts for students is ludicrous.

The folks at town hall need to get a life and stop using their spare time to meddle. Repeat after me: Essential Services, Please.

John and Judi Soja
Lee Rd.

Bruce Woodruff

From: Bob Goffredo <bobgoff@msn.com>
Sent: Monday, December 16, 2013 8:37 AM
To: 'Bruce Woodruff'
Subject: FW: Adele Taylor Property

From Bill Stiles as requested from Paul

From: bill stiles [mailto:w_e_stiles@msn.com]
Sent: Monday, November 25, 2013 11:17 AM
To: BOBGOFF@msn.com
Subject: Adele Taylor Property

Hi Bob Happy Thanksgiving,

Maybe you can have them slow down on making a rushed decision for the Adele Taylor Property.

They should solicit proposals from the private sector, business and interested groups or associations like the Historical Society, Loon Preservation Group, etc. for potential use. Not that they have to accept any plan, but at least consider them.

Under any proposal must include benefits and access to the community.

Some cool things I've seen other state & towns do is (and if I had the cash I'd propose).....

The town give out a long term lease 7-20 years to highest bidder/best plan with Bond required. The worst that can happen is somebody goes bust and then they still can decide on another use.

Plan 1. The Town Farm (a mini Sturbridge Village). During my 20 year lease I will insure, Fix, repair & upkeep building & property at no cost to town. \$700.00 month rent to town and 20% profits if any. I will restore building & grounds to 1880's farm life at my expense. It may include me renting space appropriate to the era such as Blacksmith Shop, Craft workers, Candle maker, leather shop. It would include a petting zoo of appropriate to local area time period horse, cow, sheep, chickens, goats, etc. with working animals. The property would have seasonal themes open to the public at no charge or a minimum for expenses (like an apple or cider for \$1.00).

The property would be open to the public weekends & holidays 9-5 for tours. Again for seasonal events such as; Evening Halloween Haunted Hay Rides, Warm coat drive, Thanksgiving theme to benefit food pantry, farmers markets, Christmas Sleigh rides with Santa, First Night Family Night, Maple Syrup Run, Summer Day Camp for different age groups

Plan 2. The Town Coffee Shop. Similar to above but part or the property would need to be updated or built for commercial food preparation.

Plan 3. Any organization for their theme or benefit

Plan 4. Any other commercial enterprise appropriate.

What ever happens no tin huts please, it's the center of our New England Town and should look it.

Thanks Bob and please feel free to pass along as you deem appropriate. Bill

From: bobgoff@msn.com

To: bobgoff@msn.com

Subject: Complimentary Thanksgiving Newsletter 2013

Date: Mon, 25 Nov 2013 09:11:37 -0500

Friends and Neighbors your Complimentary Thanksgiving Newsletter.

Bob

Bob Goffredo

Email: bobgoff@msn.com

Phone: 1-603-476-5760

Cell 1-603-707-9131