



**City of Nashua**  
*Planning & Building Department*  
229 Main Street  
Nashua, New Hampshire 03061-2019

Building (603) 589-3080  
Planning & Zoning 589-3090  
Enforcement 589-3100  
Fax 589-3119  
WEB [www.gonashua.com](http://www.gonashua.com)

September 27, 2001

Gauthier Real Estate Management  
Mr. Glenn Gauthier  
4 ½ East Pearl Street  
Nashua, NH 03060

**Re: Inspection on Friday, September 21, 2001**  
**Acct: 13,440**

Dear Mr. Gauthier:

I am in receipt of your letter dated September 29, 2001 addressed to Laura Games. I have attached a copy of our letter. I would first like to say that you are correct in saying that your company has always cooperated with our office. I truly have no issues with that. If I call your office with a concern they have always addressed it, within days if not hours.

As for our inspection on the above captioned date. The Code Team conducted it, The Code Team consist of the Heidi Peek, Deputy Health Officer, Officer Craig Hammond, Myself and on certain inspections the Fire Marshals Office. So as you will see other than the Fire Marshal everyone else was copied on the letter regarding this inspection, So it should have not been a surprise to you or your tenants (had they been notified) of who would be present.

I am sorry that your letter was misplaced regarding our inspection but that is out of my hands. Your office was called on Friday the 21<sup>st</sup> of September regarding this inspection. We were told that you thought it was the following Friday. As for your tenants they were advised of the inspection by us and asked if they minded our inspecting. They ALL had no problems or concerns with our request. (And as you know we only need the consent of the tenant or Landlord to do an inspection) We even complied with the request of one tenant by not inspecting the room in which her son was asleep as to not disturb him. Also at NO time did Ms. McNamara advise anyone that she did not want us there. I can say this with full confidence, since it is my policy to respect a tenants wish and in a case where the tenant does not want us to do the inspection I then go back with the landlord. The policy also is when a tenant or a landlord does not allow an inspection then I would go back with an administrative warrant.

As for how inspections are conducted our office decides that. For the last two years the code team has conducted many inspections and we have found it to work for the benefit of all involved, landlord, tenant & the code team. I see no need to change that, though you always have the option of calling us to discuss procedures or whether (depending on circumstances) some exception can be made.

September 27, 2001  
Continuation:

If you have any further questions please do not hesitate to call me since I was present at the inspection.

Sincerely,

  
Nelson Ortega Code Enforcement Officer II

Cc: Laura V. GAMES, Esq., Code Enforcement Prosecutor  
Katherine Hersh, Director of Community Development Division  
Heidi Peck, Deputy Health Officer, City of Nashua  
Officer Craig Hammond, Nashua Police  
Richard Wood, Fire Marshal Investigator/Inspector

## Code Team List 2002

### 4JAN2002

106 Lock St	unregistered mv's
Elm St @ Elm Ct	unregistered mv's
22-28 Hamilton St	duplicate complaint/all ok

### 11JAN2002

73 ½ Kinsley St	court-ordered inspection
1 Nelson St	unreg mv's /violation letter sent
Laton House	(28 RR Sq) Health issue with bathroom
3 Trombly St	follow-up inspection

### 18JAN2002

19 Chapel Hill Dr	trash issue/unfounded
55-57 Chestnut St	trash issue/prop rep notified
1 Nelson St	unreg mv/card left
Dugas Mkt	illegal dumping/ck'd & ok

### 25JAN2002

66 West Hollis St	head lice
57 Chestnut St	trash issue contact Tom Pappas 629-4598
Dugas Mkt	illegal dumping
Charron Ave	car lot/ok
Elm St	abandoned mv's /follow-up required
Harris St	large item pickup/done

### 1FEB2002

Elm St	abandoned mv's
66 West Hollis St	ok
13 Lock Street	Inspection scheduled
71 ½ Walnut St	Inspection
32 RR Square	Meeting
35-37 Courtland St	# of apts. -ok
Terrace Street	illegal dumping—ok

## **8FEB2002**

4-6 Chandler St	written warning issued
93 Chandler St	follow-up
52 Summer St	problem fixed (food in discarded fridge)
10 Mulberry St	Maple Arms Apts
34 RR Square	Meeting
23-30 Hanover St	ok
8 Wilder St	ok
Second Avenue	discarded fridge-problem fixed

## **15FEB2002**

Elm St	abandoned mv's
66 W Hollis St	followup
13 Lock Street	Inspection rescheduled
44 Jefferson St	roofing-all ok
13 Quincy St	trash-problem corrected
38 Kendrick St	Inspection needed
32 Lynn Street	Follow-up /all ok

## **22FEB2002**

Elm St	Abandoned mv's tagged
Blue Hill Ave	used car lot-checked/ok
Charron Ave	used car lot-checked/ok
12 Ritter St	carpet on sidewalk
122 Pine St	trash/ok
36 Sargent Ave	trash/ok
34-36 Kinsley St	trash/ok
45 Orange St	trash/ok
91-93 Chandler St	inspection
92 Tolles St	density issue

## **1MAR2002**

Elm St	Tow aban mv
13 Lock St	inspection
961 W.Hollis St	asbestos issue
Jayron Dr	used car lot
Meeting	Carl Gagnon

## 8MAR2002

Brookside Terrace	asbestos sheets (Laura McGowen)--removed
37A Williams St	lack of heat/problem with landlord--all ok
Border Brook Terrace	pool inspection--done
52 Chandler St	building w/o a permit--ck'd
90 Tolles St	density issue--addressed
Elm St	get owner info--done
Fossa Ave	trash issue-ok
Bridle Path	illegal dumping--ok
32 Vine St	checked--ok

## 15MAR2002

60 Lund Rd	fence in disrepair
62 Concord St	trash issue
10 Cottage St	unsightly yard/debris--warned Robt Pavlakos
36 Sargent Ave	unsightly yard/debris--spoke w/owner
17 Fairmount St	trash issue
57 Chestnut St	inspection (previous violations)
29 Temple St	possible illegal boarding of unit -legal eviction

## 22MAR2002

Milano's Rest	Broad @ Amherst / commercial waste
Brookside Terrace	confirmed removal of asbestos material
92 Pine St	all ok
183 Chestnut St	trash left out--unfounded complaint
14B RR Square (3 Amigos)	commercial waste--follow-up required
School St. (Martha's Exchange)	commercial waste--letter from Health
38 Summer St	fridge left out--removed
Wendy's E.Hollis St	commercial waste--all ok
620 So Main St	garbage in yard--confirmed
34 Sargent Ave	garbage in yard--all ok

## 29MAR2002

14B RR Square (3Amigos)	Violation abated--all ok
8A Alan St	complaint of illegal business--unfounded
Monroe Street	trash left out--ck'd & ok
99 Elm Street	full inspection
100 Main Street	trash left out--ck'd & ok
Orange Street	trash left out--ck'd & ok
38 Lowell Street	sharps complaint--removed by JP Mngmt

2 Grand Ave Apt 5  
28 Charles St  
Sargent Ave  
28 RR Sq (Laton House)  
Mason Street  
88 Manchester St  
68 Manchester St

sharps complaint—met w/resident  
large item pick-up (stove) DPW notf'd  
trash blocking sidewalk  
reinspect front steps—viol abated/all ok  
trash left out—ck'd & ok  
building w/o permit—ck'd & ok  
overgrowth of vegetation complain-Ok

### **5APR2002**

18 Cross St  
17 Abbott St  
61 Atherton Ave  
46 Gilman St  
17 Elm St  
19 Fairmount St  
Paxton Terr @ Fairmount St  
28 Fairmount St  
32 Lynn St  
38 Summer St

vacant bldg./boarded—Probate Court-ok  
trash issue—ck'd/ok  
Site Plan issue/referred to zoning  
haz-mat on site/removed  
dog waste disposal issue/owner advised  
duplicate trash complaint/no viol  
fence in disrepair/no viol  
large item p/u/removed  
pallet of shingles—follow-up  
inspection—rescheduled

### **12APR2002**

Rear of Tokyo Joe's/DW Hwy  
32 Lynn St  
3 Norton St  
6 Rice St  
11 Balcolm St  
5 Denton St  
8 Alan St

commercial waste storage issue  
re-inspected/no further action indicated  
trash under porch -warned  
car parts left out—owner notified  
empty trash cans left out—moved  
illegal boarding of unit—problem resolved  
follow-up—advice given

### **19APR2002**

Funworld 200 DW Hwy  
Tavern Hotel 9 Clinton St  
8 Highland St

full inspection  
full inspection  
local contact required-letter from code

### **26APR2002**

66 W Hollis St  
74 Cox St  
3 Norton St  
32B Vine St

inspection/violations noted  
no violations found  
follow-up insp/all ok  
inspection/violations noted

109 Ash St

checked/all ok

**3MAY2002**

Tokyo Joe's DW Hwy  
136 E Hollis St  
2-4 Shedd's Ave  
17 Meredith Dr

follow-up/no violations  
trash issue/all ok  
asbestos removal/all ok  
checked/no violations

**10MAY2002**

2-4 Shedd's Ave  
66 West Hollis St  
20 Pollard Rd  
Mason St  
Globe Plaza  
Vine St  
36 Main Dun. Rd.

asbestos removal/all ok  
inspection/violations noted  
trash issue/all ok  
parking issue/all ok  
commercial dumpster/all ok  
trash pile/all ok  
stagnant pool/letter from Health Dept.

**17MAY2002**

205-209 Pine St  
19A Fairmount St  
48 Walnut St  
45 Amherst St  
26-28 Cross St  
Academy Dr @ Concord St  
10-12 Fulton St  
66 W. Hollis St.  
13 Lock St  
Manch. St @ Henri Burque

auto repair business/unfounded  
abandoned mv's/tagged  
roof leak/fixed  
roof repair needed/all ok  
follow-up/almost done  
trash complaint/unfounded  
trash complaint/all ok  
inspection/violations noted  
repairs underway  
illegal signage/removed

**24MAY2002**

66 W. Hollis St  
26 Lund Road  
28 Cross St  
177 Lake St  
Paxton Terrace  
43-45 Orange St  
Kinsley St @ Chestnut St  
28 Morgan St

Routine inspection  
illegal painting business/zoning issue  
trash issue/all ok  
West Nile virus traps/Health Dept  
unreg m/v's/tagged & removed  
trash complaint/all ok  
trash complaint/removed  
sharps incident/resident notified

### **31MAY2002**

4 E. Pearl St  
17-23 Summer St  
24-26 Summer St  
15 Mason St  
93 Chandler St  
4-6 Chandler St  
66 W. Hollis St

junk motor vehicles/removed  
front yard trashed/cleaned up  
trash issue/resolved  
m/v's obstructing/moved  
trash left out/removed  
Building in disrepair/owner notified  
Routine inspection

### **7JUN2002**

Milano's  
83 Lock St Apt B  
83 Lock St Apt D  
58 Chestnut St  
66 W. Hollis St.  
15 Paxton Terr  
5 Chase St  
26 Lund Rd

follow-up inspection  
inspection/violation noted  
inspection/violation noted  
inspection/violations noted  
routine inspection  
trash complaint/all ok  
unregis'd m/v's/warned  
follow-up on zoning issue

### **14JUN2002**

66 W. Hollis St.  
  
9 Kennedy Dr  
8-10 Beacon St  
Milano's  
4-6 Chandler St  
18 McClaren Ave  
15 Crown St  
20 Houde St  
Sargent Ave

inspection of apt 10-failed  
currently no bdlg mgr on site  
problem residence/to be furthered  
trash complaint/followup w/landlord  
meeting with owner/progress underway  
bdlg repairs underway  
trash complaint/checked & all ok  
junk yard complaint/checked & all ok  
building renovation underway  
Family living in camper/checked & all ok

### **21JUN2002**

9 Kennedy Drive  
1 Lafrance Drive  
19B Fairmount St  
Milano's  
67 Concord St  
108 Tolles St

card left/no contact w/owner yet  
yard work underway  
trash viol/letter to owner  
violations abated/all ok  
electrical work w/o permit/cited  
checked/ok

34-36 Perham St  
66 Concord St  
6 Hall Ave

junk accumulation/no violations  
trash complaint/unfounded  
unregis'd veh's/ok



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January 24, 2005

Captain Paul Gravel  
Nashua Police Department  
Panther Drive; P.O. Box 785  
Nashua, NH 03061-0785

Dear Captain Gravel:

I would like to convey our sincerest appreciation for allowing Officer Craig Hammond to assist us at least once a week with our enforcement efforts. Officer Hammond's presence has clearly increased our effectiveness in the community by bolstering our credibility and strengthening our enforcement authority. He has issued numerous tickets for trash issues and has had many abandoned junk vehicles towed. He has also been instrumental in diffusing some heated landlord-tenant confrontations that could have easily gotten out of control. In addition, Officer Hammond has assisted us with prosecutions by serving our District Court Summonses. Our work with Officer Hammond has also created some unique cross training opportunities, where the police have learned to identify and report code enforcement issues and we have learned to identify and report potential drug/criminal related activities.

The well-known "Broken Window Theory" studies have clearly demonstrated that dilapidated properties and the accumulation of trash/junk in a neighborhood attract criminal behavior. They have also shown that properties with code violations will contribute to a neighborhood becoming worse. The proactive "Code Team" efforts have successfully worked to address these issues. The "Code Team" is an efficient, effective use of City resources that helps to eliminate blight, which will result in safer housing, increased public health and safety, decreased crime and an overall improvement in the quality of life in Nashua.

Again, thank you for your continued assistance.

Respectfully,

Laura V. Games, Esq.  
Manager, Code Enforcement Department

cc: File

June 19, 2006

Russ Marcum  
25 Runnells Bridge Rd  
Hollis, NH 03049-3139

**Re: 4-9 Ash Court unit # 4  
Property Acct. #21,978**

Dear Mr. Marcum:

On Friday June 16, 2006 at 11:30AM the Code Enforcement Team, which consists of Heidi Peek, Deputy Environmental Health Officer, Officer Craig Hammond, Nashua Police, and myself have conducted an inspection of your rental property, captioned above. This inspection was conducted per our authority under the City of Nashua's Housing Code. The purpose of this inspection was to confirm that your property meets the minimum housing and safety standards established by the City of Nashua's Housing Code.

Mr Marcum, enclosed is a list of the housing code violations that were documented at your property.

1. No window screens. Code requires window screens from May 15 to October 15<sup>th</sup>.
2. Broken Window
3. Temporary beams being used to permanently hold up porch, not allowed.
4. Front cement steps require repair. Safety Hazard
5. Rotted and punchy trim around windows.
6. overgrowth of vegetation (grass needs to be cut)
7. No handrail leading into cellar.
8. Hot water tank not working-pilot does not stay on.
9. Clutter in cellar, fire safety hazard (please remove all clutter)
10. Toilet to unit 4 not bolted to the floor.
11. Several windows in cellar are broken, need to be replaced or repaired.
12. There are several holes in the foundation which will allow for rodents and the elements to get in (repair).
13. Light switch covers missing in several areas of unit #4 (kitchen and small bedroom off of kitchen).
14. No smoke detector in unit.
15. Door frame to bedroom broken
16. No door for privacy to small bedroom off of kitchen.
17. Various holes in wall throughout living room unit.

Mr. Marcum please consider this a notice of violation and abate the above violations within 15 days of receipt of this letter. If you feel that you require addition time to abate these violations please contact me so that we can discuss your concerns.

Sincerely,

Nelson Ortega  
de Enforcement Officer III

Cc: Laura V. Games Esq., Code Enforcement Manager  
Heidi Peek, Environmental Deputy Health Officer, (Code Team Member)  
Officer Craig Hammond, Nashua PD (Code Team Member)