



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

SELECT BOARD AGENDA DECEMBER 21, 2020 7:00 P.M.

**Hutton Room, Stratham Municipal Center
10 Bunker Hill Avenue- Stratham, NH 03885**

This meeting of the Select Board will be held in the Hutton Room of the Stratham Municipal Center

The public may access this meeting at the date and time above using this conference call information. Please dial the conference number **(877) 205 7349** and input **2254** when prompted for a user pin/code.

COVID Public Meeting Notice

This meeting is scheduled to be held “in person” at the Stratham Municipal Center. In accordance with this notice, if the Chair makes a determination to hold this meeting remotely notice will be published by 3:30 p.m. on the day of the meeting.

Per NH RSA 91-A:2 III (b) the Chair has declared COVID-19 Outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor’s Executive Order 2020-04, Section 8, as extended by Executive Order 2020-20, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

If at any time during the meeting you have difficulty, hearing the proceedings, please e-mail dmoore@strathamnh.gov.

To access materials related to this meeting, please see this link:
<https://www.strathamnh.gov/select-board>

- I. Call to order
- II. Roll Call
- III. Consideration of Minutes – December 7th.
- IV. Treasurer Report (first meeting of the month)

The Select Board reserves the right to take up business in any order deemed appropriate by the Chair. A motion to enter Non-Public Session in accordance with RSA 91-A:3 may occur at any time during the meeting. Submission of items to be placed on the Agenda must be to the Town Administrator by 4 pm the Wednesday before the scheduled meeting.



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VOICE (603) 772-7391 • FAX (603) 775-0517

- V. Department Reports & Presentations
 - Fire Chief Matt Larrabee

- VI. Correspondence
 - A. Letter from Connie Gilman

- VII. Public Comment

- VIII. Public Hearings, Ordinances and/or Resolutions

- IX. Discussion of Monthly Reports – (second meeting of the Month)

- X. New Business and Action Items
 - A. Vote to accept road deed for Murphy Lane (following 12-7-2020 public hearing).
 - B. Bond Release for 60 Portsmouth Ave. (Porsche)
 - C. Memo on Room A Reservation Policy – Potential Change
 - D. Proposal for Charge for PCAC for 2021
 - E. Trail Management Plan – Board Adoption
 - F. Transfer Station Hours and Curbside Collection Rollout Update

- XI. Town Administrator Report

- XII. Informational Items

- XIII. Reservations, Event Requests & Permits
 - A. Room A reservation request from New Life Baptist Church

- XIV. Review of Recent or Upcoming Board & Commissions Agendas

- XV. Boards and Commissions Nominations & Appointments
 - A. Pamela Hollasch, Planning Board, current alternate (to be voted)

- XVI. Miscellaneous & Old Business
 - A. PFAS in Town Center
 - B. Open Items Tracking

- XVII. Adjournment

MINUTES OF THE DECEMBER 7, 2020 SELECT BOARD MEETING

MEMBERS PARTICIPATING: Board Members Chair Mike Houghton, Vice Chair Joe Lovejoy, Board Member Allison Knab along with Town Administrator David Moore.

The Board Chair opened the meeting at 7:00 p.m.

Mr. Lovejoy motioned to approve the minutes from November 9, 16 and December 3, 2020 as presented. Ms. Knab seconded the motion. All voted in favor.

Mr. Houghton moved to the Treasurer's Report. Mr. Moore reviewed the balance from October 30, 2020 as \$5,744,579. Receipt of tax bills has been robust. We have no cash flow concerns at this time. Major county and school payments are due to be paid by the end of the year.

DEPARTMENT OF PUBLIC WORKS

Director of Public Works Director Nate Mears gave his department report. He stated they are at 71% of their budget. Plenty of salt and sand is on hand. He has funds remaining in the equipment maintenance line item should a plow fail, etc. A seasonal position is open for a plow operator for the winter months.

Sanitation

There has been an increase in trash curbside and at the Transfer Station, which is due to people staying home more and an increasing number of home projects being undertaken. As a result, Transfer Station revenue is up but construction debris is also up. The rollout for the new automated curbside collection project has begun. The newsletter describing the process went to the residents today. Parks have been winterized. Field grass is in good shape following the drought and the fall weather. Removal of four dead trees at Smyk property is slated to take place in November along with other site stabilization work involving the retaining wall around the old building foundation. The trees will be replaced per the terms of the gift. Working with Director of Parks and Recreation to create a disc golf course on the property. They discussed the requirements of the trust agreement to ensure compliance. Mr. Mears talked about the timetable. His goal is to make the area safe for passive recreation use. Mr. Moore will move forward with making the public aware of the work that is to be done. Skating rinks are being prepared. Now that we have freezing temperatures, the liner will be going in to the manmade rink. There was discussion about the Park Association's role in maintaining the natural rink.

Cemetery

New plantings have been winterized (trees wrapped), perennials cut back. He has met with the Cemetery Trustees and reviewed the 2021 proposed operational budget for cemeteries.

Facilities

The HVAC maintenance service provider has installed air filters and adjusted the fresh air intake mechanisms to provide more fresh air into the building in an effort to combat Covid. Roof gutters have been cleared of debris. DPW completed repair work at the town owned Gifford House (Jack Rabbit Lane). A new septic service pipe was installed there.

Mr. Mears outlined his CIP request for replacement of two vehicles in his fleet. Both have suffered degradation due to rust. Each has struggled to receive state inspections. It will be costly to keep both vehicles on the road.

He will also be requesting CIP funds for the replacement of the roof at the Municipal Center and Library. There are several leaks. He will also be requesting money for the construction of a sander rack at the DPW. The sander rack will make the process easier, safer and more efficient. It would also assist in making it easier to clean the trucks which would prolong the life of the trucks body. The Board was supportive. Mr. Mears will start the footings for the project using money from the 2020 budget if time and weather permit.

Mr. Mears went on to detail the paving and reconstruction projects he has planned for 2021 and the funds needed to complete the projects.

Funds will be needed for installation of either a point of entry or point of use filtration system at the fire station relative to the PFAS issue. He's been working with engineers and service providers to determine the best method.

In total, \$171,000 is the amount requested to be expended from the Town's Buildings & Grounds Capital Reserve Fund in 2021.

Parks

Mr. Mears advocated for moving forward with facilities improvements at Stratham Hill Park. Mr. Houghton wanted further explanation for the replacement vehicle. Mr. Mears explained in detail the ongoing maintenance issues and its poor condition. The installation of the sander rack will greatly help to extend the life of the vehicles by reducing the incidence of rust.

Public Hearing

Ms. Knab opened the public hearing on the deed acceptance of Murphy Lane. Mr. Lovejoy seconded the motion. Upon hearing no comments from the public, Ms. Knab motioned to close the public hearing. Mr. Lovejoy seconded the motion. All voted in favor. Upon the Board's request, Mr. Moore will confirm that this will be a Town owned road prior to executing the deed.

Mr. Houghton motioned to open the public hearing on the acceptance of grant of funds from The Recycling Partnership (TRP) up to \$51,200 to incentivize the collection of curbside recycling and environmental protection and education. Ms. Knab seconded. All voted in favor. Mr. Moore noted we are in compliance with the conditions of the grant. Upon hearing no comments from the public, Ms. Knab motioned to close the public hearing. Mr. Houghton seconded the motion. All voted in favor.

Mr. Houghton motioned to open a public hearing regarding the adoption of FEMA maps. Ms. Knab seconded the motion. All voted in favor. Upon hearing no comments from the public, Ms. Knab motioned to close the public hearing. Mr. Lovejoy seconded the motion. All voted in favor.

NEW BUSINESS/ACTION ITEMS

Mr. Lovejoy motioned to authorize the Town Administrator to enter into the proposed grant agreement with The Recycling Partnership for \$51,200. Ms. Knab seconded the motion. All voted in favor.

The Board reviewed the tax abatements / veteran's credit refunds as recommended by Town Assessor Andrea Lewy as presented by Mr. Moore. Mr. Lovejoy motioned to approve the tax abatements / veteran's credit refunds as recommended. Ms. Knab seconded the motion. All voted in favor.

Next, the Board addressed a recommendation from Ms. Lewy for a BTLA settlement abatement. Mr. Lovejoy motioned to approve the \$627.25 abatement for MASS Realty. Mr. Houghton seconded the motion. All voted in favor.

Mr. Moore presented two veterans tax credits as recommended by Ms. Lewy. Ms. Knab motioned to approve the two veterans tax credits as recommended. Mr. Lovejoy seconded the motion. All voted in favor.

Mr. Moore presented a Report of Cut form as recommended by Ms. Lewy. Ms. Knab noted the Conservation Commission had received complaints regarding this property. Ms. Knab motioned to approve the Report to Cut by John O'Brien. Mr. Lovejoy seconded the motion. All voted in favor.

Mr. Moore presented a letter of thanks to the Greenland Vets for once again donating a Tree for the Municipal Center. The Board signed.

Mr. Moore reported that he has requested the annual submittals for the Town Report and outlined the timeline for the process. They discussed some items they'd like included in the report.

Mr. Moore reported that work is being done on the zoning articles. He then addressed other potential Articles to be voted on at Town Meeting.

Mr. Moore reported that department heads are ready to present their budgets. They discussed the timeline and their interest in holding meetings soon to allow plenty of time for deliberation. Mr. Houghton will email the Moderator, who makes the Committee appointments. The Town is obligated to move forward with the ballot portion of the election the second Tuesday in March. The business session may be scheduled some time thereafter. Mr. Moore explained the options created by the Legislature and Governor for holding town meeting during the pandemic years of 2020 and 2021. They discussed the number of people and preparations for social distancing during upcoming Budget Advisory Committee meetings.

Mr. Moore then turned to the action associated with the public hearing for the Flood Insurance Rate Map update. He read the resolution required of the Board in order to effectuate mention of the updated maps in the Town's zoning ordinance: "Pursuant to RSA 674:57, by resolution of the Select Board, all lands designated as special floods hazard areas by the Federal Emergency Management Agency (FEMA) in is "Flood Insurance Study for the County of Rockingham, NH", dated May 17, 2005 and January 29, 2021, together with the associated Flood Insurance

Rate Maps, dated May 17, 2005 and January 29, 2021, are declared to be part of the Town of Stratham Zoning Ordinance and are hereby incorporated by reference.” Mr. Houghton motioned to adopt the resolution for FEMA maps. Ms. Knab seconded the motion. All voted in favor.

Mr. Moore presented a raffle permit request from Annie’s Angels. Ms. Knab motioned to approve their request. Mr. Lovejoy seconded the motion. All voted in favor.

Mr. Houghton moved to a communication from Colin Lavery indicating his resignation from the Planning Board due to personal obligations. Mr. Lovejoy motioned to accept with regret Mr. Lavery’s resignation. Ms. Knab seconded the motion. All voted in favor. The Planning Board Chair has recommended Pamela Hollasch, a current alternate, to fill the unexpired term of Mr. Lavery. This was placed on the meeting agenda as “to be voted”. Mr. Houghton moved to Kate Dardinski’s application to the Recreation Commission. Mr. Lovejoy motioned to appoint Kate Dardinski to the Recreation Commission as a regular member. Ms. Knab seconded the motion. All voted in favor.

Mr. Moore raised the issue of potential office closure at noon on December 24th something he understands is annually considered by the Board. Ms. Knab moved to close the office at noon on the 24th. Mr. Lovejoy seconded the motion. All voted in favor.

Mr. Moore requested a non-public session. At 8:51 Mr. Houghton motioned to go into a non-public session to discuss personnel matters in accordance with RSA 91-A:3, II(a). Mr. Lovejoy seconded the motion. All voted in favor.

At 10:00 p.m. the Board resumed public session, Mr. Lovejoy moved to seal the minutes noting that failure to do so would render the proposed actions ineffective. Ms. Knab seconded the motion. All voted in favor.

Ms. Knab moved to adjourn the meeting at 10:00 p.m. Mr. Lovejoy seconded the motion; all voted in favor.

Respectfully submitted,

Karen Richard
Recording Secretary

Dear Selectboard,

On December 4 the Town of Stratham announced the terms of its revised curbside pickup program. In a month, individual houses will receive two 95 gallon containers, condos will receive two 65 gallon containers. The containers, property of Casella, will stay on the property for the duration of the 6 year contract.

The only recourse offered to this universal application of a one size fits all approach is the option to buy a personal set of compliant containers and register them with the Town. Not wanting to shop for trash cans this holiday season, I wonder what other recourse(s) could be offered: a choice of container sizes and extended hours at the transfer station seem possible and popular.



Connie Gilman



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Select Board's Office/ Administration/ Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: David Moore, Town Administrator

CC: Select Board
Planning Board
Joe Falzone, Developer

FROM: Nate Mears; Director of Public Works Department

RE: Performance Bond Release – Murphy Lane Subdivision

Date: November 9, 2020

Dear Mr. Moore,

Following the application of a 1.5" asphalt top-coat and provision of as-built drawings the Town finds Murphy Lane Development completed and the surety shall be released in full and deed to be accepted by the Town.

Total remaining bond to be released: \$17,033.10

My Best,

Nate Mears

CONSTRUCTION COST ESTIMATE

Murphy Lane
Stratham, NH
18-Jul-18

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>	<u>SUBTOTALS</u>	<u>% Complete</u>	<u>Remaining Value</u>
<u>General Construction</u>							
Mobilization	LS	1	\$ 2,000.00	\$ 2,000.00		100%	\$ -
Clearing and Grubbing	AC	1.1	\$ 7,000.00	\$ 7,700.00		100%	\$ -
Common Excavation (Cuts/Fills)	CY	1,070	\$ 5.00	\$ 5,350.00		100%	\$ -
Loam Strip 4"	CY	568	\$ 5.00	\$ 2,840.00		100%	\$ -
Bank Run Gravel	CY	454	\$ 24.00	\$ 10,896.00		100%	\$ -
Crushed Gravel	CY	228	\$ 25.00	\$ 5,700.00		100%	\$ -
Top Course	TON	70	\$ 105.00	\$ 7,350.00		0%	\$ 7,350.00
Binder Course	TON	140	\$ 85.00	\$ 11,900.00		100%	\$ -
Shoulder Backing	LF	850	\$ 1.50	\$ 1,275.00		100%	\$ -
Loam and Seed Slopes	SY	2,100	\$ 6.50	\$ 13,650.00		100%	\$ -
Construction Entrance	LS	1	\$ 2,000.00	\$ 2,000.00		100%	\$ -
Iron Rods	EA	3	\$ 100.00	\$ 300.00		100%	\$ -
Granite Bounds	EA	10	\$ 235.00	\$ 2,350.00		100%	\$ -
Street Signs	EA	3	\$ 150.00	\$ 450.00		100%	\$ -
General Construction Subtotal					\$ 73,761.00		\$ 7,350.00
<u>Utilities</u>							
Underground Conduit	LF	400	\$ 25.00	\$ 10,000.00		100%	\$ -
Transformer Pad	EA	1	\$ 800.00	\$ 800.00		100%	\$ -
Underground Utilities Subtotal					\$ 10,800.00		\$ -
<u>Drainage</u>							
12" HSPE Culvert	LF	106	\$ 30.00	\$ 3,180.00		100%	\$ -
Sand Filter Pond	LS	1	\$ 6,000.00	\$ 6,000.00		100%	\$ -
Catch Basin	EA	1	\$ 1,250.00	\$ 1,250.00		100%	\$ -
Rip Rap with Fabric	CY	20	\$ 30.00	\$ 600.00		100%	\$ -
Silt Fence	LF	310	\$ 4.00	\$ 1,240.00		100%	\$ -
Drainage Subtotal					\$ 12,270.00		\$ -
SubTotal					\$ 96,831.00		\$ 7,350.00
10% Contingency					\$ 9,683.10		\$ 9,683.10
Total Estimate					\$ 106,514.10		\$ 17,033.10

(Space Above this Line Reserved for Registry of Deeds)

WARRANTY DEED

I, Daniel F. Murphy, a single man, having a mailing address of 23 Fordham Way,
Newbury, MA 01951,

for consideration grants to

Town of Stratham, a New Hampshire municipal corporation having a mailing address of
10 Bunker Hill Avenue, Stratham, New Hampshire, 03885

with **WARRANTY COVENANTS,**

That certain street and way located in Stratham, Rockingham County, New Hampshire, being Murphy Lane, as shown on the plan of land entitled, "Subdivision of Land Prepared for Daniel R. Murphy Located at 13 Stratham Lane, Stratham, N.H. dated Nov. 2017, prepared by Atlantic Survey Co, LLC" recorded with the Rockingham County Registry of Deeds as Plan No. D-40831 ("the Plan"). The street and way hereby conveyed being otherwise described as on Exhibit A attached hereto.

This conveyance is made subject to easements, conditions and restrictions of record, including the following:

1. Easement Deed from Daniel F. Murphy to Unitil Engery Systems, Inc. dated July 12, 2018 and recorded in the Rockingham County Registry of Deeds at Book 5931, Page 2946.

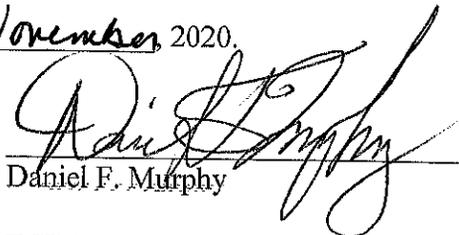
For Grantor's title see deed from Jeannette T. Juranty, individually and as Trustee of Juranty Living Trust dated April 20, 2017 and recorded with Rockingham County Registry of Deeds in Book 5812, Page 1684.

The Grantor named herein does hereby voluntarily releases all of his rights of Homestead, if any, in and to the premises. The Grantor named herein further certifies under the pains and penalties of perjury that there are no persons entitled to claim Homestead rights in the premises.

This is a conveyance to a municipality which is exempt from taxation pursuant to RSA 78-B:2, I, and is therefore recorded without payment of real estate transfer tax.

This is a conveyance to a municipality, which is exempt from the LCHIP surcharge pursuant to New Hampshire RSA 478:17-g, II(a).

Signed as a sealed instrument this 11th day of November, 2020.

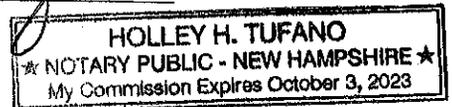

Daniel F. Murphy

STATE OF NEW HAMPSHIRE

Rockingham, ss

On this 11th day of November 2020, before me, the undersigned notary public, personally appeared Daniel F. Murphy, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purpose and as his free act and deed.


Notary Public
My Commission Expires:



ACCEPTED this _____ day of _____, 2020 by the TOWN OF STRATHAM, Grantee.

Witness to All Select Board Signatures

By: _____
Michael Houghton, Chair

By: _____
Joseph Lovejoy, Vice Chair

By: _____
Allison Knab, Member

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

_____, 2020

Personally appeared the above named Michael Houghton, Joseph Lovejoy, and Allison Knab, being all of the duly elected members of the Select Board of the Town of

Stratham, and acknowledge the foregoing instrument to be their free act and deed and that of said Town.

Before me,

Justice of the Peace/Notary Public
My Commission Expires:

Exhibit A

Premises: Murphy Lane, Stratham, New Hampshire

Beginning at a granite bound at the southwesterly corner of Lot 26-1 and the northerly sideline of Stratham Lane; thence running S 56°37'09" W along said Stratham Lane a distance of 110.08 feet to a bolt in concrete at land of Lawrence L. Kingsbury and Margaret L. Kingsbury and Lot 22-127; thence turning and running northeasterly along said Lot 22-127 and a curve to the left having an arc length of 40.20 feet, a radius of 25.00 feet, and a chord bearing of N 10°33'10" E and chord length of 36.01 feet to a granite bound; thence turning and running N 35°30'49" W along said Lot 22-127 a distance of 395.50 feet to a granite bound at Lot 22-128; thence turning and running along said Lot 22-128 the following courses and distances:

N 54°34'23" E a distance of 60.00 feet to a granite bound;
S 35°30'49" E a distance of 60.00 feet to a granite bound;
N 54°34'23" E a distance of 70.00 feet to a granite bound at Lot 22-129;

thence turning and running along said Lot 22-129 the following courses and distances:

S 35°30'49" E a distance of 60.00 feet to a granite bound;
S 54°34'23" W a distance of 70.00 feet to a granite bound;
S 35°30'49" E a distance of 70.11 feet to a granite bound at said Lot 26-1;

thence continuing S 35°30'49" E along said Lot 26-1 a distance of 209.40 feet to a granite bound; thence running along said Lot 26-1 and a curve to the left with an arc length of 38.34 feet, a radius of 25.00 feet, and a chord bearing of S 79°26'50" E and chord length of 34.69 feet to said Stratham Lane and the point of beginning.

Said road containing 29,820 square feet or 0.68 acres.



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Fax (All Offices) 603-775-0517

TO: Shanti Wolph, Building Inspector

FROM: Nate Mears; Director of Public Works Department

MEMO: Porsche of Stratham
60 Portsmouth Avenue

DATE: November 9, 2020

Upon inspection of the site I find that all storm water appurtenances are installed per plan, rain garden features are stable and providing filtration, pipe work is conveying roof top run-off and sheet flow from impervious surfaces. The 24" storm water outfall located at the easterly side of property is stabilized by erosion control stone and clear of vegetation.

The ornamental landscape is established and the irrigation system is found to be installed per plan.

Items found to be incomplete are as follows:

- Northerly side of property - footings and pads void of utility features
- Southerly side of property – (4) SDR 35 pipe sleeves installed vertically in ground, are these intended to be guardrail or fence footings?
- Northwesterly sidewalk terminus – poured concrete sidewalk conflicts with existing utility pole guying.

See attached pictures for reference to the bullited items.

Sincerely,

Nate Mears



DRAINAGE TABLE

CB #8423
RIM=96.75
INV=94.19 (12" PVC)
INV=94.43 (6" PVC)

CB #8818
RIM=100.22
INV=96.63 (12" PVC)
INV=96.65 (6" PVC)

CB #8567
RIM=100.54
INV=97.30 (12" PVC)
INV=97.32 (6" PVC)

CB #8992
RIM=100.14
INV=96.57 (12" PVC)
INV=96.53 (6" PVC)

CB #8419
RIM=101.04
INV=97.13 (12" PVC)
INV=97.12 (6" PVC)

CB #8425
RIM=100.29
INV=96.62 (12" PVC)
INV=96.60 (6" PVC)

CB #8424
RIM=100.00
INV=96.29 (12" PVC)
INV=96.31 (6" PVC)

CB #8709
RIM=99.84
INV=95.86 (12" PVC)
INV=95.99 (6" PVC)

DMH 100
RIM=101.46
INVIn=97.44 (6" OPP RD)
INVIn=94.17 (P-205B)
INVOut=94.07 (P-205A)

DMH 101
RIM=101.33
INVIn=93.76 (P-205A)
INVOut=93.74 (12" HDR)
INVOut=93.51 (12" HDR)

DMH 102
RIM=100.53
INVIn=93.93 (P-208)
INVIn=93.82 (12" HDR)
INVIn=93.98 (12" HDR)
INVOut=93.95 (BOTTOM INV OF WEIR IN FRONT OF P-209)

DMH 103
RIM=101.10
INVIn=96.62 (6" OPP RD)
INVIn=93.59 (P-201)
INVOut=93.67 (12" HDR)
INVOut=93.68 (12" HDR)

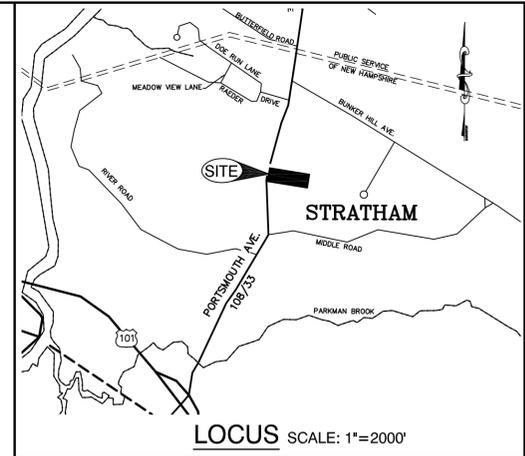
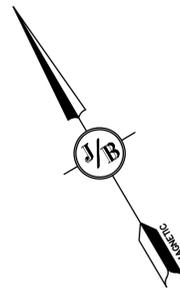
DMH 104
RIM=100.69
INVIn=94.19 (P-206A)
INVOut=93.84 (12" HDR)
INVOut=94.04 (12" HDR)

DMH 105
RIM=100.45
INVIn=95.14 (P-206B)
INVIn=95.10 (P-207)
INVOut=95.10 (P-206A)

DMH 106
RIM=101.27
INVIn=94.47 (P-204A)
INVIn=96.34 (P-205C)
INVOut=94.45 (P-205B)

DMH 107
RIM=100.77
INVIn=95.56 (P-202A)
INVIn=95.79 (P-204B)
INVOut=95.66 (P-204A)

DMH 108
RIM=100.86
INVIn=96.63 (P-203)
INVIn=96.17 (P-202B)
INVOut=95.92 (P-202A)



TAX MAP 9 LOT 13

WINDY KNOLL
PROFESSIONAL CONDO'S
62 PORTSMOUTH AVE
STRATHAM, NH 03885

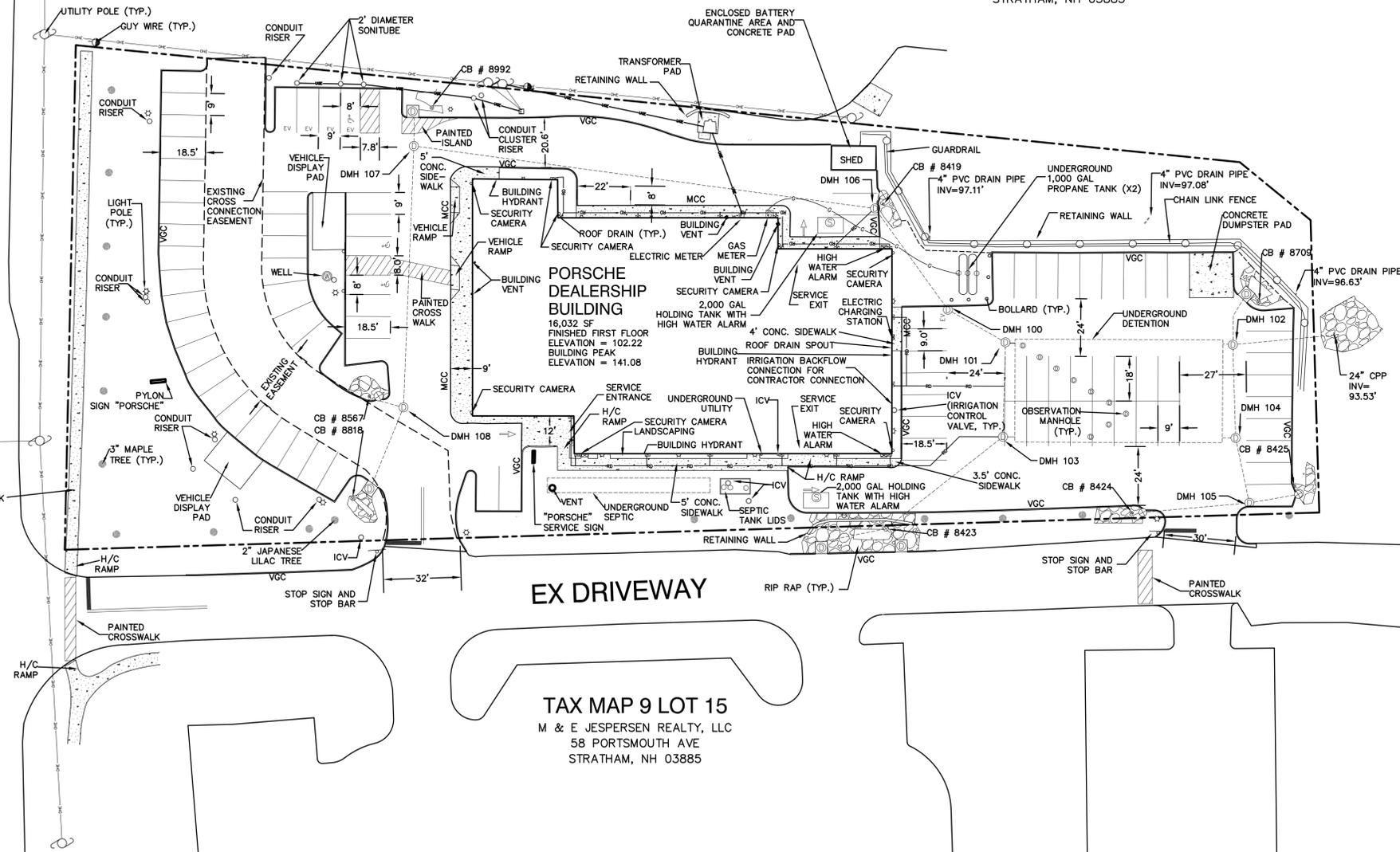
SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS OF STRATHAM TAX MAP 9 LOT 14.
- VERTICAL DATUM: NGVD 29. HORIZONTAL DATUM: ASSUMED COORDINATES WITH MAGNETIC BEARING.
- ZONING DISTRICT: GATEWAY COMMERCIAL BUSINESS DISTRICT, OUTER ZONE
LOT AREA MINIMUM = 43,560 SF
BUILDING SETBACKS (MAXIMUM):
FRONT SETBACK = 10' FROM PORTSMOUTH AVENUE RIGHT-OF-WAY
SIDE SETBACK = 25'
REAR SETBACK = 10'
MAX. BUILDING HEIGHT = 35'
- BUILDING AREA:
FIRST FLOOR = 16,032 SF
- PARKING:
2.5 SPACES PER 1,000 SF GFA INTERIOR SALES AREA (13,012 SF)
1.5 SPACES PER 1,000 SF GFA INTERIOR OR STORAGE/DISPLAY (4,533 SF)
2.0 SPACES PER BAY (9 BAYS)
SPACES REQUIRED = 58 SPACES
REGULAR = 80 SPACES
ACCESSIBLE = 2 SPACES
EV = 4 SPACES
ACCESSIBLE AND EV = 1 SPACE
DISPLAY = 2 SPACES
TOTAL SPACES = 89
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0245E, DATED MAY 17, 2005.
- ABOVE GROUND UTILITY STRUCTURES LOCATED BY THIS OFFICE IN JULY, 2020.
- WATER LINE, UNDERGROUND ELECTRIC, UNDERGROUND GAS, AND SEWER SERVICE LOCATIONS BASED ON DESIGN INFORMATION.
- LOCATION OF UNDERGROUND FACILITIES, UTILITIES, AND STRUCTURES MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).

PLAN REFERENCES

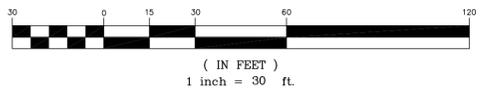
- "EXISTING CONDITIONS PLAN, PORSCHE OF STRATHAM, 58 & 60 PORTSMOUTH AVE, STRATHAM, NH," DATED 5/15/19. SCALE 1" = 30'. PREPARED BY JONES & BEACH ENGINEERS.
- "SITE & UTILITY PLAN, PORSCHE OF STRATHAM, 58 & 60 PORTSMOUTH AVE, STRATHAM, NH," DATED 5/15/19. SCALE 1" = 30'. PREPARED BY JONES & BEACH ENGINEERS. RCRD 41792.
- "EASEMENT PLAN, PROPOSED AUDI ADDITION, 58 PORTSMOUTH AVE, STRATHAM, NH," DATED 4/18/17. SCALE 1" = 50'. PREPARED BY JONES & BEACH ENGINEERS. RCRD 40524.

PORTSMOUTH AVENUE
(N.H. ROUTE 108 & ROUTE 33)



TAX MAP 9 LOT 15
M & E JESPERSEN REALTY, LLC
58 PORTSMOUTH AVE
STRATHAM, NH 03885

GRAPHIC SCALE



Design: WGM	Draft: EAK	Date: 08/05/20
Checked: DMC	Scale: 1"=30'	Project No.: 15050.1
Drawing Name: 15050.2-AB-PORSCHE.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	08/03/20	AS-BUILT CONDITIONS	EAK

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

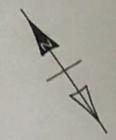
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	AS-BUILT PLAN MAP 9, LOT 14
Project:	PORSCHE OF STRATHAM 58 & 60 PORTSMOUTH AVE, STRATHAM, NH
Owner of Record:	M & E JESPERSEN REALTY, LLC 382 NEWBURY STREET, DANVERS, MA 01923

DRAWING No.	AB1
SHEET 1 OF 1	JBE PROJECT NO. 15050.1

PROJECT PARCEL TOWN OF STRATHAM TAX MAP 9, LOT 14 & 15
APPLICANT ICL AUTOS 382 NEWBURY STREET DANVERS, MA 01923 BK 4743, PG 0736
TOTAL LOT 14 AREA 88,828.44 SQ. FT. 2.04 ACRES
TOTAL LOT 15 AREA 504,914 SQ. FT. 11.59 ACRES

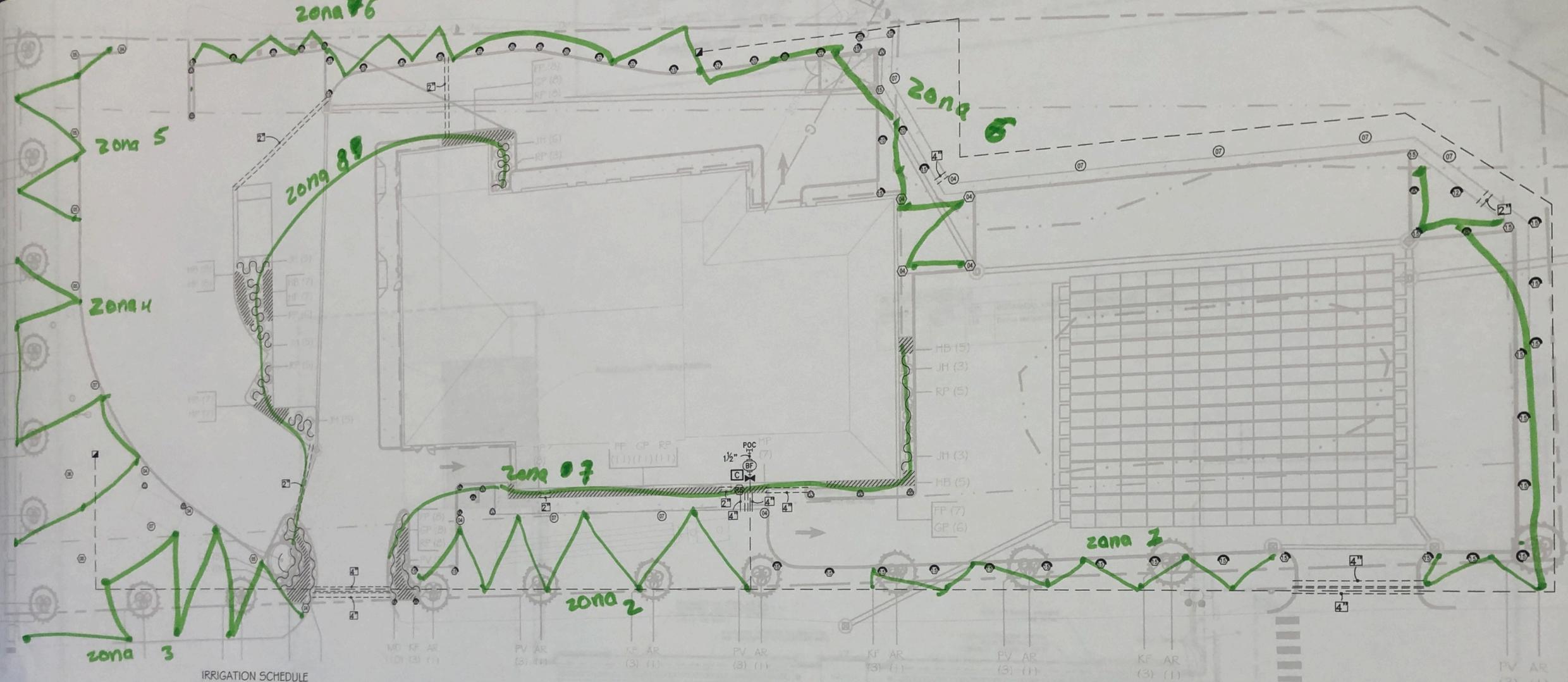


Porsche Stratham
Stratham, NH, 03865

Issued For:
09-12-2019 BID DESIGN
04-01-2020 REVISION

IRRIATION PLAN
Designed By: ROSS KEARNS

Drawing Scale: 1" = 16'-0"
Project Number: 196745
Sheet Number: IR-1



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
⊙	Hunter PROS-04 5' strip spray	10
⊙	Hunter PROS-04 8' radius	7
⊙	Hunter PROS-04 10' radius	11
⊙	Hunter PROS-04 12' radius	6
⊙	Hunter PROS-04 15' radius	3
⊙	Hunter PROS-04 ADJ	32
⊙	Hunter PGP-ADJ	5
⊙	Hunter PGP-ADJ-LA	4
⊙	Hunter PGP-ADJ-LA	6
⊙	Hunter PGP-ADJ-LA	5

SYMBOL	MANUFACTURER/MODEL	QTY
▨	Area to Receive Dripline Netalm TLDL-06-12	691.0 l.f.
—	Netalm TLDL-06-12 Serpentine Dripline	400.7 l.f.
⊠	Hunter HG-44RC 1"	2
⊠	Shut Off Valve - Sized to Mainline	1
⊠	Zurn 975XL 1-1/4"	1
⊠	Hunter PG-400 with (08) PCM-300	1
⊠	Hunter WR-CLIK	1
⊠	Point of Connection 1-1/4"	1
---	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	946.6 l.f.
---	Pipe Sleeve: PVC Schedule 40 2"	111.8 l.f.
---	Pipe Sleeve: PVC Schedule 40 4"	156.6 l.f.

FLOW TOTALS

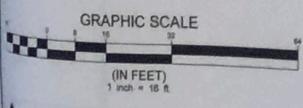
Drip:	11.3
Turf Rotor:	58.7
Turf Spray:	82.0
Total:	152.1 GPM

FLOW AVAILABLE

30.0 GPM	2 2" Valves (15.0 GPM)
2 2" Valves	4 4" Valves
8 8" Valves	

IRRIGATION NOTES

- ALL WORK IS TO BE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- ALL UNDERGROUND ELECTRICAL CONNECTIONS ARE TO BE MADE WITH 3-M WIRE CONNECTORS, DBY.
- ALL REMOTE CONTROL VALVES ARE TO BE INSTALLED IN VALVE BOXES OF APPROPRIATE SIZE.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED FOR DIRECT BURY.
- ALL ROTORS AND SPRAY POP-UPS SHALL BE INSTALLED ON SWING PIPE.
- ALL GCV SHALL BE INSTALLED ON 3-ELBOW PVC SWING JOINTS.
- SYSTEM DESIGN BASED UPON 30 GPM @ 70 PSI.
- ANY CHANGES IN AVAILABILITY OF SUPPLY SHOULD BE NOTED AND MODIFICATIONS TO THE DESIGN SHOULD BE MADE.
- CONTRACTOR TO VERIFY WATER PRESSURE AND AVAILABILITY PRIOR TO INSTALLATION.
- THE LOCATION OF ALL IRRIGATION IS DIAGRAMMATIC AND SUBJECT TO FIELD VERIFICATION.
- ANY IRRIGATION PIPING SHOWN OUTSIDE OF CURBS FOR CLARITY ONLY.
- 120V. TO CONTROLLER AND COPPER STUB, BY OTHER THAN IRRIGATION CONTRACTOR.
- A BOOSTER PUMP IS REQUIRED IF SYSTEM DOES NOT MEET THE DESIGN PRESSURE.
- THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN MATERIAL TAKE OFF.



SiteOne Project Services
THIS IS A PRELIMINARY DESIGN FOR BUDGETING PURPOSES ONLY. THIS IS NOT A FINISHED DESIGN INTENDED FOR INSTALLATION. THE DESIGN IS SUBJECT TO CHANGE UPON FINAL SITE AND LANDSCAPE LAYOUTS.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

July 31, 2020

Stratham Planning Board
Attn. Tavis Austin
10 Bunker Hill Avenue
Stratham, NH 03885

**RE: Landscape As-Built
60 Portsmouth Avenue, Stratham, NH
Map 9, Lot 14
JBE Project No. 15050.1**

Dear Mr. Austin:

Jones & Beach Engineers, Inc. has reviewed the installed landscape for the Porsche of Stratham. As part of the site plan approval for the above-referenced project, Terrain Planning & Design prepared a landscape plan dated April 23, 2019. We found the site to be compliant with the plan with one exception, on the south side of the building between the building and walkway, five (5) Hemerocallis "Pardon Me" Daylily were not set due to a sidewalk installation that was required to access the key drop and handicap push button.

Also included with this letter is compliance letter from ACF Environmental confirming that the focal point drainage treatment area we installed as specified.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Wayne Morrill
President

CC: Tim Puopolo, CMB (application and plans via email)
Shanti Wolph, Town of Stratham



July 30, 2020

Porsche Of Stratham
50 Portsmouth Avenue
Stratham, NH 03885

Wayne Morrill
Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
Stratham, NH 03885

Dear Wayne,

The installation of the FocalPoint biofiltration systems and associated components were installed in accordance with the manufacturers specification. ACF Environmental provided on site support and I was on site late March through early April 2020 for the installation of systems TF 1, 2, and 3 as well as systems 102, 103, 107, and 108.

On Thursday July 30, 2020 I visited the site on Portsmouth Avenue and visually inspected each system. The area around each system is stabilized, the geotextile caps have been removed, and all of the systems are planted. Based on my visit I can conclude that each of the 8 FocalPoint biofiltration systems are fully operational and appear to be working as designed. Please note that system 104 currently has electrical conduit being run roughly 5 feet behind the perimeter of the system, the electricians on site are being cautious.

Sincerely,

Rick Fotino
New England Manager
ACF Environmental
603.339.7131

System TF-1/2



System TF-3



System 102



System 103



System 104



System 105



System 107



System 108



Denise Lemire

From: Matthew Larrabee
Sent: Wednesday, July 29, 2020 7:45 PM
To: Shanti Wolph; Denise Lemire
Subject: Porsche Walk through 7/29

Below are from the email lists of items that had not been completed on our walk through as of last week. Please see me updates from walkthrough today 7/29/20 I think they should be good with a temp CO.

If you have any questions or other items you would like me to take care of please let me know.

Matt

1. Electrical
 - A. Install strobe/horn outside of building on roof.
 - a. Completion date: 7/24. **Complete**
 - B. Install strobe to Record Storage Room and IT closet.
 - a. Completion date: 7/24. **Complete**
 - C. Add "Fire Alarm Panel" sign to Electrical Room door.
 - a. Completion date: 7/27. **Complete**
 - D. Fabric ceiling installation
 - a. Completion date: 7/29 **Complete**
 - E. Install exterior charge box conduits.
 - a. Completion date: 7/29 **Work Complete** **Anticipated completion 7/30**
 - F. Provide final master key for knock box.
 - a. Completion date: 7/30. **Loc Complete** **site to change locks 7/30**
 - G. Wire (2) exterior pylon signs.
 - a. Completion date: 7/30 **Complete**
 - H. Install exterior beacons above the Electrical, Water and Oil rooms.
 - a. Completion date: 7/30 **Complete**
 - I. Wire Holding Tank alarms.
 - a. Completion date: 7/30 **Complete**
 - J. Wire dehumidifier in basement.
 - a. Completion date: 7/30 **Complete**
 - K. Photometric plan as-built.
 - a. Completion date: 7/31 **Work Complete** **Int time 7/29**
 - L. Wire exterior car chargers.
 - a. Completion date: TBD - waiting on UL rating **Complete**
2. Sitework
 - A. Backfill charge box conduits. **Complete**
 - a. Completion date: 7/30
 - B. Install dumpster pad and enclosure.
 - a. Completion date: 8/6 **Work Complete**
3. Appliances
 - A. Break Room appliances by owner.
 - a. Completion date: 8/7 **Complete**
4. Plumbing
 - A. Install gas piping labels.

- a. Completion date: 7/24. **Complete**
- 5. Fire Safing
 - A. Remove existing foam and install new fire rated foam and fire caulking in stairwells.
 - a. Completion date: 7/24. **All complete except Complete** lay into basement
- 6. Landscaping:
 - A. Trim down over grown shrubs around Cistern behind Audi.
 - a. Completion date: **Complete**
- 7. General Cleaning
 - A. Remove dust from detectors.
 - a. Completion date: 7/24 **Complete**
 - B. Remove covers from Basement & upstairs pull stations.
 - a. Completion date: 7/24 **Complete**
 - C. Remove painters tape from multiple strobes and pull stations.
 - a. Completion date: 7/24. **Complete**
 - D. General housekeeping of tools, equipment, materials, etc. inside the building.
 - a. Completion date: 7/27 **Worki Complete**



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

MEMORANDUM

TO: Stratham Select Board

FROM: Seth Hickey, Parks and Recreation Director

DATE: 12-21-20

RE: Change in use Meeting Room A

The Town of Stratham rents Meeting Room A at the Stratham Municipal Center to residents of Stratham and to nonprofit organizations. This space is also used for town functions that include evening meetings, program space (Recreation and Library) and Town voting. The policy for these rentals is outlined in the Town's Facility Rental Policy recently updated by the Board.

The rentals for Town functions and rentals for public meetings have not been an issue. Over the last few years, we have had multiple occasions that have resulted in expenses and staff time to resolve issues stemming from rentals to the public. Most of these expenses have been related to clean up costs after the usage and follow-up by staff and administration to communicate with the parties.

The majority of the issues reside with public rentals for private parties and functions. I am not proposing any change to the Town or nonprofit group's usage of the room (business functions). I would like to recommend the Stratham Select Board revisit our current rental procedure and closely evaluate what types of groups or types of rentals are eligible to rent Meeting Room A at the Municipal Center.

Our current rentals policy (option A):

No limitations on rental type, as long as renter lives in Stratham. To include, but not limited to parties and family functions.

Rentals for business functions (option B):

Business functions such as annual meetings for condo-associations or non-profits and governmental functions would be permitted. No private party/function rentals. This would include, birthday parties, baby showers, anniversary parties and holiday celebrations and similar functions.

I look forward to hearing how the Select Board would like to proceed with the rentals in Meeting Room A at the Municipal Center. Following the discussion and decision, I will update the Facility Rental Policy and distribute to the Board in coordination with the Town Administrator.



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

MEMORANDUM

TO: Stratham Select Board

FROM: Seth Hickey, Parks and Recreation Director

DATE: 12-21-20

RE: Charge of the PCAC for 2021

As you know, the PCAC (Pedestrian, Cyclist Advocacy Committee) has a charge that is adopted annually by the Select Board. The PCAC deliberated at a recent meeting and collectively revised their charge for the coming year for your consideration.

The Committee is hoping the Select Board will adopt their new charge and authorize the committee for another one-year period. The Committee is committed to pursuing their areas of interest and their service to the Stratham Community.

PCAC does not have many specific goals to achieve in 2021. The Committee does see the value in having their group together in effort to be organized and meet regularly in order to pursue opportunities in line with the Committee's missions and serve as a conduit for resident input on cycling and pedestrian related issues for Town Departments and Town Committees.

Thank you for your consideration on this matter. Please feel free to reach out to me directly with any questions or concerns you may have.

PCAC - 2021 Appointment

We advocate for the rights of pedestrians and cyclists and provide guidance to Town Boards and Committees regarding best practices, as applicable. We support a “Complete Streets” approach to allow for connectivity, safety, and transportation options in existing and future infrastructure. Further, as defined in the 2019 Master Plan, we will collaborate on the collective goals as adopted by the Town.

Structure of the PCAC

The PCAC will continue as an ad-hoc committee. One or two Chairs and one Secretary will be elected by PCAC members for terms of up to 3 years. A quorum of committee members may vote and act in the name of the PCAC.

Membership & Meetings

Membership on the committee is open to all Stratham residents, applications being made through the Town Administrator.

Applicants should have an interest in promoting walking and the use of the bicycle for transportation and recreation and be able to make a commitment to attend monthly meetings and participate in the work of the committee.

Regular meetings shall be held on a day and time designated by the PCAC and communicated with the Town for inclusion in meeting postings.

Proposed Projects - 2021

Safe Routes to School

Relying on the Safe Routes to School Action Plan, provide recommendations regarding priorities for road improvement projects. Complete the final elements of the implemented plan of 2019.

Master Trail Plan

Through collaboration with the Parks and Recreation Department, the PCAC will designate a Master Trail Plan that provides a “road map” for connectivity projects and initiatives.

Complete Streets Policy

Implementing the vision of the Town Master Plan in cooperation with Town staff and board members, the PCAC will create a Complete Streets transportation policy to be adopted by the Town of Stratham.

Capital Improvement Plan

As applicable, review of capital improvement projects to ensure that adequate consideration is given to those that enable options for cyclists and pedestrians.



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

MEMORANDUM

TO: Stratham Select Board

FROM: Seth Hickey, Parks and Recreation Director

DATE: 12-21-20

RE: Acceptance of Trail Report

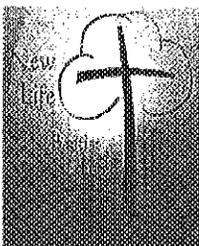
On February 12, 2020, the Town of Stratham entered into a contract with Snowhawk, LLC to create a trail assessment report for trails at Stratham Hill Park and surrounding properties. The project was a coordinated effort by the Stratham Conservation Commission and the Stratham Hill Park Association. The Stratham Parks and Recreation Department provided the staff support necessary to guide this process to completion.

Over the last few months, the report has been reviewed and edited by the three town entities. This has been a collaborative effort, from start to finish. Meetings were held prior to the first site visit to ensure all concerns were heard, and a plan was developed to incorporate everyone's topic areas. Recently, in a joint meeting, the Park Association and Conservation Commission has had a final opportunity to review the report.

Please accept the report as the final version. As the staff liaison, I am requesting the Stratham Select Board adopt this report as complete. We believe that all areas of concern have been addressed and the contents provide a path forward on how to best manage one of Stratham's finest resources. A link to the final report can be found here, <https://www.strathamnh.gov/stratham-hill-park>. Please note the report is posted as draft until adopted by the Select Board.

With the completion of the report, there remain items that require further discussion and vetting. The report from Snowhawk, LLC makes recommendations. These recommendations need to be reviewed and a plan needs to be developed on how to determine what is in the best interest of this trail system.

I would like to request the formation of an ad hoc subcommittee, to be appointed for one year to review the trail report and prioritize the recommendations outlined in the report. I will follow up with this request with an additional memo to the Select Board in January.



December 12, 2020

*Town of Stratham
Board of Selectmen
10 Bunker Hill Rd
Stratham, NH 03885*

Dear Honorable Selectmen,

It has been a very strange year. We continue to pray for our community.

New Life wishes to thank you again for the use of the auditorium on Sunday mornings. It has been a great blessing and we hope we have taken care of the property each week.

We would like to request the use of the auditorium again, for 2021. We have appreciated being able to shovel snow in front of the doors as needed. Please let us know if there is anything we can do to be of service to Stratham.

In 2020, we intended to offer a safe respite for families that had drug or alcohol issues with their loved ones. Obviously, we weren't able to do that due to the pandemic. We do want to reach out to those who need spiritual help and will be in touch when the opportunity arises and it is safe for that to happen.

We would appreciate any input or ideas you may have that would allow us to be a comfort to as many hurting people as possible.

Thank you for your time and I look forward to hearing from you. My cell number is 603-767-4952 and my home number is 603-659-4939 if you have any questions.

Best regards,

Pastor Tommy Oliver
Thomas Oliver, Pastor