



# TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

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

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## MEMORANDUM

TO: Michael Houghton, Select Board Chair  
Allison Knab, Select Board Vice Chair  
Joe Anderson, Select Board

FROM: David Moore, Town Administrator

DATE: February 3, 2023

RE: Select Board Agenda and Materials for the February 6<sup>th</sup> Regular Meeting

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Please allow this memorandum to serve as a guide to the Select Board Meeting agenda for Monday, February 6, 2023.

- III. Consideration of Minutes –January 17, 2023 and February 1, 2023
- IV. Treasurer Report (second meeting of the month)
- V. Department Reports & Presentations
  - A. none scheduled – public hearing on warrant
- VI. Correspondence
  - A. Letter from Eversource – transmission structure replacements
  - B. Letter from Unitil – tree / shrub plantings
  - C. Letter from NH DOT – Squamscott Rd culvert replacement
  - D. Drinking Water and Groundwater 2023 Strategic Planning Grant
  - E. ZBA Notice of Decision – 23 Portsmouth Ave.
  - F. Letter form Richard Goulet re: resignation from Zoning Board of Adjustment
- VII. Public Comment
- VIII. Public Hearings, Ordinances and/or Resolutions
  - A. Public Hearing on 2023 Town Budget Warrant

For materials associated with this public hearing, please see the public hearing warrant, preliminary budget materials, and capital improvement plan on the [Town Meeting page](#).

I have also included a draft of the Town Warrant in your packet in draft form.

- IX. Discussion of Monthly Reports – (second meeting of the Month)
- X. New Business and Action Items

**A. Expenditure of Funds from Accrued Benefits Liability Expendable Trust**

In 2022, the Town incurred costs associated with two Police Department retirements that includes payout of sick leave, vacation and associated NH retirement System contribution and payroll taxes totaling \$39,271.50. These funds are eligible expenses for the above named Trust. We have confirmed our ability with the auditors to make a request of the Trustees of Trust Funds at this time to initiate this reimbursement to the General Fund even though we are in a new fiscal year. The Board could request disbursement of all or a portion of these funds. The current balance of the fund held by the Trustees is \$103,000. In recent years, we have funded similar expenses through payroll items in departments as they were less costly (an effort to preserve the Trust balance). A discussion about this request, should include consideration of other upcoming exposures which the Finance Administrator and I will be pleased to characterize.

**B. Pump Track Renovation**

Please see the attached memorandum from Seth Hickey regarding this project.

**C. Finalization of Town Warrant and Budget**

- a. Updates on line item budget
- b. Workshop on capital and ARPA funds
- c. Votes on Select Board Recommendations on Articles
- d. Town Meeting presentation preparations

- XI. Town Administrator Report

I will present developments associated with open items and other business of the Town. If any Board member has a specific request of an item I cover at the meeting, I welcome hearing from you at any time.

- A. Update on elected position filings
- B. Proposed Joint Letter Regarding Route 33 Corridor Study
- C. Goals discussion
- D. HB 647 – “Immunity Bill” – [NHMA input](#)

- E. [Latest NHMA Legislative Bulletin](#) (February 3, 2023)
  - F. March 20<sup>th</sup> Select Board Meeting
  - G. Burial Payment Request – Burial Reimbursement Request
- XII. Informational Items
- A. The library will formally introduce Ms. Cronin to the community on Monday, February 13, with a small reception from 5:30-7PM. All are welcome to attend.
  - B. 2022 Final Ratio Study Report
- XIII. Reservations, Event Requests & Permits
- A. Request from Port City Amateur Radio Club to use the top of the hill at SHP 6/23 – 25/2023
  - B. Raffle Permit request from CMS Music Boosters
  - C. Great Bay 5K request to use the Front Pavilion 10/28/23 and waive the fee
- XIV. Review of Recent or Upcoming Board & Commissions Agendas
- XV. Boards and Commissions Nominations & Appointments
- A. Appointments *for consideration*:
  - B. Appointments *to be voted on*:
    - 1. Frank MacMillan for appointment to the Zoning Board of Adjustment
    - 2. Jameson Paine for appointment to the Zoning Board of Adjustment
- XVI. Miscellaneous & Old Business
- XVII. Adjournment



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## SELECT BOARD AGENDA

February 6, 2023

7:00 P.M. Public

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. If at any time during the meeting you have difficulty hearing the proceedings, please e-mail [dmoore@strathamnh.gov](mailto: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 - January 17, 2023 and February 1, 2023
- IV. Treasurer Report (second meeting of the month)
- V. Department Reports & Presentations
  - A. None scheduled – Public Hearing on the Warrant
- VI. Correspondence
  - A. Eversource – transmission structure replacements
  - B. Unital – tree / shrub plantings
  - C. Letter from NH DOT – Squamscott Rd culvert replacement
  - D. Drinking Water and Groundwater 2023 Strategic Planning Grant
  - E. ZBA Notice of Decision – 23 Portsmouth Ave.
  - F. Letter from Richard Goulet re: resignation from Zoning Board of Adjustment
- VII. Public Comment

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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- VIII. Public Hearings, Ordinances and/or Resolutions
  - A. Public Hearing on 2023 Town Budget Warrant
  
- IX. Discussion of Monthly Reports – (second meeting of the Month)
  
- X. New Business and Action Items
  - A. Expenditure of Funds from Accrued Benefits Liability Expendable Trust
  - B. Pump Track Renovation
  - C. Finalization of Town Warrant and Budget Recommendation
  
- XI. Town Administrator Report
  - A. Update on elected position filings
  - B. Proposed Joint Letter Regarding Route 33 Corridor Study
  - C. Goals discussion
  - D. HB 647 – “Immunity Bill” – [NHMA input](#)
  
- XII. Informational Items
  - A. 2022 Final Ratio Study Report
  
- XIII. Reservations, Event Requests & Permits
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  - B. Raffle Permit request from CMS Music Boosters
  - C. Great Bay 5K request to use the Front Pavilion 10/28/23 and waive the fee
  
- XIV. Review of Recent or Upcoming Board & Commissions Agendas
  
- XV. Boards and Commissions Nominations & Appointments
  - A. Appointments *for consideration*:
  - B. Appointments *to be voted on*:
    - 1. Frank MacMillan for appointment to the Zoning Board of Adjustment
    - 2. Jameson Paine for appointment to the Zoning Board of Adjustment
  
- XVI. Miscellaneous & Old Business
  
- XVII. Adjournment

## **MINUTES OF THE JANUARY 17, 2023 SELECT BOARD MEETING**

**MEMBERS PRESENT:** Board Members Chair Mike Houghton, Vice Chair Allison Knab, Joe Anderson

**ALSO PRESENT:** Town Administrator David Moore, Finance Administrator Christiane McAllister, Town Clerk/Tax Collector Deborah Bakie

At 7:00 pm Mr. Houghton opened the meeting.

Mr. Houghton called attention to the minutes of Dec 19 and January 3. Ms. Knab wasn't in attendance on Dec 19 and therefore abstained. Mr. Anderson motioned to approve the minutes of Dec. 19 and Jan 3. Mr. Houghton seconded the motion. Motion passed.

Mr. Houghton recognized resident Richard (Dick) Swett. Mr. Swett spoke in favor of the New Business agenda item RSA 261:153 Transportation Local Fee Option. As a member of the Age Friendly Committee, he reported that a major concern of seniors is the need for transportation services. He referred to the success neighboring communities have had with projects funded by the fee. Transportation Assistance for Seacoast Citizens (TASC) provides good service, but additional options are needed. He recommends this being on the Warrant for consideration. The Board thanked him for coming in. Mr. Moore noted that town staff has reviewed the implications of this fee. Mr. Houghton recognized Town Clerk/Tax Collector Deborah Bakie. Ms. Bakie determined that the estimated revenue would be close to \$50,000, based on a \$5 fee. She felt the residents have expressed support for pedestrian/bicycle improvements and would support this nominal fee. Ms. Knab noted it could also support pedestrian improvements. The group discussed the many projects that could be funded by the additional fee

Mr. Moore gave next steps to move this to become a Warrant Article. Mr. Houghton motioned to move this forward to a Warrant Article with a fee of \$5. Ms. Knab seconded the motion. All voted in favor.

Ms. Bakie gave a demonstration of a sample voting booth she is proposing to purchase. She noted that the booths we have are in relative disrepair. The proposed booths comply with NH RSAs and are being used by most communities throughout the state. The new booths are sturdier and should serve the town for many years. Mr. Moore noted that funds for replacement booth are included in the draft CIP. A decision on what and when to purchase the replacements would be made separately after the Town Meeting.

Mr. Houghton recognized Jim Marchese, Building Inspector/Code Enforcement Officer to give his department report. Mr. Marchese is updating the residential permit application as well as the third party review application. Plans will go to third party review who will estimate their fee for their services for the project. The funds from the application will be held in an escrow account which will be refunded upon completion of the project. Mr. Moore called attention to the additional language included on the building permit and demolition permit application, which had been requested by the Board.

Mr. Marchese reported that the department is working with Brightly to get the new permit software up and running by June. They are ensuring compliance with RSAs. The project is going smoothly.

Mr. Marchese reported that department revenue from permitting is down 18% from last year.

He identified several ongoing and upcoming projects including 23 Portsmouth Ave. (Optima); Planet Fitness, Outpatient Surgery Center and Lindt.

Mr. Anderson inquired if the fees were current. Mr. Moore noted the last update was in 2019.

Mr. Moore recognized Mark Connors, Town Planner for his department report who began by reviewing some of the zoning amendments. The Planning Board will hold the second Public Hearing on these zoning amendments tomorrow night.

- Amendments 1 and 2 would increase the setback for developments in the corridor. It would also clarify how we measure building height.
- Amendment 3 allows for reduced setbacks in the Professional Residential district between Bunker Hill to the traffic circle. This allows for less of a setback in the front.
- Amendment 4 would establish standards for driveways, sidewalks, charging stations in the Gateway District. This is in alignment with our goal of getting pedestrian improvements in the DOT 10 Year Plan.
- Amendment 5 is a housekeeping amendment to correct inconsistencies in uses in the Gateway.
- Amendment 6 addresses a new state law which limits ability of towns to regulate religious uses. The Planning Board made an amendment to the site regulations so that if we get an application from a church, there is some review by the Planning Board. The church would also have to be certified as a legitimate use.
- Amendment 7 would establish some maximum residential densities in the commercial district.
- Amendment 8 would replace our existing sign ordinance with a new sign ordinance.
- Amendment 9 is a signage-related change. If the Town supports this, it would eliminate illuminated commercial signage and would bring us in alignment with our surrounding communities.
- Amendment 10 was requested by Stratham Green Condo Association. Currently, the town requires we hold a performance guarantee in the amount of \$4,000 for the life of their solar panel system which could be decades. The Association would like flexibility to use that money. The Planning Board is supportive of an agreement recorded at the Registry of Deeds that the Association is aware of this requirement to remove the panel if it is no longer being used.

Ms. McAllister explained the accounting issues involved with holding this bond. She is fully in support of this amendment.

Next, Mr. Connors described the Private Well Water Testing Workshop being held at the Cooperative Middle School on February 22. It is a big effort to ensure the samples are collected

and taken to the lab within the proper timeframe. The State will be sending mailings directly to eligible households. PFAS is included as part of this test.

There will be a ZBA meeting next Tuesday to consider the Select Board request for a re-hearing. A new bank is preparing to submit a site plan application. He will have more information on that next week. We are waiting on two grant applications – CMAC for electric charging stations at schools and public facilities as well as another CMAC grant to coordinate Portsmouth Ave. traffic signals and Age Friendly Community Grant to help with a communication plan for the Town. The Aberdeen appeal goes before the Planning Board on Feb 15. The State has asked us to participate in the State Planning and Zoning Conference in April to talk about the Rt 33 Heritage District re-zoning.

Mr. Connors explained that the RPC has funding to do a regional housing plan. Part of that is to do an assessment of affordable housing in the region. They have a formula to establish each town's fair share. This project is still in the early stages of development.

Mr. Houghton welcomed the legislative delegation. Sen. Debra Altschiller gave an update on the bills she filed that might affect Stratham. They discussed NHMA's involvement in legislative lobbying and municipalities' contributions to the NH Retirement System. Alexis Simpson talked about bills she is sponsoring including one on remote meetings. Rep. Zoe Manos discussed a bill adding police officers as eligible to serve in civil processes. Rep. Knab discussed a bill that would exempt agriculture operations from noise ordinances. Mr. Moore explained the policy regarding the Town advocating positions on legislation. He continued discussing, in general, DOT's 10 year plan and the Corridor study and PFAS. The responsibility for PFAS mitigation is costly and ongoing. Fortunately, we have received State grant funds to assist with that. He continued, discussing drinking water infrastructure and how it impacts housing. Mr. Houghton agreed, noting that water quality standards are increasing but small towns can't afford the infrastructure to address the issue. The solution lies in creating regional water solutions. Sen. Altschiller talked about coordinating future Board appearances with deadlines for legislative actions. The Board thanked them for coming in.

Mr. Houghton moved to Town Meeting details. They discussed the location and the date. It was agreed that Town Meeting will be held at Stratham Memorial School on Saturday, March 18<sup>th</sup> at 9:00 am.

Mr. Moore invited the Board to attend an Exeter Area Chamber of Commerce presentation on the 2023 Economic Forecast.

He will have an updated set of goals at the next meeting. We are working with the Historical Society on a grant to support improvements to that building. He discussed the last upcoming Budget Advisory Committee meeting. In response to Mr. Anderson's question about updated budget numbers, Ms. McAllister explained we received unexpected expenses from DPW. We have now expended 94.5% of the appropriated budget (\$7,608,931).

Mr. Moore continued, explained that he could decrease the solid waste line item, thereby getting to a 2% increase in the budget. The group discussed the use of ARPA funds to reduce the CIP

and the tax rate impact based on the operating budget. The Public Hearing on the Warrant will be on Feb. 6<sup>th</sup>.

#### RESERVATIONS

Ms. Knab motioned approval to move forward with the 5K road race on Sunday, May 7<sup>th</sup>. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to approve the requested road closure for the Stratham Memorial School Wellness Walk provided the Police Dept. is aware and approves. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned approval of the Greenland Vets use of the 4-H Pavilion, 9/10, and to waive the fee. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned approval of the Acorn School's use of the Scamman Pavilion, 4/21, and to waive the fee. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned approval of the Collie Rescue League's use of the Front Pavilion, 9/9, and to waive the fee. Mr. Anderson seconded the motion. All voted in favor.

Mr. Houghton motioned to appoint John Kunowski, current alternate member, to fill the unexpired term of Pamela Hollasch to the Planning Board for a term to expire in 2025. Mr. Anderson seconded the motion. All voted in favor.

Mr. Moore called attention to the open elected positions.

Ms. Knab wanted it to be clear that the Select Board should be made aware if a group plans to advocate for a particular legislature, but they should not in any way hinder them. .

At 9:22pm Mr. Houghton motioned to go into a non-public session in accordance with RSA 91-A3, II(c) to discuss items that may affect the reputation of another. Roll Call: Houghton-Yes; Knab-Yes; Anderson –yes.

At 9:24pm Mr. Houghton motioned to seal the minutes noting that failure to do so may render a proposed action ineffective. Roll Call: Houghton-Yes; Knab-Yes; Anderson –yes.

At 9:42pm Mr. Anderson motioned to adjourn. Ms. Knab seconded the motion. All voted in favor.

Respectfully submitted  
Karen Richard, Recording Secretary

## **MINUTES OF THE FEBRUARY 1, 2023 SELECT BOARD SPECIAL MEETING**

**MEMBERS PRESENT:** Board Members Chair Mike Houghton, Vice Chair Allison Knab, Joe Anderson

At 1:30 pm Mr. Houghton opened the meeting then directed attention to the Zoning Board of Adjustment applications. Ms. Knab motioned to accept the applications of Frank MacMillan and Jameson Paine for consideration to the Planning Board. Mr. Anderson seconded the motion. All voted in favor.

At 1:35 pm Ms. Knab motioned to go into a non-public session in accordance with RSA 91-A:3, II (a) the dismissal, promotion, or compensation of public employees. Mr. Anderson seconded the motion. Roll call: Houghton – yes; Knab – yes; Anderson - yes

At 5:10 pm Mr. Houghton moved to seal the minutes noting that divulgence of the information likely would render the proposed action ineffective. Mr. Anderson seconded the motion. All voted in favor.

At 5:10 p.m. pm Ms. Knab motioned to adjourn. Mr. Anderson seconded the motion. All voted in favor.

January 5, 2023

Dear Neighbor,

As part of our everyday effort to deliver reliable energy to our customers and communities, we are preparing for **an upcoming project in Stratham, Exeter, Brentwood, Fremont, Danville, Sandown, and Chester, NH**. This project is one of several that are designed to improve the reliability of the electric system serving New Hampshire and surrounding areas where we all work and live.

### **We're Always Working to Serve You Better**

We are preparing to replace select transmission structures in Stratham, Exeter, Brentwood, Fremont, Danville, Sandown, and Chester, NH within the power line corridor in your area.

### **What You Can Expect**

This structure replacement project, from our Great Bay Substation in Stratham, NH to our Pulpit Rock Substation in Chester, NH, includes replacing select existing wood structures with new steel structures as well as replacing hardware on select structures. The new structures will be of similar height and placed near the existing structures. When complete, we will remove the old structures from the power line corridor.

We are in the process of identifying any local, state and federal permits necessary in support of this work and will work to obtain those permits prior to starting construction.

In the coming months, Eversource, through its contractors, will be performing fieldwork within the power line corridor in your area. This work may include soil and other inspections; engineering and environmental surveying; and maintenance of access roads.

**We want you to know that this work will not interrupt electric service to your property,** and that people working on the project always carry proper identification.

**Construction is expected to begin sometime in 2023.** Construction schedules are not confirmed at this time and are subject to change.

### **Health and Safety Is Our Top Priority**

Please know that Eversource remains committed to prioritizing public health as well as the health of employees and contractors. All Eversource personnel follow applicable health and safety guidelines to help prevent the spread of COVID-19.

### **For More Information**

Keeping the lines of communication open is important to us. We would like to connect with you to discuss the project, as well as obtain the best contact phone number and e-mail address to reach you moving forward.

Please contact Kaitlin Griffin at [kaitlin.griffin@eversource.com](mailto:kaitlin.griffin@eversource.com) to provide that information or to discuss the project. You can also contact our projects hotline at **1-888-926-5334** or send an email to [NHProjectsInfo@eversource.com](mailto:NHProjectsInfo@eversource.com).

Eversource is committed to being a good neighbor and doing our work with respect for you and your property. We will continue to provide regular project notifications via mailings, phone calls and/or emails. Thank you for your patience as this important project moves forward.

Sincerely,

*Kaitlin Griffin*

Kaitlin Griffin  
Eversource  
Transmission Rotational Cohort, Project Services



October 26, 2022

Town of Stratham  
10 Bunker Hill Ave  
Stratham, NH 03885

Dear Officials,

This letter is part of a proactive effort to reach out to town and state officials within Unitil service territory about planting the right tree in the right place. Enclosed is a suggested list of small trees and shrubs recommended for planting under power lines. Most of the recommended plants do not exceed 20' in height at maturity and the ones that do exceed 20' can be managed with infrequent pruning.

We hope that commercial and residential customers will consider where power lines are located on properties and plan landscaping designs accordingly. It is not uncommon to find trees that grow to excessive heights at maturity planted directly under power lines following construction. While they are not immediate hazards at the time of planting, these trees eventually become perpetual maintenance issues, potential safety concerns, and occasionally issues of public relations.

Our hope is to increase awareness of the problem and to plan ahead. By planting the right tree in the right place we can avoid future tree conflicts with wires and allow for the unimpeded growth, health, and beauty of a tree that is appropriate for the site.

More information about our Forestry Department can be found at <https://unitil.com/safety-preparedness/tree-pruning>.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Moultrou", written over a light blue circular stamp.

Christopher Moultrou  
Manager- Forestry Operations



### Recommended Small Trees/Shrubs for Planting Under Overhead Utility Lines

Selections Recommended for USDA Planting Zones 5 or Below

Suitable to be planted under Utility lines (generally do not exceed 20' in mature height or may need infrequent crown reduction)

\*for more information, please visit the Morton Arboretum and/or Arbor Day Foundation websites

Common Name	Scientific Name	Zone	Mature Height	Mature Spread	Comments	Native	Shade Tolerance	Salt Tolerance	
Aronwood Viburnum	<i>Viburnum dentatum</i>	3	6-10'	6-12'	Valued for its durability and utility in the landscape. Ornamental features include white, flat-topped flowers in late spring, pink-blue fruits in September, and wine-red fall color. The native shrub makes a great screen, informal hedge, and is useful in groupings and masses, or as filler in the border.	Native	full sun, partial sun/shade	Tolerant	
Sargents Crabapple	<i>Malus sargentii</i>	4	6-10'	6-12'	In spring, pink buds open to a profusion of fragrant, white flower clusters. The persistent, 1.5-inch red fruits attract birds and other wildlife. The foliage is dark green, turns yellow in the fall, and contrasts nicely with the red fruit. An excellent choice for the shrub border, in mass, or near patios.		full sun		
Common Lilac	<i>Syringa vulgaris</i>	3	8-12'	6-10'	Old-fashioned, long-lived, and well-loved lilac best known for its fragrant flowers. It is extremely hardy and thrives with little care which make it a lovely shrub for a specimen planting, in masses, screens, hedges, or mixed in shrub borders. The May blooming flowers are typically purple to lilac but cultivars also come in magenta, pink and white.		full sun, partial sun/shade	Tolerant	
Rose-of-Sharon	<i>Hibiscus syriacus</i>	5	8-12'	6-10'	Upright, narrow shrub or small tree valued for its mid-summer to late season prolific blooms. A wide range of flower colors vary by cultivar. Plants are late to leaf out in the spring.		full sun, partial sun/shade	Tolerant	
Shadblow Serviceberry	<i>Amelanchier canadensis</i>	3	10-20'	10-20'	Large deciduous shrub or small tree, with many colony-forming erect stems is often found growing in swampsy, wet sites in eastern North America. In yards and landscapes in the Midwest, Canada serviceberry is best suited for wet sites. It has white blooms in early spring followed by oval green leaves and edible red fruit, attractive to birds, in mid to late summer. The fall color is orange-red.	Native	full sun, partial sun/shade	Tolerant	
Spicebush	<i>Lindera benzoin</i>	4	8-10'	6-8'	Yellow flowers in spring followed by ornamental red berries. Foliage has a spicy fragrance.	Native	full sun, partial sun/shade		
Kwanzan Cherry	<i>Prunus serrulata 'Kwanzan'</i>	5	15-20'	15-20'	The most widely available cultivar. It has dark pink, double flowers and produces them in great abundance. Good fall color.		full sun	Tolerant	
Star Magnolia	<i>Magnolia stellata</i>	4	15-20'	10-15'	Small, compact ornamental tree grown for its early spring flowers. Opening in early spring before the leaves unfurl, the flowers are clusters of white petals sometimes tinged with pink. Star magnolia is best planted in a sheltered location such as near a patio, an entryway, or in a shrub border.		full sun, partial sun/shade	Intolerant	
Common Witchhazel	<i>Hamamelis virginiana</i>	3	15-25'	15-20'	The yellow, strap-like flowers of this native shrub are among the last blooms to appear in fall, but are often hidden by the leaves. Common witchhazel is a large shrub with a picturesque, irregular branching habit that naturally grows along woodland edges. The large, rounded dark green leaves often hang onto the winter branches. The fruit capsules mature a year after flowering, splitting open to expose seeds that are attractive to birds. Tolerant of road salt and clay soil, this is a great specimen plant, or for naturalized landscape.	Native	full sun, partial shade/shade, full shade	Tolerant	
Japanese Maple	<i>Acer palmatum</i>	5	15-25'	15-35'	Varying in size from large shrub to small tree, Japanese maple is a species with many variations. Many cultivars are available with different characteristics such as finely dissected leaves and weeping branches.		partial sun/shade	Intolerant	
Paperbark Maple	<i>Acer griseum</i>	5	20-30'	10-30'	This attractive small- to medium-sized ornamental tree is excellent for a small area or for adding structure to a mixed perennial garden. Paperbark maple is a great plant for four seasons. Winter and spring are highlighted with cinnamon-colored, exfoliating bark that is accentuated by light snow, while summer brings delicate leaves with a bluish cast that can turn bronze in fall. Fall color is not consistent from year to year.		full sun, partial sun/shade	Moderately Tolerant	
Kousa Dogwood	<i>Cornus kousa</i>	4	20-30'	20-30'	Excellent small specimen tree. Two outstanding characteristics are the four-petaled, white flowers that appear above the foliage in June and reddish-purple fall color.		full sun, partial sun/shade	Intolerant	
American Redbud	<i>Cercis canadensis</i>	4	20-30'	25-35'	In April and May many neighborhoods are brightened by the purplish-pink flowers lining the dark branches of redbuds before their leaves open. Evolved in the understory and along wood edges of forests, it works especially well among evergreens that contrast with its color and shelter it from intense sunlight.	Native	full sun, partial sun/shade	Intolerant	
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	3	25-30'	20-25'	Washington Hawthorn is one of the commonly planted Hawthorn species. It has the typical white flowers, followed by red fruit that persist into winter.	Native	full sun, partial sun/shade	Intolerant	
Evergreen Trees/Shrubs									
Common Boxwood	<i>Buxus sempervirens</i>	5	3-4'	3-4'	Broadly rounded evergreen shrub or small tree. Native to Europe, Asia and Africa found in open woodlands and rocky hillides. A popular ornamental evergreen used as hedges, borders and topiary.		full sun, partial shade/shade, full shade	Tolerant	
Dwarf Alberta Spruce	<i>Picea glauca 'Conica'</i>	2	6-8'	4-5'	This popular garden conifer is native to Canada and the northwestern United States. Good for small spaces.	Native	full sun, partial sun/shade	Intolerant	
Catawba Rhododendron	<i>Rhododendron catawbiense</i>	4	6-10'	6-10'	A large-leaved, evergreen shrub reaching 6 to 10 feet high with large, lilac-purple flowers borne in clusters (russes) in mid-to late spring. Excellent for shade gardens or in a sheltered site.	Native	partial sun/shade, full shade		
Meserve Holly	<i>Ilex x meserveae</i>	5	6-10'	cultivar	The Meserve hollies are hybrids that do well in northern climates. Dark, lustrous blue-green leaves are evergreen and shiny. Like all hollies, there are separate male and female plants and both must be planted for the female plant to produce the showy fruit.	Native	full sun, partial sun/shade		
Mountain Laurel	<i>Kalmia latifolia</i>	4	7-15'	7-15'	This broadleaf evergreen bears attractive pink to deep rose flowers beginning in May or June. This shrub is considered both an evergreen shrub and a flowering shrub. It keeps its foliage year-round and blooms in a profusion of spring flowers.	Native	full sun, partial sun/shade	Tolerant	
Bosnian Pine	<i>Thuja occidentalis 'P. Helvidrichii'</i>	4	6-12'	6-8'	Compact form develops into a broad pyramid at maturity. Their spread is usually less than half their height. Ideal for use as a specimen or for screening.	Native	full sun, partial sun/shade	Tolerant	
Emerald Arborvitae	<i>Thuja occidentalis 'Emerald Green'</i>	3	10-15'	3-4'	An extremely common evergreen tree or shrub, used often as a specimen, in hedges, or for privacy.	Native	full sun, partial sun/shade	Tolerant	
Mugo Pine	<i>Pinus mugo</i>	3	5-20'	5-20'	Mugo pine is a small to large-sized, shrubby pine adapted for the home landscape. Plants vary in height, texture, and year-round color. Needles remain on plant for up to 5 years.		full sun, partial sun/shade		



THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.  
Commissioner

STRATHAM, N.H.  
43001  
culvert replacement  
RE:

David Rodrigue, P.E.  
Assistant Commissioner

Andre Briere  
Deputy Commissioner  
Bureau of Right of Way  
Room 100  
Tel. (603) 271-3222  
Fax (603) 271-6915

January 10, 2023

Dear Property Owner:

The New Hampshire Department of Transportation (NHDOT) has scheduled a culvert replacement project for two tidal culverts located on Squamscott Road in Stratham, NH.

Municipal records indicate that you are an owner of record of a property, or properties, that abuts this project area and therefore are being sent this letter as a courtesy notification that an NHDOT survey crew will be in this subject area, within the near future, to collect the field survey data needed for this project design. This effort may include the need for a NHDOT survey crew member to enter onto your property briefly to collect features relevant to the project design considerations. All NHDOT personnel will travel in lettered vehicles and carry identification that will be provided upon request and a copy of this letter.

If you have any questions or concerns, please contact the NHDOT Project Manager, Timothy Mallette, LLS, PE, at (603) 271-2011 or, via email at [Timothy.S.Mallette@dot.nh.gov](mailto:Timothy.S.Mallette@dot.nh.gov).

Thank you very much for your cooperation.

Sincerely,

Jason B. Pohopek, LLS  
Chief of Surveys and Mapping

JBP/

cc: ✓ Town of Stratham, David Moore, Town Administrator with List of Property Owners, 10 Bunker Hill Avenue, Stratham NH 03885  
Timothy Mallette, LLS, PE, Project Manager  
Kirk Mudgett, PE, Chief of Specialty Section, Highway Design

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address
21-001-000	21-001-000	21-001-000	66 SQUAMSCOTT ROAD	WIGGIN, FLORENCE E.	REED, ROBIN E.	66 SQUAMSCOTT ROAD	2
21-004-000	21-004-000	21-004-000	SQUAMSCOTT ROAD	STATE OF NEW HAMPSHIRE	FISH & GAME DEPARTMENT	11 HAZEN DRIVE	P. O. BOX 483
21-005-000	21-005-000	21-005-000	OFF SQUAMSCOTT ROAD	BATCHELDER, DAVID		93 DENSLOW ROAD	
21-104-000	21-104-000	21-104-000	41 SQUAMSCOTT ROAD	MOODY, JAMES		41 SQUAMSCOTT ROAD	
21-149-000	21-149-000	21-149-000	43 SQUAMSCOTT ROAD	CRAIG, DALE S.		43 SQUAMSCOTT ROAD	
21-150-000	21-150-000	21-150-000	CL CHISHOLM FARM DRIVE	CHISHOLM FARM HOMEOWNERS ASSOC	CP MANAGEMENT	11 COURT STREET	SUITE 100
21-151-000	21-151-000	21-151-000	55 SQUAMSCOTT ROAD	CHISHOLM, R&L REVOCABLE TRUST	CHISHOLM, RONALD & LIZABETH	55 SQUAMSCOTT ROAD	
21-152-000	21-152-000	21-152-000	61 SQUAMSCOTT ROAD	HATHAWAY, GLENN	HATHAWAY, TAMMY W.	61 SQUAMSCOTT ROAD	
21-153-000	21-153-000	21-153-000	65 SQUAMSCOTT ROAD	WIGGIN, FLORENCE E.		66 SQUAMSCOTT ROAD	

Owner City	Owner State	Owner Zip
STRATHAM	NH	03885
CONCORD	NH	03301
STOCKTON SPRINGS	ME	04981
STRATHAM	NH	03885
STRATHAM	NH	03885
EXETER	NH	03833
STRATHAM	NH	03885
STRATHAM	NH	03885
STRATHAM	NH	03885

**From:** [David Moore](#)  
**To:** [Karen Richard](#)  
**Cc:** [Mark Connors](#)  
**Subject:** FW: 2023 Strategic Planning Grants  
**Date:** Friday, January 27, 2023 1:25:42 PM

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Karen,

Let's put this on as a Feb 6<sup>th</sup> correspondence item.

DM

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**From:** Adorno, Luis <Luis.S.Adorno@des.nh.gov>  
**Sent:** Friday, January 27, 2023 9:12 AM  
**Subject:** 2023 Strategic Planning Grants

Good morning,

This email is to notify you that your organization was successful with the grant application submitted for the Drinking Water and Groundwater 2023 Strategic Planning Grant. I will be following up this email with a more formal award letter along with the documentation that will be required for the final approval of the grant.

Once again, congratulations and I will be in touch shortly.

Have a great weekend!

Thank you,

*Luis Adorno*

Luis Adorno | Administrator II | Sustainability Section | NHDES | Drinking Water & Groundwater Bureau

29 Hazen Drive, PO Box 95 | Concord, NH 03302

Tel: (603) 271-2472 | Fax: (603) 271-5171

Email: [Luis.adorno@des.nh.gov](mailto:Luis.adorno@des.nh.gov)

[Asset Management | NH Department of Environmental Services](#)

**From:** [Deterling, Mathew](#)  
**To:** [David Moore](#)  
**Subject:** Town of Stratham - DWGB Strategic Planning Grant  
**Date:** Friday, February 03, 2023 10:42:47 AM

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Hello David Moore

We are pleased to inform you that your project for addressing PFAS contamination has been selected for a grant award up to \$50,000 under the 2023 Drinking Water & Groundwater Bureau's Strategic Planning Grant Program.

Please provide a detailed scope of work to complete your project no later than **2:00pm on April 12, 2023**. The scope of work must include the following elements:

- Vision statement or summary of the project goals
- A minimum of three meetings with NHDES attendance: kick-off, mid-level and wrap up
- A tentative schedule
- Cost estimate
- List of deliverables
- Draft reports and documents shall be provided to NHDES in electronic format for review and comment
- Final documents shall be provided for NHDES in electronic format

The submitted scope of work **must be approved** by NHDES prior to entering into a grant agreement.

Once the scope of work is approved, paperwork to enter into a grant agreement will be created and the process will begin for Governor and Council's approval. Any work funded by the grant cannot be completed until after Governor and Council approval. **It is encouraged that the scope of work be submitted as early as possible** to start the process for approval and begin this important work.

Thank you,

Mat Deterling  
NHDES  
Drinking Water & Groundwater Bureau  
(603)271-1994



# TOWN OF STRATHAM

*Incorporated 1716*

10 Bunker Hill Avenue Stratham, NH 03885  
Voice 603-772-7391 • Fax (All Offices) 603-775-0517

## ZONING BOARD OF ADJUSTMENT *NOTICE OF DECISION*

Case Number: #666

Motion for Rehearing of: Stratham Retail Management, LLC 30200 Telegraph Road Suite 205 Bingham Farms MI regarding 23 Portsmouth Avenue, Map 4 Lot 13, Gateway Commercial Business District.

Project name: Variance request from Article 7.9.b, viii 3 and 7.9.b, viii 4 of the Stratham Zoning Ordinance to permit the applicant to install wall signs above the second floor line that are also larger than the ordinance allows. Granted on December 13, 2022

You are hereby notified that during a public hearing held at the Town of Stratham Municipal Center on Tuesday, January 24, 2023 at 7:00 PM, whereby the board discussed your motion for rehearing dated January 9, 2023.

The motion to approve the request **FAILED** by a vote of 3 (no) : 1 (yes) of the Zoning Board of Adjustment. Refer to the official minutes for reasons/facts supporting the approval.

Drew Pierce, Chairman  
Zoning Board of Adjustment

1/30/2023

Date

*Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days from the date of the public hearing. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677, for details.*

January 14.2023

Town of Stratham  
Attn: David Moore, Town Administrator  
Drew Pierce, Chairman, Zoning Board of Adjustment  
10 Bunker Hill Avenue  
Stratham, NH 03885

RE: Motion for Rehearing requested by the Stratham Select Board and Town Planning Board

Dear Administrator Moore and Chairman Pierce,

After reading the letters from the Select Board and Planning Board requesting a public re-hearing of the Zoning board's decision to approve sign variance on the 23 Portsmouth Avenue property, I offer the following response.

Effective this day, January 14, 2023, I resign my position as member and Vice Chairman of the Stratham Zoning Board of Adjustment.

I have no interest in defending or debating the independence of the Zoning Board of Adjustment especially with clear lack of support from these other town boards.

I would also like to add my comments as a citizen now on the recently approved site plan at 23 Portsmouth Avenue. This building has one occupied level yet it has a height of 40 feet, per zoning allowance. I believe the building massing is far too large for such a close proximity to Portsmouth Avenue. In addition, it now appears that the structure already built encroaches into the setback on the northeast side.

It was my pleasure to serve on the Zoning Board during these past few years.

Respectfully,



Richard C. Goulet  
7 Stratham Green  
Stratham, NH 03885  
978.518.0826



# TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

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

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## **Notice of Public Hearing Town Budget and 2023 Town Meeting Warrant Town of Stratham Select Board**

There will be a public hearing held on **Monday, February 6, 2023, at 7:00 p.m.**, in the Stratham Municipal Center, 10 Bunker Hill Avenue, concerning the Town of Stratham's 2023 town budget and 2023 Town Warrant.

**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.

If at any time during the meeting you have difficulty hearing the proceedings, please e-mail [dmoore@strathamnh.gov](mailto:dmoore@strathamnh.gov).

Specific items to be discussed include but are not necessarily limited to the following:

1. Proposed 2023 Town operating budget.
2. Proposed 2023 Appropriation for Capital Improvements.
3. Proposed funding of certain Capital Reserve Funds for 2023.
4. The funding of fire department training, vehicles, equipment purchases, and advance life support services by authorizing the use of funds from the "Stratham Fire Department EMS Fund."
5. Re-adopt the All Veterans' Tax Credit under RSA 72:28-b at current levels.
6. Re-adopt the Optional Veterans' Tax Credit under RSA 72:28, II at current levels.
7. Adoption of Fees RSA 41:9 a – to allow the Select Board to set fees following a public hearing

8. Adoption of NH RSA 261:153 to see if the Town will vote to collect an additional motor vehicle registration fee of \$5.00 per vehicle for the purpose of supporting a Municipal Transportation Improvement Fund as set forth in RSA 261:153 VI.
9. Any other special warrant articles to appear on the 2023 warrant.
10. Any other petition warrant articles to appear on the 2023 warrant.
11. Any other items to appear on the 2023 town warrant.

If necessary due to weather or other unforeseen event, the public hearing will be rescheduled to **Wednesday February 8, 2023 at 5:30 pm at the same location**. If the rescheduled date is necessary, the rescheduling will be made at the call of the Select Board Chair and posted accordingly in advance of the scheduled start of the February 6<sup>th</sup> meeting.

## MEMORANDUM

TO: Stratham Select Board  
FROM: Seth Hickey, Parks and Recreation Director  
DATE: January 30th, 2023  
RE: Pump Track at Stratham Hill Park, Contract Approval

In January of 2021 the Parks and Recreation Department along with Seacoast Velo Kids initiated their plans for a renovation of the existing pump track at Stratham Hill Park. At the Select Board meeting on May 17th, 2021 the Board authorized the Town Administrator to work with Seacoast Velo Kids to formalize an agreement with the Town of Stratham. During that same meeting on May 17th the Select Board agreed to a construction estimate and design with Powder Horn LLC provided by Seacoast Velo Kids. On June 30th, 2021 the Town and Seacoast Velo Kids signed a Memorandum of Agreement and Right-of-Entry for the renovation of the existing pump track.

Between July 2021 and June of 2022, Seacoast Velo Kids raised \$14,740.51 towards the renovation of the pump track. With the fundraising effort of Seacoast Velo Kids falling short, the Stratham Recreation Commission, during their July 12th, 2022 meeting, voted to support the project with funds from the Recreation Revolving Fund. During the September 6th, 2022 Select Board meeting, the Board held a public hearing and accepted the funds raised by Seacoast Velo Kids.

During the October 3rd Select Board meeting Parks and Recreation was granted approval to distribute a Request for Proposal for the renovation of the pump track at Stratham Hill Park the Department received three proposals back from qualified contractors. Based on the working experience and overall value from their proposal, Powder Horn LLC was selected as the contractor for the renovation project.

The Stratham Parks and Recreation Department would like the approval from the Select Board to enter into a contract with Powder Horn LLC for the purpose of renovation of the existing pump track at Stratham Hill Park. The contract and supporting documents are attached to this memo. I have included a spreadsheet that outlines the funding sources.

Thank you for your attention to this matter.

Attached:

Budget Worksheet  
Contract  
RFP, approved 10/03/22  
Design proposal, approved 05/21/21

Pump Track Funding Sources, 2023

	Approval Dates	Funding Amount
Seacoast Velo Kids Funding	9/6/2022	\$14,740.51
Great Bay Food Truck Festival 2022	7/12/2022	\$15,321.01
Recreation Revolving Fund	1/26/2023	\$9,938.48
		\$40,000.00

Contract from Powderhorn LLC not to exceed, \$40,000.00

Project completed by June 1st, 2023

## CONTRACT FOR SERVICES

This Contract is made and entered into this **1st** day of February, 2023 by and between the TOWN OF STRATHAM, NEW HAMPSHIRE, a municipal corporation, acting by and through its SELECT BOARD (the “Board”) and such authorized agent(s) and employees as the Board shall designate to act on its behalf (all collectively known as the “Town”) and POWDER HORN, LLC (the “Contractor”).

WHEREAS the Town desires to continue to engage the services of the Contractor to perform the services set forth herein; and

WHEREAS the Contractor is willing to undertake and perform the services prescribed herein.

NOW THEREFORE, in consideration of the mutual covenants as to services to be performed by, and responsibilities incumbent upon, the Contractor and remuneration to be provided by the Town to the Contractor, the parties hereby agree as follows:

### **1.) Term**

The services provided by the Contractor shall commence immediately upon contract signature and be completed by June 1, 2023.

### **2.) Scope of Work and Compensation**

The Contractor shall perform the services contained in the proposal and the RFP (both attached). The contractor shall be compensated at the prices set forth in the fee proposal attached hereto. In areas where conflicts exist between exhibits and this contract or are not addressed, the contract shall govern.

Payments will be made in accordance with attached proposal.

### **3.) Hours of Work**

Contractor work hours shall take place between 7:00 a.m. and 6:00 p.m. Monday through Saturday unless otherwise authorized by the Director of Parks and Recreation. The Contractor may perform their work tasks at times of their choosing provided that it is recognized by the Contractor that (a) meetings with the Town shall be at mutually convenient times and (b) construction inspection and meetings with Contractors shall be dictated by the schedule of the work and (c) the Contractor shall not attempt to perform either its duties at times, or in a manner, which imposes an unreasonable and undue burden upon the Town for maintaining its ongoing operations.

#### **4.) Insurance**

Prior to commencing work, and throughout the term of this Contract, the Contractor shall obtain, and maintain,

- General Liability in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate
- Automobile Liability in the amount of \$1,000,000 combined single limit
- Workers' Compensation per State of NH Statutes
- Professional Liability in the amount of \$1,000,000

Contractor must provide documentation this in accordance with this section.

The Town shall be named as certificate holder and the Town shall be notified no earlier than thirty (30) days before any such policy is cancelled, altered or materially changed. The Town, its officers, employees, and agents shall be named as additionally named insured on the General Liability policy.

If a sub-Contractor is used for any portion of the work, the Contractor will provide to the Town a similar certificate, in similar amounts and under similar conditions, from the sub Contractor.

Should the Contractor fail to maintain such Workers' Compensation insurance, and should the Town be found liable to principals, officers, employees and agents of the Contractor, the Town may recover from the Contractor the amount of any medical costs and compensation paid to or on behalf of the principals, officers, employees and agents of the Contractor and any expenses relating to claims filed under the provisions of Workers' Compensation.

#### **5.) Indemnification & Litigation**

The Contractor shall indemnify, defend and save harmless the Town, and its officers, agents and employees from and against any suit, action or claim of loss or expenses because of bodily injury, including death at any time there from, sustained by any person or persons or on account of damages to property, including loss thereof to the extent caused by the Contractor's negligent acts, errors, or omissions, in the performance of services under this Contract. The Town agrees that the Contractor will not be responsible for any suit, action or claim of loss or expenses because of bodily injury, or damages, caused by the Town, its officers, agents and employees due to the negligence or omission of the Town.

This covenant shall survive the termination of this Contract.

#### **6.) Termination or Extension of the Contract or Work Hereunder**

This Contract may be terminated by either party for a material breach of the Contract by the other. The party seeking to terminate the Contract must provide a ten (10) calendar day notice to the other party of their intent to terminate and must allow an additional ten (10) calendar day period to cure the breach. In the event that a party breaches and cures the Contract on three occasions, to the continuing detriment of the other, the party in breach may be given a final thirty (30) day notice of intent to terminate and then terminate the Contract without recourse by the other.

In the event of any such termination, the Contractor shall submit a final bill to reflect the services it provided up to the date it received the notification of termination and the Town shall pay the Contractor any undisputed amounts due.

### **7.) Notices**

All notices required or permitted under this Contract shall be in writing and considered properly served if they are delivered by hand or certified mail with return receipt requested to the Contractor or to the last known residence of the Contractor or to the Town Administrator office in the case of the Town or such other address as shall from time to time be established in writing by one party to the other as its new address.

If to the Town:	Town Administrator 10 Bunker Hill Avenue Stratham, NH 03885
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If to the Contractor:	Powder Horn LLC PO Box 951 Belmont, NH 03220
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Notices shall be considered received upon the day of hand delivery or, in the instance of mail delivery, upon three business days having expired after the date of mailing.

### **8.) Parties Bound**

This Contract shall be binding upon the successors, heirs and assigns of the parties hereto. The Contractor shall neither assign all or any of this Contract to another party, including the use of sub-Contractors, without the express written permission of the Town, which is not to be unreasonably withheld.

### **9.) Amendments**

This Contract may be modified at any time in writing by the mutual consent of the parties executed in the same manner as this original Contract.

### **10.) Entire Agreement**

The text herein contains the entire agreement of the parties. No prior understanding, oral interpretation, direction or change, unless executed in writing, shall be valid. If any provision, or portion thereof, of this Contract is held invalid or unenforceable that Contract provision shall be deemed severable and the remainder of the Contract shall not be affected and shall remain in full force and effect.

**11.) Force Majeure**

The time for performance shall be extended when the delay is due to an extraordinary event or circumstance beyond the control of the Contractor, such as a ceasing of production by a manufacturer, stoppage of multiple modes of transportation, a catastrophic destruction of portion of the site upon which the improvements are being installed, war, strike, riot, crime, or an "act of God" (such as windstorm or earthquake. However, *force majeure* is not intended to excuse negligence or other malfeasance of the Contractor nor excuse a prior lack of timely performance and may only be invoked when the Contractor has so notified the Town of the event causing the delay and is diligently taking all reasonable actions to cope with events causing the delay.

**12.) New Hampshire Law**

This Contract is entered into under laws of the state of New Hampshire and shall be construed and interpreted in accordance with the laws of said state.

IN WITNESS WHEREOF the Town of Stratham has caused this Contract to be executed in its corporate name and its Town Administrator, duly authorized and Contractor have set their hand and seal, as of the day and year first written above.

CONTRACTOR

\_\_\_\_\_  
Powder Horn LLC

TOWN of STRATHAM

\_\_\_\_\_  
Town Administrator

As authorized by vote of the Select Board on January 30<sup>th</sup>, 2023.

REQUEST FOR PROPOSAL  
Design and Construction of Town of Stratham Pump Track and Skills Park  
2022 Request for Proposal- Pump Track/ Skills Park  
TOWN OF STRATHAM, NH

The Town of Stratham is soliciting written proposals from qualified parties to assist with the design and construction in the renovation of the existing pump track and bike skills area (.60 acres) at Stratham Hill Park. The purpose of this project is to design and install a progressive pump track and bike skills park to serve cyclists of multiple ages and abilities. Completion of this project should occur before June 1<sup>st</sup>, 2023. The new pump track will replace the existing pump track facility. The renovated pump track will fit within the existing pump track 'footprint'.

The existing pump track facility at Stratham Hill Park has been rebuilt through volunteer efforts over the last eight years. During that time the facility has been maintained, changed and improved by both volunteers and Town staff. The existing pump track is the busiest recreation asset in the Town of Stratham. Despite this, the pump track has never been brought to the highest bike park standards.

**Objectives**

- Develop and design of a new pump track and skills area.
- Construct and install a new bike facility.
- Work cooperatively with Town of Stratham Public Works and volunteers organized by the Stratham Parks and Recreation Department to effectively complete the pump track/ skills area.

**Goals**

- Design will upgrade the existing pump track surface.
- Improve drainage of the existing footprint.
- Improve flow to allow for variety of user groups to safely use the track simultaneously.
- Expansion of progressive features for more advanced riders.
- Expanded skills area to allow for proper progression of rider development.

**Scope of Work**

The work entails creatively designing a pump track and skills area for the Stratham Pump Track site. The design must incorporate current site and topographical conditions.

Applicants must provide evidence of thorough knowledge and experience in this area and provide a project history to support this. The project design should maximize the fun factor for the pump track as skills park and should maximize the community benefit of the facility. Construction of the pump track and skills area will be accomplished by the selected contractor, but with the assistance of the Town of Stratham Public Works Department.

The contractor will provide training to a selected group of volunteers in how to properly shape and form the dirt features on the pump track.

Proposed project highlights include:

- Small basic pump track for kids and novice users.
- Separated advanced pump track or jump park with limited jump options.
- Progressive jump line descending from high point of the area.
- Wooden structures to create small progressive drop zone.
- Small skills area to include ladder feature, log rides and rock garden.

The Town of Stratham will provide the following project support:

- Access to water source.
- Long term maintenance.

### **Proposal Instructions**

All proposals shall be sealed and plainly marked "2023 RFP Design and Construction of Stratham Pump Track" and shall bear the name and address of the contractor.

**Deadline for submission of proposals shall be on noon on October 21<sup>st</sup>, 2022.**

All proposals shall include a description of the firm and project team, comparable projects and references, project understanding and approach, project schedule and cost and budget.

Any proposals received after the time and date established as the deadline for submission shall not be considered. Any proposal may be withdrawn prior to scheduled time for opening of proposals.

### **Submission of Proposals**

All proposals shall be submitted and delivered to:

Stratham Parks and Recreation Office  
Town of Stratham, NH  
10 Bunker Hill Avenue, Stratham, NH 03885

All questions should be directed to Seth Hickey, Parks and Recreation Director in writing to [shickey@strathamnh.gov](mailto:shickey@strathamnh.gov).



## **POWDER HORN LLC**

P.O. Box 951  
BELMONT, NH 03220

**WILL CONROY, OWNER**

(860) 930 5240  
WILL@POWDERHORN.BIKE

*PREPARED FOR: TOWN OF STRATHAM, NH      REV. 1.20.2023*

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## **STRATHAM HILL PARK**

**CONTACT: SETH HICKEY**

### **2023 DESIGN & BUILD PROPOSAL**

[SHICKEY@STRATHAMNH.GOV](mailto:SHICKEY@STRATHAMNH.GOV)

#### **ABOUT POWDER HORN LLC**

Powder Horn LLC is a design & build firm specializing in mountain bike and recreational infrastructure. Over the last five seasons, the firm has designed and installed and rebuilt natural surface pump tracks for a multitude of clients, including both public and private organizations. Among those projects has been the incredibly popular Keene Bike Park at Wheelock Park in Keene, NH (See attached Portfolio for visuals). In addition, Powder Horn has designed and built prefabricated skills features from various materials and successfully installed in these projects.

Powder Horn plans to bring its crew of skilled operators and laborers to this project, including specific equipment designed to optimize the shaping and construction of pump tracks and mountain bike features. Among this equipment is mini excavators with angling attachments for creating specific shapes and grades, rolling implements, and compactors to ensure a sustainable surface. Using the expertise developed over 10 years of pump track building, Powder Horn will create a product that exceeds industry standards by being Fun, Safe, and Sustainable. Among the crew are skilled riders that will test every part of the installation to ensure the highest quality standards are met.

#### ***Goals***

- *Create a design to update, refresh, and improve the existing Pump track at Stratham Hill Park (SHP)*
- *Develop a construction plan in coordination with the Town of Stratham*
- *Execute design and installation of the project within the scope of this proposal*

#### ***Scope***

##### **Item 1: Design & Construction plan**

- Work with the town of Stratham Parks & Rec to approve a design for the installation

- Work with the Public Works dept. to coordinate construction efforts, material import, and access to the site including access to a water source for construction activities.

## **Item 2: Installation**

### **Pump Track Renovation**

Utilize the existing fenced-in area to create an updated and sustainable pump track. This pump track will have enhanced flow designed to allow multiple users to participate with limited interaction.

- Demo & rebuild pump track per approved design – approximately 40% of area as Beginner zone, 60% as Intermediate pump track
- Improve drainage using culverts and settling areas to mitigate pooling and erosion
- Revegetate area to Residential grade specifications including shade tree install
- Includes aggregate for drainage (i.e. stone & gravel)
- Excludes imported riding surface material (fill, dirt, clay, etc.)

### **Integrated Skills Park**

- Construct skills features according to the design (drops, rollers, bridges, log rides, etc.) and integrate them surrounding the pump track within the fenced in area.

### ***Material Needed:***

- **Aggregate**
  - o 3-6” ditch stone appx. 80-100 tons
  - o 1.5” crushed gravel appx. 40 tons
- **Surface Topcoat (if necessary)**
  - o 60-65 tons of screened mineral soil\*

\*Mineral soil is a typical “brown dirt” material composed of varying compounds and found in most places in New England. Ideal mix is fine-grained with enough clay to retain moisture and form yet remain malleable enough to work. Pure clay is too sticky and tough to work, while a mostly sand mix will not retain its shape and surface. Material should be screened to remove stone & gravel.

### ***Water Source***

- Town of Stratham will provide access to water, such as a nearby spigot and hose to reach the Pump Track facility, or provide a source to fill a holding tank on-site.

### ***Cost & Timeline Estimates***

- **Total Project Estimate: \$36-38,000\***
- \*Cost not to exceed \$40,000
- **4-5 Weeks (total construction time) to be completed by June 1, 2023**

2023 Town Meeting Warrant

\*\*\*\*\*  
THE FOLLOWING ARTICLES WILL BE VOTED ON **SATURDAY MARCH 18, 2023 AT 9:00 A.M.** AT  
THE STRATHAM MEMORIAL SCHOOL 39 GIFFORD FARM ROAD STRATHAM, NH 03885\*\*\*\*\*

**ARTICLE 11: 2023 Operating Budget**

To see if the Town will vote to raise and appropriate the sum of **Eight million two hundred and twenty-nine thousand six hundred and thirty-four dollars (\$8,229,634)** for general municipal operations. This article does not include appropriations contained in special or individual articles addressed separately.

*The Select Board recommends this Article by unanimous vote.*

**ARTICLE 12: Capital Improvements Program**

To see if the Town will vote to raise and appropriate the sum of **Seven hundred and fifty-three thousand dollars (\$753,000)** to implement the Capital Improvements Program for 2023 as presented in the Town Report and recommended by the Planning Board. This is a special warrant article which will be non-lapsing until the specific items are completed or obtained but shall in no case be later than December 31, 2028 per NH RSA 32:7 (VI).

*The Select Board recommends this Article by unanimous vote.*

**ARTICLE 13: Appropriate Funds to Several Capital Reserve Funds**

To see if the Town will vote to raise and appropriate the sum of Two hundred and eighty-five thousand dollars (\$285,000) to be added to the following capital reserve funds previously established with One hundred fifty thousand dollars (\$150,000) to come from the unassigned fund balance and One hundred and thirty-five thousand dollars (\$135,000) to be raised through general taxation.

Fire Department Capital Reserve Fund	\$110,000
Historic Preservation Capital Reserve Fund	\$50,000
<u>Highway Vehicle/Equipment Capital Reserve Fund</u>	<u>\$125,000</u>
Total	\$285,000

*The Select Board recommends this Article by unanimous vote.*

**ARTICLE 14: First Responder Training and ALS Service Contract (EMS Special Revenue Fund)**

To see if the Town will vote to raise and appropriate the sum of Twenty thousand dollars (\$20,000) for the following purposes:

2023 EMS/EMT/First Responder Training	\$10,000
2023 ALS Services Contract	\$10,000

and to further authorize the withdrawal of Twenty thousand dollars (\$20,000) from the Stratham Fire Department EMS Special Revenue Fund created for these purposes during the March 17, 2000 Annual Town Meeting and as amended during the March 11, 2005 Town Meeting. No additional funds from general taxation are to be used.

***The Select Board recommends this Article by unanimous vote.***

**ARTICLE 15: Fire Engine #1 Replacement**

To see if the Town will vote to raise and appropriate the sum not to exceed Nine hundred and fifty thousand dollars (\$950,000) for the replacement of Fire Engine #1 and to further authorize the withdrawal of Two hundred and fifty thousand dollars (\$250,000) from the Stratham Fire Department EMS Special Revenue Fund, created March 17, 2000 and amended March 11, 2005 to include the purpose of purchasing Fire Department vehicles and equipment. The balance will be raised from the Stratham Fair Trust Fund (\$80,000) and the remaining balance not to exceed \$620,000 from the Fire Department Capital Reserve Fund. This special warrant article will be non-lapsing per RSA 32:7, VI and will not lapse until the purchase has been completed, or December 31, 2028, whichever is sooner. No additional funds from general taxation are to be used.

***The Select Board recommends this Article by unanimous vote.***

**ARTICLE 16: Optional Veterans' Tax Credit (72:28, II)**

To see if the Town will readopt the optional Veterans' Tax Credit in accordance with RSA 72:28, II, for an annual tax credit on residential property of \$600.

***The Select Board recommends this Article by unanimous vote.***

**ARTICLE 17: All Veterans' Tax Credit (72:28-b)**

2023 Town Meeting Warrant

To see if the Town will readopt the All Veterans' Tax Credit in accordance with RSA 72:28-b, for an annual tax credit on residential property which shall be equal to the same amount as the standard or optional veterans' tax credit voted by the Town under RSA 72:28.

***The Select Board recommends this Article by unanimous vote.***

**ARTICLE 18: Motor Vehicle Registration Fee and Capital Reserve Fund**

To see if the Town will vote to collect an additional motor vehicle registration fee of \$5.00 per vehicle for the purpose of supporting a Municipal Transportation Improvement Fund as set forth in RSA 261:153 VI, and further, to vote to establish said fund as a capital reserve fund governed by RSA 35 and to appoint the Select Board as agents to expend from this capital reserve fund for the purposes for which it was established. Proceeds from the Municipal Transportation Improvement Fund are to be used to support eligible local transportation improvement projects as permitted under RSA 261:153 such as public transportation, roadway improvements, signal upgrades, and development of new bicycle and pedestrian paths. The additional fee shall be collected from all vehicles, both passenger and commercial, with the exception of all-terrain vehicles as defined in RSA 215-A:1, I-b and antique motor vehicles or motorcycles as defined in RSA 259:4. (Ballot Vote Required)

***The Select Board recommends this Article by unanimous vote.***

**ARTICLE 19: Establishment of Fees**

To see if the Town will vote to adopt RSA 41:9-a, to allow the Select Board to establish or amend fees following a public hearing process. Fees authorized under the section include fees related to regulatory programs adopted by the Town and feeds for the use of revenue-producing facilities.

***The Select Board recommends this Article by unanimous vote.***

**ARTICLE 20: To transact any other business that may legally come before this meeting.**

Given under our hands and seal, this \_\_\_\_\_ day of February in the year of our Lord two thousand twenty three.

Select Board of Stratham, NH

\_\_\_\_\_  
Michael Houghton

2023 Town Meeting Warrant

Allison Knab

---

Joseph Anderson

We certify and attest that on or before the \_\_\_ of February, 2023, we posted a true and attested copy of the within Warrant at the place of meeting, and like copies at the Town Offices and the Wiggin Memorial Library, and delivered the original to the Town Clerk.

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Michael Houghton

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Allison Knab

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Joseph Anderson

DRAFT



# 2022 Final Ratio Study Report

1/31/2023 3:10:28 PM

Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2021 through 09-30-2022

Ratios were created using stipulated year assessments.

## Summary of Codes Used

<b>Group Class:</b> AA - Any & All	<b>Property Codes:</b> 11 = Single Family Home 12 = Multi Family 2-4 Units 14 = Single Res Condo Unit 17 = Mfg Housing With Land 22 = Residential Land 26 = Mixed Use Cmcl/Ind Land 33 = Commercial L&B 38 = Non Res Bldg Only 44 = Commercial Condo
<b>Modifier Codes:</b> 00 = No Modifier Code	<b>Special Codes:</b> 00 = No Special Code

## Indicated Ratio / Weighted Mean

Year	2022	2021	2020
<b>Indicated Ratio</b>	<b>70.3</b>	<b>81.8</b>	<b>95.4</b>
<b>Weighted Mean</b>	<b>70.3</b>	<b>81.8</b>	<b>95.4</b>

## Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 174 XX Moved: 0 Sales w/PA34: 151 %Sales w/PA34: 86.8%	Total Strata: 174 Sales Used: 155 %Sales Used: 89.1% Sales Used w/PA34: 139 %Sales Used w/PA34: 89.7%	%Mean: 72.4% %Median: 71.9% %WtMean: 68.0% COD (Median): 10.3 PRD: 1.06 Median Selling Price: \$599,933 Median Assessed Value: \$422,900

## Extended Statistics Section (Trimmed)

<b>Town Code:</b> 204	<b>Weighted Mean:</b> 70.3	<b>COD:</b> 9.2	<b>PRD:</b> 1.02
<b>Valid Sales:</b> 155	<b>Wt.Mean Lo 90%CI:</b> 68.6	<b>COD Lo 90%CI:</b> 8.1	<b>PRD Lo 90%CI:</b> 1.01
<b>Trimmed:</b> 3	<b>Wt.Mean Up 90%CI:</b> 71.7	<b>COD Up 90%CI:</b> 10.3	<b>PRD Up 90%CI:</b> 1.04
<b>Untrimmed:</b> 152	<b>Median Ratio:</b> 71.9	<b>Weighted COD:</b> 9.5	<b>COV:</b> 12.2
<b>Trim Factor:</b> 3	<b>Median Lo 90%CI:</b> 70.3	<b>Med. Abs. Dev.:</b> 7.6	<b>25th Percentile:</b> 66.9
<b>Lo Trim Point:</b> 45.2	<b>Median Up 90%CI:</b> 72.7	<b>Med % Dev.:</b> 10.5	<b>75th Percentile:</b> 76.7
<b>Up Trim Point:</b> 97.1	<b>Mean Ratio:</b> 71.9	<b>Coef. Conc. 10%:</b> 72.3	<b>Broaden Median:</b> 71.9



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<b>Min Ratio:</b>	35.8	<b>Mean Lo 90%CI:</b>	70.8	<b>Coef. Conc. 15%:</b>	90.3	<b>Geometric Mean:</b>	71.4
<b>Max Ratio:</b>	130.6	<b>Mean Up 90%CI:</b>	73.1	<b>Coef. Conc. 20%:</b>	94.2	<b>Harmonic Mean:</b>	70.9
<b>Min Sale \$:</b>	\$15,000	<b>Avg. Sale Price:</b>	\$655,046	<b>Coef. Conc. 50%:</b>	98.7	<b>Std. Deviation:</b>	8.8
<b>Max Sale \$:</b>	\$9,000,000	<b>Avg. Appraised Val:</b>	\$460,730	<b>Coef. Conc. 100%:</b>	100	<b>Normality Test:</b>	Accept

The general descriptive and median ratio statistics are not trimmed of outliers and are based on all valid sales in the sample.

Summary of Exclusion Codes Used				
Codes	Description	Count	%Excluded	%Strata
15	Improvements +/- Incomplete at Assmt date	8	42.1	5.2
17	L/B Assessment - L/O Sale	1	5.3	0.6
19	Multi-Town Property	1	5.3	0.6
38	Family/Relatives/Affil as Grantor/Grantee	2	10.5	1.3
81	Estate Sale With Fiduciary Covenants	5	26.3	3.2
89	Resale in EQ Period	2	10.5	1.3
		<b>19</b>	<b>100.0</b>	<b>12.2</b>

Included Sales									
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
1	6336-0072	\$490,000	\$392,900	80.2	14				
2	6336-0984	\$700,000	\$449,200	64.2	14				CHANGE IN ASSESSMENT=ADDED GENERATOR IN 2022
3	6336-1027	\$525,000	\$378,400	72.1	11				
4	6339-1265	\$675,000	\$497,500	73.7	14				
5	6339-1317	\$1,375,000	\$839,800	61.1	11				
6	6340-0484	\$610,000	\$434,400	71.2	11				
13	6341-2848	\$460,000	\$377,900	82.2	11				
16	6342-0885	\$742,533	\$483,700	65.1	11				CHANGE IN ASSESSMENT=ADDED CENTRAL AIR IN 2022
17	6343-0593	\$355,000	\$307,400	86.6	11				
24	6346-1176	\$592,000	\$415,600	70.2	11				



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
25	6346-2790	\$321,000	\$232,000	72.3	14				
26	6346-2911	\$735,000	\$525,000	71.4	11				
27	6347-0141	\$599,933	\$400,800	66.8	14				
28	6347-0467	\$460,000	\$334,400	72.7	11				
29	6347-1051	\$649,933	\$502,000	77.2	11				
30	6347-1187	\$547,333	\$394,300	72	12				NEW LOT IN 2022
32	6348-1508	\$1,050,000	\$694,400	66.1	11				DIFFERENT ASSESSMENT=CHANGED COND FROM GOOD TO VERY GOOD FOR UPGRADED KIT COUNTERS
35	6349-2682	\$447,000	\$345,100	77.2	11				
37	6350-0235	\$815,933	\$677,900	83.1	11				HOUSE UNDER CONSTRUCTION IN 2021. HOUSE COMPLETE IN 2022
43	6353-0690	\$625,000	\$515,800	82.5	14				
45	6353-2190	\$215,000	\$170,500	79.3	14				
46	6353-2717	\$800,000	\$641,100	80.1	11				
47	6354-0052	\$473,533	\$357,500	75.5	11				
48	6354-0218	\$580,000	\$458,500	79	14				
49	6354-0630	\$619,000	\$456,000	73.7	11				NEW CONDEX IN 2022
54	6355-2369	\$240,000	\$187,700	78.2	14				
55	6355-2835	\$500,000	\$365,200	73	11				
56	6356-0242	\$710,000	\$399,700	56.3	14				assessment change=kit/bth reno & added gas fireplace
58	6356-2604	\$275,000	\$241,000	87.6	17				assessment change=removal of shed
59	6356-2663	\$800,000	\$575,300	71.9	11				
62	6357-1577	\$322,533	\$232,800	72.2	14				
64	6358-0021	\$299,933	\$224,500	74.8	14				
66	6358-2875	\$665,000	\$513,900	77.3	11				assessment change=kitchen reno & added gas fireplace
68	6359-1430	\$599,933	\$418,400	69.7	14				
69	6359-1719	\$850,000	\$664,200	78.1	11				
70	6359-2849	\$899,000	\$855,900	95.2	11				



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
73	6360-1408	\$995,000	\$740,500	74.4	11				assessment change=added finished basement and full bathroom and shed
75	6361-0346	\$350,000	\$234,900	67.1	14				assessment change=added a/c
76	6361-2357	\$635,000	\$432,100	68	11				assessment change=added finish basement, added 1/2 bath, updated kitchen, added a/c
83	6362-1623	\$235,000	\$177,600	75.6	14				
84	6362-2778	\$275,000	\$204,200	74.2	14				assessment change=updated kitchen, added 1/2 bath
87	6363-2095	\$7,600,000	\$4,740,000	62.4	33				
90	6364-2591	\$9,000,000	\$3,224,800	35.8	33			Yes	
92	6365-0999	\$349,000	\$272,800	78.2	11				
95	6366-0819	\$1,650,000	\$1,114,800	67.6	26				
96	6366-1555	\$480,000	\$359,900	75	11				assessment change=corrected basement garage to unfin basement
97	6366-1611	\$700,000	\$505,900	72.3	11				
100	6367-0156	\$962,533	\$678,400	70.5	11				
101	6367-0846	\$525,000	\$447,900	85.3	14				assessment change=added finished basement and 1/2 bath
102	6367-1899	\$471,000	\$368,600	78.3	11				Resale V42(EC89)
103	6367-2306	\$900,000	\$647,500	71.9	11				assessment change=added finished basement, pool and patio
104	6368-0623	\$865,000	\$776,900	89.8	11				assessment change=added pool and garage
107	6369-0461	\$360,000	\$259,600	72.1	22				
108	6369-1173	\$650,000	\$564,500	86.8	11				assessment change=full interior renovation, updated condition
109	6370-1377	\$585,000	\$426,000	72.8	14				
110	6370-1622	\$315,000	\$245,800	78	14				assessment change=increased deck size
112	6371-1470	\$289,000	\$227,200	78.6	14				
114	6372-1709	\$555,000	\$394,300	71	12				new house in 2022
117	6373-1638	\$795,000	\$587,800	73.9	11				assessment change=corrected heat from gas/none to oil/forced hot water
120	6374-0177	\$102,733	\$97,000	94.4	44				
122	6374-1620	\$415,000	\$350,700	84.5	11				added generator
131	6378-0210	\$335,000	\$243,500	72.7	14				



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
132	6378-0744	\$234,000	\$105,800	45.2	44				
141	6381-2950	\$428,000	\$341,100	79.7	11				
145	6382-2534	\$1,154,933	\$807,600	69.9	11				house under construction in 2021, house finished in 2022
149	6383-0365	\$300,000	\$255,400	85.1	17				assessment change=removed pool
152	6384-0255	\$600,000	\$385,800	64.3	14				
153	6384-1307	\$700,000	\$479,700	68.5	11				added entrance to sketch
156	6387-1736	\$355,000	\$295,300	83.2	14				
158	6388-2231	\$600,000	\$783,500	130.6	33			Yes	
162	6390-2507	\$825,000	\$525,700	63.7	11				
166	6393-2042	\$495,000	\$306,100	61.8	14				
168	6395-0260	\$1,230,000	\$709,300	57.7	11				
169	6395-1988	\$620,000	\$428,100	69	11				
170	6395-2483	\$1,105,400	\$717,700	64.9	11				new house in 2022
171	6395-2803	\$894,000	\$711,300	79.6	11				2021 house under construction. 2022 house complete
176	6398-0230	\$572,000	\$370,400	64.8	11				2022 updated interior, condition from average to very good
177	6399-0041	\$445,000	\$329,900	74.1	11				
178	6399-1931	\$670,000	\$497,500	74.2	12				
186	6401-1161	\$586,000	\$397,000	67.8	11				
189	6403-1116	\$260,000	\$174,300	67	14				Resale V242(EC89)
197	6338-0263	\$240,000	\$179,800	74.9	14				
198	6339-0234	\$857,800	\$704,400	82.1	11				house under construction in 2021, house finished 2022
201	6404-2644	\$600,000	\$573,400	95.6	33				
203	6405-1753	\$210,000	\$156,400	74.5	14				
204	6405-2588	\$810,000	\$544,900	67.3	11				
207	6406-0585	\$250,000	\$176,500	70.6	22				resale V350(EC15)/new lot in 2022
212	6407-1236	\$670,000	\$442,100	66	14				



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
214	6408-1223	\$830,000	\$527,100	63.5	11				
215	6408-1949	\$951,000	\$716,100	75.3	11				
216	6408-2034	\$314,933	\$226,500	71.9	14				
220	6409-1295	\$500,000	\$350,000	70	11				
222	6410-1701	\$585,000	\$390,400	66.7	11				assessment change=unfinished basement to unfinished raised basement
225	6412-0355	\$1,040,000	\$634,200	61	11				assessment change=entrance to open porch, hsf/gar to tqf/gar
226	6412-1163	\$565,000	\$344,700	61	11				
229	6413-1885	\$1,175,000	\$707,200	60.2	11				
235	6414-2843	\$320,000	\$195,800	61.2	14				
236	6415-1024	\$480,000	\$374,500	78	11				
239	6415-1948	\$1,350,000	\$999,600	74	11				2022 added gazebo
240	6415-2189	\$1,000,000	\$605,000	60.5	11				
243	6416-2000	\$850,000	\$573,300	67.4	11				
244	6416-2161	\$817,000	\$481,800	59	11				
246	6416-2887	\$625,000	\$422,900	67.7	14				
248	6417-0633	\$590,000	\$414,800	70.3	11				
250	6417-1415	\$650,000	\$455,400	70.1	11				
251	6418-2154	\$243,000	\$185,000	76.1	14				
253	6418-2636	\$270,000	\$228,900	84.8	14				
259	6418-2876	\$855,000	\$569,600	66.6	11				
260	6418-2892	\$370,533	\$481,400	129.9	11			Yes	Warranty Deed
261	6419-1274	\$615,533	\$434,900	70.6	14				
262	6419-1424	\$510,000	\$355,900	69.8	11				
263	6419-1491	\$1,000,000	\$589,400	58.9	11				assessment change=changed a portion of the basement to raised basement
264	6419-2283	\$15,000	\$8,000	53.3	22				
265	6419-2290	\$425,000	\$323,600	76.1	14				



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
267	6420-1734	\$922,000	\$678,800	73.6	11				
268	6420-1935	\$1,205,000	\$716,900	59.5	11				assessment change=added finished basement
282	6421-1869	\$500,000	\$342,200	68.4	11				
284	6422-0379	\$534,000	\$351,700	65.9	11				
288	6424-1609	\$825,000	\$654,200	79.3	11				
289	6424-2437	\$482,533	\$389,000	80.6	11				
290	6425-1374	\$246,000	\$154,000	62.6	14				
291	6425-2612	\$634,533	\$475,900	75	11				
296	6426-2145	\$415,000	\$301,800	72.7	14				
297	6426-2291	\$229,000	\$158,400	69.2	14				
298	6427-1179	\$652,533	\$459,000	70.3	11				
299	6428-0174	\$401,000	\$240,000	59.8	14				
300	6428-0177	\$250,000	\$184,600	73.8	14				
301	6428-0410	\$640,000	\$619,200	96.8	33				
304	6429-0237	\$267,000	\$181,200	67.9	14				
305	6429-0744	\$730,000	\$454,600	62.3	14				
308	6429-0986	\$594,000	\$362,900	61.1	14				
310	6429-1046	\$650,000	\$489,900	75.4	11				
312	6429-2491	\$363,000	\$220,200	60.7	14				
318	6431-1507	\$629,000	\$456,700	72.6	11				
322	6431-2898	\$190,000	\$144,400	76	38				
323	6432-0952	\$700,000	\$436,700	62.4	11				
327	6433-0742	\$816,000	\$572,100	70.1	11				assessment change=added a/c, updated kitchen
328	6433-1184	\$730,000	\$545,500	74.7	11				
329	6433-1327	\$450,000	\$393,800	87.5	11				
330	6435-0063	\$805,000	\$487,700	60.6	11				



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## Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
331	6435-2649	\$304,933	\$223,200	73.2	14				
332	6436-0463	\$350,000	\$340,000	97.1	11				
335	6436-1670	\$570,000	\$401,600	70.5	14				
339	6437-2662	\$612,000	\$425,800	69.6	14				
340	6437-2773	\$775,000	\$545,900	70.4	11				
341	6438-0393	\$549,000	\$382,400	69.6	14				
343	6438-1739	\$925,000	\$645,600	69.8	11				
345	6438-2840	\$461,000	\$320,900	69.6	11				
348	6439-1157	\$805,000	\$545,800	67.8	14				
349	6439-1302	\$707,000	\$428,400	60.6	14				
355	6441-0710	\$355,000	\$247,300	69.7	11				
356	6441-1374	\$1,225,000	\$692,500	56.5	11				
357	6441-2292	\$850,000	\$570,200	67.1	11				
361	6442-1421	\$709,933	\$409,900	57.7	14				
363	6443-0334	\$800,000	\$590,900	73.9	11				

## Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
9	6341-0354	\$90,000	\$327,500	363.9	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
12	6341-2070	\$250,000	\$370,800	148.3	22			15	Improvements +/- Incomplete at Assmt date Resale V338(EC15)
42	6352-2416	\$471,000	\$368,600	78.3	11			89	Resale in EQ Period Resale V102
57	6356-2031	\$869,933	\$614,000	70.6	11			15	Improvements +/- Incomplete at Assmt date
67	6359-0414	\$450,000	\$356,300	79.2	11			38	Family/Relatives/Affil as Grantor/Grantee
113	6371-1534	\$622,533	\$414,800	66.6	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
121	6374-1158	\$203,600	\$437,900	215.1	22			17	L/B Assessment - L/O Sale



# 2022 Final Ratio Study Report

1/31/2023 3:10:28 PM

Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2021 through 09-30-2022

*Ratios were created using stipulated year assessments.*

## Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
123	6374-2943	\$238,000	\$188,400	79.2	14			38	Family/Relatives/Affil as Grantor/Grantee
209	6406-1530	\$923,600	\$410,400	44.4	11			15	Improvements +/- Incomplete at Assmt date
238	6415-1478	\$261,000	\$197,600	75.7	14			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
242	6416-1100	\$265,000	\$174,300	65.8	14			89	Resale in EQ Period Resale V189
245	6416-2282	\$792,533	\$343,200	43.3	11			15	Improvements +/- Incomplete at Assmt date
269	6420-2075	\$46,930,000	\$4,025,900	8.6	33			19	Multi-Town Property building 85% in exeter, 15% in stratham
286	6422-1508	\$1,120,200	\$433,100	38.7	11			15	Improvements +/- Incomplete at Assmt date
311	6429-1473	\$293,200	\$310,100	105.8	11			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
326	6433-0161	\$1,845,000	\$699,800	37.9	11			15	Improvements +/- Incomplete at Assmt date
334	6436-1354	\$400,000	\$352,600	88.2	12			81	Estate Sale With Fiduciary Covenants See Fiduciary Deed
338	6437-2004	\$1,134,333	\$370,800	32.7	11			15	Improvements +/- Incomplete at Assmt date Resale V12(EC89)
350	6439-2060	\$950,000	\$176,500	18.6	22			15	Improvements +/- Incomplete at Assmt date Resale V207

**From:** [Karen Richard](#)  
**To:** [David Moore](#)  
**Subject:** Burial Payment Request  
**Date:** Friday, February 3, 2023 11:47:00 AM

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Select Board,

As a town we are responsible for paying for the cremation of residents who do not have relatives and are indigent. In 2021 you adopted a policy to pay \$1,000 for this service. I have received a call from Jeff Remick of Remick & Gendron Funeral Home notifying us that he is in the care of a deceased Stratham resident in the situation described above. Mr. Remick explained that cremation costs have increased dramatically over the past couple of years and he is hoping that you will consider paying an additional \$400 (total \$1,400) to help cover his costs.

Thank you.

*Karen Richard*

Town of Stratham  
10 Bunker Hill Ave.  
Stratham, NH 03885  
603-772-7391 x187

# RAFFLE PERMIT APPLICATION

Town of Stratham  
 Incorporated 1716  
 10 Bunker Hill Ave. • Stratham, NH 03885

## APPLICANT INFORMATION

Organization Applying for Permit: <b>CMS MUSIC BOOSTERS</b> <i>(Note: Only legal non-profits can be issued a permit)</i>		Employer ID #:	
Address: <b>100 Academic Way</b>	City: <b>Stratham</b>	State: <b>NH</b>	Zip: <b>03885</b>
Contact Person: <b>Karenelise Metz</b>	Phone: <b>603-319-7756</b>	Email: <b>Karenelisewhitemetz@gmail.com</b>	

## RAFFLE/DRAWING PERMIT INFORMATION

Date(s) Raffle Tickets Will Be Sold: **2-6-23 until 2/28/23**

Date of Drawing: **March 1<sup>st</sup> 3<sup>rd</sup>** Location of Drawing: **Stratham**

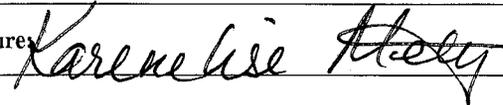
List Items to be Raffle: **gift cards & certificates from local businesses will be drawn and winners will be notified via email or phone of their winning.**

Reason for Raffle: **to raise money for the CMS music department.**

How is Raffle Going to be Conducted (i.e. door to door, only at events, only family and friends, etc.): **tickets will be sold by music students to family and friends who are interested in partaking.**

Other (any other pertinent information):

I have read the provisions of NH RSA 287-A (attached) and by signing below, state that the organization I represent will comply with those provisions at all times.

Signature: 	Date: <b>2/2/23</b>
--	---------------------

APPROVED     DENIED Reason for denial:

Selectman Signature:	Date:
Selectman Signature:	Date:
Selectman Signature:	Date:



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

Voice (603) 772-7391 • Fax (603) 775-0517 • [www.strathamnh.gov](http://www.strathamnh.gov)

COMMITTEE APPOINTMENT APPLICATION

- |   |  |
|---|--|
| <input type="checkbox"/> Heritage Commission                        | <input checked="" type="checkbox"/> Zoning Board of Adjustment |
| <input type="checkbox"/> Planning Board                             | <input type="checkbox"/> Public Works Commission               |
| <input type="checkbox"/> Conservation Commission                    | <input type="checkbox"/> Recreation Commission                 |
| <input type="checkbox"/> Stratham Fair Committee                    | <input type="checkbox"/> Energy Commission                     |
| <input type="checkbox"/> Exeter Squamscott River Advisory Committee | <input type="checkbox"/> Rockingham Planning Commission        |
| <input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee    | <input type="checkbox"/> Other _____                           |

Francis (Frank) P. MacMillan Jr 978-821-8493  
Applicant Name (print) Phone #

1 Haywick Dr Stratham NH 03885 fpmacmillan@comcast.net  
Address Email

Registered Voter of Stratham?  YES  NO Number of Years as a Resident 3

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

I have prior municipal government experience in my former  
hometown of N. Andover, MA where I served on the  
health board for 13 years, including time as its chairman.  
In that role, we considered and approved variances as  
needed mostly related to septic system design & location and

I feel the following experience and background qualifies me for this position:

related matters due to the health code in restaurants, stores & apartments

Served 13 years in N. Andover MA on Health Board.

Licensed physician in NH since 2008

Served numerous committees at Mass Medical Society and at the  
American Medical Assn. Member of American Institute of Parliamentarians  
Since 2012

Francis P. MacMillan Jr  
Signature of Applicant

1/23/2023  
Date



# TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

Voice (603) 772-7391 • Fax (603) 775-0517 • [www.strathamnh.gov](http://www.strathamnh.gov)

## COMMITTEE APPOINTMENT APPLICATION

- |   |  |
|---|--|
| <input type="checkbox"/> Heritage Commission                        | <input checked="" type="checkbox"/> Zoning Board of Adjustment |
| <input type="checkbox"/> Planning Board                             | <input type="checkbox"/> Public Works Commission               |
| <input type="checkbox"/> Conservation Commission                    | <input type="checkbox"/> Recreation Commission                 |
| <input type="checkbox"/> Stratham Fair Committee                    | <input type="checkbox"/> Energy Commission                     |
| <input type="checkbox"/> Exeter Squamscott River Advisory Committee | <input type="checkbox"/> Rockingham Planning Commission        |
| <input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee    | <input type="checkbox"/> Other _____                           |

Jameson Paine 603-770-3758

Applicant Name (print) Phone #

101 Tidewater Farm Road jamesonrp@yahoo.com

Address Email

Registered Voter of Stratham?  YES  NO Number of Years as a Resident 15

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

I would like to assist the community in assuring that proposed projects are thoroughly reviewed and thought out prior to implementation. My work and personal interests are in this field.

I feel the following experience and background qualifies me for this position:

I have worked on large land planning & development projects for 30 years. I was a member of the Planning Board for 11 years (left as the Vice Chair). I am currently the National Director at KW Commercial's Government Services team-[www.KWGovernment.com](http://www.KWGovernment.com). My degree is in Community Development. I have also been a member of NH Planner's Legislative Committee and the was the former Co-Chair of the Pease Tradeport's Restoration Advisory Board to address first in the nation issues with PFAS water contamination.

  
Signature of Applicant

1/27/2023

Date