



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

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

MEMORANDUM

TO: Michael Houghton, Select Board Chair
Joseph Lovejoy, Select Board Vice-Chair
Allison Knab, Select Board

FROM: David Moore, Town Administrator

DATE: February 7, 2022

RE: Select Board Agenda and Materials for the February 7, Regular Meeting

Please allow this memorandum to serve as a guide to the Select Board Meeting agenda for February 7, 2022.

III. Consideration of Minutes

The minutes from your meeting on January 18th and February 1st are included in your packet for your review and consideration for acceptance at your meeting.

IV. Treasurer Report (first meeting of the month)

V. Department Reports & Presentations

Seth Hickey – Parks & Recreation

VI. Correspondence

- A. [Executive Council yearend report from Councilor Stevens](#)
- B. [Dept. of Revenue – Equalization Ratio](#)
- C. Robert Roseen – Resignation from Planning Board

VII. Public Comment

VIII. Public Hearings, Ordinances and/or Resolutions

IX. Discussion of Monthly Reports – (second 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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X. New Business and Action Items

- A. Election Preparation Updates
- B. Warrant Signature
- C. Annual Report Status
- D. Discussion of Open Positions on Boards and Commissions

XI. Town Administrator Report

XII. Informational Items

- A. [Seacoast Private Well Initiative Proposal](#)

XIII. Reservations, Event Requests & Permits

XIV. Review of Recent or Upcoming Board & Commissions Agendas

XV. Boards and Commissions Nominations & Appointments

- A. Appointments *for consideration*: None for this meeting
- B. Appointments *to be voted on*:
 - Age Friendly Committee
 - Tracy-Lynn Abbott
 - Lucy Cushman
 - Richard Swett
 - Roberta Febbo
 - Christopher Zaremba
 - Mark Connors, Town Planner
 - Scott Campbell, Assistant Library Director
 - Allison Knab, Select Board Member (also appointed to Regional Committee)

C. Appoint Chris Zaremba to fill the remainder of the term of the regular position left vacant by Rob Roseen on the Planning Board.

Please see memorandum from Town Planner, Mark Connors

XVI. Miscellaneous & Old Business

XVII. Adjournment



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SELECT BOARD AGENDA

FEBRUARY 7, 2022

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.

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 – January 18, 2022 and February 1, 2022
- IV. Treasurer Report (first meeting of the month)
- V. Department Reports & Presentations
 - A. Seth Hickey – Parks & Recreation
- VI. Correspondence
 - A. Executive Council yearend report from Councilor Stevens
 - B. Dept. of Revenue – Equalization Ratio
 - C. Robert Roseen – Resignation from Planning Board
- VII. Public Comment

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- VIII. Public Hearings, Ordinances and/or Resolutions
- IX. Discussion of Monthly Reports – (second meeting of the Month)
- X. New Business and Action Items
 - A. Election Preparation Updates
 - C. Warrant Signature
 - D. Annual Report Status
 - D. Discussion of Open Positions on Boards and Commissions
- XI. Town Administrator Report
- XII. Informational Items
 - A. Seacoast Private Well Initiative Proposal
 - B. Select Board Meeting Schedule – 2022 (Recirculating)
- XIII. Reservations, Event Requests & Permits
- XIV. Review of Recent or Upcoming Board & Commissions Agendas
- XV. Boards and Commissions Nominations & Appointments
 - A. Appointments *for consideration*: None for this meeting
 - B. Appointments *to be voted on*:
 - Age Friendly Committee
 - Tracy-Lynn Abbott
 - Lucy Cushman
 - Richard Swett
 - Roberta Febbo
 - Christopher Zaremba
 - Mark Connors, Town Planner
 - Scott Campbell, Assistant Library Director
 - Allison Knab, Select Board Member (also appointed to Regional Committee)
 - C. Chris Zaremba to fill the remaining term of Rob Roseen on the Planning Board
- XVI. Miscellaneous & Old Business
 - A. PFAS in Town Center
 - B. Open Items Tracking
- XVII. Adjournment

MINUTES OF THE JANUARY 18, 2022 SELECT BOARD MEETING

Meeting held in the Hutton Room at the Stratham Municipal Center

MEMBERS PRESENT: Board Members Chair Mike Houghton, Vice Chair Joe Lovejoy and Allison Knab.

ALSO PRESENT: Town Administrator David Moore, Finance Administrator Christiane McAllister, Town Planner Mark Connors

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

Mr. Lovejoy motioned to accept the minutes from the January 3, 2022 Select Board meeting. Ms. Knab seconded the motion. All voted in favor.

Mr. Houghton recognized the legislative delegation. Representative Altschiller, Abrami, and Simpson asked the Board if they had any questions regarding any upcoming bills and voiced their willingness to advocate for any that were of particular interest. Discussion centered on items referred to in the NHMA Bulletin, firearms in schools, and election law bills. The delegation promised to flag the bills that directly affect municipalities and will notify the Board so they can each register their opposition/support for each bill. They went on to discuss a bill that proposes making virtual meetings acceptable under the Right to Know law. Conversation turned to Bill 1590 regarding municipalities withdrawing from the NH Retirement system. If passed, this could result in municipalities paying an increased amount for the unfunded accrued liability. Rep. Abrami gave a history of the State's contribution to NH Retirement.

Mr. Houghton called attention to Bill 1238 regarding zoning towers and workforce housing, noting it is a particularly difficult and challenging issue that needs to be addressed. The group agreed that it is primarily an economic issue with no clear solution. Mr Moore called attention to Senate Bill 249 which addresses short-term rentals. He noted this bill, if it passes, would be detrimental to Stratham because it would reduce our town's ability to enforce our zoning. The delegation thanked them for bringing this to their attention.

Mr. Lovejoy questioned Rep. Abrami on the connection of his sponsorship of Bill 1472 and how it relates Stratham. The bill is regarding the election in Merrimack County. Rep. Abrami replied that constituents in Stratham asked him to follow it. Discussion ensued regarding election procedures. Mr. Lovejoy assured Rep. Abrami that our Town Clerks are meticulous in overseeing the elections and our Police ensure secure delivery of the ballots.

Mr. Moore requested support for Senate Bill 317 regarding lowering abatement interest. It would be beneficial to the Town to pay a lower interest rate.

Mr. Moore introduced Town Planner Mark Connors to discuss a correspondence item from NHDOT. Mr. Connors stated that the Stratham/Greenland Safety Improvements project came up in the 10 year plan quite quickly whereas the traffic light at Bunker Hill has been on the list for much longer. We contend that the traffic light should take precedence over the Rt. 33 improvements. In addition, we believe it would be beneficial to do a corridor study before

making any improvements to Rt. 33. The Town has been advocating for the Bunker Hill traffic light for many years. A transportation survey was done indicating the residents feel this is a priority. Rep. Abrami said he will discuss the issue with the Commissioner and the Chair of the Public Works Committee. They speculated on the reasoning behind the acceleration of the Rt. 33 project. Both projects have safety concerns. The State has already implemented steps to mitigate the danger on Rt. 33 but nothing has been done for the intersection at Bunker Hill.

PLANNING

Mr. Connors presented his department report. He gave an update on the zoning amendments that the Planning Board will have a Public Hearing on tomorrow night. Some are simply housekeeping items, others increase flexibility or better define certain zoning ordinances. These amendments will go to Town Warrant.

Mr. Connors went on to describe an upcoming project at 129 Portsmouth Ave., a 10,000 sq. ft. dermatology clinic. The Planning Board has been working with them to change the architecture of the building to conform to Town standards. Convenient MD has applied for a sign to advertise a potential vaccine and booster clinic at the former Rite Aid location. Going forward, the Pedestrian and Cyclists Advocacy Committee will transition to be a subcommittee of the Planning Board making it an advisory committee as opposed to an advocacy committee. Although it is not final, he anticipates the Town will receive the grant to implement recommendations for the Source Water Protection Plan. He thanked the board for approving the funding for his new, more public office space. He is helping the new Building Inspector get acclimated.

Mr. Connors continued his report saying he is researching regulations. He has had discussions with some gas stations regarding the installation of electric charging stations.

He then returned the conversation to legislation, noting which bills the Town should monitor closely. The bill regarding short-term rentals is of particular interest. Mr. Moore felt we should take steps to strengthen our position. He will contact town counsel to discuss. Mr. Connors called attention to some other bills regarding road closures, religious land use and elderly exemptions.

APPOINTMENTS/NOMINATIONS

Mr. Houghton noted there are nominations for consideration to the Age Friendly Committee. As part of its duties, the committee will hold a public forum. The main goal of the committee is to work with the Rockingham Planning Commission to adopt a report for the Select Board and Town on recommendations to improve services for senior citizens. Mr. Houghton motioned to formally appoint Ms. Knab to the Regional Planning Commission. Mr. Lovejoy seconded the motion. All voted in favor.

ADMINISTRATION

Mr. Moore reported that Town Meeting preparations are underway. The Budget Advisory Committee meetings are done. The legal notice for the public hearing on Thursday, February 3 will be released tomorrow. Mr. Moore is finalizing the budget and asked for any questions or comments from the Board. Ms. Knab requested a "big picture" clarification on the chronology

of funds going into Stratham Hill Park, the open space plan and Stevens Park. Mr. Moore said Steven's park identifies funding in an out year. After talking to Mr. Connors, they agreed that Stratham Hill Park will fit into the open space plan. Mr. Moore noted that we will need to set aside funds to follow up on the Trail Management Advisory Committee's recommendations – focusing first on short term projects, then long term. Mr. Moore discussed reallocating the funds. Money will be spent on a consultant for care of the grounds. After talking with department heads, they decided against purchasing another vehicle; opting instead to keep the one we have. Ms. Knab suggested we start thinking about funding for building a pavilion or structure at Smyk.

Mr. Moore talked about other movements in the budget. Assessing Assistant Jim Joseph identified a \$5,000 reduction in the Assessing budget. Compensation adjustments will be based on a 3% merit based COLA adjustment. They raised the issue of to whom the town report should be dedicated. This will be discussed later in a non-public session. Mr. Moore and Ms. Bakie plan to attend the School Board meeting to request the election be held at Stratham Memorial School.

Mr. Moore suggests reappointing the Public Works Committee. The Board agreed this was a good idea, but will continue the conversation at another time. The PWC's duties would include monitoring PFAS status and reporting on other water quality issues.

Mr. Moore recognized Ms. McAllister to explain the Town's short and long term disability insurance. After obtaining a quote from HealthTrust, it was determined that it would be in the best interest of the employees to change providers. They looked at timing issues and found there would be no penalty and no loss of coverage. Ms. McAllister went in depth comparing the options of the two companies. She researched the plans employees are currently subscribing to and wanted to ensure there would be a comparable or better plan being offered if we were to change companies. Mr. Houghton favored option 2 with the \$6,000 benefit and motioned to move forward with offering it to the employees. Mr. Lovejoy seconded the motion. All voted in favor.

Continuing his Administration report, Mr. Moore informed the board that a petition was submitted by a non-resident via the website. It lacked sufficient signatures. Because all Town Clerks received the same petition, the Secretary of State addressed it. It will be discussed at the Public Hearing.

Lastly, Mr. Moore called attention to the Recreation Commission meeting. As a result of a decline in volunteerism for their programs, the Commission proposes adding a part-time position to provide support and alleviate ancillary pressures on the volunteer coaches. The position will be funded through the recreation programs. Mr. Lovejoy described the reasoning behind the position. Ms. McAllister had questions regarding payroll for the position. Ms. Knab requested more information on what the specific duties would be.

Ms. Knab inquired if it might be possible to request use of ARM Funds for the project on Route 33. In their letter to us, DOT mentions impact to the wetlands. The group questioned if there

would be a wetland impact as there is no plan to widen the road. Mr. Moore will respond to the letter with our guidance.

Mr. Moore stated the upcoming Emergency Management Committee introductory meeting went very well. He was happy to report that we had many qualified people volunteer for the open positions.

Mr. Moore said that he will volunteer to be a coordinator for the Long-term Commission for Seacoast Drinking Water. DES will be doing outreach on water quality and volunteer testing, helping residents understand results and provide resources. It is a great public education opportunity about water standards for arsenic and other contaminants outside of PFAS. Mr. Moore said we continue to meet weekly with Underwood Engineers to check in on progress for our long-term engagement for PFAS. The State plans to coordinate a larger scale meeting of regional water operators who may have interest in bigger picture seacoast water sustainability project. They will facilitate. We were able to get full funding for additional testing that Underwood recommends on water quality in our effected areas to determine if there are other issues in the corridor.

RESERVATIONS

Guy Hadley, US Military Vets, requests use of the Front Pavilion on July 9, 2022 and to have the fee waived. Stuart Hemming, Collie Rescue League, requests use of the Front Pavilion on September 24, 2022 and to have the fee waived. Lisa Rohr requests use of Room A and to waive the alcohol prohibition. Mr. Houghton motioned to approve the two requests for the non-profits to waive the fees and the third request to waive the alcohol prohibition in Room A. Ms. Knab seconded the motion. All voted in favor.

Mr. Moore said the Association will be meeting soon to evaluate the future of the Fair. The Association has considered moving the dates of the fair and are coordinating with the Parks & Recreation Department. It is speculated that the Fair will look different than past years.

At 9:36 pm Mr. Houghton motioned to go into a non-public session in accordance with RSA 91-A:3, II(c) to discuss a matter that may affect the reputation of another. Seconded by Mr. Lovejoy. Roll Call: Houghton – Yes; Lovejoy – Yes; Knab – Yes

At 9:45 pm Mr. Houghton motioned to come out of the non-public session and seal the minutes noting failure to do so may render a proposed action invalid. Mr. Lovejoy seconded the motion. All voted in favor.

At 10:01 pm Mr. Houghton motioned to adjourn. Ms. Knab seconded the motion. All voted in favor.

Respectfully submitted,

Karen Richard
Recording Secretary

MINUTES OF THE FEBRUARY 1, 2022 NON-PUBLIC SELECT BOARD MEETING

Meeting held in the Hutton Room at the Stratham Municipal Center

MEMBERS PRESENT: Board Members Chair Mike Houghton, Vice Chair Joe Lovejoy and Allison Knab.

ALSO PRESENT: Town Administrator David Moore; Police Chief Anthony King

At 3:00 pm Mr. Houghton opened the meeting. He immediately motioned to go into a non-public session to discuss performance reviews in accordance with RSA 91-A:3, II (a) Personnel. Mr. Lovejoy seconded the motion. Roll Call: Houghton – Yes; Lovejoy – Yes; Knab – Yes

At 6:00 pm Mr. Houghton motioned to come out of the non-public session and seal the minutes noting that failure to do so may render the proposed action ineffective. Mr. Lovejoy seconded the motion. All voted in favor.

At 6:02 pm Mr. Houghton motioned to adjourn. Mr. Lovejoy seconded the motion. All voted in favor.

Parks and Recreation Department

Quarterly Meeting

February 7th, 2022

1. Smyk property
 - a. Next steps with posting regulations for the Park
 - b. Signage and plaque for the Park
2. Youth Sports
 - a. Basketball, cancellations due to low number of players related to COVID.
 - b. Baseball is starting to meet to review and discuss their upcoming season.
2. Youth Sports Coordinator
 - a. The Recreation Commission has requested that the Department develop a cost analysis for a pilot program for a part time position to support youth sports. This position would be funded through the Recreation Revolving Fund.
3. [Great Bay Food Truck Festival 2022](#), May 7th
 - a. Meeting scheduled with Stratham Police Department to review parking and safety
 - b. Facility meeting scheduled with Stratham Public Works to review work details and facility needs
 - c. Monthly meetings with Exeter Area Chamber of Commerce
 - d. Sponsorship changes for this year
4. TMAC
 - a. Anticipated completion of the TMAC recommendations report to be completed by the February 18 with discussion/ presentation to the Select Board at their next available meeting date.
 - b. Request to install Eco Counter at trail entrance
 - i. Waiting on possible funding from the Park Association
5. Summer Camp planning/ registration/ contracted services
 - a. Program nearly sold out
 - b. Just over 500 registrations
 - c. Net revenue of over \$70K
 - d. CIT program sold out in 4 minutes
6. Community Bonfire
 - a. Event was well attended, over 100 attendees
 - b. Snowshoe event was added with the recent snow
 - c. Over 200 trees collected by the 5th grade committee
7. Ski Program
 - a. Pat's Peak (Wednesday) and McIntyre (Friday)
8. Master Planning for Stevens Park
 - a. Focus on parking, facility and structure.



The Executive Council of the State of New Hampshire **State House, 107 North Main Street, Concord, NH 03301**

JANET L. STEVENS
EXECUTIVE COUNCIL
DISTRICT THREE

Annual Report from Executive Councilor Janet Stevens – January 2022

It is an honor to serve as the Executive Councilor for District Three and to represent 266,000 New Hampshire citizens residing in 32 towns and cities. Unique to our nation, the five-member Executive Council, has a myriad of responsibilities including approving receipts and expenditures of state funds over \$10,000, vetting gubernatorial nominees to serve in state government, serving on the Governor's Advisory Commission on Intramodal Transportation, conducting hearings for judicial nominees, to overseeing federal relief funds allocated to New Hampshire, and confirming hundreds of volunteers to serve on the state's 300 plus State Boards and Commissions.

The Executive Council met for 24 scheduled meetings with the Governor to carry out the duties of confirming appointments and passing state contracts. This past year, the Executive Council reviewed and approved more than 2,100 contracts and passed several billion dollars of state contracts, covering memberships in professional organizations to approving nearly \$1.2 billion dollars for New Hampshire's Medicaid Care Management program. More than 240 contracts, in excess of approximately \$174 million dollars, were approved by the Council and awarded to local government, non-profits organizations, businesses in District Three. This amount reflects a portion of federal relief funds awarded to District Three.

Until the end of the State of Emergency, the disbursement of COVID-19 federal relief funds was authorized by the Governor and presented to the Executive Council as Informational Items. From the June 16, 2021, Executive Council meeting until the end of the year, the Council was charged with reviewing requests to accept and expend federal COVID-19 relief funds which included the Coronavirus Aid, Relief & Economic Security (CARES) Act, the Coronavirus Response & Relief Supplemental Appropriations Act (CRRSAA), the American Rescue Plan Act (ARPA) of 2021 State Fiscal Recovery Funds, Infrastructure Investment and Jobs Act (IIJA), Consolidated Appropriations Act, 2021, Federal Emergency Management Agency (FEMA) and other federal agency funds. The Executive Council approved 100% of new, multi-year federal COVID-19 relief funds presented for acceptance and expenditure in excess of approximately \$1.1 billion dollars.

The first tranche of the American Rescue Plan Act of 2021 (ARPA) Local Fiscal Recovery Funds (LFRF) has been distributed to all District Three municipalities. The second and final tranche will be released mid-Summer of 2022 for a total disbursement of more than \$39.2 million to the district, including more than \$12.8 million to the City of Portsmouth, which received funds directly from the U.S. Treasury. In conjunction with the Governor's Office for Emergency Relief and Recovery (GOFERR), I reached out to leadership in all District Three communities to assist with applications and eligible uses for these funds, which range from public health expenditures to water infrastructure upgrades.

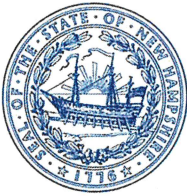
The Governor's Advisory Commission on Intermodal Transportation (GACIT) comprised of the five Executive Councilors and the Commissioner of the Department of Transportation, is charged with updating New Hampshire's Ten-Year Transportation Improvement Plan (TYP) every two years. To assess/collect public comments and feedback on the projects and themes of the draft TYP for 2023-2032, I hosted five hearings throughout the district and participated in separate GACIT Public Meetings. District Three has 63 separate road, bridge, active transportation and airport improvement projects in the TYP which are fully funded at \$655 million dollars, which includes the approval of \$418 million by the Executive Council on December 8, 2021. The TYP includes \$121 million in debt service for the benefits of the I-93 expansion projects which brings the total project funding to \$776 million.

The council also met on 12 separate occasions to conduct hearings for 24 gubernatorial nominees to serve as judges and justices within the Circuit, Superior and state Supreme Court, commissioners of state agencies, and the 32nd Attorney General for the State of New Hampshire. The Executive Council approved thirteen new judges to serve in the Circuit court system and three justices to serve in the Superior court. Filling these vacancies was essential to addressing the month-long backlogs in hearings and jury trials, exacerbated by the COVID -19 pandemic.

Please contact my office at any time I can be of assistance to you.

Sincerely,
Executive Councilor Janet Stevens

JANET L. STEVENS P.O. BOX 687 RYE, NH 03870
JANET.L.STEVENS@NH.GOV CONCORD OFFICE: 603.271.3632 CELL: 603.436.1645



Lindsey M. Stepp
Commissioner

Carolyn J. Lear
Assistant Commissioner

State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



MUNICIPAL & PROPERTY
DIVISION
James P. Gerry
Director

Samuel T. Greene
Assistant Director

Jan 26, 2022

TOWN OF STRATHAM
OFFICE OF SELECTMEN
10 BUNKER HILL AVENUE
STRATHAM, NH 03885

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Stratham between October 1, 2020 and September 30, 2021. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2021.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Stratham for Tax Year 2021 to be **81.9%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Stratham.

We have also determined the overall equalization assessment - sales ratio for the land, buildings, utilities, and manufactured housing in Stratham for Tax Year 2021 to be **81.8%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings, utilities, and manufactured housing in Stratham.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Stratham's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

You will be notified of Stratham's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy
Supervisor

James Gerry
Municipal and Property Director

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.



2021 Final Ratio Study Report

1 of 11

2/1/2022 9:14:41 AM

Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2020 through 09-30-2021

Ratios were created using stipulated year assessments.

Summary of Codes Used

Group Class: AA - Any & All	Property Codes: 11 = Single Family Home 12 = Multi Family 2-4 Units 14 = Single Res Condo Unit 19 = Unclass/Unk Imp Res 20 = Res Bldg Only 22 = Residential Land 26 = Mixed Use Cmcl/Ind Land 33 = Commercial L&B 35 = Mixed Use Res/Cmcl L&B 44 = Commercial Condo
Modifier Codes: 00 = No Modifier Code 70 = Waterfront	Special Codes: 00 = No Special Code

Indicated Ratio / Weighted Mean

Year	2021	2020	2019
Indicated Ratio	81.8	95.4	98.6
Weighted Mean	81.8	95.4	98.6

Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 208 XX Moved: 0 Sales w/PA34: 68 %Sales w/PA34: 32.7%	Total Strata: 208 Sales Used: 177 %Sales Used: 85.1% Sales Used w/PA34: 63 %Sales Used w/PA34: 35.6%	%Mean: 82.5% %Median: 81.9% %WtMean: 81.8% COD (Median): 9.9 PRD: 1.01 Median Selling Price: \$505,000 Median Assessed Value: \$407,500

Extended Statistics Section (Trimmed)

Town Code:	204	Weighted Mean:	81.8	COD:	9.9	PRD:	1.01
Valid Sales:	177	Wt.Mean Lo 90%CI:	80.5	COD Lo 90%CI:	9	PRD Lo 90%CI:	1.00
Trimmed:	0	Wt.Mean Up 90%CI:	83.2	COD Up 90%CI:	11	PRD Up 90%CI:	1.02
Untrimmed:	177	Median Ratio:	81.9	Weighted COD:	10	COV:	12.8
Trim Factor:	3	Median Lo 90%CI:	80	Med. Abs. Dev.:	10	25th Percentile:	75.8
Lo Trim Point:	43.9	Median Up 90%CI:	82.7	Med % Dev.:	12.2	75th Percentile:	89.1



2021 Final Ratio Study Report

2 of 11

2/1/2022 9:14:41 AM

Town Name: Stratham, Rockingham County

Use Code: AA - Any & All

Date Range: 10-01-2020 through 09-30-2021

Ratios were created using stipulated year assessments.

Up Trim Point:	123	Mean Ratio:	82.5	Coef. Conc. 10%:	63.3	Broaden Median:	81.9
Min Ratio:	43.9	Mean Lo 90%CI:	81.3	Coef. Conc. 15%:	89.3	Geometric Mean:	81.9
Max Ratio:	123	Mean Up 90%CI:	83.9	Coef. Conc. 20%:	94.4	Harmonic Mean:	81.2
Min Sale \$:	\$8,533	Avg. Sale Price:	\$520,793	Coef. Conc. 50%:	100	Std. Deviation:	10.6
Max Sale \$:	\$1,500,000	Avg. Appraised Val:	\$426,031	Coef. Conc. 100%:	100	Normality Test:	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	16	51.6	9.0
19	Multi-Town Property	1	3.2	0.6
21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately	2	6.5	1.1
38	Family/Relatives/Affil as Grantor/Grantee	5	16.1	2.8
51	Foreclosure	1	3.2	0.6
81	Estate Sale With Fiduciary Covenants	1	3.2	0.6
89	Resale in EQ Period	3	9.7	1.7
90	RSA 79-A Current Use	2	6.5	1.1
		31	100.0	17.5

Included Sales									
Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
1	6172-1673	\$529,000	\$472,200	89.3	14				
2	6172-1740	\$637,933	\$590,400	92.6	11				sketch correction, cathedral area previously listed as living space.
4	6173-1194	\$725,200	\$730,200	100.7	11				House not finished 4/1/2020. Changed to 100% complete 4/1/2021
5	6173-1352	\$166,800	\$184,600	110.7	14				
13	6176-2314	\$300,000	\$233,600	77.9	14				
16	6178-2599	\$624,933	\$530,200	84.8	11				Assessment change = changed condition from good to very good.



2021 Final Ratio Study Report

3 of 11

2/1/2022 9:14:41 AM

Town Name: Stratham, Rockingham County

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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
17	6179-2093	\$719,933	\$666,200	92.5	11				BRESLIN FARMS TO BRAD & CATHERINE SCHWATZ 10/16/20 FOR \$719,900. SCHWATZ TO KELLOWAY 9/10/21 FOR \$830,000. ASMT CHG=HOUSE UNDER CONST 4/1/20, HOUSE 100% COMP 4/1/21. Resold V396 [Ex 89]
18	6179-2284	\$240,000	\$196,000	81.7	14				ASSESSMENT CHANGE=CHANGED CONDITION FROM GOOD TO VERY GOOD BASED ON COMPLETE REMODEL
28	6183-2722	\$1,335,000	\$917,700	68.7	11				ASSESSMENT CHANGED=CONDITION FROM GOOD TO EXCELLENT BASED ON COMPLETE REMODEL
29	6184-0919	\$350,000	\$341,200	97.5	11				ASSESSMENT CHANGE=ONGOING RENOVATIONS
30	6184-0960	\$210,000	\$185,000	88.1	14				
33	6185-1105	\$900,000	\$706,200	78.5	11				ASSESSMENT CHANGE=ADDED GENERATOR IN 2021
36	6186-2472	\$815,000	\$729,400	89.5	11				ASSESSMENT CHANGE=LAND ONLY 4/1/2020. LAND & BUILDING 4/1/2021
37	6186-2826	\$671,333	\$642,300	95.7	11				ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021
38	6187-1907	\$195,000	\$167,000	85.6	14				ASSESSMENT CHANGE=CHANGED COND FROM GOOD TO VERY GOOD BASED ON INTERIOR RENOVATIONS
39	6188-0246	\$486,000	\$419,700	86.4	11				
41	6188-0709	\$536,933	\$467,200	87	14				
44	6190-1416	\$690,000	\$617,300	89.5	11				ASSESSMENT CHANGE=CHANGED CONDITION FROM GOOD TO VERY GOOD BASED ON INTERIOR RENOVATION
45	6192-0624	\$525,000	\$452,300	86.2	14				ASSESSMENT CHANGE=CHANGED CONDITION FROM VERY GOOD TO EXCELLENT BASED ON INTERIOR CONDITION
46	6193-2014	\$175,000	\$175,500	100.3	44				
48	6194-2607	\$563,000	\$562,900	100	11				
51	6195-2291	\$1,210,000	\$785,300	64.9	11				
56	6199-2005	\$445,000	\$428,800	96.4	11				ASSESSMENT CHANGE=ADDED FINISHED BASEMENT IN 2021
57	6200-1208	\$649,933	\$681,200	104.8	11				ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021
58	6201-0816	\$516,000	\$501,000	97.1	11				
59	6201-0972	\$250,000	\$196,700	78.7	14				



2021 Final Ratio Study Report

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Town Name: Stratham, Rockingham County

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Date Range: 10-01-2020 through 09-30-2021

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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
60	6201-2203	\$750,000	\$774,000	103.2	11				
61	6202-2748	\$569,933	\$468,900	82.3	14				
63	6203-0525	\$120,000	\$52,700	43.9	22				ASSESSMENT CHANGE=CORRECTED LAND CONDITION, PREVIOUSLY LISTED AS UNBUILDABLE
64	6204-0432	\$219,000	\$192,100	87.7	14				
68	6204-2283	\$415,000	\$437,800	105.5	11				
72	6206-0742	\$296,533	\$278,400	93.9	11				
74	6206-2335	\$275,000	\$229,000	83.3	14				
76	6207-2304	\$687,133	\$658,000	95.8	11				ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021
78	6208-1329	\$383,933	\$362,400	94.4	11				ASSESSMENT CHANGE=ADDED DECK 4/1/2021
82	6210-2855	\$456,000	\$366,600	80.4	14				
83	6211-0539	\$250,000	\$194,300	77.7	12				UPYA - ASSESSMENT CHANGE=OLD HOUSE TORN DOWN, NEW HOUSE STILL UNDER CONSTRUCTION 4/1/2021. SALE WAS FOR OLD HOUSE THAT WAS REMOVED
85	6211-2529	\$213,000	\$179,800	84.4	14				
91	6215-1844	\$253,933	\$199,500	78.6	14				
92	6216-1032	\$312,000	\$278,000	89.1	14				
93	6216-1040	\$255,000	\$186,400	73.1	14				
94	6216-1182	\$1,100,000	\$906,300	82.4	35				
96	6216-1622	\$1,500,000	\$1,158,400	77.2	11				
100	6218-1104	\$783,000	\$664,300	84.8	11				ASSESSMENT CHANGE=SKETCH CORRECTION AND SHED REMOVAL
102	6219-2700	\$659,933	\$672,900	102	11				ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021
105	6220-0702	\$760,000	\$683,200	89.9	11				ASSESSMENT CHANGE=ADDED GENERATOR 2021
107	6220-1180	\$205,000	\$156,800	76.5	14				
108	6220-2910	\$255,000	\$220,400	86.4	14				
110	6222-0480	\$546,000	\$454,600	83.3	14				



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
111	6222-1458	\$235,000	\$186,100	79.2	14				ASSESSMENT CHANGE=CHANGED CONDITION FROM GOOD TO VERY GOOD BASED ON INTERIOR RENOVATIONS
112	6222-2671	\$540,000	\$387,600	71.8	11				
118	6226-0578	\$430,000	\$317,300	73.8	11				ASSESSMENT CHANGE=SKETCH CORRECTION, ADD BASEMENT GARAGE
122	6226-2746	\$469,000	\$474,200	101.1	11				NEW HOUSE IN 2021
123	6227-0016	\$690,000	\$602,400	87.3	11				ASSESSMENT CHANGE=ADD A/C & FINISHED BASEMENT
126	6230-0268	\$867,533	\$828,700	95.5	11	70			ASSESSMENT CHANGE=ADDEDD 1/2 BATH
130	6233-0564	\$210,000	\$176,200	83.9	14				
131	6233-2611	\$705,000	\$673,400	95.5	11				ASSESSMENT CHANGE=LAND ONLY 4/1/2020. NEW HOUSE 4/1/2021
139	6236-0442	\$376,000	\$331,500	88.2	11				
144	6237-1866	\$280,000	\$260,400	93	22				
145	6237-2145	\$800,333	\$630,500	78.8	11				ASSESSMENT CHANGE=NEW HOUSE 4/1/2021
146	6238-0078	\$250,000	\$307,500	123	11				
153	6240-2361	\$499,933	\$474,200	94.8	11				ASSESSMENT CHANGE=NEW HOUSE 2021
155	6241-0542	\$273,000	\$225,400	82.6	14				ASSESSMENT CHANGE=INTERIOR RENOVATIONS
156	6243-2836	\$775,000	\$703,400	90.8	11				ASSESSMENT CHANGE=NEW HOUSE 4/1/2021
157	6244-0895	\$369,933	\$330,000	89.2	11				
158	6244-1720	\$412,000	\$341,300	82.8	11				ASSESSMENT CHANGE=CONVERTED ENCLOSED PORCH TO FINISHED FIRST FLOOR
163	6244-2917	\$431,000	\$300,500	69.7	14				
166	6246-2194	\$293,000	\$247,600	84.5	11				
167	6247-0120	\$758,733	\$661,000	87.1	11				ASSESSMENT CHANGE=NEW HOUSE 4/1/2021
168	6247-1623	\$415,000	\$348,100	83.9	11				
172	6248-2249	\$965,000	\$788,800	81.7	11				
177	6249-0956	\$649,933	\$662,600	102	11				ASSESSMENT CHANGE=HOUSE UNDER CONSTRUCTION 4/1/2020. HOUSE 100% COMPLETE 4/1/2021
178	6249-2216	\$190,133	\$157,600	82.9	14				



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
179	6250-0017	\$765,000	\$664,500	86.9	11				ASSESSMENT CHANGE=4/1/2020 LAND ONLY. 4/1/2021 NEW HOUSE.
180	6250-1027	\$375,000	\$316,700	84.4	14				
185	6253-0626	\$625,000	\$496,800	79.5	11				
189	6254-2094	\$215,000	\$173,700	80.8	14				
190	6254-2769	\$322,000	\$263,800	81.9	22				
192	6256-1429	\$339,000	\$273,000	80.5	11				
197	6258-1003	\$551,000	\$403,200	73.2	14				
199	6260-2227	\$630,000	\$593,600	94.2	11				ASSESSMENT CHANGE=INTERIOR RENOVATION AND INCREASED BATH COUNT
200	6260-2543	\$578,000	\$404,300	70	11				
210	6266-0673	\$220,000	\$169,500	77	14				
211	6267-2557	\$247,000	\$222,300	90	22				
213	6268-2482	\$1,025,000	\$824,700	80.5	11				ASSESSMENT CHANGE=INTERIOR RENOVATION, CHANGED CONDITION FROM GOOD TO VERY GOOD.
214	6269-1491	\$815,400	\$683,200	83.8	11				ASSESSMENT CHANGE=VACANT LOT IN 2020. NEW HOUSE 4/1/2021
215	6270-1725	\$490,000	\$383,700	78.3	11				
221	6271-2515	\$660,000	\$543,100	82.3	11				ASSESSMENT CHANGE=CHANGED FROM 3 BEDROOMS TO 4
224	6272-1907	\$966,600	\$806,500	83.4	11				
225	6272-2318	\$445,000	\$345,100	77.6	11				
226	6272-2934	\$565,000	\$431,800	76.4	11				ASSESSMENT CHANGE=ADDED FINISHED BASEMENT AND 1/2 BATH.
227	6273-1693	\$200,000	\$160,100	80	14				
228	6274-0204	\$550,000	\$439,100	79.8	11				
231	6275-1326	\$505,000	\$407,900	80.8	11				
233	6278-0595	\$451,000	\$389,000	86.2	11				
235	6279-0365	\$515,000	\$351,300	68.2	11				
236	6279-1319	\$700,000	\$559,900	80	11				
239	6280-1890	\$600,000	\$434,500	72.4	11				



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Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
243	6281-2442	\$242,000	\$199,000	82.2	14				ASSESSMENT CHANGE=FINISH BASEMENT
244	6282-0222	\$470,000	\$328,900	70	11				
249	6283-0971	\$1,082,933	\$760,700	70.2	11				ASSESSMENT CHANGE=NEW LOT IN 2021
255	6284-0584	\$625,000	\$441,600	70.7	14				
258	6284-2184	\$345,000	\$319,000	92.5	11				
259	6285-0259	\$590,000	\$543,900	92.2	11				ASSESSMENT CHANGE=CHANGED OPEN PORCH TO ENCLOSED PORCH
260	6285-1136	\$246,000	\$183,100	74.4	14				ASSESSMENT CHANGE=ENLARGED FINISHED BASEMENT AREA
266	6287-0198	\$546,000	\$459,200	84.1	14				
268	6287-2126	\$900,000	\$646,000	71.8	11				
269	6287-2236	\$620,000	\$441,600	71.2	11				
270	6287-2751	\$410,000	\$359,000	87.6	11				
276	6288-2973	\$500,000	\$435,400	87.1	11				
277	6289-0817	\$258,533	\$197,900	76.6	14				
279	6289-2642	\$505,000	\$344,400	68.2	11				ASSESSMENT CHANGE=CHANGED TO VINYL SIDING
286	6290-2668	\$900,000	\$623,300	69.3	11				ASSESSMENT CHANGE=ADDED SWIM SPA 4/1/2021
288	6291-0107	\$235,000	\$223,200	95	14				
290	6291-0752	\$200,000	\$156,100	78	14				Resold V413 [Ex 89]
291	6291-1625	\$330,000	\$228,200	69.2	14				
292	6291-1735	\$330,000	\$336,500	102	11				ASSESSMENT CHANGE=ADDED GENERATOR 2021. 6/15/21 SALE-BROWN TO BURKE FOR \$330K BOOK 6291 PAGE 1735. 8/23/21 SALE-BURKE TO OSHEA FOR \$430K BOOK 6319 PAGE 344. Resold V378 [Ex 89]
293	6291-2484	\$777,333	\$630,700	81.1	11				ASSESSMENT CHANGE=CHANGED FROM 3 BEDROOMS TO 4
294	6291-2877	\$645,000	\$430,500	66.7	14				
297	6292-2516	\$575,000	\$435,800	75.8	11				
298	6292-2954	\$655,000	\$503,800	76.9	11				ASSESSMENT CHANGE=OPEN PORCH NOW LIVING SPACE, 3 BEDROOMS TO 4, 2.5 BATHS TO 3.5;



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299	6293-0100	\$210,000	\$172,200	82	14				6/18/21 SALE-GILBERT TO PALYS FOR \$210K BK 6293 PG 0100. 8/2/21 SALE-PALYS TO ABOOD FOR \$215K BK 6310 PG 2770
300	6293-0363	\$1,275,000	\$876,800	68.8	11				
301	6293-2715	\$282,000	\$232,000	82.3	14				
302	6294-1549	\$576,533	\$406,400	70.5	11				
303	6295-0206	\$700,000	\$507,600	72.5	14				
304	6295-1312	\$299,933	\$247,300	82.4	11				
305	6295-1407	\$273,000	\$223,200	81.8	14				
306	6296-0111	\$640,000	\$428,700	67	14				
309	6297-1369	\$495,000	\$372,200	75.2	11				
310	6298-2526	\$550,000	\$577,800	105	11				
312	6299-0563	\$505,000	\$349,000	69.1	11				
314	6299-1867	\$828,000	\$613,300	74.1	11				
316	6301-0690	\$680,000	\$536,600	78.9	11				
317	6301-1328	\$660,000	\$545,900	82.7	11				
318	6301-1472	\$290,000	\$231,100	79.7	14				
320	6302-0813	\$286,000	\$221,300	77.4	14				
321	6303-1884	\$959,000	\$666,100	69.5	11				
323	6304-0230	\$550,000	\$409,700	74.5	14				
324	6304-0989	\$355,000	\$274,400	77.3	14				
325	6304-1136	\$899,933	\$742,800	82.5	11				
326	6305-0120	\$399,933	\$351,300	87.8	11				
328	6305-0389	\$250,000	\$174,300	69.7	14				
329	6305-0683	\$555,000	\$459,300	82.8	14				
330	6305-0975	\$612,000	\$451,700	73.8	11				
332	6306-1545	\$750,000	\$588,400	78.4	11				



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Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
339	6307-0637	\$289,933	\$221,700	76.5	14				
341	6308-0249	\$450,000	\$432,000	96	11				
342	6308-0785	\$455,000	\$405,700	89.2	11				
347	6310-1631	\$575,000	\$494,500	86	14				
348	6310-1529	\$675,000	\$614,700	91.1	11				
350	6311-0508	\$159,933	\$144,400	90.3	44				
351	6310-2769	\$215,000	\$173,900	80.9	14				
354	6312-2349	\$345,000	\$237,200	68.8	14				
357	6313-1183	\$715,000	\$513,300	71.8	11				
358	6314-0069	\$550,000	\$443,700	80.7	14				
359	6313-2798	\$535,000	\$387,300	72.4	11				
361	6313-1782	\$589,933	\$409,900	69.5	14				
369	6317-1131	\$8,533	\$8,000	93.8	22				
370	6317-1134	\$605,000	\$483,700	80	11				
371	6318-1780	\$550,000	\$398,100	72.4	11				
372	6318-0463	\$805,000	\$568,000	70.6	11				
377	6318-2150	\$825,000	\$774,200	93.8	11				
379	6319-1053	\$771,000	\$614,600	79.7	11				
380	6321-1653	\$999,000	\$675,400	67.6	11				
381	6322-1056	\$470,000	\$391,800	83.4	11				
382	6322-1616	\$350,000	\$350,200	100.1	11				
383	6322-2561	\$459,000	\$359,500	78.3	11				
386	6323-1546	\$605,000	\$429,300	71	14				ASSESSMENT CHANGE=FINISHED BASEMENT
388	6324-0526	\$500,000	\$343,500	68.7	11				
395	6325-1859	\$580,000	\$407,500	70.3	11				
398	6326-2943	\$245,000	\$173,900	71	14				



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Included Sales

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400	6327-2389	\$229,000	\$173,500	75.8	14				
401	6329-0524	\$815,000	\$627,700	77	11				
403	6330-0229	\$272,000	\$229,300	84.3	14				
405	6331-0268	\$220,000	\$158,400	72	14				
415	6335-1013	\$475,000	\$362,900	76.4	14				

Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
43	6190-0910	\$275,000	\$338,900	123.2	11			38	Family/Relatives/Affil as Grantor/Grantee
106	6220-0937	\$2,950,000	\$1,427,600	48.4	20			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately SALE INCLUDED 17-41-1, 17-41-2, 17-41-3 17-41-4
121	6226-1498	\$150,000	\$196,900	131.3	12			15	Improvements +/- Incomplete at Assmt date ASSESSMENT CHANGE=OLD HOUSE ON LOT REMOVED. FOUNDATION ONLY 4/1/2021
128	6232-0963	\$800,000	\$772,100	96.5	33			51	Foreclosure
161	6244-2426	\$255,000	\$97,000	38	44			38	Family/Relatives/Affil as Grantor/Grantee
165	6246-0814	\$1,249,933	\$1,022,900	81.8	11			90	RSA 79-A Current Use
201	6261-2183	\$1,221,533	\$317,500	26	11			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately mpc
203	6262-2308	\$230,000	\$186,300	81	14			81	Estate Sale With Fiduciary Covenants
229	6274-1297	\$310,000	\$236,200	76.2	14			38	Family/Relatives/Affil as Grantor/Grantee
234	6278-1182	\$35,000	\$289,400	826.9	11			38	Family/Relatives/Affil as Grantor/Grantee
240	6280-2714	\$81,800	\$489,000	597.8	11			38	Family/Relatives/Affil as Grantor/Grantee
261	6285-2121	\$806,400	\$630,200	78.2	11			15	Improvements +/- Incomplete at Assmt date 4/1/2021 HOUSE STILL UNDER CONSTRUCTION
280	6289-2975	\$1,078,933	\$694,300	64.4	11			15	Improvements +/- Incomplete at Assmt date 4/1/2021 HOUSE STILL UNDER CONSTRUCTION



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Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Notes
285	6290-2166	\$742,333	\$508,600	68.5	11			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021
296	6292-2092	\$743,600	\$635,900	85.5	11			15	Improvements +/- Incomplete at Assmt date NEW HOUSE STILL UNDER CONSTRUCTION 4/1/2021
307	6296-1560	\$869,933	\$659,600	75.8	11			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021
308	6297-0966	\$766,000	\$535,000	69.8	11			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021
327	6305-0345	\$809,000	\$656,700	81.2	11			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021
343	6309-0169	\$600,000	\$710,500	118.4	12			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021
346	6309-1339	\$934,933	\$714,300	76.4	11			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021
355	6312-1848	\$998,000	\$912,500	91.4	11			90	RSA 79-A Current Use
375	6318-2331	\$1,196,200	\$512,900	42.9	11			15	Improvements +/- Incomplete at Assmt date 4/1/2021 HOUSE STILL UNDER CONSTRUCTION
376	6318-2339	\$844,133	\$467,900	55.4	11			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION 4/1/2021
378	6319-0344	\$430,000	\$336,500	78.3	11			89	Resale in EQ Period Resale V292
392	6324-2853	\$599,000	\$1	0	19			15	Improvements +/- Incomplete at Assmt date
393	6325-0024	\$991,600	\$630,900	63.6	11			15	Improvements +/- Incomplete at Assmt date HOUSE STILL UNDER CONSTRUCTION ON 4/1/2021
396	6326-2161	\$830,000	\$666,200	80.3	11			89	Resale in EQ Period Resale V17
397	6326-2245	\$502,000	\$10,200	2	26			19	Multi-Town Property .15 ACRES OF VACANT LAND IN STRATHAM. REMAINING PROPERTY IN NORTH HAMPTON
406	6331-0317	\$1,099,933	\$590,300	53.7	11			15	Improvements +/- Incomplete at Assmt date NEW LOT IN 2021. NEW HOUSE STILL UNDER CONSTRUCTION 4/1/2021
410	6332-2465	\$649,933	\$1	0	19			15	Improvements +/- Incomplete at Assmt date NEW LOT FOR 2022. NEW HOUSE 4/1/22
413	6334-0608	\$205,000	\$156,100	76.2	14			89	Resale in EQ Period Resale V290

From: [David Moore](#)
To: [Karen Richard](#)
Subject: FW: A Minute of Your Time
Date: Tuesday, February 1, 2022 2:43:49 PM

Karen,

Can you please put the correspondence below on the Select Board agenda (correspondence)?

Thank you,

David M.

From: Robert Roseen <rroseen@waterstone-eng.com>
Sent: Tuesday, February 1, 2022 1:23 PM
To: Mike Houghton <mike@dowlingcorp.com>; Robert Roseen (rroseen@gmail.com) <rroseen@gmail.com>
Subject: Re: A Minute of Your Time

Hi Mike,
Thanks for the note. Hope you are well.

I'm glad you reached out. I've been planning to connect with Mark. I've decided to resign from the board. My availability is not going to change for the near future. I've enjoyed working with the board and will miss it.

I would like to join again when circumstances change but that may be at some time TBD.

Happy to discuss more if you would like.

Regards,
Rob

Robert Roseen
603-686-2488

From: Mike Houghton <mike@dowlingcorp.com>
Sent: Monday, January 31, 2022 4:46:22 PM
To: Robert Roseen (rroseen@gmail.com) <rroseen@gmail.com>
Subject: A Minute of Your Time

Rob,

Hope you and your family are well. I am reaching to see if you might be able to call when you are able to discuss path forward on the Planning Board. I can be reached most days at 603-817-9841

and will call back promptly if you receive my voicemail.

Thanks!!

Mike Houghton
603-817-9841

2021 TOWN OFFICERS

ELECTED POSITIONS

SELECT BOARD

Mike Houghton, Chair

term expires 2023

Joseph Lovejoy, Vice Chair

term expires 2022

Allison Knab

term expires 2024

MODERATOR

David Emanuel

term expires 2022

Beth Dupell (appointed assistant)

TOWN CLERK/TAX COLLECTOR

Deborah Bakie

term expires 2022

James Joseph, Deputy

Tara Madden, Office Assistant

SUPERVISORS OF THE CHECKLIST

Cathy Warner

term expires 2026

Melanie McGrail

term expires 2022

Connie Aubin-Adams

term expires 2024

TRUSTEES OF THE TRUST FUNDS

Mikki Deschaine, Chair

term expires 2023

Bev Connolly (Jan.-July)

term expires 2022

Patricia Lovejoy

term expires 2024

LIBRARY TRUSTEES

Kate Kim, Chair

term expires 2023

Adrianne Sherry

term expires 2024

Susan Wilbur

term expires 2024

Steve Simons

term expires 2022

Michael Hunter

term expires 2022

Lesley Kimball, Director (appointed)

CEMETERY TRUSTEES

Colin Laverty, Chair

term expires 2023

June Sawyer

term expires 2022

Jessica Kliskey

term expires 2024

APPOINTED POSITIONS

TOWN ADMINISTRATOR

David S. Moore, Town Administrator
Tracy Abbott, Treasurer
Dawna Duhamel, Finance Administrator – Jan.-Sept.
Christiane McAllister, Finance Administrator – Oct.-Dec.
Karen Richard, Executive Assistant/Welfare Coordinator

CODE ENFORCEMENT/BUILDING INSPECTOR

Shanti Wolph, Code Enforcement Officer/Building Inspector
Denise Lemire, Land Use Administrative Assistant

TOWN ASSESSOR

Chris Murdough, Town Assessor
James Joseph, Assessing Assistant

DEPARTMENT OF PUBLIC WORKS

Nathaniel Mears, Public Works Director	Timothy Slager
Alan Williams, Foreman	Charles Perkins
Jason Pond, Maintenance Supervisor	Robert Jackson
Doreen Coughlin, Assistant Custodian	Trevor Batchelder

FIRE DEPARTMENT

Chief Matt Larrabee	Lt. John Dardani
Deputy Chief Josh Crow	Lt. Jeff Denton
Captain Tim Slager	Lt. Chris Heal
Captain Bryan Crosby	
EMS – Captain Peggy Crosby	
EMS – Lt. June Sawyer	
EMS – Lt. Collette Poisson	

OFFICE OF EMERGENCY MANAGEMENT

David Barr, Director
David Emanuel, Deputy Director

POLICE DEPARTMENT

Chief Anthony King

Lt. David Pierce

Det. Sgt. Steven Janvrin

Sgt. James “Chris” Call

Sgt. John Emerson

Off. Amanda Bibeau

Off. Matthew Callahan

Off. Michael Doucette

Off. Ken Gauthier

Off. Brian Holbrook

Off. Corey Wynn

Off. Charles Law

William Hart, Prosecutor

Support Staff:

Katelyn Drago, Admin. Asst.

On Call Officer:

Off. Kevin O’Neil

HEALTH OFFICER

Shanti Wolph

Matt Larrabee

PLANNING BOARD

Tom House, Chair

term expires 2022

David Canada, Vice Chair

term expires 2023

Michael Houghton, Select Board

Robert Roseen

term expires 2023

Pamela Hollasch

term expires 2022

Joe Anderson, Alternate

term expires 2023

Chris Zaremba, Alternate

term expires 2024

Mark Connors, Town Planner

BOARD OF ADJUSTMENT

Drew Pierce, Chair

term expires 2022

Charles “Erik” Herring

term expires 2022

Richard Goulet

term expires 2023

Bruno Federico

term expires 2023

Amber Dagata, Vice Chair

term expires 2023

Phil Caparso, Alternate

term expires 2023

Brent Eastwood, Alternate

term expires 2024

CONSERVATION COMMISSION

William Kenny, Chair

term expires 2022

Brad Jones

term expires 2023

Allison Knab, Select Board

Robert Keating

term expires 2023

Dan McAuliffe

term expires 2023

Ana Egana, Secretary

term expires 2023

Tim Copeland, Alternate

term expires 2022

Kyle Saltonstall, Alternate, Vice Chair

term expires 2022

William McCarthy

term expires 2024

RECREATION COMMISSION

Tracy-Lynn Abbott, Chair	term expires 2023
Jeff Simeone, Co-Chair, Secretary	term expires 2022
Kate Dardinski (appointed to fill unexpired term)	term expires 2023
Joseph Lovejoy, Select Board	
Sean Kotkowski	term expires 2023
Vacant	term expires 2023
Vacant	term expires 2021
Vacant	term expires 2021

BUDGET ADVISORY COMMITTEE 2021

David Canada	June Sawyer
Garrett Dolan	Wayne Young
Beth Dupell	Ben Zaines
Rachel Jefferson	

HERITAGE COMMISSION

Nathan Merrill, Chair	term expires 2023
David Canada, Planning Board Rep	term expires 2023
Mike Houghton, Select Board	
Rebecca Mitchell	term expires 2022
Forrest Barker, Treasurer	term expires 2023
Tammy Hathaway, Alternate, Secretary	term expires 2024
Florence Wiggins, Alternate	term expires 2022
Vacant, Alternate	term expires 2021

PUBLIC WORKS COMMISSION

John Boisvert, Chair	term expires 2022
Joseph Lovejoy, Select Board	
Michael Girard	term expires 2020
Jim Cushman	term expires 2022
Phil Caparso	term expires 2022
Frank Swift, Alternate	term expires 2022

ENERGY COMMISSION

Michael Welty, Chair	term expires 2024
Charles Case	term expires 2024
Matt O'Keefe	term expires 2023
Joe Van Gombos	term expires 2022
Mike Ream	term expires 2023
Vacant, Alternate	term expires 2022

STRATHAM FAIR COMMITTEE

Francisco Marin, Chair	Matt Bartell
John Cushing	Tim Slager
Caren Gallagher	Shelly Blood

ROCKINGHAM PLANNING COMMISSION

Lucy Cushman
Joseph Johnson

LAMPREY REGIONAL COOPERATIVE

Paul R. Deschaine

SOUTHEAST WATERSHED ALLIANCE

Michael Girard

EXETER-SQUAMSCOTT RIVER LOCAL ADVISORY COMMITTEE

Eric Bahr
Nathan Merrill

TRAIL MANAGEMENT ADVISORY COMMITTEE

Kate Dardinski, Chair
Edie Barker
Greg Blood
William McCarthy
Kevin O'Brien
Patricia (Trish) Weideman
Scott Zeller
Seth Hickey, Parks & Recreation Director

Seacoast Private Well Initiative

- Purposes
 - Reduce exposure to contaminants
 - Evaluate effectiveness of the approach
 - Promote private well testing & treatment
- Form Project Advisory Committee
- Recruit local coordinators
- Website and materials
- 6 local workshops followed by testing
- Free filter pitchers
- Water testing & treatment fair
- Follow participants for one year
- Evaluation and report



Estimated populations served by private wells

	Pop served (USGS, 2005)	2019 <u>est</u> (2005 <u>est</u> x 1.045)
Dover	1,906	1,993
Exeter	1,572	1,644
Greenland	1,954	2,043
Hampton	1,746	1,826
<u>Madbury</u>	1,735	1,814
New Castle	0	0
Newington	63	66
North Hampton	936	979
Portsmouth	98	102
Rye	168	176
Seabrook	204	213
Stratham	5,139	5,373
TOTAL	15,521	16,228

Shaded rows represent towns where workshops would be combined with a neighboring town.

Estimated Costs for Seacoast Arsenic Initiative

Estimated pop served by private wells	16,228		USGS 2005 estimate (see below) x 1.045
Est. households served by private wells	6,491	2.5/HH	
Households participating in testing	2,596	40%	
Well testing at one test/participant	\$272,630	\$105	"Standard" plus Radon
Participants with exceedances for metals	1,558	60%	
Eligible for Medicaid, SNAP, Housing Assistance, Supplemental Security Income, TANF, or General Assistance	312	20%	nationwide statistic
Filter pitchers plus 2 cartridges for public assistance HHs	\$17,137	\$55	
Total funding request	\$289,767		

Local coordinator's role

01

Arrange venue
(if in person)

02

Arrange for
promotion
(town website,
news, etc.)

03

Coordinate
pick-up and
drop-off site

04

Bring samples
to lab

Preliminary timeline: Accelerated

A team of 6 local coordinators working with NHDES

What?	When?
Advisory committee and <i>team of 6 coordinators</i> recruited	February-March 2022
Planning phase (website created, labs contracted, 6 local coordinators trained, pitchers ordered, etc)	Spring 2022
6 workshops /testing events conducted	Summer 2022
Water testing & treatment fair	Fall 2022
Provide free filter pitchers to low-income participants	Ongoing June—September 2022
Report to Seacoast Commission on preliminary results of project	December 2022
Follow participants for 1 year, collect data on changes in knowledge, behavior, etc.	October 2022—September 2023
Report to Seacoast Commission on results of initiative including data and outcomes, plans for state scale-up	September 2023

Preliminary timeline: Prolonged NHDES staff without local coordinators

What?	When?
Advisory committee formed	February 2022
Planning phase (website created, labs contracted, pitchers ordered, etc)	Spring 2022
6 workshops /testing events conducted	Second half of 2022
Water testing & treatment fair	January 2023
Provide free filter pitchers to low-income participants	Ongoing June—December 2022
Report to Seacoast Commission on preliminary results of project	March 2023
Follow participants for 1 year, collect data on changes in knowledge, behavior, etc.	January 2023—December 2023
Report to Seacoast Commission on results of initiative including data and outcomes, plans for state scale-up	December 2023

Action item:

Form Advisory Committee

Seacoast Commission members

Community representatives/coordinators

2022 SELECT BOARD MEETING SCHEDULE¹

Adopted by the Select Board on October 18, 2021

<u>DATE OF MEETING</u>	<u>DEPARTMENT TO REPORT</u>
Monday, January 3, 2022	Police, 2022 Goals check-in
Tuesday, January 18, 2022	Assessing, Planning, Legislative Delegation
Thursday, February 3, 2022 ²	Public Hearing on Budget/Warrant
Monday, February 7, 2022	Parks & Recreation
Monday, March 7, 2022	Library, 2022 Goals check-in
Tuesday, March 8, 2022	Town Meeting (Ballot portion)
Monday, March 21, 2022	Public Works
Monday, April 4, 2022	Treasurer Report and Fire, Building
Monday, April 18, 2022	Assessing, Planning, 2022 Goals check-in
Monday, May 2, 2022	Police
Monday, May 16, 2022	Parks & Recreation
Tuesday, May 31, 2022	Library, Legislative Delegation
Monday, June 21, 2022	Public Works, 2022 Goals check-in
Tuesday, July 5, 2022	Fire, Building
Monday, July 18, 2022	Assessing, Planning
Monday, August 1, 2022	Police, Parks & Recreation
Monday, August 15, 2022	<i>Signatures meeting only, if needed</i>
Tuesday, September 6, 2022	Library
Monday, September 19, 2022	Public Works
Monday, October 3, 2022	Treasurer Report, Building
Monday, October 17, 2022	Assessing, Planning
Monday, November 7, 2022	Police, Fire
Monday, November 21, 2022	Parks & Recreation
Monday, December 5, 2022	Public Works
Monday, December 19, 2022	Fire, Building, 2022 Goals check-in

¹ For reference only, school vacation weeks are February 28 to March 4th and April 25 to April 29th

² In accordance with NH RSAs as summarized by NH Municipal Association, the last day to hold a public hearing on the budget is February 11, 2021. This date is subject to finalization.



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

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

Fax (All Offices) 603-775-0517

TO: Select Board Members
David Moore, Town Administrator

FROM: Mark Connors, Town Planner

FOR: February 7, 2022

RE: **Planning Board Regular Member Vacancy**

If the Select Board votes to accept the resignation of Robert Roseen from the Planning Board, it will create a vacancy for a regular member position on the Board. At its February 2, 2022 meeting, the Planning Board unanimously voted to recommend that the Select Board appoint Christopher Zaremba, an alternate member, to a regular member position filling out the remainder of Mr. Roseen's term, which expires in 2023.

Mr. Zaremba was appointed to the Planning Board as an alternate member in June 2021. During his time on the Board, he has established himself as an active, highly engaged, knowledgeable, and valued member. His legal background has proven helpful in the drafting of zoning amendments and other Board deliberations. He is also further serving the community as a member of the Stratham Age Friendly Community Local Steering Committee. Mr. Zaremba has attended 15 of the 17 Planning Board meetings held since his appointment as an alternate member. The Planning Board expressed its thanks for Mr. Zaremba's contributions to the Board in recommending his ascension to a regular member position