



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

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

SELECT BOARD AGENDA

January 20, 2026

7:00 pm

**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

- I. Call to order
- II. Roll Call
- III. Consideration of Minutes – 1/5/26
- IV. Finance Report (second meeting of the month)
- V. Department Reports & Presentations
 - A. Vanessa Price to present the Planning & Building Dept. Report
- VI. Correspondence
- VII. Public Comment
- VIII. Public Hearings, Ordinances and/or Resolutions
- IX. Discussion of Monthly Reports – (second meeting of the month)
- X. New Business and Action Items
 - A. Final Review of Draft Warrant and Budget
 - B. Budget Hearing notice for publication
 - C. Aberdeen West Decommissioning and Landscape Agreement
 - D. 217 Portsmouth Cistern and Stormwater Management Agreement
 - E. Accept Fire Department Association vent fan gift
 - F. Police Department fund requests out of the Detail Fund and Traffic CIP
 - G. Police Department Performance Evaluations
- XI. Town Administrator Report

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.



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

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

- XII. Informational Items
 - A. Tax Collectors Report
 - B. Stratham Memorial School Board Flyer
- XIII. Reservations, Event Requests & Permits
 - A. SMS Wellness Walk – request to close road May 15 at 1:15pm
- XIV. Review of Recent or Upcoming Board & Commissions Agendas
 - A. Energy Commission – Community Power Discussion
- XV. Boards and Commissions Nominations & Appointments
 - A. Appointments for consideration
 - B. Appointments to be voted on
 - 1. Mike Lamb - EMD Director Position
 - 2. June Sawyer -EMD Deputy Director Position
 - 3. Nate Merrill for re-appointment to the ESRLAC for a three year term to end in 2029
- XVI. Miscellaneous & Old Business
 - A. Winnicutt Road Names
- XVII. Adjournment

MINUTES OF THE JANUARY 5, 2026 SELECT BOARD MEETING

MEMBERS PRESENT: Board Members Chair Mike Houghton, Joe Anderson

ABSENT: Vice Chair Allison Knab

ALSO PRESENT: Town Administrator Tim Roache

At 6:58pm Mr. Houghton opened the meeting and motioned to approve the revised minutes of the December 15, 2025 Select Board meeting. Mr. Anderson seconded the motion. All voted in favor.

Mr. Houghton noted that Police Chief Anthony King could not attend due to an injury and Steve Hamilton, Whitney Consulting, was not available to attend. The Board reviewed correspondence from Mr. Bacon regarding a parcel of land. Mr. Houghton recalled a similar inquiry several years ago that was denied due to potential impacts on the Town's future use of the property. It was unclear whether Town Counsel had been consulted at that time. Mr. Roache noted that the earlier request involved property off Gifford Farm Road, while the current inquiry concerns land off Lovell Road. He recommended additional staff research before responding, and the Board agreed. Mr. Houghton stated that the key question is whether a standing easement exists; beyond that, the matter would follow the Planning Board and standard land-use processes. Mr. Roache will prepare a draft response letter once the research is complete.

Mr. Houghton next addressed the email regarding e-bikes at Stratham Hill Park. Mr. Anderson recalled that in a previous meeting Chief King outlined the distinctions among the various types of e-bikes. Mr. Houghton observed that this and other unresolved issues tie back to the broader discussion held at the last meeting about developing a long-term vision for Stratham Hill Park. He emphasized the need to engage a wider group of stakeholders, establish a unified plan, and implement it thoughtfully. The Board agreed that the e-bike question will be incorporated into this larger conversation. As e-bikes continue to grow in popularity, the Board acknowledged that the topic has not yet been formally addressed at the park.

Moving to new business, the Board reviewed the 2026 Select Board meeting schedule and discussed when to invite the Legislative Delegation. Mr. Houghton asked Mr. Roache to coordinate with Ms. Knab, who serves as part of the delegation, to determine the most appropriate meeting date.

Mr. Houghton then introduced the proposal from Wilcox & Barton. Mr. Roache requested authorization to sign the agreement. Mr. Anderson questioned the cost, and Mr. Roache explained that the firm conducts required PFAS groundwater monitoring, including collection and sampling. Mr. Houghton added that they also handle reporting. He suggested inviting the firm to a future meeting to provide an overview of their services and offer a forecast of emerging issues based on recent trends. The Board noted that the PFAS testing area has expanded beyond the originally identified zones, and each expansion requires additional remediation work by another contractor. Mr. Roache reported that associated costs now range from approximately \$125,000 to \$175,000. He will invite Wilcox & Barton to attend a meeting after budget season, likely in late February or early March.

Mr. Houghton moved to authorize the Town Administrator to sign the 2026 Agreement. Mr. Anderson seconded the motion. All voted in favor.

Mr. Houghton moved to the Winnicutt subdivision road names and suggested moving it to the next meeting so that Ms. Knab could provide input.

Mr. Houghton requested an update on the ZBA rules and fee schedule. Mr. Roache reported that Ms. Price recommended reviewing the updated Planning Board fee schedule at the same time as the ZBA schedule. The Board agreed that both should be addressed through a public hearing.

Mr. Anderson stated that he had received an email from John Cushing inquiring whether the Board would be receptive to a funding request to incorporate USA 250 into Stratham's Summerfest program.

Mr. Roache provided an update on his management team meetings with Mr. Hickey and Ms. Ruest, noting ongoing work to revise the employee review process. He is proposing changes with which he has had previous success and aims to make the process more continuous. Mr. Houghton agreed, emphasizing that employee retention is supported by open, transparent engagement, with reviews focused on behaviors that reflect core values and on the skills required for each role. He shared that his company conducts quarterly one-on-one meetings to set goals and review accomplishments tied to strategic initiatives. Mr. Roache added that annual reviews alone can leave underperforming employees blindsided, underscoring the need for more frequent feedback. He, Mr. Hickey, and Ms. Ruest will continue refining the process and will bring a draft document to the Board for review.

The Board also discussed the Employee Manual. Mr. Anderson felt the prior draft was overly lengthy and repetitive and suggested looking to more streamlined models. He noted that six key issues had previously been identified by the former Town Administrator and Finance Administrator and recommended focusing on those areas first. Mr. Houghton suggested consulting NH Municipal Association for examples, recommendations, and best practices.

Mr. Roache provided an update on the new Town website, noting that Revize had not fully conveyed the amount of post-launch work required of staff. The Board agreed that the site looks good overall. He has spoken with the website committee about limiting editing access to ensure a consistent appearance across all pages. Mr. Anderson inquired about the status of the Select Board Newsletter. Mr. Roache will follow up with Ms. Richard for an update.

Mr. Roache reported that Ms. Fowle created a presentation template for departments to use when meeting with the Budget Advisory Committee (BAC). Mr. Houghton noted that the BAC has historically requested a line-item budget, which has been provided along with other materials in advance of the meeting.

Mr. Roache also highlighted the need to begin preparing the Town Report and asked the Board for suggestions on items to include in the Select Board's section, which he will draft.

Mr. Anderson asked whether RPC still planned to attend the upcoming Planning Board meeting. Mr. Roache confirmed that Jenn Rowden will attend to discuss impact fees, and Mr. Anderson indicated he plans to be present.

Mr. Anderson asked for an update on DPW openings. Mr. Roache reported that the Laborer and Facilities Lead positions are currently being finalized and will be posted soon. Mr. Anderson inquired whether the wage rates are competitive in the current market. The Board briefly discussed the responsibilities of the Facilities Lead role and the associated compensation.

The Board was informed that the auditors have been in contact with Ms. Ruest, who has reviewed their materials and discussed outstanding items with them. No significant issues were found.

RESERVATIONS

Mr. Anderson motioned to approve the New Life Baptist Church to continue to use the Sewall Room on Sundays at a reduced rate. Mr. Houghton suggested a slight increase. Mr. Anderson motioned for the fee to be at a rate of \$350 per quarter in exchange for sweeping/mopping following their meetings. Mr. Houghton seconded the motion. All voted in favor.

APPOINTMENTS

Mr. Houghton stated that Mike Lamb is being considered for Emergency Management Director and June Sawyer is being considered for Deputy Emergency Management Director. Mr. Anderson wondered if the previous Director would oversee Mr. Lamb for the first six months for an additional level of support. They would also like to see a few more assistants or deputies for succession planning.

OLD BUSINESS

Mr. Anderson motioned to approve the abatement for 132 Portsmouth Avenue, Stratham, in the amount of \$9,788 for the 2025 tax year. Mr. Houghton seconded the motion. All in favor. Mr. Roache reported that the Town has received the deed and keys to the Lane property. He noted that a pipe had burst in the Lane house, affecting the line that serves the other buildings. A restoration company is currently warming and drying the structure. The next steps include repairing the plumbing and replacing necessary fixtures. The Board briefly discussed the scope of work, and Mr. Roache encouraged them to visit the property to see the conditions firsthand. Mr. Roache shared that he had spoken with Nate Merrill, who referenced Drew Bedard's report recommending upgrades to the main house systems. Mr. Houghton felt that the immediate priority is to dry the building and maintain heat in the basement, after which restoration and system upgrades can proceed. Mr. Roache added that Mr. Merrill believed some modernization may be possible even with the property's historic designation.

Mr. Houghton inquired about the rental status. Mr. Roache explained that the lease had not been signed previously because the Town did not yet own the property. It has now been reviewed by Town Counsel and is ready for execution. He also noted receiving a rental inquiry for the tannery building for a business venture. Before considering any rental arrangements, the building must be evaluated to ensure it meets rental standards. Mr. Roache will move this process forward as quickly as possible.

Mr. Roache reported that he has submitted the budget to the Budget Advisory Committee (BAC). Mr. Anderson noted that projected 2026 revenues appear lower than actual 2025 revenues and requested clarification. Mr. Roache will follow up with the Finance Administrator for an explanation.

Mr. Houghton observed that the Board is not yet where it would like to be with the budget and looks forward to BAC recommendations. He emphasized the importance of maintaining consistency in the tax rate and asked the Finance Administrator to develop tax-rate projection models comparing anticipated rates to prior years. He noted that Ms. Ruest's December reports show the Town is currently below budget overall, contributing to fund balance. The Board will need to understand available fund balance while remaining within the auditor's recommended parameters, which Mr. Houghton recalled as no less than 5 percent. They agreed there appears to be no clear reason for revenues to be decreasing.

Mr. Houghton then moved to the Fire Department payroll. Mr. Anderson shared that he had spoken with the Fire Chief regarding payroll, training, and stipends, and that the Chief may be budgeting conservatively out of concern for exceeding appropriations. The Board supported the Chief's advocacy for his department and noted that the BAC will provide input, anticipating substantial discussion on these requests.

Mr. Houghton added that the BAC should also provide a recommendation regarding the fire tower. Mr. Roache commented that removing the fire tower from the budget significantly improves the overall picture, as it is a large-ticket item. Mr. Houghton stated that once the BAC completes its review and issues its recommendations, the Board will make the final decisions. Mr. Anderson asked to see the draft warrant.

Seeing no further business, at 8:12pm Mr. Houghton motioned to adjourn. Mr. Anderson seconded the motion. All voted in favor.

Respectfully submitted,

Karen Richard
Recording Secretary

	Budget 2024	Actual 2024	Budget 2025	YTD 12/31/25 Actual 2025 *before leftover AP	Projected Budget 2026	Department Notes	BAC Notes
GENERAL GOVERNMENT							
EXECUTIVE							
Select Board							
100 4130 01 101 Select Board Stipends	12,000.00	12,000.00	12,000.00	12,000.00	12,000	0.00%	
Administration							
100 4130 02 102 Town Administration Payroll	184,440.00	188,205.05	191,140.00	150,167.79	212,400	10.01%	
100 4130 02 103 Added by Import	0.00	0.00	0.00	0.00	0		
100 4130 02 201 Supplies	4,000.00	2,800.44	3,000.00	2,937.72	3,000		
100 4130 02 204 Association Dues	9,500.00	9,736.25	9,500.00	10,070.10	10,000	Munic Managers, ICMA, NHMA, Welfare	Reduce by 1000
100 4130 02 208 Contracted services	1,000.00	0.00	1,000.00	5,500.00	1,000	MRI	
100 4130 02 209 Workshops & Training	4,000.00	606.00	2,500.00	1,305.00	2,000		
100 4130 02 216 Advertising	1,000.00	1,439.46	1,500.00	7,339.30	1,500		
100 4130 02 224 Meetings & Meals	6,850.00	9,553.50	7,500.00	990.19	6,000		
100 4130 02 225 Mileage	500.00	293.46	500.00	204.00	500		
100 4130 02 230 Fed-Ex	250.00	0.00	150.00	0.00	100		
100 4130 02 231 Postage	13,000.00	16,020.65	14,000.00	13,391.65	13,000		
100 4130 02 262 Town Report	3,200.00	3,310.38	3,500.00	3,570.00	3,750		
100 4130 02 317 Service Contract (copier)	8,000.00	10,455.20	9,500.00	12,105.00	10,570	\$795 + \$89 per month x 60 months	
100 4130 02 319 Background Checks	500.00	797.00	500.00	1,079.50	500		
100 4130 02 328 Town Meeting	1,000.00	0.00	500.00	0.00	500		
TOTAL EXPENSES	249,240.00	255,217.39	256,790.00	220,660.25	276,820	7.24%	
ELECTION & REGISTRATION							
100 4140 01 201 Supplies	7,000.00	3,916.38	3,000.00	2,258.70	7,500	(3) Elections in 2026	
100 4140 01 219 Ballot Clerks	9,000.00	9,100.00	2,500.00	2,075.00	6,500	(3) Elections in 2026	
100 4140 01 220 Moderator/Asst. Moderator	3,600.00	2,700.00	900.00	0.00	2,700		
100 4140 01 221 Meals	4,000.00	2,848.61	1,000.00	998.11	3,500		
100 4140 01 301 Supervisors of the checklist	3,600.00	3,600.00	3,600.00	3,600.00	4,500	Increase due to new mandates	
100 4140 01 308 Workshops & Training	100.00	250.00	100.00	0.00	100		
100 4140 01 317 Equipment Maintenance	650.00	700.00	3,000.00	600.00	1,500		New Machines maintenance unknown
TOTAL EXPENSES	27,950.00	23,114.99	14,100.00	9,531.81	26,300	46.39%	

FINANCIAL ADMIN

100 4150 01 120 Finance Payroll	155,000.00	137,389.85	157,025.00	141,205.61	164,200	4.37%
100 4150 01 204 Dues/Misc Exp.	200.00	454.08	500.00	863.31	500	
100 4150 01 217 Audit	25,000.00	27,497.44	30,000.00	27,926.28	30,000	
100 4150 01 306 Financial Software Lic/Training	2,200.00	2,152.75	2,200.00	3,421.25	3,600	AccuFund
100 4150 01 308 Workshops & Training	800.00	793.00	800.00	100.00	800	Budget/Fin Workshop & NHMA Conf.
100 4150 01 401 Contracted Services	18,000.00	17,737.48	18,000.00	21,452.52	18,000	Isolved
100 4150 01 900 Bank Fees	100.00	0.00	100.00	0.00	50	
100 4150 05 111 Finance-Treasurer Stipend	7,500.00	7,500.00	7,500.00	7,500.00	7,500	
TOTAL EXPENSES	208,800.00	193,524.60	216,125.00	202,468.97	224,650	3.79%

ASSESSING

100 4150 02 114 Assessing Payroll	8,535.00	9,125.80	9,045.00	9,234.81	9,220	1.90%
100 4150 02 201 Assessing Supplies	500.00	406.88	500.00	94.99	500	
100 4150 02 204 Dues/Misc Exp.	500.00	560.00	600.00	812.00	850	
100 4150 02 218 Registry Expense	100.00	12.00	50.00	3.00	50	
100 4150 02 304 Tax maps	4,000.00	3,971.92	4,000.00	3,900.00	4,000	
100 4150 02 308 Workshops & Training	250.00	0.00	100.00	100.00	100	
100 4150 02 316 Cell Phone Reimbursement	0.00	0.00	0.00	488.04	650	see 4155 02 199; may be duplicate
100 4150 02 317 Equipment Maintenance/Software	7,500.00	7,186.00	7,500.00	7,441.32	7,500	
100 4150 02 401 Contracted Services	80,000.00	53,210.00	58,000.00	43,597.20	45,000	General Assessing
TOTAL EXPENSES	101,385.00	74,472.60	79,795.00	65,671.36	67,870	-17.57%

Town Clerk/Tax Collector

100 4150 03 112 TC/TC Payroll	146,580.00	157,049.24	171,862.00	176,404.53	186,110	7.66%
100 4150 03 201 Office Supplies	5,000.00	2,664.63	4,000.00	2,533.82	4,000	
100 4150 03 204 Dues & Memberships	100.00	60.00	100.00	60.00	100	
100 4150 03 209 Conventions	800.00	1,403.82	1,500.00	1,511.64	1,500	Whole Staff
100 4150 03 218 Registry of Deeds	300.00	98.27	200.00	33.80	200	
100 4150 03 223 Lien Notifications	400.00	340.36	400.00	302.50	400	
100 4150 03 225 Mileage	200.00	406.82	400.00	588.10	400	
100 4150 03 269 Restoration of records	500.00	0.00	3,500.00	2,349.20	100	Odd years Restoration of Rec
100 4150 03 306 Computer Support-Service	12,300.00	12,300.90	12,500.00	12,781.90	13,500	
100 4150 03 308 Workshops & Training	500.00	430.00	1,000.00	925.00	1,000	Whole Staff & Certification
100 4150 03 317 Service Contract (copier)	3,000.00	938.00	1,200.00	146.20	1,550	\$129 per month x 60 months
100 4150 03 318 New Equipment	200.00	0.00	200.00	0.00	200	
TOTAL EXPENSES	169,880.00	175,692.04	196,862.00	197,636.69	209,060	5.83%

Reduce by 1000?

COMPUTER SERVICES

100 4150 04 201 IT Supplies/Materials	10,000.00	1,475.08	5,000.00	44.97	1,500	
100 4150 04 202 Cloud subscriptions	10,000.00	27,169.16	18,000.00	14,909.75	16,200	
100 4150 04 205 Managed IT Services	85,000.00	82,975.00	85,000.00	88,234.08	92,300	
100 4150 04 206 Telecom & Internet	7,800.00	15,328.00	15,000.00	16,491.00	16,000	
TOTAL EXPENSES	112,800.00	126,947.24	123,000.00	119,679.80	126,000	2.38%
100 4153 01 202 LEGAL EXPENSES	40,000.00	35,847.88	40,000.00	49,194.04	40,000	0.00%

PERSONNEL ADMINISTRATION

100 4155 01 171 Medicare	50,750.00	50,857.91	56,500.00	52,755.00	59,500	
100 4155 01 173 NH Retirement	560,000.00	600,413.31	590,000.00	491,879.52	589,600	
100 4155 01 174 Social Security	146,500.00	143,571.60	176,000.00	151,772.49	189,100	
100 4155 01 176 Unemployment	2,260.00	2,260.00	2,174.00	2,174.00	2,192	
100 4155 01 191 Ins Buyout Program	88,000.00	101,457.48	120,000.00	124,277.87	130,700	
100 4155 01 192 Life/AD&D	6,000.00	5,429.24	6,500.00	5,899.50	6,400	
100 4155 01 193 Long-Term Disability	10,250.00	9,107.68	11,000.00	9,899.92	10,600	
100 4155 01 194 Short-Term Disability	14,200.00	12,539.42	14,300.00	11,445.78	14,945	
100 4155 01 195 Health/Dental Insurance	420,000.00	300,331.10	445,000.00	360,324.36	509,750	
100 4155 01 196 HealthTrust HRA	20,000.00	14,494.11	18,000.00	21,947.10	24,000	50% of allotment
100 4155 01 197 Misc. Fees	600.00	0.00	100.00	62.46	100	
100 4155 01 198 Leave Comp	10,000.00	25,389.01	10,000.00	0.00	10,000	
100 4155 01 199 HealthTrust FSA	9,000.00	4,516.22	9,000.00	13,097.08	8,250	
100 4155 02 198 Comp Adj	76,000.00	0.00	43,000.00	0.00	43,000	
100 4155 02 199 Cell Phone Reimbursement	4,000.00	2,658.55	3,000.00	1,626.80	3,500	TA, EA, ATA, DTC, RD
TOTAL EXPENSES	1,417,560.00	1,273,025.63	1,504,574.00	1,247,161.88	1,601,637	6.06%

interim BI; interim Planner

PLANNING

100 4191 01 120 Planning Department Payroll	122,000.00	107,842.51	107,180.00	84,379.18	118,680	Full-time Director of Planning & Building IN FY 25 & part-time Planning
100 4191 01 201 Supplies	2,000.00	359.37	1,000.00	250.22	1,000	Adequate budget
100 4191 01 203 Legal Ads	4,000.00	2,312.23	3,000.00	800.80	1,500	Reduction in costs is due to RSA requirements for paper posting not being
100 4191 01 204 Dues & Memberships	500.00	0.00	500.00	751.00	800	Proposed increase due to active membership in APA, and membership price
100 4191 01 266 Reference Materials	500.00	396.00	500.00	396.00	750	Increase in cost due to RSA books & Printing Professional Regulatory
100 4191 01 270 Rockingham Conservation District	0.00	0.00	0.00	0.00	0	Previously used as a resource for Planning Projects. Would like to consider
100 4191 01 271 Rock. Planning Commission	7,900.00	8,071.00	8,000.00	8,382.00	8,610	Annual Membership Increase in cost.
100 4191 01 276 Special Projects	2,500.00	2,265.57	2,500.00	1,392.00	2,500	Current expenditures were paid out for a Project. Placeholder in case of
100 4191 01 306 Software License & Training	4,000.00	5,445.99	5,500.00	2,370.33	4,500	Adequate Budget. No big purchases planned for. Shared Plotter/copier
100 4191 01 308 Training	1,000.00	465.00	1,000.00	1,118.96	1,000	Increase training opportunities
100 4191 01 318 Equipment	950.00	81.74	500.00	319.97	1,000	Proposal for new office furniture that is falling apart: new desks, table, and
100 4191 01 319 Gas - Mileage	100.00	103.44	100.00	358.62	250	Proposed increase due to more in person trainings and conferences. Travel
100 4191 01 401 Contracted Services	0.00	0.00	0.00	28,166.30	0	Contracted Planner before new staff came on board. Budget in FY26 will be
TOTAL EXPENSES	145,450.00	127,342.85	129,780.00	128,685.38	140,590	7.69%

BUILDING INSPECTOR/CODE ENFORCEMENT

100 4191 02 122 BI / CEO Department Payroll	138,535.00	124,474.75	124,000.00	116,044.93	128,102	Current Salary of staff
100 4191 02 201 Supplies	2,000.00	1,290.42	1,500.00	1,218.32	1,500	Adequate budget
100 4191 02 235 Fire Inspection Fees	500.00	0.00	250.00	0.00	250	Placeholder in case a professional review is needed. No engineer on staff.
100 4191 02 260 Plan Review	0.00	0	0.00	0.00	250	Placeholder in case a professional review is needed. No engineer on staff.
100 4191 02 266 Reference Materials	1,000.00	888.75	1,000.00	588.76	1,500	Proposed increase due to the need for the purchase of New Code Books
100 4191 02 306 Software License & Training	3,000.00	2,714.00	3,000.00	4,091.22	4,100	Researching the high increase of this year, proposal to keep it at \$4,100.
100 4191 02 308 Workshops & Training	1,500.00	895.00	800.00	1,105.20	1,500	Proposed increase due to ICC & NH Building officials, health officers,
100 4191 02 316 Cell Phone	1,000.00	742.76	500.00	369.83	500	Surface pro tablet fee & monthly phone fee
100 4191 02 318 Equipment	1,000.00	251.17	500.00	359.96	500	Adequate Budget. No big purchases planned for. Shared Plotter/copier
100 4191 02 376 Vehicle Maintenance	750.00	747.98	500.00	812.29	750	Proposed increase as the vehicle needs annual maintenance. 2019 Chevy Colorado. Mileage @30,000 miles. (DPW checking into this cost.)
TOTAL EXPENSES	149,285.00	132,004.83	132,050.00	124,590.51	138,952	4.97%
TOTAL LAND USE EXPENSES	294,735.00	259,347.68	261,830.00	253,275.89	279,542	6.34%

GENERAL GOVT. BUILDINGS

100 4194 01 104 Facilities Payroll	81,400.00	81,217.55	83,125.00	81,746.07	134,108	3 Facilities Employees	New Facilities Lead included here
100 4194 01 222 MC Supplies	6,000.00	8,348.10	6,000.00	5,515.25	6,000	Increase to accommodate cost increases and average spending	
100 4194 01 314 MC Electricity	27,000.00	30,070.50	28,500.00	28,158.81	28,500	Can remain the same if rates are not changing	
100 4194 01 315 MC Heat	12,000.00	12,196.16	10,000.00	10,663.42	10,000	Can remain the same if rates are not changing	
100 4194 01 316 MC Telephone	8,500.00	8,762.16	9,000.00	11,878.91	11,000	Should be increased to accommodate rate increases	
100 4194 01 318 MC Equipment	3,500.00	9,688.60	3,500.00	2,014.43	3,500	Keep the same as previous budget	
100 4194 01 375 MC Building Maintenance/Repairs	30,000.00	17,647.05	30,000.00	24,055.94	25,000	Keep the same as previous budget	
100 4194 02 375 Rental Property Maintenance	6,000.00	16,336.73	8,000.00	5,248.55	8,000	Double to take on additional property at Stratham Circle	
100 4194 04 314 Historical Soc. Electricity	1,400.00	1,788.39	1,643.00	1,570.97	1,643	Can remain the same if rates are not changing	
100 4194 04 315 Historical Soc. Heat	4,800.00	4,301.52	4,800.00	5,238.68	5,000	Should be increased to accommodate rate increases	
100 4194 04 375 Historical Building Maint/Repairs	2,500.00	2,125.93	2,500.00	857.93	2,500	Keep the same as previous budget	
100 4194 06 240 Smyk Landscape Maintenance	2,000.00	22.11	0.00	2,000.00	0	Keep the same as previous budget	
TOTAL EXPENSES	185,100.00	192,504.80	187,068.00	178,948.96	235,251	20.48%	

CEMETERIES

100 4195 01 141 Cemetery Payroll	26,210.00	20,786.82	43,200.00	24,418.15	0	50% (grounds laborers)	
100 4195 01 222 Supplies	2,000.00	1,898.16	2,000.00	904.23	2,000	Keep the same as previous budget	
100 4195 01 240 Ground Maintenance	8,000.00	7,270.39	10,000.00	8,574.98	9,000	Keep the same as previous budget	
100 4195 01 306 Computer Maintenance	250.00	0.00	250.00	0.00	250	Have a few ideas for software implementation	
100 4195 01 317 Equipment Maintenance	2,000.00	1,922.11	2,000.00	1,392.07	2,000	Keep the same as previous budget	
100 4195 01 318 Equipment	300.00	588.84	300.00	0.00	300	Keep the same as previous budget	
100 4195 01 401 Contracted Services	1,500.00	637.50	1,500.00	1,561.00	1,800	For digging 2 full graves if needed	
TOTAL EXPENSES	40,260.00	33,103.82	59,250.00	36,850.43	15,350	-285.99%	

INSURANCE

100 4196 01 190 Workers' Compensation	55,952.00	55,952.00	61,547.00	61,547.00	69,480	CAP Discontinued	
100 4196 01 248 Property & Liability Insurance	80,321.00	80,321.00	87,550.00	87,550.00	122,300	CAP Discontinued	
TOTAL EXPENSES	136,273.00	136,273.00	149,097.00	149,097.00	191,780	22.26%	

OTHER GEN. GOVT.

100 4199 01 243 Town Ctr Water Contamination Exp	6,000.00	6,721.23	5,000.00	12.60	1,000		
100 4199 01 250 PFAS Remediation Grant Expenses	0.00	32,385.25	0.00	0.00	0		
100 4199 01 252 PFAS Long Term Alternatives Grant Exp	0.00	13,870.95	0.00	36,128.75	0		
100 4199 01 268 Refunds: M.V./Misc	0.00	0.00	0.00	827.00	0		
100 4199 01 289 Overlay	0.00	0.00	0.00	0.00	0		
100 4199 01 999 ARPA applied costs	0.00	405,027.90	0.00	0.00	0		
Total Other Gen. Government	6,000.00	458,005.33	5,000.00	36,968.35	1,000		
TOTAL GENERAL GOVERNMENT	2,989,983.00	3,237,077.00	3,093,491.00	2,767,145.43	3,295,260	6.12%	

PUBLIC SAFETY

POLICE

PD Payroll						
100 4210 01 130 Police Full Time Payroll	1,014,000.00	939,778.49	1,065,658.00	986,403.41	1,112,650	includes fitness, certs, etc, Addition of 13th officer COPS Grant (see
100 4210 01 133 Police-Holiday pay	32,000.00	28,457.81	33,658.00	34,497.91	35,135	Increase with addition of 13th officer
100 4210 01 134 Prosecutor Payroll	16,500.00	16,505.28	16,975.00	16,416.50	17,485	
100 4210 01 135 Police Overtime	96,500.00	121,522.30	100,775.00	89,338.50	90,000	\$10,775 savings towards COP Match
100 4210 01 136 Police - PT & ACO	55,000.00	26,290.52	55,000.00	14,069.15	25,000	\$30,000 savings towards COPS Match with Town COLA adjustment
Total Payroll	1,214,000.00	1,132,554.40	1,272,066.00	1,140,725.47	1,280,270	1%
PD Operation						
100 4210 02 201 PD Office Supplies	8,000.00	8,765.49	8,000.00	5,216.26	9,000	1000 Increase
100 4210 02 226 Community Service Program	1,000.00	373.77	2,000.00	1,524.84	1,000	1000 Decrease
100 4210 02 278 Special Response Team (SERT)	2,500.00	2,500.00	2,900.00	2,500.00	5,000	2100 Increase 5000 is yearly cost with no officer on team
100 4210 02 279 Donation Funded Expenses	12,000.00	17,278.62	12,000.00	23,274.60	0	
100 4210 02 305 Technical Support	25,500.00	22,544.77	25,500.00	13,863.93	23,000	2500 Decrease
100 4210 02 308 Training & Dues	22,000.00	9,592.56	23,000.00	16,255.52	20,000	3000 Decrease
100 4210 02 310 Uniforms	15,500.00	19,543.81	20,000.00	21,093.68	20,000	No change
100 4210 02 317 Equipment Repairs	3,000.00	2,121.70	2,500.00	1,105.76	2,000	500 Decrease
100 4210 02 318 New Equipment	8,000.00	5,062.81	7,000.00	41,418.83	5,000	2000 Decrease
100 4210 02 319 Gas & Oil	22,000.00	21,725.36	22,000.00	19,457.96	22,000	PD doesn't see this cost as billed to Town
100 4210 02 376 Vehicle Maintenance	21,500.00	19,500.18	22,500.00	20,966.63	24,000	1500 Increase
100 4210 02 800 PD Reimb. Expenditures	0.00	4,500.00	0.00	0.00	0	
100 4210 02 888 PD Grant Paid Expenditures	0.00	30,435.10	0.00	84,350.76	0	
Total PD Operations	141,000.00	163,944.17	147,400.00	251,028.77	131,000	-12.52%
BUILDING						
100 4210 03 314 Electricity	8,500.00	12,701.24	8,500.00	8,161.59	8,500	
100 4210 03 315 Heating	5,200.00	2,643.98	3,000.00	2,694.80	3,500	
100 4210 03 316 Telephone	3,000.00	3,632.70	4,000.00	4,670.99	4,900	
100 4210 03 375 PD Building Maintenance	14,000.00	19,211.55	14,000.00	14,286.70	14,000	No change
Total PD Building	30,700.00	38,189.47	29,500.00	29,814.08	30,900	4.53%
TOTAL Police Department EXPENSES	1,385,700.00	1,334,688.04	1,448,966.00	1,421,568.32	1,442,170	-0.47%

FIRE DEPARTMENT

FD Operations			100.00	0.00	0	
100 4220 01 100 Fire Dept. Payroll	319,165.00	337,400.70	604,275.00	459,878.07	613,000	Recommendation \$667,000; see write up for explanation
100 4220 01 130 FD Detail	5,000.00	7,562.00	5,000.00	6,550.00	5,000	
100 4220 01 204 Dues	6,500.00	5,354.00	6,500.00	8,646.60	8,000	dues increase and NFPA
100 4220 01 222 Supplies	4,000.00	2,581.37	4,500.00	6,246.56	4,500	
100 4220 01 228 EMS Supplies	0.00	614.19	0.00		0	
100 4220 01 236 Fire Prevention	3,000.00	4,080.09	3,000.00	2,638.07	3,000	
100 4220 01 243 Haz-Mat Start Team	0.00	0.00	0.00		0	
100 4220 01 ??? Hydrant Maintenance	0.00	0.00	0.00		0	
100 4220 01 245 Insurance	0.00	0.00	0.00		0	
100 4220 01 279 FD Donation Funded Expenses	0.00	0.00	0.00	17,479.50		matching incoming donation account
100 4220 01 308 Training & Conferences	8,000.00	4,490.00	8,000.00	3,676.50	8,000	
100 4220 01 310 Uniforms	5,000.00	1,408.89	5,000.00	337.22	5,000	will double if not put into the EMS side
100 4220 01 311 Gear	30,000.00	17,591.86	48,000.00	17,145.68	24,000	5 sets of gear
100 4220 01 ??? Gear Leasing	0.00	0.00	0.00		3,000	2-4 sets
100 4220 01 316 Equipment Maintenance	16,000.00	18,694.39	9,000.00	5,579.78	9,000	
100 4220 01 317 MV Maintenance	30,000.00	46,771.36	20,000.00	41,605.26	25,000	average spending at 25,000 last few years
100 4220 01 318 New Equipment	30,000.00	19,621.48	20,000.00	15,139.41	20,000	will need to add hose quote amount
100 4220 01 319 Gas & Oil	7,000.00	11,429.20	4,500.00	4,609.48	4,500	
100 4220 01 323 Billing Expenses	13,000.00	15,803.46	0.00	1,296.01	0	
100 4220 01 999 COVID expenses	0.00	0.00	0.00	0.00	0	
Total FD Operations	476,665.00	493,402.99	737,875.00	590,828.14	732,000	-0.80%
Building						
100 4220 02 240 Landscape Maintenance	1,000.00	150.00	0.00	0.00	0	
100 4220 02 246 Internet/IT Charges	22,000.00	11,208.33	10,000.00	10,278.63	10,000	
100 4220 02 314 Electricity	21,000.00	23,008.49	21,000.00	23,078.37	24,000	
100 4220 02 315 Heat	20,000.00	14,467.56	15,000.00	16,709.22	15,000	
100 4220 02 316 Telephone	7,000.00	6,626.33	6,500.00	5,755.41	6,500	
100 4220 02 375 Building Maintenance & Repairs	16,000.00	25,974.22	20,000.00	41,473.84	25,000	average spending at 25,000 last few years
TOTAL FD Building	87,000.00	81,434.93	72,500.00	97,295.47	80,500	9.94%
Total Fire Department	563,665.00	574,837.92	810,375.00	688,123.61	812,500	0.26%
EMERGENCY MANAGEMENT						
100 4290 01 227 Emergency Management Expenses	9,500.00	4,598.63	9,500.00	3,627.18	9,500	
Total Emergency Management	9,500.00	4,598.63	9,500.00	3,627.18	9,500	0.00%
DISPATCH SERVICES						
100 4299 01 316 Dispatch Phone Expense	1,000.00	2,588.93	3,000.00	2,718.52	3,600	16.67%
TOTAL PUBLIC SAFETY	1,959,865.00	1,916,713.52	2,271,841.00	2,116,037.63	2,267,770	-0.18%

Public Works
HIGHWAY

100 4312 01 140 Highway Payroll	312,000.00	232,106.06	329,250.00	265,786.18	383,000	
100 4312 01 141 Highway Overtime	25,000.00	26,449.09	25,000.00	25,980.81	25,000	Keep the same as previous budget
100 4312 01 142 Temporary Plow Drivers	0.00	(752.00)	0.00	0	0	covered with overtime
100 4312 01 210 Hwy Vehicle Purchase	33,161.00	32,791.29	0.00	0.00		lease concluded
100 4312 01 211 Drainage	8,000.00	8,602.23	8,000.00	7,582.50	8,000	Keep the same as previous budget
100 4312 01 222 Supplies	6,000.00	8,772.08	8,500.00	6,261.10	8,500	Keep the same as previous budget
100 4312 01 224 Meals	1,500.00	877.50	1,500.00	1,448.29	2,000	Rising food cost and coverage when plowing
100 4312 01 279 Substance Abuse Testing	1,200.00	1,463.50	1,500.00	1,630.34	1,500	New company switched at the beginning of 2025
100 4312 01 303 Rented Equipment	7,000.00	11,535.50	7,000.00	9,001.00	9,000	7,000 for roadside mower plus other small equipment
100 4312 01 306 Computer Software Maintenance	500.00	1,175.00	1,200.00	1,175.00	3,800	For Fuel Master and add Esri license for field data collection
100 4312 01 308 Training	1,500.00	1,606.50	1,500.00	1,699.00	1,500	Keep the same as previous budget
100 4312 01 310 Uniforms	6,000.00	6,961.09	6,000.00	5,917.46	6,000	Keep the same as previous budget
100 4312 01 314 Electricity	11,000.00	12,027.20	12,000.00	10,266.69	11,000	Adjusting for usage and rates
100 4312 01 315 Heating	2,500.00	1,627.45	2,000.00	2,467.79	2,500	Adjusting for usage and rates
100 4312 01 316 Telephone	3,000.00	3,569.60	3,500.00	4,751.12	5,000	Adjusting for usage and rates
100 4312 01 317 Equipment Repairs & Maintenance	50,000.00	55,252.01	50,000.00	42,794.51	50,000	Keep the same as previous budget
100 4312 01 318 New Equipment & Signs	9,000.00	54,043.39	10,000.00	76,482.64	10,000	Keep the same as previous budget
100 4312 01 319 Gas & Oil	35,000.00	24,675.18	39,000.00	32,616.45	35,000	Keep the same as previous budget
100 4312 01 320 Road Paint	12,000.00	10,437.93	12,000.00	23,465.47	12,000	Keep the same as previous budget
100 4312 01 321 Salt	55,000.00	45,986.55	50,000.00	57,114.35	45,000	Reduce by \$5,000
100 4312 01 322 Aggregate	8,500.00	7,840.61	8,500.00	6,912.56	8,500	Keep the same as previous budget
100 4312 01 325 Paving & Road Reconstruction	150,000.00	150,000.00	125,000.00	125,000.00	125,000	Keep the same as previous budget
100 4312 01 375 Building Maintenance	20,000.00	27,839.05	20,000.00	14,161.98	20,000	Keep the same as previous budget
100 4312 01 376 Vehicle Maintenance	250.00	3,549.85	2,000.00	500.28	2,000	Keep the same as previous budget
100 4312 01 378 Town Wide MV Maintenance	0.00	0.00	2,000.00	689.00	2,000	Keep the same as previous budget
100 4312 01 401 Contracted Services	2,000.00	0.00	2,000.00	535.25	2,000	Keep the same as previous budget
TOTAL EXPENSES	760,111.00	728,436.66	727,450.00	724,239.77	778,300	6.53%

Low spending
Low spending

STREET LIGHTING

100 4316 01 314 Street Lighting	9,000.00	8,771.74	10,000.00	7,963.47	10,000	Keep the same as previous budget
TOTAL HIGHWAY & STREETS	769,111.00	737,208.40	737,450.00	732,203.24	788,300	6.45%

Maybe cut 1000?

SANITATION

100 4323 01 142 Sanitation Payroll	48,000.00	36,850.82	60,000.00	54,579.71	12,500	
100 4323 01 212 MSW/Recycling Coll. & Disposal	900,000.00	914,769.00	915,000.00	860,164.48	1,030,000	per Casella and Waste Management
100 4323 01 242 Hazardous Waste Collection	6,400.00	5,034.08	5,000.00	5,959.35	5,000	Keep the same as previous budget
100 4323 01 247 Landfill Closure Costs	12,000.00	8,665.86	12,000.00	3,684.56	10,000	CMA
100 4323 01 309 Transfer Station Expenses	90,000.00	100,941.82	100,000.00	98,527.48	100,000	Keep the same as previous budget
100 4323 01 314 Electricity	800.00	1,348.82	1,500.00	925.10	1,500	Internet and Outdoor lighting needed
100 4323 01 317 Materials & Supplies	4,000.00	3,932.22	3,000.00	954.43	3,000	Keep the same as previous budget
TOTAL Sanitation	1,061,200.00	1,071,542.62	1,096,500.00	1,024,795.11	1,162,000	5.64%

Could renegotiate 2026

Maybe cut 1000

PUBLIC WORKS (OTHER)

100 4339 01 327 Public Works Commission	1.00	0.00	1.00	0.00	1	0.00%
---	------	------	------	------	---	-------

HEALTH
ANIMAL CONTROL

100 4414 01 244 Impoundment Fees/Supplies	600.00	0.00	600.00	0.00	600	0.00%
---	--------	------	--------	------	-----	-------

reduce to 100

PEST CONTROL

100 4414 02 326 Pest Control Contracted Services	50,000.00	47,750.00	50,000.00	50,600.00	50,600	1.19%
--	-----------	-----------	-----------	-----------	--------	-------

PUBLIC SERVICE AGENCIES

100 4415 01 000 Annie's Angels	2,500.00	2,500.00	2,500.00	2,500.00	2,500	
100 4415 01 001 American Red Cross	800.00	800.00	800.00	0.00	0	Opted out for 2026
100 4415 01 351 Seacoast Mental Health Ctr.	3,500.00	3,500.00	3,500.00	3,500.00	3,500	
100 4415 01 352 Waypoint	6,700.00	6,700.00	6,700.00	6,700.00	6,700	
100 4415 01 353 Haven	4,250.00	4,250.00	4,250.00	4,250.00	4,250	
100 4415 01 354 Big Brother & Big Sister	1,000.00	1,000.00	1,000.00	1,000.00	1,000	
100 4415 01 355 Community Action Prog.	4,500.00	4,500.00	4,500.00	4,500.00	4,500	
100 4415 01 356 Retired & Senior Volunteer Prog	500.00	500.00	1,000.00	1,000.00	1,000	
100 4415 01 357 Richie McFarland Children's Center	0.00	0.00	0.00	0	0	
100 4415 01 359 AIDS Response of the Seacoast	1,000.00	1,000.00	1,000.00	1,000.00	1,000	
100 4415 01 360 Rockingham County Nutrition Program	4,000.00	4,000.00	4,000.00	4,000.00	4,000	
100 4415 01 361 Seacoast Shipyard Assoc.	200.00	200.00	200.00	200.00	200	
100 4415 01 362 Crossroads House	1,000.00	1,000.00	1,000.00	1,000.00	1,000	
100 4415 01 366 Child Advocacy Center	1,250.00	1,250.00	1,250.00	1,250.00	1,250	
100 4415 01 368 Families First	2,500.00	2,500.00	2,500.00	2,500.00	2,500	
100 4415 01 369 Womenade of Greater Squamscott	2,000.00	2,000.00	2,000.00	2,000.00	2,000	
100 4415 01 370 Transport Assist Seacoast Citizens	3,000.00	3,000.00	3,000.00	3,000.00	3,000	
TOTAL EXPENSES	38,700.00	38,700.00	39,200.00	38,400.00	38,400	-2.08%
TOTAL HEALTH	89,300.00	86,450.00	89,800.00	89,000.00	89,600	-0.22%

DIRECT ASSISTANCE

100 4445 01 314 Public Asst. Electricity	700.00	0.00	700.00	315.07	700	
100 4445 01 340 Public Asst. Food	150.00	0.00	150.00	0.00	150	
100 4445 01 341 Public Asst. Heat	1,200.00	365.46	1,200.00	2,155.33	1,500	
100 4445 01 343 Public Asst. Medical-Pharmacy	100.00	9.00	100.00	0.00	100	
100 4445 01 344 Public Asst. Rent-Mortgage	7,000.00	5,020.03	6,500.00	14,506.53	7,500	see 9/29/2025 memo
100 4445 01 345 Public Asst. Misc. Assistance	850.00	0.00	850.00	40.00	850	
TOTAL Direct Assistance	10,000.00	5,394.49	9,500.00	17,016.93	10,800	12.04%

CULTURE & RECREATION
PARKS

100 4520 01 144 Parks Payroll	78,500.00	98,750.06	68,905.00	73,635.37	70,972	
100 4520 01 201 Supplies	1,500.00	969.00	1,500.00	1,333.83	1,800	Should be increased to accommodate cost increases and
100 4520 01 240 Grounds Maintenance	42,000.00	68,769.08	70,000.00	68,904.52	70,000	Should be increased to accommodate cost increases and
100 4520 01 308 Training	350.00	0.00	350.00	180.00	350	Keep the same as previous budget
100 4520 01 310 Uniforms	750.00	1,142.70	750.00	646.41	750	Keep the same as previous budget
100 4520 01 314 Electricity	8,000.00	9,048.53	9,000.00	9,562.49	9,000	Can remain the same if rates are not changing
100 4520 01 316 Cellphone Reimbursement	0.00	0.00	0.00	0		
100 4520 01 317 Equipment Maintenance	4,500.00	4,226.67	4,500.00	2,885.56	4,500	Keep the same as previous budget
100 4520 01 330 Park Maintenance Supplies	5,800.00	2,578.65	10,000.00	5,830.20	10,000	Keep the same as previous budget
100 4520 01 376 Park Vehicle Maintenance	5,000.00	6,321.54	5,000.00	1,212.60	5,000	Keep the same as previous budget
100 4520 01 377 All Other Park Building Maintenance	9,000.00	10,860.18	9,500.00	9,885.83	10,000	Increase to cover maintenance costs
TOTAL EXPENSES	155,400.00	202,666.41	179,505.00	174,076.81	182,372	1.57%

RECREATION

100 4520 02 145 Recreation Payroll	163,610.00	174,294.10	173,150.00	198,614.84	211,800	Recommendation \$193,500; **off setting revenue
100 4520 02 201 Office Expenses	1,200.00	2,360.14	1,200.00	205.14	1,200	
100 4520 02 204 Memberships	50.00	11.99	50.00	0.00	0	
100 4520 02 273 Seniors Programming	25,000.00	25,158.30	25,000.00	30,572.00	25,000	More programming
100 4520 02 316 Cellphone Reimbursement	0.00	162.68	0.00	0.00	1,302	zero out
100 4520 02 319 Gas-Mileage	650.00	836.24	750.00	1,474.57	750	
100 4520 02 324 Brochures/Newsletters	1,500.00	125.77	1,500.00	1,289.41	1,500	Two community flyers
100 4520 02 328 Special Events	3,000.00	3,223.96	3,000.00	2,217.03	6,000	Thursday nights at the Park
TOTAL EXPENSES	195,010.00	206,173.18	204,650.00	234,372.99	247,552	17.33%
TOTAL PARKS & RECREATION	350,410.00	408,839.59	384,155.00	408,449.80	429,924	10.65%

Zero out

LIBRARY

100 4550 01 147 Library Payroll	470,000.00	436,986.94	487,000.00	442,015.88	501,610	
100 4550 01 249 Non-salary expenses	114,130.00	114,130.00	117,544.00	117,544.00	124,550	see breakdown spreadsheet
TOTAL EXPENSES	584,130.00	551,116.94	604,544.00	559,559.88	626,160	3.45%

reduce furniture, IT expenses , Website

PATRIOTIC PURPOSES

100 4583 01 238 Flags	1,000.00	1,600.00	1,500.00	1,026.00	1,500	
100 4583 01 277 Patriotic Misc.	750.00	1,189.02	1,200.00	1,116.32	1,200	
TOTAL EXPENSES	1,750.00	2,789.02	2,700.00	2,142.32	2,700	0.00%

CONSERVATION

100 4611 01 207 Conservation Commission	5,000.00	2,714.03	5,000.00	938.22	1,000	-400.00%
---	----------	----------	----------	--------	-------	----------

HERITAGE COMMISSION

100 4619 01 215 Heritage Administrative Expenses	400.00	225.00	400.00	733.13	400	
100 4619 01 302 Survey/Software-Heritage	5,000.00	5,750.00	5,000.00	3,075.00	5,000	\$1,200 added for Storymaps (historical timeline/resources with RPC)
100 4619 01 308 Training/Conferences	100.00	0.00	100.00	0.00	100	
100 4619 01 313 Veterans/Engraving	200.00	857.32	200.00	0.00	200	
TOTAL EXPENSES	5,700.00	6,832.32	5,700.00	3,808.13	5,700	0.00%

Reduce to 4000

**ECONOMIC DEV. COMM.
TOWN CENTER REVITALIZATION
ENERGY COMMISSION**

100 4660 02 281 Energy Commission Expenses	1,200.00	0.00	1,200.00	300.00	1,200	
TOTAL EXPENSES	1,200.00	0.00	1,200.00	300.00	1,200	0.00%

reduce to 500?

DEBT SERVICE
PRINCIPLE - LONG TERM

100 4711 00 400 Debt Service Principal	570,000.00	570,000.00	325,000.00	325,000.00	325,000	2018 Series B Matures 2028; 2012 Series D Matures 2033
INTEREST - LONG TERM						
100 4721 00 401 Debt Service Interest	84,510.00	84,510.00	66,803.00	66,477.50	53,429	
TOTAL Debt Service	654,510.00	654,510.00	391,803.00	391,477.50	378,429	-3.53%

TOTAL OPERATING BUDGET	8,482,160.00	8,681,187.93	8,693,685.00	8,112,874.19	9,058,844	4.03%
-------------------------------	---------------------	---------------------	---------------------	---------------------	------------------	--------------

365,159.15



**2026
WARRANT**

DRAFT

PROPOSED BUDGET NOT FINALIZED
THIS COPY FOR REVIEW PURPOSES ONLY

Stratham

The inhabitants of the Town of Stratham in the County of Rockingham in the state of New Hampshire qualified to vote in Town affairs are hereby notified that the Annual Town Meeting will be held as follows:

First Session of Annual Meeting (Official Ballot Voting)

Date:
Time:
Location:
Details:

Second Session of Annual Meeting (Transaction of All Other Business)

Date:
Time:
Location:
Details:

GOVERNING BODY CERTIFICATION

We certify and attest that on or before <DATE>, a true and attested copy of this document was posted at the place of meeting and at <LOCATION> and that an original was delivered to <OFFICIAL>.

[illegible]



Article 01 Choose All Necessary Town Officers

Article 01 Choose All Necessary Town Officers

To choose all necessary Town Officers for the following year.

Open positions here...

Article 02 Zoning Amendment #1

Article 02 Zoning Amendment #1

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.

Article 03 Zoning Amendment #2

Article 03 Zoning Amendment #2

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.

Article 04 Zoning Amendment #3

Article 04 Zoning Amendment #3

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.

Article 05 Zoning Amendment #4

Article 05 Zoning Amendment #4

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.



Article 06 Zoning Amendment #5

Article 06 Zoning Amendment #5

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.

Article 07 Zoning Amendment #6

Article 07 Zoning Amendment #6

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.

Article 08 Zoning Amendment #7

Article 08 Zoning Amendment #7

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.

Article 09 Zoning Amendment #8

Article 09 Zoning Amendment #8

Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

The Planning Board recommends this article by unanimous vote.

Article 10 2026 Operating Budget

Article 10 Operating Budget

To see if the town will vote to raise and appropriate the sum of \$9,000,000 for general municipal operations. This article does not include appropriations contained in special or individual articles addressed separately.

The Select Board unanimously supports this article.

(Majority vote required)



Article 11 Capital Improvements Program

Article 11 Capital Improvements Program

To see if the Town will vote to raise and appropriate the sum of seven hundred forth-six thousand dollars \$746,000 for the purpose of implementing the Capital Improvements Program for 2026 as presented in the Town Report. This is a special warrant article, per RSA 32:3 VI (d) and RSA 32:7 V, which will be non-lapsing until the specific items are completed or obtained but shall in no case be later than December 31, 2031.

The Select Board supports this article by a vote of _____.

(Majority vote required)

Article 12 Appropriate Funds to Capital Reserve Funds

Article 12 Appropriate Funds to Capital Reserve Funds

To see if the Town will vote to raise and appropriate the sum of \$400,000 to be added to the following Capital Reserve Funds previously established with write out amount here (\$ _____) to come from unassigned fund balance and write out amount here (\$ _____) to be raised through general taxation.

1st CRF

2nd CRF

3rd CRF

Total \$ _____

The Select Board unanimously supports this article.

(Majority vote required.)

Article 13 EMS Special Revenue Fund Ambulance Operating Expenses

Article 13 EMS Special Revenue Fund Ambulance Operating Expenses

To see if the Town will vote to raise and appropriate the sum of one hundred eight thousand dollars \$108,000 in accordance with Warrant Article 13/2025 for the purposes of supplies, training, billing contracts, ambulance vehicle equipment and ambulance repairs and upgrades, gas and oil, and uniforms with said funds to come from the Stratham Fire Department EMS Special Revenue Fund.

The Select Board unanimously supports this article.

(Majority vote required)



Article 14 Municipal Buildings Keyless Access Systems

To see if the town will vote to raise and appropriate the sum of one hundred seventy-five thousand dollars \$175,000 for the purpose of purchasing and installing keyless access systems at the municipal center, _____ and _____. This amount to come from unassigned fund balance. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or by December 31, 2031, whichever is sooner.

The Select Board recommend this article.

(Majority vote required)

Article 15 Maintenance and Improvements Fire Tower

To see if the town will vote to raise and appropriate the sum of two hundred fifty thousand dollars \$250,000 for the purpose of maintaining and improving the fire tower located at Stratham Hill Park. This amount to come from unassigned fund balance. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the maintenance and improvement work is completed or by December 31, 2031, whichever is sooner.

The Select Board recommends this article.

(Majority vote required)

Article 16 Distribution of Funds Received from the Sale of Cemetery Lots

Article 16 Distribution of Funds Received from the Sale of Cemetery Lots

To see if the town will vote to establish a {Title of Fund} Expendable Trust Fund pursuant to RSA 31:19-a and RSA 289:2-a, allowing all future proceeds received from the sale of cemetery lots in Stratham cemeteries and any interest gained thereon, for the maintenance of cemeteries; and, further to name the Trustees of the Trust Funds to manage these funds and name the Cemetery Trustees as agents to expend from this fund.

The Select Board unanimously supports this article.

(Majority vote required.)

Article 17 Discontinue Right of Way

Article 17 Discontinue Right of Way

To see if the town will vote to completely discontinue the portion of the right-of-way formerly known as State Route 101 from its intersection with the center line of Blue Ridge Circle to the Greenland town line. The road was discontinued as a state highway in 1961 when Route 101 was relocated. Upon its discontinuance as a state highway, it reverted to the town as a Class V road under RSA 230:57. Although legally a Class V road, it has never been used as such, but is vacant land that abuts the north side of Route 33 (Portsmouth Avenue), and the town has no use for the land. This action will not affect Route 33 (Portsmouth Avenue) or the town's right-of-way associated with that road. Further, to authorize the Select Board to convey by quitclaim deed any rights in the property



underlying the former Route 101 right-of-way to the abutting landowners.

The Select Board unanimously supports this article.

(Majority vote required)

Article 18 Modify Optional Veterans Tax Credit

ARTICLE 18: Modify Optional Veterans Tax Credit

To see if the Town will vote to modify the existing provisions of RSA 72:35, optional Tax Credit for Service-Connected Total Disability from property tax in the Town of Stratham to \$4,750 to offset the Legislative change set forth in HB 99 that now prohibits combining veteran credits. This modification will allow these veterans to receive the same credit amount as previously. As the new \$4,750 credit amount would equal the sum of the previous combined credits.

The Select Board unanimously supports this article.

(Majority vote required)

Article 19 Other Business

Article 18 Other business

To transact any other business that may legally come before this meeting.



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

FROM: Vanessa Price, Director of Planning & Building

DATE: January 14, 2026

RE: Aberdeen West Cooperative, Inc.

At the Planning Board meeting on April 12, 2023, the Board unanimously approved (vote 5-0) a Conditional Use Permit for the construction of a medium-scale, 90-kilowatt ground-mounted solar array at the Aberdeen West Cooperative, located at Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36). This approval aligns with the site plan prepared by Horizons Engineering.

Since receiving this approval, the site plan has been recorded at the Rockingham Registry of Deeds. The final documents required by the notice of decision have been reviewed by town legal counsel and are ready for execution by the Select Board at their meeting on January 20, 2026.

The final documents awaiting review and execution from the Select Board are the Landscape Security Agreement and the Decommissioning Agreement for Aberdeen West Cooperative, Inc.

The Landscape Security Agreement obligates the Owner to install specific landscaping as outlined in the approved site plan dated November 19, 2025, and the Notice of Decision. The Owner will provide the Town with the sum of \$20,525.00 (the "Escrow Amount"), which will be held in an interest-bearing account as security for the completion of landscaping in accordance with the Site Plan and Notice of Decision.

The Decommissioning Agreement is a response to the Notice of Decision, requiring the Owner to sign a legal agreement guaranteeing the removal of the facility and the restoration of the area to its predevelopment conditions within 120 days of the facility's abandonment.

Enclosures:

- Aberdeen West Cooperative, Inc. Landscape Security Agreement
- Aberdeen West Cooperative, Inc. Decommissioning Agreement
- Aberdeen West Cooperative, Inc., November 19, 2025, Site Plan
- Aberdeen West Cooperative, Inc. Notice of Decision



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

**Planning Board
NOTICE OF DECISION**

June 14, 2023

Applicant: Aberdeen West Cooperative, Inc.

Owner: Aberdeen West Cooperative, Inc.

Applicant's Representative: Horizons Engineering, Inc.

Application Description: Remand of Planning Board decisions in the Aberdeen West solar energy site plan and conditional use application approved on December 8, 2021

Property Address: Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36),
Zoned Manufactured Housing

Date of Decision: February 15, 2023 and April 19, 2023

Deadline for Action by Applicant: 120 days from the date of cessation of all outstanding legal challenges related to this matter

The Stratham Planning Board, held public hearings on February 15, 2023 and April 19, 2023, in order to consider issues relating to its 2021 approval of a Conditional Use Permit and Site Plan to permit a medium-size ground-mounted solar energy system at the Aberdeen West Cooperative. The purpose of the public hearing was by order of the Superior Court to remand the matter back to the Planning Board to clarify portions of the Planning Board's 2021 decision. The Planning Board considered the following issues related to the application: 1.) The 1988 Conservation Restriction; 2.) Conditional Use Permit criteria; 3.) Landscape Plan; and 4.) Motions on the Site Plan and Conditional Use Permit.

1.) 1988 Conservation Restriction

At a public hearing on February 15, 2023, the Planning Board voted, by a vote of 5 to 0, to amend the condition placed on the Aberdeen West property restricting further development of the site and memorialized as Note 8 on the site plan approved by the Board on May 25, 1988 in order to permit the installation of a 90 kilowatt ground mounted solar energy system consistent with the application and materials submitted by the Aberdeen West Cooperative including the plans by Horizons Engineering.

As part of its deliberation, the Planning Board considered whether the amendment would comport with guidance cited by the New Hampshire Attorney General's Office for amending conservation restrictions. The Board accepted the determination of the Charitable Trust Unit of the NH Attorney General's Office, reflected in a February 13, 2023 letter to the Town Planner, that "The restriction is, therefore, not a 'donated conservation easement' and is not a charitable trust under the jurisdiction of the Director of Charitable Trusts." However, the Board also found that the amendment either comported with or was not applicable to the 'Seven Principles' outlined in the guidance document "Amending or Terminating Conservation Easements: Conforming to State Charitable Trust Requirements" authored by the NH Department of Justice and the Society for Protection of New Hampshire Forests.

The Planning Board deliberations are reflected in the approved February 15, 2023 Planning Board Minutes.

Conditional Use Permit Criteria

At a public hearing on February 15, 2023, the Planning Board considered whether the application conformed to Criteria IV and VI of the Conditional Use Permit requirements. The Board unanimously determined that the application met Criteria IV and VI of the Conditional Use Permit requirements at its February 15, 2023 public hearing, but tabled a formal motion on the Conditional Use Permit until after consideration and approval of a revised Landscape Plan.

The Planning Board deliberations related to the Conditional Use Permit criteria are reflected in the approved February 15, 2023 and April 19, 2023 Planning Board Minutes.

Landscape Plan

The Planning Board considered a revised Landscape Plan at its February 15, 2023 public hearing. The Board recommended the applicant make modifications to the Landscape Plan and tabled consideration of the Site Plan and Conditional Use Permit to April 5, 2023. The applicant requested an extension to April 19, 2023 and the Planning Board voted unanimously to table the matter to April 19, 2023.

The Planning Board considered a revised Landscape Plan, reflected in a revised Site Plan dated April 12, 2023, showing 51 plantings, submitted by the applicant at its meeting on April 19, 2023. The Planning Board did not make a formal motion specific to the Landscape Plan, but held deliberations in which members of the Board expressed that the revised plan met the Town

requirements for screening. These deliberations are reflected in the approved April 19, 2023 Planning Board Minutes.

Motion on Conditional Use Permit and Site Plan

Having deliberated on the aforementioned items, the Planning Board approved the following motion, by a vote of 5 to 0, at its April 19, 2023 meeting:

To approve the Conditional Use Permit and Site Plan to permit the construction of a medium-size 90-kilowatt ground-mounted solar energy system at the Aberdeen West Cooperative (Tax Map 19, Lot 36), Zoned Manufactured Housing, consistent with the site plan by Horizons Engineering, last revised April 12, 2023, subject to the following conditions to be incorporated prior to plan signature or as noted:

1. The Plan and the Notice of Decision shall be recorded and the recording fees shall be borne by the applicant.
2. Prior to the start of construction, the applicant shall install erosion and sediment control measures and stake out the location of the panels. These measures must be inspected and approved by the Town Planner.
3. A note shall be added to the plan specifying that the maximum height of the solar arrays shall not exceed eight-feet.
4. After construction of the solar panels, the applicant shall restore disturbed areas, including the temporary access driveway, to its predevelopment condition.
5. Disturbance to the site shall be minimized to the highest extent practicable and shall be limited to areas necessary to install underground utilities, the solar panels, and associated improvements.
6. After construction of the solar panels, the applicant shall restore temporarily disturbed areas, including the temporary access driveway, to its predevelopment condition.
7. Hours of construction activity shall be limited to between 7 am and 6 pm on Monday through Friday and between 8 am and 4 pm on Saturday. No construction activity may take place on the site on Sundays.
8. The Planning Board's amendment of Note 8 on the 1988 site plan shall be memorialized in the form of a note on the plan, to be signed and recorded, which shall read: "This site plan supersedes the prior site plan recorded as Plan No. 18778 in the Rockingham County Registry of Deeds to amend Note 8 to permit the siting of a single 90-kilowatt ground-mounted solar energy system and related infrastructure as depicted hereon. This site plan is not otherwise intended to change or abrogate any of the conditions of the existing plan No. 18788. Note 8 of Plan No. 18778 shall remain binding on this parcel with the exception of the improvements approved by the Planning Board and depicted on this plan."

9. All improvements, including proposed landscaping shall be installed subject to the approved plan. The Town shall hold a security in the amount of the cost to install the landscaping. No more than 90 percent of the total security amount shall be released to the owners after installation of the landscaping. The remaining security shall be released to the owner one year after the date of installation of the landscaping.
10. Prior to the start of construction, the owner shall sign a legal agreement drafted by the Town guaranteeing the removal of the solar facilities and the return of the area to its predevelopment condition within 120 days of the abandonment of the solar facilities.

The Planning Board's approval of the Conditional Use Permit and Site Plan is subject to the applicant successfully addressing the conditions outlined above.

The Planning Board deliberations of all matters related to the remand of this application are reflected in the attached February 15, 2023, April 5, 2023, and April 19, 2023 Planning Board Minutes. Publication of this Notice of Decision was delayed by consideration of the April 19, 2023 Meeting Minutes, which were approved by the Planning Board on June 7, 2023.

Please coordinate with the Department of Planning & Community Development to address any necessary conditions required prior to finalization of the plan. Only after legal challenges to the application are no longer pending and the Director has confirmed that the plans are satisfactory, please provide one full-size mylar, one full-size paper set of the plans, and one 11" by 17" copy of the plans to the Department of Planning & Community Development for plan signature and recording. If you have any questions related to this process, please do not hesitate to contact me at (603) 772-7391, x. 147 or mconnors@strathamnh.gov.



Mark Connors, Director of Planning & Community Development

6/14/2023
Date

(FOR REGISTRY USE ONLY)

PLANTINGS LEGEND

- PROPOSED EASTERN RED CEDAR PLANTINGS
(13) SMALL / (14) BIG, 6'-7' & 8'-10'
- PROPOSED ARBORVITAE GREEN GIANT PLANTINGS
(6) 7'-8'
- PROPOSED GRAY DOGWOOD PLANTINGS
(9) 5 GALLON
- PROPOSED AUTUMN JAZZ PLANTINGS
(9) 5 GALLON

LANDSCAPE NOTE

THE LANDSCAPE PLAN SHALL BE REVISED TO THE SATISFACTION OF THE TOWN PLANNER TO ENSURE AN ADEQUATE LANDSCAPE BUFFER. ADDITIONALLY, AT THE TIME OF PLANTING, THE TOWN PLANNER MAY REQUIRE ADDITIONAL PLANTINGS BE PLANTED IF IT IS APPARENT IF ADDITIONAL LANDSCAPING IS NECESSARY TO ESTABLISH A VISUAL BUFFER. THE LANDSCAPE PLAN SHALL BE UPDATED TO INDICATE A MINIMUM NUMBER OF PLANTINGS, TO SHOW LANDSCAPING PLANTED IN THE AREA OF THE TEMPORARY DRIVEWAY TO PROVIDE A CONTINUOUS LANDSCAPE BUFFER, AND TO SHOW AT LEAST THREE ADDITIONAL TREES PLANTED ALONG THE WEST SIDE OF THE ARRAYS.

WETLAND NOTE

WETLAND WERE DELINEATED BY MARK WEST OF WEST ENVIRONMENTAL INC. ACCORDING TO THE FOLLOWING STANDARDS:

- US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION (OCTOBER 2012).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HAYRICK SOILS IN NEW ENGLAND", VERSION 4, 2017.
- NORTHERN AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016
- CODE OF ADMINISTRATIVE RULES. WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).

NRCS SOIL DATA

- 67B - PAXTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
- 125 - SCARBORO MUCK, VERY STONY
- 447A - SCITUATE-NEWFIELDS COMPLEX, 0 TO 3 PERCENT SLOPES, VERY STONY
- 510B - HOOSIC GRAVELLY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- 547B - WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY

DREW R. & WHITNEY L. BEDARD
57 LOVELL ROAD
STRATHAM, NH 03885
BOOK 6029 PAGE 2402
ASSESSORS MAP 23 LOT 10

STEPHANIE J. BERGERON & COSKUN YAZGAN
55 LOVELL ROAD
STRATHAM, NH 03885
BOOK 5037 PAGE 2966
ASSESSORS MAP 23 LOT 9

ROGER A. LAPLANTE III & CASSANDRA K. LAPLANTE
58 LOVELL ROAD
STRATHAM, NH 03885
BOOK 5924 PAGE 1416
ASSESSORS MAP 23 LOT 51

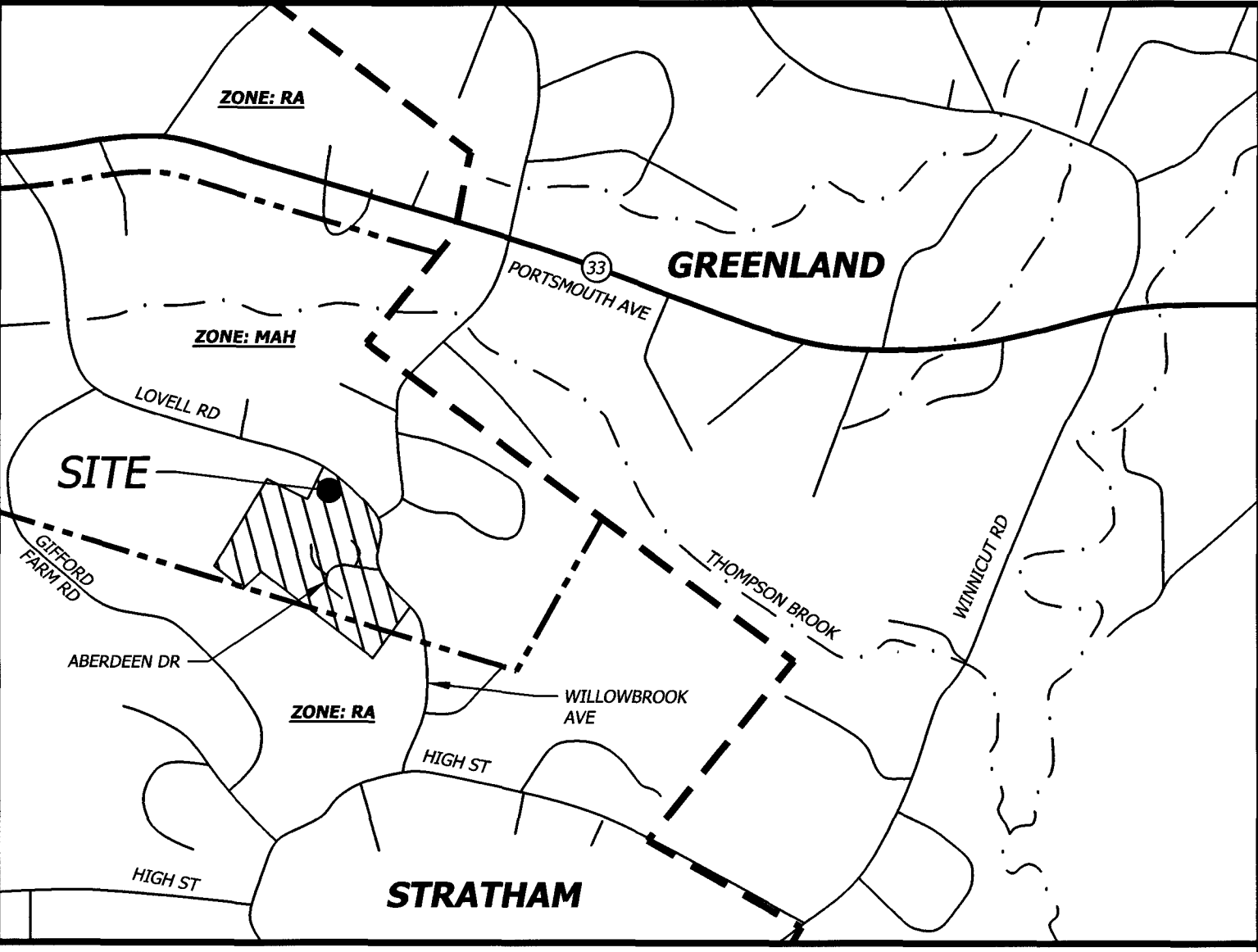
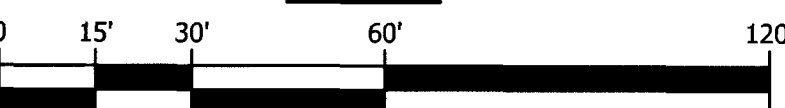
BURWELL LIVING TRUST
56 LOVELL ROAD
STRATHAM, NH 03885
BOOK 5485 PAGE 2735
ASSESSORS MAP 23 LOT 21

GENERAL NOTES:

- OWNER OF RECORD:
ABERDEEN WEST COOPERATIVE, INC.
15 ABERDEEN DRIVE
PO BOX 215
STRATHAM, NH 03885
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE NORTH WEST CORNER OF THE SUBJECT PARCEL FOR THE PURPOSE OF DESIGNING AND PERMITTING A SOLAR ARRAY. THIS OFFICE DID MINIMAL BOUNDARY RESEARCH & LOCATION OF MONUMENTATION TO SHOW THE APPROXIMATE BOUNDARY LINES.
 - REFERENCE DEED:
A. WARRANTY DEED FROM ABERDEEN REALTY TRUST (SUSAN J. CONWAY - TRUSTEE) DATED JULY 14, 2006 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5033 PAGE 205.
 - REFERENCE PLANS:
A. "ABERDEEN WEST MOBILE HOME CONDOMINIUMS IN STRATHAM, N.H." LAST REVISED OCTOBER 18, 1988 AND PREPARED BY KIMBALL CHASE. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN #D-18778.
B. "SUBDIVISION OF LAND OF RICHARD G. SCAMMAN IN STRATHAM, NEW HAMPSHIRE" DATED DECEMBER 6, 1973 AND PREPARED BY MOULTON ENGINEERING, CO. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN #D-4286.
C. "SUBDIVISION PLAN FOR MICHAEL DALEY SR. WILLOWBROOK AVENUE & LOVELL ROAD (SITE) STRATHAM, NH 03885." LAST REVISED JULY 10, 2017 AND PREPARED BY EMANUEL ENGINEERING. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN #D-40330.
 - THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN JUNE 2021 USING A TOPCON FC-6000 DATA COLLECTOR, SOKKIA GRX3 RTK GPS UNITS & LEICA 1203+ ROBOTIC TOTAL STATION.
 - THE HORIZONTAL DATUM IS BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (NAD83), AND THE VERTICAL DATUM IS NAVD88 TAKEN FROM STATIC GPS OBSERVATIONS.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON DEM (DIGITAL ELEVATION MODEL) DATA FILES MADE AVAILABLE TO THE PUBLIC BY THE STATE OF NEW HAMPSHIRE LOCATED ON THE GRANIT WEBSITE.
 - THE SUBJECT AND ABUTTING LOTS ARE ZONED MANUFACTURED HOUSING (MAH).
- THE SETBACKS AND MINIMUM REQUIREMENTS ARE AS FOLLOWS:
- LOT AREA 1 ACRES
 - FRONTAGE = 100
 - DEPTH = 150
 - FRONT: 30'
 - REAR: 20'
 - SIDE: 20'
 - LOT COVERAGE 25%
 - WETLANDS: 25' NON-DISTURBANCE BUFFER, 50' SETBACK
 - VERY POORLY DRAINED SOILS: 50' NON-DISTURBANCE BUFFER 100' SETBACK
 - SOLAR HEIGHT: 21' ABOVE NATURAL GRADE
- SMALL - AND MEDIUM-SCALE GROUND MOUNTED SOLAR ENERGY SYSTEMS SETBACKS SHALL BE NO CLOSER THAN 1/2 OF THE SETBACK THAT WOULD APPLY FROM SIDE & REAR LOT LINES AND SHALL BE NO CLOSER THAN 20' FROM FRONT, SIDE OR REAR LOT LINE.
- SMALL - AND MEDIUM-SCALE GROUND MOUNTED SOLAR ENERGY SYSTEMS SHALL NOT BE INCLUDED IN CALCULATIONS FOR LOT COVERAGE OR IMPERVIOUS COVERAGE.
- PORTIONS OF THE SUBJECT PROPERTY ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NH, MAP NUMBER 33015C0265F DATED JANUARY 29, 2021.
 - PROPOSED LANDSCAPING SHOWN IS THE RESULT OF THE PLANNING BOARD MEETING WITH BOARD INPUT, ABUTTERS INPUT AND THE CONSULTATION OF STRATHAM CIRCLE NURSERY. 27 PROPOSED PLANTINGS TO BE A MIX OF EASTERN CEDAR TREES RANGING FROM 6'-7' & 8'-10' DURING PLANTING AND SHALL BE PLANTED 8'-9' APART IN ALTERNATING HEIGHT THAT WILL GROW TO A HEIGHT OF 20'-30' AND A WIDTH OF 8'-20' WITHIN 10-20 YEARS. 6 PROPOSED PLANTINGS TO BE ARBORVITAE GREEN GIANT TREES 7'-8' AT PLANTING THAT WILL GROW TO A HEIGHT OF 40' AND WIDTH OF 15'. 9 PROPOSED PLANTINGS TO BE GREY DOGWOOD SHRUBBERY 5 GALLON POTTING SIZE AT PLANTING. 9 PROPOSED PLANTING TO BE AUTUMN JAZZ FLOWERING PLANTS 5 GALLON POTTING SIZE AT PLANTING. THIS PLANTING WILL BE MAINTAINED FOR THE FIRST YEAR TO ESTABLISH ROOT GROWTH, ONCE ESTABLISHED EASTERN CEDARS ARE A TOLERANT SPECIES TO DIFFERENT ENVIRONMENTS AND CONDITIONS.
 - THE CURRENT SITE IS AN OVERGROWN FIELD, AND IS TO BE MOWED TO BE PREPARED FOR CONSTRUCTION, NO OTHER CLEARING IS PROPOSED.
 - MINIMAL EXCAVATION IS TO BE PERFORMED ON THE SITE. EXCAVATION FOR A UTILITY TRENCH AND TEMPORARY CONSTRUCTION ACCESS IS PROPOSED. SOLAR PANELS ARE TO BE INSTALLED BY DRIVEN PILINGS WITH NO DIGGING PROPOSED. EROSION CONTROL UTILIZING SILT SOCK OR SILT FENCE SHALL BE PROVIDED TO PROTECT THE WETLAND AREAS FROM ANY EXCAVATION ACTIVITIES.
 - NO EXTERIOR LIGHTING IS PROPOSED ON THE SITE.
 - NO AUDIBLE ALARMS OR VISUAL ALARMS ARE PROPOSED.
 - THE INTENT OF THE SOLAR ARRAY IS TO BE APPROXIMATELY 8' TALL BUT MAY VARY SLIGHTLY DEPENDING ON UNDULATING TERRAIN. WE ARE NOT PROPOSING ANY SITE GRADING AND CANNOT CONTROL THE FLATNESS OF THE SITE.
 - THE OVERALL SKETCH WAS TAKEN FROM AERIAL IMAGERY PROVIDED BY GRANIT. THIS IS NOT THE RESULTS OF A FIELD SURVEY AND IS FOR REFERENCE PURPOSES ONLY.
 - NRCS WEB SOIL SURVEY (F/K/A SCS SOILS) WAS TAKEN FROM GRANIT AND USED TO SHOW POTENTIAL SITE LOCATION AND THE POSSIBILITY OF HYDRIC SOILS. A SITE WALK DETERMINED THE PROPOSED LOCATION AS THE ONLY LOCATION SUITABLE FOR THE PROJECT.

OVERALL PLAN
1" = 250'

1" = 30'



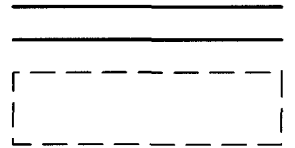
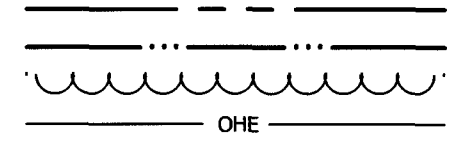
LOCUS MAP
NOT TO SCALE

LEGEND

- SPOT ELEVATION
- DECIDUOUS TREE
- UTILITY POLE
- IRON ROD/PIPE FOUND
- STONE BOUND FOUND
- TEMPORARY BENCHMARK
- APPROXIMATE PROPERTY LINE
- DELINEATED WETLAND
- TREE LINE
- OVERHEAD ELECTRIC
- NRCS SOILS
- NON-DISTURBANCE BUFFER
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SEDIMENT CONTROL
- PAVEMENT
- GRAVEL

Town of Stratham, Planning Board

Chairperson Date



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A TOTAL STATION SURVEY, PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO RSA TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Andrew J. Nadeau, LLS 947
DATE 11/19/25

MICHAEL J. DALEY S.R.
40 PLEASANT STREET
EPPING, NH 03042
BOOK 1987 PAGE 458
ASSESSORS MAP 23 LOT 4

MICHAEL J. DALEY S.R.
40 PLEASANT STREET
EPPING, NH 03042
BOOK 1987 PAGE 458
ASSESSORS MAP 23 LOT 4

horizons
Engineering
A Verdantas Company
34 School Street, Littleton, NH
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

KW MANAGEMENT INC.
NEW ENGLAND COMMERCIAL
SOLAR SERVICES
ABERDEEN SOLAR PROJECT
99-47 LOVELL ROAD
STRATHAM, ROCKINGHAM COUNTY, NH
OWNER OF RECORD:
ABERDEEN WEST COOPERATIVE, INC.
ASSESSORS MAP 19 LOT 36
BOOK 5033 PAGE 205
SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1.	8/19/21	NOTE 10	AJN	AJN
2.	9/9/21	ADD LANDSCAPING & ACCESS	RMF	RMF
3.	9/29/21	ADD LANDSCAPE BERM	RMF	RMF
4.	11/1/21	MOD. PLANTINGS PER MEETING	RMF	RMF
5.	11/15/21	MOD. PLANTINGS PER TOWN	RMF	RMF
6.	2/14/23	MOD. PLANTINGS PER COND.	SJB	SJB
7.	4/12/23	MOD. PLANTINGS	SJB	SJB
8.	9/30/25	PER NOTICE OF DECISION	WWS	WWS
9.	10/30/25	PER TOWN COMMENTS	WWS	WWS
10.	11/18/25	FORMATTED SHEET 1 FOR RECORDING	WWS	SJB

DATE:
6/24/21
PROJECT #:
S-21114
SURV'D BY:
RMF
DRAWN BY:
RMF
CHECK'D BY:
ARCHIVE #:
AJN
H-
SHEET 1 OF 3

© 2025
horizons
Engineering
All rights reserved

D-45325

Decommissioning Agreement

This Decommissioning Agreement (this “Agreement”), dated effective as of _____ (the “Effective Date”), is between the Town of Stratham, New Hampshire (the “Town”), and Aberdeen West Cooperative, Inc. (“Owner”). The Town and Owner may be referred to herein individually, as a “Party” and collectively, as the “Parties.”

Recitals

- A. Owner is permitted to and intends to construct, operate and maintain a solar energy facility with an estimated capacity of 62kW (AC) that will generate electric power (the “Facility”) on parcel Map 19 Lot 26 (the “Site”), which is owned by Owner.
- B. The Notice of Decision for the Facility dated June 14, 2023, issued by the Town of Stratham Planning Board requires that the Owner sign a legal agreement guaranteeing the removal of the Facility and return of the area to predevelopment conditions within 120 days of the abandonment of the Facility.

Agreement

In consideration of the covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

- A. Decommissioning. At the election of Owner or at the date that the Facility ceases to be operational for more than twelve (12) consecutive months (together, “Abandonment”), Owner shall carry out the following tasks within 120 days of Abandonment:
 - (i) except as set forth herein, remove all above-ground structures, poles, wires, foundations, equipment, and security barriers from the property and dispose of all materials contained in the Facility in accordance with applicable law;
 - (ii) take such steps as may be reasonably necessary to avoid contamination of the environment by such materials; and
 - (iii) restore the surface of the land, including its grade and reseeding, to substantially the same condition it was in prior to construction, wear and tear excepted, and excluding any need for Owner to remedy site work (including, for example and without limitation, tree removal and site grading) that was performed by Owner to prepare the site for installation of the solar array.
- B. Notwithstanding the foregoing, if the Owner deems, in its sole discretion, there is another useful purpose for the improvements or fixtures associated with the Facility, it shall have no obligation to remove such, including but not limited to storm drains or basins, driveways, above ground electric lines and poles, and security fencing.
- C. Owner shall take such steps as may be reasonably necessary to avoid contamination of the environment by such materials.
- D. If Owner fails to complete decommissioning when and as provided in this Agreement, then the Town may do so, in which case Owner shall reimburse the Town for reasonable and actual costs of decommissioning incurred by the Town, less any recycling or salvage value received by the

Town, within thirty (30) days after receipt of an invoice therefor from the Town.

Miscellaneous


- A. **Governing Law/Jurisdiction.** This Agreement shall be governed by and construed in accordance with the laws of the state of New Hampshire. Any legal suit, action or proceeding arising out of this Agreement shall be instituted in Rockingham Superior Court in Brentwood, NH.
- B. **Entire Agreement/Amendment.** This Agreement contains the entire agreement of the Parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be modified or amended in writing, if the writing is signed by the Parties obligated under the amendment.
- C. **Severability.** If any non-material part of this Agreement is held to be unenforceable, the rest of the Agreement will continue in effect. If a material provision is determined to be unenforceable and the Party which would have benefited by the provision does not waive its unenforceability, then the Parties shall negotiate in good faith to amend the Agreement to restore to the Party that was the beneficiary of such unenforceable provision the benefits of such provision.
- D. **Binding Effect.** The provisions of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, legal representatives, successors and permitted assigns
- E. **Counterparts.** This Agreement may be executed in counterparts, which shall together constitute one and the same agreement. Facsimile or email signatures shall have the same effect as original signatures and each Party consents to the admission in evidence of a facsimile or photocopy of this Agreement in any court or arbitration proceedings between the Parties.
- F. **Notice.** Notices under this Agreement shall be sent to the addresses set forth below:


Owner: President, Aberdeen West Cooperative PO Box 215 Stratham, NH 03885 Aberdeencoop2009@gmail.com With a copy to: Energy Clinic Vermont Law & Graduate School 164 Chelsea Street South Royalton, VT 05068 kmayland@vermontlaw.edu	Town: Town of Stratham 10 Bunker Hill Avenue Stratham, NH 03885
---	---

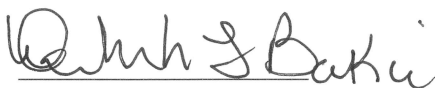
Notices shall be deemed received if sent by certified mail (return receipt requested), courier or nationally recognized overnight delivery service to last known address of the intended recipient. Notices may also be sent by email for which the sending Party receives a confirmation from the other Party (not an auto confirmation) that the email message has been completely transmitted without error. Email messages received on any day that is not a business day, or after 5:00 p.m. local time on a business day, shall be

deemed to have been delivered on the next business day. A Party may change its address for delivery of notices hereunder by notice given in accordance with this Section. Notices will be deemed given upon receipt or upon the failure to accept delivery.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed as of this 24th day of November, 2025.


Aberdeen West Cooperative -President

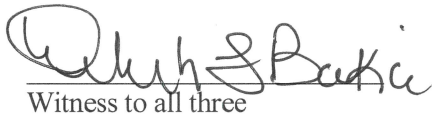

Aberdeen West Cooperative - Board Member



Witness to both

Witness our hands and sealed to be adopted and effective this ____ of _____ 2025.

TOWN OF STRATHAM:
By its Select Board


Witness to all three

Michael Houghton, Chair

Allison Knab, Vice Chair

Joseph Anderson, Member



TOWN OF STRATHAM **LANDSCAPE SECURITY AGREEMENT**

Resident-Owned Community - Aberdeen West Cooperative, Inc.

THIS AGREEMENT entered into as of _____, January 2026, (the “Effective Date” by and between **Aberdeen West Cooperative, Inc.** the owner of real property at Lovell Road and Aberdeen Drive, in Stratham, NH (the “Owner”), and the **Town of Stratham**, a municipal corporation headquartered at 10 Bunker Hill Avenue, Stratham County of Rockingham, State of New Hampshire (the “Town.”). The Town and Owner may be referred to herein individually, as a “Party” and collectively, as the “Parties.”

WHEREAS the Owner obtained Stratham Planning Board Site Plan and Conditional Use Permit approval to construct, operate, and maintain a solar energy facility with an estimated capacity of 90kW (AC) that will generate electric power on parcel Tax Map 19 Lot 36 (the “Site”), which is owned by the Owner, as memorialized in a Notice of Decision for the Facility issued by the Town dated June 14, 2023 (the “Notice of Decision”).

WHEREAS the Owner is obligated to install certain landscaping in accordance with the approved site plan dated November 19, 2025 (the “Site Plan”) and the Notice of Decision;

WHEREAS the Notice of Decision states that “[t]he Town shall hold a security in the amount of the cost to install the landscaping. No more than 90 percent of the total security amount shall be released to the owner after installation of the landscaping. The remaining security shall be released to the owner one year after the date of installation of the landscaping;”

NOW, THEREFORE, in consideration of the mutual promises, the Parties agree as follows:

1. Prior to the start of construction of the solar energy facility the Owner will deliver to the Town the amount of \$20,525.00 (the “Escrow Amount”) to be held by the Town in an interest-bearing account as security for the Owner’s completion of landscaping in accordance with the Site Plan and the Notice of Decision.

2. The Town will hold the Escrow Amount, including interest thereon, until the Owner notifies the Town in writing (electronic mail being acceptable) that the landscaping is completed in accordance with the Site Plan. Upon completion of the landscaping, the Town will release 90 percent of the Escrow Amount, including interest on that amount, to the Owner within 10

business days. The remaining 10 percent will be held for one year after completion of the landscaping after which it will be released with all interest thereon within 10 business days of the one year anniversary..

3. In the event that the Owner fails to complete the installation of landscaping in accordance with the Site Plan, or if the Owner fails to maintain the landscaping during the one-year period after installation, the Town may notify the Owner in writing that the Owner is in default.. If the Owner does not then proceed to complete the installation or maintenance within 30 days, the Town may complete the work and use the remaining Escrow Amount it still holds for all expenditures necessary for such work.

4. The Owner will provide the Town reasonable and open access to the Site during the term of this Agreement to ensure that the landscaping is installed and maintained in accordance with the Site Plan.

5. This Agreement addresses landscaping improvements only. Decommissioning of the solar facility is addressed in a separate Decommissioning Agreement between the Parties as required by Planning Board Condition 10 of the Notice of Decision.

[Signature Page To Follow]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed as of this _____ day of _____, 20 _____.

Witness

(Duly Authorized)
Aberdeen West Cooperative, Inc.:
By its President

Witness our hands and sealed to be adopted and effective this ____ of _____ 2025.

TOWN OF STRATHAM:
By its Select Board

Witness to all three

Michael Houghton, Chair

Allison Knab, Vice Chair

Joseph Anderson, Member



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

FROM: Vanessa Price, Director of Planning & Building

DATE: January 14, 2026

RE: 217 Portsmouth Cistern and Stormwater agreement

At the Planning Board meeting on July 16, 2025, the Board unanimously conditionally approved the Subdivision Plan Application and approved a Route 33 Heritage District Application for a Condominium Subdivision located at 217 Portsmouth Avenue, Tax Map 21, Lot 88 in the Route 33 Legacy Highway Heritage Zoning District.

The final site plan has been submitted to the Planning & Building Department; it is not yet complete for the Planning Board to sign. However, final documents required by the notice of decision have been reviewed by town legal counsel and are ready for execution by the Select Board at their meeting on January 20, 2026.

The final documents awaiting review and execution from the Select Board are the Stormwater Management Infrastructure Easement and the Access and Joint Use Easement Agreement for the on-site cistern.

The Stormwater Management Infrastructure Easement agreement is a condition of the Subdivision Plan Approval; the Grantor is required to own the Stormwater Management Facilities, and the Grantor is required to appropriately maintain the Stormwater Management Facilities on an ongoing basis in accordance with the Stratham Site Plan Regulations.

The Access and Joint Use Easement Agreement for the on-site cistern, the Grantor hereby conveys to the Grantee a perpetual, non-exclusive, right, in common with the Unit Owners, to access the cistern situated within the Limited Common Area as depicted on the Plan, including the right to pass and repass from the private road to be known as Legacy Lane over the Limited Common Area to access the cistern (the "Easement Area"). The maintenance, repair and replacement of the Easement Area is subject to the following terms, conditions and obligations of the Grantor, until such time as the Grantor turns control over the Condominium to the Condominium Association pursuant to Article 16 of the Declaration, at which time the Condominium Association assumes all of the Grantor's responsibilities under this Easement. The responsibilities are captured in the document.

Enclosures:

- 217 Portsmouth Stormwater Management Infrastructure Easement
- 217 Portsmouth Access and Joint Use Easement Agreement
- 217 Portsmouth Site Plan
- 217 Portsmouth Inc. Notice of Decision

Return to:
Town of Stratham Planning & Building Office
10 Bunker Hill Ave
Stratham NH 03885

STORMWATER MANAGEMENT INFRASTRUCTURE EASEMENT

THIS AGREEMENT, is made and entered into this ____ day of January, 2026, by and between LAND BANK PROPERTIES, LLC, a New Hampshire limited liability company having a mailing address of 15 Aruda Road, Town of Sandown, County of Rockingham, State of New Hampshire (together with its successors and assigns, the “Grantor”) and the TOWN OF STRATHAM, a New Hampshire municipal corporation, having a mailing address of 10 Bunker Hill Avenue, Stratham, County of Rockingham, State of New Hampshire (the “Town”, collectively, the “Parties”), relative to certain real property located at 217 Portsmouth Avenue, Town of Stratham, Rockingham County, New Hampshire, shown on the tax maps of the Town of Stratham as Tax Map 21, Lot 88, and more particularly described in the Warranty Deed from Dorothy P. Thompson to Land Bank Properties, LLC dated May 30, 2025 and recorded in the Rockingham County Registry of Deeds at Book 6624, Page 90 (the “Property”).

WHEREAS Grantor is proceeding to build on and develop the Property for purposes of constructing a residential condominium subdivision to be known as the Legacy Lane Condominium (the “Condominium”); and

WHEREAS the site plan as approved by the Town of Stratham Planning Board on July 16, 2025 by Notice of Decision dated July 17, 2025 (“Subdivision Plan Approval”), which subdivision plan is recorded in the Rockingham County Registry of Deeds as Plan D-_____ (the “Plan”), the complete plan set and specifications of which are on file with the Stratham Planning Department (the “Complete Plan Set”), and which are expressly incorporated herein and made a part hereof, provide for certain stormwater management facilities as shown on the Plan and Complete Plan Set (“Stormwater Management Facilities”); and

WHEREAS as a condition of the Subdivision Plan Approval, the Grantor is required to own the Stormwater Management Facilities, and the Grantor is required to appropriately maintain the Stormwater Management Facilities on an ongoing basis in accordance with the Stratham Site Plan Regulations; and

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the Parties hereto agree as follows:

1. The Stormwater Management Facilities shall be constructed by the Grantor, per the Subdivision Plan Approval and in accordance with the plans and specifications in the Plan and the Complete Plan Set on file with the Stratham Planning Department. Within 120 days of the issuance of a Temporary or Final Certificate of Occupancy for the use, the Grantor shall provide the Stratham Planning Department an As Built plan set, stamped by a professional engineer, which shall include details and specifications of the Stormwater Management Facilities.
2. The Grantor shall maintain the Stormwater Management Facilities in accordance with the conditions of the Subdivision Plan Approval and any maintenance plan or schedule which may be set forth on the Plan or within the Complete Plan Set, and any other document references in or any condition of approval of any of the foregoing. The obligation to maintain the Stormwater Management Facilities means that the Grantor is required to maintain all parts and components of the Stormwater Management Facilities, including without limitation all pipes, channels, or other conveyances, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. The Stormwater Management Facilities shall be maintained as set forth in this Agreement to ensure that the Stormwater Management Facilities are in, and remain in, good working condition so that they are performing their functions as designed (“Good Working Condition”).
3. Further, the Grantor shall inspect the Stormwater Management Facilities on at least an annual basis, or as otherwise may be necessary to ensure that the Stormwater Management Facilities are in, and remain in, Good Working Condition, and to assure safe and proper functioning of the facilities. The inspection(s) cover the entirety of the Stormwater Management Facilities including without limitation, conveyance infrastructure. Deficiencies shall be noted in an inspection report. Beginning in 2026, the Grantor shall submit annual reports to the Town of Stratham Planning Department completed by a licensed professional certifying that the Stormwater Management Facilities are functioning in accordance with their design intent. If the Stormwater Management Facilities are found to be deficient in the course of the inspection, the Grantor must submit to the Town of Stratham Planning Department a plan for rectifying the deficiencies within 45 days of the inspection.
4. The Grantor hereby grants permission to the Town, its authorized agents and employees or consulting engineers, to enter upon the Property and to inspect the Stormwater Management Facilities whenever the Town deems necessary. Following any such inspection, the Town shall provide the Grantor copies of the inspection findings (“Inspection Report”) and, if necessary, a directive to commence with any repairs or maintenance found to be necessary and provide a reasonable timeframe for the Landowner to perform the repairs. A copy of all Inspection Reports shall be provided to the Grantor, until such time as the Legacy Lane Condominium Association (the “Association”) assumes control of the Condominium as outlined in Article 16 of the Condominium Declaration

With Covenants, Conditions and Restrictions for Legacy Lane Condominium (the "Declaration").

5. In the event the Grantor fails to maintain the Stormwater Management Facilities in Good Working Condition acceptable to the Town, the Town shall notify the Grantor of its intent to enter upon the Property and take whatever steps are necessary, to correct deficiencies identified in the Inspection Report and shall charge the costs of the inspection and such repairs and/or maintenance to the Grantor. Notice shall be given by the Town to the Grantor by certified mail or other delivery service requiring signature of delivery at the address above no later than 45 days prior to the date upon which the Town intends to commence to correct such deficiencies.
6. It is expressly understood and agreed that the Town is under no obligation to inspect, maintain, or repair the Stormwater Management Facilities under any circumstances, and in no event shall this Agreement be construed to impose any such obligation on the Town. It is expressly understood that this agreement is limited to the repair and maintenance of the Stormwater Management Facilities, in accordance with the requirements of the Stratham Site Plan Regulations, as shown on the complete plan set as referred to in paragraph 1 above.
7. In the event that pursuant to this Agreement, the Town performs work of any nature, and/or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Grantor shall reimburse the Town upon demand, within thirty (30) days of receipt of all reasonable documentation of all actual costs incurred by the Town hereunder. Should the Grantor fail to comply with any provisions of this Agreement, the Town shall be entitled to recover any and all of its costs and expenses, including reasonable attorney's fees, incurred in enforcing this Agreement.
8. At such time as the Association assumes control of the Condominium as outlined in Article 16 of the Declaration, Grantor's obligations with respect to the Stormwater Management Facilities as outlined in this Agreement shall become the responsibility of the Association.
9. This Agreement shall run with the Land and shall be binding on all parties having or acquiring any right, title, or interest in or on the Property, until such time as the same may be terminated by the written mutual agreement of the Town and Grantor and/or the Association and recorded in the Rockingham County Registry of Deeds.

[Signature Pages Follow]

Intending to be legally bound, the parties have executed this Agreement on this _____ day of _____, 2026.

LAND BANK PROPERTIES, LLC

By: _____
Name: Shamus Quirk
Title: Manager

STATE OF NEW HAMPSHIRE
County of Rockingham, ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Shamus Quirk, duly authorized manager of Land Bank Properties, LLC, a New Hampshire limited liability company on behalf of said company.

Intending to be legally bound, the parties have executed this Agreement on this _____ day of _____, 2026.

Michael Houghton, Chair

Allison Knab, Vice Chair

Joseph Anderson, Member

STATE OF NEW HAMPSHIRE
County of Rockingham, ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Michael Houghton, Allison Knab, and Joseph Anderson, being the duly authorized Select Board of the Town of Stratham, known to me or satisfactorily proven to be the persons whose names are subscribed to within instrument and acknowledged that they executed the same for the purposes therein contained on behalf of the Town of Stratham.

Notary Public/Justice of the Peace
My Commission Expires:

Return to:
Town of Stratham Planning & Building Office
10 Bunker Hill Ave
Stratham NH 03885

ACCESS AND JOINT USE EASEMENT AGREEMENT

This Access and Joint Use Easement Agreement (this “Easement”) is made the ____ day of January 2026, by Land Bank Properties, LLC, a New Hampshire Limited Liability Company having a mailing address of 15 Aruda Road, Town of Sandown, County of Rockingham, State of New Hampshire (the “Grantor”), and the Town of Stratham, a Town in the State of New Hampshire incorporated in 1716, having a mailing address of 10 Bunker Hill Road, Town of Stratham, County of Rockingham, State of New Hampshire 03885 (the “Grantee”), concerning a lot known as 217 Portsmouth Avenue, located in the Town of Stratham, in the County of Rockingham, and State of New Hampshire.

WITNESSETH:

WHEREAS, Grantor is the owner of a certain parcel of land within the Town of Stratham, County of Rockingham, New Hampshire (the Premises”), further identified as Tax Map 21, Lot 88, further identified as 217 Portsmouth Avenue, Stratham, Rockingham County, New Hampshire (the “Property”);

WHEREAS, Grantor proposes to develop the Property into six stand-alone residential Condominium Units and Limited Common Area as shown on a plan entitled “Condominium Site Plan 217 Portsmouth Avenue” by Emanuel Engineering, Inc., recorded in the Rockingham County Registry of Deeds as Plan _____ (the “Plan”); and

WHEREAS, the Grantor executed a Condominium Declaration with Covenants, Conditions, and Restrictions for Legacy Lane Condominium at or even date herewith (the “Declaration”).

WHEREAS, pursuant to the Declaration, one or more persons who own a Condominium Unit are defined as “Unit Owners”.

WHEREAS, pursuant to the Plan, a cistern shall be installed in the Limited Common Area as identified on the Plan.

WHEREAS, Grantor agreed to convey an easement to the Town of Stratham permitting access to and use of the cistern.

NOW, THEREFORE, Grantor grants an easement to the Grantee to access and use the cistern pursuant to the following terms and conditions:

I. DECLARATION OF EASEMENT

Grantor hereby conveys to the Grantee a perpetual, non-exclusive, right, in common with the Unit Owners, to access the cistern situated within the Limited Common Area as depicted on the Plan, including the right to pass and repass from the private road to be known as Legacy Lane over the Limited Common Area to access the cistern (the "Easement Area").

II. USE AND MAINTENANCE OF THE CISTERN ACCESS EASEMENT

Maintenance. The maintenance, repair and replacement of the Easement Area is subject to the following terms, conditions and obligations of the Grantor, until such time as the Grantor turns control over the Condominium to the Condominium Association pursuant to Article 16 of the Declaration, at which time the Condominium Association assumes all of Grantor's responsibilities under this Easement. The Grantor's responsibilities are as follows:

- (a) The Easement Area, and all improvements and installations therein, shall be maintained in good and clean condition, free of trash and debris. Without limiting the generality of the foregoing, the maintenance of the Easement Area shall include without limitation, maintaining and repairing the surface of the Limited Common Area as necessary to permit access to the cistern, removing debris and other refuse, and performing any and all such other duties as are necessary to maintain the same in a clean, safe and orderly condition. The maintenance of the Easement Areas shall include without limitation, trimming, mowing and removal of vegetation which may interfere with access to the cistern.
- (b) In performing any work within the Easement Area, the Grantor shall keep such area free and clear of all claims, mechanic's liens or other encumbrances in connection with or arising out of said work.
- (c) The Grantor shall be responsible for maintaining, repairing, and replacing any and all improvements within the Easement Area, including without limitation, all reasonable out of pocket costs and expenses incurred related to such maintenance, repair, and replacement.

- (d) Other than routine maintenance and repair of, or removal of debris from the Easement Area, the Grantor shall not undertake any modification of the Easement Area, absent the prior written consent of the Grantee, which consent shall not be unreasonably withheld, conditioned, or delayed.
- (e) If the Grantor shall fail to operate, maintain, and repair any portion of the Easement Area in accordance with the terms hereunder, and if such failure has not been fully remedied after thirty (30) days prior written notice, the Grantee may perform such operation, maintenance, or repair, in such manner as reasonably deemed necessary. In the event of any emergency or other circumstances requiring earlier action, no prior notice shall be required hereunder. In the event of such action, the Grantor shall be required to reimburse the Grantee, within thirty (30) days, for the actual and reasonable costs incurred in such performance.
- (f) In the event a dispute arises hereunder, the Grantor and Grantee shall attempt to amicably resolve the dispute, failing which each shall be entitled to pursue any and all remedies at law or in equity.

III. MISCELLANEOUS PROVISIONS

1. This Easement is created with the express understanding that the covenants and obligations contained herein shall be enforceable by and among the Grantor and/or Condominium Association as depicted on the Plan and the Grantee.
2. This Easement may not be modified, amended, or terminated except by an instrument in writing, signed by each of the parties affected thereby and recorded at the Rockingham County Registry of Deeds.
3. All covenants and agreements contained herein, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, and assigns.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the day, month and year first above written.

LAND BANK PROPERTIES, LLC

By: _____
Shamus Quirk
Its: _____

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the ____ day of _____, 2026, before me, the undersigned notary public, personally appeared Shamus Quirk, _____ of Land Bank Properties, LLC, known to me or satisfactorily proven to be the person whose names are subscribed to the above document that they executed the same for the purposes contained therein.

Before me,

Notary Public
My Commission Expires:

Intending to be legally bound, the parties have executed this Agreement on this _____ day of _____, 2026.

Michael Houghton, Chair

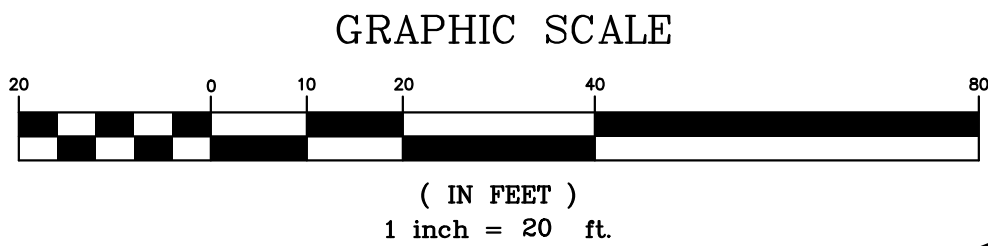
Allison Knab, Vice Chair

Joseph Anderson, Member

STATE OF NEW HAMPSHIRE
County of Rockingham, ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Michael Houghton, Allison Knab, and Joseph Anderson, being the duly authorized Select Board of the Town of Stratham, known to me or satisfactorily proven to be the persons whose names are subscribed to within instrument and acknowledged that they executed the same for the purposes therein contained on behalf of the Town of Stratham.

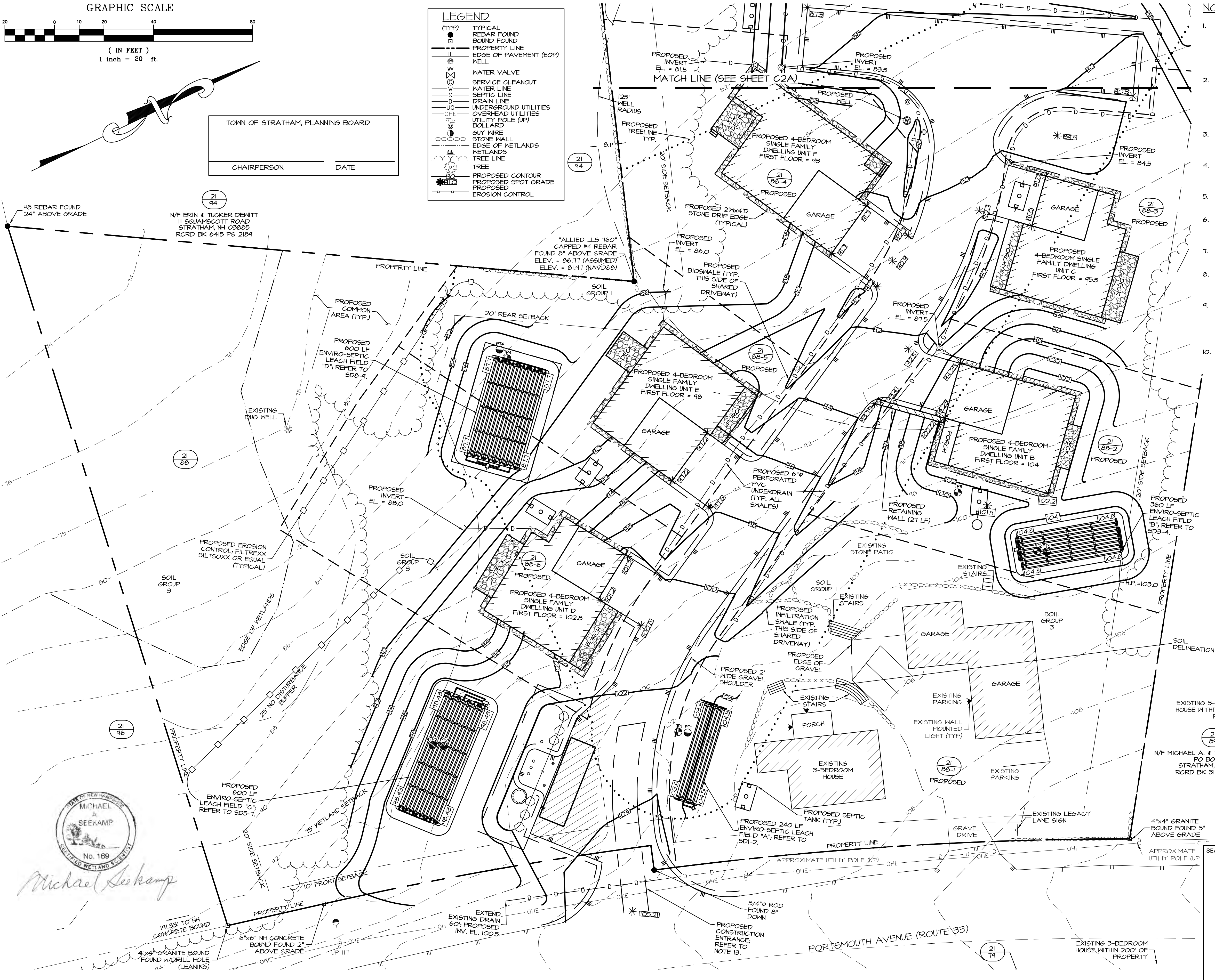
Notary Public/Justice of the Peace
My Commission Expires:



TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON DATE

LEGEND	
(TYP)	TYPICAL
●	REBAR FOUND
—	BOUND FOUND
—	PROPERTY LINE
—	EDGE OF PAVEMENT (EOP)
—	WATER VALVE
—	SERVICE CLEANOUT
—	WATER LINE
—	SEPTIC LINE
—	DRAIN LINE
—	UNDERGROUND UTILITIES
—	OVERHEAD UTILITIES
—	UTILITY POLE (UP)
—	BOLLARD
—	GUY WIRE
—	STONE WALL
—	EDGE OF WETLANDS
—	KETLANDS
—	TREE LINE
—	TREE
—	PROPOSED CONTOUR
—	PROPOSED SPOT GRADE
—	PROPOSED
—	EROSION CONTROL

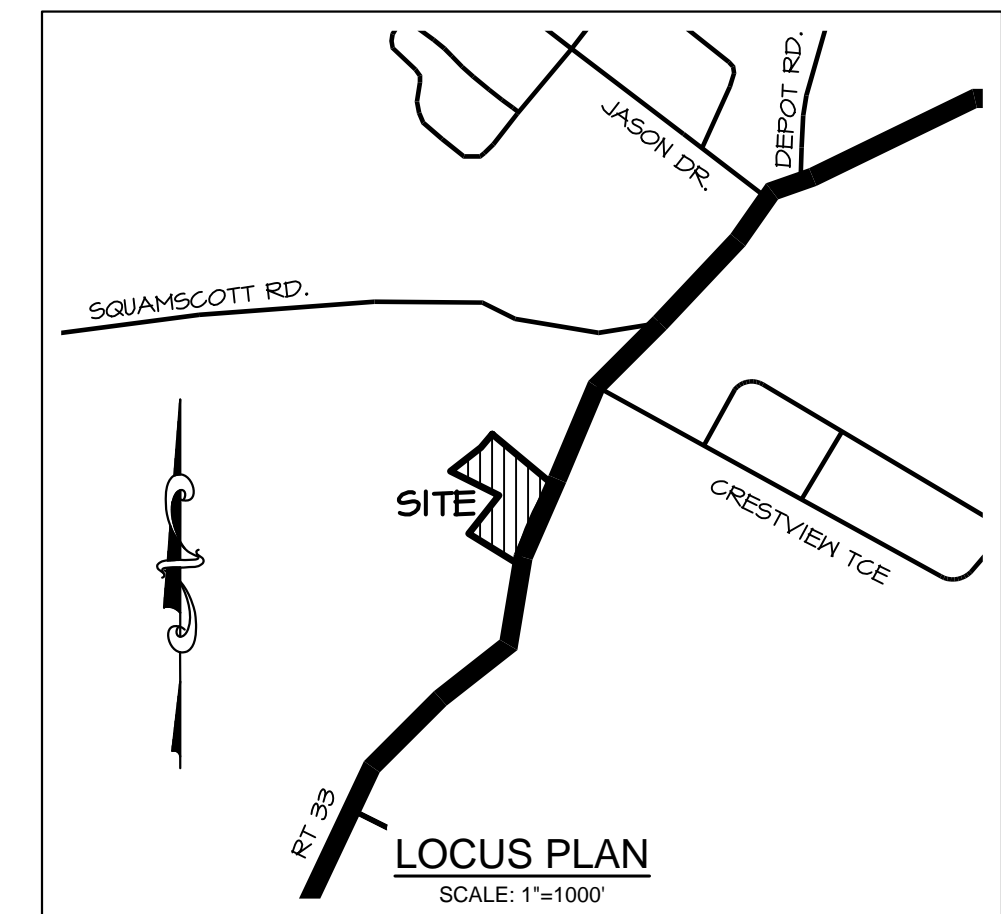


NOTES:

- OWNER OF RECORD:
TAX MAP 21, LOT 88
LAND BANK PROPERTIES, LLC
15 ARUDA ROAD
SANDOWN, NH 03873
RCRD BK6624 PG0040
- THE INTENT OF THIS PLAN IS TO GRADING AND DRAINAGE FOR THE PROPOSED SITE IMPROVEMENTS. REFER TO SHEET C2B FOR ADDITIONAL INFORMATION ON THE LIMITS OF THE PROPOSED BIOSHALES AND INFILTRATION SHALES.
- PARCEL IS ZONED ROUTE 33 LEGACY HIGHWAY HERITAGE DISTRICT PER THE 2022 STRATHAM ZONING DISTRICT MAP.
- PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0245F, DATED JANUARY 21, 2021.
- FIELDWORK CONDUCTED BY JAMES VERRA AND ASSOCIATES, INC. IN JANUARY 2025.
- WETLANDS WERE DELINEATED BY MICHAEL SEEKAMP, CWS #169, IN JANUARY 2023. TOTAL WETLAND AREA = +/- 12,053 SQUARE FEET.
- PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
- ALL CONSTRUCTION SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
- THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
- BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 12 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.

REFERENCE PLANS:

- "BOUNDARY SURVEY FOR JANET M. BROPHY & WILBERT A. MORIN" BY ALLIED SURVEYING, INC.; DATED JANUARY 22, 1993; SCALE: 1"=50'; RCRD C-22058.
- "SUBDIVISION PLAN LAND OF RONALD G. & MARY ANN ROBERTS IN STRATHAM, NH" BY STOCKTON SERVICES, DATED JULY 20, 2015, SCALE: 1"=100', RCRD D-34084.
- "PLAN OF LAND IN STRATHAM, NH AS DRAWN FOR LINDA R. YOUNG AND DEBORAH J. NOTES" BY VERNON W. DINGMAN III, REG. LAND SURVEYOR, DATED MAY 1991; SCALE: 1"=100'; RCRD C-6956.
- "PLAN OF LAND STRATHAM, NH FOR LESTER E. SAVAGE, JR." BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSN; DATED MARCH 1914; SCALE: 1"=80'; RCRD D-4871.



10	DEC 3, 2025	FOR APPROVAL	
9	SEP 3, 2025	FOR APPROVAL	
1	MAR 5, 2025	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN:	NCB	DESIGN:	NCB
CHECKED:	BDS	CHECKED:	BDS



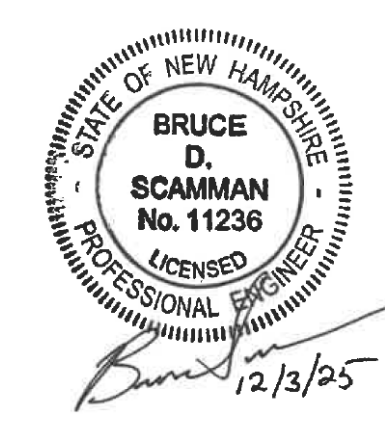
CLIENT:

LAND BANK PROPERTIES, LLC
15 ARUDA ROAD
SANDOWN, NH 03873

TITLE:

GRADING & DRAINAGE
PLAN
FOR
LAND BANK PROPERTIES, LLC
LEGACY LANE FARM
217 PORTSMOUTH AVENUE (SITE)
STRATHAM, NH 03885

PROJECT:	SCALE:	SHEET:
24-1214	1"=20'	C2





TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

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

Fax 603-775-0517

Planning Board NOTICE OF DECISION

July 17, 2025

Shamus Quirk
Land Bank Properties, LLC
15 Aruda Road
Sandown, NH 03873

Bruce D. Scamman, P.E.
Emanuel Engineering, Inc.
118 Portsmouth Ave., A202
Stratham, NH 03885

RE: Subdivision Plan Application and Route 33 Heritage District Application for a Condominium Subdivision located at 217 Portsmouth Avenue, Tax Map 21, Lot 88.

Dear Applicant,

At a regularly scheduled and duly noticed meeting of the Stratham Planning Board on July 16, 2025, the meeting voted to **CONDITIONALLY APPROVE** the Subdivision Plan Application and Route 33 Heritage District Application for a Condominium Subdivision located at 217 Portsmouth Avenue, Tax Map 21, Lot 88 in Route 33 Legacy Highway Heritage Zoning District.

Waiver requests:

1. The requirement per Section 2.3.2d: High intensity soils information with lot size calculations and a cover letter from a soil scientist from the subdivision regulations. **Approved.**
2. The requirement per Figure A: Crowned Roadway from the subdivision regulations. **Approved.**
3. The requirement per 3.3.3a: Profiles showing existing and proposed elevations along centerlines of all roads from the subdivision regulations. **Approved.**
4. The requirement per 3.3.4e: Traffic Analysis from the subdivision regulations. **Approved.**
5. The requirement per 4.3.5: Table of Minimum Lot Size by Soil Classification from the subdivision regulations. **Approved.**
6. The requirement per 4.4.3c & Figure A: Street Rights of Way from the subdivision regulations. **Approved.**
7. The requirement per 4.5.2: Street Cross Sections from the subdivision regulations. **Approved.**
8. The requirement per Figure A; note 3: All cross culverts shall be HDPE pipe with a 12"

- minimum diameter and a 3' minimum cover from the subdivision regulations. **Approved.**
9. The requirement per Figure D- Driveway Cross Section from the subdivision regulations. **Approved.**

Regional Impact: That this was NOT a project with potential for Regional Impact per RSA 36:56.

In reaching its decision on the Subdivision Application, the Planning Board made the following Findings of Fact:

The application complied with the letter, spirit, and intent of the Stratham Zoning Ordinance and the Subdivision Regulations. A complete record of the Planning Board's deliberations related to this application and the relevant criteria can be found in the Planning Board meeting minutes.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified, the approval is considered final.

Conditions Precedent:

1. PLAN REVISIONS

- a. List all waivers granted on the plans.
- b. Road name to be approved by the Select Board.
- c. Note that the "road name" is a Private Drive.
- d. No Demolition Plan submitted; update plan notes to state what buildings are to be demolished and which are to remain.
- e. Sheet C1 & C1A: revision to note #8 to replace wording from "should" with "shall."
- f. Addition of note on Sheet C1 to read: Water supply for fire protection provided by the 30,000-gal cistern shall be maintained, serviced, and inspected by the HOA per NFPA 25.
- g. Owners' Signature.
- h. Wetland Scientist Signature.
- i. Professional Surveyor Signature.
- j. The applicant shall obtain all necessary state and federal permits and note the permit numbers on the plans, including, but not limited to:
 - i. EPA Construction General Permit
 - ii. NHDES Subdivision Permit
 - iii. NHDES Septic System Approval

2. CONDITIONS THAT MUST BE MET PRIOR TO FINAL APPROVAL

- a. Any outstanding technical comments provided by the Town's consulting engineer or by the Town Planner shall be addressed to the satisfaction of the Director of Planning & Building.
- b. Town signature block shall be on all pages.
- c. Proper no-parking signage and striping to be shown in the cistern detail and called out on sheet C1.
- d. Any outstanding fees paid to the town.

- e. Fire Chief Comments about the cistern shall be met and revised on the final plan set.
- f. An Operations & Maintenance (O&M) Plan for all stormwater management facilities shall be prepared to the final satisfaction of the Town. The O&M Plan shall be recorded with the subdivision plan.
- g. Easement conveyed to the town for the cistern with a joint use agreement shall be prepared to the final satisfaction of the Town. Legal fees shall be paid by the applicant.
- h. Documentation shall be submitted forming a homeowners association (HOA). Legal documentation forming the HOA shall be to the satisfaction of the Town's legal counsel and recorded with the subdivision plan. Legal fees shall be paid by the applicant.
- i. The Condominium Declaration and/or Bylaws shall clearly state that the owners are responsible for the shared maintenance of the on-site well and septic systems, to include the interior square-footage of each unit, and to include the rights of access for each unit owner to the garage facilities, roads; and the maintenance of the cistern. The Town's counsel may conduct a final review of the documents prior to recording and the applicant shall be responsible to address any such comments.
- j. A Stormwater Management Agreement shall be signed by the Town and property owner and recorded with the Subdivision Plan. During construction phases, the owner/contractor shall be responsible for maintaining stormwater facilities. After completion of construction, the agreement will require the HOA to submit annual reports to the Town completed by a certified professional certifying that stormwater management facilities are functioning in accordance with their design intent.

Conditions Subsequent:

1. PERMANENT PRESERVATION EASEMENT

- a. Access to the property (including the interior of the home) for an assessment of its architectural integrity by Heritage Commission members. The findings of this evaluation will directly guide the terms of the preservation easement. There is no cost to the applicant.
- b. The applicant shall work with the Heritage Commission to come to a mutual agreement on the terms of a permanent preservation easement for the exterior preservation of the existing c. 1768 Samuel Lane, Jr. home. The easement will, at a minimum, protect the exterior architectural features and building materials and will require all future owners to properly maintain and repair the home, guided by annual inspection reports from the Heritage Commission. The easement will be held by the Town, recorded at the Registry of Deeds, and run permanently with the property from owner to owner in the future.

- c. The applicant shall provide funding for the Heritage Commission to hire a preservation consultant to complete an inventory of the property to determine if it is eligible for listing on the State Register or National Register of Historic Properties. If it is determined to be eligible, the applicant agrees to have it listed and to pay for appropriate signage. (Cost to the applicant is estimated to be between \$2,500 - \$5,000.)
- d. The developer should provide funding for a Stratham Historic House sign (the full cost is \$220 without any subsidy from the HC and SHS). The HC will order and install the sign.

2. CONDITIONS TO BE COMPLETED PRIOR TO THE START OF SITE WORK:

- a. Building Plans shall bear the stamp of a Certified Fire Protection Engineer licensed in New Hampshire to certify compliance with all egress, emergency lighting, smoke, heat, and CO detection systems, fire alarm monitoring and reporting systems, fire suppression systems, and any other fire protection or related life safety systems required by National and/or NH Code.
- b. A preconstruction meeting is required prior to the start of work. Please contact the Department of Planning & Building to schedule this for at least two weeks prior to breaking ground.
- c. Erosion control shall be properly installed on site PRIOR to any construction. Erosion control shall be properly maintained throughout construction; any breaks or breeches shall be repaired within 48 hours of the storm event.
- d. Wetland buffer areas shall not be impacted by any construction activities (other than those impacts permitted under the DES wetlands permit). Wetland buffers shall be marked with orange snow fence prior to any onsite activity, and such markers shall be maintained throughout construction.

3. CONDITIONS APPLICABLE DURING AND AFTER CONSTRUCTION:

- a. The building shall display the designated address number in such a manner as to be visible from the street which abuts the main entrance to the property. Such numbers shall be a minimum of 3.5 inches in height and must be reflective.
- b. There shall be no wetlands degradation during construction.
- c. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be replaced in a timely manner as long as this site plan remains valid.
- d. All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and roadways.

4. CONDITIONS TO BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT ON ANY LOT:

- a. Prior to the issuance of a building permit for any lot in the development, the cistern must be operational.
- b. Prior to the issuance of a building permit for any lot in the development, a street sign meeting the Town DPW Standards shall be installed.

- c. Prior to the issuance of a building permit for any lot in the development, NHDES well and septic permits shall be issued and provided to the Town.
- d. Prior to the issuance of a building permit for any lot in the development, permanent markers for the wetlands non-disturbance buffers meeting the Department of Planning & Building standards shall be installed.
- e. Prior to the issuance of a building permit for any lot in the development, Driveway Permits shall be issued by NHDOT.

5. AS-BUILT PLANS:

- a. Within thirty days of the completion of the project an electronic As-Built Plan of the proposed development with details acceptable to the Department of Planning & Building shall be provided in a .pdf/a and a paper copy stamped by a NH licensed Professional Engineer or Land Surveyor, shall be submitted for review by the Director of Planning & Building. As-built drawings shall document the project as it was constructed, including any changes to the approved plans that were made during project construction. The Applicant shall be responsible for all costs associated with the Town reviewing and recording of revised plans with the Registry of Deeds.
- b. As-built plans shall be in accordance with the Town's MS4 permit. The plans should include details on the as-built construction of the stormwater controls and not just their location on the site.

6. VESTING:

Approved subdivisions shall be protected from future changes in regulations and ordinances in accordance with NH RSA 674:39 (as amended). For purposes of these regulations, "active & substantial development" shall be defined as:

- a. Construction of and/or installation of basic infrastructure to support the development (including all of the following: at least 1 building foundation wall/footing, roadways, access ways, etc. to a minimum of gravel base; and utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with the approved plans; and
- b. Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrain, catch basins, etc.) in accordance with the approved plans; and
- c. All erosion control measures (as specified on the approved plans) must be in place and maintained on the site; and
- d. Items i, ii, and iii shall be reviewed and approved by the Town's Road Agent, Building Inspector or their designated agents.
- e. Movement of earth, excavation, or logging of a site without completion of items i, ii, iii, & iv, above, shall not be considered "active and substantial development." Plans approved in phases shall be subject to this definition for the phase currently being developed.

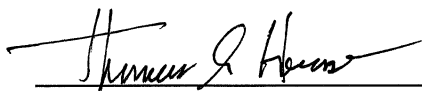
All work associated with the applications must be completed per the approved plans and associated materials and subject to the conditions imposed by the Town of Stratham land use boards. If any deviations from the plans are forecasted, please contact the Department of Planning & Building for additional guidance.

DURATION OF APPROVAL: All conditional approvals shall be valid for a period of 180 days in which time all precedent conditions must be met or the approval shall be null and void. The applicant may request an extension no later than 14 days prior to expiration.

EXTENSIONS: All requests for extension must be submitted in writing to the Department of Development Services no later 14 days prior to expiration with the appropriate fees. Failure to comply with the deadline dates without submission of a written request for extension will result in the approval being null and void.

APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

For any questions regarding this decision, please contact the Planning Department at (603) 772-7391, x. 147 or by e-mail at planning@strathamnh.gov.



Thomas House, Stratham Planning Board Chair

7.17.25

Date

Enclosures: Construction Site Erosion and Sediment BMPs fact sheet
EPA Construction General Permit fact sheet

Construction Site Erosion and Sediment BMPs

Important information from: The Town of Stratham, Planning Office

Stormwater Best Management Practices

Construction projects, including new development and redevelopment of buildings and facilities, run the risk of introducing pollutants such as oils, chemicals, and metals into the surrounding lakes, ponds, rivers, and streams (generally known as waterbodies).

Another large source of pollutants associated with construction projects comes from the sediment that is disturbed during construction and then

exposed to rain and snowmelt. This sediment can contain nutrients such as phosphorus and nitrogen which can be harmful to a waterbody.

As rain and snowmelt (more generally called stormwater), flows over the exposed sediment, picking up the nutrients within it, along with any other pollutants it flows across. The stormwater carries nutrients directly into waterbodies or into storm drains, which then discharge untreated

stormwater and pollutants into the waterbody. These pollutants can then cause unintended harm to the water quality and life within the waterbody.

There are a multitude of best management practices (BMPs) that can be used to eliminate or reduce the amount of pollutants in stormwater leaving a construction site, which in turn helps to reduce the amount of pollutants deposited in local waterbodies.

BMP Selection, Installation, and Maintenance

Selecting a BMP:

- When selecting and installing BMPs at a construction site, it is important to select the appropriate BMP for addressing site specific concerns. For example, having a gravel construction entrance to help reduce the amount of sediment tracked out of a site might work well for a site with minimal exposed soils but not for a site with large areas of exposed soils.
- The Environmental Protection Agency (EPA) has fact sheets explaining many of the common construction site BMPs. The fact sheets contain information on how to design, install, and maintain each of the BMPs. Fact Sheets can be found on EPA's website at

<https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater-construction>.



Installing a BMP:

- The installation of BMPs should follow the manufacturer's instructions to ensure that the BMPs function properly and reduce the largest amount of pollutants possible.
- The incorrect installation of BMPs can result in an increased amount of pollutants flowing into local waterbodies, and in some cases, complete failure of the BMP which costs both time and money to repair or replace. For example, when installing a silt fence, it is important to bury the bottom of the fence to prevent water from flowing directly under, allowing sediment and pollutants to escape.



BMP Inspections and Maintenance:

- To ensure that installed BMPs continue to function properly and reduce pollutant runoff and erosion, they should be inspected frequently. Inspections should take place weekly as well as during or after storm events. If large amounts of rain are received, inspections should be conducted more frequently to ensure that the BMPs have not been damaged or failed.
- If during inspections it is found that any BMPs have become damaged or have failed, steps should be taken as soon as possible to repair or replace the BMP.



As part of the USEPA's 2017 National Pollutant Discharge Elimination Systems (NPDES) General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) in New Hampshire, the Town of Stratham is required to educate construction operators on pollution prevention. This fact sheet is intended to fulfill Stratham's permit requirements.

EPA Construction General Permit

Important information from: The Town of Stratham, Planning Office

EPA 2022 Construction General Permit

Many construction projects undertaken in New Hampshire fall under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP). The purpose of the CGP is to minimize the amount of sediment transported from construction sites through stormwater runoff. Sediment has the potential to contain pollutants such as phosphorus or nitrogen.

As stormwater runoff from rain or snowmelt flows over a construction site, it can pick up sediment, debris, and chemicals, and transport them directly into a waterbody or to the Town of Stratham storm drains which flow untreated into nearby waterbodies and can degrade water quality. These pollutants harm fish and wildlife, make our water unsafe to drink, and can limit the recreational uses of a waterbody.

The latest version of the CGP was released in 2022 and contains several important changes that operators of construction sites should be aware of. An online version of the 2022 CGP can be found on EPA's website at

<https://www.epa.gov/npdes/2022-construction-general-permit-cgp>

Important Information about the 2022 Construction General Permit

Certified Inspector Training:

- Any inspections conducted for projects that received coverage on or after February 17, 2023 must be conducted by a qualified inspector who is trained in accordance with the 2022 CGP.
- To be considered a qualified inspector, one must complete the EPA's construction inspector training course developed for the CGP and pass the exam **or** hold a current valid certification or license from a non-EPA training program that covers the minimum topics listed in Part 6.3.b of the 2022 CGP.
- The EPA's inspector training course and exam is **free**, takes six to seven hours to complete, and can be completed at your own pace.
- There are also a variety of non-EPA inspector trainings and certification programs offered by states and third-party entities listed on the EPA CGP website.
- For more information about becoming a qualified inspector, visit <https://www.epa.gov/npdes/construction-general-permit-inspector-training>

Notice of Intent (NOI):

- All operators associated with the construction site must submit a Notice of Intent (NOI) to EPA *before construction can begin on a project*.
- It is important to plan ahead when submitting a NOI since it takes a minimum of two weeks for the NOI to be approved by EPA. Submitting NOIs ahead of time will help prevent delays in the project timeline.
- A Notice of Termination (NOT) must be submitted upon completion of the construction project.
- You must use EPA's NPDES eReporting Tool (NET) to electronically prepare and submit both your NOIs and NOTs. To access NET, go to <https://cdx.epa.gov/cdx>.

Federal, State, and Local Requirements

2022 CGP Additional Requirements:

- Additional information regarding the 2022 EPA CGP can be found on EPA's website at <https://www.epa.gov/npdes/2022-construction-general-permit-cgp>
- Additional questions regarding permit requirements for the EPA 2022 CGP can be sent to: Margarita Chatterton Chatterton.Margarita@epa.gov (617) 918-1034

New Hampshire Construction Related Requirements:

- Information regarding the New Hampshire Alteration of Terrain requirements can be found on the NHDES website at <https://www.des.nh.gov/land/land-development>
- Information regarding the New Hampshire Wetland permitting requirements can be found on the NHDES website at <https://www.des.nh.gov/water/wetlands>

Town of Stratham Construction Requirements:

- Information regarding Stratham's construction regulations and requirements can be found in the Site Plan and Subdivision Regulations or by contacting:
Stratham Planning Office
Planning@StrathamNH.gov
603-772-7391 ext. 184



As part of the USEPA's 2017 National Pollutant Discharge Elimination Systems (NPDES) General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) in New Hampshire, the Town of Stratham is required to educate construction operators on pollution prevention. This fact sheet is intended to fulfill Stratham's permit requirements. Contractors are reminded to work directly with all permitting authorities to ensure that all requirements are met.



Stratham Volunteer Fire Department Association
10 Bunker Hill Avenue, Stratham NH 03885

December 15, 2025

To: Town of Stratham

Re: Association donation of Cordless Fan to fire department.

Dear Select Board,

The Stratham Volunteer Fire Department Association wishes to support the vision and mission of the Stratham Fire Department including its efforts to better serve the community through a variety of initiatives and programs.

This donation of \$5,902.50 is made with the understanding that the Select Board, upon receiving recommendations from the Fire Chief, will use the funds for the following purposes:

- Purchase one SUPER VAC, 18" CORDLESS DEWALT FAN

The Fire Dept. Association Officers and Directors met and approved of this donation.

The funds were raised by the Associations "Annual Golf Tournaments held at the Golf Club of New England.

I look forward to answering any and all of your questions or concerns.

Sincerely,

Dan Crow, President SVFDA

Les Barker, Treasurer

Stratham Volunteer Fire Dept Assoc
17 Post Rd
North Hampton, NH 03862-2020
603 674 1992

2478
64-163/114

12-16 20 25

PAY
TO THE
ORDER OF

Town of Stratham

\$5202⁰⁰

Five Thousand Nine Hundred Two ⁰⁰/₁₀₀

Citizens Bank NH

DOLLARS



Two 99 features
are included.
Details on back.

FOR Golf - Ron

Robert Baran

MP

⑆01401533⑆ 3312260959⑈

2478



Fire Tech & Safety
100 Business Park Dr #6
Tyngsborough, MA, 01879
Phone: (978) 649-6800
<https://firetechusa.com/>

Quote

Quote Nbr.: Q309607
Quote Date: 10/27/2025
Expiration Date: 11/11/2025
Customer ID: C002431

BILL TO:

STRATHAM VOL.FIRE DEPT-NH
C/O TOWN OF STRATHAM
10 BUNKER HILL AVENUE
STRATHAM NH 03885

SHIP TO:

STRATHAM VOL.FIRE DEPT-NH
C/O TOWN OF STRATHAM
10 BUNKER HILL AVENUE
STRATHAM NH 03885

CUSTOMER P.O. NO.

email JC

TERMS

Net 30 Days

CONTACT**SHIP VIA**

Salesman

ITEM

SUPER VAC 18" PPV, 2 X 12AH DEWALT BATT., 2 CHARGERS, SHORE
POWER

QTY.

1.00

PRICE

5,902.50

EXT PRICE

5,902.50

Total Weight (LB):

0

Sales Total:

5,902.50

Total Volume (CFT):

0

Freight & Misc.:

0.00

Less Discount:

0.00

Tax Total:

0.00

Total (USD):

5,902.50

NOTICE...One or more of the products listed above may contain PFAS, for the reason the equipment contains PFAS chemicals, and the specific PFAS chemicals in the product you must contact the manufacturer of the items.

12/17/25

watch for invoice to pay +
match up w/ this paperwork

Thanks,
Lew

12/17/25

first receipt to:

100 3508 02 000
FD Donations Received

Product ordered 12/17/25;
first expense to:

100 4220 01 279
FD VFD Fire Expense

by 12/31/25

Stratham Volunteer Fire Dept Assoc 17 Post Rd North Hampton, NH 03862-2020 603 674 1992		2478 54-153/114
12-16 2025		
PAY TO THE ORDER OF Stratham		\$5902.00
Five Thousand Nine Hundred Two 00/100 DOLLARS		
Citizens Bank NH		
FOR Golf - Ron		Lew Barber
1:0114015331 3312260959 2478		

VFD donation + purchase
SC to accept @ public meeting (Jan?)



STRATHAM POLICE DEPARTMENT

Anthony J. King – Chief of Police

76 Portsmouth Avenue, Stratham, NH 03885
(603) 778-9691 – FAX (603) 778-6183

To: Stratham Select Board

From: Chief Anthony King

Subject: Funds Purchase Request

Date: January 15, 2026

Dear Board Members,

I am asking for use of the following funds now that I have presented my final budget for 2026.

1. **Detail Funds:** As you know I have not requested a front-line patrol vehicle for the 2026 CIP. However, I am requesting to purchase an administrative cruiser. I will receive the new administrative cruiser, and the 2021 Dodge Charger will be provided with the Detective position in order to replace an old 2014 Ford SUV currently being utilized for this position.
 - The cost of the new administrative vehicle is \$54,045.00 including a \$1700 destination charge and approximately \$4000 5yr/100K warranty.
 - To equip the cruiser, the cost will total \$13,956. (\$10,930.00 (emergency lights and equipment + \$3036.00 (MDT docking and accessories)
2. **Detail Funds:** Not included in the 2026 budget was the cost to wash our cruisers. We have previously contracted with Circle T Carwash in Exeter, and this cost was typically taken from my yearly vehicle maintenance line. This year they agreed to provide us with \$2600 worth of carwashes at a price of \$2000. I would like to utilize these funds this year from the Detail Account.

NOTE: The total use of the Detail Fund will be \$70,001.00. As of last accounting, there was over \$155,000 in this account.
3. **Traffic Control CIP:** I am requesting to utilize these funds to enhance officer and traffic safety. Please see attached itemized list for this purpose. Requested funds total \$6171.78 with a \$9000.00 current fund balance.

Thank you for your consideration and if you have any questions or concerns, please do not hesitate to reach out at any time. I have attached the quotes for your review.

Prepared for: , TOWN OF STRATHAM

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615



*New Quote
combined 11/24/2025
no spotlight.*

Client Proposal

Prepared by:

Joseph Somma

Office: 603-772-5953

Quote ID: JS1121253

Date: 11/24/2025



McFarland Ford Sales, Inc. | 151 Portsmouth Ave, Exeter, New Hampshire, 038332186

Office: 603-772-5953

Prepared for:

TOWN OF STRATHAM

Prepared by: Joseph Somma

11/24/2025

McFarland Ford Sales, Inc. | 151 Portsmouth Ave Exeter New Hampshire | 038332186

**2026 Police Interceptor Utility AWD Base (K8A)**

Price Level: 615 | Quote ID: JS1121253

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
K8A	Base Vehicle Price (K8A)	\$48,550.00
Packages		
500A	Order Code 500A <i>Includes:</i> - Tires: 255/60R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes polished stainless steel hub cover and center caps. - Unique HD Cloth Front Bucket Seats w/Vinyl Rear Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks. - Radio: AM/FM/MP3 Capable Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673). - SYNC Phoenix Communication & Entertainment System Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.	N/C
Powertrain		
99C	Engine: 3.0L V6 EcoBoost 148-MPH top speed. Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank. <i>Includes:</i> - 3.31 Axle Ratio	\$2,850.00
44U	Transmission: 10-Speed Automatic (44U)	N/C
NONAX	3.31 Axle Ratio	Included
Wheels & Tires		
STDTR	Tires: 255/60R18 AS BSW	Included
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes polished stainless steel hub cover and center caps.	Included
Seats & Seat Trim		

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

TOWN OF STRATHAM

Prepared by: Joseph Somma

11/24/2025

McFarland Ford Sales, Inc. | 151 Portsmouth Ave Exeter New Hampshire | 038332186

**2026 Police Interceptor Utility AWD Base (K8A)**

Price Level: 615 | Quote ID: JS1121253

As Configured Vehicle (cont'd)

Code	Description	MSRP
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear <i>Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.</i>	Included

Other Options

PAINT	Monotone Paint Application	STD
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable <i>Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).</i>	Included
	<i>Includes:</i> - SYNC Phoenix Communication & Entertainment System <i>Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.</i>	
66A	Front Headlamp Lighting Solution Recommend using ultimate wiring package (67U). <i>Includes LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue). Wiring and LED lights included (in headlamps only; grille lights not included). Controller not included.</i>	\$900.00
	<i>Includes:</i> - Grille LED Lights, Siren & Speaker Pre-Wiring	

153	Front License Plate Bracket	N/C
59B	Keyed Alike - 1284x	\$50.00
85D	Front Console Plate Delete	N/C

Emissions

425	50-State Emissions System	STD
-----	---------------------------	-----

Exterior Color

M7_01	Carbonized Gray	N/C
-------	-----------------	-----

Interior Color

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

TOWN OF STRATHAM

Prepared by: Joseph Somma

11/24/2025

McFarland Ford Sales, Inc. | 151 Portsmouth Ave Exeter New Hampshire | 038332186

**2026 Police Interceptor Utility AWD Base (K8A)**

Price Level: 615 | Quote ID: JS1121253

As Configured Vehicle (cont'd)

Code	Description	MSRP
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
SUBTOTAL		\$52,350.00
Destination Charge		\$1,695.00
TOTAL		\$54,045.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

TOWN OF STRATHAM

Prepared by: Joseph Somma

11/24/2025

McFarland Ford Sales, Inc. | 151 Portsmouth Ave Exeter New Hampshire | 038332186

**2026 Police Interceptor Utility AWD Base (K8A)**

Price Level: 615 | Quote ID: JS1121253

Pricing Summary - Single Vehicle**MSRP***Vehicle Pricing*

Base Vehicle Price	\$48,550.00
Options	\$3,800.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,695.00
Subtotal	\$54,045.00

Pre-Tax Adjustments

Code	Description	MSRP
MUNI	MUNICIPAL DISCOUNT	-\$6,611.00
WAR	FORD EXTRA CARE 5YR / 100K VEHICLE SERVICE CONTRACT	\$3,820.00
Total		\$51,254.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

New England Vehicle Outfitters
40 Old Dover Road
Suite 11
Newington, NH 03801



Proposal

4393

Date: 12/8/2025

Name / Address:

Phone : 603-436-2954

Stratham Police Department
 76 Portsmouth Avenue
 Stratham, NH 03885

E-mail us : automotivetailors@ne-vo.com

P.O. No.:	Terms	Rep:
D. Pierce	Net 30	753

Qty	Item	Description	Total
		2026 Ford Explorer: Provide & Install Emergency Equipment	
2	I2E	Front Lighting	340.00
2	TSS0E	DUO LINEAR ION BLUE/WHITE BLK ION-T SURFACE MT DUO BLU/WHT	320.00
2	VTX609B	Side / Intersection Lighting	230.00
2	U180JC	Vertex Super-LED HAW Lamp. Self Contained. Blue (Single Unit)	550.00
1	U18050	U-SERIES TRIO RED/BLU/WHT	35.00
1	IONB	EXPLORER U-SERIES MIRROR MOUNT KIT ION™ Series Super-LED Universal Light , w/Universal Mount, Scan-Lock™ Flash Patterns and a 4-wire Pig Tail (BLUE) Black Housing	150.00
2	VTX609B	Rear Lighting	230.00
2	TMS0B	Vertex Super-LED HAW Lamp. Self Contained. Blue (Single Unit)	250.00
		Rear Hatch Up Lighting	
2		MINI ION-T SURFACE MT BLUE	250.00
		Lightbar Package	
1	Low Pro Promo Ford Utility BW50UFX	Inner Edge® XLP Series WCX DUO Lightbar, Ford Interceptor 2020-Current, 12-LT Blue/White	3,950.00
1	BS508	SPECIAL ORDER: RST Rear inner Edge 20+ Ford Utility Blue/Amber	0.00
1	C399	CENCOM CORE WCX CONTROL CENTER	0.00
1	CCTL6	WeCanX KNOB/SLIDE CONTROL HEAD	0.00
1	C399SP	SCANport KIT FOR C399	0.00
1	SA315U	SA315U SPEAKER, BLACK PLASTIC (Replaces SA315P)	0.00
1	SAK75P	2025 Ford Police Interceptor Utility, Passenger Side	0.00
1	CEM16	WeCanX 16 OUTPUT EXPANSION MOD	240.00
1	CV2V	VEHICLE-TO-VEHICLE SYNC MODULE	300.00
		Promo Subtotal	4,490.00
1	Console	Console	
		Havis C-VSX-1800-INUT VSX Console with Front Bin for 2020-2025 Ford Interceptor Utility	625.00
1	Console	Havis C-EBX-WHE-1 Equipment Bracket Kit for VSX Consoles Front Tray Siren Light Control – Whelen	0.00

**Thank you for taking the time to review my proposal. Sign
 and return to accept. Valid for 30 days.**

****Freight cannot be estimated at this time and will be added to the final invoice****

A 3.00% card service fee will be added to any credit/debit card transactions

Subtotal

Sales Tax (0.0%)

Total

New England Vehicle Outfitters
40 Old Dover Road
Suite 11
Newington, NH 03801



Proposal

4393

Date: 12/8/2025

Name / Address:

Phone : 603-436-2954

Stratham Police Department
 76 Portsmouth Avenue
 Stratham, NH 03885

E-mail us : automotivetailors@ne-vo.com

P.O. No.:	Terms	Rep:
D. Pierce	Net 30	753

Qty	Item	Description	Total
1	C-EB25-XTL-1P	Equipment Mounting Bracket (Moto)	0.00
1	Console	Havis CUP2-1004 Self Adjusting Cupholder	65.00
1	Console	Havis C-ARM-1001 Internal Mount Armrest with Lockable Accessory Pocket	280.00
1	C-AP-0325-1	3" Accessory Pocket, 2.5" Deep	50.00
1	Console	Havis C-USB-3 USB-C & USB Type A Dual Port Charger	95.00
1	60605	Antenna System	
1	27208	Heavy Duty 1/4 w/Spring 132-525MHz .	60.00
1	2880376E84	NMO Mount 17' Antenna Cable	35.00
		Mini UHF Antenna Connector	10.00
1	6-Split Distro	Installation & Materials	
		ATO Fuse Panel, 6 Outputs (100 Amp), with Screw	75.00
		Terminals with Ground Bus.	
1	12-Split Distro	ATO Fuse Panel, 12 Outputs Split: 6 (100 Amp), and 6	115.00
		(100 Amp) with Screw Terminals and Ground Bus.	
1	Wiring Harness	Whelen Core Main Lighting Harness	450.00
1	HP1	Hardware Package, Wire, Loom, ZipTies, Fuses, Fuse Holders, Fasteners, etc.	150.00
1	SUV Upfit - Mid Size	Labor Fire Admin Mid Size SUV Upfit	2,000.00
1	Add Mirror Lights	Installation of Mirror Mounted, Door Mounted or Rocker Panel Mounted Lights at Time of Vehicle Upfit	325.00

Thank you for taking the time to review my proposal. Sign and return to accept. Valid for 30 days.

****Freight cannot be estimated at this time and will be added to the final invoice****

A 3.00% card service fee will be added to any credit/debit card transactions

Subtotal

Sales Tax (0.0%)

Total

New England Vehicle Outfitters
40 Old Dover Road
Suite 11
Newington, NH 03801



Proposal

4393

Date: 12/8/2025

Name / Address:

Phone : 603-436-2954

Stratham Police Department
 76 Portsmouth Avenue
 Stratham, NH 03885

E-mail us : automotivetailors@ne-vo.com

P.O. No.:	Terms	Rep:
D. Pierce	Net 30	753

Qty	Item	Description	Total
	Terms and Conditions	<p>TERMS AND CONDITIONS:</p> <p>By signing this proposal, you agree to the following terms and conditions:</p> <ul style="list-style-type: none"> •Special Order items: All special-order items will be invoiced to the customer when the order is placed. Please be sure the PO for this job will allow for multiple payments. •Please note that some special-order items may take 12-16 weeks for delivery from the manufacturer and there are NO RETURNS or CANCELLATIONS on special-order items. • Returned goods and/or canceled orders may be subject to a restocking fee of up to 30%. •Additional products or services provided outside of the original scope of this proposal will be subject to additional charges. •Delays caused by other vendors, including vehicle manufacturers and delivery delays may affect the scheduling and completion timeframe of your vehicle. •Hardware Package pricing is subject to change without notice. •NEVO will not store customer supplied or customer owned equipment; before or after vehicle upfit is complete. Equipment purchased from other vendors should be shipped to the customer's location. Items purchased from other vendors can be delivered to NEVO no more than 30 days prior to the scheduled build date. •Customer equipment left at NEVO longer than 30 days will be subject to a monthly storage fee of \$100 per month •Payments for invoices are due in the timeframe established in the customers terms. Beginning at 30 days past-due, unpaid invoices will incur 5% late fee every 30 days. •NEVO guarantees the quality of their craftsmanship and warranties the installation from any defects caused by the installation for as long as the original customer owns the vehicle. •NEVO reserves the right to deny reimbursement for repairs that are made elsewhere prior to NEVO being made aware of the situation and provided the opportunity to inspect and address the issues first. This will be addressed on a case by case basis. <p>•Customer Signature _____ Date_____</p>	0.00

Thank you for taking the time to review my proposal. Sign and return to accept. Valid for 30 days.

****Freight cannot be estimated at this time and will be added to the final invoice****

A 3.00% card service fee will be added to any credit/debit card transactions

Subtotal \$10,930.00

Sales Tax (0.0%) \$0.00

Total **\$10,930.00**

2026

DUE UPON RECEIPT PLEASE

INVOICE

December 30, 2025

Stratham Police Department
76 Portsmouth Avenue
Stratham, NH 03885

Reload \$2,000.00 on code 7789691 per email David Pierce 12/30/25

Value = \$2600.00 (had \$81 balance) new balance is \$2,681.00

TOTAL DUE: \$2000.00

PLEASE MAKE PAYMENT TO: 2 GUYS SELF STORAGE LLC

PLEASE MAIL PAYMENT TO: 2 GUYS SELF STORAGE LLC
65 POST ROAD
HOOKSETT, NH 03106

THANK YOU FOR YOUR CONTINUED BUSINESS

Date: 1/13/26
 Customer: Stratham NH Police Department
 Contact: LT Pierce
 Phone:

Ryan Garofano
 401-741-8361
sales@northeast-mdt.com



QTY	NE MDT Part Number	Category	Description			Extended
Total Price Base Configuration						\$0.00
ACCESSORIES & ADDITIONAL SERVICES						

QTY	NE MDT Part Number	Category	Description			Extended
1	4686785	Charger	GETAC : Getac 11-16V, 22-32V DC Vehicle adapter / Charger (120W for Docking Station)	\$109.99	\$109.99	\$109.99
1	6251760	Havis Charge Guard	Havis Charge Guard: CG-X	\$101.97	\$101.97	\$101.97
1	4969688	Dock	Havis Triple Pass-Through Vehicle Dock with Port Replicator & bracket. DC Power Adaptor sold separately (A140)	\$849.00	\$849.00	\$849.00
1	500-0001	Hint Mount: TM-5502UDB-UNIB-E	Tablet and Keyboard Mount with Two Telescopic Posts. 12" Tablet Post with G.R.I.P. Tilt/Swivel and Single Arm with Universal Display Bracket with VESA 75, VESA 100 & 2X4 Patterns (UDB-01). 10" Keyboard Post with G.R.I.P. Tilt/Swivel and Double Arm with Triple Pivot and Adjustable Tray for 12" Keyboard. Telescopic Mid Section with the Next Generation Under the Seat UNIBASE EVOLUTION (See list of vehicles)	\$755.00	\$755.00	\$755.00
1	14529721	Antenna-Single Cell	MULTIMAX 5G EZConnect antenna with single cable Cell/5G, 1 foot pigtail. Bolt mount. Color black.	\$115.41	\$115.41	\$115.41
1	14529722	Antenna Harness	EZConnect cable harness with single Cell. 14 feet with SMA male connector.	\$49.63	\$49.63	\$49.63
1	9047313	Kybd- Hard Key	Description 83 Key, Backlit, Hard key, Touchpad, USB, Two Cables, US	\$295.00	\$295.00	\$295.00
1	Install	Install	Installation of Antenna	\$200.00	\$200.00	\$200.00
1	Install	Install	Installation of Computer	\$550.00	\$550.00	\$550.00
Discount	0.00%	Total Discounted Price Accessories				\$3,026.00

						\$3,026.00
--	--	--	--	--	--	------------

Name/Date Rank: _____

TERMS ARE NET 30 FROM DATE OF ORDER

Signature: _____

QUOTE EXPIRES IN 30 DAYS

Date: _____

DEVICES ARE BUILT TO ORDER - NO RETURNS/EXCHANGES

ALL ORDERS SUBJECT TO Northeast MDT TERMS & CONDITIONS

LEAD TIME IS APPROXIMATELY 4-6 WEEKS

New Equipment Request: Traffic Control CIP

1. 28" Collapsible Traffic Cones (5 pack) with carry case to be placed in each cruiser @ \$164.80. This would equate to (9) sets for a total cost of \$1483.20
2. "POLICE OFFICER AHEAD" signs (4x4) including stand. Two signs at a total cost of \$439.70
3. 28" full traffic cones w/reflective bands (\$32.21 per). 100 cones at a cost of \$3221.00 which will give the PD an adequate on-hand supply. Normally we must request cones from DPW for larger, longer term road closures due to critical incidents or weather-related emergencies.
4. Traffic control paddles "STOP/SLOW" for details and other related traffic emergencies. (\$89.00 per) with (4) at a total cost of \$356.00
5. Traffic Safety Flashlights. (\$55.99 per) 12 @ total cost of \$671.88

\$9000 currently in that CIP line.

TOTAL COST FROM CIP: \$6171.78

From: [Tiffany Locke](#)
To: [David Moore](#); [Karen Richard](#); [aking](#); [Jeff Denton](#); [Nathaniel Mears](#); [Trevor Batchelder](#); [Britt Fowle](#); [Noah Dever](#)
Subject: SMS Annual Wellness Walk
Date: Tuesday, January 13, 2026 12:36:38 PM

Good morning everyone,

I am writing on behalf of the SMS Wellness Committee about an upcoming Wellness Walk at Stratham Memorial School on Friday May 15th, 2026 at 1:15PM. This is a traditional event at SMS and our goal is for the SMS community to participate in this annual event with the purpose of celebrating Physical Education and Sports Month and to promote walking as a fitness activity. This event is open to SMS families and members of the community who will walk from Gifford Farm Rd (taking a right out of the school) to the intersection of Long Hill Road and back to the school. We will have a school nurse walking with us and one stationed at the main entrance, with road closure to enhance safety on our walk.

Currently we are reaching out to the appropriate divisions to make this event happen. We are communicating with the Police Department, Fire Department, Highway, and Town Administrators to see if we can make the following things happen:

- Request for road closure to the Board of Selectmen at the next meeting. Typically, SMS has not had to send a representative since this is an annual event, but since we haven't been able to do it for the past two years due to Covid we can send a representative if you'd like. Please just let us know.
- Road closure on our walk from 1:15-2:15 (Gifford Farm Rd-School to Long Hill Road)
- Officer on duty/school resource officer parking at the end of Long Hill Road and Berry Road to help block off traffic.

As in the past, we will continue to inform all residents who live on these streets about the road closure through the following ways: Postcards (will be mailed to every resident) and Facebook pages (SMS PTO, PD, FD, and Parks&Rec Facebook pages). Please let me know if you have any questions/concerns. Thank you for your time and helping with this wonderful event that brings families and exercise together for a healthy active lifestyle. If any of you would like to walk with us, we would love to have you!

Sincerely,

Tiffany

--

Tiffany Locke
Physical Education

Stratham Memorial School

tlocke@sau16.org

SAU 16 does not discriminate on the basis of race, color, national origin, gender, sex, sexual orientation, religion, nationality, ethnic origins, country of origin, economic status, status as a victim of domestic violence, harassment, sexual assault, or stalking, disability, age or other protected classes under applicable law in its educational programs and activities. SAU 16 also provides equal access to buildings for youth groups. Questions about Title IX can be referred to the SAU 16 District Coordinator, Ellen Riiska, at titleix@sau16.org, (603) 775-8426, or the assistant secretary for civil rights. On the SAU 16 District website, find the Statement of Non-discrimination notice. Included in the statement are the following: 1. The link to the materials SAU 16 utilized to train school district personnel in the Title IX process. 2. The link to the form used by SAU 16 to report a concern.