



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

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

SELECT BOARD AGENDA

February 17, 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 – 2/2/26
- IV. Finance Report
- V. Department Reports & Presentations
 - a. None Scheduled
- 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. Graham Emanuel – Eagle Scout Presentation
 - b. Lovell Road Parcel Access Request
 - c. Rollins Hill Quitclaim Deed for Cul-de-Sac
 - d. Estimated Tax Impact Spreadsheet Discussion
 - e. Request for Authorization to Order 2026 CRF DPW Truck Replacements
 - f. Community Power Discussion
 - g. Town Meeting Preparations
- 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.



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- XII. Informational Items
 - a. Sale of Surplus DPW Equipment
 - b. DPW Cell Plan Changes
- XIII. Reservations, Event Requests & Permits
- XIV. Review of Recent or Upcoming Board & Commissions Agendas
- XV. Boards and Commissions Nominations & Appointments
 - a. Appointments for consideration
 - b. Appointments to be voted on
 - i. Kim Williams to a 3-year position on the Heritage Commission to fill the vacant alternate seat to expire at Town Meeting 2027
- XVI. Miscellaneous & Old Business
 - a. Haley Lot Sale (Non-Public)
 - b. Tax Abatement Cases (Non-Public)
- XVII. Adjournment

MINUTES OF THE FEBRUARY 2, 2026 SELECT BOARD MEETING

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

ALSO PRESENT: Town Administrator Tim Roache, Finance Administrator Lori Ruest

At 7:00pm Mr. Houghton opened the meeting and asked for a motion on the draft minutes. Mr. Anderson motioned to approved the minutes from January 26, 2026. Ms. Knab seconded the motion. All voted in favor.

Mr. Houghton recognized Ms. Ruest and thanked her for the detailed spreadsheet she prepared. Ms. Ruest noted that some balances appear overstated because certain expenses are being reimbursed by the Trustees. She also explained that the DPW loader is listed below its full cost due to an anticipated \$53,000 grant.

Ms. Ruest expressed interest in reviewing several accounts to clarify their purpose and intent, and to determine whether any could be closed. She added that understanding available funding sources may reduce the need to raise and appropriate funds. Mr. Houghton agreed that this review is worthwhile and suggested that some funds may be underutilized. Mr. Anderson concurred, emphasizing the importance of either using the funds or having a clear plan for them.

Ms. Ruest also noted that funds created by warrant article should have clearly defined purposes. She has been working with Ms. Price to review land use accounts that may fall into this category.

Mr. Houghton motioned to open the Public Hearing to discuss ordinances and town budgets to advance to the town warrant. Mr. Anderson seconded the motion. All voted in favor.

Mr. Roache reported that the operating budget stands at \$9,042,142, representing a 3.86% increase. Using \$550,000 from the fund balance would reduce the tax impact to \$2.20 per \$1,000, or a 3.1% increase. He then briefly reviewed the operating budget, CIP, capital reserves, and special articles.

Given the current winter conditions and increased salt usage, the Board discussed the need to adjust the salt budget. Mr. Anderson noted his conversation with Mr. Batchelder and recommended using funds from unfilled DPW positions and making a budget adjustment to allow for an additional salt purchase. They acknowledged the difficulty of predicting needs for the remainder of the season and for next November and December, and agreed that purchasing salt now would ensure availability when needed. The Board concurred. Mr. Roache stated that with the adjustments, the budget reflects a 2.9% increase, totaling \$9,032,662, and a 3.75% increase with a tax rate impact of 2.9%.

Mr. Houghton asked for comment from the public. Hearing none, Mr. Houghton motioned to close the public hearing. Ms. Knab seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 9 to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 10, the Capital Improvements Program, in the amount of \$666,000 to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 11, the Capital Reserve Fund, in the amount of \$400,000 to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 12, the EMS Special Revenue Fund, in the amount of \$108,500 to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 13, funding for the municipal buildings keyless access system in the amount of \$175,000 to come out of the fund balance to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 14, maintenance and improvements to the fire tower, in the amount of \$250,000 to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 15, the distribution of funds received from the sale of cemetery lots to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 16, to discontinue the right of way on State Route 101 from the intersection of Blue Ridge Circle to the Greenland town line to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to move Article 17, which will modify the optional veterans tax credit to come into compliance with state law to the Warrant. Mr. Anderson seconded the motion. All voted in favor.

The Board began discussion of a proposed revision to the Stratham Hill Park ordinances regarding dogs. Ms. Knab asked for clarification, noting this was her first time seeing the revised version. Mr. Roache explained that he, Mr. Houghton, Mr. Hickey, and Chief King had met and recommended designating the entire park as an on-leash zone to avoid confusion created by a piecemeal approach.

Mr. Anderson expressed concern that the Town does not currently enforce existing ordinances and emphasized the need for a Community Service Officer at the park. Ms. Knab agreed that the CSO's presence had previously improved compliance. She also noted that the proposed ordinance differed from TMAC's recommendations and from what had been discussed at public hearings, and she felt the Board needed to be more transparent. She added that the Conservation Commission has authority over the Town Forest and should be included in the discussion. She also pointed out that the ordinance contained incorrect references and could not support it as written.

The Board discussed the history of public input on the issue. Ms. Knab supported allowing off-leash use in the fields, while Mr. Houghton recalled that Chief King did not support that approach. Mr. Anderson agreed that the public would likely push back against a full on-leash requirement. Both he and Ms. Knab felt that change should be gradual and accompanied by a clear enforcement and communication plan.

Mr. Houghton asked Ms. Knab for suggestions on how to move forward. She felt the matter should go to Town Meeting for a vote and reiterated concerns about transparency. Resident Tedd Tramaloni referenced TMAC's earlier public meeting, noting that their proposal included

designated off-leash areas and, at one point, time-based restrictions. Ms. Knab responded that TMAC had later eliminated the time restrictions.

The Board discussed the difficulty of enforcement and the need for a clear rollout strategy. Ms. Ruest suggested an educational approach, such as distributing information through the Town Clerk's office. The Board continued to consider how best to proceed, acknowledging differing public perceptions of the issue and the need for a thoughtful, workable path forward.

The Board briefly discussed the use of e-bikes at Stratham Hill Park. Mr. Anderson asked about the current position on the issue. Mr. Roache noted that TMAC had initially proposed banning all e-bikes. Ms. Knab added that the Conservation Commission, nearby abutters with parcels connected to the park, and SHPA are all strongly opposed to allowing any class of e-bike. Mr. Roache clarified that the primary concern is with e-dirt bikes, rather than pedal-assist e-bikes with speed limitations, but distinguishing between types and determining where they may be used remains challenging.

Mr. Houghton then moved to the Terra Star truck condition memo. Mr. Roache reviewed the mechanical issues with the vehicle, noting that the estimated repair cost exceeds the truck's value. The Board asked for specific cost figures. Mr. Batchelder had previously reported ongoing maintenance problems with the truck. Mr. Houghton expressed concern that the vehicle, expected to last 20 years, is only in year 14 and began experiencing significant issues around year 11. He questioned whether maintenance had been performed adequately and asked about the Town's process for ensuring timely maintenance and communication regarding potential failures. Mr. Roache will obtain maintenance records and repair estimates and report back to the Board.

Mr. Roache noted a letter from the Fire Inspector recommending that the Town hire an engineer to evaluate issues at the Lane property that fall outside the Inspector's expertise.

Mr. Roache then provided departmental updates. The Fire Department has acquired a new ventilation unit for the ambulance, enabling medics to operate at a higher level. Chief King is posting for a full-time police officer position. The Library Director has requested guidance regarding immigration-related inquiries and enforcement issues that have arisen in other libraries. Ms. Knab asked what guidance other communities, including Portsmouth, have provided. Mr. Roache said questions have included matters such as videotaping in public spaces. Before seeking legal counsel, he wished to raise the issue with the Board. Mr. Houghton noted that the library is a public space and suggested that Chief King may be able to offer guidance. The Board agreed that the Library Director should consult with Chief King.

In Parks & Recreation, Summer Camp registration is slightly behind typical levels. The Building Inspector reported that the building permit for the Stratham Memorial School construction project has been issued, and an increase in activity is expected. An Eagle Scout will present his project proposal to the Board on February 17. The Town Clerk reported that vehicle registration revenue was approximately \$30,000 below expectations in January, with several possible explanations under consideration.

Mr. Roache also reported on his responses to several House bills, including legislation affecting taxpayer funds and nonprofits, and proposed reductions to the rooms and meals tax, which could reduce Town revenue by \$200,000–\$250,000. Ms. Knab expressed concern and appreciated his engagement. Mr. Roache noted a newly identified bill, House Bill 1583, relating to special assessments for infrastructure; the Board did not identify any immediate concerns. Ms. Knab requested NHMA’s position on House Bill 1604.

The Board discussed inviting the legislative delegation to attend a future meeting.

Mr. Roache reported that he is working with Mr. Hickey on developing an internal plan for the collaborative efforts at Stratham Hill Park, after which they will engage with additional stakeholder groups.

He noted further issues with frozen pipes at the Lane property, which were repaired earlier in the day. Collectors Eye has signed the lease, and he will confirm the current recipient of the electric bill so it can be properly reassigned.

Mr. Anderson raised a finance matter regarding investment of Town funds. The Treasurer and Finance Administrator have been reviewing the General Fund and Conservation Fund balances and the interest earned at TD Bank, and are exploring safe, conservative alternatives such as NH PDIP, which is currently yielding approximately 1.8% more. This difference represents a meaningful revenue opportunity. The Board agreed that Ms. Tremblay should meet with them to explain the details, and Ms. Ruest provided additional context on the potential benefits. The Board expressed support for continuing this review.

RESERVATIONS

Ms. Knab motioned to approve the Acorn School’s request to use the Scamman Pavilion on April 24 and waive the fee. Mr. Anderson seconded the motion. All voted in favor.

Ms. Knab motioned to allow the Stratham Community Church to use the top of the hill at Stratham Hill Park on the morning of Sunday, April 5 for a sunrise service. Mr. Anderson seconded the motion. All voted in favor.

APPOINTMENTS

Mr. Houghton noted Kim Williams is being considered for a position on the Heritage Commission.

Mr. Anderson motioned to appoint Mike Lamb as Emergency Management Director for a 3 year term expiring March 2029. Ms. Knab seconded the motion. All voted in favor. Mr. Anderson motioned to appoint June Sawyer as Deputy Emergency Management Director for a 3 year term expiring March 2029. Ms. Knab seconded the motion. All voted in favor.

Mr. Roache referenced the mosquito contract. Mr. Houghton motioned to authorize the Town Administrator to sign the 2026 Town of Stratham Dragon Mosquito Control Contract. Mr. Anderson seconded the motion. All voted in favor.

Mr. Roache referenced the Tax Map contract. Mr. Houghton motioned to authorize the Town Administrator to sign the Tax map maintenance contract for the Town of Stratham and Cartographics Associates. Mr. Anderson seconded the motion. All voted in favor.

Mr. Houghton thanked Mr. Tramaloni for attending. Mr. Tramaloni said it was very informative and most interesting.

At 8:20pm Mr. Houghton motioned to go into a non-public session in accordance with RSA 91-A:3, II (a) personnel and (e) negotiation matters. Mr. Anderson seconded the motion. All voted in favor.

At 8:58pm Mr. Houghton motioned to come out of the non-public session and seal the minutes noting failure to do so may adversely affect the reputation of another or render the proposed action ineffective. Mr. Anderson seconded the motion. All voted in favor.

Seeing nothing further, at 8:58pm Mr. Houghton motioned to adjourn. Mr. Anderson seconded the motion. All voted in favor.

Respectfully submitted,

Karen Richard
Recording Secretary



CELEBRATING 40 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
JOHN K. BOSEN
ELAINA H. SMITH
WILLIAM K. WARREN
JONATHAN D. SEEM
COURTNEY P. VAUGHAN
KATIE A. MOSHER

OF COUNSEL
MOLLY C. FERRARA
SCOTT S. ANDERS

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
JOHN J. RATIGAN
DENISE A. POULOS
SHARON CUDDY SOMERS
NICHOLAS R. AESCHLIMAN

February 9, 2026

Via e-mail only to: vprice@strathamnh.gov

Michael Houghton, Chair
Board of Selectmen
Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

Re: Access to Tax Map 19 Lot 22 off Lovell Road via Tax Map 18 Lot 111 at 20 Gifford Farm Road owned by the Town of Stratham

Dear Mr. Houghton and Members of the Select Board:

We represent Wilson Velasquez ("Mr. Velasquez") who is the buyer under a purchase and sale agreement with Thomas Bacon and Timothy L. Bacon (collectively, the "Bacons"), relative to Tax Map 19 Lot 22 off Lovell Road in Stratham, NH (the "Bacon Parcel"). Pursuant to the terms of the purchase and sale agreement, Mr. Velasquez will need to complete due diligence tasks involving, without limitation, a site plan survey, utilities, and wetlands delineation (the "Due Diligence"). In order to complete the Due Diligence, Mr. Velasquez and his independent contractors will need to access the Bacon Parcel from the Town's parcel at Tax Map 18 Lot 111 at 20 Gifford Farm Road in Stratham, NH (the "Town Parcel"). Although the Bacons have a right of way over the fifty-foot wide strip of land being a portion of the Town Parcel running to and from Lovell Road and the Bacon Parcel (the "50' Wide Strip"), it appears that such area may be wetlands. Therefore, the purpose of this letter is to request alternative access to the Bacon Parcel over the southerly area of the Town Parcel to and from Gifford Farm Road for Mr. Velasquez to complete the Due Diligence.

I. Existing Right of Way Over Town Parcel

The Bacons parents, Theodore R. Bacon and Jacqueline E. Bacon, reserved a right of way over the 50' Wide Strip in the enclosed Warranty Deed to Robert L. Tessier and Irene L. Tessier,

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

1-800-566-0506

www.dtclawye

dated January 16, 1980 and recorded in the Rockingham County Registry of Deeds (the “Registry”) at Book 2357, Page 1035. Such deed provides “Reserving to the grantors, their heirs and assigns a right-of-way over the granted premises...”. The 50’ Wide Strip over which such right of way runs is depicted as “50’ Wide Parcel Conveyed to Robert & Irene Tessier” on the enclosed Plan #D-10406.

The Bacons own the Bacon Parcel pursuant to the enclosed Warranty Deed of their mother Jacqueline to themselves and Jacqueline as joint tenants with rights of survivorship, dated March 12, 2019 and recorded in the Registry at Book 5994, Page 1990. The Bacons’ mother, Jacqueline, died on March 20, 2019 pursuant to her enclosed Certificate of Death recorded in the Registry at Book 6246, Page 1699, leaving the Bacons as the surviving joint-tenant owners of the Bacon Parcel.

II. Proposed Alternative Access for Due Diligence

Upon initial information and belief, by reviewing the National Wetlands Inventory, the 50’ Wide Strip may contain wetlands. Since Section XI of Stratham’s Zoning Ordinance includes purposes such as preventing the destruction of natural wetlands and preserving wetlands for their ecological value, Mr. Velasquez is requesting alternative access in an area believed not to contain wetlands in order to complete the Due Diligence. The area of such alternative access would be across the southerly portion of the Town Parcel off of Gifford Farm Road shown on the enclosed Plan #D-17329. In order for Mr. Velasquez to confirm whether the 50’ Wide Strip and the Bacon Parcel contain wetlands, and if so, the actual location of any such wetlands, a field delineation prepared by a certified wetland scientist is required pursuant to Section 11.2.2 of the Stratham Zoning Ordinance.

As explained in the Stratham Planning Board meeting minutes dated March 16, 2021, when the topic of access was brought up by a prior individual interested in developing the Bacon Parcel, Mr. Hebert, the only way to determine wetland boundaries and whether the wetlands would affect the ability to build on the Bacon Parcel, is to have the Bacon Parcel surveyed. The Planning Board additionally explained at such meeting that, in order to determine if a driveway may be installed to access the Bacon Parcel, the surveying work will involve surveying portions of the Town Parcel which will require permission from the Town. It appears from the Stratham Select Board meeting minutes dated May 10, 2021, Mr. Hebert did not take the initial step of having the Bacon Parcel surveyed.

III. Conclusion

Mr. Velasquez requests permission for such alternative access over the Town Parcel for the purpose of completing the Due Diligence which will involve surveying the Bacon Parcel and portions of the Town Parcel to determine whether he could pursue driveway access to either Lovell Road or Gifford Farm Road with the Town.

Please let me know if you require any additional information. I look forward to discussing this request with you.

Sincerely,

DONAHUE, TUCKER & CIANDELLA, PLLC



Elaina H. Smith, Esq.
esmith@dtclawyers.com

EHS/jh
Enclosures (5)

BK2357 P1035

Know all Men by these Presents:

THAT THEODORE R. BACON and JACQUELYN E. BACON, both

of Stratham, County of Rockingham and State of New Hampshire

for consideration paid, grant to ROBERT L. TESSIER and IRENE L. TESSIER,

of Portsmouth Avenue, Stratham, New Hampshire 03883

with warranty covenants to the said ROBERT L. TESSIER and IRENE L. TESSIER, as JOINT TENANTS, with rights of survivorship and not as tenants-in-common, the survivor and his or her heirs and assigns:

A certain parcel of land on the Southwesterly side of Lovell Road in Stratham, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at the Easterly corner of the granted premises at a pipe in the ground on the Southwesterly side of Lovell Road, at land now or formerly of Theodore Bacon, shown as Lot 1 on a Plan of Subdivision of Land for Theodore Bacon dated June 13, 1977 recorded as Plan B 6960; thence running South thirty-nine degrees forty-five minutes ten seconds West by said Lot 1 four hundred (400.00) feet to a pipe at other land of Bacon; thence turning and running South forty-seven degrees thirty-three minutes thirty seconds West by other land of Bacon to land of Robert L. Tessier and Irene L. Tessier; thence turning and running North thirty-nine degrees fifty-one minutes thirty seconds West fifty and two-hundredths (50.02) feet to an iron pipe at other land of Bacon; thence turning and running North forty-seven degrees thirty-three minutes thirty seconds East by land of Bacon; thence turning and running North thirty-nine degrees forty-five minutes ten seconds East by land of Bacon three hundred seventy-nine and ninety-six hundredths (379.96) feet to a pipe at Lovell Road; thence turning and running South sixty-eight degrees thirty-nine minutes East by Lovell Road fifty-two and sixty-nine hundredths (52.69) feet to the point of beginning.

All as shown on a Plan Subdivision of Land for Robert L. and Irene L. Tessier of the Bacon Estates, Stratham, N.H. dated December 18, 1979 by Bruce L. Pohopek, RLS.

The intent of this conveyance is to grant a fifty (50) feet wide parcel of land to Robert L. Tessier and Irene L. Tessier from Lovell Road across the Bacon parcel to their boundary wherever it may be.

Reserving to the grantors, their heirs and assigns a right-of-way over the granted premises, and also reserving the right to continue to use the well located on the granted premises to serve grantors' home, until such time, if ever, as an adequate substitute well is supplied or a public water supply becomes available to grantors' home on their retained land.

Also subject to such rights to use said well as the grantors have given by recorded deeds to others.

And We, Theodore R. Bacon and Jacquelyn E. Bacon, husband and wife,

~~of said grantors~~ ~~release to said grantees~~ all rights of

(dower and homestead and other interests therein.
(curtesy

Witness our hands and seals this 16th day of January, 1980.

WITNESS:

Eva Robinson
to wit

Theodore R. Bacon
Theodore R. Bacon
Jacquelyn E. Bacon
Jacquelyn E. Bacon

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this the 16th day of January, 1980, before me, Eva Robinson
the undersigned officer, personally appeared Theodore R. Bacon and Jacquelyn E. Bacon

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Eva Robinson


Justice of the Peace.

01538
JAN 23 1 56 PM '80
REC'D ROCKINGHAM CNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
R.S.A. 781
12.50
JAN 23 1980
REG. 10665

100000



Return To: 
sklawyers, pllc
One Park Avenue, 4G
Hampton, NH 03824

19013694 04/24/2019 11:12:14 AM
Book 5994 Page 1990 Page 1 of 3
Register of Deeds, Rockingham County

Carly Ann Tracy

LCHIP	ROA444661	25.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, JACQUELYN E. BACON, widowed, of 46 Lovell Road, Stratham, New Hampshire 03885, for consideration paid, grant to JACQUELYN E. BACON, widowed, of 46 Lovell Road, Stratham, New Hampshire 03885, THOMAS BACON, single, of 44 Lovell Road, Stratham, New Hampshire 03885, and TIMOTHY L. BACON, single, of 177 Ridge Road, Middleton, New Hampshire 03887, as JOINT TENANTS, with rights of survivorship, WITH WARRANTY COVENANTS the following described premises:

A certain parcel of land, with the buildings thereon, situated in Stratham, County of Rockingham, and State of New Hampshire, on the southerly side of Lovell Road, so-called, bounded and described as follows: Beginning on the southerly side of said Lovell Road at land now or formerly of Walter A. Scammon, thence running south by said Scammon and now or formerly of one Edgar Brooke to land now or formerly of Albert Call; thence turning and running northerly by said Call land to said Lovell Road; thence turning and running easterly by said Lovell Road, 785 feet, more or less, to the point of the beginning.

Meaning and intending to describe and convey the same premises conveyed to Theodore R. Bacon and Jacquelyn E. Bacon as joint tenants with rights of survivorship, by deed of Susie S. Bacon dated July 14, 1961 and recorded in Rockingham County Registry of Deeds at Book 1591, Page 13. Theodore R. Bacon has since deceased. His date of death is June 24, 1994, Please see attached Death Certificate of Theodore R. Bacon.

EXCLUDING THEREFROM, TWO CERTAIN PARCELS OF LAND:

ONE: A certain parcel of land described and conveyed by Theodore R. Bacon and Jacquelyn E. Bacon to Robert L. Tessier and Irene L. Tessier by deed dated January 16, 1980 and recorded in Rockingham County Register of Deeds on January 23, 1980 at Book 2357, Page 1035.

As shown on a Plan Subdivision of Land for Robert L. and Irene L. Tessier of the Bacon Estates, Stratham, N.H. dated December 18, 1979 by Bruce L. Pohopek, RLS.

Said parcel reserved to Theodore R. Bacon and Jacquelyn E. Bacon, their heirs and assigns a right-of-way over the premises, and also reserved the right to continue to use the well located on the premises to serve Jacqueline's home, until such time, if ever, as an adequate substitute well is supplied or a public water supply becomes available to the home on the retained land.

Also subject to such rights to use said well as Theodore R. Bacon and Jacquelyn E. Bacon have given by recorded deeds to others.

TWO: A certain parcel of land as described and conveyed by Theodore R. Bacon and Jacquelyn E. Bacon to Thomas Bacon and Debra J. Bacon by deed dated June 30, 1980 and recorded in Rockingham County Register of Deeds on July 1, 1980 at Book 2366, Page 1018.

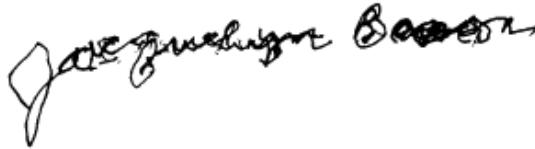
Said parcel, being Lot #5-2 as shown on plan entitled "A survey and Plat of a Subdivision to be known as Bacon Estates owned by Theodore R. & Jacquelyn E. Bacon situated in Stratham, N.H." dated June 4, 1979, by R.S.L. Layout & Design not recorded.

Meaning and intending to describe and convey the same premises conveyed to Theodore R. Bacon and Jacquelyn E. Bacon by deed of Susie S. Bacon dated July 14, 1961 and recorded in Rockingham County Registry of Deeds at Book 1591, Page 13, with the exception of two parcels as aforesaid.

A title exam has not been performed with regard to this transaction.

This is a non-contractual transfer and is not subject to transfer tax pursuant to NH RSA 78-B:2 (XXII).

Executed this 12th day of March, 2019.



JACQUELYN E. BACON

**THE STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

On this 12th day of March, 2019, before me, the undersigned officer, personally appeared, Jacquelyn E. Bacon, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the foregoing instrument and further acknowledged that she executed the same voluntarily for the purposes contained therein.



Notary Public/Justice of the Peace
My Commission Expires:

May 2, 2023



CERTIFICATION OF VITAL RECORD

State of New Hampshire

CERTIFICATE OF DEATH

Book:6246 Page:1699

FILE # 2019002759

Stratham

FULL NAME OF DECEASED

JACQUELYN E BACON

DATE OF DEATH

MARCH 20, 2019

DATE OF BIRTH

JULY 2, 1933

AGE 85 YRS

SEX FEMALE

MOTHER'S/PARENT'S NAME

VELDA HILL (CURRIER)

BIRTHPLACE EXETER, NEW HAMPSHIRE

FATHER'S/PARENT'S NAME

CARL HILL

21015102

03/05/2021 01:42:17 PM

PLACE OF DEATH

PORTSMOUTH, NEW HAMPSHIRE

Book 6246 Page 1699

Page 1 of 1

DOMESTIC STATUS

WIDOWED

Register of Deeds, Rockingham County

SPOUSE'S/PARTNER'S NAME PRIOR

THEODORE BACON

RECORDING

10.00

TO FIRST MARRIAGE/CIVIL UNION

SURCHARGE

2.00

SOCIAL SECURITY NUMBER

RESIDENCE

STRATHAM, NEW HAMPSHIRE

PLACE OF DISPOSITION

PHOENIX CREMATORY, HAMPTON, NEW HAMPSHIRE

DATE OF DISPOSITION

MARCH 23, 2019

MANNER OF DEATH

NATURAL

FILE DATE MARCH 21, 2019

CAUSE OF DEATH

APPROX INTERVAL: ONSET TO DEATH

a SEPTIC SHOCK ONSET OF URINARY TRACT INFECTION

2 WEEKS

b DIFFUSED METASTATIC BREAST CANCER

8 YEARS

c ACUTE RESPIRATORY FAILURE IN CONJUNCTION WITH MALNUTRITION

2 WEEKS

d

OTHER SIGNIFICANT CONDITIONS

ATRIAL FIBRILLATION, TOXIC ENCEPHALOPATHY

DESCRIBE HOW INJURY OCCURRED

DATE/TIME OF INJURY

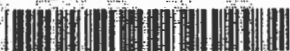
PLACE OF INJURY

LOCATION OF INJURY

NAME AND ADDRESS OF CERTIFIER

OLU CLARANDA MD, 333 BORTHWICK AVENUE, PORTSMOUTH, NEW HAMPSHIRE 03801

MARGINAL NOTES



3139165

I HEREBY CERTIFY THIS IS A TRUE COPY ISSUED FROM THE OFFICIAL RECORDS ON FILE AT THIS OFFICE AND SHALL BE RECEIVED AS EVIDENCE WITH THE SAME EFFECT AS THE ORIGINAL.

ATTEST:

Andrea [Signature]

REGISTRAR

Stephen M. Wurtz, Acting State Registrar

DATE ISSUED:

March 28, 2019

STATE/CITY/TOWN OF:

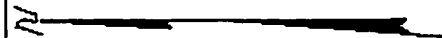
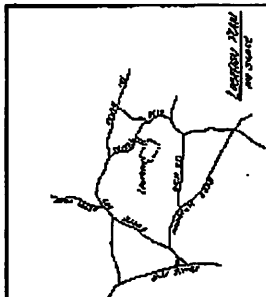
EXETER

This copy not valid without official vital record watermark, holographic seals, and displaying seal and signature of Registrar. It shall be unlawful for anyone to reproduce this certificate other than local or State Registrar.

VS-SP1

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE





LOVELL ROAD

1/2 RONALD STADIUM

N.H.E. Co. 100' R.O.W.

ROBERT & IRENE TESSIER

AREA: 33 ACRES ±



SURVEY OF LAND

FOR
ROBERT & IRENE TESSIER

IN
STRATHAM, N.H.

APPROVED FOR RECORD
Scale 1" = 100'
JUNE 27, 1980
Secondary
Commission, State of New Hampshire

PREPARED BY
STEVEN PETERSON, ENGINEER

DOVER, N.H.

THIS IS NOT A SUBDIVISION, BUT A BOUNDARY SURVEY

D-10406

Irene Tessier

SEE PAGES 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue, Stratham NH 03885
Planning Department (603) 772-7391, option 4
Fax (All Offices) 603-775-0517

TO: Select Board

FROM: Vanessa Price, Director of Planning & Building

DATE: February 11, 2026

RE: Quitclaim Deed for the Rollins Hill Farm Road Cul-de-Sac

At the Select Board meeting on February 17, 2026, the Director of the Planning and Building Department will present the Quitclaim Deed for the Rollins Hill Farm Road Cul-de-Sac for acceptance from the town. Per the Planning Board approval of the Subdivision Plan, the conveyance of the Cul-de-Sac to the Town was required. The developer accomplished this with a proposed 2017 Quitclaim Deed. The deed was not executed in 2017, as the subdivision development was under construction. Legal Counsel has reviewed the Quitclaim deed and saw no issue with the Select Board's acquisition of the Road ending in a Cul-de-Sac. The Planning and Building Department will record the document once the Select Board executes the agreement.

Enclosures:

1. Town Roadway Deed Rev. 4/18/2017
2. Recorded Subdivision Plan D-39247

Return to:
Durbin Law Offices PLLC
P.O. Box 1222
Portsmouth, NH 03802

TOWN ROADWAY DEED

KNOW ALL MEN BY THESE PRESENTS that **ROLLINS HILL DEVELOPMENT, LLC**, a New Hampshire limited liability companies, each with a principal place of business at 142 Portsmouth Avenue, P.O. Box 432, Stratham, New Hampshire 03885 ("Grantor"), FOR CONSIDERATION PAID, hereby grants, transfers and conveys to **TOWN OF STRATHAM, NEW HAMPSHIRE**, a municipal corporation, 10 Bunker Hill Avenue, Stratham, New Hampshire 03885 (the "Town"), WITH QUITCLAIM COVENANTS, a portion of the Grantor's property located in Stratham, Rockingham County, New Hampshire (the "Subdivision"), shown on a plan of land titled "Subdivision Plan, Rollins Hill Development, Tax Map 3, Lots 7 & 24, Rollins Farm Drive, Stratham, NH" dated June 12, 2014 as revised to the date hereof, by Jones & Beach Engineers, Inc. (the "Subdivision Plan"), which Subdivision Plan has been approved by the Town of Stratham Planning Board and is recorded in the Rockingham County Registry of Deeds as Plan Numbers D-39247 and D-39248, said conveyed land being an extension of Rollins Farm Road, so-called, shown on the Subdivision Plan as "Town Road Extension" and more particularly described on Exhibit A attached hereto.

The terms hereof shall be binding upon and inure to the benefit of the respective heirs, successors, devisees and assigns of Grantor and the Town.

For Grantor's title see deeds recorded in the Rockingham County Registry of Deeds at (a) Book 3238, Page 1540, (b) Book 4249, Page 1485, and (c) Book 4341, Page 886-894.

EXECUTED as a sealed instrument this 25th day of September, 2017.

Grantor:
ROLLINS HILL DEVELOPMENT, LLC

By: 

Mark Stevens, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this, the 25th day of September, 2017, before me, the undersigned officer, personally appeared Mark Stevens, who acknowledged himself to be the duly authorized Manager of ROLLINS HILL DEVELOPMENT, LLC, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained. Before me,

Lee Paladino

Justice of the Peace/Notary Public

Commission expires: _____

LEE PALADINO

Notary Public - New Hampshire

My Commission Expires December 2, 2020

ACCEPTANCE BY THE TOWN OF STRATHAM

This is an Exempt Transfer to a New Hampshire Town under N.H. RSA 78-B:2, I for which no Transfer Tax is Due.

The foregoing Quitclaim Deed is hereby accepted by the Town of Stratham by the Stratham Select Board on this ____ day of _____, 2026.

Witness to All Select Board Signatures

By: _____
Michael Houghton, Chair

By: _____
Allison Knab, Vice Chair

By: _____
Joe Anderson, Member

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

_____, 2026

Personally appeared the above named **Michael Houghton, Allison Knab and Joe Anderson**, being all of the members of the **Select Board for the Town of Stratham**, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged the foregoing instrument to be their free act and deed and that of said Town for the purposes set forth therein.

Before me,

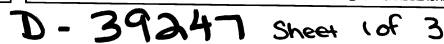
Justice of the Peace/Notary Public
Print Name: _____
My Commission Expires: _____

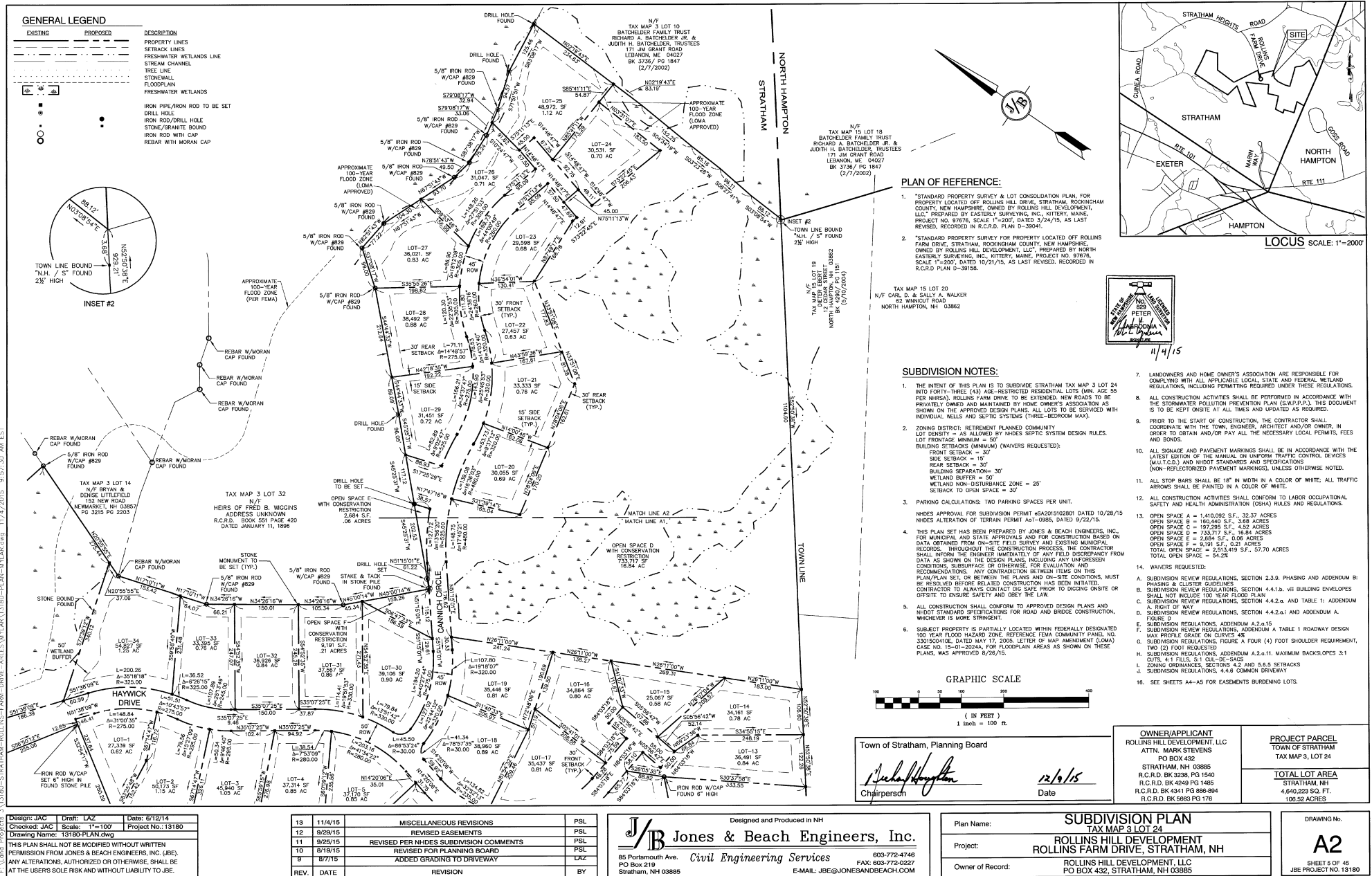
EXHIBIT A

Description of "Town Road Extension"

A certain tract or parcel of land located at the southerly terminus of the existing Rollins Farm Drive right-of-way, Town of Stratham, Rockingham County, New Hampshire, depicted as "Proposed Town Road Extension" on a plan entitled "Subdivision Plan Tax Map 3 Lot 24, Rollins Hill Development, Rollins Farm Drive, Stratham, New Hampshire" Sheet A1, owned by Rollins Hill Development, LLC, prepared by Jones & Beach Engineers, Inc., dated 6/12/14, last revised 11/4/15, to be recorded in the Rockingham County Registry of Deeds and being more particularly described as follows:

BEGINNING at a point on the southerly terminus of the existing Rollins Farm Drive at land depicted as Open C on said plan; thence running by said land depicted as Open C, proposed right-of-ways depicted as Haywick Drive and Kirkwall Drive and land depicted as Open Space B on said plan along a curve to the right having a radius of 50.00', a distance of 245.53' to a point on the southerly terminus of existing Rollins Farm Drive; thence by said southerly terminus of existing Rollins Farm Drive along a curve to the left having a radius of 75.00', a distance of 65.42' to the point of beginning containing 7,064 square feet of land.





D-39247 Sheet 2 of 3

GENERAL LEGEND

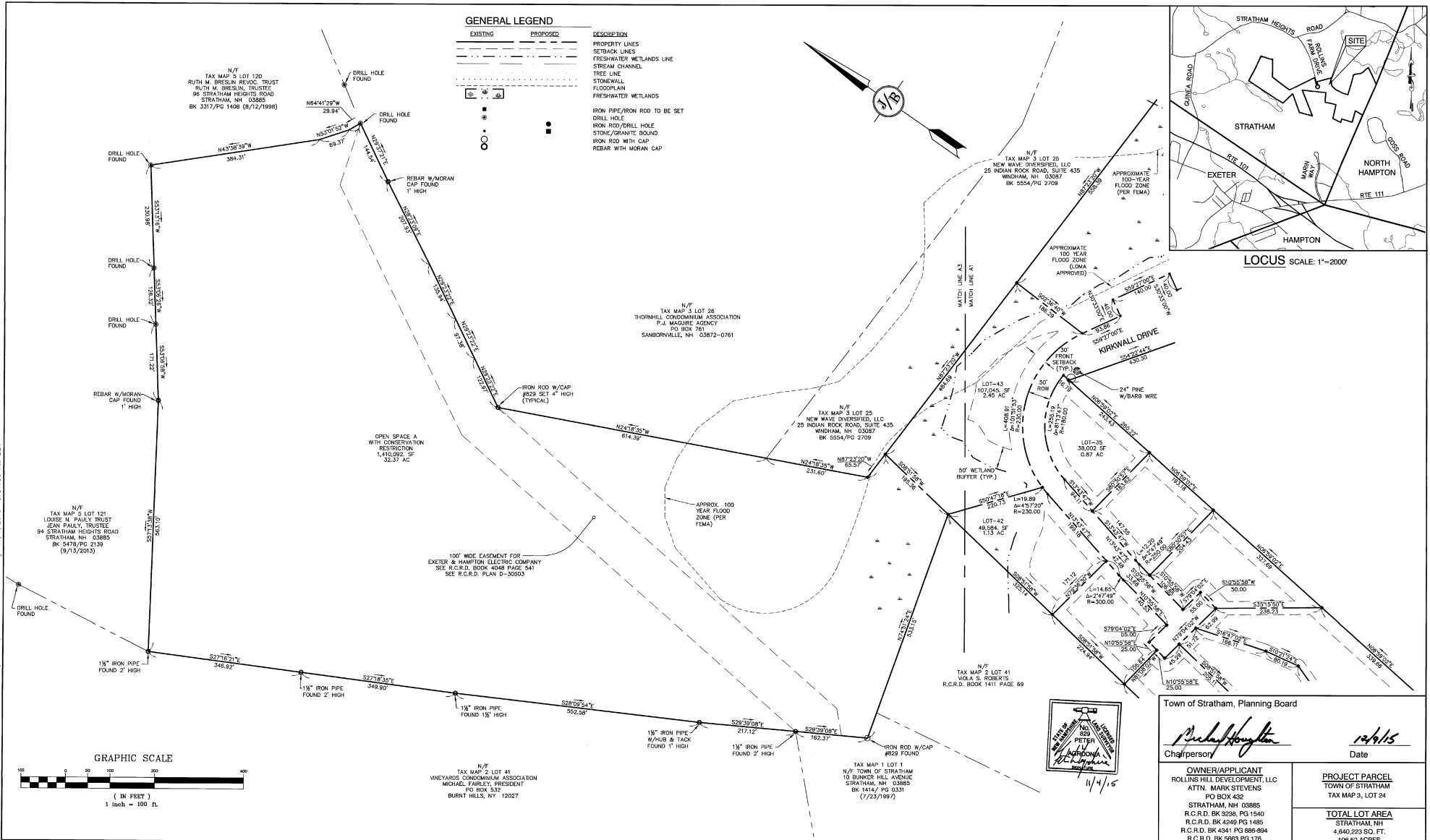
EXISTING PROPOSED

DESCRIPTION

PROPERTY LINES
 SETBACK LINES
 FRESHWATER WETLANDS LINE
 STREAM CHANNEL
 TREE LINE
 STONEWALL
 FLOODPLAIN
 FRESHWATER WETLANDS

IRON PIPE/IRON ROD TO BE SET
 DRILL HOLE
 IRON ROD/DRILL HOLE
 STONE/GRANITE BOUND
 IRON ROD WITH CAP
 REBAR WITH MORAN CAP

E:\Users\jbeach\Projects\13180-STRATHAM-ROLLINS-FARM-DRIVE-AS-SE-UT-LAR\13180-PLAN-UT-LAR.dwg 11/4/2015 9:57:30 AM EST



Design: JAC	Draw: LAZ	Date: 6/12/14
Checked: JAC	Scale: 1"=100'	Project No: 13180
Drawing Name: 13180-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
13	11/4/15	MISCELLANEOUS REVISIONS	PSL
12	9/29/15	REVISED EASEMENTS	PSL
11	9/25/15	REVISED PER NHDES SUBDIVISION COMMENTS	PSL
10	8/16/15	REVISED FOR PLANNING BOARD	PSL
9	8/7/15	ADDED GRADING TO DRIVEWAY	LPJ

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885
 Civil Engineering Services
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN TAX MAP 3 LOT 24
Project:	ROLLINS HILL DEVELOPMENT ROLLINS FARM DRIVE, STRATHAM, NH
Owner of Record:	ROLLINS HILL DEVELOPMENT, LLC PO BOX 432, STRATHAM, NH 03885

DRAWING NO.
A3
 SHEET 6 OF 45
 JBE PROJECT NO. 13180

D-39247 Sheet 3 of 3

MS-636

Town of Stratham
FY2026 Proposed Budget
 Estimated Tax Impact

2/9/2026

							MS-636 Proof
							2026 Budget
Description	2025 Budget	2026 Art #	2026 Budget	\$ Change	Tax		
Operating Budget Appropriations MS-636	\$8,693,185	9/2026	9,032,662	\$339,477	\$3.50		9,032,662
Capital Improvements Program (CIP)	\$727,000	10/2026	\$666,000	(\$61,000)	\$0.26		\$666,000
Special Article for Stevens Park	\$625,000		\$0	(\$625,000)	\$0.00		\$0
Special Article for Firetower	\$0	14/2026	\$250,000	\$250,000	\$0.10		\$250,000
Special Article for Building Access Systems		13/2026	\$175,000	\$175,000	\$0.07		\$175,000
Capital Reserve Funds	\$386,000	11/2026	\$400,000	\$14,000	\$0.15		\$400,000
EMS Special Revenue Fund	\$176,000	12/2026	\$108,500	(\$67,500)	\$0.04		\$108,500
Total Appropriations MS-232	\$10,607,185		\$10,632,162	\$24,977	\$4.12		\$10,632,162
minus							
Estimated revenues	\$0		0	\$0	\$ -		0
EMS Special Revenue Fund			(\$108,500)	(\$108,500)	\$ (0.04)		(\$108,500)
Revised Revenues MS-434R	(\$4,247,693)		(\$4,473,840)	(\$226,147)	\$ (1.73)		(\$4,473,840)
Anticipated Use of Fund Balance	(\$437,000)	Tax Rate Setting*	(\$550,000)	(\$113,000)	(\$0.21)		(\$550,000)
Use of Fund balance to offset CRF Article	(\$150,000)	11/2026	(\$150,000)	\$0	(\$0.06)		(\$150,000)
Use of Fund balance to offset Stevens Park Article	(\$625,000)		\$0	\$450,000	\$0		\$0
Use of Fund balance to offset Building Access		13/2026	(\$175,000)	(\$175,000)	(\$0)		(\$175,000)
equals							
Net Appropriations	\$5,147,492		\$5,174,822	\$27,330	\$2.01		\$5,174,822
adjust by							
Overlay	\$34,830		\$60,000	\$25,170	\$0.02		\$60,000
Funding of Veterans Credits MS-1	\$354,000		\$354,000	\$0	\$0.14		\$354,000
Municipal Tax Effort	\$5,536,322		\$5,588,822	\$52,500	\$2.17		\$5,588,822
Assessment Valuation w/ utilities MS-1	2,580,760,474		2,580,760,474	\$ -			2,580,760,474
(Estimated)Tax Impact	\$2.15		\$2.166	\$ 0.02			\$2.17



TOWN OF STRATHAM

Department of Public Works

70 Bunker Hill Avenue • Stratham, NH 03885 • 603-772-5550

MEMORANDUM

TO:	Michael Houghton, Select Board Chair Allison Knab, Select Board Vice Chair Joe Anderson, Select Board
CC:	Tim Roache, Town Administrator Lori Ruest, Finance Administrator
FROM:	Trevor Batchelder, Director of Public Works Britt Fowle, Departmental Admin Coordinator
DATE:	2/13/2026
RE:	Request for Authorization to Order 2026 CRF Truck Replacements

The Department of Public Works is requesting authorization to proceed with ordering two truck replacements identified in the proposed 2026 Capital Reserve Fund (CRF) plan in advance of Town Meeting, due to extended manufacturing and upfitting lead times.

The proposed purchases include:

- Ram 2500 with Utility Body – assigned to the Facilities Maintenance Lead to support building and grounds maintenance operations. - \$65,000
- Ram 5500 with Plow Package and All-Season Body – to support year-round DPW operations, including snow removal, material hauling, and seasonal maintenance. - \$158,000 (\$72,000 for truck and \$86,000 for the upfitting)

Current lead times make early ordering necessary to ensure delivery aligns with operational needs:

- The Ram 5500 chassis has an estimated nine-week lead time, followed by several additional months for fabrication and installation of the all-season body. Ordering promptly is necessary to ensure the vehicle is fully outfitted and in service prior to the next winter season.
- The dealer is currently investigating availability of an already-outfitted Ram 2500 with utility body, which could reduce delivery time. If not available, ordering and upfitting may require several months.

Delaying the order until after Town Meeting in mid-March may jeopardize delivery timelines, potentially pushing completion beyond the next plow season and impacting operational readiness. This request seeks authorization to place the orders now, contingent upon Town Meeting approval of the 2026 CRF funding. We respectfully request the Select Board authorize the department to proceed accordingly.

Please let me know if additional information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Batchelder".

Trevor Batchelder
Director of Public Works

Options for Stratham Select Board regarding CPCNH membership:

Summary:

Beginning in Spring of 2023, with approval of establishing a community power program for Stratham residents, the town became a member of the Community Power Coalition of New Hampshire (CPCNH) starting in early 2024. Since its inception, CPCNH had lower energy rates than the default supply from the local distribution company, Unitil for the first few 6-month rate periods that Stratham participated. However, that has changed with the last 4 rate periods being higher than the utility default. Many reasons have led to this increase, and the energy commission has developed the following options that the Select Board may take:

1. Nothing. The status quo allows any resident to “Opt Out” if concerned the cost increase for their circumstance warrants removal from the Community Power membership with CPCNH. This requires the residents to call or go to the CPCNH website to remove their account.
2. Wholesale Community Membership withdrawal. This process requires notifying CPCNH of its intentions and requests to put all accounts on the default utility rate moving forward. Residents will be put on a variable rate monthly until the next rate period starting August 1.
3. Transfer to alternative Community Power Supplier. Similarly, request termination of membership from CPCNH, procuring power from an alternate third-party energy supplier for the towns aggregated electric profile.

*Options 2 and 3 above require action from the Selectboard and possibly from town legal counsel. The Stratham Energy Commission is aware of other CPCNH Members (municipalities) exploring these paths, but it is not clear that any Member has taken firm steps in either alternate direction as of 2/1/2026. Should Stratham pursue option 2 or 3, SEC would request that legal counsel review and advise around feasibility based on:

- [RSA 53-E](#)
- [PUC 2200 Rules](#)
- CPCNH Agreements executed by Stratham

CPCNH Rate Comparison					
Period	CPCNH (\$/kWH Rate)	Unitil (\$/kWh Rate)	CPCNH Rate Gap	CPCNH Monthly Savings *	CPCNH Rate Period Savings *
Feb 2024 - July 2024	\$0.081	\$0.107	\$0.026	\$16.90	\$101.40
Aug 2024 - Jan 2025	\$0.086	\$0.105	\$0.019	\$12.35	\$74.10
Feb 1 2025 - Mar 2 2025	\$0.089	\$0.083	(\$0.006)	(\$3.90)	(\$3.90)
Mar 3 2025 - July 2025	\$0.097	\$0.083	(\$0.014)	(\$9.10)	(\$45.50)
Aug 2025 - Jan 2026	\$0.137	\$0.118	(\$0.019)	(\$12.69)	(\$63.44)
Feb 2026 - July 2026	\$0.149	\$0.121	(\$0.029)	(\$18.73)	(\$112.38)

* Per household, estimated 650 kWh / month



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: Tim Roache, Town Administrator

Date: February 17, 2026

RE: Town Meeting Preparations

The Town Meeting PowerPoint, Voter Information Night PowerPoint, and Voter Information Night guide will be shared and discussed at the February 17 Select Board Meeting.

From: [Nathan Merrill](#)
To: [Karen Richard](#)
Subject: RE: Application for the Heritage Commission
Date: Thursday, January 29, 2026 3:50:36 PM

Thank you Karen for letting me know – I was expecting this and wholeheartedly endorse Kim's application for one of our vacant alternate seats on the HC. Please let me know if there's anything else you need from me in advance of the SB's consideration of her application.

Nate

From: Karen Richard <KRichard@StrathamNH.gov>
Sent: Thursday, January 29, 2026 3:26 PM
To: Nathan Merrill (njmerrill@comcast.net) <njmerrill@comcast.net>
Subject: Application for the Heritage Commission

Hi Nate,
I received the attached application for the Heritage Commission through our new website.

Karen Richard
Executive Assistant
Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885
(603) 772-7391 x187



TOWN OF STRATHAM

Department of Public Works

70 Bunker Hill Avenue • Stratham, NH 03885 • 603-772-5550

MEMORANDUM

TO:	Michael Houghton, Select Board Chair Allison Knab, Select Board Vice Chair Joe Anderson, Select Board
CC:	Tim Roache, Town Administrator Lori Ruest, Finance Administrator
FROM:	Trevor Batchelder, Director of Public Works Britt Fowle, Departmental Admin Coordinator
DATE:	2/6/2026
RE:	Sale of Surplus DPW Equipment – Utility Trailer and SCAG Mower

This memorandum outlines the Department of Public Works' plan to sell surplus equipment following the recent purchases of a new SCAG zero-turn mower and a utility equipment trailer. Both items were approved for purchase under the year-end DPW operating budget balance as outlined in the November 10, 2025 memorandum.

As a result of these purchases, the following equipment has been replaced and is no longer required for DPW operations.

- One SCAG Mower
- One Equipment Trailer

In accordance with prior Town practice for surplus equipment, DPW will post the items for sale online and at the Municipal Center for a period of two (2) weeks. The drafted "for sale" advertisements are attached to this memorandum for reference. If no bids are received during the initial posting period, the DPW will proceed with listing the equipment on Municibid to increase visibility and maximize the potential for sale.

Any proceeds received from the sale of this surplus equipment will be handled in accordance with established Town policies and financial procedures.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trevor Batchelder".

Trevor Batchelder
Director of Public Works



TOWN OF STRATHAM

Department of Public Works

70 Bunker Hill Avenue • Stratham, NH 03885 • 603-772-5550

MEMORANDUM

TO:	Michael Houghton, Select Board Chair Allison Knab, Select Board Vice Chair Joe Anderson, Select Board
CC:	Timothy Roache, Town Administrator Lori Ruest, Finance Administrator
FROM:	Trevor Batchelder, Director of Public Works
DATE:	2/13/2026
RE:	DPW Cellular Service Updates – AT&T FirstNet

This memo is to inform the Select Board of updates to the Department of Public Works cellular service configuration.

The DPW currently maintains an AT&T FirstNet account, which provides priority service and improved coverage for municipal operations. At present, the account includes:

- DPW Director's mobile phone
- Department iPad
- Two mobile hotspots

To improve reliability and operational coverage, the department is making the following adjustments:

- The on-call duty phone line, previously maintained through Verizon, is being transferred to the AT&T FirstNet account due to significantly better coverage and service reliability.
- An additional line is being added for the Facilities Maintenance Lead, who requires access to a work phone for after-hours emergencies and facility-related responses.

Because the Verizon line is being eliminated, this change represents only one net additional line to the Town's cellular services. The department's monthly FirstNet cost will increase from \$154.98 to \$229.34.

These changes will improve communication reliability, ensure timely response to after-hours issues, and consolidate services under a single provider with stronger coverage.

Respectfully submitted,

Trevor Batchelder
Director of Public Works