MINUTES OF THE JULY 20, 2026 SELECT BOARD MEETING

MEMBERS PRESENT: Board Members Vice Chair Joe Anderson, Tedd Tramaloni

ABSENT: Chair Allison Knab

ALSO PRESENT: Town Administrator Tim Roache, director of Planning & Building Vanessa Price, Police Chief Anthony King

At 6:30pm Mr. Anderson opened the meeting and announced that he was honored to swear in a new officer tonight. Alex Shawnie Martinez took the Oath of Office.

Mr. Anderson then called for a motion on the minutes. Mr. Tramaloni motioned to approve the minutes of July 6, 2026. Mr. Anderson requested the minutes be amended to include a motion at 8:41pm, Ms. Knab sealed the minutes and was seconded by himself and all voted in favor. Mr. Anderson seconded the motion. All voted in favor.

Mr. Anderson moved to the Financial Report. Mr. Roache reviewed the Board's April 6 decision to pursue an investment strategy that places an additional $1 million into the NH Public Deposit Investment Pool (PDIP) and establishes two $2 million CDs structured to maintain liquidity. This approach provides additional investment income while keeping the fund balance at approximately $3–4 million. Mr. Tramaloni noted that the interest earned could help offset unanticipated costs. Mr. Tramaloni motioned to accept the recommendation of the Town Treasurer and Finance Administrator and authorize the investment of $1 million dollars in the New Hampshire Public Deposit Investment Pool and an additional $4 million in two separate $2,000,000 CDs to mature on a monthly basis. Mr. Anderson seconded the motion. All voted in favor.

Mr. Anderson moved to the Planning and Building Department report. Ms. Price announced that the Town has received the PREPA Grant for the Town Landing and shoreline restabilization project and is awaiting the grant award agreement. She noted that the Town is still waiting for the Rockingham Planning Commission's report on the Stratham Hill Park visioning session and survey. The Open Space Connectivity Plan is expected to be adopted by the Planning Board in September, after which subcommittees will be formed to begin work on the plan's goals and objectives.

Ms. Price reported that the RPC Technical Advisory Committee on transportation planning may propose two projects: Portsmouth Avenue sidewalks and surveys to assess current bike and pedestrian use, along with a potential reconfiguration of the Stratham Circle. She stated that the Planning Board is continuing work on zoning amendments and discussed vacancies on both the Planning Board and Zoning Board. She added that the temporary part-time building inspector has been very helpful. Since April 19, the department has issued 297 permits, collected over $667,000 in fees, and completed 261 inspections.

Mr. Anderson asked about online permitting. Ms. Price said she is exploring options and plans to request CIP funding this year, noting that a BRIC grant may also be available. She reviewed current building projects in town.

Ms. Price requested release of the Golf Club of New England bond, reporting that the Planning Board recommends approval as all required work has been completed and conditions satisfied. Mr. Tramaloni motioned the release of the remaining 2004 bond associated with topcoat paving at the Golf Club of New England. Mr. Anderson seconded the motion. All voted in favor.

Mr. Anderson moved to the 76ers' request to hold a bake sale at the November election and asked that the Moderator be consulted to confirm whether he would approve the activity.

Mr. Anderson then opened the floor for public comment. Ms. McGrail asked when the report from the Stratham Hill Park visioning meetings would be available. Mr. Anderson stated that RPC is compiling the survey data and the report should be ready soon.

Mr. Roache reported that Plaistow ALS is working to keep its advanced life support program funded and sustainable. Their proposed model includes pursuing grant funding and requesting financial support from participating towns. The grant application is due July 31, and Plaistow ALS is seeking both a letter of support and a financial commitment from the Town. The proposed contribution would begin at $15,000 in 2027 and increase gradually through 2032, reaching $94,000 annually.

Plaistow's legal counsel is drafting a warrant article for each participating town to formalize participation in the phased funding plan. Mr. Tramaloni asked how costs would be allocated among towns and whether Stratham uses the service enough to justify the expense. Mr. Anderson noted that the Fire Chief has usage statistics and that Stratham is on the higher end of service utilization, making participation worthwhile. Mr. Tramaloni moved that the Select Board authorize the Town Administrator and Fire Chief to sign a letter of continued support for the Plaistow ALS Intercept Program and further authorize the Town Administrator or Fire Chief to sign a letter of intent to place a warrant article on the agenda for the 2027 Town Meeting authorizing phased funding for the program beginning in 2027 and continuing for a five-year period if approved. Stratham's 2027 commitment would total approximately $15,000, with increases each year culminating in 2032 with an estimated contribution of approximately $94,000. Mr. Anderson seconded the motion. All voted in favor.

Mr. Anderson moved to the Fire Tower agenda item. Mr. Roache reviewed that voters approved the warrant article at the last Town Meeting to raise and appropriate $250,000 for rehabilitation of the fire tower. RFPs were issued, and two proposals were received; one is being recommended. The recommended proposal was the most comprehensive, demonstrating a strong understanding of the tower's condition. It includes a full sandblast and recoat rather than limited spot repairs, uses a DOT-approved subcontractor for foundation anchor-bolt work, and provides a three-coat finish. The work can be completed in 2026 and the proposal is within budget. Mr. Roache noted that the fire tower is not unsafe; the project is a preventative measure to ensure its longevity. Mr. Tramaloni motioned that the select board accept the recommendation of the Director of Public Works and award Modern Protective Coating Inc a contract in the amount of

$224,400 for service preparation, structural repairs, quality control inspections, and application of long-term protective coating systems to the Stratham Hill Park fire tower, and authorize the Town Administrator to execute a contract. Mr. Anderson seconded the motion. All voted in favor.

Mr. Anderson moved to the PFAS agenda item. Mr. Roache reported that the Town continues to operate under an existing contract that reimburses costs for water-treatment systems and maintenance related to the PFAS plume near the fire station. He noted that a new treatment system was recently installed at a dwelling that had tested in exceedance; the homeowner has now agreed to participate. The Town is able to extend the grant to cover installation and one year of maintenance, and Mr. Roache stated it is sensible to do so. He worked with NH DES to prepare the necessary documents and requested authorization to extend the grant and sign the certificate of vote, which he will provide to the Board. Mr. Tramaloni motioned that the Select Board accept the proposed amendments to the PFAS remediation grant and loan fund agreement further authorize the Town Administrator to sign the agreement on behalf of the Select Board. Mr. Anderson seconded the motion. All voted in favor.

Mr. Anderson moved to the Stevens Park agenda item. Mr. Roache reported that an RFP was issued concurrently with the fire tower RFP for improvements at Stevens Park, including a pavilion, potential pickleball courts, and driveway paving. Three responses were received: one for the pavilion only, one for the pickleball courts only, and one covering all three components. All proposals came in significantly higher than expected, particularly for the pavilion. A 40' x 60' pavilion with restrooms and septic was estimated at approximately $900,000–$1 million, far above anticipated costs. Mr. Roache noted the need to reassess project scope, possibly considering a smaller pavilion or alternative restroom options.

Mr. Tramaloni shared that the Energy Commission had discussed potential grants tied to incorporating a solar array, but given the high pavilion cost, he felt such an addition would be impractical. Mr. Roache reported that the pickleball court proposal ranged from $600,000 to nearly $700,000 for six courts, and paving costs were nearly $500,000. He suggested having an independent reviewer—someone not bidding on the project—evaluate the proposals to determine whether the Town's specifications may have contributed to the high costs. The original warrant article allocated $600,000 for the project. The Board agreed to continue reviewing options and gather more information.

Mr. Roache reported that installation of the keyless access system is underway. He then provided an update on lease agreements for Town-owned rental properties, noting that last year the Board directed that all leases be updated to align with a three-year phased rent-increase schedule. He is working to finalize the updated leases and will implement the increases in accordance with the memo.

Mr. Roache next updated the Board on the Lane property. The water service line from the well to the building has been installed and is functioning. A plumber is expected on site within the next one to two weeks to repair winter ice-freeze damage, preparing the building for winter occupancy. Exterior improvements continue, and the east porch—originally slated to remain—

has now been approved for removal, allowing additional exterior work. After plumbing repairs, the heating system will be addressed. He will keep the Board informed as the project progresses. He reported ongoing work on several policies and procedures, including the fund balance policy, purchasing policy, mailbox replacement policy, and an internal Right-to-Know procedure. These will be brought to the Board as meeting schedules allow or as priorities arise. The employee manual update is also underway, and Mr. Roache commended Mr. Hickey and Mr. Anderson for their work on the project.

Mr. Roache stated that the CIP and Capital Reserve process will be discussed at the upcoming department head meeting and noted he has a stronger grasp of the process this year. He is already reviewing the Town budget and preparing for the 2027 Town Meeting, working with the Finance Administrator on the design of the budget spreadsheet.

Mr. Anderson asked about planning for the September 23 Seabrook graded drill. Mr. Roache said he will reach out to Homeland Security for assistance. Mr. Anderson also noted that the first Monday in September is Labor Day and the following day is the State Primary; the Board will discuss scheduling considerations at a later time.

Mr. Anderson returned to the discussion regarding redesignating the Stratham Hill Park Association (SHPA) as a Town committee. Mr. Roache reported that Town Counsel confirmed the Association, as a voluntary corporation, was administratively dissolved in February 2011. Mr. Crow noted that at that time, the Association transferred its funds to the Trustees of the Trust Funds as required. Mr. Roache stated this allows the Town to move forward with forming a Town committee and presented a draft charge for review.

Mr. Anderson informed SHPA attendees that becoming a Town committee would require compliance with Right-to-Know laws, formal committee membership, and other Town committee rules. Mr. Roache explained that the draft charge reflects the advisory work SHPA has historically provided on park functions and maintenance, with future structure including one Select Board liaison and one staff representative, likely Mr. Hickey.

Mr. Crow asked whether Primex would provide insurance coverage; Mr. Roache confirmed that as a Town committee, SHPA would be covered under the Town's insurance umbrella. SHPA members asked whether the Board wanted them to become a committee. Mr. Blood requested clarity on expectations, and Mr. Crow expressed support for added structure. They agreed to review the draft charge further.

Mr. Crow asked when committee protections would apply. Mr. Anderson said appointments must be made first, and Mr. Roache added that members would need to be sworn in. Mr. Tramaloni noted that appointments would include defined terms. He also raised liability considerations, stating that Town-covered activities may require supervision by a Town employee and that some past independent work may need Board approval going forward. Mr. Roache emphasized that SHPA would need to present proposed work to the Board for authorization, as committees cannot independently commit Town funds or enter contracts.

Mr. Blood referenced prior discussions with the former Town Administrator and Select Board Chair about qualified volunteers using Town equipment, noting an agreement had been drafted. Mr. Roache and Mr. Tramaloni were unaware of the document, and Mr. Blood said he would provide a copy. Mr. Roache noted this is a separate issue involving volunteer use of private or Town equipment. Mr. Blood stated SHPA is not seeking to add work for Town employees and is willing to perform tasks themselves. Mr. Tramaloni reiterated the need to ensure liability coverage for equipment damage or injury. Mr. Roache said these topics will be placed on a future agenda.

Mr. Cushing, Chair of the Summerfest Committee, thanked the Stratham Hill Park Association for their support during the America 250 celebration. Mr. Anderson noted he received numerous positive comments from residents about the event. Mr. Crow expressed appreciation for the DPW's excellent work cleaning the park afterward. Mr. Cushing highlighted the strong cooperation among the Park Association, Fire Department, Police Department, Parks & Recreation, and DPW in making the event a success.

Mr. Anderson noted that September 11, 2026 will mark the 25th anniversary of the 2001 attacks and expressed interest in holding a more significant remembrance than in past years. The group will consider ideas for an appropriate memorial event.

Mr. Anderson then recognized Joe Callaghan, who introduced himself as the Town's new Building Inspector / Code Enforcement Officer and attended the meeting to observe.
Mr. Tramaloni motioned to approve the request from Troop 185 for a raffle permit for a car show on September 27, 2026 at Stratham Hill Park. Mr. Anderson seconded the motion. All voted in favor.

Mr. Tramaloni motioned to approve the fireworks application from a Blueridge resident for Saturday, August 1, 2026 pending final approval from the Fire Chief. Mr. Anderson seconded the motion. All voted in favor.

At 7:57pm Mr. Anderson motioned to go into a non-public session under RSA 91-A:3, II (a) and (b). Mr. Tramaloni seconded the motion. Roll call: Anderson-yes; Tramaloni-yes.
At 8:19pm Mr. Anderson motioned to come out of the non-public session and seal the minutes in accordance with RSA 91-A:3, III noting failure to do so may affect adversely the reputation of another. Mr. Tramaloni seconded the motion. All voted in favor.

Mr. Tramaloni reported that in order to record and post meetings, he needs to load the required software onto the Owl device but was unable to do so because he does not have administrative privileges. He will need to configure the system and schedule another test. Mr. Roache will speak with Mr. Hickey to address the issue.

At 8:22pm Mr. Anderson motioned to adjourn. Mr. Tramaloni seconded the motion. All voted in favor.

Respectfully submitted,
Karen Richard, Recording Secretary