

Building/Zoning Department Report---Month of September 2017

Stratham Board of Selectmen Meeting

October 30, 2017

New (10)

- 155 Bunker Hill addition, **under construction**
- 19 Butterfield addition, **under construction**
- 2B Winterberry, **under construction**
- 1, 3, 8 Breslin Farm Road, new home, **under construction**
- Lindt changes to primary power and water supply, **under review**
- 9 Bittersweet, add second floor to home, **under construction**
- Audi Addition, Planning Board Approval, **demo approved**
- Surgical Rooms Addition—4 West, Ambulatory Center, **revised approved**

Ongoing Under Construction (24)

- 58 High Street, second floor approved
- Lindt Waste Water Pump
- 41 Depot Rd., new home
- 37 River Rd, addition and remodel
- 8 Chestnut, family room addition
- 9 Bittersweet, family room addition
- 16 Wiggin Way, new home
- 5 Jaqueline way, new home
- 10 Benjamin Rd, addition
- 14 Haywick, new home
- 5 Haywick, new home

- 25 Bunker Hill, new home
- 19 Portsmouth Ave., 110 Grill, restaurant
- 2 Blossom Lane, new home
- 41 Squamscott Road, extensive remodel
- 14 Wiggin Way, new home
- 9 Portsmouth Ave, Kennebunk Bank
- 8, and 10 Cider Mill Lane, new homes
- 5 Market Street, new home
- 3 Barker Lane, Extensive remodel
- 163 Winnicutt Rd., Extensive remodel
- Lindt--- Chiller with Separate structure, nearly complete
- Lindt---dishwasher to clean chocolate molds

Zoning

---3 Elton, **Enforcement action on finished habitable space, possible apartment, no building permits, no Special Exception**

---18 Stratham Heights Road, **Enforcement action on deck built without permit**

---Long Hill Road Cell Tower, noise complaint, have met with abutters, listened to noise, contacted American Tower for meeting to discuss problem, met with company rep, noise greatly reduced, **no noise noted in recent visits**

---Irving Landscape, 44 Portsmouth Ave. Met with Irving and Landscaper, to be done in next 30 days, plants bought and to be installed week of 08/21-08/25, **closed**

---AutoFair Nissan parking over 100 extra cars in fire lanes and behind dealership. Violation Letter has been sent and lawyer has responded. Meeting with Owner and Manager with resolution being discussed, Bruce Scamman working on plan

for submission, new site plan submitted, Planning Board Meeting 10/04/17,
Planning Board approval with conditions

---Stratham Stone—mylar recorded—wall done, one end cap done, last endcap under construction, parking lot plan done, Mr. Birse has been contacted to complete project--**complete**

---Stratham Plaza chimneys---Certified Letter sent –Violation Letter sent—received response from Attorney Ducharme and then Evergreen Management. Have followed up with both for an update, meeting with board 07/18/17, plan to be redrawn and submitted for site plan review.

---Potential Legal action pending, 71 Peninsula Way, Meeting with Condo Association, met with Condo Assn. Paul D., Tavis, Mark, met with association president for update, no changes at this point

Health

---No Actions

Financials

Building/Zoning Budgeted	FY2017	\$94,500
Building/Zoning Actual	YTD2017	\$60,007
Permit fees taken in for September		\$16,495
Permit fees taken as of 09/31/17		\$91,144
Stated Construction Value for September		\$5,236,504
Stated Construction Value as of 09/30/17		\$19,582,187

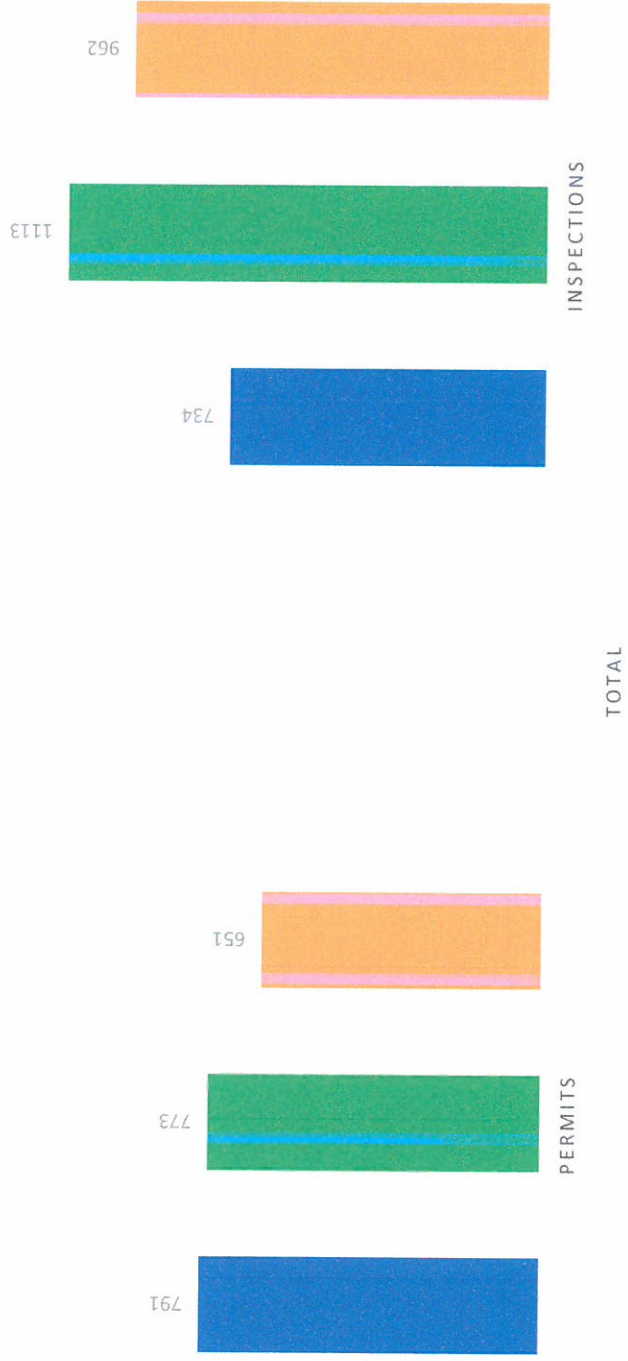
No irregularities to report

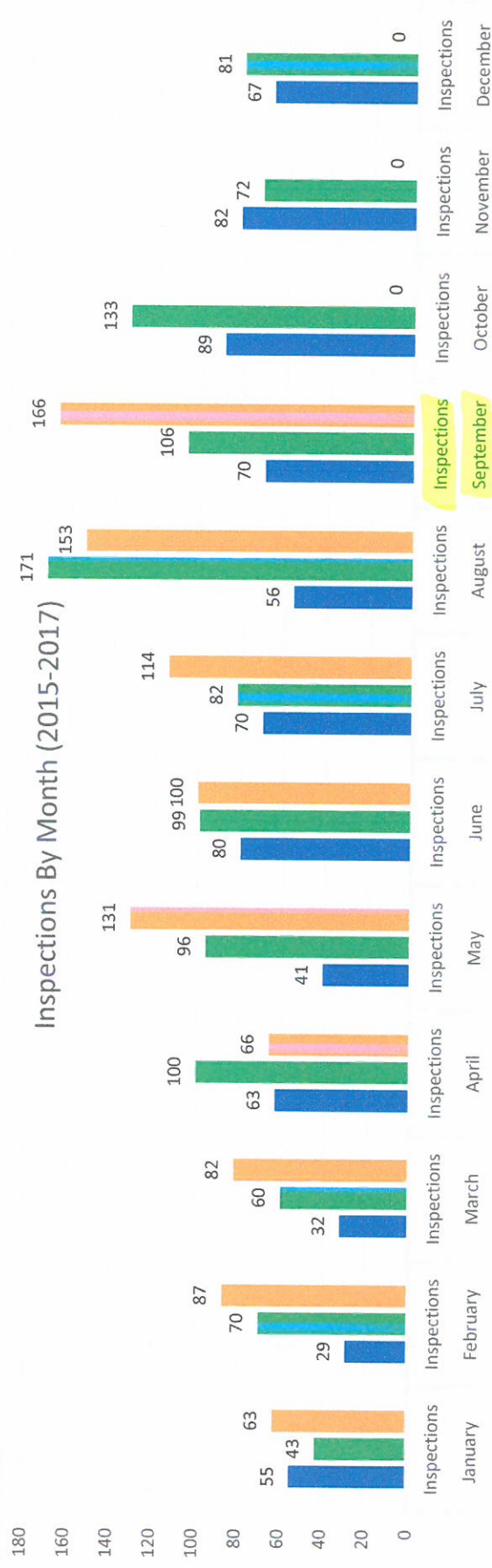
Other

I will be presenting a proposal to create a part-time special inspection position. Instead of a contracted Third Party Reviewer, this position would be as a town employee at an adjusted rate.

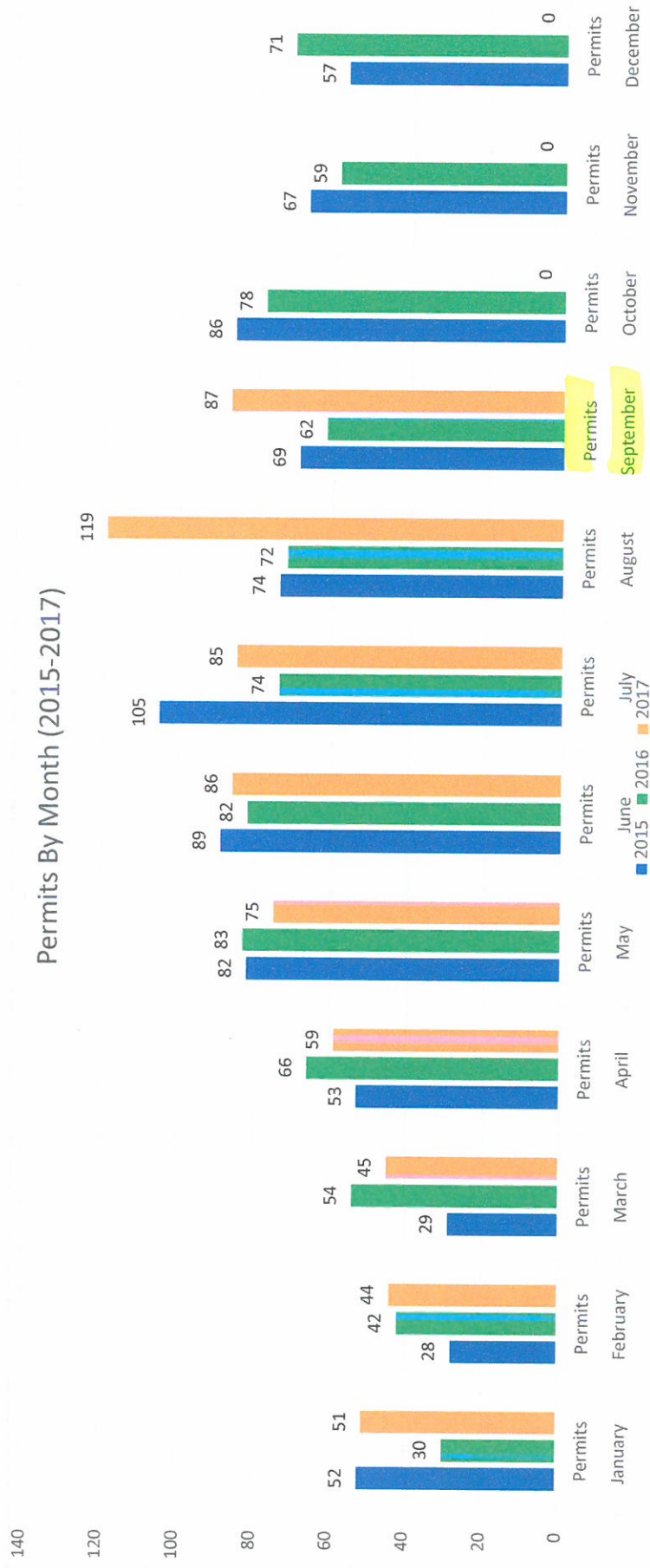
YEARLY TOTALS

■ 2015 ■ 2016 ■ 2017





■ 2015 ■ 2016 ■ 2017



JOB TITLE: SPECIAL INSPECTOR

BRIEF JOB DESCRIPTION:

Perform inspection duties beyond the expertise of the Building Inspector related to the in depth interpretation/compliance with the State Building Code, Town Ordinances, and other applicable regulations to ensure the safety of life and property and compliance with codes and ordinances adopted by the Town and the State of NH.

Responsibilities Include:

- Review documents and drawings
- Conduct daily inspections at construction sites as need by the Building Inspector
- Coordinate inspections/site visits with contractors, owner's representatives & building managers, and the Building Inspector
- Prepare field reports for the Building Inspector
- Communicate non-conformance items and deficiencies to the owner/contractor and the Building Inspector

Qualifications

- Excellent oral and written communication skills
- Familiarity with applicable State of NH adopted Building Codes, ACI, ASTM, AISC
- Familiarity with Microsoft Outlook, Word.
- Licensing/Certification in applicable field for inspection or ability to prove on the job experience. In depth knowledge of applicable inspection field.

SUPERVISION: This position will work under the general supervision of the Building Inspector. In turn, the position assumes full responsibility for interpreting all codes and Building Ordinances and reports them to the Building Inspector, and shares clerical/administrative support with the Building Inspector.

EMPLOYMENT STATUS: As needed position with hourly pay.

DUTIES AND RESPONSIBILITIES: The performance of the following tasks/functions is required in meeting the expectations for the position as described:

1. Reviews plans filed to ensure submissions comply with town codes, ordinances and regulations and state laws and regulations.
2. Makes field inspections of building construction, demolition, alterations, renovations, and development projects during and upon completion for compliance with approved plans and specifications and applicable codes, ordinances, and laws as needed by the Building Inspector.

3. Meets with the public, builders, contractors, applicants, professionals, governmental officials, and Town staff and board members to review and explain code requirements and violations or potential violations.
4. Provides technical support and guidance to the Building Inspector.
5. Studies new materials and methods utilized in the construction field in order to determine applicability and conformance with Town and State of NH codes and standards.
6. Maintains appropriate official reports of inspections and provides them to the Building Inspector