

Planning Department
Board of Selectman Report

June 19, 2017

--Boards, Commissions, and Committees--

Planning Board (May 17, June 7)

• **May 17**

- **Daley Subdivision**, application by property owner Michael Daley, represented by Bruce Scamman, Emanuel Engineering. Lot Line Relocation and Subdivision of 74 & 76 Willowbrook Avenue and 61 Lovell Road, Stratham, NH 03885 (Tax Map 23 Lots 12, 13, and 14) to create 6 new building lots--*Continued*
- **SITE PLAN AMENDMENT for Realty Acquisitions, LLC, 142 Portsmouth Avenue/PO Box 432, Stratham NH 03885 for the property located at 9 Portsmouth Avenue, Tax Map 4 Lot 11.** Site Plan Review and Conditional Use Permit to construct a banking facility with drive-through services. Public Hearing scheduled for March 16, 2016 following recommendation of approval from Technical Review Committee--
Approved
- **Sullivan Subdivision**, represented by Jonathan Ring, PE, on behalf of Robin Sullivan, of 8 Whittaker Drive, Stratham, NH 03885, Tax Map 19 Lot 68. *Preliminary Consultation* for proposed 6-lot subdivision to establish 5 new building lots along a proposed town road
- **Extension Request Massidda Subdivision**, represented by Bruce Scamman, Emanuel Engineering, Inc., 118 Portsmouth Ave. Stratham, NH 03885, for the property located at 8 Oxbow Farm Road, Tax Map 8 Lot 22. 2-lot Minor Pork-chop Subdivision to create one new parcel—*Approved*

• **June 07**

- **Daley Subdivision**--*Continued*
- **Reiss Subdivision**, application by property owner John Reiss, represented by Bruce Scamman, Emanuel Engineering. *Minor Subdivision application* for a proposed subdivision of 16 Emery Lane, Stratham, NH 03885 (Tax Map 13 Lot 38) to create two (2) new building lots--*Continued*
- **Union Road Condex**, represented by Brock Ehlers, of 15-17 Union Road, Stratham, NH 03885, Tax Map 10 Lot 76. *Preliminary Consultation* for condominium subdivision and possible additional units
- **Wiggin Way Subdivision**, Mark Perlowski, 70 Portsmouth Ave., Stratham, NH 03885, for the property located at 14-16 Wiggin Way, Stratham, NH 03885, Tax Map 11 Lot 1. *Preliminary Consultation* for 2-lot Subdivision to create one new parcel

Conservation Commission (May 24, June 14)

- Dena Stern, Education Liaison—says, “goodbye”
- Chris Albert, Jones & Beach, to discuss wetland impact of two lot subdivision on Wiggin Way

Public Works Commission (June 08)—No meeting per Chair

Heritage Commission (June 14)

- Status updates for ongoing projects (Bartlett-Cushman, 16 Emery's, 'Barns' Applications
- Lane Homestead

Technical Review Committee (June 20—upcoming--) 58 Portsmouth Ave—Audi project; forward to PB in July

Description		Type	Account (*)	Bank Balance (2/24/2016)	Bank Balance (06/02/2017)	Bal. Remain	Misc. Notes
200 Domain Drive		Landscaping Maintenance Bond	*6432	\$ 2,508.34	\$ 2,513.01	\$ 2,513.01	Checking Acct/221172186
Altid Enterprises Parking Lot		Parking lot Landscaping (front of 200 Domain)	*3965	\$ 11,014.38	\$ 11,036.36	\$ 11,036.36	
Bunker Hill Ave Improvements			*0588	\$ 16,925.94	\$ 16,959.72	\$ 16,959.72	ck with Colin to see if released
Bunker Hill Common Fire Cistern			*7713	\$ 7,890.44	\$ 7,905.12	\$ 7,905.12	ck with Colin to see if released
Crockett Farm Phase 1			*2530	\$ 43,805.75	\$ 43,893.17	\$ 43,893.17	
Crockett Farm Phase 2			*8360	\$ 71,435.39	\$ -	\$ -	
Crockett Farms Performance Bond			*6062	\$ 26,542.73	\$ 26,592.09	\$ 26,592.09	
Fire Protection Fund		Cistern Fund (101 end of Town)	*9967	\$ 46,356.89	\$ 46,623.43	\$ 46,623.43	
Golf Club of NE		Roadway Maintenance (all roads)	*3832	\$ 34,699.56	\$ 34,768.81	\$ 34,768.81	
Joaeph Realty LLC		Linwood Lane (fire prot. Lynwood end)	*7807	\$ 22,343.21	\$ 22,387.80	\$ 22,387.80	
Lindt Offsite Improvements		\$ to Town for assist. With plan reviews	*4480	\$ 2,586.12	\$ 2,590.93	\$ 2,590.93	
Lindt Warehouse		**residual bond interest**	*5559	\$ 10.27	\$ -	\$ -	
Patriots Road		**need deed (to Town) double check with Colin					
Varsity Wireless Forest Management			*9612	\$ 28,475.76	\$ 28,532.58	\$ 28,532.58	
Varsity Wireless Historic Sign			*7721	\$ 3,002.46	\$ -	\$ -	
			*7722	\$ 9,008.18	\$ 9,024.93	\$ 9,024.93	
Winterberry Cistern			*8531	\$ 926.13	\$ 927.98	\$ 927.98	If no activity by 2020, recommend moving \$ to Fire Protection Fund
Makris Real Estate Development, LLC		Irrec. Letter of Credit (031401/Road Bond); self renewing annually since 11/1/2015; good thru 12/1/16			\$ 97,332.55	\$ 97,332.55	
Makris Real Estate Development, LLC		Irrec. Letter of Credit (031402/Road Maintenance); self renewing annually since 11/1/2015; good thru 12/1/16			\$ 133,368.00	\$ 133,368.00	Eric Katz; topcoat/Colin? (basis of 04 payout)
Chisolm Farm Development, LLC		Performance Bond		\$ 1,032,123.00	\$ 1,032,123.00	\$ 440,451.00	reissued 04/20/2017
Exeter Subaru (Portsmouth)		Letter of Credit (phased site work with landscaping hold over)		\$ 793,195.00	\$ 99,745.00	\$ 99,745.00	
Unitil		road crossing (Robbie Jewell) bond from 10/10/2011		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	surety bond
Jacqueline Wa (Cabernet Builders)		Performance and Maintenance Bond		\$ 50,000.00	\$ 50,077.59	\$ 50,077.59	9/1/2016
Nissan (AutoFair)		Road Crossing and Development		\$ -	\$ -	\$ -	
Rollins Hill		Agreements re: River Road			\$ 145,929.00	\$ 145,929.00	through 2021
Sewall Farm		TBD					stands until cancelled; letter stating 07/01/2016 --extended to 08/15--completion required or calling the bond
Sanctuary Drive		Performance Agreement (Blossom, Cortland, Cider Mill)		\$ 282,381.50	\$ 161,595.00	\$ 161,595.00	expires 10/27/2016 with automatic renewal
Spring Creek Lane		Letter of Credit from Copley Investment, LLC; by Eastern Bank		\$ 282,381.50	\$ 282,381.50	\$ 282,381.50	Community Bank and Trust from 02/04/1999
Exeter Subaru (Frying Pan)		Certificate of Deposit		\$ 90,000.00	\$ 90,000.00	\$ 90,000.00	Started: 12/19/2013; Released? (Colin/Val)
Winnicut Mills Subdivision		Landscaping Maintenance Bond		\$ 13,030.00	\$ 13,030.00	\$ 13,030.00	Held until Golf Course; used for pre-mitigation light studies
Mobil Cistern		Off-site improvements		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
		Performance Bond		\$?	\$ 33,403.47	\$ 33,403.47	TD Bank
Type		Amount	%offTotal				
Surety Bond		\$ 796,005.00	40.2				
Letter of Credit		\$ 612,827.05	30.9				
Certificate of Deposit		\$ 90,000.00	4.5				
Cash		\$ 482,238.01	24.3				
Total		\$ 1,981,070.06	100.0				
				deposit	loc	surety bond	cash
				\$ 1,836,069.04	Total Funds		