

Planning Department
Board of Selectman Report

December 18, 2017

--Boards, Commissions, and Committees--

Planning Board (November 29, December 06)

- **November 29**
 - **Special Meeting for Zoning Amendments**
- **December 06**
 - **6-Lot Subdivision Application** to create five (5) new building lots at 8 Whittaker Drive, Stratham NH 03885, Map 19 Lot 68 submitted by Jonathan S. Ring, PE, Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH 03885. **Continued to 01/3/18**
 - **Minor Subdivision Application** to create one new building lot at 104 Union Road, Stratham, NH 03885, Map 15 Lot 72, submitted by Jones & Beech Engineers, Inc., PO Box 219, Stratham, NH on behalf of property owners William & June Doyle Trustees, 138 Holly Lane, Portsmouth, NH 03801. **Approved.**
 - **Zoning Amendments**, Planning Board working to Zoning Regulations. Public Hearing on 01/03/18 and 01/17/18, if necessary.

Conservation Commission (December 13)

- Planning/Planning Board project updates presented to CC.
 - Update on Sullivan Subdivision (8 Whittaker Drive)/Soils *Graves/Sullivan*

Public Works Commission (December 14)—No Quorum

- Ongoing discussion of water/sewer options and process

Heritage Commission (December 13)

- *Primary Planning discussion related to 149/151 Portsmouth Ave.; letter developed and Zoning Amendment Proposed*

Technical Review Committee—January, 2018; Gateway Design project

Rt. 108 Corridor Study Committee – No quorum 12/14, TIF presentation

- TIF update with ADG, 12/14, Next meeting 12/28

Other:

Coordinating with Road Agent on bonding/project status/needs assessment

Draft Master Plan Request for Proposals; Current Bond Requests/Signature Authority

Land Use Assistant I Position

GIS updated; working with RPC for MS4



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Selectmen's Office/ Administration/ Assessing 603-772-7391

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

Fax (All Offices) 603-775-0517

To: Board Of Selectmen

CC: Paul Deschaine, Town Administrator

From: Tavis Austin, Town Planner

RE: Breslin Farms, LLC. For *96 Stratham Heights Road Subdivision*, 96 Stratham Heights/Breslin Farm Road – Partial Bond Reduction Request For the Partial Completion of Infrastructure Improvements.

Date: December 18, 2017

Upon partial completion of the required improvements, in accordance with Planning Board Approval and inspection by the Director of Public Works, I am recommending partial (\$117,025.50) release/drawdown of the \$241,700.00 Letter of Credit. The Town will retain the Letter of Credit for \$124,674.50, including the \$56,065.50 (10% of original) to remain under the conditions of the original agreement.

Thank you in advance.



TOWN OF STRATHAM
Incorporated 1716
10 Bunker Hill Avenue · Stratham, NH 03885
Highway Department
603-772-5550

To: Tavis Austin, Town Planner

CC: Paul Deschaine, Town Administrator
Board of Selectmen
Planning Board

From: Colin Lavery, Director of Public Works

Date: December 11, 2017

RE: Breslin Farm Subdivision Performance Bond

Mr. Austin,

I have reviewed the Bond estimate submitted by Breslin Farms, LLC for The Breslin Farm Subdivision. The total amount to be bonded shall be reduced to \$124,674.50. Below is a breakdown of the bond value.

Remaining Construction Costs	\$68,609.50
10% Contingency for the Total Project Cost	<u>\$56,065.00</u>
Total Amount to be Returned to Developer	\$117,025.50

For reference, these amounts can be found in the attached Construction Cost Estimate dated 12/11/17.

If you have any questions or concerns, please let me know.

Respectfully submitted,

Colin P. Lavery
Director of Public Works

EXHIBIT - A
CONSTRUCTION COST ESTIMATE
Breslin Farm Subdivision
Stratham, NH
Rev 12-11-17

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>	<u>SUBTOTALS</u>	<u>% Complete</u>	<u>Remaining Value</u>
<u>General Construction</u>							
Mobilization	LS	1	\$ 5,500.00	\$ 5,500.00		100%	\$ -
Site Preparation	LS	1	\$ 25,000.00	\$ 25,000.00		100%	\$ -
Clearing and Grubbing	AC	4.0	\$ 7,000.00	\$ 28,000.00		100%	\$ -
Common Excavation (Cuts/Fills)	CY	8,800	\$ 5.00	\$ 44,000.00		100%	\$ -
Loam Strip 4"	CY	2,400	\$ 5.00	\$ 12,000.00		100%	\$ -
Bank Run Gravel	CY	2,216	\$ 24.00	\$ 53,184.00		100%	\$ -
Crushed Gravel	CY	1,107	\$ 25.00	\$ 27,675.00		100%	\$ -
Top Course	TON	300	\$ 105.00	\$ 31,500.00		0%	\$ 31,500.00
Binder Course	TON	600	\$ 85.00	\$ 51,000.00		100%	\$ -
Shoulder Backing	LF	3,500	\$ 1.50	\$ 5,250.00		50%	\$ 2,625.00
Loam and Seed Slopes	SY	6,200	\$ 6.50	\$ 40,300.00		50%	\$ 20,150.00
Construction Entrance	LS	1	\$ 2,000.00	\$ 2,000.00		100%	\$ -
Drill Holes Set	EA	4	\$ 100.00	\$ 400.00		100%	\$ -
Granite Bounds	EA	64	\$ 235.00	\$ 15,040.00		50%	\$ 7,520.00
30,000 gal. Cistern	LS	1	\$ 98,725.00	\$ 98,725.00		98%	\$ 1,974.50
Street Signs	EA	7	\$ 150.00	\$ 1,050.00		20%	\$ 840.00
General Construction Subtotal					\$ 440,624.00		\$ 64,609.50
<u>Utilities</u>							
Underground Conduit	LF	1,600	\$ 25.00	\$ 40,000.00		100%	\$ -
Transformer Pad	EA	10	\$ 800.00	\$ 8,000.00		100%	\$ -
Underground Utilities Subtotal					\$ 48,000.00		\$ -
<u>Drainage</u>							
15" RCP Culvert	LF	228	\$ 35.00	\$ 7,980.00		100%	\$ -
30" HDPE pipe	LF	486	\$ 65.00	\$ 31,590.00		100%	\$ 0.00
36" HDPE pipe	LF	27	\$ 75.00	\$ 2,025.00		100%	\$ 0.00
Headwalls	EA	1	\$ 1,200.00	\$ 1,200.00		100%	\$ -
Bio-Pond w/ 6" perf.	LS	1	\$ 10,000.00	\$ 10,000.00		80%	\$ 2,000.00
Gravel Wetland Pond	LS	1	\$ 10,000.00	\$ 10,000.00		80%	\$ 2,000.00
Multi-Stage Discharge Box 2x2	EA	1	\$ 2,000.00	\$ 2,000.00		100%	\$ -
Drain Manhole	EA	1	\$ 1,250.00	\$ 1,250.00		100%	\$ -
Rip Rap with Fabric	CY	48	\$ 30.00	\$ 1,440.00		100%	\$ -
Silt Fence	LF	619	\$ 4.00	\$ 2,476.00		100%	\$ -
Stone Check Dams	EA	46	\$ 45.00	\$ 2,070.00		100%	\$ -
Drainage Subtotal					\$ 72,031.00		\$ 4,000.00
<hr/>							
SubTotal					\$ 560,655.00		\$ 68,609.50
			10% Contingency		\$ 56,065.50		\$ 56,065.00
Total Estimate					\$ 616,720.50		\$ 124,674.50



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To: Board Of Selectmen

CC: Paul Deschaine, Town Administrator

From: Tavis Austin, Town Planner

RE: Makris Real Estate Development, 11 Wentworth Terrace, Dover NH 03820.
Bunker Hill Commons Subdivision, 32 Bunker Hill Avenue - Bond Reduction Request
For the Completion of Infrastructure and Trail Improvements.

Date: December 18, 2017

Upon satisfactory completion of the required improvements and upon submission of appropriate as-built drawings, in accordance with Planning Board Approval and inspection by the Director of Public Works, I am recommending release of the \$97,332.55 Letter of Credit. The Town will retain the Letter of Credit for \$133,368 (10% of original project cost) for one (1) year from date of completion of the final improvement (top-coat paving): no later than December 01, 2018, pending acceptance by the Director of Public Works.

Upon acceptance by the Board, Staff will work with Makris Real Estate to close the applicable Letter of Credit.

Thank you in advance.

Description	Type	Bank Balance (12/06/2017)	Bal. Remain	Misc. Notes
200 Domain Drive	Landscaping Maintenance Bond	\$ 2,515.24	\$ 2,515.24	Pending Site Inspection and Release
Altid Enterprises Parking Lot	Parking lot Landscaping (front of 200 Domain)	\$ 11,044.66	\$ 11,044.66	Pending Site Inspection and Release
Bunker Hill Ave Improvements		\$ 16,972.48	\$ 16,972.48	ck with Colin to see if released
Bunker Hill Common Fire Cistern		\$ 7,912.14	\$ 7,912.14	ck with Colin to see if released
Crockett Farm Phase 1		\$ 43,926.19	\$ 43,926.19	Stormwater Improvements/DPW 2017-18
Fire Protection Fund	Cistern Fund (101 end of Town)	\$ 46,664.83	\$ 46,664.83	
Golf Club of NE	Roadway Maintenance (all roads)	\$ 34,794.96	\$ 34,794.96	Needs Topcoat paving ASAP; hold <u>ALL</u> Building Permits until installed or rebonded at 2017 prices. Original cash based on 2002 prices. Letter Sent 12/2/17
Patriots Road	**need deed (to Town) double check with Colin	\$ 28,554.05	\$ 28,554.05	Need Deed/Asbuilts from F. Emanuel
Jotalph Realty LLC	Linwood Lane (fire prot. Lynwood end)	\$ 22,404.64	\$ 22,404.64	
Lindt Offsite Improvements	\$ to Town for assist. With plan reviews	\$ 2,593.23	\$ 2,593.23	Cash to Town for processing equipment.
Varsity Wireless Historic Sign		\$ 9,032.94	\$ 9,032.94	awaiting Heritage design
Winterberry Cistern		\$ 928.68	\$ 928.68	If no activity by 2020, recommend moving \$ to Fire Protection Fund
Mobil Cistern	Performance Bond	\$ 33,463.64	\$ 33,463.64	TD Bank; not tied to any location can be used for cistern installation
Wiggin Way	Road surety	\$ 5,010.71	\$ 5,010.71	14-16 WW elec; escrow agreement needs BOS acceptance; Covers through 8/23/18
Jacqueline Way (Cabernet Builders)	Performance and Maintenance Bond	\$ 50,122.07	\$ 50,122.07	Good Standing: awaiting topcoat, asbuilts, and deed
NPS2 (110 Grill)	Perf bond	\$ 8,604.00	\$ 8,604.00	landscaping through 6/1/19
Kennebunk Savings	Perf/Maint Bond	\$ 3,500.00	\$ 3,500.00	landscaping through 6/1/19
Spring Creek Lane	Certificate of Deposit	\$ 90,000.00	\$ 90,000.00	Community Bank and Trust from 02/04/1999; DPW believes complete
Makris Real Estate Development, LLC	Irrec. Letter of Credit (031401/Road Bond); self renewing annually since 11/1/2015; good standing	\$ 97,332.55	\$ 97,332.55	DPW contact with Makris, working through punchlist of corrections, topcoat, deed, asbuilts for completion Fall 2017. Asbuilts submitted; ok to release 97332.55
Makris Real Estate Development, LLC	Irrec. Letter of Credit (031402/Road Maintenance); self renewing annually since 11/1/2015; good standing	\$ 133,368.00	\$ 133,368.00	
Sanctuary Drive	Letter of Credit from Copley Investment, LLC; by Eastern Bank	\$ 282,381.50	\$ 282,381.50	DPW
Breslin Farm LLC	Perf/Maint Bond	\$ 241,700.00	\$ 241,700.00	roadway improvements/maint bond
Exeter Subaru (Portsmouth)	Letter of Credit (phased site work with landscaping hold over)	\$ 99,745.00	\$ 99,745.00	reissued 04/20/2017
Unitil	road crossing (Robbie Jewell) bond from 10/10/2011	\$ 10,000.00	\$ 10,000.00	Standing bond for repairs if required.
Rollins Hill	Infrastructure	\$ 145,929.00	\$ 145,929.00	covers instruture through 2021
Sewall Farm	Performance Agreement (Blossom, Cortland, Cider Mill)	\$ 161,595.00	\$ 161,595.00	stands until cancelled; letter stating 07/01/2016 -- extended to 08/15--completion required or calling the bond; DPW working to complete 2017
Exeter Subaru (Frying Pan)	Landscaping Maintenance Bond	\$ 13,030.00	\$ 13,030.00	Started: 12/19/2013; DPW states few trees require replacement; to send letter 2017
Chisolm Farm Development, LLC	Performance Bond	\$ 1,032,123.00	\$ 440,451.00	Eric Katz; topcoat/DPW believes complete; need deed/asbuilts for release.
58 Portsmouth (Audi)	Perf/Maint Bond	\$ 185,833.50	\$ 185,833.50	6/1/2019
Winnicutt Mills Subdivision	Off-site improvements	\$ 25,000.00	\$ 25,000.00	Held until Golf Course; used for pre-mitigation light studies
Type	Amount	Percent		
Surety Bond	\$ 981,838.50	44	\$ 2,254,410.01	Total Funds
Letter of Credit	\$ 854,527.05	38		
Certificate of Deposit	\$ 90,000.00	4		
Cash	\$ 315,940.46	14		
Total	\$ 2,242,306.01	100		