

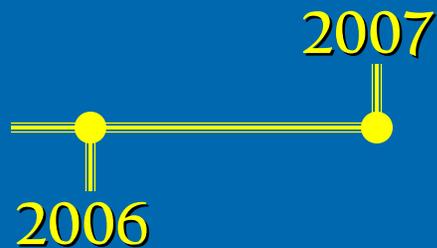


Town of Stratham Overview of Water & Wastewater Systems

October 7, 2010

Presented By:
John Boisvert, Chair
Stratham Public Works Commission

Stratham Water and Wastewater Summary of Activities



Stratham Begins Strategic Planning Efforts To:

- Increase the commercial tax base.
- Mitigate/offset the financial tax burden on residential property owners.
- Increase the intensity and maximize the uses within the existing Rte. 108 commercial corridor without expanding its physical boundaries.

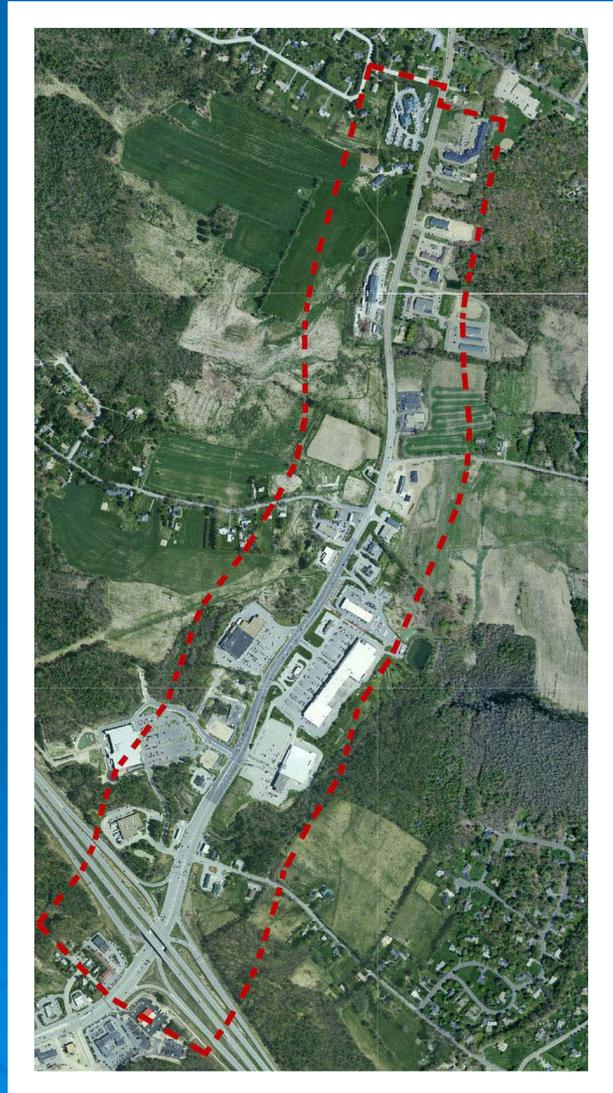
Stratham Water and Wastewater Summary of Activities

2007



2008

Formation of the Gateway Commercial
Business District Committee



Stratham Water and Wastewater Summary of Activities

2007

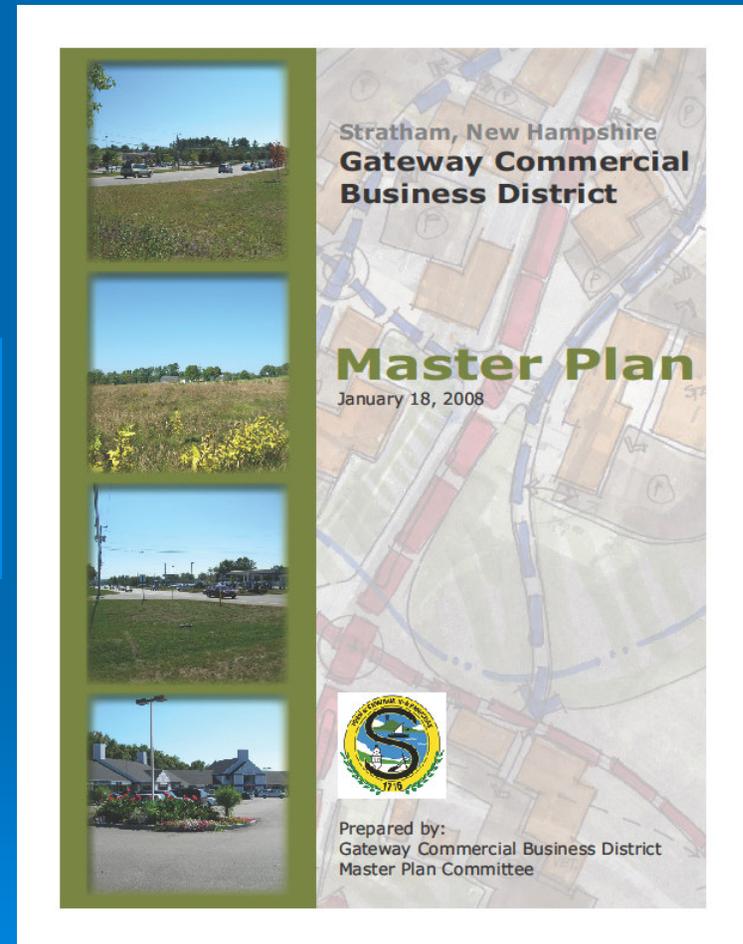


2008

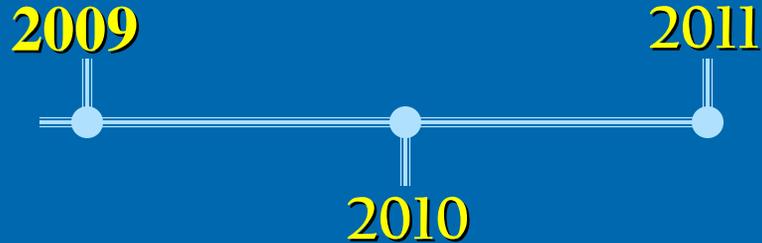
Completion of Gateway Commercial Business District Master Plan

“We recognize that people don’t want more of the same type of commercial development. In response, the Town must revamp the present zoning laws, or create a separate incentives-based set of ordinances that encourage developers to help us achieve the new commercial zone vision”.

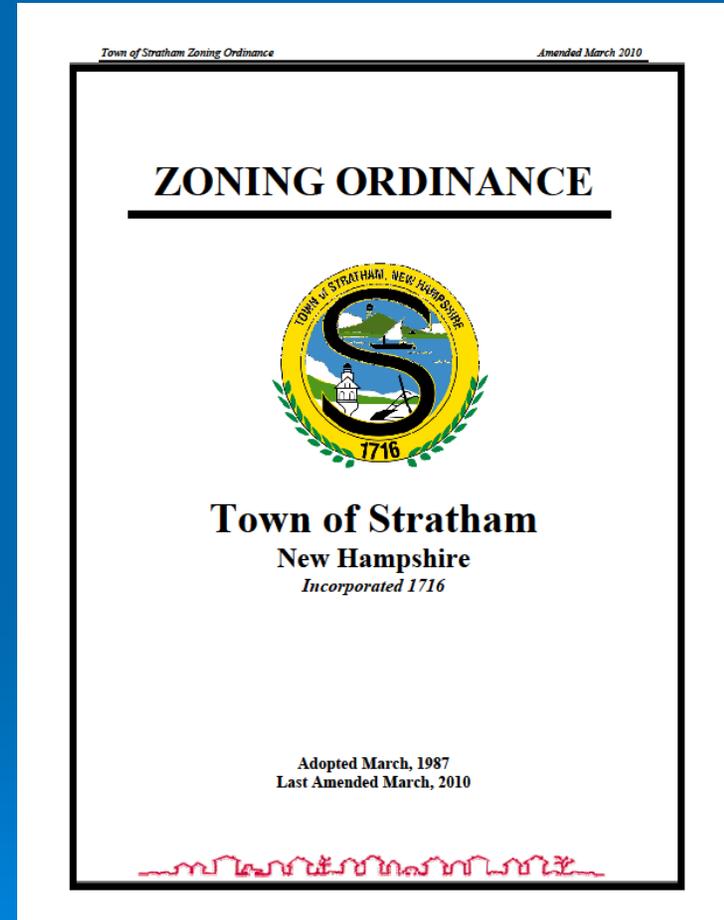
Committee Consensus, GCBC Master Plan.



Stratham Water and Wastewater Summary of Activities



Town Approves the Gateway
Commercial Business District
Zoning District



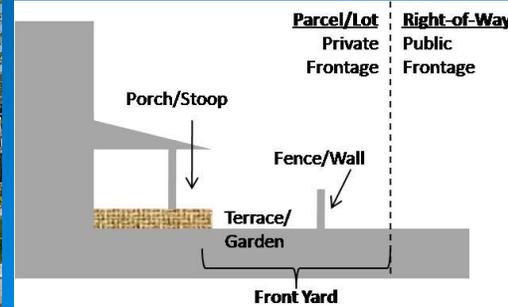
Stratham Water and Wastewater Summary of Activities

2009

2011

2010

Planning Board Approves
Architectural & Site Design
Guidelines to Supplement
Gateway Commercial Business
District



Architectural and Site Design Guidelines



A Supplement to the
Town of Stratham Zoning Ordinance

Section III 3.8
Stratham Gateway Commercial Business District

September 2010

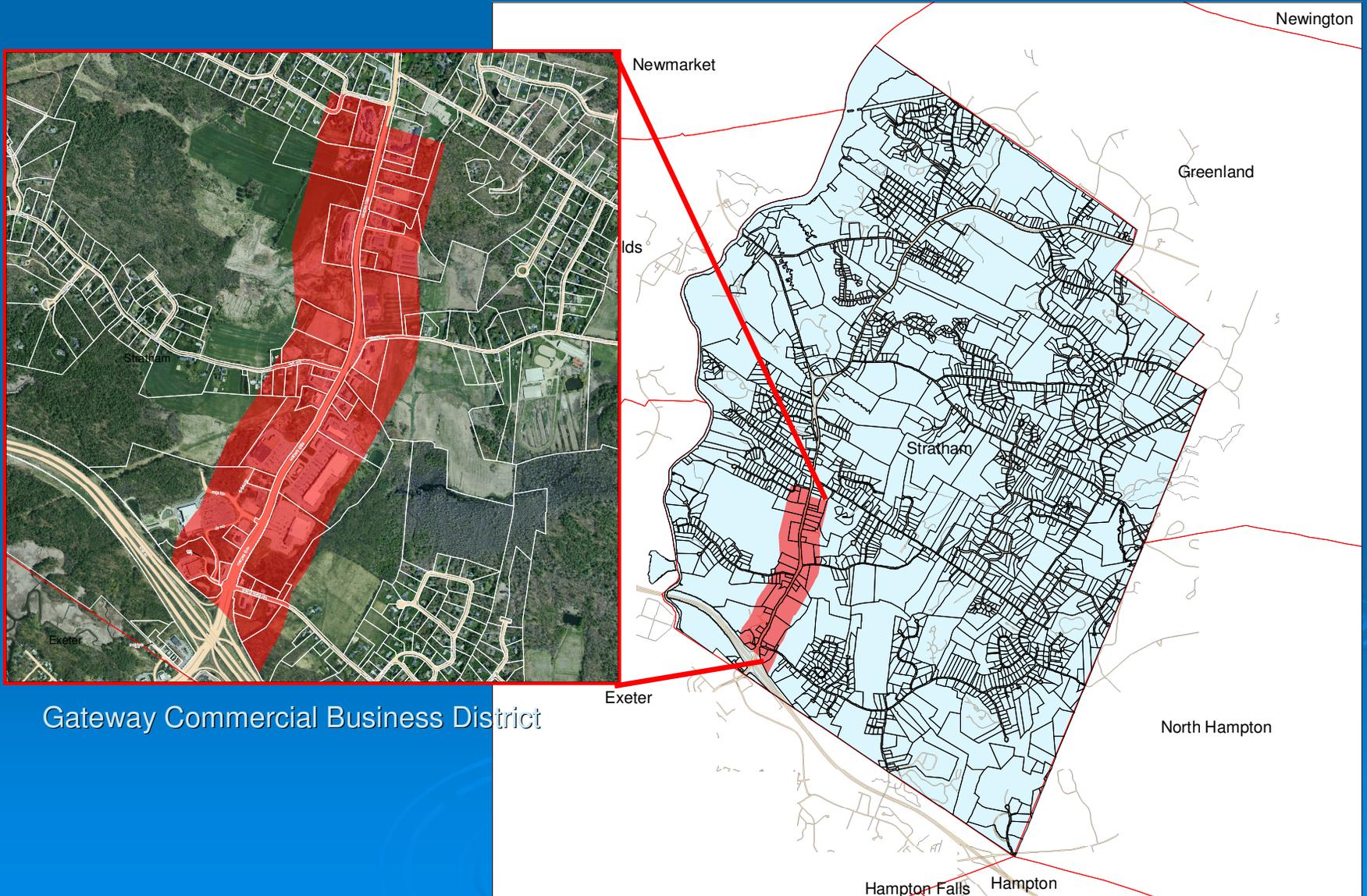
Take this...



...and allow for this...

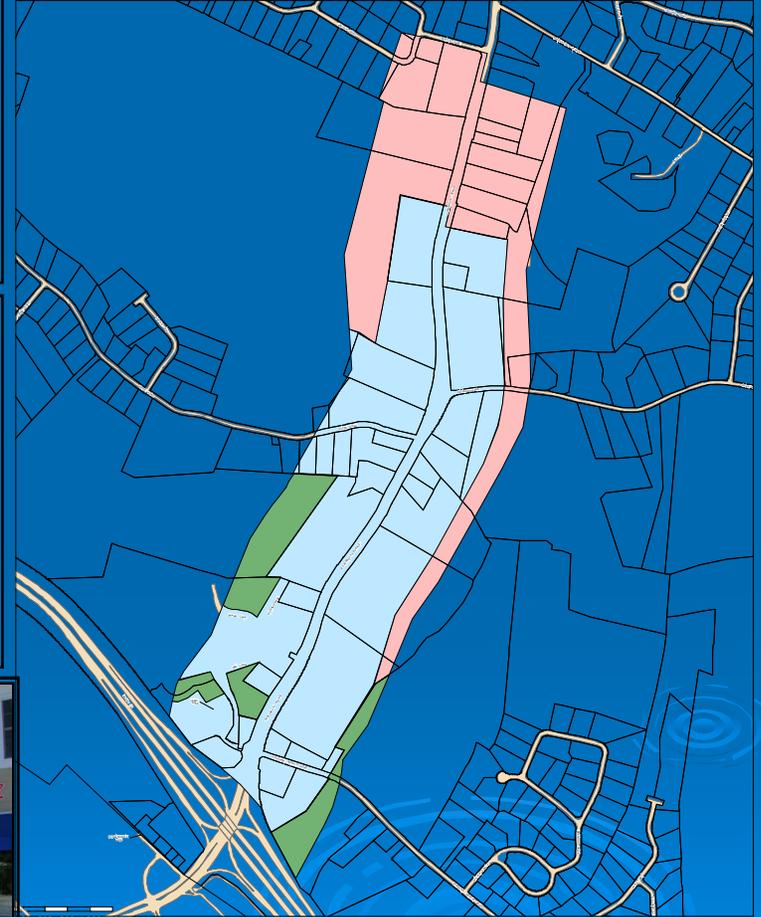


...and leave the rest alone.



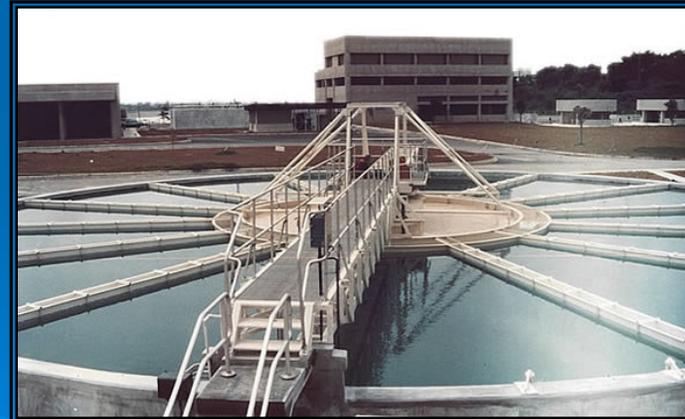
Gateway Commercial Business District

But to do this...

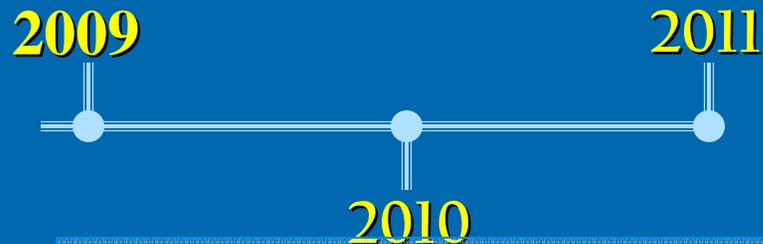


Gateway Commercial Business District

...The Town will require this!



Stratham Water and Wastewater Summary of Activities



To support the efforts of the Town, the Public Works Commission identified the following areas for consideration and further study:

- Water Supply Options
 - Potable Water
 - Fire suppression
- Wastewater Treatment and Disposal Options
- Storm Water Management
- Non-attainment of Great Bay

Water System Planning

FIRE SUPPRESSION AND POTABLE WATER SUPPLY STUDY

for the
PUBLIC WORKS COMMISSION
STRATHAM, NEW HAMPSHIRE

MAY 2010

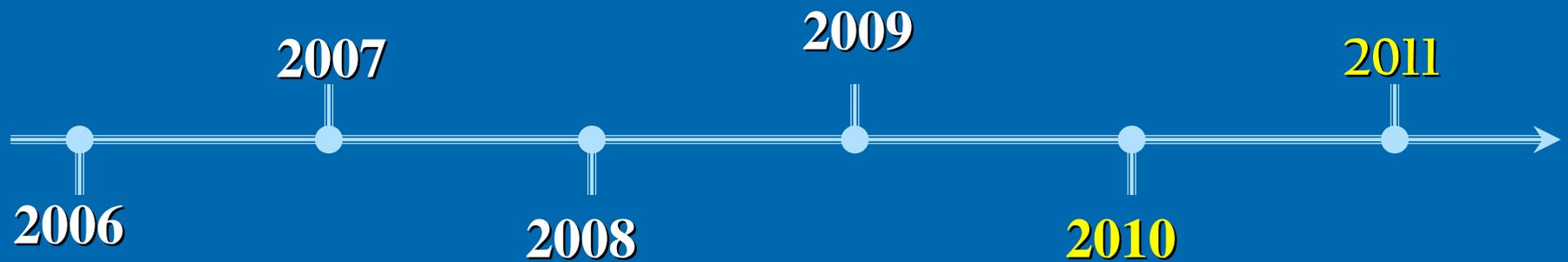


WRIGHT-PIERCE 
Engineering a Better Environment

Water System Required Investment

Description	Cost
Phase 1 – Existing Infrastructure Interconnection	\$480,000
Phase 2 – Expansion within the Gateway District	\$1,800,000
Phase 2A - Water Source Development	\$4,000,000
Phase 3 - Bunker Hill Extension	\$3.9 - \$5.2 million
Phase 4 – Town Center Extension	\$1,750,000
Total	\$7.9 - \$11.4 million

Municipal Wastewater Initiative



- Beginning stages of evaluation & analysis.
- Conducting soils analysis on identified properties in Town.
- Groundwater Geophysical survey.
- Wastewater Management Concept Plan.
- Summary of next steps.

Projected Return On Investment

Existing Conditions Current Zoning	Phase I	Phase II	Phase III	Phase IV
Protected Building Area (sq. ft.)	365,682	418,952	590,459	868,350
Valuation of Protected Buildings	\$21,758,800.00	\$25,156,100.00	\$35,366,060.00	\$53,945,760.00
Average Valuation / sq. ft. of Building	\$59.50	\$60.05	\$59.90	\$62.12
Projected Tax Revenues	\$392,963.93	\$454,319.17	\$638,711.04	\$974,260.43

Note: Projected tax revenues based on 2009 Tax Rate of \$18.06

Source: 2010 Fire Suppression / Potable Water Supply Study

Projected Return On Investment

Full Build-Out Scenario Current Zoning	Phase I	Phase II	Phase III	Phase IV
Protected Building Area (sq. ft.)	365,682	1,001,366	1,909,871	2,048,816
Valuation of Protected Buildings	\$21,758,800.00	\$60,081,960.00	\$114,592,247.00	\$128,898,616.00
Average Valuation / sf of Building	\$59.50	\$60.00	\$60.00	\$62.91

Projected Tax Revenues	\$392,963.93	\$1,085,080.20	\$2,069,535.98	\$2,327,909.00
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Full Build-Out Scenario Gateway Commercial Business District	Phase I	Phase II	Phase III	Phase IV
Protected Building Area (sq. ft.)	365,682	3,922,181	5,208,036	5,422,012
Valuation of Protected Buildings	\$21,758,800.00	\$272,186,961.00	\$348,235,402.00	\$362,541,771.00
Average Valuation / sf of Building	\$59.50	\$69.40	\$66.87	\$66.86

Projected Tax Revenues	\$392,963.93	\$4,915,696.52	\$6,289,131.36	\$6,547,504.38
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Note: Projected tax revenues based on 2009 Tax Rate of \$18.06

Source: 2010 Fire Suppression / Potable Water Supply Study

Projected Tax Revenues

Or stated simply, how does this impact Stratham residents?

Scenario	Phase I	Phase II	Phase III	Phase IV
Existing Conditions Current Zoning	\$392,963.93	\$454,319.17	\$638,711.04	\$974,260.43
Full Build-Out Scenario Current Zoning	\$392,963.93	\$1,085,080.20	\$2,069,535.98	\$2,327,909.00
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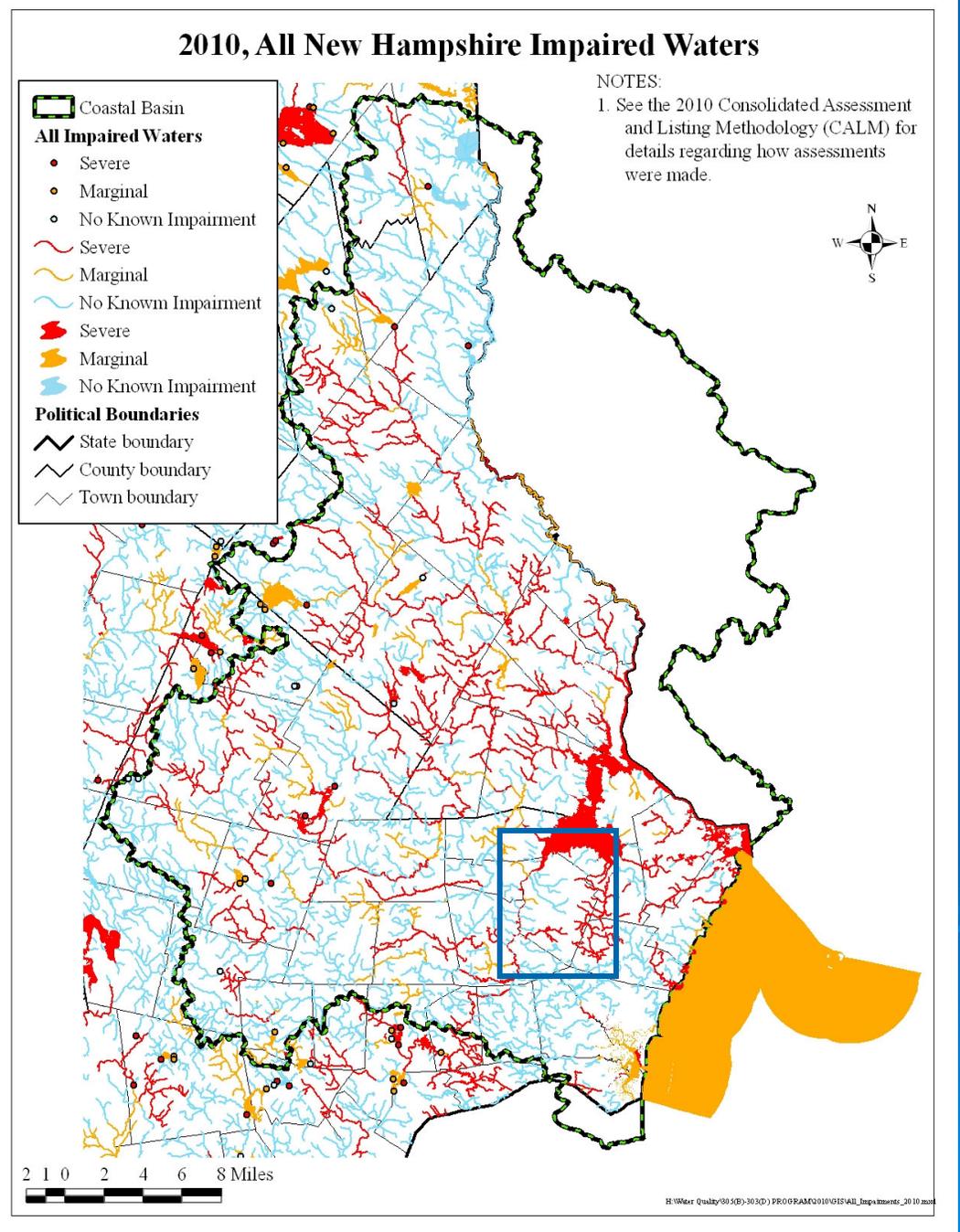
Note: Projected tax revenues based on 2009 Tax Rate of \$18.06

Question?

If no development occurs within the Gateway Commercial Business District, is this discussion even necessary?

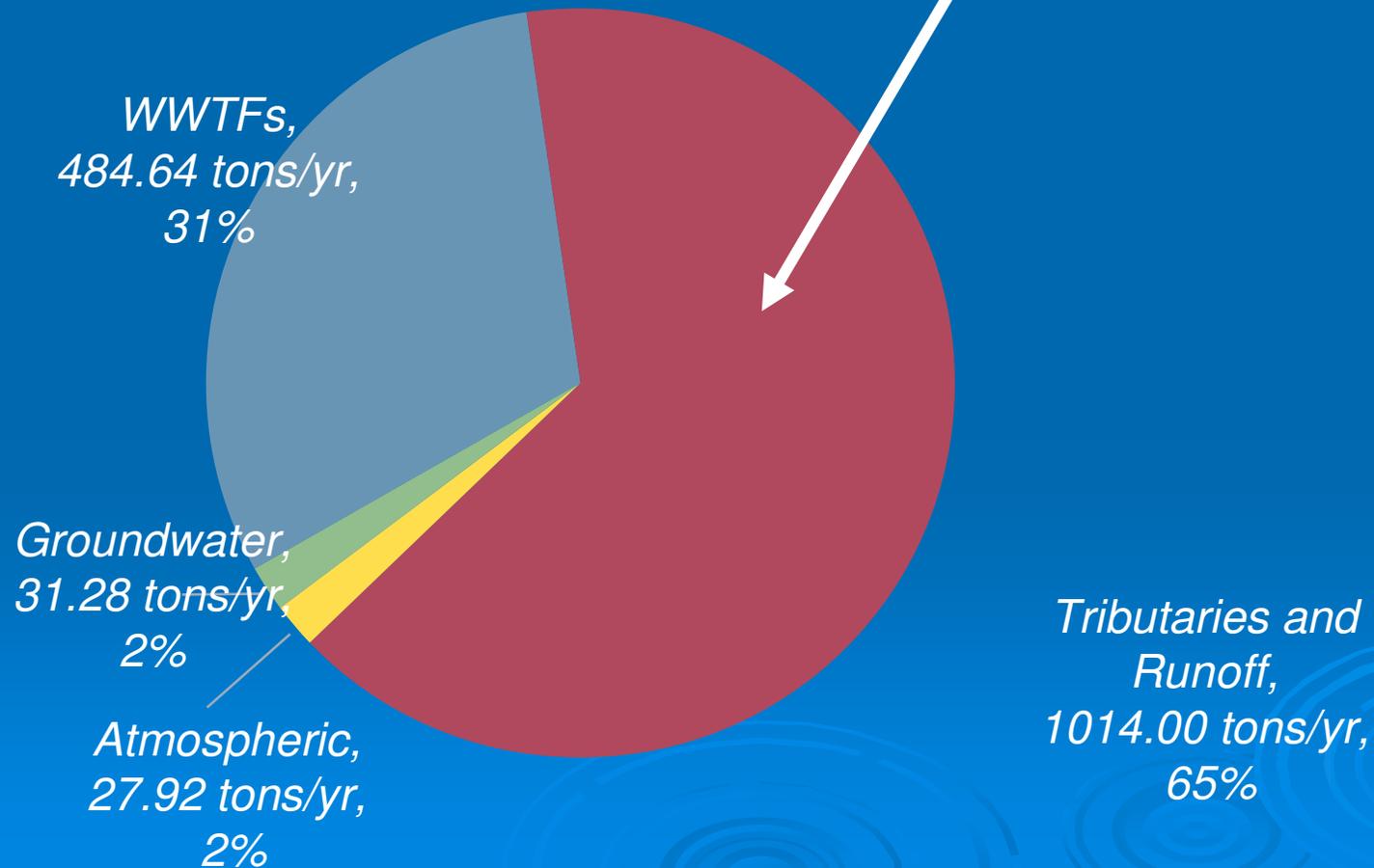
Answer: Yes!

Stratham is already part of the problem without adding any additional development within the Rte. 108/Portsmouth Avenue commercial corridor.



Nitrogen Loads to the Great Bay Estuary

Stratham is already here



Data Source: PREP

Conclusion

- The Town is taking the necessary steps to evaluate/analyze potential options and opportunities.
- Stratham will require significant capital investment in infrastructure regardless of any future development in the commercial corridor.
- Information/analysis suggest a potential cost savings through cooperative regional solutions
- Stratham would be remiss not to explore opportunities to invest in our future and to save money by working collaboratively.