



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

MEMORANDUM

TO: Michael Houghton, Select Board Chair
Joseph Lovejoy, Select Board Vice-Chair
Allison Knab, Select Board

FROM: David Moore, Town Administrator

DATE: May 7, 2021

RE: Select Board Agenda and Materials for the May 10, 2021 Regular Meeting

Please allow this memorandum to serve as a guide to the Select Board Meeting agenda for May 10, 2021.

III. Consideration of Minutes

Draft minutes from your meeting on April 5 and April 19, 2021 are pending review and will be forwarded to the Board in advance of your meeting.

IV. Treasurer Report (first meeting of the month)

V. Department Reports & Presentations

A. Police Department - Chief Anthony King

VI. Correspondence

A. Letter from DRA regarding 2020 Total Equalized Valuations

B. Letter from NHDES regarding Remedial Action Plan and Groundwater Management Permit Application

VII. Public Comment

VIII. Public Hearings, Ordinances and/or Resolutions

A. Community Development Block Grant Public Hearing – Project Progress

Laurel Adams, President of the Regional Economic Development Commission will be present to the progress of the CDBG Economic Development grant.

IX. Discussion of Monthly Reports (second meeting of each month)

X. New Business and Action Items

A. Stratham Volunteer Fire Department Association and Stratham Police Association Joint Fundraiser

Dan Crow, President of the Stratham Fire Association has requested time to meet with the Board to discussion a planned new fundraiser planned to be held jointly with the Police Department.

B. Access Road Maintenance and Use Agreement – (Zarnowski and Frost property)

As the Board may recall, last year, the Board received a request from the Frost family concerning access to their property off Boat Club Road. The Frosts have one access to their property from off of Boat Club Road. The access travels down a deeded right way, which terminates at a Town-owned parcel (commonly referred to as the Zarnowski property). The access road continues across the Town-owned property until it reaches the Frost's property.

The Board asked me to work with Town Counsel to research options available to the Town for memorializing the current arrangement that has been ongoing for some time: that the Frosts have been accessing their property over the Town-owned land via the access road and have been since well prior to the Town owning the property. There is a conservation easement on the property in favor of Southeast Land Trust (SELT), which expressly recognizes a reserved right of the Town to formalize the Frost's access to their property.

Town staff, at various times over the course of preparing this agreement, have performed outreach to the Conservation Commission and SELT who do not have any objections to formalizing the arrangement so long as it is done in compliance with the current terms of the easement.

Town Counsel has worked on the attached agreement, which would be a recorded agreement and includes the following:

1. Allows the Frosts to pass and repass over the property for the purpose of exercising their residential use of the property
2. Does not obligate the Town to make any improvements to the Road.
3. Allows the Frosts to maintain the access road in the manner consistent with the easement and as approved by the Town.

4. Does not impact in any way the use of the property by the public, SELT or utility companies that have rights to access the road.

Following approval by the Select Board and signature by the parties the agreement would be recorded. This agreement has been shared with the Frosts who appreciate the Town's attention to his agreement and have indicated their intention to sign it in its current form.

I would recommend the Board accept the agreement has drafted and move to execute the agreement.

C. Cable Franchise Agreement – Update and Next Steps

The Town has engaged counsel to assist it through the process of negotiating a new agreement. The purpose of this item is to discuss an update on those discussions.

D. Appointment of Town Clerk/Tax Collector

In accordance with NH RSAs, the Select Board is required to appoint a Tax Collector/Town Clerk. In accordance with past discussions with the board, I would recommend the Board vote to appoint Deb Bakie as the Town Clerk/Tax Collector. This appointment would be valid through the next election and administer the Oath to Deb who will be in attendance on Monday evening.

E. Adoption of 2020 Hazard Mitigation Plan

I have previously distributed the 2020 Hazard Mitigation Plan Update prepared in accordance with our Emergency Director David Barr and our consultant June Garneau. At this meeting, I recommend the Board vote to adopt the Plan and submit the required certifications of adoption.

F. Treat Farm Road Bond Reduction Request

Please see the attached memorandum from Town Planner Mark Connors concerning the a request for a bond reduction for the Treat Farm Road project.

G. Discussion of 2021 Organizational Goals (Continuation)

In a carryover from your previous meeting, I will be resending the draft of the goals document for the Board's discussion at your meeting.

XI. Town Administrator Report

I plan to present you with a number of updates on Town business. If you have any particular items of business you would like to make sure I am prepared to cover, please let me know. We will also need a non-public session for this meeting.

XII. Informational Items

- A. Memorandum from Town Planner Re: Lovell Road Request
- B. Rockingham County Letter regarding proposed Budget and LNA Certification Program
- C. Community Development Block Grant Legal Notice
- D. Stratham's Hazard Mitigation Plan Update 2021
- E. Town Memorial Day Event - Update

XIII. Reservations, Event Requests & Permits

- A. Reach the Beach Relay Race, 9/18/21 – request for parade permit

XIV. Review of Recent or Upcoming Board & Commissions Agendas

XV. Boards and Commissions Nominations & Appointments

- A. Brent Eastwood for consideration to the Planning Board as an Alternate
- B. Charles "Erik" Herring for consideration to the Planning Board as an Alternate
- C. Christopher Zaremba for consideration to the Planning Board as an Alternate
- D. Michael Ream for re-appointment to the Energy Commission for a 3 year term ending in 2023
- E. William McCarthy for re-appointment to the Conservation Commission for a 3 year term ending in 2024
- F. Michael Deutsch for re-appointment to the Library Board of Trustees as an Alternate
- G. Kathy Bauer for re-appointment to the Library Board of Trustees as an Alternate

XVI. Miscellaneous & Old Business

- A. PFAS in Town Center
- B. Open Items Tracking

XVII. Adjournment



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SELECT BOARD AGENDA

MAY 10, 2021

7:00 P.M.

6:30 P.M. – Non-public session per RSA 91-A

**Hutton Room, Stratham Municipal Center
10 Bunker Hill Avenue- Stratham, NH 03885**

This meeting of the Select Board will be held in the Hutton Room of the Stratham Municipal Center

The public may access this meeting at the date and time above using this conference call information. Please dial the conference number **(877) 205 7349** and input **2254** when prompted for a user pin/code.

COVID Public Meeting Notice

This meeting is scheduled to be held “in person” at the Stratham Municipal Center. In accordance with this notice, if the Chair makes a determination to hold this meeting remotely notice will be published by 3:30 p.m. on the day of the meeting.

Per NH RSA 91-A:2 III (b) the Chair has declared COVID-19 Outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor’s Executive Order 2020-04, Section 8, as extended by Executive Order 2020-20, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

If at any time during the meeting you have difficulty hearing the proceedings, please e-mail dmoore@strathamnh.gov.

To access materials related to this meeting, please see this link:

<https://www.strathamnh.gov/select-board>

I. Call to order

II. Roll Call

III. Consideration of Minutes – April 5, 2021 and April 19, 2021

The Select Board reserves the right to take up business in any order deemed appropriate by the Chair. A motion to enter Non-Public Session in accordance with RSA 91-A:3 may occur at any time during the meeting. Submission of items to be placed on the Agenda must be to the Town Administrator by 4 pm the Wednesday before the scheduled meeting.



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- IV. Treasurer Report (first meeting of the month)
- V. Department Reports & Presentations
 - A. Police Chief Anthony King
- VI. Correspondence
 - A. Letter from DRA regarding 2020 Total Equalized Valuations
 - B. Letter from NHDES regarding Remedial Action Plan and Groundwater Management Permit Application
- VII. Public Comment
- VIII. Public Hearings, Ordinances and/or Resolutions
 - A. Community Development Block Grant Public Hearing – Project Progress
- IX. Discussion of Monthly Reports – (second meeting of the Month)
- X. New Business and Action Items
 - A. Stratham Volunteer Fire Department Association and Stratham Police Assoc. Joint Fundraiser
 - B. Access Road Maintenance and Use Agreement – (Zarnowski and Frost property)
 - C. Cable Franchise Agreement – Update and Next Steps
 - D. Appointment of Town-Clerk/Tax Collector
 - E. Adoption of 2020 Hazard Mitigation Plan
 - F. Treat Farm Road Bond Reduction Request
 - G. Discussion of 2021 Organizational Goals (Continuation)
- XI. Town Administrator Report
- XII. Informational Items
 - A. Memorandum from Town Planner Re: Lovell Road Request
 - B. Rockingham County Letter regarding proposed Budget and LNA Certification Program
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 - E. Town Memorial Day Event - Update
- XIII. Reservations, Event Requests & Permits
 - A. Reach the Beach 2021 Request



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Town of Stratham - Finance Held Accounts

(This list does not include accounts held by the Trustees of the Trust Funds, or Library Funds)

Balances as of 3/31/2021*

<u>Account Name:</u>	<u>Bank:</u>	<u>Balance</u>
General Fund	Citizen's	\$2,648,787.21 *
Payroll	Citizen's	\$113,761.28
Investment Account	Citizen's	\$8,158,083.26
NHPDIP Investment (Town)	NHPDIP	\$21,137.39
NHPDIP (Recreation Funds)	NHPDIP	\$4,188.71
NHPDIP (EMS)	NHPDIP	\$51,473.58
Mobil Cistern	TD Bank	\$33,818.90
200 Domain Drive Landscape Bond	People's Bank	\$2,549.74
Bunker Hill Commons Fire Cistern	People's Bank	\$8,020.66
Cemetery Land Fund	People's Bank	\$7,505.57
Drug Forfeiture Fund	People's Bank	\$33.27
EMS Fund	People's Bank	\$395,070.63
Fire Protection Fund	People's Bank	\$47,304.89
Foss Property Sec. Dep.	People's Bank	\$3,660.11
Gifford House Sec. Deposit	People's Bank	\$2,113.99
Heritage Fund	People's Bank	\$6,952.91
Kennebunk Savings Landscape Bond	People's Bank	\$1,017.25
Kennebunk Savings Performance (Maint) Bond	People's Bank	\$2,543.13
Lindt Offsite Improvements	People's Bank	\$1,260.48
Park Cottage Sec. Dep.	People's Bank	\$967.98
Police Detail Fund	People's Bank	\$89,245.02
Recreation Revolving	People's Bank	\$221,433.81
SHP Revolving Fund	People's Bank	\$42,670.69
Stratham DARE	People's Bank	\$7,699.14
Varsity Wireless Historic Sign	People's Bank	\$8,556.02
Total:		\$11,879,855.62

Balance 05/05/2021

\$730,379
\$228,241
\$5,783,198
\$6,741,818

Balance 03/31/2020

\$8,349,581

NHPDIP

Current Seven Day Yield

4/30/2021
0.02%

**** Multiple Bonds Account/DESA**

Bond Name

Altid Enterprises	People's Bank	\$11,196.15
Barbaras Way_2020	People's Bank	\$18,514.58
Bond Checking (Multiple)	People's Bank	\$0.00
Bunker Hill Ave Improvements	People's Bank	\$17,205.27
GCNE	People's Bank	\$35,272.21
Green Solar Surety	People's Bank	\$4,403.54
Jotaph Realty	People's Bank	\$22,711.94
Murphy Lane	People's Bank	\$2.69
NHSPCA	People's Bank	\$357,850.48
Robie Farms	People's Bank	\$195,034.66
Tansy Ave	People's Bank	\$7,086.61
Winterberry Cistern	People's Bank	\$941.41
Total:		\$670,219.54

Total: \$12,550,075.16

*Not all accounts are reconciled to Bank Statement - balances are informational only.

To: Stratham Select Board

From: Anthony King, Chief of Police

Date: May 10, 2021

Subject: May Quarterly Report

I. COVID:

All officers are now vaccinated. Mask restrictions will be lifted for officers on vehicle stops. It will be discretionary based on type of interaction.

II. BUDGET REVIEW AND COMPARISON:

Comparable Analysis of year to date activity vs. last year's levels: Time January 1st through April 30th.

<u>Police Department Line Item</u>	2021 YTD	2020 YTD	YTD Difference	Rationale
Overtime	\$17,454.00	\$14,305.00	+22%	Within Normal Limits
Vehicle Maintenance	\$2,553.00	\$4,393.00	-42%	Within Normal Limits
Building Maintenance	\$2,537.00	\$814.00	+212%	Heating System and Generator Repairs
Uniforms	\$1,222.00	\$1,585.00	-23%	Within Normal Limits
New Equipment	\$5,622.00	\$18,435.00	-70%	New Patrol Rifle Mounts, Cruiser Bars
Equipment Repair	\$725.00	\$1,870.00	-61%	Within Normal Limits
Technical Support	\$3,111.00	\$1,173.00	+165%	Within Normal Limits (new printer contracts)

III. POLICE DEPARTMENT ACTIVITY:

<u>Calls for Service</u>	2021 YTD	2020 YTD	% <u>Difference</u>
Offense Reports	99	103	-4%
MV Stops	1409	908	55%

Summons/Citations	175	123	42%
Warnings	1197	757	58%
Arrests	34	28	21%
Accidents	26	42	-38%
Assist Citizens	80	70	14%
Animal Incidents	62	75	-17%
Neighborhood and Building Checks	2436	2890	-16%
Medical Aid	158	119	33%
Traffic Monitoring	343	220	56%
Alarm Activations	80	75	7%
Well Being Checks	22	23	-4%
Mutual Aid	28	27	4%

IV. DEPARTMENT UPDATES and IMPORTANT INFORMATION:

- CALEA Accreditation web-based assessment was held April 23rd through May 1st. SPD passed successfully with very few changes required. A final report will be generated by CALEA and forwarded for review.
- Officer Corey Wynn successfully passed the Seacoast Emergency Response Team testing and is now a member of that team. He passed an extensive written test, oral interview panel and rigorous physical fitness test to be accepted for this position. This spot has been vacated since April 2020 when Sgt. Call left the team after 20 years of service.
- Communications with the Stratham Legislative Delegation in order to offer insight into not only the Town of Stratham, but the law enforcement profession itself have been ongoing. To date, have communicated with all four, and have personally met with Sen. Sherman and Rep. Abrami.
- All front-line cruisers now equipped with locking gun racks and window bars in prisoner compartments.

- DEA Drug Take Back was completed April 24th. Statewide there were 496 boxes/ 13,188.8 pounds of unwanted drugs turned in. Stratham accounted for 3 boxes/100 pounds separate from the Lobby Drug Box which is seeing drop offs on a weekly basis.
- Liquor Enforcement Operation completed April 29th from 5-9 pm. This was a grant applied for and received for the Towns of North Hampton, Stratham and Rye. The funding paid for OT for each officer who worked in conjunction with a member from Liquor enforcement and an under 21 year old volunteer. All (10) liquor serving establishments were visited:
 - Shaw's, Market Basket, CVS, Both Irving Stations, 110 Grill, Mama Lena's, Tailgate Tavern, Stratham Village Market and Jade Palace.
 - There were three (3) violations noted (Market Basket, Jade Palace and Shaw's)

V. UPCOMING 2021 GOALS:

- Passing On-Site virtual assessment June 6th-8th for CALEA Accreditation.
- Working a schedule change to take effect July 2021. Shifts will be changing from a 4-3 to a 4-2 shift. With the addition of the 12th officer, we can now provide two-man coverage around the clock 24/7.
- New officer set to start July 11th.
- Reviewing the efficacy of the MC unit. Have signed this year's lease (April-April) and will evaluate for consideration in next year's budget. The MC lease is of no cost to the Town; however, any repairs or service are covered by the PD.

VI. SELECT BOARD CONSIDERATION:

Following Town Meeting, I hope to meet with the Board to discuss those issues outlined in my May report:

- Part-time Officer hiring: Would like to post for a process to hire 2-3 part-time officers who hold full-time certifications.
- Virtual Accreditation Assessment: Will be June 6-8th. A community notification will be sent out in order to provide community input to assessors. SB will be invited to call in and speak to assessors.
- Seeking approval to have interior painting of PD completed within the next 1-2 months. Provided a quote of \$15,600.00 to be funded by existing CIP Funds. I had requested \$25,000 in the 2021 CIP for this purpose as well as the Sally-Port Floors to be refinished in the fall of 2021.

- Would like SB opinion of holding of National Night Out. Date is August 4th, but there is nothing that says we still can't hold an event later in the year.

Thank you all for your time and consideration. Please feel free to contact me with any questions or concerns contained in this report.

Respectfully submitted,



Anthony King
Chief of Police





Ironfield Painting and Construction
4 Garafalo Drive Salisbury Ma 01952
978-771-1744
Dlstudio21@yahoo.com

DATE: 4/12/21

TO
Stratham Police Dept
76 Portsmouth Ave
Stratham, NH 03885

ESTIMATE

DESCRIPTION			TOTAL
	Interior Painting:		
	Patch, Prime where needed		
	Caulk all gaps with Phenosal Latex caulking		
	Move and cover furniture and fixtures		
	Hand sand all walls		
	Paint all high traffic areas, 2 coats in eggshell Sherwin Williams (silverpoint)		
	Paint all offices and halls, stairwells; 1 coat matte Sherwin Williams (silverpoint)		
	No ceilings, trim, doors, locker rooms or closets included		
			15,600.00

Make all checks payable to Ironfield Painting



Lindsey M. Stepp
Commissioner

Carolyn J. Lear
Assistant Commissioner

State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



MUNICIPAL & PROPERTY
DIVISION
James P. Gerry
Director

Samuel T. Greene
Assistant Director

April 21, 2021

TOWN OF STRATHAM
OFFICE OF SELECTMEN
10 BUNKER HILL AVENUE
STRATHAM, NH 03885

Dear Selectmen/Assessing Officials,

This is your official notification of the 2020 Total Equalized Valuations. We used your municipality's weighted mean ratio to calculate these valuations.

We calculated two equalized figures for your municipality. The "Total Equalized Valuation Including Utilities and Railroads" is used for your portion of the county tax and your portion of any cooperative school district taxes. The "Total Equalized Valuation Not Including Utilities and Railroad" is used to calculate your portion of the state education property tax. We adjusted your modified assessed valuation as reported on your 2020 MS-1 to bring the valuation to fair market value.

	Including Utility Valuation and Railroad Monies Reimbursement	Not Including Utility Valuation and Railroad Monies Reimbursement
Town Name: Stratham		
2020 Modified Local Assessed Valuation	\$1,595,929,954	\$1,564,496,454
+ D.R.A. Inventory Adjustment	\$76,938,316	\$75,422,653
= 2020 Equalized Assessed Valuation	\$1,672,868,270	\$1,639,919,107
+ Equalized Payment in Lieu of Taxes	\$0	\$0
+ Equalized Railroad Tax	\$7,516	\$0
= 2020 Total Equalized Valuation	\$1,672,875,786	\$1,639,919,107
2020 Equalized Assessed Valuation	\$1,672,868,270	
+ Adjustment RSA 31-A (Shared Revenues)	\$0	
= Base Valuation for Debt Limits	\$1,672,868,270	

You have the right to appeal these valuations to the N.H. Board of Tax and Land Appeals within 30 days of the date of this letter. Call our office to discuss any concerns or questions you may have at (603) 230-5950. We will continue working with you to resolve any issues but please be advised that the appeal period will not be extended.

We have enclosed informational sheets that show how each of the figures were calculated.

Sincerely,

Linda C. Kennedy

Linda C. Kennedy, Manager
Equalization Bureau

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.

**NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
2020 EQUALIZATION INFORMATION SHEET**

This informational sheet has been provided to explain and summarize the information contained in each municipality's notification of "Total Equalized Valuations," the appeal process, Assessing Standards Board, etc.

The following is a brief explanation of how each municipality's "Total Equalized Valuations" were calculated:

MODIFIED ASSESSED VALUATION: It may be helpful to refer to page 2 of the MS-1 report provided by your municipality to the Department of Revenue Administration in the fall of 2020.

"GROSS LOCAL ASSESSED VALUATION" - Sum of all assessed values in the municipality

- Certain Disabled Veteran's: RSA 72:36-a
- Improvements to Assist Persons who are Deaf: RSA 72:38-b V
- Improvements to Assist Persons with Disabilities Exemption: RSA 72:37-a
- School Dining/Dormitory/Kitchen Exemption: RSA 72:23 IV (\$150,000 max per exemption)
- Water & Air Pollution Control Exemption: RSA 72:12-a

= **"MODIFIED ASSESSED VALUATION"**

- Blind Exemption: RSA 72:37
- Elderly Exemption: RSA 72:39-a & b
- Deaf Exemption: RSA 72:38-b
- Disabled Exemption: RSA 72:37-b
- Wood-Heating Energy System Exemption: RSA 72:70
- Solar Energy System Exemption: RSA 72:62
- Wind Powered Energy System Exemption: RSA 72:66
- Electric Energy Storage Systems: RSA 72:85
- Additional School Dining/Dormitory/Kitchen Exemption: RSA 72:23 IV (exemption amount > \$150,000).

= **"NET LOCAL ASSESSED VALUATION"** - The municipal, county, and local school tax rates are computed using the net local assessed valuation.

TAX INCREMENT FINANCE DISTRICTS (TIFS): RSA 162-K:10 III - The retained captured assessed value is added to the modified assessed value and will be equalized for all TIF districts created after 4/29/99. The original assessed value is used to set a municipality's tax rates.

DRA INVENTORY ADJUSTMENT: The sum of the adjustments of the modified local assessed valuation is divided into three categories.

- Category 1: The total modified local assessed value of land (excluding land in current use, conservation restriction assessment, discretionary easements, and utilities), buildings and manufactured housing is equalized by the 2020 equalization ratio. This category includes discretionary preservation easements, taxation of farm structures and land under farm structures. The difference between the modified local assessed valuation of land, buildings and manufactured housing and the equalized value equals the DRA adjustment for land, buildings, and manufactured housing.
- Category 2: An adjustment for land assessed at current use, conservation restriction assessment, and discretionary easement values is made. This adjustment is calculated by dividing the total net local assessed valuation for land in these two categories by the 2019 equalization ratio to obtain the equalized value of current use, conservation restriction assessments and discretionary easements. If a municipality has had a full revaluation, cyclical revaluation or statistical update as defined by Rev 601.16, 601.24 or 601.40, a ratio of 100.0 is used.

The difference between the local assessed value of the land and the equalized value equals the DRA adjustment for current use, conservation restriction assessments and discretionary easements.

Category 3: The total modified local assessed value of public utilities, as defined by RSA 83-F is equalized by the 2020 equalization ratio. The value of public utilities is not added into the "Total Equalized Value Not Including Utility Value or Equalized Railroad Taxes."

EQUALIZED ASSESSED VALUATION: The sum of the "modified local assessed valuation" plus the inventory adjustment. The equalized assessed valuation represents the equalized value of all "taxable" properties in a municipality.

PAYMENT IN LIEU OF TAXES: The equalized value for payments received in lieu of taxes includes State & Federal Forest Land Reimbursements, Recreation Land Reimbursements, Flood Land Reimbursements, and others.

RAILROAD TAX: The equalized value for monies received from the railroad tax. This figure is not included in the "Total Equalized Valuation Not Including Utility Values and Equalized Railroad Taxes."

TOTAL EQUALIZED VALUATIONS INCLUDING UTILITY VALUE AND EQUALIZED RAILROAD TAXES: The sum of the equalized assessed valuation, the equalized value of payments in lieu of taxes and the equalized value of the railroad tax monies.

The Total Equalized Valuation including the value of utilities and equalized value of railroad monies reimbursed to municipalities represents the equalized value of all property in a municipality including utilities and will be used to:

- Apportion county taxes for the 2021 tax year;
- Calculate state reimbursements, and;
- Apportion cooperative school taxes for the 2021 tax year;

TOTAL EQUALIZED VALUATIONS NOT INCLUDING UTILITY VALUE AND EQUALIZED RAILROAD TAXES: The sum of the equalized assessed valuation and the equalized value of payments in lieu of taxes.

The **2020** "total equalized valuation not including utility and equalized value of railroad monies reimbursed to municipalities" will be used to apportion the state education property tax for the tax year **2022**. The **2019** total equalized valuation not including utilities and the value of railroad monies reimbursed to municipalities will be used to apportion the state education property tax for the tax year **2021**.

ADJUSTMENT RSA 31-A SHARED REVENUES: The equalized value of monies received from the shared revenues distributed pursuant to RSA 31-A. These values are **NOT** part of the "Total Equalized Valuation" of a municipality (*RSA 21-J:3 XIII change eff. 2002*). Meals and Rooms Tax revenues distributed to municipalities pursuant to RSA 78-A:26 are not equalized and, therefore, are not included in this amount. ***RSA 31-A has been suspended for the biennium ending June 30, 2021 as provided by Chapter Law, 2017, 156:86) Therefore, no monies were equalized.***

BASE VALUATION FOR DEBT LIMITS - RSA 33:4-b: The sum of the equalized assessed valuation plus the equalized valuation of the shared revenues. The base valuation for debt limits is used to determine a municipality's, school district, or village district's bonding capacity. This figure is provided to municipalities, banks, bonding companies, and other interested parties who request a "Base Valuation for Debt Limit Certificate."

TOTAL EQUALIZED VALUATION: The total equalized valuation for each municipality does not include the equalized value of monies received from shared revenues. The base valuation for debt limit, however, does include the equalized value of monies received from shared revenues.

% PROPORTION TO COUNTY TAX: The percentage of proportion to \$1,000 of tax that is to be allocated to each town within the county comparing each municipality's total equalized value to the total equalized value of the county.

% PROPORTION TO STATE TAX: The percentage of proportion to \$1,000 of tax that is to be allocated to each town within the state by comparing the town's total equalized value to the total equalized value of the state.

LOCAL TAX RATE: The actual tax rate as calculated by the Department of Revenue Administration, Municipal and Property Division. The tax rate includes the municipal, county, local school and state education property tax rates.

EQUALIZATION RATIO: The 2020 equalization ratio as determined by a ratio study conducted by the Department of Revenue Administration's equalization staff. As a rule, the municipality's weighted mean ratio point estimate calculated to a tenth of 1% will be used to adjust the municipality's modified local assessed valuation.

If there were insufficient sales and/or it is determined that the weighted mean does not accurately reflect the level of assessment in a municipality, another ratio may be used.

FULL VALUE TAX RATE: The 2020 gross local property taxes to be raised as reported by the Department of Revenue Administration, Municipal & Property Division, divided by the total equalized valuation including utility values and equalized railroad taxes. This figure represents the estimated tax rate for a municipality if all the taxable property was assessed at 100% and includes the equalized value of properties for which a payment in lieu of property taxes is made.

APPEAL OF TOTAL EQUALIZED VALUATION

Municipalities were sent their 2020 Notification of Total Equalized Valuations on April 21, 2021.

Per RSA 71-B:5, II, any municipality aggrieved by the total equalized valuation as determined by the DRA must appeal to the Board of Tax and Land Appeals in writing **within 30 days of the town's notification** of the municipality's total equalized valuation.

The appeal period is not extended due to any communication, either verbal or written, between the DRA and a municipality regarding the total equalized valuation.

ASSESSING STANDARDS BOARD – RSA 21-J:14-a

The duties of the Assessing Standards Board (ASB) included:

- Review the procedures of the prior year's ratio studies conducted by the Department of Revenue Administration;
- Establish procedures for improving the ratio studies for the forthcoming property tax year;
- Develop standards for equalization; and
- Review, revise and approve the equalization manual published by the Department of Revenue Administration.

MUNICIPAL & PROPERTY DIVISION MONITORING STAFF

The Municipal & Property Division staff plays an active role working with towns on their ratio studies. Some of the services they provide include:

- Training municipal officials to data enter the assessment information electronically;
- Reviewing the sales information with municipalities prior to the ratio setting process; and
- Explaining the meaning and significance of the statistics resulting from the ratio study process.

“STATEWIDE EDUCATION PROPERTY TAX” WARRANT - RSA 76:8

Each municipality was sent a “statewide enhanced education tax” warrant for the tax year 2021 before December 15, 2020. The new 2020 total equalized valuation figures do not affect the warrant amounts because they were calculated using the 2019 total equalized values without utilities.

DRA WEBSITE - <http://www.nh.gov/revenue> Subcategories: NH Icon, Municipal & Property Division, Equalization, and choose Tax Year

The following items are available on the DRA website:

- Assessment Report - exemptions & tax credits for each municipality
- Blind Exemption Report
- Coefficient of Dispersion (COD) List
- Comparison of Full Value Tax Rates
- Current Use Report
- Debt Limit
- Elderly Exemption Report – Taxes Lost
- Equalization Survey including Utilities
- Equalization Survey not including Utilities
- Equalization Manual
- Median Ratio List
- Price Related Differential (PRD) List
- Property and Exclusion Codes
- Equalization Ratio List (Weighted Mean)
- Tables by County
- Veteran's Tax Credit Report

The 2020 Equalization Survey and associated reports should be completed and placed on the web by June 15, 2021. We invite you to take the opportunity to browse the website. Please let us know if you have any suggestions for documents you would like put on the website.

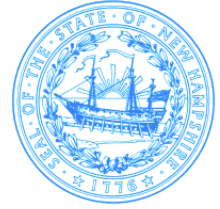
THANK YOU

I would like to take this opportunity to thank you for your cooperation with this year's equalization study and to invite you to make suggestions or express concerns regarding the equalization process. Questions regarding the equalization process in general or how specific numbers were calculated; please feel free to contact this office at 230-5950.



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner



EMAIL ONLY

April 28, 2021

Michael Houghton
Select Board Chair, Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

Subject: **Stratham** – Stratham Fire Department, 4 Winnicutt Road
DES Site #199507007, Project #39137

**Remedial Action Plan and Groundwater Management Permit Application,
Stratham Fire Department, 4 Winnicutt Road, Stratham, New Hampshire,**
prepared by Wilcox & Barton, Inc., dated April 7, 2021

Dear Mr. Houghton:

The New Hampshire Department of Environmental Services (NHDES) requested submission of a remedial action plan for implementation of a presumptive remedy to address impacted water supply wells in a letter dated July 21, 2020. The above-referenced submittal prepared on behalf of the Town of Stratham by Wilcox & Barton, Inc. (WBI) for the Stratham Fire Department (Site) located at 4 Winnicutt Road in Stratham presents a Remedial Action Plan (RAP) and Groundwater Management Permit (GMP) application to address the presence of per- and polyfluoroalkyl substances (PFAS) in groundwater.

The presumptive remedy proposed in the RAP is installation of Point-of-Entry (POE) treatment systems to treat wells for PFAS contamination above state Ambient Groundwater Quality Standards. In order to facilitate timely installation of the proposed treatment systems, NHDES requests that the town proceed with the POE installation for the 20 wells listed in Section 5.0 of the RAP submittal in accordance with Env-Or 606.14 (*Corrective Action Prior to Remedial Action Plan Approval*). NHDES will issue a separate RAP approval letter / Groundwater Management Permit at a later date, pending further review of the submittal.

In cases where the affected water supply wells are regulated as a public water system (e.g., wells at Stratham Green, 142 Portsmouth Ave, 149/151 Portsmouth Ave, 157 Portsmouth Ave), please direct your consultant to coordinate with the owner/operator of the water system so that necessary approvals for public water system modifications can be coordinated with NHDES' Drinking Water and Groundwater Bureau.

Michael Houghton
DES #199507007
April 28, 2021
Page 2 of 2

NHDES appreciates the Town's efforts to implement this remedial action. Should you have any questions, please do not hesitate to contact me directly at NHDES' Waste Management Division.

Sincerely,



Jeffrey M. Marts, P.G.
Senior Hydrogeologist
Hazardous Waste Remediation Bureau
Tel: (603) 271-6573
Fax: (603) 271-2181
Email: Jeffrey.M.Marts@des.nh.gov

ec: Russ Barton, P.G., Wilcox & Barton, Inc.
David Moore, Town Administrator, Town of Stratham
Amy Doherty, P.G., State Sites Supervisor, NHDES/HWRB
Kate Emma Schlosser, P.E., NHDES/HWRB
Kim Bourgouin, NHDES/DWGB
Cynthia Klevens, P.E., NHDES/DWGB
Thomas Fargo, P.G., NHDES/ORCB
Matt Larrabee, Fire Chief, Town of Stratham
Attention Health Officer, Town of Stratham

Script

Town of Stratham Public Hearing Notice Community Development Block Grant Project

Open Public Hearing on Progress of the REDC CDBG Loan Program

An Informational Document was available on the Town website and available at the public hearing.

Community Development Block Grant (CDBG) funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available for economic development projects, up to \$500,000 for public facility projects, up to \$500,000 for housing projects, and up to \$350,000 for emergency activities. Up to \$25,000 is available per planning study grant. All projects must directly benefit a majority of low and moderate income persons. The public hearing is to update the public on, and take public comment on, the progress of the Regional Economic Development Center (REDC) CDBG loan program intended to create jobs by making loans to small businesses. \$50,000 was loaned in 2019. In 2020, due to COVID-19, the focus changed to both creating and retaining jobs. In 2020, the REDC provided 10 loans totaling \$240,000. The loans provided much-needed assistance to 11 small businesses ranging from an event venue, restaurants, paper tube manufacturer, dog daycare, home décor specialty store, karate studio, a mushroom and foraging company, gymnastics gym, and dental implant manufacturer. In 2021 the REDC will make six loans totaling \$180,000 to clients ranging from a beauty supply store, child-care center, insurance agency, event center, and a tax preparation office. The total project will create or retain 25 jobs, with 60% of those available/occupied to persons of low to moderate-income.

Ask for Public Comment

Close Public Hearing

Posted in the following town 3 posting places:

Bulletin Board outside Stratham Municipal Center

Bulletin Board inside Stratham Municipal Center

Outside Door in Room A of the Stratham Municipal Center

By: Karen Richard Date: 4/26/21

Town of Stratham
Public Hearing Notice
Community Development Block Grant Project

The Stratham Select Board will hold a public hearing on Monday May 10, 2021, at 7:00 pm. This public hearing notice can be found at the Town's website at www.strathamnh.gov

The public may access this meeting at the date and time above using this conference call information. Please dial the conference number (877) 205-7349 and input 2254 when prompted for a user pin/code.

Community Development Block Grant (CDBG) funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available for economic development projects, up to \$500,000 for public facility projects, up to \$500,000 for housing projects, and up to \$350,000 for emergency activities. Up to \$25,000 is available per planning study grant. All projects must directly benefit a majority of low and moderate income persons. The public hearing is to update the public on, and take public comment on, the progress of the Regional Economic Development Center (REDC) CDBG loan program intended to create jobs by making loans to small businesses. \$50,000 was loaned in 2019. In 2020, due to COVID-19, the focus changed to both creating and retaining jobs. In 2020, the REDC provided 10 loans totaling \$240,000. The loans provided much-needed assistance to 11 small businesses ranging from an event venue, restaurants, paper tube manufacturer, dog daycare, home décor specialty store, karate studio, a mushroom and foraging company, gymnastics gym, and dental implant manufacturer. In 2021 the REDC will make six loans totaling \$180,000 to clients ranging from a beauty supply store, child-care center, insurance agency, event center, and a tax preparation office. The total project will create or retain 25 jobs, with 60% of those available/occupied to persons of low to moderate-income.

Interested persons can attend in person or remotely and comment on the progress of the project. Please contact the Town at 603-772-4741 x181 at least five days in advance if you need assistance to attend the hearing. Anyone wishing to submit written comments should address them to: Town of Stratham Select Board, 10 Bunker Hill Ave, Stratham, NH 03885 or submit electronically to krichard@strathamnh.gov.

ACCESS ROAD USE AND MAINTENANCE AGREEMENT

NOW COMES the **TOWN OF STRATHAM**, a municipal corporation with an address of 10 Bunker Hill Avenue, Town of Stratham, County of Rockingham, State of New Hampshire 03885 (the “Town”), and **ALBERT R. FROST, JR.** (a/k/a Albert R. Frost) and **DONNA T. FROST, AS TRUSTEES OF THE FROST FAMILY REVOCABLE TRUST** u/d/t November 16, 2017 (the “Frosts”), with an address of 8R Boat Club Drive, Town of Stratham, County of Rockingham, and State of New Hampshire 03885, and hereby set forth this Agreement as to the use of a portion of the property known and numbered as 6R Boat Club Drive, Town of Stratham, County of Rockingham, New Hampshire and shown on the Town of Stratham Tax Maps as Tax Map 12, Lot 6:

WHEREAS, the Frosts acquired the property known and numbered as 8R Boat Club Drive, Town of Stratham, County of Rockingham, State of New Hampshire, and shown on the Town of Stratham Tax Maps as Tax Map 12, Lot 8 by virtue of:

a Warranty Deed from Mark L. Benoit and Susan H. Benoit (the “Benoits”) dated September 24, 2001 and recorded in the Rockingham County Registry of Deeds (“Registry”) at Book 3647, Page 1717; and

a Warranty Deed from Bart M. Dalla Mura, dated March 26, 2002, and recorded in the Registry at Book 3702, Page 2033, which was merged during or prior to tax year 2009 with the lot acquired from the Benoits (the merged lots referred to herein as the “Frost Property”); and

WHEREAS, the Town acquired 6R Boat Club Drive, Town of Stratham, County of Rockingham, New Hampshire now shown on the Town of Stratham Tax Maps as Tax Map 12, Lot 6 (the “Premises”) by virtue of a Warranty Deed from Daniel J. Zarnowski, Evelyn H

Zarnowski, and Mary Jane Zarnowski dated May 11, 2007 and recorded in the Registry at Book 4799, Page 2898; and

WHEREAS, the Town subsequently granted a Conservation Easement over the Premises to the Southeast Land Trust of New Hampshire (“SELT”), by Conservation Easement Deed recorded on December 29, 2015 in the Registry at Book 5681, Page 1148, which Conservation Easement deed reserved certain rights relative to the Premises to the Town (the “Conservation Easement”);

WHEREAS, the area encumbered by the Conservation Easement and certain other matters of record affecting the Premises, the Frost Property and other abutting parcels are shown on the plan entitled “Plat of Zarnowski Land Off Boat Club Drive, Stratham New Hampshire, Assessor’s parcel 1-10” prepared for the Town of Stratham and dated January 1, 2006 and recorded in the Registry as Plan D-34723 (“Zarnowski Plan”); and

WHEREAS, access to the Premises, the Frost Property, and certain other abutting properties is available via a public way known as Boat Club Drive, which public way connects to a twenty foot wide (20’) right of way described in a certain Easement Agreement by and between Hepzibah R. Powers, Swampscott Scullers, Ltd., John and Evelyn Zarnowski, and Mark and Susan Benoit dated December 8, 1995 (“Relocated ROW Easement Agreement”), which twenty foot wide (20’) right of way is shown as the “Relocated 20’ Right of Way to Lots 1/9 and 1/10” on the plan entitled “Subdivision Plan for Riverclub Estates River Road, County of Rockingham, Stratham, N.H., dated August 17, 1994 and recorded in the Registry as Plan D-23180 (the “Relocated ROW”);

WHEREAS, the Relocated ROW connects with a dirt and gravel access road running over the Premises that starts at a point on the boundary line near the southeast corner of the Premises where the Premises meets the Relocated ROW, then passes under the high power transmission line as shown on the Zarnowski Plan, and extends to and upon the Frost Property by crossing the boundary line with the Premises at a point near the northwesterly corner of the Premises, which access road generally bisects the Premises and ranges in width from approximately twelve feet (12’) to approximately fifteen feet (15’), said access road being shown on the Zarnowski Plan as “9’ Wide Access Road Reported to be Maintained and Improved by Albert and Donna Frost, No Specific Rights of Access Granted to Frost Parcel” and also described and documented by photographs in the “Town of Stratham (Stratham #1) Conservation Easement, Stratham, New Hampshire Baseline Documentation Report” prepared by SELT, P.O. Box 675, Exeter, NH 03833, dated December, 2015 (the “Access Road”), which report was prepared by SELT (“Easement Baseline Documentation Report”) in conjunction with the grant of the Conservation Easement to SELT;

WHEREAS, the Frosts and certain of their predecessors in title, to include at least the Benois, have regularly and routinely accessed the Frost Property on foot and via vehicle by using the public way Boat Club Drive to access the Relocated ROW, and then using the Relocated ROW (by virtue of the rights granted in the Relocated ROW Easement Agreement) to access the Access Road, though there is no documented ability for the Frosts to use the Access Road as a means of such access to the Frost Property; and

WHEREAS, Paragraph 3.C of the Conservation Easement reserved to the Town certain rights in the Premises, including without limitation the rights to use and maintain the Access Road; and

WHEREAS, the Parties now wish to further define and memorialize their respective rights and responsibilities regarding their respective uses of, and obligations regarding, the Access Road.

NOW THEREFORE, the parties, intending to be legally bound, state as follows:

1. Without conceding that any rights to use the Access Road have previously been acquired by the Frosts or any of their predecessors in title, or previously granted by the Town (or by the Town's predecessors in title), the parties acknowledge and agree that any use of the Access Road by the Frosts or their predecessors in title is and has always been permissive (and not adverse or prescriptive) in nature.

2. The Frosts and their invitees, contractors and successors in title have the non-exclusive use of the Access Road by vehicular and pedestrian traffic for ingress to and egress from the Frost Property over the Premises to and from the Relocated ROW, and by virtue of the Relocated ROW Easement Agreement, over the Relocated ROW to and from the public way known as Boat Club Drive.

3. Prior to the date of this Agreement, the Frosts (and/or some or all of their predecessors in title) have exclusively borne the cost, expense, and responsibility for all regular maintenance (including seasonal maintenance such as snowplowing), repairs, and any reconstruction of the Access Road. Subsequent to the date of this Agreement, the Frosts and their successors in title shall continue to be solely responsible for bearing the cost, expense and responsibility for any and all regular and seasonal maintenance, repairs to, and reconstruction of, the Access Road which may necessary be to keep the Access Road in generally the same condition as the Access Road was in when its existence and condition was documented in the Zarnowski Plan and in the Easement Baseline Documentation Report. All maintenance, repairs and reconstruction shall be completed as soon as reasonably possible, and in a good and workman like manner. However, the Frosts (and their successors in title) shall not have the ability to widen, pave, make impervious, or otherwise change or improve the existing Access Road, nor to change, vary or add to the path of the Access Road over the Premises as it currently exists, as shown on the Zarnowski Plan, and as is documented in the Easement Baseline Documentation Report. The parties acknowledge and agree that the Conservation Easement regulates improvements within the Premises.

4. Notwithstanding the forgoing, the parties acknowledge and agree that the Town has the right and ability, without notice to the Frosts, to conduct such maintenance (including seasonal maintenance such as snowplowing), repairs, and other activities with regard to the Access Road as the Town may deem necessary in its sole discretion to allow for the Town (and other parties as set forth in the Conservation Easement) to comply with the requirements of the Conservation Easement. The Town will make a good faith effort to give 24 hours advance

notice to the Frosts for any work activity that may preclude the Frosts ability to pass and repass over the Access Road.

5. The Town and its contractors and invitees, and any other persons set forth in the Conservation Easement shall have the non-exclusive right to use the Access Road as deemed necessary in the Towns' discretion, and as contemplated by and in compliance with the terms and conditions of the Conservation Easement.

6. Neither the Town's use or the Frosts' use of the Access Road shall unreasonably interfere with the other party's use of the Access Road.

7. The Frosts shall not have the right to post any signs within the Premises or Access Road except for temporary signs which may be necessary to warn of a hazardous condition within or immediately abutting the Access Road prior to completion of the repair of the hazardous condition. All such signs shall be promptly removed once repairs are completed.

8. Indemnity:

- a. The Frosts (and the Frost's successors in title) shall defend, indemnify and hold the Town (and the Town's elected officials, employees, contractors, volunteers, and agents, and successors in title) harmless from any and all damages, costs, demands, liabilities, settlements and verdicts, including reasonable attorney's fees ("Damages") arising out of or in any way related to the Frost's use, maintenance, seasonal maintenance, and repairs of the Access Road, except to the extent the Damages are as a result of the Town's or the Town's elected officials', employees', contractors', volunteers', agents' or successors in title's negligence or willful action or failure to act.
- b. To the extent The Town is covered by its insurance coverage, the Town shall defend, indemnify and hold the Frosts (and the Frost's invitees, contractors and successors in title) harmless from any and all damages, costs, demands, liabilities, settlements and verdicts, including reasonable attorney's fees (also, "Damages") arising out of or in any way related to the Town's use, maintenance or repairs of the Access Road, except to the extent the Damages are as a result of the Frosts' invitees', contractors' or successors in title's negligence or willful action or failure to act.

9. The Frosts acknowledge and agree that the Access Road is not constructed to Town standards and is not, or may not be, adequate to allow access to the Frost Property by emergency vehicles such as fire trucks, police, or emergency medical services.

10. The parties hereto agree that this document does not grant any new or additional rights to either party but instead documents and describes the current facts and circumstances surrounding both party's use of the use of the Access Road.

11. This Agreement shall run with the land and be binding on the heirs, executors, administrators and successors in title of both parties. All references to either party in this Agreement shall be deemed to include its heirs, executors, administrators, successors in title, whether explicitly stated hereinabove or not.

12. No modification, amendment or waiver of any portion of this Agreement shall be effective unless it is in writing signed by both of the parties hereto (or their respective successors in title), which shall be recorded in the Rockingham County Registry of Deeds. Any purported modification, amendment or waiver not so recorded at the Registry shall be void.

13. Should any one or more of the provisions contained within this agreement be held to be invalid, illegal or unenforceable in any respect or for any reason, such invalidity, illegality and/or unenforceability shall not affect any other provisions thereof, which shall be given effect to the greatest extent possible in the absence of the illegal, invalid and/or unenforceable provision(s).

14. All representations, statements and agreements previously made between the parties are merged in this agreement, which alone fully and completely expresses their respective obligations, and this agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not included in this agreement, made by the other or on his/her/their behalf.

15. Paragraph 2.E of the Conservation Easement requires the Town give SELT at least thirty (30) days written notice before exercising any of its reserved rights in paragraphs 2.A through 2.D of the Conservation Easement (the "Reserved Rights"). The Town hereby certifies that it has provided SELT with at least thirty (30) days written notice of this Agreement.

REMAINDER OF PAGE INTENTIONALLY BLANK—
SIGNATURES FOLLOW ON NEXT 2 PAGES

INTENDING TO BE LEGALLY BOUND, the parties have executed this agreement on the date below written.

TOWN OF STRATHAM, NH

By its Select Board:

Witness

Michael Houghton, Chair

Witness

Joseph Lovejoy, Vice Chair

Witness

Allison Knab, Member

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

_____, _____, 2021

Then personally appeared the above named Michael Houghton, Joseph Lovejoy, and Allison Knab, all in their capacities as the duly elected members of the Town of Stratham's Select Board, and acknowledged the foregoing instrument as their voluntary act and deed, on behalf of the said Town of Stratham.

Justice of the Peace/Notary Public

My commission expires: _____

Seal

TRUSTEES' CERTIFICATE

The undersigned, Albert R. Frost, Jr. (a/k/a Albert R. Frost) as Trustees of the Frost Family Revocable Trust, under Declaration of Trust dated November 16, 2017, and any amendments, have full and absolute power by said trust agreement to grant, acquire, or otherwise deal in any interest in real estate and improvements thereon held in said trust and no purchaser, lender, or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof.

The Trustees further certify that the undersigned are the Trustees of said Trust, that said trust agreement has not been amended or revoked in any manner which would cause the representations in this certification of trust to be incorrect; that the undersigned have received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

Signed this _____ day of _____, 2021.

FROST FAMILY REVOCABLE TRUST

Witness

Albert R. Frost, Jr. (a/k/a Albert R. Frost),
Trustee

Witness

Donna T. Frost, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this, the _____ day of _____, 2021, before me, the undersigned officer, personally appeared Albert R. Frost, Jr. (a/k/a Albert R. Frost, Jr.) and Donna T. Frost, Trustees of the Frost Family Revocable Trust, known to me, or satisfactorily proven, to be the person whose names are subscribed to the foregoing Agreement, and acknowledged that they executed the same as their free act and deed and the free act and deed of said Trust.

Justice of the Peace/Notary Public
My Commission Expires



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board / Administration/ Assessing 603-772-7391

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

Fax (All Offices) 603-775-0517

TO: Members of the Select Board
David Moore, Town Administrator

FROM: Mark Connors, AICP, Town Planner

DATE: May 6, 2021

RE: **Treat Farm Subdivision Performance Guarantee Reduction Request**

The Town is holding a performance guarantee in the amount of \$327,457.62 related to improvements for the Treat Farm subdivision, a 17-lot residential subdivision, currently under construction off Winnicutt Road. This figure guarantees that improvements associated within the 60-foot right-of-way for Treat Farm Road are constructed per the approved subdivision plan, signed by the Planning Board July 8, 2020. When the work is completed, it is anticipated that Treat Farm Road will become a Town road. This performance guarantee was paid in the form of a check to the Town.

At this time, the applicant's engineer is requesting a reduction in the performance guarantee of \$17,611.61 associated with the construction of the traffic sign, cistern, and loaming and seeding. As this work has been completed, Town staff takes no objection to the reduction in the performance guarantee of \$17,611.61. The Town will continue to hold \$309,846.01, plus accumulated interest, as a performance guarantee for this project.

I, the undersigned, take no objection to the bond reduction request, of \$17,611.61, for the Treat Farm subdivision:

Nate Mears, Public Works Director

Mark Connors, Town Planner

Shanti Wolph, Building Inspector

CC: Dawna Duhamel, Finance Administrator

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

April 27, 2021

Stratham Select Board
Attn. Michael Houghton
10 Bunker Hill Avenue
Stratham, NH 03885

**RE: Bond Reduction Request
Robie Farms
Treat Farm Road, Stratham, NH
Map 14, Lot 54
JBE Project No. 18236**

Dear Mr. Houghton:

Jones & Beach Engineers, Inc. respectfully submits a Bond Reduction Request for the above-referenced parcels on behalf of our client & owner, Continuum Realty of Stratham, LLC. Per the outstanding construction costs listed in the original bond agreement of \$259,152.85, Jones & Beach is requesting a reduction of the following items:

1. Traffic Sign with Post	\$ 320.00
2. Cistern – Fire Suppression	\$ 12,096.50
3. Loam: Seed (95% Complete of \$51,951.04, Leaving \$2,597.55)	<u>\$ 5,195.11</u>

Total Bond Reduction of - \$ 17,611.61

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Wayne Morrill
President

cc: Michael Black, Continuum Realty of Stratham, LLC (via email) 250 Goddard Road, Lewiston, ME 04240
Nate Mears, Stratham Public Works (via email)
Mark Connors, Stratham Town Planner (via email)

Town of Stratham, New Hampshire
Project Surety Schedule & Performance Guarantee



PROJECT NAME & ADDRESS: Roble Farms, Treat Farm Road, Stratham, NH
03885
DATE: October 19, 2020
MAP & LOT: Map 14, Lot 54

Description	Quantity	Unit	2020 Unit Price	Minus Completed	Total
Site Preparation					
Clearing & Grubbing	1.00	AC	\$5,800.00	\$5,800.00	\$0.00
Removal of Pipe Lines ≤ 24"		LF	\$14.00		\$ -
Removal of Pipe Lines > 24"		LF	\$18.00		\$ -
Common Excavation	827.00	CY	\$14.00	\$11,578.00	\$ -
Unsuitable Excavation	2,218.00	CY	\$36.00	\$79,848.00	\$ -
Ledge Excavation		CY	\$85.00		\$ -
Saw Cut Pavement		LF	\$2.60		\$ -
Roads					
Granular/Common Fill/Bank Run Gravel Fill	2,517.00	CY	\$18.00	\$45,306.00	\$ -
Gravel Backfill (304.2)		CY	\$30.00		\$ -
Crushed Gravel (304.3)	625.00	CY	\$33.00	\$20,625.00	\$ -
Crushed Stone - Fine Gradation (304.4)		CY	\$38.00		\$ -
Crushed Stone - Coarse Gradation (304.5)		CY	\$31.00		\$ -
Hot Bituminous Pavement - Hand Method		TON	\$140.00		\$ -
Hot Bituminous Pavement - Machine Method - Binder	592.00	TON	\$78.00	\$46,176.00	\$ -
Hot Bituminous Pavement - Machine Method - Wearing Course	348.00	TON	\$85.00		\$ 29,580.00
Pavement Prep for Top Coat if placed over 1 yr after Base Coat		SY	\$1.00		\$ -
Cold Plane		SY	\$2.80		\$ -
Reclaim Pavement		SY	\$3.00		\$ -
Fine Grading		SY	\$3.00		\$ -
Concrete Sidewalk 4"		SY	\$58.00		\$ -
Bituminous Sidewalk 3"		SY	\$42.00		\$ -
Straight Granite Curb		LF	\$34.00		\$ -
Curved Granite Curb		LF	\$42.00		\$ -
Reset Granite Curb		LF	\$21.00		\$ -
Bituminous Curb, Type B 6" Reveal		LF	\$12.00		\$ -
Traffic Sign with Post	1.00	EA	\$320.00		\$ 320.00
Lightpole Base and Fixture		EA	\$9,400.00		\$ -
Cobra Head Light onto Existing Pole		EA	\$1,100.00		\$ -
Conduit <6 "		LF	\$43.00		\$ -
Traffic Loop Detectors		EA	\$680.00		\$ -
Retroreflective Paint Marking - 12" Line (White Stop Bar)	11.00	LF	\$0.70		\$ 7.70
Retroreflective Paint Marking - 4" Line		LF	\$0.50		\$ -
Retroreflective Paint Pavement Marking - Symbol or Word		EA	\$51.00		\$ -
Retroreflective Thermoplastic Pavement Marking - ≤ 12" Line		LF	\$3.20		\$ -
Retroreflective Thermoplastic Pavement Marking - Symbol		EA	\$130.00		\$ -
Obsolete Pavement Marking - ≤ 12" Line		LF	\$1.00		\$ -
Guardrail (Steel rail and posts)		LF	\$30.00		\$ -
Structural					
Mechanically Stabilized Earth Retaining Wall		SF	\$41.00		\$ -
Retaining Wall - Modular Block		SF	\$50.00		\$ -
Utilities					
Catch Basin with Frame, Grate & Hood		EA	\$4,000.00		\$ -
Special Catch Basins (i.e. Retention Pond Outlet, Tree Box Filters)	1.00	EA	\$5,600.00	\$5,600.00	\$ -
Box Culvert ≤ 36' x 60'		LF	\$410.00		\$ -
Box Culvert ≥ 36' x 60'		LF	\$660.00		\$ -
Drop Inlet		EA	\$2,800.00		\$ -
MH - 4'		EA	\$3,000.00		\$ -
MH - 5'		EA	\$3,400.00		\$ -
MH - 6'		EA	\$5,200.00		\$ -
MH - 8'		EA	\$8,200.00		\$ -
Remove and Reset CB, DI Grate and Frame		EA	\$500.00		\$ -
Reconstruct / Adjust Drainage Manholes		EA	\$1,000.00		\$ -
Outlet/Inlet Control Structure	2.00	EA	\$6,100.00	\$12,200.00	\$ -
Riprap	17.00	CY	\$53.00	\$901.00	\$ -
Perf Underdrain ≤ 6"		LF	\$42.00		\$ -
Perf Underdrain > 6"		LF	\$52.00		\$ -
12" RC Pipe - Class III		LF	\$63.00		\$ -
15" RC Pipe - Class IV		LF	\$78.00		\$ -

Description	Quantity	Unit	2020 Unit Price	Minus Completed	Total
18" RC Pipe - Class IV		LF	\$82.00		\$ -
24" RC Pipe - Class IV		LF	\$90.00		\$ -
30" RC Pipe - Class IV		LF	\$100.00		\$ -
36" RC Pipe - Class IV		LF	\$120.00		\$ -
48" RC Pipe - Class V		LF	\$160.00		\$ -
12" RCP - End Sections		EA	\$660.00		\$ -
15" RCP - End Sections		EA	\$710.00		\$ -
18" RCP - End Sections		EA	\$750.00		\$ -
24" RCP - End Sections		EA	\$900.00		\$ -
30" RCP - End Sections		EA	\$1,100.00		\$ -
36" RCP - End Sections		EA	\$1,400.00		\$ -
48" RCP - End Sections		EA	\$1,700.00		\$ -
12" Plastic Corrugated/Smooth Pipe	230.00	LF	\$54.00	\$12,420.00	\$ -
15" Plastic Corrugated/Smooth Pipe	84.00	LF	\$64.00	\$5,376.00	\$ -
18" Plastic Corrugated/Smooth Pipe		LF	\$72.00		\$ -
24" Plastic Corrugated/Smooth Pipe		LF	\$72.00		\$ -
30" Plastic Corrugated/Smooth Pipe		LF	\$80.00		\$ -
36" Plastic Corrugated/Smooth Pipe		LF	\$100.00		\$ -
12" Flared End Sections	2.00	EA	\$240.00	\$480.00	\$ -
15" Flared End Sections		EA	\$250.00		\$ -
18" Flared End Sections		EA	\$280.00		\$ -
24" Flared End Sections		EA	\$380.00		\$ -
30" Flared End Sections		EA	\$460.00		\$ -
36" Flared End Sections		EA	\$610.00		\$ -
PVC Gravity Main ≤ 8"		LF	\$65.00		\$ -
PVC Gravity Main > 8"		LF	\$90.00		\$ -
PVC Service Pipe and Fittings		LF	\$74.00		\$ -
PVC Forcemain Pipe ≤ 3"		LF	\$30.00		\$ -
PVC Forcemain Pipe > 3"		LF	\$51.00		\$ -
Reconstruct / Adjust Sewer Manholes		EA	\$1,000.00		\$ -
Manhole Covers and Frames (Drainage and Sewer)		EA	\$1,100.00		\$ -
6" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$84.00		\$ -
8" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$96.00		\$ -
12" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$120.00		\$ -
20" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$140.00		\$ -
3/4" Copper/HDPE Water Pipe		LF	\$65.00		\$ -
1" Copper/HDPE Water Pipe		LF	\$75.00		\$ -
2" Copper/HDPE Water Pipe		LF	\$85.00		\$ -
Curb Stop		EA	\$350.00		\$ -
Fittings		EA	\$650.00		\$ -
6" Gate Valve		EA	\$1,400.00		\$ -
8" Gate Valve		EA	\$1,900.00		\$ -
12" Gate Valve		EA	\$3,500.00		\$ -
Chlorine Injection Tap		EA	\$900.00		\$ -
Hydrant		EA	\$5,500.00		\$ -
Cistern - Fire Suppression Installed	1.00	EA	\$120,965.00	\$108,868.50	\$ 12,096.50
Drilled Wells		LF	\$25.00		\$ -
Electrical Transformers/Cabinets with Pads	6.00	EA	\$3,100.00	\$18,600.00	\$ -
Subdivision Electrification	1,200.00	LF	\$21.00	\$25,200.00	\$ -
Site Stabilization/Landscaping					
Silt Fence (or equal)	3,029.00	LF	\$5.10	\$15,447.90	\$ -
Intet Protection		EA	\$110.00		\$ -
Storm Water Pollution Prevention Plan (SWPPP)		EA	\$4,500.00		\$ -
Monitor SWPPP		HR	\$90.00		\$ -
Temporary Safety Fence/Snow Fence/Construction Limits		LF	\$4.00		\$ -
Chain Link/Stockade Fence - 5'		LF	\$50.00		\$ -
New Trees - Deciduous - General		EA	\$450.00		\$ -
New Trees - Evergreen Cedar		EA	\$450.00		\$ -
Shrubs - Large		EA	\$150.00		\$ -
Shrubs - Small		EA	\$60.00		\$ -
Retention Pond Rain Garden or Gravel Wetland	12,500.00	SF	\$11.00	\$137,500.00	\$ -
Loam and Seed	6,493.88	SY	\$8.00	\$33,768.18	\$ 18,182.86
Sod		SY	\$8.20		\$ -
Mulch		CY	\$40.00		\$ -
Hay Bales - Temporary Erosion Control		LF	\$11.00		\$ -
Swale and Ditch Line Clearance of Vegetation (light)		LF	\$2.10		\$ -
Swale and Ditch Line Clearance of Vegetation (heavy)		LF	\$4.10		\$ -

Description	Quantity	Unit	2020 Unit Price	Minus Completed	Total
Quality Control					
Physical Testing Laboratory Services		AC	\$2,800.00		\$ -
Officers - 4 hr min		HR	\$82.50		\$ -
Flagger		HR	\$35.00		\$ -
Project Documentation					
As-Built Drawing (\$2,000 min total)	0	AC	\$1,600.00		\$ -
Staking/Monumentation/Record Drawings Prep (\$1,000 min total)	29	EA	\$160.00		\$ 4,640.00
Site Maintenance					
Site Clean Up (Removal of Construction Materials/Debris)		AC	\$6,100.00		\$ -
Clean out Catch Basins (Vac-Truck)		EA	\$61.00		\$ -
Dumpster (20 CY - 4 Ton)		WK	\$550.00		\$ -
Demolition					
Specialized or Site Specific Demolition (\$1,100 min)		LS	\$1,100.00		\$ -
Specialty Requirements per N.O.D.					
TBD					
Mobilization/Demobilization		5% of total		\$6,170.31	\$ 3,241.35

Outstanding Construction Costs To Date	\$ 68,068.41
10% Contingency of Total Project Cost	\$ 68,304.77
Total Project Construction Costs	\$ 683,047.72
Surety To Date	\$ 136,373.19

Notes:

1. This estimate may not be fully comprehensive and does not relieve the contractor or developer from obligations necessary to complete work as approved.
2. Unit cost of pipes include cost of bedding materials
3. Prices related to asphalt are volatile. Prices may need to be routinely updated.



TOWN OF STRATHAM
PERFORMANCE AND ESCROW AGREEMENT

THIS AGREEMENT entered into by and between Continuum Realty of Stratham, LLC
(Company/Individual Name)
of 250 Goddard Rd, Lewiston, ME 04240 hereinafter referred to as the “**Contractor**”
(Place of Business)

and the Town of Stratham in the County of Rockingham and the State of New Hampshire, hereinafter referred to as the “**Town.**”

WHEREAS, the Contractor is obligated to complete various infrastructure improvements and perform other work to be done and performed in accordance with the subdivision/site plans, road profile plans, and specifications related to a certain final approved subdivision/site plan entitled Robie Farms, Treat Farm Road, Stratham, NH per Planning Board NOD 11/06/2019

Robie Farms, Treat Farm Road, Stratham, NH per Planning Board NOD 11/06/2019

(Description of Approved Plan)

as approved by the Planning Board of the Town of Stratham on November 06, 2019
(Date of Approval)
and on file with the Town and/or recorded at the Rockingham County Registry of Deeds as Plan Number d-42223, and;
(Registry Recording Number)

WHEREAS, the Contractor desires to provide the Town security in the form of an Escrow Account to ensure the completion of any and all infrastructure improvements in connection with the 60' anticipated Town right-of-way "Treat Farm Road" and all utilities and improvements therein

the 60' anticipated Town right-of-way "Treat Farm Road" and all utilities and improvements therein ,

(Description of Improvements Being Bonded)

that remain undone, incomplete, unfinished, or in need of restoration, all pursuant to the previously cited Planning Board approval and in accordance with the Subdivision and/or Site Plan Review Regulations of the Town of Stratham presently in effect, as those plans and specifications may be adjusted or amended by the reasonable judgement or decision of the Town's construction inspector, all hereafter referred to as “Improvements”, and;

WHEREAS, the Contractor agrees, inter alia, to perform the obligations and conditions as set forth herein on or before July 15, 2022, and further agrees to indemnify, save,
(Date of Completion)

and hold harmless the Town against any damages and equitable claims caused by the Contractor's failure to perform under this Agreement, and;

WHEREAS, the Town and the Contractor have agreed to an Escrow Account for the sole benefit of the Town in the event the Contractor, for any reason, fails to fully perform its commitments and obligations as set forth herein with the Town, and;

WHEREAS, the Contractor has deposited simultaneously with the execution of this Performance and Escrow Agreement in and Escrow Account with and for the benefit of the Town in the sum of Three Hundred Twenty Seven Thousand, Four Hundred Fifty Seven and sixty two cents Dollars \$ 327,457.62).
(Total Bond Amount)

The Escrow Account shall stand in the name of the Town as security for the Contractor's performance of the work and of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, undertakings, and other lawful consideration hereinafter set forth, the parties agree as follows:

1. That the Town will hold said Escrow Account for the sole benefit of the Town and shall use such funds for the purposes and upon the conditions hereinafter set forth.
2. In the event that the Contractor shall default or fail to complete the Improvements or meet and perform its commitments or obligations set forth herein on or before the date cited above and should the Town desire to use said Escrow Account or other security funds to repair and/or correct deficiencies in said Improvements, the Town will file with the Contractor a written statement stating that the Contractor is in default of its performance obligations hereunder and said funds will be used to correct the stated deficiencies caused by the Contractor.
3. The Town agrees that any payments received by it from such funds shall be expended solely for the purpose of curing any default or defaults of the Contractor of its obligations and commitments as set forth in this Agreement. Such expenditures, as the Town may deem necessary to incur, shall include, but not necessarily be limited to, the reasonable costs of hiring any engineers, contractors, or other consultants, administrative costs of the Town, and/or any legal fees related to this Agreement.
4. The Town agrees to inspect the construction and/or infrastructure Improvements installed by the Contractor, from time to time, upon completion thereof and within a reasonable time after receipt of written request to do so from the Contractor and to advise the Contractor of any deficiencies in the said work. The Town reserves the right and ability to hire any engineers, or other consultants as the

Town deems necessary to inspect the work, and the Contractor agrees to pay all reasonable cost thereof. The Contractor agrees to cure any such cited deficiencies. In the event the Contractor fails to cure any deficiencies cited within thirty (30) days of citation, the Town shall have the right, but not the obligation, to draw against the Escrow Account for the purpose of curing the said deficiency.

5. In the event the Town, in its judgement, finds a deficiency which constitutes an emergency due to the immediate hazard it presents to public health, safety, and/or welfare, the Town may take prompt action as the Town shall deem necessary to cure said deficiency, but shall not have the obligation to do so. The Town shall have the right to draw against the Escrow Account for any and all costs and/or expenses incurred in correcting said deficiency caused by the Contractor.
6. The Contractor shall be entitled to examine all documents, which the Town may have in its possession, relating to the Agreement during regular office hours, and the Town will, at the Contractor's request and expense, furnish copies of any said documents that the Contractor may request.
7. Amounts placed in said Escrow Account shall not be released to the Contractor until the Town's construction inspector certifies to the Select Board that all commitments and obligations of this agreement have been met by the Contractor pursuant to the provision of the Town's Subdivision and/or Site Plan Review Regulations or terms of the stated Planning Board approval.
8. If the Contractor shall complete the improvements and meet its obligations herein prior to the date cited above in a manner satisfactory to the Town or its agents, the amount of Two Hundred Fifty Nine Thousand, One Hundred Fifty Two and eighty five cents **Dollars (\$ 259,152.85)** or portions thereof shall be released to the Contractor. The remaining minimum amount of Sixty Eight Thousand, Three Hundred Four, seventy seven **Dollars (\$ 68,304.77)** shall remain in the Escrow Account for a period of one (1) year from the date of completion of the work as a maintenance bond. At the end of the one (1) year period, the Town shall notify the Contractor in writing as to any work required to be performed to correct or fix any deficiencies or undue wear on the Improvements. The Contractor shall have thirty (30) days from that notice in which to correct or fix such deficiencies and upon completion thereof, the maintenance bond shall be released to the Contractor.
9. It is expressly understood by the parties hereto that this Agreement is **not** intended for the benefit of any third party, including but not limited to contractors, subcontractors, or materialmen of the Contractor, and is designed solely to protect the Town from any legal or equitable claim and all costs and expenses, to include but not limited to legal fees and/or experts and consultants, arising from the failure of the Contractor to perform its commitments and obligations hereunder. This Agreement

shall not be assignable by the Contractor to any third party or successor without the written consent of the Select Board.

10. In the event of the death or incapacity of the Contractor and the failure of the Contractor's successor or legal representative to act in compliance with the Contractor's commitments and obligations hereunder, the Town shall have the right, but not the obligation, to draw against such funds for the purpose of performing the Contractor's commitments and obligations as set forth herein.
11. At such time as the Town by its Select Board shall deem appropriate, the Select Board may consider acceptance of the Improvements as a public road, if previously dedicated for that purpose. Upon an affirmative vote of the Select Board, the Contractor shall render a deed in a form acceptable to the Select Board conveying the roadway to the Town. Upon recording of the deed at Rockingham County Registry of Deeds, this Agreement shall terminate and any funds left in the Escrow Account shall be returned to the Contractor.
12. It is expressly understood by the parties hereto that a waiver by the Town of any breach or default by the Contractor of the obligations, terms, and/or conditions of this Agreement shall not be deemed a waiver of any other or future breaches and/or defaults thereof.
13. If any clause of this Agreement be declared invalid or unconstitutional in whole or in part and is for any reason rendered null and void, the remaining clauses shall remain in full force and effect.

Dated this 15th day of July, 2020

Dolly Ripley
Witness

CONTRACTOR;

By: Mike Beck
(Duly Authorized)

AK Yur
Witness to all three

TOWN OF STRATHAM

By Its Select Board;

By: Michael Houghton
Select Board Member

By: Joseph Loring
Select Board Member

By: _____
Select Board Member

ASI File #

Date Rec'd

INFRASTRUCTURE PROJECT COST ANALYSIS

Ph
WV

at

Customer: CONTINUUM REALTY OF STRATHAM
 Project: Robe Farm's
 Address: 90 WINDICOTT RD
STRATHAM N.H.
 Phone: _____
 Builder: _____
 Address: _____
 Phone: _____

DESCRIPTION:		TOTAL:	DESCRIPTION:		TOTAL:
1	MOBILIZATION	21,825.00	22	SIGNAGE	
2	SUPERVISION		23	LOAM/SEED	51,951.00
3	SITE PREPARATION			hydroseed	
	erosion control	15,450.00		plantings	
4	CLEAR/GRUB	5800.00	24	TEMP FACILITIES	
5	DEMOLITION		25	DUST CONTROL	
6	STRIP LOAM/STOCKPILE	11,580.00	26	DEWATERING	
7	CUTS/FILLS	79,880.00	27	OTHER	
8	DRAINAGE SYSTEM		28	LEDGE	
	materials & labor & Ponds	137,514.00		blasting	
	rip-rap			tailings removal	
	swales			crushing	
	underdrains 16.00 for 110	needed		equipment	
	retaining walls		29	OFF SITE IMPROVEMENTS	
	retention areas			Free Cistern	120,965.00
	detention areas		30	OTHER	
9	SEWER				
	materials & labor		31	SOFT COSTS	
	city			environmental	
	private			engineering	
10	WATER SYSTEM			fees	
	materials & labor			permits	
	town connection			bond	
	private			legal	
	cistern			as built	
11	UTILITIES			town inspections	
	electric	37,000.00		bank fees	
	gas			atty. general	
	other			transfer fax	
12	BASE GRAVELS			land use taxes	
13	BANK RUN GRAVELS	45,310.00		misc	
14	FINISH CRUSH GRAVELS	20,640.00	32	MISC. CONTINGENCIES	
15	PAVING BINDER	46,150.00			
16	CURBING				
17	SIDEWALKS				
18	FINISH PAVING	29,600.00			
19	GUARD RAILS				
20	SITE LIGHTING				
21	BOUNDS				
	Shoulder Gravel	3600.00			
			TOTAL Project Cost:		627,265.00
			TOTAL PROJECT COSTS		\$0.00



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board's Office/ Administration/ Assessing 603-772-7391

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

Fax (All Offices) 603-775-0517

TO: Tavis Austin; Town Planner

CC: Select Board
David Moore; Town Administrator
Planning Board
Mike Black; Continuum Development

FROM: Nate Mears; Director of Public Works Department

RE: Performance Bond Reductions – Robie Farm Subdivision

Date: July 23, 2020

Dear Mr. Austin,

Upon inspection of completed site work within the right of way of Robie Farm Subdivision I conclude with the following bond reductions. The total surety bond to be secured is \$327,457.62 relative to work not completed to date.

Outstanding Construction Costs	\$259,152.85
10% Contingency for the Total Project Cost	\$68,304.77
Total Surety Bond	\$327,457.62

For reference an itemized surety worksheet is attached.

My Best,

Nate Mears

Town of Stratham, New Hampshire
Project Surety Schedule & Performance Guarantee

PROJECT NAME & ADDRESS: Robie Farms, Treat Farm Road, Stratham, NH 03885

DATE: July 22, 2020

MAP & LOT: Map 14, Lot 54



Description	Quantity	Unit	2020 Unit Price	Total
Site Preparation				
Clearing & Grubbing	1.00	AC	\$5,800.00	\$ 5,800.00
Removal of Pipe Lines ≤ 24"		LF	\$14.00	\$ -
Removal of Pipe Lines > 24"		LF	\$18.00	\$ -
Common Excavation	827.00	CY	\$14.00	\$ 11,578.00
Unsuitable Excavation	2,218.00	CY	\$36.00	\$ 79,848.00
Ledge Excavation		CY	\$85.00	\$ -
Saw Cut Pavement		LF	\$2.60	\$ -
Roads				
Granular/Common Fill/Bank Run Gravel Fill	2,517.00	CY	\$18.00	\$ 45,306.00
Gravel Backfill (304.2)		CY	\$30.00	\$ -
Crushed Gravel (304.3)	625.00	CY	\$33.00	\$ 20,625.00
Crushed Stone - Fine Gradation (304.4)		CY	\$38.00	\$ -
Crushed Stone - Coarse Gradation (304.5)		CY	\$31.00	\$ -
Hot Bituminous Pavement - Hand Method		TON	\$140.00	\$ -
Hot Bituminous Pavement - Machine Method - Binder	592.00	TON	\$78.00	\$ 46,176.00
Hot Bituminous Pavement - Machine Method - Wearing Course	348.00	TON	\$85.00	\$ 29,580.00
Pavement Prep for Top Coat if placed over 1 yr after Base Coat		SY	\$1.00	\$ -
Cold Plane		SY	\$2.80	\$ -
Reclaim Pavement		SY	\$3.00	\$ -
Fine Grading		SY	\$3.00	\$ -
Concrete Sidewalk 4"		SY	\$58.00	\$ -
Bituminous Sidewalk 3"		SY	\$42.00	\$ -
Straight Granite Curb		LF	\$34.00	\$ -
Curved Granite Curb		LF	\$42.00	\$ -
Reset Granite Curb		LF	\$21.00	\$ -
Bituminous Curb, Type B 6" Reveal		LF	\$12.00	\$ -
Traffic Sign with Post	1.00	EA	\$320.00	\$ 320.00
Lightpole Base and Fixture		EA	\$9,400.00	\$ -
Cobra Head Light onto Existing Pole		EA	\$1,100.00	\$ -
Conduit <6 "		LF	\$43.00	\$ -
Traffic Loop Detectors		EA	\$680.00	\$ -
Retroflective Paint Marking - 12" Line (White Stop Bar)	11.00	LF	\$0.70	\$ 7.70
Retroflective Paint Marking - 4" Line		LF	\$0.50	\$ -
Retroflective Paint Pavement Marking - Symbol or Word		EA	\$51.00	\$ -
Retroflective Thermoplastic Pavement Marking - ≤ 12" Line		LF	\$3.20	\$ -
Retroflective Thermoplastic Pavement Marking - Symbol		EA	\$130.00	\$ -
Obliterate Pavement Marking - ≤12" Line		LF	\$1.00	\$ -
Guardrail (Steel rail and posts)		LF	\$30.00	\$ -
Structural				
Mechanically Stabilized Earth Retaining Wall		SF	\$41.00	\$ -
Retaining Wall - Modular Block		SF	\$50.00	\$ -
Utilities				
Catch Basin with Frame, Grate & Hood		EA	\$4,000.00	\$ -
Special Catch Basins (i.e. Retention Pond Outlet, Tree Box Filters)	1.00	EA	\$5,600.00	\$ 5,600.00
Box Culvert ≤ 36' x 60'		LF	\$410.00	\$ -

Description	Quantity	Unit	2020 Unit Price	Total
Box Culvert ≥ 36" x 60"		LF	\$660.00	\$ -
Drop Inlet		EA	\$2,800.00	\$ -
MH - 4'		EA	\$3,000.00	\$ -
MH - 5'		EA	\$3,400.00	\$ -
MH - 6'		EA	\$5,200.00	\$ -
MH - 8'		EA	\$8,200.00	\$ -
Remove and Reset CB, DI Grate and Frame		EA	\$500.00	\$ -
Reconstruct / Adjust Drainage Manholes		EA	\$1,000.00	\$ -
Outlet/Inlet Control Structure	2.00	EA	\$6,100.00	\$ 12,200.00
Riprap	17.00	CY	\$53.00	\$ 901.00
Perf Underdrain ≤ 6"		LF	\$42.00	\$ -
Perf Underdrain > 6"		LF	\$52.00	\$ -
12" RC Pipe - Class III		LF	\$63.00	\$ -
15" RC Pipe - Class IV		LF	\$78.00	\$ -
18" RC Pipe - Class IV		LF	\$82.00	\$ -
24" RC Pipe - Class IV		LF	\$90.00	\$ -
30" RC Pipe - Class IV		LF	\$100.00	\$ -
36" RC Pipe - Class IV		LF	\$120.00	\$ -
48" RC Pipe - Class V		LF	\$160.00	\$ -
12" RCP - End Sections		EA	\$660.00	\$ -
15" RCP - End Sections		EA	\$710.00	\$ -
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24" RCP - End Sections		EA	\$900.00	\$ -
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48" RCP - End Sections		EA	\$1,700.00	\$ -
12" Plastic Corrugated/Smooth Pipe	230.00	LF	\$54.00	\$ 12,420.00
15" Plastic Corrugated/Smooth Pipe	84.00	LF	\$64.00	\$ 5,376.00
18" Plastic Corrugated/Smooth Pipe		LF	\$72.00	\$ -
24" Plastic Corrugated/Smooth Pipe		LF	\$72.00	\$ -
30" Plastic Corrugated/Smooth Pipe		LF	\$80.00	\$ -
36" Plastic Corrugated/Smooth Pipe		LF	\$100.00	\$ -
12" Flared End Sections	2.00	EA	\$240.00	\$ 480.00
15" Flared End Sections		EA	\$250.00	\$ -
18" Flared End Sections		EA	\$280.00	\$ -
24" Flared End Sections		EA	\$380.00	\$ -
30" Flared End Sections		EA	\$460.00	\$ -
36" Flared End Sections		EA	\$610.00	\$ -
PVC Gravity Main ≤ 8"		LF	\$65.00	\$ -
PVC Gravity Main > 8"		LF	\$90.00	\$ -
PVC Service Pipe and Fittings		LF	\$74.00	\$ -
PVC Forcemain Pipe ≤ 3"		LF	\$30.00	\$ -
PVC Forcemain Pipe > 3"		LF	\$51.00	\$ -
Reconstruct / Adjust Sewer Manholes		EA	\$1,000.00	\$ -
Manhole Covers and Frames (Drainage and Sewer)		EA	\$1,100.00	\$ -
6" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$84.00	\$ -
8" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$96.00	\$ -
12" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$120.00	\$ -
20" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$140.00	\$ -
3/4" Copper/HDPE Water Pipe		LF	\$65.00	\$ -
1" Copper/HDPE Water Pipe		LF	\$75.00	\$ -
2" Copper/HDPE Water Pipe		LF	\$85.00	\$ -
Curb Stop		EA	\$350.00	\$ -

Description	Quantity	Unit	2020 Unit Price	Total
Fittings		EA	\$650.00	\$ -
6" Gate Valve		EA	\$1,400.00	\$ -
8" Gate Valve		EA	\$1,900.00	\$ -
12" Gate Valve		EA	\$3,500.00	\$ -
Chlorine Injection Tap		EA	\$900.00	\$ -
Hydrant		EA	\$5,500.00	\$ -
Cistern - Fire Suppression Installed	1.00	EA	\$120,965.00	\$ 120,965.00
Drilled Wells		LF	\$25.00	\$ -
Electrical Transformers/Cabinets with Pads	6.00	EA	\$3,100.00	\$ 18,600.00
Subdivision Electrification	1,200.00	LF	\$21.00	\$ 25,200.00
Site Stabilization/Landscaping				
Silt Fence (or equal)	3,029.00	LF	\$5.10	\$ 15,447.90
Intet Protection		EA	\$110.00	\$ -
Storm Water Pollution Prevention Plan (SWPPP)		EA	\$4,500.00	\$ -
Monitor SWPPP		HR	\$90.00	\$ -
Temporary Safety Fence/Snow Fence/Construction Limits		LF	\$4.00	\$ -
Chain Link/Stockade Fence - 5'		LF	\$50.00	\$ -
New Trees - Deciduous - General		EA	\$450.00	\$ -
New Trees - Evergreen Cedar		EA	\$450.00	\$ -
Shrubs - Large		EA	\$150.00	\$ -
Shrubs - Small		EA	\$60.00	\$ -
Retention Pond, Rain Garden or Gravel Wetland	12,500.00	SF	\$11.00	\$ 137,500.00
Loam and Seed	6,493.88	SY	\$8.00	\$ 51,951.04
Sod		SY	\$8.20	\$ -
Mulch		CY	\$40.00	\$ -
Hay Bales - Temporary Erosion Control		LF	\$11.00	\$ -
Swale and Ditch Line Clearance of Vegetation (light)		LF	\$2.10	\$ -
Swale and Ditch Line Clearance of Vegetation (heavy)		LF	\$4.10	\$ -
Quality Control				
Physical Testing Laboratory Services		AC	\$2,800.00	\$ -
Officers - 4 hr min		HR	\$82.50	\$ -
Flagger		HR	\$35.00	\$ -
Project Documentation				
As-Built Drawing (\$2,000 min total)	0	AC	\$1,600.00	\$ -
Staking/Monumentation/Record Drawings Prep (\$1,000 min total)	29	EA	\$160.00	\$ 4,640.00
Site Maintenance				
Site Clean Up (Removal of Construction Materials/Debris)		AC	\$6,100.00	\$ -
Clean out Catch Basins (Vac-Truck)		EA	\$61.00	\$ -
Dumpster (20 CY - 4 Ton)		WK	\$550.00	\$ -
Demolition				
Specialized or Site Specific Demolition (\$1,100 min)		LS	\$1,100.00	\$ -
Specialty Requirements per N.O.D.				
TBD				
Mobilization/Demobilization				
		5% of total		\$ 32,526.08

	\$ 683,047.72
10% Contingency	\$ 68,304.77
Performance Guarantee (10% of total cost including 10% contingency)	\$ 75,135.25
Surety = 110% of the Uncompleted Work	\$ 751,352.49

Notes:

1. This estimate may not be fully comprehensive and does not relieve the contractor or developer from obligations necessary to complete work as approved.
2. Unit cost of pipes include cost of bedding materials
3. Prices related to asphalt are volatile. Prices may need to be routinely updated.

Town of Stratham, New Hampshire
Project Surety Schedule & Performance Guarantee



PROJECT NAME & ADDRESS: Robie Farms, Treat Farm Road, Stratham, NH

03885

DATE: July 23, 2020

MAP & LOT: Map 14, Lot 54

Description	Quantity	Unit	2020 Unit Price	Minus Completed	Total
Site Preparation					
Clearing & Grubbing	1.00	AC	\$5,800.00	\$5,800.00	\$0.00
Removal of Pipe Lines ≤ 24"		LF	\$14.00		\$ -
Removal of Pipe Lines > 24"		LF	\$18.00		\$ -
Common Excavation	827.00	CY	\$14.00	\$5,210.00	\$ 6,368.00
Unsuitable Excavation	2,218.00	CY	\$36.00	\$79,848.00	\$ -
Ledge Excavation		CY	\$85.00		\$ -
Saw Cut Pavement		LF	\$2.60		\$ -
Roads					
Granular/Common Fill/Bank Run Gravel Fill	2,517.00	CY	\$18.00	\$36,244.00	\$ 9,062.00
Gravel Backfill (304.2)		CY	\$30.00		\$ -
Crushed Gravel (304.3)	625.00	CY	\$33.00		\$ 20,625.00
Crushed Stone - Fine Gradation (304.4)		CY	\$38.00		\$ -
Crushed Stone - Coarse Gradation (304.5)		CY	\$31.00		\$ -
Hot Bituminous Pavement - Hand Method		TON	\$140.00		\$ -
Hot Bituminous Pavement - Machine Method - Binder	592.00	TON	\$78.00		\$ 46,176.00
Hot Bituminous Pavement - Machine Method - Wearing Course	348.00	TON	\$85.00		\$ 29,580.00
Pavement Prep for Top Coat if placed over 1 yr after Base Coat		SY	\$1.00		\$ -
Cold Plane		SY	\$2.80		\$ -
Reclaim Pavement		SY	\$3.00		\$ -
Fine Grading		SY	\$3.00		\$ -
Concrete Sidewalk 4"		SY	\$58.00		\$ -
Bituminous Sidewalk 3"		SY	\$42.00		\$ -
Straight Granite Curb		LF	\$34.00		\$ -
Curved Granite Curb		LF	\$42.00		\$ -
Reset Granite Curb		LF	\$21.00		\$ -
Bituminous Curb, Type B 6" Reveal		LF	\$12.00		\$ -
Traffic Sign with Post	1.00	EA	\$320.00		\$ 320.00
Lightpole Base and Fixture		EA	\$9,400.00		\$ -
Cobra Head Light onto Existing Pole		EA	\$1,100.00		\$ -
Conduit <6 "		LF	\$43.00		\$ -
Traffic Loop Detectors		EA	\$680.00		\$ -
Retroflective Paint Marking - 12" Line (White Stop Bar)	11.00	LF	\$0.70		\$ 7.70
Retroflective Paint Marking - 4" Line		LF	\$0.50		\$ -
Retroflective Paint Pavement Marking - Symbol or Word		EA	\$51.00		\$ -
Retroflective Thermoplastic Pavement Marking - ≤ 12" Line		LF	\$3.20		\$ -
Retroflective Thermoplastic Pavement Marking - Symbol		EA	\$130.00		\$ -
Obliterate Pavement Marking - ≤ 12" Line		LF	\$1.00		\$ -
Guardrail (Steel rail and posts)		LF	\$30.00		\$ -
Structural					
Mechanically Stabilized Earth Retaining Wall		SF	\$41.00		\$ -
Retaining Wall - Modular Block		SF	\$50.00		\$ -
Utilities					
Catch Basin with Frame, Grate & Hood		EA	\$4,000.00		\$ -
Special Catch Basins (i.e. Retention Pond Outlet, Tree Box Filters)	1.00	EA	\$5,600.00	\$4,200.00	\$ 1,400.00
Box Culvert ≤ 36' x 60'		LF	\$410.00		\$ -
Box Culvert ≥ 36' x 60'		LF	\$660.00		\$ -
Drop Inlet		EA	\$2,800.00		\$ -
MH - 4'		EA	\$3,000.00		\$ -
MH - 5'		EA	\$3,400.00		\$ -
MH - 6'		EA	\$5,200.00		\$ -
MH - 8'		EA	\$8,200.00		\$ -
Remove and Reset CB, DI Grate and Frame		EA	\$500.00		\$ -
Reconstruct / Adjust Drainage Manholes		EA	\$1,000.00		\$ -
Outlet/Inlet Control Structure	2.00	EA	\$6,100.00	\$12,200.00	\$ -
Riprap	17.00	CY	\$53.00	\$540.00	\$ 361.00
Perf Underdrain ≤ 6"		LF	\$42.00		\$ -
Perf Underdrain > 6"		LF	\$52.00		\$ -
12" RC Pipe - Class III		LF	\$63.00		\$ -
15" RC Pipe - Class IV		LF	\$78.00		\$ -

Description	Quantity	Unit	2020 Unit Price	Minus Completed	Total
18" RC Pipe - Class IV		LF	\$82.00		\$ -
24" RC Pipe - Class IV		LF	\$90.00		\$ -
30" RC Pipe - Class IV		LF	\$100.00		\$ -
36" RC Pipe - Class IV		LF	\$120.00		\$ -
48" RC Pipe - Class V		LF	\$160.00		\$ -
12" RCP - End Sections		EA	\$660.00		\$ -
15" RCP - End Sections		EA	\$710.00		\$ -
18" RCP - End Sections		EA	\$750.00		\$ -
24" RCP - End Sections		EA	\$900.00		\$ -
30" RCP - End Sections		EA	\$1,100.00		\$ -
36" RCP - End Sections		EA	\$1,400.00		\$ -
48" RCP - End Sections		EA	\$1,700.00		\$ -
12" Plastic Corrugated/Smooth Pipe	230.00	LF	\$54.00	\$12,420.00	\$ -
15" Plastic Corrugated/Smooth Pipe	84.00	LF	\$84.00	\$5,376.00	\$ -
18" Plastic Corrugated/Smooth Pipe		LF	\$72.00		\$ -
24" Plastic Corrugated/Smooth Pipe		LF	\$72.00		\$ -
30" Plastic Corrugated/Smooth Pipe		LF	\$80.00		\$ -
36" Plastic Corrugated/Smooth Pipe		LF	\$100.00		\$ -
12" Flared End Sections	2.00	EA	\$240.00	\$480.00	\$ -
15" Flared End Sections		EA	\$250.00		\$ -
18" Flared End Sections		EA	\$280.00		\$ -
24" Flared End Sections		EA	\$380.00		\$ -
30" Flared End Sections		EA	\$460.00		\$ -
36" Flared End Sections		EA	\$610.00		\$ -
PVC Gravity Main ≤ 8"		LF	\$65.00		\$ -
PVC Gravity Main > 8"		LF	\$90.00		\$ -
PVC Service Pipe and Fittings		LF	\$74.00		\$ -
PVC Forcemain Pipe ≤ 3"		LF	\$30.00		\$ -
PVC Forcemain Pipe > 3"		LF	\$51.00		\$ -
Reconstruct / Adjust Sewer Manholes		EA	\$1,000.00		\$ -
Manhole Covers and Frames (Drainage and Sewer)		EA	\$1,100.00		\$ -
6" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$84.00		\$ -
8" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$96.00		\$ -
12" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$120.00		\$ -
20" Cement Lined Ductile Iron Water Pipe CL 52		LF	\$140.00		\$ -
3/4" Copper/HDPE Water Pipe		LF	\$65.00		\$ -
1" Copper/HDPE Water Pipe		LF	\$75.00		\$ -
2" Copper/HDPE Water Pipe		LF	\$85.00		\$ -
Curb Stop		EA	\$350.00		\$ -
Fittings		EA	\$650.00		\$ -
6" Gate Valve		EA	\$1,400.00		\$ -
8" Gate Valve		EA	\$1,900.00		\$ -
12" Gate Valve		EA	\$3,500.00		\$ -
Chlorine Injection Tap		EA	\$900.00		\$ -
Hydrant		EA	\$5,500.00		\$ -
Cistern - Fire Suppression Installed	1.00	EA	\$120,965.00	\$108,868.50	\$ 12,096.50
Drilled Wells		LF	\$25.00		\$ -
Electrical Transformers/Cabinets with Pads	6.00	EA	\$3,100.00	\$13,950.00	\$ 4,650.00
Subdivision Electrification	1,200.00	LF	\$21.00		\$ 25,200.00
Site Stabilization/Landscaping					
Silt Fence (or equal)	3,029.00	LF	\$5.10	\$15,447.90	\$ -
Intet Protection		EA	\$110.00		\$ -
Storm Water Pollution Prevention Plan (SWPPP)		EA	\$4,500.00		\$ -
Monitor SWPPP		HR	\$90.00		\$ -
Temporary Safety Fence/Snow Fence/Construction Limits		LF	\$4.00		\$ -
Chain Link/Stockade Fence - 5'		LF	\$50.00		\$ -
New Trees - Deciduous - General		EA	\$450.00		\$ -
New Trees - Evergreen Cedar		EA	\$450.00		\$ -
Shrubs - Large		EA	\$150.00		\$ -
Shrubs - Small		EA	\$60.00		\$ -
Retention Pond, Rain Garden or Gravel Wetland	12,500.00	SF	\$11.00	\$103,125.00	\$ 34,375.00
Loam and Seed	6,493.88	SY	\$8.00		\$ 51,951.04
Sod		SY	\$8.20		\$ -
Mulch		CY	\$40.00		\$ -
Hay Bales - Temporary Erosion Control		LF	\$11.00		\$ -
Swale and Ditch Line Clearance of Vegetation (light)		LF	\$2.10		\$ -
Swale and Ditch Line Clearance of Vegetation (heavy)		LF	\$4.10		\$ -

Description	Quantity	Unit	2020 Unit Price	Minus Completed	Total
Quality Control					
Physical Testing Laboratory Services		AC	\$2,800.00		\$ -
Officers - 4 hr min		HR	\$82.50		\$ -
Flagger		HR	\$35.00		\$ -
Project Documentation					
As-Built Drawing (\$2,000 min total)	0	AC	\$1,600.00		\$ -
Staking/Monumentation/Record Drawings Prep (\$1,000 min total)	29	EA	\$160.00		\$ 4,640.00
Site Maintenance					
Site Clean Up (Removal of Construction Materials/Debris)		AC	\$6,100.00		\$ -
Clean out Catch Basins (Vac-Truck)		EA	\$61.00		\$ -
Dumpster (20 CY - 4 Ton)		WK	\$550.00		\$ -
Demolition					
Specialized or Site Specific Demolition (\$1,100 min)		LS	\$1,100.00		\$ -
Specialty Requirements per N.O.D.					
TBD					
Mobilization/Demobilization		5% of total			\$ 12,340.61
					\$ 259,152.85
					\$ 25,915.29
					\$ 28,506.81
					\$ 285,068.14

Notes:

1. This estimate may not be fully comprehensive and does not relieve the contractor or developer from obligations necessary to complete work as approved.
2. Unit cost of pipes include cost of bedding materials
3. Prices related to asphalt are volatile. Prices may need to be routinely updated.



**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

**Planning Board
NOTICE OF DECISION**

Petition of: Wayne Morrill, Jones & Beach Engineers, Inc.

Project Name: **Subdivision and Conditional Use Permit.** *Robie Farms*, represented by Wayne Morrill, Jones & Beach Engineers, Inc., requesting a Subdivision and Site Plan Review & Conditional Use Permits for an Open Space Cluster Subdivision at 90R & 92 Winnicutt Rd., Stratham, NH 03885, Tax Map 14 Lots 53&54.

Premises Affected: 90R & 92 Winnicutt Rd., Stratham, NH 03885, Tax Map 14 Lots 53&54

So as to permit: *Open Space Cluster Subdivision*, with Town Road (Treat Farm Road) at 90R & 92 Winnicutt Rd., Stratham, NH 03885, Tax Map 14 Lots 53&54.

The Stratham Planning Board, at its meeting of November 06, 2019 and after a public hearing, completed its consideration of the application for the Subdivision, Site Plan and Conditional Use Permits, *Robie Farms*, represented by Wayne Morrill, Jones & Beach Engineers, Inc., requested a Subdivision and Site Plan Review & Conditional Use Permits for an Open Space Cluster Subdivision at 90R Winnicutt Rd., Stratham, NH 03885, Tax Map 14 Lots 53&54.

The Board based its decision on plans, supporting oral and written information, and records provided by the Applicant, professional staff, consultants for both the Applicant and the Board, and abutters, as reflected in the minutes on file at the Stratham Town Hall. This information shall be incorporated into the decision by reference.

As a result of such consideration, at its meeting of November 06, 2019, the Planning Board found that the application for Subdivision and Conditional Use Permit was complete and in Substantial Compliance with the Stratham Zoning Ordinance and Subdivision Regulations. The Planning Board voted unanimously in favor to approve the requested Open Space Cluster Subdivision based on the information received by the Board as of November 06, 2019 as conditioned by the stated conditions attached and incorporated hereto.

On November 06, 2019, Robert Roseen made a motion to approve the Subdivision, Site Plan, and Conditional Use Permits, for *Robie Farms*, of Wayne Morrill, Jones & Beach Engineers, Inc., for Subdivision, Site Plan Review, & Conditional Use Permits for an Open Space Cluster Subdivision at 90R Winnicutt Rd., Stratham, NH 03885, Tax Map 14 Lots 53&54 as received and reviewed by the Planning Board November 06, 2019 subject to the following Conditions of Approval as specified by the Board:

Conditions precedent:

1. Applicant shall obtain all necessary State permits, including but not limited to
 - a. AOT Alteration of Terrain
 - b. NHDES State Subdivision
 - c. NHDOT Driveway permit
2. Applicant shall coordinate with Stratham DPW on location and installation of 4 gravel parking stalls designed to provide public trail-user parking
3. Applicant shall verify cistern location in cul-de-sac appropriately located to not obstruct through-traffic upon roadway extension; DPW and Fire to verify.
4. Applicant shall include fill slope easements at western terminus of Treat Farm Road to enable future construction of roadway.
5. Applicant shall create a potable water well phasing plan will be added to plan set, particularly for those lots where well located at rear of the lot in a manner that lot fill would make well location inaccessible for drilling;
6. Applicant to include "40% voids" for crushed stone language in gravel wetland detail.

Conditions Subsequent:


1. Full compliance with Subdivision and Site Plan Regulations unless otherwise stipulated in the approval.

The motion was seconded by Colin Laverty. The final vote was unanimous.

During the review process, the Applicant and its professional consultants submitted various revisions to the plans along with various supplemental memoranda and correspondence in response to requests by the Planning Board and the Planning Department that reviewed the project. All of these plans, reports and correspondence, and meeting minutes are contained in the Planning Department's files and are hereby incorporated by reference into the public record for this public hearing.



Planning Board Chair



Date

www.elsevier.com/locate/jbiotec

TOWSTR
TOWN OF STRATHAM

1198

PLEASE DETACH BEFORE DEPOSITING CHECK

2

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"001198" : 21274531 : 19572799 : 808
"0014520 808 0297400"

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TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board / Administration/ Assessing 603-772-7391

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

Fax (All Offices) 603-775-0517

TO: Select Board members
David Moore, Town Administrator

FROM: Mark Connors, AICP, Town Planner

DATE: May 7, 2021

RE: **‘Off Lovell Road’ land-locked parcel**

I. BACKGROUND INFORMATION:

The Heberts are Londonderry residents who are currently negotiating to purchase a landlocked parcel off of Lovell Road (Tax Map 19, Lot 22). This lot is adjacent to a large Town-owned tract of land with frontage off of Gifford Farm Road (Tax Map 18, Lot 111). That land was conveyed to the Town several years ago as part of a cluster residential development (Tax Map 18, Lot 111). Previously it was not uncommon for developers to simply convey open space tracts of land to the Town as part of such subdivision approvals. There are no deed restrictions requiring the property be kept as open space, but the Town has maintained the land in that state since it acquired the land.

The parcel the Heberts are negotiating to purchase includes a right-of-way access over a small portion of the Town-owned land to access Lovell Road. This is the narrow swath of land approximately 50-feet across. However, that land is steep and includes several pockets of wetlands. The Heberts have made it clear they are not interested in pursuing those rights. Instead, they are asking the Town to provide access to the lot through the Town-owned land or to convey part of the Town-owned land to them in exchange for portions of the land-locked parcel.

The Heberts proposal was reviewed at the Planning Board, through its preliminary consultation process, at its March 17 and April 21 meetings and the Board discussed it briefly at their most recent May 5 meeting. At the recommendation of the Planning Board, the proposal was also referred to the Conservation Commission’s April 28 meeting. The Conservation Commission Chair, Bill Kenny, drafted a letter to the Planning and Select Boards that is included in this packet. The Planning Board requested that their meeting minutes be conveyed to the Select Board. The meeting minutes from the Planning Board’s May 5, 2021 meeting are not yet finalized, however the minutes from the previous discussions are included in the packets.

The Preliminary Consultation application is an informal venue for the Planning Board to provide the applicant preliminary, non-binding input. There is no formal application or request pending before the Planning Board or the Select Board, however it would be helpful for the Select Board to convey its comments at the May 17 meeting so the Heberts know whether they should continue in this process. Staff will be happy to answer any of your questions at the May 10

meeting. Additional background information and former staff memos are included in the packets for your information.

II. STAFF RECOMMENDATION:

Staff would not recommend the Town consider negotiating with the applicants at this time. To sell or convey Town-owned property for the benefit of a single property owner could set a concerning precedent. The Town has maintained the property as open space for many years, and it is likely the expectation of abutting property owners that it will remain in that state. However, the Town does maintain the right to utilize the property in the future for other municipal purposes or even to sell the property if it so chose. Providing portions of the lot to a private party would limit the Town's future uses of the property. The Town-owned lot is irregularly shaped and the land-locked parcel is not located particularly close to Gifford Farm Road so a driveway would have to travel over Town-owned land for several hundred feet.

The Town is planning to undertake an Open Space Plan which will provide a good opportunity to develop long-term plans for Town-owned parcels like this one. Until the Town has adopted a long-term plan, it would be imprudent, in staff's view, to negotiate with a property owner for access over the land or to convey portions of the lot to them.

Below are the three proposals that we have concerning lot 19-22. The first proposal is the most preferred due to the ease of transfer and the low monetary cost associated with it.

Proposal 1:

Land swap lot 19-22 (5 acres) (Fig 1) with the town of Stratham in exchange for a portion of lot 19-111 (Fig 2). The lot would be the land that touches Gifford Farm road. The back portion of the lot would end at a line drawn across from the right rear corner of the left abutting property (lot 19-110) to the left rear corner of the right abutting property (lot 19-112). The lot to be swapped by the town would be 3.235 acres of land. Lot 19-22 would be transferred to the town of Stratham with all the deeded rights of way conveyed in the transfer. This proposal is the most ideal since it would involve minimal surveying as the property would only need to be deeded to the town and the swapping property conforms to the neighborhoods layout.

Figure 1:



Deeded right of way on to parcel 19-22 by a fifty-foot right of way from Gifford Farm road through lot 19-111 to the closes portion of lot 19-22 (Fig 3) Right of way through lot 19-111 to be on the right portion of lot abutting lot 19-112.

Figure 3:



Proposal 3:

Sub divide lot 19-22 into two parcels 2.74 acres and 2.13acres (fig 4). Top lot 2.74 acres to be swapped with the town of Stratham for a lower portion of lot 19-111 (Fig 5). Deeded right of way down lot 19-111 abutting lot 19-112 down to Gifford Farm road (Fig 6)

Figure 4:



Figure 5:





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Fax (All Offices) 603-775-0517

Mr. Michael Houghton, Select Board Chair
Mr. Thomas House, Planning Board Chair
Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

May 4, 2021

Dear Mr. Houghton and Mr. House,

At the request of the Planning Board, the Conservation Commission reviewed the request by the Heberts of Londonderry to negotiate with the Town to obtain driveway access to a land-locked parcel over town-owned property to Gifford Farm Road at its April 28, 2021 meeting. I am pleased to summarize the comments of the Commission and hope they are helpful to the Planning and Select Boards.

The Commission ultimately determined it could not make a fully informed decision relating to the proposal without a survey of the Town-owned property. Although it appears there are significant pockets of wetlands leading to Lovell Road, the environmental impacts of constructing a driveway from Gifford Farm Road are not fully clear without a property survey. Commission members did express concerns that granting the request would limit the Town's use of the property in the future. Members also expressed concerns that granting the request could set a precedent for the Town to entertain other requests to assist in providing access to other undeveloped land-locked parcels in Stratham, of which there are several. Some members indicated that the Gifford Farm Road access would likely incur fewer environmental impacts than constructing a driveway from Lovell Road, where the property owners enjoy right-of-way access, however without a property survey it is difficult to verify this. Other members questioned whether it was even practical to construct a driveway from Lovell Road. While state and local approvals may be granted for such work, the environmental mitigation measures associated with construction might make construction impractical from a financial perspective. Several members indicated that this problem was not the Town's to solve and that it was more prudent for the Town to avoid involvement.

While it is fair to say that the Commission did not reach a definitive conclusion regarding this proposal, we do believe that a request such as this one requires more information to make a fully informed decision. I do hope that the Commission's comments are helpful in considering the full breadth of effects associated with decision-making on matters such as this one.

As Conservation Commission Chair, I can confirm the Commission appreciated being able to provide its input to the Select and Planning Boards on this matter. If you have any questions, please do not hesitate to reach out to me directly.

Respectfully,

A handwritten signature in black ink, reading "William E. Kenny". The signature is written in a cursive style with a long, horizontal flourish extending to the right.

William Kenny
Conservation Commission Chair

86 sticking point if there are conflicts within the zoning. Mr. Roseen said it is a good point, but you
87 could exempt certain things within the 100-foot area. Ms. Rowden said that you could adopt a
88 model stormwater ordinance into your Site Plan and Subdivision Regulations. Mr. Roseen noted
89 that the Town did that last year. Ms. Rowden said that she would download that document.

90
91 Ms. Rowden said the Town could also enact certain maintenance requirements for private septic
92 systems. The last one is to incorporate Climate Change into your land use and water quality
93 planning. She noted that sea level rise and increased periods of drought conditions are two
94 challenges associated with Climate Change. Ms. Rowden said the Source Water Protection Plan
95 could be incorporated into the Town's Master Plan. She noted many of the recommendations are
96 consistent with the Master Plan recommendations. The plan could simply be used as a reference
97 for the Town. Mr. Anderson asked if requiring water quality testing would be a Planning Board
98 action? Ms. Rowden said it would be a Select Board action. Mr. Anderson said many
99 homeowners do not understand the importance of water quality testing. This was followed by
100 some discussion of water quality testing.

101
102 The Planning Board discussed potential options for adopting the plan. Mr. House said it might be
103 helpful to adopt it as a guidance document so there are no legal ramifications. Ms. Rowden said
104 next, the Town and RPC will host a public information outreach session on March 30 at 4 pm to
105 introduce the plan to residents and discuss some of the recommendations to residents.

106
107 Ms. Rowden invited Planning Board members to email her if they have further questions or
108 comments. Members of the Board thanked Ms. Rowden for her presentation.

- 109
110 **b. Preliminary Consultation - 'Off Lovell Road' woodlot** -- Mr. Connors provided some
111 background on the lot in question. It was created back in the late 1970s when the Planning Board
112 approved a 50-foot wide right-of-way for another woodlot. That right-of-way had the effect of
113 subdividing the Bacons' property in half, creating a new woodlot. The Bacons maintained a
114 right-of-way through the 50-foot wide right-of-way area for themselves to access their lot so the
115 lot does have right-of-way access to Lovell Road. However, a wetland may inhibit access. The
116 Town of Stratham now owns the right-of-way area which links to a much larger lot to the south
117 with frontage on Gifford Farm Road. The Heberts recently purchased the lot and would like to
118 talk with the Town about potential access.

119
120 Tim Hebert said they have been looking to move to the Seacoast for many years. They have a
121 purchase and sales agreement on this property and would like the Planning Board's input on how
122 to figure this out. Mr. Hebert said the right-of-way area is wetland. Mr. Hebert said one solution
123 would be to provide a right-of-way over the Town's land to access Gifford Farm Road. Mr.
124 Canada corrected Mr. Hebert's pronunciation of the town's name. Mr. Canada clarified that the
125 lot does not currently have access. Mr. Hebert said no because of the wetland but we would like
126 to access the lot through Gifford Farm Road. But can you do that, Mr. Canada asked. Mr.
127 Connors said no, not unless the Town sold them the property or granted them an easement to
128 build a driveway on Town land. Mr. Roseen asked what is the law regarding access to land-
129 locked parcels. Mr. Connors said they would need access to a public road to build on the
130 property. It's the responsibility of the owner to obtain the access.

131 Mr. House clarified that you want to give up part of your lot to obtain the right-of-way from the
132 Town to Gifford Farm Road? Mr. Hebert said yes. Mr. House said that any kind of land swap
133 would need to go through the Select Board. Mr. Houghton said that before this goes to the Select
134 Board, they will want more information. He said that Mr. Connors can gather more information
135 regarding the legality of building on woodlots. Mr. Canada asked what is in it for the Town?
136 Mr. Hebert said that the Town would get the wetlands on their property. Mr. Hebert said that he
137 would be willing to provide a gravel parking area off the driveway for visitors to park if the
138 Town. Mr. House said another option would be to swap land with the Town to get a frontage lot
139 off of Gifford Farm Road. Mr. Hebert asked if it was buildable? Mr. House said that he did not
140 know. Mr. Canada questioned why the Town would want to swap frontage land for land that is
141 not accessible. Mr. House said well, there are a couple different things to look at. Have we
142 answered your questions? Mr. Hebert said it was helpful.

143
144 Mr. Houghton said, Mark, can we get more information regarding the legality of building on
145 woodlots for a future meeting? Mr. Connors suggested that for the second April meeting, the
146 Town could have a legal memo prepared for the Board to revisit this. It was agreed that the
147 applicants would return for the Board's second April meeting. Mr. Roseen asked Mr. Connors is
148 there an obligation for the Town to work with the applicant. Mr. Connors said no. However, in
149 this case, the owner does enjoy the right-of-way access over a part of the Town-owned land. Mr.
150 Canada asked if it was a legal building lot. Mr. Connors said there was no discussion in the
151 minutes about creating an additional lot for the Bacons. But it is a moot issue because the Town
152 has been treating it as a separate lot for many years. It is a legal lot of record, but not necessarily
153 a buildable lot.

- 154
155 **c. Technical College Site** Mr. Connors said that in the Board's discussions on housing the former
156 Technical College site on Portsmouth Avenue keeps coming up, so I did a little more research
157 into that property. He provided a brief history of the property, noting that the Town created a
158 special zoning district for the parcel back in 2007 even before the technical college vacated the
159 property. The zoning is very flexible and allows a number of different uses.

160
161 The most recent plan for the site, to establish a research and development headquarters for a
162 defense contractor to manufacture a naval vessel, appears to have not advanced. The property has
163 been dormant for some period of time.

164
165 Mr. Anderson said that he would like to invite the owner in just to talk to them about the
166 redevelopment of the property. Mr. Houghton agreed. Mr. Anderson said maybe we should look
167 at the zoning first to determine what we want to incentivize on the property. Mr. Canada said this
168 would be a property where we could change the regulations so that we are not incentivizing
169 age restricted housing. Mr. Roseen noted that the residential real estate market has taken off since
170 the pandemic so this is a good time to discuss this.

171
172 Mr. Houghton said the Planning Board should meet with the owner to offer how the Town can
173 help in advancing the redevelopment of the property. The Board agreed that the owner would be
174 invited in to meet with the Board. Mr. Roseen said that this is related to the Planning Board's

3. **Public Meeting:**

a. 'Off Lovell Road' woodlot Preliminary Consultation - *continued from March 17, 2021*

Mr. Connors stated the Heberts were before the board in March and the board requested more research on the buildability of lots that do not have frontage. Mr. Connors stated he has reviewed building on landlocked parcel with the town attorney and included those in the staff memo. The requirements are challenging to meet and it is best to have lot frontage. The applicant would be required to go before the Zoning Board of Adjustment and meet four criteria. Mr. Connors stated Mr. Hebert submitted three (3) proposals to the Town and all are to access the property off Gifford Farm Road, which is town owned property, and he is not looking to use the strip of land that his property has the right to access. Mr. Connors stated Mr. Herbert does not have access off Gifford Farm Road so the town would need to sell him the land or provide rights to access that property. As written in the memo staff recommends the town develop a plan for this property to determine how the town would like to use it over the long term before it enters into negotiations with the Heberts.

Tim Hebert, of Londonderry, explained the three proposals to the town. The first proposal is the most complicated proposal with regard to a land swap. Mr. Hebert stated he took Mr. House's recommendation and offered a simple land swap of the Gifford Farm Road for the 5 acre property he is currently trying to purchase. The property is 2.72 acres as noted on the proposal for Gifford Farm Road portion from the town for the 5 acres they wish to purchase. Option 2 is a 50 foot deeded right of way to access Stratham's property. Mr. Hebert stated the Lovell Road access would not be feasible due to the elevation and wetland issues. Mr. Hebert explained having a 50 foot deeded right of way off Gifford Farm Road would allow them to purchase and build on the property. Once this is done there could be a second proposal to swap land (see proposal submitted by Mr. Hebert to the board) creating a 2.72 acre lot with the appropriate frontage and the town would receive the 5 acre lot. The proposal would take away access from the Town of Stratham currently on Lot 111. Mr. Hebert stated Lot 111 comes out onto Gifford Farm Road, across from the school and has 600+ feet of frontage so it would not land lock the town. Mr. Connors explained that property is school owned land, not town owned, and is its own entity. Option 3 is the most complex proposal to subdivide the original Lot 22 into two different parcels and deeding the top portion, located closest to Lovell Road, to the town along with a deeded right of way access. Mr. Herbert would retain the lower portion of Lot 22 with a partial land swap that is part of the utility line area to meet the four requirements. Mr. Connor asked for clarification from Mr. Hebert that he has no interest in pursuing the current 50 foot access for the property. Mr. Hebert stated he does not believe that is feasible due to cost associated with the need for a larger right of way, the elevation, and wetland crossings. Mr. Roseen asked Mr. Connors if the town has an obligation to provide assistance to build on a landlocked parcel. Mr. Roseen stated this is more than a frontage issue, it is more about usability. Mr. Connors stated the town does not have an obligation to help. Mr. Houghton stated when the previous owner subdivided they, in effect, created a "pork chop" lot. Mr. House stated the slope has always existed and that lot most likely would not be feasible even when it was subdivided. Mr. House clarified the easement would be part of a "pork chop" lot and not an easement. Mr. Connors clarified the subdivision occurred in 1979. Mr. Houghton stated there is conservation land which would require the Conservation

Commission's input. Mr. Houghton stated at a conceptual level he understands what is being requested although, practically, this will require more research and other people involved in the dialogue. Mr. House stated Mr. Connors will be the point of contact going through the discussions. Mr. Houghton stated this decision may be out of the hands of the Planning Board and require Conservation Commission and Select Board approvals. Mr. Houghton requested Mr. Connors take this proposal to the Conservation Commission and speak with David Moore, Town Administrator, to include it in a Select Board agenda. Mr. Connors will contact the Conservation Commission Chair to add Mr. Hebert to the next meeting date on April 28, 2021.

Mr. Roseen recommended the owner to get a civil/site engineer to help work through this process. Ms. Hollasch for clarification that the 50 foot right of way shown on plan D-17329 dated 1987 is now connected to Gifford Farm Road. Mr. House stated yes. Mr. House reminded the applicant there is an easement for electric transmission lines through the area.

Brent Eastwood, 17 Gifford Farm Road, stated there is a culvert that runs under the road which dumps onto that property and it is a low spot. Mr. Hebert asked Mr. Connors if they purchase the property from the town should it be a formal proposal to explore. Mr. Connors explained he is not suggesting what Mr. Hebert should propose, however in general it is preferable to obtain road frontage instead of an access easement as that clearly makes the lot buildable. Ms. Hollasch asked for clarification that the town owned land is in conservation and under the Conservation Commission. Mr. Connors explained there is no deed restriction that states the town has to leave it as conservation land. Ms. Hollasch questioned why the Conservation Commission would need to be involved if the land is not in conservation. Mr. Houghton stated the board should work collaboratively with people who are volunteers on commissions for the town that have purview over open space. This is not their decision but they do have a right to voice their position. Mr. Houghton recommended Mr. Connors speak with Mr. Moore regarding landlocked parcels in town to gather information how to deal with this issue in the future.

4. Workshop:

- a. Housing in Stratham - Requirements for Workforce and Senior Housing and other tools to incentivize residential development.

Mr. Connors stated that Mr. Canada cannot attend the next couple meetings and he requested the workshop on this topic. Mr. Connors suggested that the Board could postpone the workshop until when Mr. Canada is in attendance since this topic is not particularly time sensitive. The board agreed to table the workshop until May. Mr. Andersen questioned if the only Senior Housing in Stratham was located by Lindt. Mr. Houghton stated no, there are others in town. Mr. Andersen questioned if there is a need for more Senior Housing. Mr. House stated the old technical college is zoned for Senior Housing.

- b. Complete Streets Policy

Mr. House asked Ms. Hollasch to discuss the green streets and matrix responsibilities in the handout she submitted to the board. Ms. Hollasch explained the planning board would



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board / Administration/ Assessing 603-772-7391

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

Fax (All Offices) 603-775-0517

TO: Conservation Commission members
FROM: Mark Connors, AICP, Town Planner
DATE: April 27, 2021
RE: ‘Off Lovell Road’ land-locked parcel

I. BACKGROUND INFORMATION:

The Heberts are Londonderry residents who are currently negotiating to purchase a landlocked parcel off of Lovell Road (Tax Map 19, Lot 22). This lot is adjacent to a large Town-owned tract of land with frontage off of Gifford Farm Road. That land was conveyed to the Town several years ago as part of a cluster residential development (Tax Map 18, Lot 111). Previously it was not uncommon for developers to simply convey open space tracts of land to the Town as part of such subdivision approvals. There are no deed restrictions requiring the property be kept as open space, but the Town has maintained the land in that state since it acquired the land.

The parcel the Heberts are negotiating to purchase includes a right-of-way access over a small portion of the Town-owned land to access Lovell Road. However, the land is steep and includes wetlands and the Heberts have made it clear they are not interested in pursuing those rights. Instead, they are asking the Town to provide access to the lot through the Town-owned land or to convey part of the Town-owned land to them in exchange for portions of the land-locked parcel. More information regarding their proposals can be found in the Planning Board staff memo and attached documentation. The applicants appeared before the Planning Board at two previous meetings through the submission of a preliminary consultation application, and the Planning Board recommended the applicants consult with the Conservation Commission. The Preliminary Consultation application is an informal venue for the Planning Board to provide the applicant preliminary, non-binding input. There is no formal application or request pending before the Planning Board. It is staff’s understanding that the applicants plan to submit this request to the Select Board.

II. STAFF RECOMMENDATION:

Staff would not recommend the Town consider negotiating with the applicants at this time. To sell or convey Town-owned property for the benefit of a single property owner could set a concerning precedent. The Town has maintained the property as open space for many years, and it is likely the expectation of abutting property owners that it will remain in that state. However, the Town does maintain the right to utilize the property in the future for other municipal purposes or even to sell the property if it so chose. Providing portions of the lot to a private party would potentially limit the Town’s future uses of the property. The Town is planning to

undertake an Open Space Plan which will provide a good opportunity to develop long-term plans for Town-owned parcels like this one. Until the Town has adopted a long-term plan, it would be imprudent, in staff's view, to negotiate with a property owner for access over the land or to convey portions of the lot to them.

III. RECOMMENDED ACTION:

Discuss the proposal and the Conservation Commission's position. Authorize the Chair to draft a letter to the Planning and Select Boards explaining the position of the Conservation Commission.



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Select Board / Administration/ Assessing 603-772-7391

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

Fax (All Offices) 603-775-0517

TO: Planning Board members
FROM: Mark Connors, AICP, Town Planner
DATE: April 13, 2021
RE: 'Off Lovell Road' land-locked parcel

Following the Planning Board meeting of March 17, 2021, staff asked Mr. Hebert to provide a written proposal of what he is requesting of the Town as several different options were discussed at the meeting. Mr. Hebert followed up with three separate proposals (see attached document). None of the proposals involve accessing the lot from Lovell Road, where the property enjoys easement rights for right-of way access. Therefore, since the applicant does not enjoy any other access rights, it is important to note that all of these proposals would be entirely voluntary on the part of the Town. There is nothing obligating the Town to work with the applicant.

All of the applicant's proposals would significantly impact the Town-owned parcel, require the Town to convey land or land rights to the applicant, and limit potential future uses of the Town-owned property. Although the land currently serves a conservation purpose (it is undeveloped apart from Eversource transmission lines), the Town may want to utilize it for other uses in the future. There may be a benefit to the Town developing a long-term plan for this parcel and other town-owned lands to identify any potential future uses or if it best utilized for conservation purposes. However, in the absence of a plan for the property, staff would not recommend moving forward with the applicant at this time since all of the proposals would significantly affect the Town-owned property and its potential future uses.

- **Proposal 1:** The applicant acquires part of the Town-owned lot to create a frontage lot on Gifford Farm Road. In exchange, the Town would be conveyed the applicant's land-locked parcel without any apparent way to access the lot.

Staff would not be supportive of this proposal. Land swaps make sense in very limited circumstances when the parcels are of roughly equivalent value or if the Town has some established interest in obtaining a property to advance a major community goal. In this case, the Town-owned frontage land is clearly more valuable and the Town has no established interest in obtaining the land-locked parcel. Moreover, this would appear to have the effect of eliminating road access to the larger Town-owned property which would significantly diminish the land's overall value and utility. Finally, the Town has a fiduciary responsibility to all taxpayers, so even if it determined the Gifford Farms frontage should be privately conveyed, the Town might need to pursue a sales or bidding process where it obtains the fair market value of the property.

- **Proposal 2 and 3:** Both of these proposals would involve the Town conveying a deeded right-of-way over its property to access the property from Gifford Farm Road. Proposal 3 would involve another land swap where a portion of the wetland area of Lot 22 is conveyed to the Town in exchange for conveying a portion of town-owned property to the applicant.

Since both of these proposals would significantly impact the Town-owned parcel, staff would recommend that the Town refrain from moving forward with the applicant until a long-term plan can be identified for the use of the Town-owned land.

Building on land-locked parcels

The Planning Board also asked staff to research the legal requirements associated with building on land-locked parcels. This process is outlined in RSA 674:41 (which is included in your packets). The statute *does not* permit building on parcels that lack frontage along a road. However it does provide for a process for applying for relief from this requirement through the Zoning Board of Adjustment if all of the following criteria can be met:

- That the enforcement of the minimum frontage requirements in RSA 674:41 would “entail practical difficulty or unnecessary hardship;” and
- That the circumstances of the case do not require the building, structure or part thereof to be related to existing or proposed streets; and
- That the erection of the building will not tend to distort the official map or increase the difficulty of carrying out the master plan; and
- That erection of the building will not cause hardship to future purchasers or undue financial impact on the municipality.

Therefore, while relief from the frontage requirements of RSA 674.41 is possible, the standards that the owner must meet are quite stringent.

The applicant could also pursue use of the deeded easement from Lovell Road as a potential means of access to his parcel as a driveway or road. This would require the participation and agreement of the Planning Board in the form of the Board’s approval of a street plat, and also the improvement of that easement area to the appropriate standard (whether a driveway or road).

In any event, the path forward for Mr. Hebert would be easier if he was able to acquire some road frontage for the parcel.

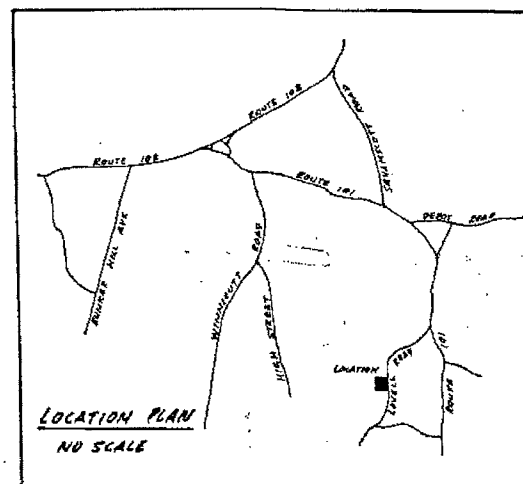
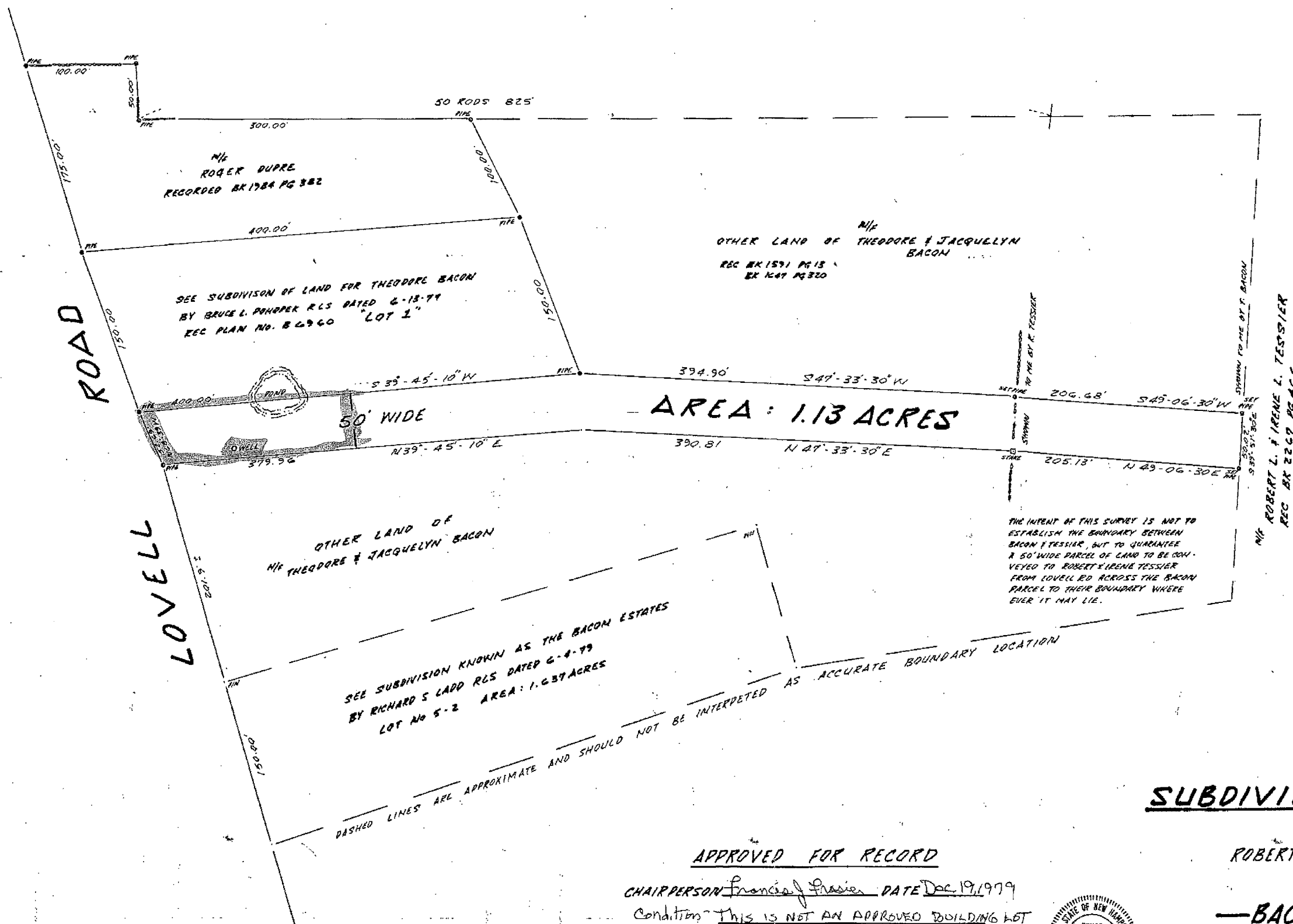
Staff Recommendation: The Preliminary Consultation application is an informal venue for the Planning Board to provide the applicant preliminary, non-binding input. Since all of the applicant’s current proposals would significantly impact a large Town-owned parcel, staff would recommend that the Town refrain from moving forward with any of these proposals by the applicant until a long-term plan can be identified for the use of the Town-owned land.



80 OCT 20 P1:19

80 OCT 20 P1:19

21550

RECD REG DEEDS
DOVER, N.H.

SUBDIVISION OF LAND

FOR
ROBERT L. & IRENE L. TESSIER
OF THE
—BACON ESTATES—
IN

STRATHAM, N.H.

DECEMBER 18, 1979

PREPARED BY

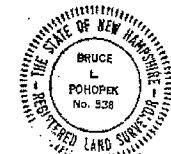
BRUCE L. POHOPEK LAND SURVEYOR
326 TOLEND ROAD, DOVER, N.H.

APPROVED FOR RECORD

CHAIRPERSON Francis J. Frasier DATE Dec 19, 1979

Condition: This is NOT AN APPROVED BUILDING LOT

STRATHAM PLANNING BOARD



Bruce L. Pophok SCALE 1" = 50'

D-9807

FILE 133-791 FB 13 PG 53
FILE 26-77 FB 3 PG 103

REVISED 12-19-79

Dec 2 2 25 PM '87

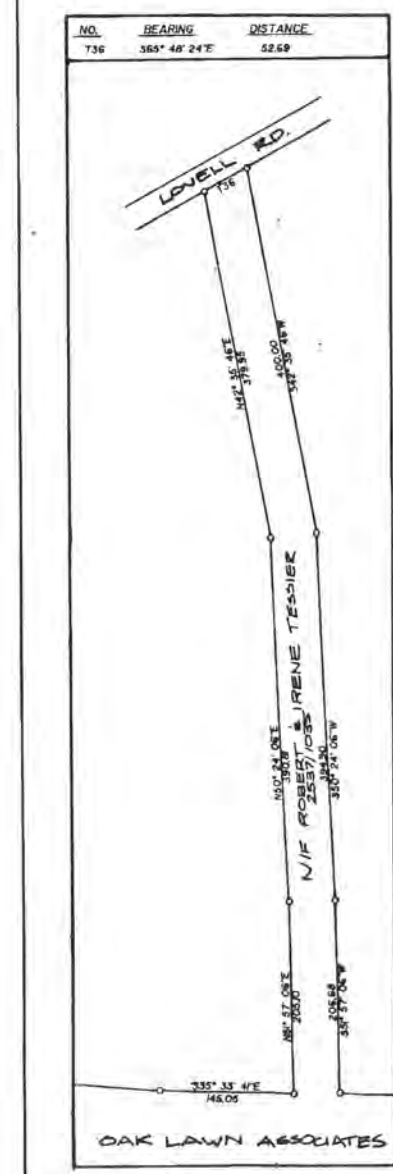
75431

REFERENCE: INSERT A

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S59°32'16"E	141.05	25°03'54"	320.00	142.18	72.24
C2	S67°36'13"E	51.38	5°04'01"	320.00	51.43	25.77
C3	S69°06'37"E	44.88	6°03'13"	425.00	44.90	22.47
C4	S65°05'26"E	157.09	21°18'02"	425.00	158.00	79.52
C5	S37°16'44"E	111.01	15°00'29"	425.00	111.32	55.99
C6	S30°50'54"E	19.95	6°08'50"	375.00	40.23	20.14
C7	S37°26'51"E	19.95	9°03'03"	375.00	19.97	9.99
C8	N34°22'25"N	88.15	9°11'53"	425.00	88.23	34.19
C10	N63°35'59"N	81.05	12°24'29"	375.00	81.21	40.77
C11	N48°32'01"N	141.33	21°43'25"	375.00	142.18	71.85
C12	S82°07'44"E	40.4	36°18'14"	300.00	43.9	21.6
C13	S07°52'57"W	73.77	8°1'5"	300.00	43.00	36.01
C14					73.25	36.76

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	S38°00'19"E	7.62	T30	S33°17'05"E	43.00
T2	S51°59'41"W	73.41	T31	N54°41'55"E	63.8
T3	N48°49'49"N	86.37	T32	S33°17'05"E	43.00
T4	S29°40'29"E	46.05	T33	N54°41'55"E	24.56
T5	N41°10'12"W	54.24	T34	N59°4'47"E	50.00
T6	N14°13'21"W	8.85	T35	N59°4'47"E	72.56
T7	N54°42'55"E	4.85			
T8	N65°49'56"E	19.80			
T9	N80°33'46"E	7.78			
T10	N54°12'28"E	9.92			
T11	N05°08'32"N	51.79			
T12	N09°20'28"E	35.81			
T13	N31°38'25"N	14.84			
T14	N30°59'49"N	70.54			
T15	N10°44'57"E	42.10			
T16	N49°23'08"E	84.09			
T17	N59°08'18"E	79.36			
T18	S48°35'43"E	19.64			
T19	S47°20'34"E	35.41			
T20	N38°58'22"W	66.8			
T21	S37°00'54"E	50.01			
T22	S35°23'09"E	73.26			
T23	N78°08'19"W	68.08			
T24	S51°59'41"W	50.00			
T25	N38°00'19"N	7.62			
T26	S31°59'41"W	30.00			
T27	S31°59'41"W	30.00			
T28	N54°42'55"E	50.16			

N/F
TOWN OF STRATHAM
2553/90
PLAN OF LAND, FOR TOWN OF STRATHAM
IN STRATHAM, N.H., DEC. 1986, BY PARKER
SURVEY ASSOC. PLAN #5635, R.C.R.D.-
16330



N/F RONALD &
BEULAH STADIG
2300/94

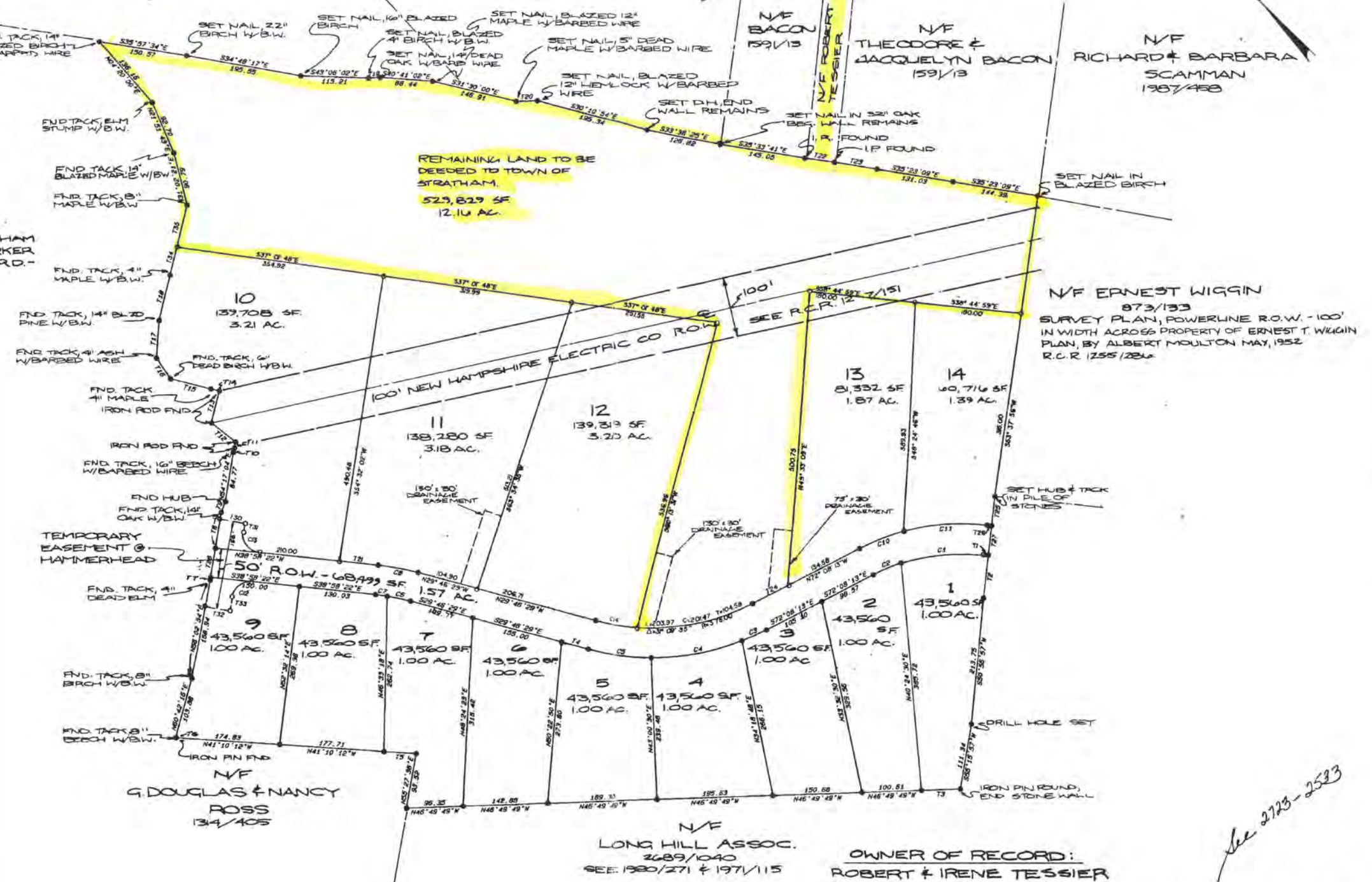
N/F GLEN & LISA
STADIG
2669/199
SUBDIVISION OF LAND FOR GLEN STADIG
IN STRATHAM, N.H. BY SEACREST ENGINEERING
ASSOC., NOV. 24, 1986, R.C.R.D. D-16192

N/F BACON
159/13

N/F THEODORE &
JACQUELYN BACON
159/13

N/F RICHARD & BARBARA
SCAMMAN
1987/458

N/F ERNEST WIGGIN
873/133
SURVEY PLAN, POWERLINE R.O.W. - 100'
IN WIDTH ACROSS PROPERTY OF ERNEST T. WIGGIN
PLAN, BY ALBERT MOULTON MAY, 1952
R.C.R. 1255/226



N/F
G. DOUGLAS & NANCY
ROSS
1314/405

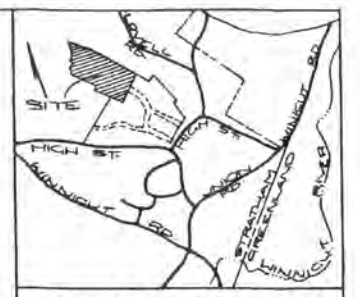
N/F
LONG HILL ASSOC.
2689/040
SEE 1980/271 & 1971/115

OWNER OF RECORD:
ROBERT & IRENE TESSIER
R.C.R. 2287/460
TAX MAP 6, LOT 12
SURVEY OF LAND FOR ROBERT & IRENE
TESSIER IN STRATHAM, N.H. BY BRUCE
L. POHOPEK, JUNE 27, 1980.
R.C.R. D-10406
SUBDIVISION OF LAND FOR ROBERT L.
& IRENE TESSIER OF THE BACON ESTATES
IN STRATHAM, N.H. BY BRUCE L.
POHOPEK, DEC. 18, 1979. R.C.R. D-9807

TOTAL AREA OF SUBDIVISION:
1,349,724.29 SQUARE FEET
35.58 ACRES

APPROVED BY PLANNING BOARD
TOWN OF STRATHAM, N.H. *[Signature]*
DATE *12/18/87*

D-17329



LOCATION MAP

ISSUE FOR:
RECORDING: _____
CONSTRUCTION: _____
APPROVAL: *12/10/87*

REVISIONS
1. *[Blank]*
2. *[Blank]*
3. *[Blank]*
4. *[Blank]*
5. *[Blank]*

KIMBALL
CHASE
40 BRIDGE ST.
PORTSMOUTH
NEW HAMPSHIRE
603-431-2920
CIVIL
ENGINEERING

SUBDIVISION OF LAND
LOCATED IN
STRATHAM, N.H.

DESIGNED BY *P.E.A.*
DRAWN BY *D.O.*
APPROVED BY *B.W.K.*
DATE *8-12-87*

PREPARED FOR
OAK LAWN
ASSOCIATES

SCALE 1" = 100'
PROJECT NO. 87-1848
SHEET 1 OF 1

TITLE LXIV

PLANNING AND ZONING

CHAPTER 674

LOCAL LAND USE PLANNING AND REGULATORY POWERS

Regulation of Subdivision of Land

Section 674:41

674:41 Erection of Buildings on Streets; Appeals. –

I. From and after the time when a planning board shall expressly have been granted the authority to approve or disapprove plats by a municipality, as described in RSA 674:35, no building shall be erected on any lot within any part of the municipality nor shall a building permit be issued for the erection of a building unless the street giving access to the lot upon which such building is proposed to be placed:

(a) Shall have been accepted or opened as, or shall otherwise have received the legal status of, a class V or better highway prior to that time; or

(b) Corresponds in its location and lines with:

(1) A street shown on the official map; or

(2) A street on a subdivision plat approved by the planning board; or

(3) A street on a street plat made by and adopted by the planning board; or

(4) A street located and accepted by the local legislative body of the municipality, after submission to the planning board, and, in case of the planning board's disapproval, by the favorable vote required in RSA 674:40; or

(c) Is a class VI highway, provided that:

(1) The local governing body after review and comment by the planning board has voted to authorize the issuance of building permits for the erection of buildings on said class VI highway or a portion thereof; and

(2) The municipality neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use thereof; and

(3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds; or

(d) Is a private road, provided that:

(1) The local governing body, after review and comment by the planning board, has voted to authorize the issuance of building permits for the erection of buildings on said private road or portion thereof; and

(2) The municipality neither assumes responsibility for maintenance of said private roads nor liability for any damages resulting from the use thereof; and

(3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds for the lot for which the building permit is sought; or

(e) Is an existing street constructed prior to the effective date of this subparagraph and is shown on a subdivision plat that was approved by the local governing body or zoning board of adjustment before the municipality authorized the planning board to approve or disapprove subdivision plats in accordance with RSA 674:35, if one or more buildings have been erected on other lots on the same street.

II. Whenever the enforcement of the provisions of this section would entail practical difficulty or unnecessary hardship, and when the circumstances of the case do not require the building, structure or part thereof to be related to existing or proposed streets, the applicant for such permit may appeal from the decision of the administrative officer having charge of the issuance of permits to the zoning board of adjustment in any municipality which has adopted zoning regulations in accordance with RSA 674, or, in municipalities in which no board of adjustment exists, to the local legislative body, or to a board of appeals, whichever is appropriate, in

accordance with RSA 674:14 and 674:15, including the requirement for a public hearing. In a municipality which does not require building permits, direct application may be made to the zoning board of adjustment, or the local legislative body, or the board of appeals for permission to erect the building. In passing on such appeal or application, the board of adjustment, local legislative body, or board of appeals may make any reasonable exception and shall have the power to authorize or issue a permit, subject to such conditions as it may impose, if the issuance of the permit or erection of the building would not tend to distort the official map or increase the difficulty of carrying out the master plan upon which it is based, and if erection of the building or issuance of the permit will not cause hardship to future purchasers or undue financial impact on the municipality. Any such decision made in this connection by a board of adjustment, local legislative body, or by a board of appeals pursuant to this section and RSA 674:14 and 674:15 shall be in writing, together with the reasons for the decision, and shall be subject to review in the manner described in RSA 677.

II-a. Municipalities may except any lot, including island lots for islands served exclusively by boats, from the requirements of paragraphs I and II by an affirmative vote of the local legislative body pursuant to RSA 675, first submitted to the planning board for its approval and:

(a) If approved by the board, approved by a majority of those present and voting at a regular or special meeting of the local legislative body; or

(b) If disapproved by the planning board, approved by not less than 2/3 of those present and voting at a regular or special meeting of the local legislative body.

III. This section shall supersede any less stringent local ordinance, code or regulation, and no existing lot or tract of land shall be exempted from the provisions of this section except in accordance with the procedures expressly set forth in this section. For purposes of paragraph I, "the street giving access to the lot" means a street or way abutting the lot and upon which the lot has frontage. It does not include a street from which the sole access to the lot is via a private easement or right-of-way, unless such easement or right-of-way also meets the criteria set forth in subparagraphs I(a), (b), (c), (d), or (e).

IV. In addition to the requirements for the erection of buildings in paragraph I and notwithstanding the exceptions provided in paragraph II, the planning board for a county in which there are located unincorporated towns or unorganized places shall require every building which is erected on leased land located within an unincorporated town or unorganized place to have a building permit. A building permit shall be required under this paragraph regardless of the proximity of the building to any street or highway. The county shall, by resolution, authorize the planning board to issue building permits under this paragraph.

Source. 1983, 447:1. 1988, 131:2, 3. 1989, 266:20. 1995, 291:10. 1998, 344:6. 2002, 270:1, 5. 2004, 154:1, 2. 2005, 226:1, 2, eff. Sept. 3, 2005.

BK2357 P1035

Know all Men by these Presents:

THAT THEODORE R. BACON and JACQUELYN E. BACON, both

of Stratham, County of Rockingham and State of New Hampshire

for consideration paid, grant to ROBERT L. TESSIER and IRENE L. TESSIER,

of Portsmouth Avenue, Stratham, New Hampshire 03883

with warranty covenants to the said ROBERT L. TESSIER and IRENE L. TESSIER, as JOINT TENANTS, with rights of survivorship and not as tenants-in-common, the survivor and his or her heirs and assigns:

A certain parcel of land on the Southwesterly side of Lovell Road in Stratham, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at the Easterly corner of the granted premises at a pipe in the ground on the Southwesterly side of Lovell Road, at land now or formerly of Theodore Bacon, shown as Lot 1 on a Plan of Subdivision of Land for Theodore Bacon dated June 13, 1977 recorded as Plan B 6960; thence running South thirty-nine degrees forty-five minutes ten seconds West by said Lot 1 four hundred (400.00) feet to a pipe at other land of Bacon; thence turning and running South forty-seven degrees thirty-three minutes thirty seconds West by other land of Bacon to land of Robert L. Tessier and Irene L. Tessier; thence turning and running North thirty-nine degrees fifty-one minutes thirty seconds West fifty and two-hundredths (50.02) feet to an iron pipe at other land of Bacon; thence turning and running North forty-seven degrees thirty-three minutes thirty seconds East by land of Bacon to a corner and running North thirty-nine degrees forty-five minutes ten seconds East by land of Bacon three hundred seventy-nine and ninety-six hundredths (379.96) feet to a pipe at Lovell Road; thence turning and running South sixty-eight degrees thirty-nine minutes East by Lovell Road fifty-two and sixty-nine hundredths (52.69) feet to the point of beginning.

All as shown on a Plan Subdivision of Land for Robert L. and Irene L. Tessier of the Bacon Estates, Stratham, N.H. dated December 18, 1979 by Bruce L. Pohopek, RLS.

The intent of this conveyance is to grant a fifty (50) feet wide parcel of land to Robert L. Tessier and Irene L. Tessier from Lovell Road across the Bacon parcel to their boundary wherever it may be.

Reserving to the grantors, their heirs and assigns a right-of-way over the granted premises, and also reserving the right to continue to use the well located on the granted premises to serve grantors' home, until such time, if ever, as an adequate substitute well is supplied or a public water supply becomes available to grantors' home on their retained land.

Also subject to such rights to use said well as the grantors have given by recorded deeds to others.

And We, Theodore R. Bacon and Jacquelyn E. Bacon, husband and wife,

do hereby release to said grantees all rights of

(dower and homestead and other interests therein, (curtesy

Witness our hands and seals this 16th day of January, 1980.

WITNESS:

E. Robinson
to wit

Theodore R. Bacon
Theodore R. Bacon
Jacquelyn E. Bacon
Jacquelyn E. Bacon

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this the 16th day of January, 1980, before me, Eva Robinson
the undersigned officer, personally appeared Theodore R. Bacon and Jacquelyn E. Bacon

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

E. Robinson

Justice of the Peace.

01538

JAN 23 1 56 PM '80
REC'D ROCKINGHAM CHTY
REGISTRY OF DEEDS



108880

Minutes for Town of Stratham Planning Board meeting, Dec. 19, 1979.

The meeting was called to order at 7:45. Frank Barker was not present, members were Barbara Krooss, Francis Frasier, Marty Wool, and Lee Oliver.

First item on the agenda was a Public Hearing on a subdivision for Irene Tessier for access to a woodlot. Dick Scamman said he was as abutter and did not get a notice of the hearing but since he was in favor of it the hearing should be held. Chairman Frasier moved that the access be approved for recording purposes but not be considered an approved building lot. Lee seconded. Board approved.

Susan Conway presented a plan with condominiums on two lots which needed to be signed for recording purposes. It was suggested she leave a copy of the plan and that she have her Attorney send a copy of the condominium terms and conditions to the Board, with a letter that they conform to state regulations, and protective covenants in favor of the town regarding driveway or service road.

The plan for Birnum Woods was resubmitted to have the lot lines corrected. Leo Manseau now owns it. Lots 16s, 15s, 17s currently owned by others
~~XX~~

Only change on perimeter boundary is on boundary for Richard and Gerda Pearson. The board asked for an affidavit from both landowners and a letter from owners of land saying they understand there is a boundary change and they are willing to sign changes, then corrective deeds and a new plan for recording purposes will be signed. Upon a motion made and seconded the Chairman of the Board is authorized to approve plan as submitted as a corrective confirmatory plan upon condition that the applicant produce written approval from any and all landowners affected in any way by any boundary change within the confines of the land covered by said plan. Further the applicant shall see to it that any and all previous incorrect plans are properly referenced to this correct plan at the Registry of Deeds and applicant as condition of approval of said plan shall prepare and have executed and recorded at Registry any and all necessary connected and conformative deeds of said plan.

Next item was the subdivision for Peter Dow, a plan of land for Industrial lots located off Route 101D in Stratham. A plan was presented with two lots. Lot 1 is 1.5 acres in Exeter and one acre in Stratham, the land in Exeter is not to be built on. Joe Kenick representing Mr. Powers who abutts the land but live in North Hampton asked road be changed to Exeter land and legislature be petitioned to change Town Lines. Peter Dow asked that Board of Adjustment make a decision on lots being in two towns. Chairman Frasier said the basic position of the Board is that if the plan conforms the Board approves:

Rockingham County

Thomas Tombarello, Chair
Brian Chirichiello, Vice Chair
Kate Coyle, Clerk

commissioners@co.rockingham.nh.us



Board of Commissioners

119 North Road
Brentwood, NH 03833
Telephone: 603-679-9350
Facsimile: 603-679-9354
www.co.rockingham.nh.us

April 23, 2021

Commissioners Proposed FY2022 Budget

The Board of Commissioners proudly presents a budget reflective of the economy with a minimal tax increase while maintaining superior service to Rockingham County. The COVID-19 crisis has adversely impacted everyone, and the county was no different. Though we faced financial repercussions, we proudly report that the health and wellness of our residents at our long term care facility remained at the highest standard of excellence. We did not have a single COVID-19 related death at our nursing home and assisted living facility. Our team worked hard to hold the line and pause projects to balance the revenue shortfall.

As we look to fiscal year 2022, our team has worked hard to hold the line and balance revenue shortfall. As you review this proposed budget, which represents a 0.60% tax increase, you will note:

- Investment in recruitment and retention to ensure a quality workforce maintaining our high standard of excellence.
- Long Term Care initiatives to enhance care and increase our presence in the market to ensure maximum capacity.
- Corrections programs that continue treatment and training to reduce recidivism and assist in being a productive member of society.
- Capital improvement projects in the complex with a keen eye on the future, which is managed by an in-house projects director.

We are pleased with our departments' plans for the upcoming year.

Finally, enclosed is a flyer that we would like you to share. The county is hosting a Licensed Nursing Assistant (LNA) certification program, which is a great opportunity to start a career in healthcare. The program is at no cost to the student and after licensure provides a full time job at the county with a competitive benefits package. This is just one example of the creative programs the county is implementing to fulfill our goals of quality and care for the citizens of Rockingham County.

A public hearing is scheduled for May 7, 2021, 8:30 am - 9:30 am. Access is electronic (only) by video: [www.zoom.us](https://www.zoom.us/j/5808918771), join meeting, mtg ID 5808918771, or by telephone: 646-558-8656, mtg ID 5808918771.

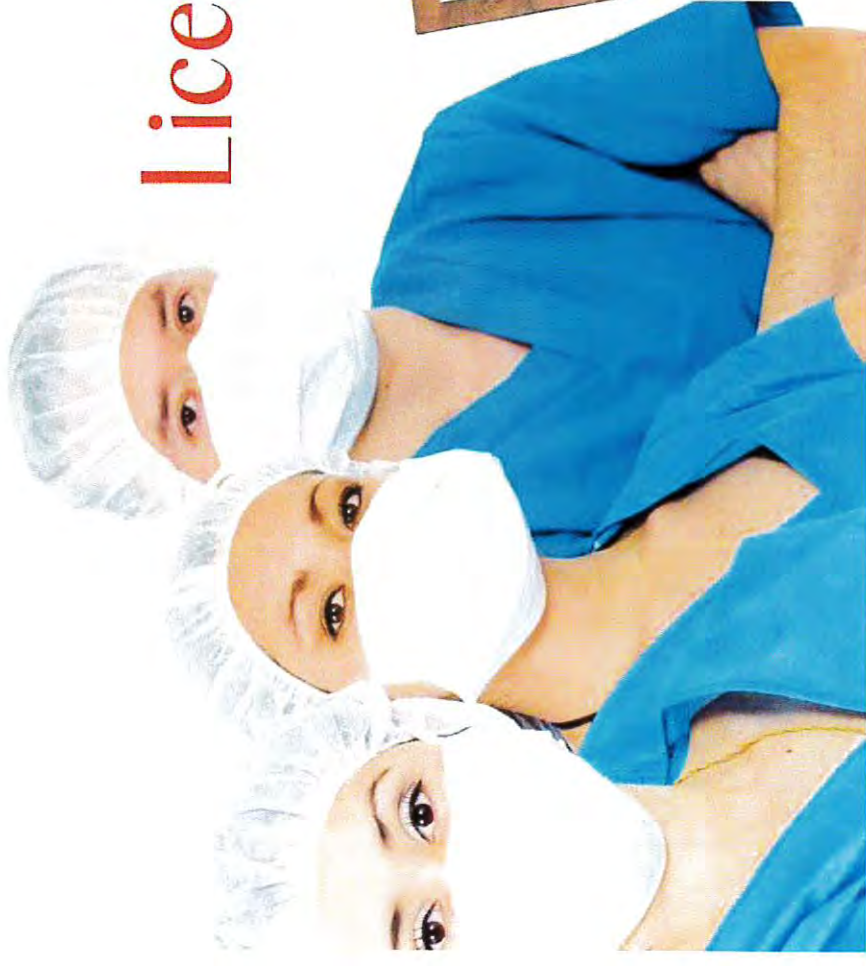
Sincerely,


Thomas Tombarello, Chair


Brian Chirichiello, Vice Chair


Kate Coyle, Clerk

Rockingham County Commissioners



TRAIN TO BECOME A Licensed Nursing Assistant IN AS LITTLE AS 3 WEEKS!



LNA Health Careers has partnered up with Rockingham County Nursing Home to hire you & pay for your class on location in Brentwood, NH (located off Routes 101 & 125).

Course content includes:

- *The LNA Program consists of 110 hours of training. Students participate in 50 hours of classroom and lab & 60 hours of clinical to care for the residents in a training facility or simulated lab setting.
- *Learning is achieved through class lectures, video, discussions, role-playing, hand-on laboratory skills training, demonstration & clinical practice. Students learn procedural skills such as bathing, cleaning, vital signs, positioning, safety & prevention skills.
- *Students learn communication skills through instruction that will assist in the profession & beyond. After graduation, students are eligible to take the State Board Examination to become a Licensed Nursing Assistant (LNA) in NH.

Course Breakdown:

50 hours of theory

60 hours of clinical

State test after completion

Enrollment is ongoing! Sign up: 603-647-2174, info@lnahc.com

April 1, 2021

David Moore
Town Administrator
Town of Stratham
10 Bunker Hill Road
Stratham, NH 03885

Dear Mr. Moore:

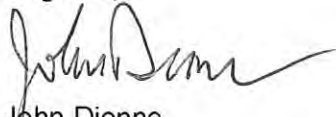
We appreciated the Town's support of our Ragnar Reach the Beach Relay these past years. We are in the process of preparing for our annual event. Once again, we would like your town's approval to pass along Route 111 during our event. Similar to years past, the runners will only be along Route 111 in Stratham for a short distance on Saturday, September 18th between the hours of 8:30 AM and 6:00 PM.

Please find enclosed the State of NH Parade Permit. If you could please present this to the Board of Selectmen for their approval we would appreciate it very much. I have enclosed a self-addressed stamped envelope for your convenience.

Additional information about the race can be found on our web site at www.runragnar.com.

Please feel free to contact me at any time should you have any questions.

Regards,



John Dionne
Course Coordinator
Ragnar RTB LLC
Home: 603-891-0844
Cell Phone: 603-305-3382
jdionne@runragnar.com

STATE OF NEW HAMPSHIRE
Application for Parade Permit or Other
Activity Conducted on State Highway System

Today's Date 4-1-21

To: Department of Transportation
Transportation Management Center
PO Box 483, 110 Smokey Bear Blvd
Concord, New Hampshire 03302-0483
Phone (603) 271-6862
Fax (603) 271-8626

Under provisions of RSA 286:2 and RSA 236:1, application is made for a parade / activity on the state highway system.

Indicative data is shown below:

Type of activity?
If so, what type (foot, bike, etc.)?
Will event effect highway safety?
Will highway traffic be delayed?
If so, how long?
Will highway traffic be detoured?
Name of sponsoring organization:
Mail permit to:

Phone no. where I may be reached:
Purpose of activity:
Name of Municipality:
Date of activity:
Starting and ending times:
State route(s) to be traveled:

Traffic control provided by:

Approved by Town Officials

Selectmen / Town Manager / Police Chief
(circle one)

Athletic Event
Running Relay
No
No
N/A
N/A
Ragnar RTB LLC
John Dionne
79 Wethersfield Rd
Nashua, NH 03062
603-305-3382
Sporting Event
<i>Stratham</i>
<i>9-18-21</i>
<i>Approx 8:30 AM - 6 PM</i>
<i>111</i>
<i>NA</i>

Signed by *John Dionne*
(Applicant)

Please attach a simple map or sketch plotting the **start**, **finish**, **route(s) of travel**, **detour(s)**, and **parking area(s)** if provided.

Recommended:

District Engineer



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Parks and Recreation, (603) 772-4741 ext. 250

TO: Select Board
FROM: Seth Hickey, Parks and Recreation Director
DATE: May 10th, 2021
RE: Facility Fee Waiver

Per the Facility Reservation Policy, all rentals requesting their fee being waved, must be approved by the Select Board.

Below are rentals requesting that the fee for usage be waived as of April 16th, 2021. There are requests from both nonprofit organizations that are requesting that the fee be waived.

Requestor	Event	Date	Pavilion
Donna Corriveau	Earth Healing Ceremony/ Diverstiy outreach services	5/22/21	Scamman
Guy Hadley	US Military Veterans Picnic	7/10/21	Front
Jack Pare	Boating Safety Class	6/19& 6/26/21	4H
Jennifer Wheeler	Exeter Rotary Club Meeting	5/18/21	Scamman

CHAPTER 4-02a--STRATHAM HILL PARK & ADJACENT TOWN OWNED PROPERTY FACILITY RESERVATION FEE AND USE ORDINANCE

13. The Board of Selectmen may, at their discretion, waive entirely the administrative fee for the following reasons:
- The requesting group is a readily identifiable non-profit or charitable organization based in or providing services to the Seacoast community, or;
 - The requesting group is a component of a federal, state, county or local governmental agency, or;
 - The requesting group can demonstrate the financial inability to pay the fee or other good cause shown as justice may require.

Please let me know if you have any other questions or concerns regarding these requests.



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

Voice (603) 772-7391 • Fax (603) 775-0517 • www.strathamnh.gov

COMMITTEE APPOINTMENT APPLICATION

<input type="checkbox"/> Heritage Commission	<input type="checkbox"/> Zoning Board of Adjustment
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Public Works Commission
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Recreation Commission
<input type="checkbox"/> Stratham Fair Committee	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Exeter Squamscott River Advisory Committee	<input type="checkbox"/> Rockingham Planning Commission
<input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee	<input type="checkbox"/> Other _____

Brent Eastwood

859-285-8736

Applicant Name (print)

Phone #

17 Gifford Farm Rd.

ewoodbrent@gmail.com

Address

Email

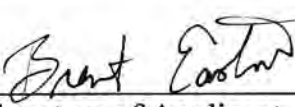
Registered Voter of Stratham? ☒ YES ☐ NO Number of Years as a Resident 8

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

I am an 8 year resident of Stratham, care about our town and would like to participate and
contribute to the future of Stratham. I believe my background and experience could prove
useful to the Planning Board.

I feel the following experience and background qualifies me for this position:

I have a BS in Engineering and an MBA so I can understand complex technical and financial
situations. I am detail driven and my work typically includes problem solving and
conflict resolution. I have lived in several different states in various types of neighborhoods
(2 with and 2 without HOAs). I was on the board of one of those HOAs for several years.


Signature of Applicant

4/9/2021
Date



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

Voice (603) 772-7391 • Fax (603) 775-0517 • www.strathamnh.gov

COMMITTEE APPOINTMENT APPLICATION

<input type="checkbox"/> Heritage Commission	<input type="checkbox"/> Zoning Board of Adjustment
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Public Works Commission
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Recreation Commission
<input type="checkbox"/> Stratham Fair Committee	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Exeter Squamscott River Advisory Committee	<input type="checkbox"/> Rockingham Planning Commission
<input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee	<input type="checkbox"/> Other _____

Applicant Name (print)

Phone #

Address

Email

Registered Voter of Stratham? ☐ YES ☐ NO Number of Years as a Resident _____

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

I feel the following experience and background qualifies me for this position:

Signature of Applicant

Date



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

Voice (603) 772-7391 • Fax (603) 775-0517 • www.strathamnh.gov

COMMITTEE APPOINTMENT APPLICATION

<input type="checkbox"/> Heritage Commission	<input type="checkbox"/> Zoning Board of Adjustment
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Public Works Commission
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Recreation Commission
<input type="checkbox"/> Stratham Fair Committee	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Exeter Squamscott River Advisory Committee	<input type="checkbox"/> Rockingham Planning Commission
<input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee	<input type="checkbox"/> Other _____

Christopher Zaremba

603-809-5899

Applicant Name (print)

Phone #

8 Balsam Way, Stratham, NH 03885

czaremba@gmail.com

Address

Email

Registered Voter of Stratham? ☒ YES ☐ NO Number of Years as a Resident 2+

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

I believe I can be a valuable addition to the Planning Board by assisting in the process of helping Stratham grow while staying true to its small town farm roots. I have been following the Planning Board meetings since moving to Stratham and believe I can provide value if selected to join.

I feel the following experience and background qualifies me for this position:

I previously served on the Zoning Board of Appeals for Newburyport, MA for over a year prior to moving to Stratham in August of 2018. Additionally, I believe my background as an in house attorney in finance provides valuable experience navigating complex rules and regulations.

Signature of Applicant

Date

04/08/2021



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

Voice (603) 772-7391 • Fax (603) 775-0517 • www.strathamnh.gov

COMMITTEE APPOINTMENT APPLICATION

<input type="checkbox"/> Heritage Commission	<input type="checkbox"/> Zoning Board of Adjustment
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Public Works Commission
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Recreation Commission
<input type="checkbox"/> Stratham Fair Committee	<input checked="" type="checkbox"/> Energy Commission
<input type="checkbox"/> Exeter Squamscott River Advisory Committee	<input type="checkbox"/> Rockingham Planning Commission
<input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee	<input type="checkbox"/> Other _____

Michael Ream
Applicant Name (print)

603-580-1188

Phone #

1 Apple Way
Address

mream16@hotmail.com
Email

Registered Voter of Stratham? ☒ YES ☐ NO Number of Years as a Resident 13

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

I feel the following experience and background qualifies me for this position:

Worked in the energy industry for
20 years.

Michael Ream
Signature of Applicant

4/13/21
Date

From: [David Moore](#)
To: [Karen Richard](#)
Cc: [Seth Hickey](#); [Mark Connors](#)
Subject: FW: CC re-appointment application
Date: Thursday, April 29, 2021 9:32:33 AM
Attachments: [committee application form rev 2021.01.7.pdf](#)

Karen,

I got this from Bill. I think the new policy he is referring to is the fact that the SB would like to obtain written apps for renewals. Can you make sure this gets on for the meeting on the 10th.

Karen, since Bill did not sign the application, can you please print his e-mail and the application and include both in the packet for the SB?

Thank you,

DM

David M.

From: William McCarthy <mccarthywilliam@comcast.net>
Sent: Wednesday, April 28, 2021 4:50 PM
To: David Moore <dmoore@StrathamNH.gov>
Cc: wekenny@comcast.net <wekenny@comcast.net>; Allison Knab <allisonmknab@yahoo.com>
Subject: CC re-appointment application

Hi David,

Allison indicated that this is for a new process the town is using.

Thanks,

-Bill

Sent from [Mail](#) for Windows 10



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue • Stratham, NH 03885

Voice (603) 772-7391 • Fax (603) 775-0517 • www.strathamnh.gov

COMMITTEE APPOINTMENT APPLICATION

<input type="checkbox"/> Heritage Commission	<input type="checkbox"/> Zoning Board of Adjustment
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Public Works Commission
<input checked="" type="checkbox"/> Conservation Commission	<input type="checkbox"/> Recreation Commission
<input type="checkbox"/> Stratham Fair Committee	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Exeter Squamscott River Advisory Committee	<input type="checkbox"/> Rockingham Planning Commission
<input type="checkbox"/> Pedestrian & Cyclist Advocacy Committee	<input type="checkbox"/> Other _____

Applicant Name (print)

Phone #

Address

Email

Registered Voter of Stratham? ☒ YES ☐ NO Number of Years as a Resident 18

I would like to be considered by the Select Board for appointment to a town/board/commission/committee indicated above because:

I have served on the Conservation Commission for 15 years. This request is for a

re-appointment to a 3 year new term

I feel the following experience and background qualifies me for this position:

15 years on the CC; 3 a chair; and several each as vice chair and secretary

Signature of Applicant

Date

TOWN OF STRATHAM
APPLICATION FOR APPOINTMENT

<p>_____ BOARD OF ADJUSTMENT</p> <p>_____ BUDGET ADVISORY COMMITTEE</p> <p>_____ CONSERVATION COMMISSION</p> <p>_____ ENERGY COMMISSION</p> <p>_____ HERITAGE COMMISSION</p> <p>_____ PLANNING BOARD</p>	<p>_____ PUBLIC WORKS COMMISSION</p> <p>_____ RECREATION COMMISSION</p> <p>_____ RT 108 CORRIDOR STUDY COMMITTEE</p> <p>_____ STRATHAM FAIR COMMITTEE</p> <p>_____ TECHNICAL REVIEW COMMITTEE</p> <p><u>X</u> OTHER <u>LIBRARY BOARD OF TRUSTEES ALTERNATE</u></p>
--	--

APPLICANT'S NAME MICHAEL DEUTSCH PHONE # 603 580 5713

ADDRESS 9 WOODSIDE DR

EMAIL mike4279@gmail.com

REGISTERED VOTER OF STRATHAM? YES X NO _____

NUMBER OF YEARS AS A RESIDENT 13

I WOULD LIKE TO BE CONSIDERED BY THE BOARD OF SELECTMEN FOR APPOINTMENT TO A TOWN BOARD/COMMISSION/COMMITTEE INDICATED ABOVE BECAUSE:

AS A PROLIFIC USER OF THE LIBRARY OVER THE YEARS, I HAVE COME TO APPRECIATE THE VALUE OF THIS INSTITUTION. THE LIBRARY SERVED AS A REFUGE FOR ME AFTER THE DEATH OF MY WIFE. THUS, I WOULD LIKE TO HAVE A VOICE IN CHARTING THE DIRECTION OF THE LIBRARY AS A WAY FOR ME TO GIVE SOMETHING BACK.

I FEEL THE FOLLOWING EXPERIENCE AND BACKGROUND QUALIFIES ME FOR THIS POSITION:

MY EXPERIENCE IN LIBRARY GOVERNANCE CENTERS ON WHEN I WAS ON THE FACULTY AT TEXAS A&M UNIVERSITY. FOR MUCH OF THAT TIME I WAS MY DEPARTMENT'S FACULTY REPRESENTATIVE ON THE RESEARCH LIBRARY'S ADVISORY BOARD.

SIGNATURE OF APPLICANT Michael S. Deutsch DATE 4-27-2021

TOWN OF STRATHAM
APPLICATION FOR APPOINTMENT

_____ BOARD OF ADJUSTMENT

_____ PUBLIC WORKS COMMISSION

_____ BUDGET ADVISORY COMMITTEE

_____ RECREATION COMMISSION

_____ CONSERVATION COMMISSION

_____ RT 108 CORRIDOR STUDY
COMMITTEE

_____ ENERGY COMMISSION

_____ STRATHAM FAIR COMMITTEE

_____ HERITAGE COMMISSION

_____ TECHNICAL REVIEW
COMMITTEE

_____ PLANNING BOARD

X OTHER Library Board of Trustees
Alternate

APPLICANT'S NAME Kathy Bower PHONE # 603-770-4054

ADDRESS 38 Vineyard Dr. Stratham, NH 03885

EMAIL kabower@comcast.net

REGISTERED VOTER OF STRATHAM? YES ✓ NO _____

NUMBER OF YEARS AS A RESIDENT 16

I WOULD LIKE TO BE CONSIDERED BY THE BOARD OF SELECTMEN FOR
APPOINTMENT TO A TOWN BOARD/COMMISSION/COMMITTEE INDICATED ABOVE
BECAUSE:

I believe libraries are an essential component of towns -
for knowledge, community and more. Wmk is an incredible
resource for Stratham and I am very interested in fully
supporting it.

I FEEL THE FOLLOWING EXPERIENCE AND BACKGROUND QUALIFIES ME FOR
THIS POSITION:

- I have served a term as Alternote Board of Trustees member
during the past year.
- I have been a Trustee or Board member of several professional
organizations. I am highly committed to Wmk

SIGNATURE OF APPLICANT Kathleen A Bower DATE 5/21/2020