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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **March 20, 2013**
8 **Municipal Center, Selectmen's Meeting Room**
9 **10 Bunker Hill Avenue**
10 **Time: 7:00 PM**
11

12
13 **Members Present:** Mike Houghton, Chairman
14 Bruno Federico, Selectmen's Representative
15 Christopher Merrick, Alternate
16 Tom House, Alternate
17

18 **Members Absent:** Bob Baskerville, Vice Chairman
19 Jeff Hyland, Secretary
20 Jameson Paine, Member, Planning Board
21 Mary Jane Werner, Alternate
22

23 **Staff Present:** Lincoln Daley, Town Planner
24

25 **1. Call to Order/Roll Call.**

26 The Chairman took roll call and asked Mr. House and Mr. Merrick to be full voting
27 members for tonight's meeting. Both alternates agreed.
28

29 **2. Review/Approval of Meeting Minutes.**

- 30
31 a. February 6, 2013
32 b. February 13, 2013
33

34 Mr. Merrick made a motion to approve the minutes from February 6th and February 13th, 2013.
35 Mr. House seconded the motion. Motion carried unanimously.
36

37 **3. Public Hearing(s).**

- 38 a. **70 Winnicutt Road LLC, 1 Butterfield Lane, Stratham, NH for the property**
39 **located at 70 Winnicutt Road, Tax Map 14 Lot 61.** Request for an extension to the
40 approved subdivision plan originally granted on May 16, 2012.
41

42 Mr. Daley reminded the Planning Board that they originally approved this application
43 on May 16th, 2012, but within 30 days after that, the abutters appealed the decision and
44 took it to the Superior Court. On December 16th, 2012 the Superior Court rendered its
45 decision and the 120 days the Applicant had to meet the conditions of the Notice of

1 Decision dated May 16th, 2012, commenced on December 16th, 2012. The Applicant is
2 requesting an additional 90 days to satisfy those conditions in a timely manner.
3

4 Ms. Areta Caley, applicant and owner of 70 Winnicutt Road LLC., took the floor and
5 explained the request for the 90 day extension. Ms. Caley first stated that the additional
6 time was needed due to the 30 day appear period for the Superior Court's ruling.
7 Further, the inclement weather and amount of snow caused delays in moving forward.
8 Lastly, more time was needed to finalize the subdivision plans, create the mylars, and
9 set bounds..

10
11 Mr. Daley reviewed the Notice of Decision, Conditions Precedent confirming what Ms.
12 Caley said had been done so far and added that the D.O.T. approval had been received
13 for the curb cut on Winnicutt Road.
14

15 Mr. Merrick asked that if the mylars submitted. Mr. Daley responded no, the mylars
16 haven't been received yet. Ms. Caley said they can't be fully completed until the
17 bounds are set.
18

19 Mr. Brad Jones, abutter, said it had been almost 3 months since the Superior Court's
20 decision. He objects to the extension because setting of bounds isn't a big deal and
21 there have been many days without snow on the ground when this could have been
22 completed.
23

24 Mr. Bill Arsenault, abutter, asked if there are any changes to the plan whatsoever from
25 the original discussions. Mr. Daley confirmed that no changes have been made to the
26 plans.
27

28 Mr. House made a motion to close the public hearing. Motion seconded by Mr.
29 Merrick. Motion carried unanimously.
30

31 Mr. Merrick said he found the request reasonable especially as they had to wait to see if
32 the abutters appealed the Superior Court's ruling. Mr. House felt the comment about
33 the snow was a valid one.
34

35 Mr. Merrick made a motion to approve the extension. Motion seconded by Mr. House.
36 Motion carried unanimously.
37

38 Mr. Daley clarified that the extension is for 90 days.
39

40 Mr. Jones expressed his displeasure at the 90 day extension. He questioned the validity
41 of the extension.
42

43 The Chairman thanked Mr. Jones for his comments, but explained that the motion had
44 now been carried so the decision to grant the extension stood.
45
46

1 **4. Miscellaneous.**

2 a. Report of Officers/Committees.

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4 Mr. Daley discussed potential zoning amendments and began by discussing the
5 perception that the Route 108 corridor as only having car dealerships and that it is not
6 considered the best use of the land prior to any future improvements. He suggested
7 looking at the methodology used by the Town when approving car dealerships.

8
9 The Board discussed the possibility of looking at how many cars should be allowed per
10 acre and Mr. Daley cited the Subaru dealership as an example of a site that has
11 maximized the use of the current site and needed other locations to store inventory.

12
13 Mr. House asked if large sprawling dealerships or smaller denser ones would be
14 preferable. Mr. Daley felt the latter as the dealerships represent established blocks of
15 land which would be better for any future businesses that may move in once water and
16 sewer is available. Mr. Deschaine, Town Administrator, followed by stating that he felt
17 the Board needs to cap and minimize so the Town gets the right sized dealer with the
18 right sized parcel.

19
20 Mr. Merrick asked if other communities had looked at this with any success. Mr. Daley
21 responded that other towns have used different approaches and he gave the example of
22 Londonderry which asks for a certain linear distance between car dealerships. Mr.
23 Daley said the difficulty with that methodology is that it is a rationale that is hard to
24 quantify. Both he and the Town Administrator had looked at soil based lot sizing, but
25 wondered instead about car based lot sizing.

26
27 Mr. Houghton reminded everybody that car dealerships are a franchise and they have to
28 operate under certain business models, so that has to be taken into consideration. He
29 thinks looking at the methodology is a good idea as some dealerships look spread out
30 while others look scrunched up and safety concerns become an issue. He raised the
31 issue of enforcement too to make sure that the dealerships don't go over their allowed
32 maximum number of cars. Mr. Daley felt it would be good to compare the different
33 business models that different car dealerships have. The Board agreed with Mr. Daley
34 that this topic should be looked at in more detail going forward.

35
36 Mr. Daley then addressed the topic of the Master Plan. He said he liked the idea of the
37 Board creating a sub committee to work with various parties responsible for different
38 sections of the Master Plan. He said most recently the Board approved the housing and
39 transportation sections of the Master Plan, working periodically with the Conservation
40 Committee and Recreation Department. He feels it is a little disjointed and it would be
41 more efficient if members of this Planning Board and others interested in being part of
42 a sub committee could work to formalize and finalize various sections of the Master
43 Plan.

44
45 Mr. Houghton asked how much would be expected from a sub committee member in
46 terms of demands on their time and focus. Mr. Daley said time requirements haven't

1 yet been fully defined, but he would imagine that initially the committee would meet
2 once a month, but individual committee members would then be assigned to works with
3 specific groups on the various sections of the Master Plan. Mr. Daley said the last big
4 revision of the Plan happened in 1998 and many things had changed since then.

5
6 Mr. House asked if the public have any input with the Plan. Mr. Daley said it is
7 primarily a Planning Board driven plan, but a public hearing is held to solicit public
8 input and to help formally adopt the plan. He added that the process can take a long
9 time to complete and sections like Land Use need very careful consideration going
10 forward.

11
12 Mr. Deschaine commented that so far it had been a somewhat disjointed process and
13 some parts were obsolete by the time it came to publication. Mr. Daley added that the
14 transportation and housing section is already outdated with the new census information.
15 Mr. Federico recommended the sub committee set a date for the republication of the
16 Plan.

17
18 Mr. Daley said he had been approached by a couple of people who would be interested
19 in being part of the sub committee. He felt that some department heads should be part
20 of the committee also and suggested emailing the Board members a list of suggested
21 names for their consideration. Mr. Daley asked Mr. Federico if he would be a member.
22 Mr. Federico agreed and nominated Mr. House and Mr. Merrick also. Mr. Deschaine
23 and Daley agreed that they didn't want a Planning Board quorum created as part of the
24 sub committee.

25
26 Mr. Daley reminded everybody that the Economic Development Committee was
27 holding their meeting at the Fire House tomorrow evening at 7: pm. The focus is to
28 have a discussion with business and property owners in the Town Center district and to
29 share a concept for the Town Center district with them to see if they support it and if
30 they are willing to invest to effectuate that plan.

31
32 b. Member Comments.

33
34 There were no member comments.

35
36 c. Other

37 **5. Adjournment.**

38 Mr. Federico made a motion to adjourn the meeting at 7:48pm. Motion seconded by Mr.
39 Merrick. Motion carried unanimously.

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