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5 **Joint Stratham Planning Board and Zoning Board of Adjustment**
6 **Meeting Minutes**
7 **September 16, 2015**
8 **Municipal Center**
9 10 Bunker Hill Avenue
10 Time: 7:00 PM
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13 **Members Present: Planning Board:**
14 Mike Houghton, Chairman
15 Bob Baskerville, Vice Chairman
16 Dave Canada, Selectmen's Representative
17 Jamie Paine, Member
18 Tom House, Member
19 Christopher Merrick, Alternate
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21 **Members Absent:** Nancy Ober, Alternate
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23 **Members Present: Zoning Board of Adjustment**
24 Garrett Dolan, Vice Chairman
25 Jim Elliott, Member
26 Chris Brett, Member
27 Phil Caparso, Alternate
28

29 **Members Absent:** Arol Charbonneau, Chairman
30 Bruno Federico, Selectmen's Representative
31 Chris Cavarretta, Member
32 Deidre Lawrence, Alternate
33

34 **Staff Present:** Lincoln Daley, Town Planner
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36 **1. Call to Order/Roll Call.**

37 The Chairman took roll call

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

39 a. September 2, 2015

40 Mr. Paine made a motion to accept the meeting minutes for September 2, 2015 as presented.
41 Motion seconded by Mr. Canada. Motion carried with 2 members abstaining.

42 **2. Public Hearing(s).**

43 a. *Joint Planning Board and Zoning Board of Adjustment Meeting*

1 **Verizon Wireless, represented by McLane Law Firm, 900 Elm Street, Manchester,**
2 **NH 03101 for the property located at 28 Bunker Hill Avenue, Tax Map 9 Lot 51.**
3 Conditional Use Permit application, Site Plan Review Application, and Special Exception Permit
4 application pursuant to Sections 19.4.2 and 19.7 of the Stratham Zoning Ordinance to construct
5 a 90' tall monopole wireless service facility, associated antennas and cabling, and installation of
6 ground based telecommunications equipment and fencing. (*Request for Continuance to October*
7 *7, 2015*)

8 The Planning Chairman explained that the applicant had put forth a continuance request
9 until October 7, 2015.

10 Mr. Dolan, acting ZBA Chairman said they had received a continuance request also from
11 this applicant relating to ZBA Case # 625 for a Special Exception.

12 Mr. Caparso made a motion to accept the continuance of Case # 625. Motion seconded
13 by Mr. Brett. Motion carried unanimously.

14 Mr. Daley thanked the ZBA members for turning up this evening to make this motion.

15 Mr. Caparso made a motion to close the public hearing for the ZBA hearing. Motion
16 seconded by Mr. Brett. Motion carried unanimously.

17 Mr. House made a motion to continue the Verizon application to October 7, 2015.
18 Motion seconded by Mr. Baskerville. Motion carried unanimously.

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20 b. *Planning Board Meeting*

21 **Rollins Hill Development, LLC. P.O. Box 432, Stratham, NH for the property**
22 **located at 20 Rollins Farm Drive, Stratham, NH, Tax Map 3 Lot 24, Tax Map 3 Lot**
23 **7, and Town of North Hampton, NH Tax Map 15 Lot 24.** Subdivision Application to
24 construct a 43-lot, over 55 Retirement Planned Community Development. (*Request for*
25 *Continuance to October 7, 2015*)

26 The Chairman explained that the applicant had requested a continuance to October 7,
27 2015 this afternoon. Mr. Daley said the reason being that the information concerning the
28 O & M plan' covenants and restrictions was received on Friday so there wasn't enough
29 time for staff and counsel to review it and provide comments and guidance for the Board
30 this evening.

31 Mr. Paine made a motion to continue the project Rollins Hill Development until October
32 7, 2015. Motion seconded by Mr. House. Motion carried unanimously.

33 **3. Miscellaneous.**

34 a. Other.

35 Mr. Daley said he would like to talk briefly about potential upcoming zoning amendments. Over
36 the course of the year, the sub group of the Planning Board along with members of the public
37 have been examining the agricultural/farming/agro tourism regulations in Town. The Town has
38 met several times with larger groups and a sub working group to suggest ideas and
39 recommendations to improve upon the way the Town handles, processes and examines farming
40 agricultural activities in Stratham. There is another work group meeting on September 29
41 followed by a session with the larger group in October. After that a draft ordinance will be
42 presented to the Planning Board.

1 Mr. Daley talked about a grant that had been given to the Town to look at storm water regulations
2 in the community. The Town is working with Rob Roseen to help the Town examine the
3 regulations not only in the Town's Zoning Ordinance, but also in the Land Use regulations to
4 find a way to improve how the Town handles storm water. As a sub-set of that, the Town is
5 looking also at possible revisions to the wetland regulations dealing with buffers and possibly
6 regulations for fertilizers and the monitoring of them also. Lastly due to recent changes and new
7 R.S.A.s the current wireless service regulations need to comply with those new R.S.A.s. The
8 Board agreed that the wireless regulations could be done by staff.

9 Mr. Houghton said that the October 7 meeting was shaping up to be busy and he wondered what
10 else would be coming up soon like C.I.P.s. Mr. Daley said October is when the Town starts
11 looking at C.I.P.s and providing information to the Town Administrator for incorporation into
12 the C.I.P. report. The C.I.P.s are formulated in December and then come before the Planning
13 Board in January for discussion and endorsement.

14 Mr. Paine asked if there was an update about the sidewalk and lighting in the Town Center. Mr.
15 Daley said it was put out to bid in July and unfortunately there was only one bidder and that came
16 in over budget by a substantial amount. The Board of Selectmen rejected that bid and were
17 looking to re bid it early next year.

18 **4. Adjournment.**

19 Mr. Baskerville made a motion to close the Planning Board meeting at 7:18 pm. Motion seconded
20 by Mr. House. Motion carried unanimously.