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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **May 4, 2016**
8 **Municipal Center, Selectmen's Meeting Room**
9 10 Bunker Hill Avenue
10 Time: 7:00 PM
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13 Members Present: Mike Houghton, Chairman
14 David Canada, Selectmen's Representative
15 Bob Baskerville, Vice Chairman
16 Jameson Paine, Member
17 Nancy Ober, Alternate
18 Lee Paladino, Alternate
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20 Members Absent: Tom House, Member
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22 Staff Present: Tavis Austin, Town Planner
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24 **1. Call to Order/Roll Call**

25 The Chairman took roll call and asked Ms. Paladino to be a voting member. Ms. Paladino agreed.

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

27 **a. April 20, 2016**

28 Mr. Paine made a motion to approve the meeting minutes for April 20, 2016 as written.
29 Motion seconded by Ms. Paladino. Motion carried unanimously.

30 **3. Public Meeting**

31 ~~**b. Chris Allen, Group 1 Automotive LLC, 23 Portsmouth Ave., Stratham, NH, Tax Map 4 Lot 13.**~~
32 ~~Preliminary Consultation; Auto Service Building and Inventory Storage Lot~~ Continuation requested
33 by applicant

34 The Chairman said the applicant has requested a continuance and a motion is not necessary
35 as it's a preliminary consultation.

36 Mr. Tavis said he had not yet received an email list from the abutters at the previous meeting
37 wanting to be informed about any updates concerning BMW applications. He did have one
38 neighbor's email so he included them as part of the email about this continuance request.

39 There was discussion about the 71 Portsmouth Avenue application. Mr. Tavis explained that
40 it is tentatively on the Technical Review Committee (TRC) agenda for May 31, 2016.

41 **4. Miscellaneous**

1 a. Other.

2 Mr. Austin referred to an updated bill concerning accessory dwellings due to come into effect June
3 2017. He highlighted the point that there must be adequate provisions for water and sewer, but
4 separate water and sewer systems must not be required. He asked if an accessory dwelling should
5 become a permitted option, a special exception or a conditional use permit option. He asked the Board
6 if they would want to look at conditional use permits for accessory dwelling units.

7 Mr. Houghton said they should look at the current zoning ordinance regulations for accessory
8 dwellings and compare that with this new bill. He suggested they have those regulations ready for the
9 next Planning Board meeting. Mr. Baskerville talked about the septic requirement and said his
10 understanding is that applicants would need to get an approved septic from the State, but not have to
11 build it. Mr. Austin mentioned that the new bill requires that the accessory dwelling cannot be less
12 than 750 S.F.

13 Mr. Baskerville explained that he had met with Mr. Austin to discuss the septic plans for Rollins Hill
14 Development. They are meeting with Mr. Graham tomorrow. Mr. Austin said the point was not to
15 review and approve the septic designs, but to show erosion control as the lots that were selected are
16 located near vernal pools. Mr. Baskerville added that a page was in the whole drawing set which said
17 that every house down there would have a raingarden and an infiltration trench which are supposed to
18 be designed with estimated seasonal high water tables. None of that was shown on the septic designs.
19 Mr. Baskerville said he feels Civilworks should review them once they get resubmitted.

20 The Board discussed potential zoning amendments. These included looking at auto dealerships,
21 parking lots, and satellite parking. Mr. Canada said that maybe having all the car dealerships is could
22 be what Stratham becomes known for and maybe it's not a bad thing if more people come to Stratham
23 to buy a car. There was discussion around the water and sewer coming to the Gateway. Mr. Canada
24 said right now the Gateway regulations are in place and if next year a water and sewer proposal comes
25 before the Town and the Town still says no, then he feels they need to revisit the entire Gateway
26 zoning.

27 Mr. Canada asked about Bed and Breakfasts and suggested looking at the regulations surrounding
28 those. Mr. Austin recommended tightening up the definition of what transient occupancy is. The
29 Board agreed to look at this some more.

30 Mr. Canada raised the issue of how applicants try to gain frontage for subdividing land. He asked if
31 the Board wants to allow the circumventing of the current regulations. Mr. Baskerville asked how
32 often this is likely to come up and if there would be some unintended consequence.

33 Mr. Canada said he feels the role of the TRC needs to be clarified and the protocol between TRC and
34 the Planning Board. It's unclear in the ordinance whether the TRC must preclude the Planning Board
35 or if it's optional. He feels it needs to be tightened up. Mr. Baskerville said the Board has never
36 looked back at the role of the TRC since its implementation.

37 Mr. Canada asked if the Board would be interested in talking about a waiver or a modification of a
38 wetland setback with a conditional use permit in exchange for something else such as an updated storm
39 water system. Mr. Austin said if it was put into the site plan regulations, it could be put into a waiver
40 category as opposed to a variance category. Mr. Paine commented that he thinks the Board could
41 allow for that based on best management practices that exist already.

42 Mr. Austin shared that large sections of the Zoning Ordinance were written in a very target-specific
43 manner and they made reference to other pieces and because of this, there is a lot of stream lining and
44 meshing required. He gave one example of a Notice of Decision referencing something in the
45 Ordinance which is no longer there.

1 Mr. Canada said it was time to nominate TRC members to the Board of Selectmen. Mr. Canada made
2 a motion to nominate to the Board of Selectmen Jeff Hyland, Lucy Cushman, Tom House, Jo Johnson,
3 Nate Merrill and Tavis Austin to the TRC. Motion seconded by Mr. Baskerville. Motion carried
4 unanimously. Mr. Canada said he would take that to the Board on Monday, May 9, 2016.

5 **5. Adjournment**

6 Mr. Baskerville made a motion to adjourn at 8:46 pm. Motion seconded by Mr. Paine. Motion
7 carried unanimously.
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