



**Stratham Technical Review Committee  
Meeting Minutes  
May 16, 2017  
Municipal Center  
10 Bunker Hill Avenue  
Time: 6:00 PM**

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**Members Present:** Lucy Cushman, Chair  
Tom House, Vice Chair  
Nate Merrill, Full Member  
Jeff Hyland, Full Member  
Joe Johnson, Full Member

**Staff Present:** Tavis Austin, Town Planner

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

The Vice Chair took roll call.

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

a. March 28, 2017

Mr. Merrill made a motion to approve the minutes as presented. Motion seconded by Mr. Hyland. Motion carried unanimously.

**3. Public Meeting**

- b. Kenneth Knowles, Eaglebrook Engineers, representing NPS2, c/o Northstar Centers. Application for new restaurant, 110 Grill, on an existing approved pad site at 19 Portsmouth Ave, Stratham Crossing Plaza, Stratham, NH 03885; Tax Map 4 Lot 10.

Mr. Knowles took the floor. He said Northstar Centers own the plaza and felt 110 Grill would be the perfect restaurant for the area.

Mr. Knowles explained that in 2003 as part of the whole Shaws site plan, there was a 6,000 S.F. restaurant site approved. There are utility stubs on the site and the septic system was constructed and given operation approval from NHDES for this restaurant site. It's essentially half ready.

Mr. Knowles referred to the plans for the restaurant and said there are some site changes; they have moved the entrance a little further up. There are some interior island reconfigurations due to tractor trailer deliveries and some additional parking. He continued that he has the architectural elevations and there is a patio and sidewalk that connects the ADA parking spaces.

1 Mr. Johnson referred to the right turn lane out of the site and wondered if it was really  
2 necessary. He asked if it could be combined to have a shared left through right in one  
3 location. Mr. Knowles said they could open the radius a little more. Any entrance  
4 reconfiguration will require the approval of Shaws, the tenant. They are trying to balance  
5 the ease of getting patrons towards the store without looking like 110 Grill is ignoring  
6 that. Mr. Johnson referred to the truck turn information and said it looks like taking the  
7 left out of the site might be a bit tricky. Mr. Knowles could possibly use both lanes and  
8 said he would look at it but added that they are trying to prevent back up of trucks.

9 Mr. House referred to the corner by the retention pond where the parking is modified and  
10 asked if the retention pond would be disturbed. Mr. Knowles said the pond has a  
11 retaining wall the whole way around plus guard rails. They are staying within the guard  
12 rails. Mr. Johnson said it looks tight at one of the islands. Mr. Knowles said they will  
13 try to maintain the existing curbing at that area as much as possible, but they could open  
14 the island up slightly. Mr. Johnson said or they could make the turn island a little smaller.

15 Mr. Austin referred to sheet C-1 and said there are a number of landscaping details  
16 missing. Mr. Knowles said Mr. Walker is willing to move on this as soon as possible so  
17 they are in the process of developing construction documents for the site development  
18 part of it. They are still in the middle of the process of coming up with a landscape design  
19 too. He said Northstar is in favor of ornamental grasses as opposed to street trees. The  
20 trees that already exist will remain. Mr. Austin asked if there were raised berms between  
21 the existing street trees and around the corner of the patio. Mr. Knowles said he believed  
22 they would be mulched and have perennials. Mr. Austin said his concern is for those sat  
23 outside and the noise from the Route 108.

24 Mr. Paul Deschaine, Town Administrator confirmed that the site plan being shown was  
25 the approved pad site. Mr. Knowles confirmed that was the case. Mr. Deschaine said he  
26 recalled that originally the site was parallel to Portsmouth Avenue and not perpendicular.  
27 Mr. Merrill asked if the existing trees shown on the plan are actually still alive or could  
28 something better be done. Mr. Deschaine added that he knows that the fire department  
29 has repeated problems with major intersections when mulch is involved for grasses.

30 Mr. House said he wants to make sure that the building is still within the approved  
31 parameters as it had been mentioned that the building had been moved a little bit. Mr.  
32 House asked if any waivers need to be considered tonight. Mr. Austin explained that the  
33 original site plan and conditional use permit was granted with the following waivers, but  
34 some of the numbers have changed during the last decade so he said he wouldn't read  
35 out the references. The waivers most pertinent referred to the shape, height and location  
36 of proposed buildings, water and sewer services and a waiver of architectural plans. The  
37 others were location of trees, over 6" caliper which was waived twice with 2 separate  
38 code references. Mr. Deschaine said he believes the waiver about the architectural plans was  
39 placed on the condition that they follow up once the actual use was proposed. Mr. Austin  
40 said that applicants shall comply with all subdivision, site plan review and zoning  
41 regulations in effect of the date of the approved decision. Mr. House asked if they had  
42 flat roof approval back then in 2003. Mr. Austin said they didn't.

43 Mr. Knowles shared the original approved plan and pointed out the changes they were  
44 making; moving the restaurant building by approximately 20' and getting rid of the dead

1 end parking. He said the loading dock area would remain. Mr. House asked if there  
2 would be any fencing around that loading dock area and asked who parks behind where  
3 the delivery trucks go. Mr. Knowles said it's not designated, but would be employee  
4 parking. The site receives weekly tractor trailer deliveries and daily small box trucks for  
5 the fresh produce and both will sit in that area. Mr. House asked why there was such a  
6 large loading dock up against the building. Mr. Knowles said that is their service area  
7 with additional mechanicals. Mr. Walker introduced himself and explained that they  
8 tried to enclose all of their back office equipment. The patio is important to their business  
9 and they want the engagement with the guest that drives by on the Route 108. They do  
10 enhance their patio landscaping with fresh flowers all year around; it is completely  
11 surrounded with flowers, plants and trees all year around separate from what exists today.  
12 Mr. House asked why there was so much pavement up to the building. Mr. Walker  
13 replied that they get various deliveries through the day so it will be used well. Most of  
14 the trucks will fit in that area, it's very rarely that they get a delivery truck bigger than a  
15 40 Cisco. Mr. House asked if there was an existing sidewalk out to the Route 108. Mr.  
16 Knowles said not on that side. Mr. House said he likes sidewalk but is aware that wasn't  
17 a requirement at the time of approval. Mr. Merrill said he thinks it would be nice to have  
18 sidewalk along the front of the parking lot. Mr. Austin referred to the sidewalk at Optima  
19 Bank and said his thought is to have the ADA sidewalk extend through the landscaping  
20 out and a similar length of sidewalk to the corner be used. Mr. Knowles said his concern  
21 with the sidewalk crossing the driveway is because the center island really isn't large  
22 enough to provide any pedestrian refuge. Mr. Knowles said a more appropriate location  
23 would be set back from the main intersection; there's a crosswalk that extends from  
24 Shaws. Mr. Walker said if they put the sidewalk in front of the parking, it won't get  
25 used. The practical thing would be to connect the sidewalk to get over the intersection  
26 and he would have no problem with that. Mr. House said he was thinking more about  
27 the connection to the next lot that goes down the street. That is the purpose of the  
28 Gateway, but he is aware that the Gateway regulations are not in play here, so this is just  
29 a request. Mr. Knowles said they can look at it.

30 Mr. Hyland talked about storm water and referred to the existing detention pond and how  
31 that would be utilized. He asked if they were doing any pretreatment as far as the rest of  
32 the site development. Mr. Knowles said all of the drainage structures have been installed,  
33 there are catch basins in place. They will probably have to grind the pavement down in  
34 places and put in new binder because of how old the existing pavement is. The grade  
35 won't be changing either. The front corner will be lifted by about a foot because oddly  
36 enough the whole site slopes downward slightly to the front corner area. Mr. Hyland  
37 asked if there is a significant increase in impervious surface with this design. Mr.  
38 Knowles said it's actually a decrease. Mr. Hyland asked about the back of the property.  
39 Mr. Knowles said they don't want to add anything extra back there for fear of overloading  
40 the retaining wall. Mr. Hyland said apart from the retaining wall, it seems like the perfect  
41 spot to have some type of linear rain garden. Mr. Knowles said he doesn't disagree, but  
42 due to the way it is pitched, they would have to do some regrading.

43 Mr. Hyland turned the topic to the building and asked if they thought about putting the  
44 patio area out to the back because of sun exposure. Mr. Walker said the service area is  
45 out back and they can't put it on the side because it will slope off the existing banks and  
46 the septic system is there also. Mr. Hyland commented he thought it was a great idea to

1 centralize everything in the service area and make it look nice, but the only concern he  
2 has is how large it is and that it will be highly visible when people pull in and he doesn't  
3 see a lot of screening. Mr. Walker said their service center area is not a typical service  
4 area. They spend a lot of money on their fences which are hand built and designed with  
5 nice wooden gates. They will be spending over \$3 million on this site so they are  
6 absolutely committed to making sure their investment is well protected and no trucks will  
7 actually enter the service area. Mr. Hyland asked where the delivery trucks will sit. Mr.  
8 Walker showed where on the plan. Mr. Austin asked how tall the fence would be. Mr.  
9 Walker said 6' but it will be 6' or 8" up so you can't see anything including the tops of  
10 the dumpsters. They are still analyzing landscaping back there. Mr. House said once  
11 they get further into the design to put those details on the plans. Mr. Hyland referred to  
12 Cisco trucks and said potentially when people pull in they will see a small Cisco tractor  
13 trailer there. Mr. House asked what time of day they deliver. Mr. Walker said it is hard  
14 to say, but typically anywhere from 7:00 am to 3:00 pm although they try to push them  
15 away from lunch times. Mr. Hyland said to think about cars coming in and the fact they  
16 will have to drive around a truck if it is there and into oncoming traffic.

17 Mr. Hyland referred to the existing trees and said they have been in for at least 10 years  
18 and the site plan says a 2" caliper and it amazes him that they have not grown at all. Mr.  
19 Knowles said he hasn't measured them recently but a lot of the existing data since the  
20 pavement are built off the as-built that was done.

21 ***Ms. Cushman arrived at 6:45 pm.***

22 Mr. Hyland said he was in favor of more trees and mentioned the DOT are more in favor  
23 of stone mulch than traditional mulch. He added that although the Gateway regulations  
24 don't apply in this case, he would appreciate them trying to be a good neighbor and doing  
25 as much landscaping as possible and preferably more natural looking landscaping.

26 Mr. Austin asked the members if they thought this would require 110 Grill to come back  
27 again to the TRC for a second visit. Mr. House asked about lighting. Mr. Knowles said  
28 poles are already installed but haven't been turned on as they are not wired to Shaw's  
29 panel; they would best be wired to 110's panel. There is one light that will be removed.  
30 Mr. Austin asked if there would be any consideration for down LED lighting or shielding  
31 or screening. Mr. Knowles said they are all down lit. He doesn't think they will be  
32 changed to LED immediately as they are all in good working order. Mr. Merrill said he  
33 would like to consider them using decorative street lighting even though it is not  
34 mandatory as this is a key property as it's highly visible. The conversation returned to  
35 sidewalk. Mr. Knowles said his only reservation is if someone was to trip or fall, but that  
36 they would certainly take a look at the sidewalk issue.

37 Mr. Austin said it might be something for the Committee to look at how to design  
38 standards for the right of way at intersections. It might be more appropriate to have a  
39 soft, grassy knoll at the corner. Mr. Deschaine commented that even prior to the  
40 Gateway standards there was always a preference for a New England style architecture  
41 which is why there are faux facades on Shaws and other places in Town. He hopes that  
42 the applicant can reach an accommodation for the TRC.

43 Mr. Hyland suggested they look at other plants apart from arborvitae. Mr. Knowles said  
44 the only thing he is concerned with is planting something with an extensive root system

1 that could affect the septic system. Mr. Austin asked about snow storage and confirmed  
2 that apart from the loop, everything else is available. Mr. Knowles confirmed that was  
3 the case.

4 Mr. Hyland asked about the septic system and leach field being in the existing parking  
5 lot. Mr. Knowles explained that there are 2 leach fields for the restaurant, one in the front  
6 and one in the back. Mr. Hyland asked if it was a concern having the leach field under  
7 the parking lot. Mr. Knowles said as long as there is enough aeration, it should be fine.  
8 Mr. Austin added that their menu doesn't have grease heavy items either.

9 The discussion moved to the architecture. John Terry, LaGrasse Architects talked about  
10 the building. He said they have broken up the mass of the building so it's not a continuous  
11 monotonous chunk. They have used different materials and different heights to achieve  
12 that effect. The difference in canopy heights helps to hide the mechanicals plus they have  
13 used a variety of roofs. For the patio corner, there is a nice mix of natural wood, brick  
14 and fire. Ms. Cushman asked about the gray on the building. Mr. Terry said it is a metal  
15 panel with horizontal grooves in it, similar to a clapboard material and the darker gray is  
16 also a metal panel with more of a corrugation to it. Mr. Terry said the materials are  
17 similar to a lot of other materials in the area. Mr. Hyland asked for more explanation of  
18 that. Mr. Terry said this is in terms of durability plus the horizontal metal does have the  
19 appearance of clapboard. Mr. Walker explained they want the main exhibit to be the  
20 entrance and due to the wooden banding and glass, that is where the eye is drawn to. He  
21 talked about the patio area and the reflective effect from that in the windows. Mr. Austin  
22 asked for more detail on the description of the corrugated metal as he feels it might be  
23 misleading. He asked if it has more of a reveal like a clapboard siding. Mr. Terry said  
24 it has a reveal like a clapboard. Ms. Cushman said it would be nice to see a sample as  
25 she's not familiar with it and asked if this would go before the Planning Board also. Mr.  
26 Austin said it could as one of the guidance suggestions was that since true Gateway can't  
27 be applied to an existing approved site, as close to Gateway as palatable might expedite  
28 the process.

29 Mr. Merrill said some people at the table are probably a little apprehensive about the gray  
30 metal siding as it goes back to Porsche. He asked Mr. Austin what it looks like in real  
31 life as he has been to one of the restaurants elsewhere in the State. Mr. Austin said it  
32 struck him more of a horizontal lap siding, it almost looks like painted wood and he had  
33 to get close to the building to realize it was metal siding. Mr. Austin said to him this is  
34 a balance between pre and after Gateway. Ms. Cushman appreciates that this isn't just a  
35 block and that there is a variation in the heights and materials. It is a little bit more  
36 modern than she would like and the orientation is throwing her as she thinks it should be  
37 closer to the lights. She commented that people coming off of the Route 101 won't see  
38 it. Mr. Austin said he likes that fact because it makes it more of a Stratham restaurant.  
39 Mr. Merrill said it would be nice to have another angled roof and wood on the other  
40 corner. Mr. House referred to the left hand front corner and agreed that given the mass  
41 in there, they could probably carry the wood around with the sign.

42 Mr. House asked if there was going to be any signage on the ground. Mr. Knowles said  
43 they are looking at it. In 2003 a monument sign was approved. Mr. House asked how  
44 much the applicant is allowed to move things based off of the original approved plan.  
45 Mr. Austin said even if there wasn't an approved one, they could come in for a monument

1 sign and get approved. Mr. Walker said one thing to note is that it won't be a tall pylon.  
2 There is an average height requirement of no more than 5' above the surrounding area so  
3 it might be possibly 7' off of the ground because of the berming. He added that they  
4 have a 25' height restriction as required by the Shaws' development. The 110 sign on  
5 the building will be internally lit with a halo effect.

6 Ms. Cushman asked about the torches. Mr. Walker said they are glass imposed, 16' tall,  
7 8" by 8" and they are gas. Mr. Hyland asked if they have any problems such as kids  
8 wandering off from the patio area and if they have fencing. Mr. Walker said they haven't  
9 had problems and they surround the area with flower boxes which has been sufficient.

10 Mr. Hyland wondered if there was some way to blend the more contemporary look with  
11 something that is more agrarian. Mr. Merrill said perhaps using a little more wood and  
12 a little less gray would make it more appealing. Mr. Walker said they might be able to  
13 incorporate something as long as they don't mimic the roof as the corner is their identity.  
14 Mr. Hyland asked about the brick columns and wondered about a big hefty granite  
15 instead. Mr. Knowles said they could use stone and they can look at that. Mr. House  
16 asked about the dimensions of the dove gray clapboard. Mr. Walker said about 4" in  
17 height.

18 Mr. Hyland said he thinks trees would really help to soften the horizontal line. He  
19 suggested the European Hornbeam. Mr. House asked if there would be a mushroom  
20 exhaust up the side of the building. Mr. Walker said you won't see a thing. Mr.  
21 Deschaine asked if there was any other lighting on the building. Mr. Walker said there  
22 was and he showed it using the plan. Mr. Deschaine asked how much of the elevations  
23 are building and how much is the parapet. Mr. Knowles said about 4' parapet. Mr.  
24 Deschaine asked if there was an opportunity to break that up visually.

25 There was discussion about whether this application had to go to the Planning Board.

26 Ms. Cushman made a motion that if the applicant is able to find that the project is as  
27 Gateway compliant as a pre-approved pad site can be, given that it is an already built site  
28 and the applicant's willingness to move forward with the considerations and suggestions  
29 made by this committee and include those in building permit submittals, it is Mr. Austin's  
30 belief that would be in the parameters of TRC for a pre-approved site pad and therefore  
31 not warranting waivers from Gateway conditions which would have to be done through  
32 a public hearing and site plan with Planning Board. Motion seconded by Mr. Austin.  
33 Motion passed unanimously.

34 Mr. Austin explained further that if the vote was unanimous, the applicant would return  
35 with a building application to move forward with the understanding they are going to  
36 consider softening what is before the committee tonight. The applicant said he would  
37 like it on the record that they intended to do that. Mr. Austin continued there would be  
38 a more developed landscaped plan including some additional screening including the  
39 fence design and some more inclusion of what this landscaping is going to be once there  
40 is a decision with the property owner as to where and how far the sidewalk will go. Mr.  
41 Austin would like that the sidewalk extend out even if they preclude the frontage  
42 sidewalk which is a very key Gateway element of pedestrian intent. It will probably  
43 include the sign details for this included with the landscaping. There is a suggestion of

1 reconsideration of brick for the torch bases to granite or field stone or something that  
2 keys in with the design and on the south east corner extend the wood to the roof.

3 Mr. Austin said he will look at the landscape plan when it comes in and if it seems off he  
4 will share it with Mr. Hyland.

5 The Committee discussed the Gateway district and Route 108 corridor and helping the  
6 public get a better understanding of the plans for the Gateway district. Mr. Austin  
7 wondered if more members of the TRC would be willing to be part of the Route 108  
8 Corridor group. They talked about supplying before and after pictures showing what it  
9 looks like now and what it could look like. Ms. Cushman suggested taking an already  
10 well know building in the Gateway such as Market Basket and show what could go in its  
11 place under the Gateway regulations. There was much discussion about which buildings  
12 should be chosen.

13 Mr. Austin informed the TRC that at the next meeting Audi would be on the agenda for a  
14 small addition.

15 Mr. Merrill asked if the Committee should pause working on the corridor project and  
16 focus working more with the current Route 108 group. Mr. Austin said there was some  
17 money in the budget so the sooner they could give him a quote the better.

18 **4. Adjournment.**

19 Ms. Cushman made a motion to adjourn at 8:16 pm. Motion seconded by Mr. Merrill.  
20 Motion carried unanimously.