



**Stratham Planning Board**  
**AGENDA**  
**December 21, 2016**  
**Time: 7:00 PM**

The Town of Stratham Planning Board will conduct a Public Hearing at the Stratham Town Hall, 10 Bunker Hill Avenue, Stratham NH to consider the following:

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

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

- a) November 16, 2016
- b) December 07, 2016

**3) Public Hearing**

- a) **Cabernet Builders, P.O. Box 291, Stratham, NH 03885** Conditional Use Permit and Subdivision application for a 22-Lot Cluster Subdivision for the location at 96 Stratham Heights Road, Stratham NH Tax Map 5 Lot 120
- b) **Proposed Zoning Amendments**
  - **Town Warrant Article – Technical Review Committee.** To see if the Town will amend the Zoning Ordinance, Section III, Subsection 3.8 Gateway Commercial Business District, by amending Subsection 3.8.6 Review and Permitting Process to further clarify the permitting requirements and procedures for developments within the Gateway Commercial Business District. And in connection therewith amend Subsection 3.8.8 Table 5 related to street improvements.
  - **Town Warrant Article – Accessory Dwelling Units.** To see if the Town will adopt the recent statutory changes to NH RSA 674:70 Accessory Dwelling Units and replace Section V, Subsection 5.4 *Accessory Apartments* with an amended 5.4 *Accessory Dwelling Units* to reflect this change. And in connection therewith amend Section II Definitions by replacing Subsection 2.1.2 *Accessory Apartment* with 2.1.3 *Accessory Dwelling Unit*. And in connection therewith further amend Section II, to add 2.1.69 *Transient Occupancy* as the term has been added for clarify of intent within the Zoning Ordinance.
  - **Town Warrant Article – Accessory Outside Storage.** To see if the Town will amend Section V, Subsection 5.5. *Outside Storage* to *Accessory Outside Storage* establish the criteria and permitting process for the accessory outside storage of materials.
  - **Town Warrant Article – Exempt Sign Specification.** To see if the Town will amend Section VII, Subsection 7.5 *Exempt Signs*, Subsection 7.5.j. *Real Estate signs* to establish clarification of the permitting process for these exempt signs. And in connection therewith amend Section II, to add 2.1.52 *Premises* as the term has been added for clarify of intent within the Zoning Ordinance.

Note(s):

- 1. Materials related to the above meeting are available for review at the Town Hall during normal business hours. For more information, contact the Stratham Planning Office at 603-772-7391.
- 2. The Planning Board reserves the right to take items out of order and to discuss and/or vote on items that are not listed on the agenda.

- **Town Warrant Article – Residential Open Space Cluster Development.** To see if the Town will amend Section VIII, Subsection 8.9.a.iii *Buffer Area* by adding 8.9.a.iii.4 to establish the Planning Board's ability to grant a waiver to wetland/shore land buffer areas upon creation and adoption of regulations establishing criteria to evaluate waiver consideration.
- **Town Warrant Article – Telecommunications.** To see if the Town will amend Section XIX, Subsection 19.4.2 *Use Districts* by amending 19.4.2 to reflect the Gateway Zoning District zoning established in 2013 and clarify the permitting process for the Telecommunications Facilities.

#### 4) **Public Meeting**

- a) **Rollins Hill Development,** Rob Graham, Agent-- Preliminary Consultation for re-subdivision of Rollins Hill, Phase III (Map 3 Lots 66-74) to increase from 9 lots to 27, single-family detached homes.

#### 5) **Miscellaneous**

- a. Report of Officers/Committees.
  - i. Exeter-Squamscott River Local Advisory Committee
  - ii. Heritage Commission.
  - iii. Public Works Commission
  - iv. Rockingham Planning Commission
  - v. Storm Water Management Committee
  - vi. Technical Review Committee
  - vii. Projects.
- b. Member Comments.
- c. Other.

#### 6) **Adjournment.**

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