



**Stratham Planning Board
AGENDA
January 4, 2023
Stratham Municipal Center
Hutton Room
Time: 7:00 PM**

1. Call to Order/Roll Call

2. Approval of Minutes:

- a. December 21, 2022 Planning Board Minutes

3. Preliminary Consultation:

- a. Copley Properties, LLC (Owner) - Request for a Preliminary Consultation of a site plan to construct a new accessory structure housing two residential units and to change the use of portions of the existing building at 94 Portsmouth Avenue (Tax Map 13, Lot 89) from office to residential uses, Zoned Professional Residential. Applicant's Representative is Emanuel Engineering, 118 Portsmouth Avenue, Stratham, NH 03885.

4. Public Hearing:

- a. Peter and Heidi Stone (Owners) - Request for approval of a conditional use permit to allow the installation of a small-scale ground mounted solar energy system at 32 Depot Road (Tax Map 25, Lot 83), Zoned Residential Agricultural. Owner/Applicant's representative is Freedom Forever, LLC, 43445 Business Park Drive, #110, Temecula, CA 92590.
- b. The Planning Board will hold a public hearing on the proposed zoning amendments outlined below. The full-text of the amendments is available at the Stratham Planning Department and on the Town website at www.strathamnh.gov.
 - 1. Amendment #2: To amend Section 3.8.8 *Gateway Commercial Business District*, Table 2 to increase the minimum front setback for structures in the Gateway Commercial Business District and to decrease the maximum permitted building height from 40-feet to 35-feet and to clarify how building height is measured.
 - 2. Amendment #3: To amend Section 4.2 *Table of Dimensional Requirements* to reduce the front setback for properties in the Professional/Residential District that abut residential uses. The purpose of this amendment is to make the front setback more consistent with other zones in Stratham and to allow for the redevelopment of uses on small properties where the existing setback requirement makes redevelopment unfeasible.
 - 3. Amendment #4: To amend Section 3.8.8 *Gateway Commercial Business District*, Table 4 to establish minimum standards for sidewalks, driveways, and electric vehicle charging stations in the Gateway Commercial Business District in order to facilitate a more pedestrian-oriented environment and to require electric vehicle charging facilities in new commercial developments.

4. Amendment #5: To amend Section 3.8.8.a *Gateway Commercial Business District Permitted Uses by Zone* to correct clerical errors and ensure consistency of terms and uses between this Section and other areas of the Ordinance.
5. Amendment #6: To amend Section II *Definitions*, Table 3.6 *Table of Uses* and *Footnotes to Table 3.6* to clarify requirements associated with religious uses of land or structures. This amendment is necessitated by the State Legislature's passage of RSA 674:76 which limits the ability of municipalities to regulate sites or buildings used primarily for religious purposes.
6. Amendment #7: To add a new Sub-sections 4.1.4 and 4.1.5 to Section IV: *Dimensional Requirements* to establish maximum residential densities in Stratham's commercial districts and to clarify that only one primary dwelling shall be permitted on single-family lots in the Residential/Agricultural and Manufactured Housing Districts.
7. Amendment #8: To delete Section VII *Signs* in its entirety and replace with a revised Section VII Signs in order to incorporate legal amendments to the Town's Sign Ordinance necessitated by decisions of the United States Supreme Court which limits how municipalities may regulate sign content.
8. Amendment #9: To amend Section VII *Signs* in order to both incorporate amendments proposed under Amendment #8 and to amend regulations on commercial signage to further limit the size, height, and illumination of signage in order to control visual clutter along roadways, reduce distractions caused by signage to motorists, and to improve the aesthetics of commercial corridors in Stratham.
9. Amendment #10: To amend Section 5.13 *Solar Energy Systems* to eliminate Sub-section 5.13.7.7 and to amend Sub-sections 5.13.9.3 and 5.13.9.4 to clarify the requirements associated with the removal of medium- and large-scale ground-mounted solar energy systems after they are abandoned.

5. Public Meeting:

- a. Appointment of Planning Board representative to the Heritage Commission

6. Adjournment:

Full text of the agenda and related information can be found on file with the Stratham Planning Department and posted on the Town website at <https://www.strathamnh.gov/planning-board>. All interested persons may be heard. Persons needing special accommodations and/or those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.