



Stratham Planning Board
AGENDA
January 03, 2018
Time: 7:00 PM

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

1. Call to Order/Roll Call

2. Review/Approval of Meeting Minutes

- a. December 6, 2017
- b. December 20, 2017

3. Public Hearing

- a. **6-Lot Subdivision Application** to create five (5) new building lots at 8 Whittaker Drive, Stratham NH 03885, Map 19 Lot 68 submitted by Jonathan S. Ring, PE, Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH 03885

b. 2018 Zoning Amendments:

- **Proposed Town Warrant Article – Technical Review Committee.** To see if the Town will amend the Zoning Ordinance, Section III, Subsection 3.9 Town Center District, by amending Subsection 3.9.6 *Review and Permitting Process* to further clarify the permitting requirements and procedures for developments within the Town Center Zoning District.
- **Proposed Town Warrant Article – Dimensional Requirements.** To see if the Town will amend the Zoning Ordinance, Section IV, by amending to Section IV, Subsection 4.2 *Table of Dimensional Requirements* to clarify the purpose of the Zoning Ordinance.
- **Proposed Town Warrant Article – Accessory Dwelling Units.** To see if the Town will amend the Zoning Ordinance, Section V, Section 5.4 Accessory Dwelling Units, Subsection 5.4.3 *Regulations* to add 5.4.3.i to reflect the statutory changes to NH RSA 674:70.
- **Proposed Town Warrant Article –Signs.** To see if the Town will amend Section VII, Subsection 7.4 *Permit Procedures*, Subsection 7.4.a.iv.9 and Subsection 7.4.b.v to establish clarify the permitting process for signs.
- **Proposed Town Warrant Article –Exempt Signs.** To see if the Town will amend Section VII *Signs*, Subsection 7.5 *Exempt Signs*, by amending Subsection 7.5.i *Directional Signs* and Subsection 7.5.s to add *Not-For-Profit/Non-Taxable Entity* signs, and renumber accordingly to amend the list of Exempt Signs.
- **Proposed Town Warrant Article – Residential Open Space Cluster Development.** To see if the Town will amend Section VIII, Subsections 8.11.b.ii, iv, and v, to modify the Planning Board's ability to grant density bonuses within Residential Open Space Cluster Developments.

- **Proposed Town Warrant Article – Shoreland Protection.** To see if the Town will amend Section XII, Subsection 12.6.4 *Special Exception for Lots of Record*, to further clarify the permitting requirements and procedures within the Shoreland Protection District.
- **Proposed Town Warrant Article – Demolition Review.** To see if the Town will amend Section XVI, Subsections 16.5.3 (b) and (c) *Procedure*, to provide a maximum of 60 calendar days for Historic Demolition Review.
- **Proposed Town Warrant Article – Telecommunications.** To see if the Town will amend Section XIX, Subsection 19.2 *Purpose and Goal*, Subsection 19.3 *Definitions*, Subsection 19.4 *Siting Standards*, Subsection 19.6 *Construction Performance Requirements*, Subsection 19.7 *Conditional Use Permits*, Subsection 19.8 *Waivers*, and Subsection 19.10 *Removal of Abandoned Antennas and Towers*, to further clarify the permitting requirements and procedures for Telecommunications Facilities.
- **Proposed Town Warrant Article—Citizen Petition.** To see if the Town will amend the Zoning Map, to include 170 Portsmouth Avenue (Tax Map 17 Lot 86) in the Town Center Zoning District.

4. Public Meeting

- a. **3-Lot Subdivision Preliminary Consultation Application** to create two (2) new building lots at 7 Smith Farm Road, Stratham, NH 03885, Map 10 Lot 88, submitted by Bruce Scamman, Emanuel Engineering Inc., 118 Portsmouth Avenue, Stratham, NH on behalf of property owners Cheryl Ewart Living Trust, 7 Smith Farm Road, Stratham, NH 03885.

5. Miscellaneous

- a. Report of Officers/Committees.
- b. Member Comments

6. Adjournment.

Note(s):

1. Materials related to the above meeting are available for review at the Municipal Center 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.