



**Stratham Planning Board  
AGENDA  
December 16, 2020  
Stratham Municipal Center  
Meeting Room A  
Time: 7:00 PM**

The public may also access this meeting at the date and time above using this conference call information. Please dial **1-800-764-1559** and input **4438** when prompted for a user pin/code. Please follow the Chair's instructions delivered at the meeting in order to register comments during the public meeting.

*If at any time during the meeting you have difficulty hearing the proceedings, please call 603-772-7391 ext. 180.*

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

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

**a. December 2, 2020**

**3. Workshop:**

- a. Gateway Commercial District.** To consider deleting Section 3.8 in its entirety and replacing it with an amended Section 3.8.
- b. Town Center District.** To consider deleting Section 3.9 in its entirety and replacing it with an amended Section 3.9.
- c. RT 33 Legacy Highway District.** To consider adding a new section 3.10 to regulate uses of qualifying structures within the proposed District.
- d. Table of Uses.** To consider amending Section III, Subsection 3.6 *Table of Uses* to clarify the nomenclature and the permitting requirements and procedures for the various permitted land uses of the Zoning Ordinance, and also to amend the *Footnotes to Table 3.6* by adding footnote number 10 to clarify the permitting requirements and procedures for light manufacturing uses within the applicable Zoning Districts.
- e. Section 4.3.d.**

**4. Other:**

- a.** Capital Improvements Program
- b.**

**5. 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

ADDENDUM TO PB AGENDA 12-16-20

Footnote #10 to Table 3.6

*10. **Light Manufacturing Facility** includes facilities that produce and sell 1) artisanal products derived from materials such as paper, wood, metal and ceramic, food products, and fine art, or 2) light manufacturing determined by the Board to not have negative impacts on traffic, circulation, or similar neighborhood impacts.*

4.3

*(d) For lots that abut Route 33 or Route 108, the minimum front setback shall be 10 feet from the State Right-of-Way or 20 feet from edge of pavement, whichever is greater. The above setbacks shall not apply to septic tanks and/or leaching fields. Septic tanks and/or leaching fields must be located at least 30 feet from the edge of a right-of-way, or comply to the standards set forth in Section 20.1.1 & 2 of this Ordinance; the more restrictive provision shall apply. In addition, for land that lies south and west of Route 101 that is also served by municipal sewer and water, the minimum rear and side open space setback shall be the same as the yard dimensions, the minimum open space shall be 15%, and the height of the buildings may also be increased in accordance with footnote f, below. (Rev. 3/91, 3/96, 3/99, 3/13)[ I believe this is a mistake/holdover from TC regulations and should be deleted – Tavis]*