



**Stratham Planning Board**  
**AGENDA**  
**January 19, 2022**  
**Stratham Municipal Center**  
**Hutton Room**  
**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 e-mail [mconnors@strathamnh.gov](mailto:mconnors@strathamnh.gov).*

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

**2. Approval of Minutes:**

- a. January 5, 2022

**3. Public Hearing:**

- a. Stratham Retail Management, LLC (Owner), Request for site plan approval to construct a 10,260 square-foot medical office building and associated improvements at 23 Portsmouth Avenue (Tax Map 4, Lot 13), Zoned Gateway Commercial. Applicant's representative is Stonefield Engineering and Design, 92 Park Avenue, Rutherford, NJ 07070.
- 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 Planning Department and on the Town website at [www.strathamnh.gov](http://www.strathamnh.gov).
  - i. Amendment #3: Accessory Dwelling Units. To delete Sub-Section 5.4 Accessory Dwelling Units in its entirety and to replace with a revised Sub-Section 5.4 Accessory Dwelling Units to clarify the requirements associated with accessory dwelling units and to enact additional requirements for detached accessory dwelling units to ensure that such uses do not create the appearance of two primary residences on a single lot.
  - ii. Amendment #4: Solar Energy Systems. To delete Sub-Section 5.14.4.2 Setbacks for Solar Energy Systems in its entirety and replace with a revised Sub-Section 5.14.4.2 in order to require small-scale ground-mounted solar energy systems to meet the minimum property setbacks of the applicable zoning district and to increase the front setback requirement for medium- and large-scale systems.
  - iii. Amendment #5: Route 33 Legacy Highway Heritage District. To create a new zoning district, the Route 33 Legacy Highway Heritage District, for parcels with frontages along the Route 33 corridor from the Town Center District to the

Greenland town line. The intent of the District is to encourage historic preservation and adaptive re-use of structure through both greater regulation of demolitions and major building alterations as well as through greater flexibility in land uses.

- iv. Amendment #6: Table of Uses. To delete Section 3.6 Table of Uses and Footnotes to Table 3.6 in its entirety and replace with a revised Section 3.6 Table of Uses and Footnotes to Table 3.6 in order to better clarify permitted and prohibited uses by zoning district.
- v. Amendment #7: Definitions. To amend Section II Definitions to provide definitions for land uses included in the Table of Uses to better define and clarify the permitted nature and scope of land uses.
- vi. Amendment #8: Table of Dimensional Requirements. To amend Section 4.2 Table of Dimensional Requirements and Section 4.3 Explanatory Notes to clarify the minimum frontage requirement for residential parcels and properties in the Professional/Residential District.
- vii. Amendment #9: Affordable Senior Housing. To eliminate Section 5.7 Affordable Senior Housing and re-number subsequent sections of the Ordinance, because the Ordinance already provides for Elderly Affordable Housing and this section is duplicative. This is a housekeeping amendment to eliminate inconsistencies related to the land use in the Ordinance.
- viii. Amendment #10: Building Ordinance. To amend Section 16.2.1 of the Building Ordinance to add a Sub-Section A to prohibit the issuance of building permits for a property if existing non-inspected permits are outstanding on the property.

#### **4. Public Meeting:**

- a. Discussion of Pedestrian Cyclist Advisory Committee

#### **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.