



# TOWN OF STRATHAM

*Incorporated 1716*

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board's Office/ Administration/ Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

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## PLANNING BOARD MEETING AGENDA

**January 3, 2024, 7:00 pm**

**Stratham Municipal Center**

**10 Bunker Hill Avenue, Stratham NH**

*Revised: January 3, 2024*

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

### **2. Review and Approval of Minutes:**

- a. December 20, 2023 Planning Board Minutes

### **3. Public Meeting (New Business):**

- a. Town Administrator's Presentation of the Draft 2024 Capital Improvement Program
- b. Paul Gallant, Trustee (Applicant), Helen E. Gallant Revocable Trust of 1995 (Owner) - Request for a Preliminary Consultation of a proposed subdivision of 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57, into a Residential Open Space Cluster Development with 54 residential lots and two open space parcels. The parcel is Zoned Residential/Agricultural. Application submitted by Jones & Beach Engineers, P.O. Box 219, Stratham, NH 03885. *The applicant has requested that consideration of this application be continued to the February 21, 2024 meeting.*

### **4. Public Hearing:**

- a. 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](http://www.strathamnh.gov).
  - 1. Amendment #2: To amend Section II *Definitions*, and Section III, Table 3.6 *Table of Uses*, and *Footnotes to Table 3.6* to include new definitions and property uses that are not currently defined. This is a housekeeping amendment to better define terms, building uses and associated requirements.
  - 2. Amendment #3: To amend the Building Ordinance, Article III *Permits*, to clarify the circumstances in which the Building Inspector may require that a plan prepared and stamped by a licensed land surveyor or certified wetland scientist is required. This amendment provides the Building Inspector discretion to require a plan prepared and stamped by a certified professional where there is a reasonable basis to question if a building permit application meets the requirements of the Zoning and Building Ordinances and/or the State Building and Fire Codes.

3. Amendment #4: To amend Section V *Supplementary Regulations*, Sub-section 5.12 *Home Occupation* to clarify the requirements associated with home occupations. This amendment would limit the aggregate size of home occupations and clarify requirements associated with inspections and renewals of home occupations.
4. Amendment #5: To amend Section III, *Footnotes to Table 3.6* to consolidate the number of criteria the Planning Board considers in Conditional Use Permit applications. The purpose of this amendment is to expedite reviews of Conditional Use Permit applications while maintaining the core permit review criteria.
5. Amendment #6: To amend Section VIII *Residential Open Space Cluster Development*, to amend the requirements associated with residential cluster developments. This amendment would establish minimum lot sizes for individual lots, require that open space parcels meet additional minimum requirements, and to require that historical resources be preserved and incorporated into cluster developments whenever practicable.
6. Amendment #7: To amend Section V *Supplementary Regulations*, to create a new Sub-section 5.14 for *Small Accessory Structures*. The purpose of this amendment is to provide for reduced setbacks for small sheds or accessory structures under 120 square-feet in size provided that the structure meets a number of minimum criteria.
7. Amendment #8: To amend Section IV *Dimensional Regulations*, Sub-section 4.1.4 *Maximum Residential Density* to clarify that non-buildable areas cannot be incorporated into maximum residential density calculations. This amendment would also reduce the maximum residential density in the Route 33 Heritage District from three units per acre to two units per acre.
8. Amendment #9: To amend Section V *Supplementary Regulations*, Sub-section 5.13 *Solar Energy Systems* to allow small-scale ground-mount solar energy systems by right if the proposal meets a number of minimum criteria.
9. Amendment #10: To amend Section V *Supplementary Regulations* to enact additional regulations, including screening requirements, on storage containers, semi trailers, and associated structures.

## 5. Adjournment

No new agenda items will be heard after 10:00 pm subject to the discretion of the Planning Board Chair. 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.