



Stratham Planning Board Meeting Minutes
February 1, 2023
Stratham Municipal Center
Time: 7:00 pm

Members Present: Thomas House, Chair
David Canada, Vice Chair
Mike Houghton, Select Board's Representative
Chris Zaremba, Regular Member
John Kunowski, Regular Member
Nate Allison, Alternate Member

Staff Present: Mark Connors, Town Planner

1. Call to Order/Roll Call

Mr. House called the meeting to order at 7:00 pm and took roll call.

2. Approval of Minutes

a. January 18, 2023

Mr. Zaremba made a motion to approve the January 18, 2023 meeting minutes. Mr. Kunowski seconded the motion. All voted in favor and the motion was approved.

3. Public Meeting:

a. 2023 State Legislative Update concerning land use and planning/zoning issues:

Mr. Connors presented the Board with copies of the updated (2022-2023) NH Planning and Land Use Regulations; proposed bills for the upcoming NH State Legislature applicable to Planning Boards and Zoning Boards of Adjustment; and the Legislative calendar. Bills include:

- HB 636 which requires training and exams for ZBA members.
- HB 298 regarding personal wireless service facilities and their conformity with structural integrity standards.
- HB 310 which requires a hydrology analysis to certify adequate water capacity and potability for new subdivisions.
- HB 42 limits the voting power of individuals who own more than half of the properties in a homeowners' association.
- SB 224 adds language to the State's inclusionary zoning laws that allows towns to give density and other bonuses for affordable housing.

- HB 44 allows up to 4 residential dwelling units as a matter of right on any single-family lot in a residential zoning district served by municipal water and sewer.
- HB 63 amends the law from the 2022 session regarding religious uses by repealing the original language and requiring that no zoning ordinance or local land use regulation shall prohibit, regulate, or restrict the use of land or structures based solely on the religious nature of the use.
- HB 423 increases the number of Accessory Dwelling Units a municipality can allow by right, special exception, or conditional use permit from one to two.
- HB 347 establishes a land use review docket in superior court for appeals from decisions of local land use boards.
- HB 296 clarifies that local land use boards and not the state fire code regulate driveway access.
- SB 231 establishes a historic housing tax credit and makes appropriations for workforce housing and affordable housing.
- SB 145 establishes a NH housing champion designation program for municipalities through which a qualifying municipality can receive funds for housing infrastructure.
- SB 47 establishes a commission to study barriers to increased density of residential development in New Hampshire.
- SB 78 establishes requirements and limits on the security required for street work and utility installations, landscaping, final pavement, and fire suppression systems under subdivision regulations regarding completion of improvements prior to final approval.
- HB 90 adds authority for local planning master plans to contain sections on transition to renewable energy and other relevant topics.

b. Regional Housing Discussion

Mr. Connors provided the Board with a copy of the presentation on the Regional Housing Needs Assessment by the Rockingham Planning Commission.

c. Miscellaneous Community Planning Issues

The Open Space and Connectivity Plan will hold its first meeting in February 2023. Mr. Kunowski and Mr. Zaremba are committee members.

The Select Board requested a re-hearing by the Zoning Board of Adjustment on the sign decision for 23 Portsmouth Avenue. The ZBA voted 3 to 1 not to hold the rehearing.

Mr. Canada made a motion to enter non-public session, as permitted under RSA 91-A:3 for the purpose of considering legal advice provided by legal counsel at 7:24 pm. Mr. Zaremba seconded the motion. All voted in favor and the motion was approved.

4. Adjournment

The Planning Board re-entered the public meeting at 8:13 pm.

Mr. Canada made a motion to adjourn the meeting at 8:13 pm. Mr. Zaremba seconded the motion. All voted in favor and the motion was approved.