



Stratham Planning Board Meeting Minutes
September 5, 2018
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM

Members Present: Bob Baskerville, Chairman
Mike Houghton, Selectmen's Representative
David Canada, Member
Robert Roseen, Alternate

Members Absent: Jameson Paine, Vice Chairman
Tom House, Secretary
Diedre Lawrence, Alternate

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

The Chairman took roll. Mr. Baskerville asked Mr. Roseen if he would sit in as a voting member this evening in place of Mr. House. Mr. Roseen agreed.

2. Review/Approval of Meeting Minutes

a. August 15, 2018

Mr. Canada made a motion to approve the meeting minutes of August 15, 2018 as submitted. Mr. Baskerville seconded the motion. Motion carried unanimously.

3. Public Hearing

a. **Site Plan and Conditional Use Permit Applications** for the revision of an existing site plan and associated parking, utilities, and drainage located at 58 Portsmouth Avenue, Stratham, NH 03885, Map 9 Lot 15 submitted by Wayne Morrill, Jones & Beach Engineers, Inc., 85 Portsmouth Ave., Stratham, NH 03885.

Mr. Austin explained that at the last meeting which this project was presented there was discussion as to whether this was a new site plan, an amendment, or part of a vested site plan from 1980's. There have been a number of meetings between Audi, Jones & Beach, staff,

44 and Town Administrator. Staff recommends the board accept the application as complete,
45 as submitted. Mr. Austin explained C2-0 in the plan set is what is being proposed, which is
46 some additional paving over an area originally designed to cover a building. Storm water is
47 accounted for and the only change is a parking area instead of a building. Mr. Austin
48 explained there is an incorrect label on Sheet C2-0 relative to the boundary between the
49 central zone and outer district of the gateway and the outer zone gateway and
50 residential/agricultural zone, the applicant has included the 60 foot right of way for the
51 gateway master plan street the board has been discussing. The cell tower location accurately
52 fits. The applicant is not proposing construction of the road, just an easement. Staff
53 recommends the board, at the close of the public hearing, include this as an amendment to
54 the recorded site plan for this site which is D-40461 and include two precedent conditions;
55 1) note on the plan this is an amendment to plan set D-40461, 2) denote the roadway
56 easement, 3) applicant to submit easement language for the road and submit to the town for
57 review prior to recording the mylar.

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59 Mr. Houghton made a motion to accept the plans as complete. Mr. Canada seconded the
60 motion. Motion carried unanimously.

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62 Mr. Baskerville opened the public hearing.

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64 Wayne Morrill, Jones & Beach Engineers, explained the application to the board. Mr.
65 Morrill stated the drainage was previously installed for the larger project and there is a
66 reduction in pervious from the original proposal approved by the board many years ago.
67 The sidewalk will be extended from Portsmouth Avenue out to the back driveway and to the
68 new parking lot. The same trees will be extended along the proposed easement area and line
69 both parking lots with trees. The applicant is meeting the intent of the vision of the
70 extension of Market Street, but will not be building the street. A couple light poles have
71 been relocated, but will be the same light poles as in the front of the property. Mr.
72 Baskerville questioned if the lights are LED, downcast. Mr. Morrill stated yes. Mr. Morrill
73 explained the lights turn down to a non-operational illumination level, half the lights dim
74 and shut off and the other half stay on for security. Mr. Morrill stated recently there was
75 some security issues on the lot so the applicant is looking to correct the lights for a safer area
76 in the back for cars. Mr. Roseen questioned if this work will complete the work previously
77 permitted or are there remaining elements of the site plan outstanding. Mr. Morrill stated
78 the front of the Audi Dealership, the pavement, the extension of the showroom, etc. so
79 everything on the original approval has been completed. Mr. Roseen asked if any future
80 improvements to the facility or grounds would be a new application and not an extension of
81 an existing permit. Mr. Morrill explained that what is being requested tonight is to finish the
82 site.

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84 Mr. Baskerville opened the meeting for public comment.

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86 Jeremy Riecks, 18 Doe Run Lane, asked for clarification that the 40 spaces are supposed to
87 be used for active sales and the rest is for storage, is there a possibility Audi could do what
88 Subaru's off-site storage lots does and instead of leaving the lights on at 50%, put the lights
89 on motion detectors. Mr. Riecks stated the lights should not be any brighter than the

Porsche Dealership. Mr. Morrill explained the lights that will be used in the back parking lot area will be consistent with what the original Audi Dealership has, new LED lights, so the site has consistency. Mr. Baskerville questioned if there are security cameras in the back. Nancy Azer, General Manager for Audi Stratham, stated yes there are cameras. Mr. Austin stated Sheet LP-1 is the isometric for the lighting plan showing the foot candles at full on condition which complies with the regulations. Mr. Austin stated LP-1 specifies dark sky compliant and complies with the regulations. Mr. Riecks stated the Mercedes Benz Dealership in Greenland turns all their lights out at night and they don't seem to have a problem. Ms. Azer stated the storage units in the back have nighttime deliveries so having lights in the back is more than just for safety.

Mr. Canada made a motion to close the public hearing. Mr. Roseen seconded the motion. Motion carried unanimously.

Mr. Austin stated the board has a complete CUP packet which outlines the items which staff and the applicant have gone over with the board; it was previously approved and the applicant is requesting, in loose terms, an extension of the waivers approved for the previously approved Audi while maintain the trees and sidewalk as outlined earlier. Staff's recommendation is to recommend approval of the site plan and CUP as submitted with the conditions suggested in the staff review. Mr. Houghton questioned if the board would like to have a maintenance plan relating to the impervious surface.

Mr. Roseen made a motion to approve the site plan and Conditional Use Permit, as submitted, with the following:

Condition Precedent:

1. The recorded mylar shall amend previously recorded D-40461 and shall reference and note roadway easement language and/or notation.
2. Applicant to submit easement language to the Town of Stratham to be reviewed by town counsel prior to Board of Selectmen acceptance and recordation.

Condition Subsequent:

1. Applicant to submit a basic operation and maintenance plan, to include an annual summation report to the Planning Department, as well as the Public Works Department.

Mr. Houghton seconded the motion. Motion carried unanimously.

4. Public Meeting.

- a. Zoning Amendment Discussion: PB Member list

Mr. Austin stated he did not receive any zoning amendment recommendations from board members and recommended this be on the agenda at the September 19, 2018 meeting.

b. October Meeting discussion

Mr. Austin explained the board has a print out of the NH Municipal Association, which the Stratham Municipal Center is hosting three events. Two planning board members have requested registration at the October 3rd event. Staff recommendation is for the board to encourage any, and all, board members to contact Mr. Austin to register for that event so as to use that event as a Planning Board meeting. Currently there are no applications that have come in for presentation at the October 3, 2018 meeting date. Mr. Austin confirmed the board could cancel the October 3, 2018 meeting and attend the event. Mr. Baskerville stated the meeting date will remain and the agenda will notice the planning board members attending the October 3, NH Municipal Association event. Mr. Austin stated that he, Mr. Canada, and Ms. Lawrence are currently signed up. Mr. Baskerville, Mr. Houghton, and Mr. Roseen requested Mr. Austin register them for the October 3rd event. Mr. Austin stated the October 17, 2018 meeting Stratham offered to host the LID workshop and have Michelle Tremblay and a group from the NH River's Council looking to provide a low impact development seminar, which will be relevant for commercial and residential building. Mr. Austin recommended the board state the meeting date will remain and the agenda will notice the planning board members attending this workshop. Mr. Austin stated the September 19, 2018 meeting will have a boundary line adjustment for the Bartlett-Cushman property.

5. Adjournment.

Mr. Houghton made a motion to adjourn the meeting at 8:02 pm. Mr. Roseen seconded the motion. Motion carried unanimously.