



**Stratham Planning Board Meeting Minutes**  
**December 19, 2018**  
**Municipal Center, Selectmen's Meeting Room**  
10 Bunker Hill Avenue  
Time: 7:00 PM

Members Present: Bob Baskerville, Chairman  
Jameson Paine, Vice Chairman  
David Canada, Member  
Robert Roseen, Alternate

Members Absent: Mike Houghton, Selectmen's Representative  
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 be a voting member for this evening's meeting in place of Mr. House. Mr. Roseen agreed.

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

**a. December 5, 2018**

Mr. Canada made a motion to approve the meeting minutes of December 5, 2018 as submitted. Mr. Paine abstained from vote due to non-presence at the December 5, 2018 meeting. Mr. Roseen seconded the motion. Votes to accept meeting minutes of December 5, 2018 passed with 3 Yes votes and 1 abstaining.

**3. Public Meeting:**

**Compliance Determination** - Change to approved Landscape Plan and Building Elevations at 149 Portsmouth Ave. originally approved per Notice of Decision of April 18, 2018.

Mr. Austin explained the board has a landscape plan which was approved by the board and existing construction of the front. Mr. Austin explained the landscaping,

44 number and quantity has not changed, but the location has shifted slightly between  
45 the trees on the westerly side of the building to accommodate the asphalt walk and  
46 ramp. Also shown at the rear of the building is the proposed secondary egress stair  
47 that would provide emergency egress from the second floor. Staff's opinion is the  
48 landscape plan would be modified since there is nothing that would warrant recording  
49 a new mylar. Mr. Austin explained the difference between the plans. Mr. Austin  
50 stated everything other than the ramp and stair is based on the issued building permit  
51 and the board is looking at the revision from the front stair and ramp and the rear  
52 stair. Mr. Austin stated the building was approved as four (4) apartments, the zoning  
53 ordinance allows it to be used as the proposed dentist office, but the change to a  
54 dentist office requires the ramp element. The ramp element does not fit between the  
55 approved forward parking location that was approved with the waiver due to the gap  
56 between the parking space, the sidewalk, and the front door. Mr. Baskerville  
57 questioned if the whole building is a dentist office or the first floor. Mr. Austin  
58 stated his understanding is the first floor is the dentist office with regard to patrons  
59 and the second floor is for the dentist office. Mr. Paine questioned if the use requires  
60 different parking. Mr. Austin stated no. Joe Nichols, Beals Associates, representing  
61 Perlowski Properties introduced Chris Denton. Mr. Nichols explained DOT restriped  
62 Portsmouth Avenue which pushed the fog line closer to the property which forced the  
63 entry to be moved down to the left in order to get the slope to work and the two (2)  
64 parking spots moved to the rear. Mr. Roseen questioned if the board has jurisdiction  
65 over decks and stairs. Mr. Austin stated yes, in the Town Center and Gateway, for  
66 the look of the building with that component of the regulations as well as the site plan  
67 for that component of the regulations. Mr. Canada stated the town wants to have  
68 commercial use in the Town Center district and with that the board will need to  
69 approve stairs. Mr. Canada agreed that the board would have approved this from the  
70 beginning. Mr. Baskerville stated the grade did not change but from a stylistic  
71 standpoint there is a lot of road visibility and changing from columns and a nice  
72 chandelier to a box with a window. Mr. Baskerville requested some landscaping  
73 below the window for aesthetics. Mr. Roseen agreed the six inches between some  
74 flowers or shrubs could be added. Chris Denton agreed that adding some flower  
75 boxes would not be a problem for him to add. Mr. Paine asked if the signage before  
76 the board is what is being proposed. Mr. Austin stated the free-standing sign  
77 encapsulates the entire property and the wall sign is the only option for the middle  
78 building.

79  
80 Mr. Roseen made a motion to accept the plan and the elevations submitted this  
81 evening and as presented to the board are in compliance with the addition of minor  
82 landscaping in front of the ramp, in the front of the building to be approved at the  
83 discretion of planning staff. Mr. Canada seconded the motion. Motion carried  
84 unanimously.

91 **4. Public Hearing:**

92  
93 Mr. Baskerville opened the public hearing.

94  
95 **a. Zoning Amendment**

- 96  
97 • **Town Warrant Article – Explanatory Notes.** To see if the Town will amend the  
98 Zoning Ordinance, Section IV, Subsection 4.3 Explanatory notes, to add Subsection 4.3  
99 (i) to further clarify the permitting requirements and procedures related to lot frontage  
100 in subdivision applications.
- 101 • **Town Warrant Article –Signs.** To see if the Town will amend Section VII *Signs*,  
102 Subsection 7.6 *Prohibitive Signs* per the legal notice, by amending Subsection 7.6.q to  
103 clarify rules pertaining to signage displayed on motor vehicles or rolling stock that are  
104 regularly and consistently used to conduct normal business activities.
- 105 • **Town Warrant Article –Signs.** To see if the Town will amend Section VII *Signs*,  
106 Subsection 7.9.a.vi *Home Occupation Signs*, by adding Subsection 7.9.a.vi.5 to clarify  
107 rules pertaining to signage displayed on motor vehicles or rolling stock that are  
108 regularly and consistently used to conduct normal business activities.

109  
110 Mr. Paine made a motion to approve the recommended language changes proposed as  
111 presented this evening and recommend the town adopt this language at the 2019 Town  
112 Meeting. Mr. Canada seconded the motion. Motion carried unanimously

113  
114 **5. Public Meeting:**

- 115  
116 **a. Preliminary Consultation.** *Public Service Company of New Hampshire (PSNH) d/b/a*  
117 *Eversource*, represented by Kristopher Wilkes, VHB, requests a Conditional Use Permit  
118 Application Preliminary Consultation for utility structure upgrades with associated  
119 wetland buffer impacts along existing PSNH Right-of-way, Tax Map 15 Lot(s) 73, 75, 77,  
120 78, &84.

121  
122 Mr. Austin stated the applicant's project description requires a Conditional Use Permit but  
123 regular maintenance of the utility right of way which proposes the same, if not a greater  
124 level of impact given the time of year, does not require a Conditional Use Permit. Mr.  
125 Austin explained this work is being done when the ground is frozen and the applicant is  
126 requesting a CUP to cross the wetland buffer area and a state permit has been applied for  
127 regarding any potential wetland impacts. Mr. Austin stated there is no site plan to record  
128 and the ordinance in the application lends itself to a CUP where there is site plan review.  
129 Mr. Austin explained the applicant is replacing a wood pole with a metal pole structure in  
130 the utility right of way and the abutter's have been notified and the public hearing set for  
131 January 2, 2018.

132  
133 Kris Wilkes, VHB, representing PSNH Eversource and conducting the permitting for this  
134 project. Mr. Wilkes explained the project involves the S153 transmission line, an existing  
135 overhead electric line, which runs through town. Periodically Eversource goes out to  
136 identify structures which are structurally deficient and if the structure is over 50 years old  
137 or any damage. This structure 96 was identified as needing replacement, which is a two

wood pole H frame structure. Eversource is proposing to replace this structure this winter. Mr. Wilkes visited the site from an environmental side with the wetlands delineated on the plan, and determined off of Union Road is the best access to the site. Mr. Wilkes stated there is gas pipeline which runs through the area and is proposing to stay away from the pipeline with construction equipment and the best way to access this area is to stay on the south side of the right of way which appears to be the path that Eversource has used previously. Mr. Wilkes reiterated the project is being proposed in the winter, late January, with the hope the ground will be frozen or possible snow cover. Mr. Wilkes explained the construction protocol to the board. Jeremy Fanon, Eversource, stated standards have become more stringent over time which brings on the changes of wood to metal poles and structures being a bit higher. Mr. Paine questioned the timeframe for this work. Mr. Wilkes stated mid to late January or early February to start.

- b. Proposed Town Warrant Article – Town Center Citizen Petition:** *Public Hearing date to be determined.* To see if the Town will amend the Zoning Map, to include 170 Portsmouth Avenue (Tax Map 17 Lot 86) in the Town Center Zoning District.

Mr. Paine made a motion to set the public hearing for January 2, 2019. Mr. Roseen seconded the motion. Motion carried unanimously.

## **6. Adjournment**

Mr. Canada made a motion to adjourn the meeting at 7:54 pm. Mr. Paine seconded the motion. Motion carried unanimously.