



**Stratham Planning Board Meeting Minutes**  
**April 3, 2019**  
**Municipal Center, Selectmen's Meeting Room**  
10 Bunker Hill Avenue  
Time: 7:00 PM

Members Present: Bob Baskerville, Chairman  
David Canada, Member  
Robert Roseen, Alternate  
Tom House, Secretary

Members Absent: Mike Houghton, Selectmen's Representative  
Jameson Paine, Vice Chairman

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 Mr. Paine's absence. Mr. Roseen agreed.

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

**a. March 20, 2019**

Mr. Roseen made a motion to approve the meeting minutes of March 20, 2019 as submitted. Mr. House seconded the motion. Motion carried unanimously.

**3. Public Hearing:**

**None**

**4. Public Meeting:**

**a. Storm water Regulations—Model, Site Plan, Subdivision**

Mr. Austin stated the board packet includes the Southeast Watershed Alliance "draft" Model Stormwater Regulations. Staff recommends the planning board add "Addendum C" to the Site Plan and Subdivision Regulations and remove from zoning and associated regulations. Staff recommends the board review and make the recommended changes at

the April 17, 2019 where the board can then schedule a public hearing for May 8, 2019. Mr. Baskerville stated there are numerous “wordsmithing” corrections which need to be made. Mr. Austin stated 2.1.6 “Improvement” currently states “improvement means all structures of pertinences or additions to the site whether above or below the surface of the land, including but not limited to buildings, construction of any kind, site grading, landscaping, street construction, utilities, including water, sewer, electric, gas, storm drainage, whether proposed by the developer or required by the board under these regulations.” The board needs to determine if the “enlargement” definition also applies. Mr. Roseen stated regarding would trigger this, but resurfacing or repaving would not, it’s only when the improvements are substantial. Mr. Austin explained to the board the notes are assistance in how to construct the various paragraphs and the paragraphs before and after the note boxes are the draft language. Mr. Austin stated there is a new “draft” in process. The MS-4 regulations speak of is EPA standards or the 2012 draft SWA regulations or subsequent equivalence. The staff and the board discussed the proposed “Addendum C” which the board had before them.

#### Element A. Applicability Standards

No changes

#### Element B. Minimum Thresholds for Applicability

##### 2. Waiver Option for Small Development Projects:

Mr. Austin stated MS-4 and storm water regulations are to lower the threshold for stormwater review from what the state requires for AOT, which is 100,000 sf. The original authors of the SWA regulations, which were not intended for SWA regulations to apply to single family house lots. Mr. Austin stated staff recommended this read “disturb less than 43,560 sf. and create less than 20,000 sf of new impervious surface”. The board discussed the number required to trigger storm water regulations and agreed to staff’s recommendation. Staff recommended changing the last sentence to read “do not disturb land within 100 feet of a surface water body or wetland/wetland buffer”. The board agreed to leave it to read “and do not disturb land within 100 feet of a surface water body or wetland comprised of less than 50,000 sf based on wetland delineation”.

##### 3. Conditions for Granting of Waivers:

- a. “Runoff from NEW impervious surfaces shall be directed to a filtration and/or infiltration device.”

#### Element C: Best Management Practices

- 3.n. “Construction quality assurance during installation and long term operations and maintenance will be required. Construction quality assurance during production may be required by Planning Board for those projects that exceed 300 ton of pavement.” “Porous pavement shall be appropriately sited and designed for all traffic and vehicle loading conditions.”

89 Element D: Applicability for Redevelopment

90  
91 1.c.iii Remove “optimized”

92  
93 Remove “Optional Other Incentives” paragraph.

94  
95 Element E: Stormwater Management Plan Approval and Recordation

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97 No changes

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99 Element F: Operations and Maintenance Criteria

100  
101 No changes

102  
103 Element G: Post-Construction Stormwater Infrastructure – Inspection and Responsibility

104  
105 The Board agreed to the changes as proposed.

106  
107 Mr. Austin questioned if the board would like to set a public hearing to morph both  
108 “Appendix C” and staff can red-line subdivision regulations to refer to site plan and  
109 stormwater regulations, or put “Appendix C” in both. Mr. Baskerville prefers this to be  
110 in one. The board agreed to add “Appendix C” to just Site Plan Regulations.

111  
112 **b. Third-Party Engineer Update**

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114 Mr. Austin stated the town received four (4) responses to the RFP and were evaluated on  
115 town needs, desires, basic parameters of the RFP, and knowledge base current and  
116 existing pending project types before the planning board the select board might be  
117 contemplating for town projects, etc. On Monday, 4/1/2019, the Select Board chose a  
118 third party consultant of Horsley Whitten Group with an alternate of CMA.

119  
120 **c. July 03, 2019 Meeting**

121  
122 Mr. Austin stated board will need to make a motion regarding the regularly  
123 scheduled meetings of July 3, 2019 and January 1, 2020 due to the holidays.

124  
125 Mr. Canada made a motion to cancel the July 3, 2019 and January 1, 2020 regularly  
126 scheduled meetings. Mr. Roseen seconded the motion. Motion carried  
127 unanimously.

128  
129 Mr. Austin stated the town received a letter of resignation from Diedre Lawrence from  
130 both the Planning Board and the Zoning Board of Adjustment due to moving out of  
131 Stratham. Mr. Austin asked the board to forward any board recommendations they  
132 may have.

135 Mr. Roseen the assessment for high water tables for infiltration systems is old and outdated.  
136 Other jurisdictions allow other methods such as finding the water and not just soil mapping.  
137 Mr. Roseen submitted this study to DES and they are considering it.

138  
139 Mr. Austin stated the board may have preliminary consultation at the next meeting for 90  
140 Winnicutt Road, a proposed cluster subdivision, and it is anticipated in the next couple of  
141 meetings the Lindt expansion will be before the board.

## 142 143 **5. Adjournment**

144  
145 Mr. House made a motion to adjourn the meeting at 8:47 pm. Mr. Canada seconded the  
146 motion. Motion carried unanimously.