



Stratham Planning Board Meeting Minutes
November 18, 2020
Municipal Center, Meeting Room A
10 Bunker Hill Avenue, Stratham, NH
Time: 7:00 PM

Members Present: Tom House, Member
Mike Houghton, Selectmen's Representative
Robert Roseen, Member (by telephone)
David Canada, Member
Pamela Hollasch, Alternate Member (voting)
Joe Anderson, Alternate Member

Members Absent: Colin Lavery, Member

Staff Present: Carol Ogilvie, Interim Town Planner
David Moore, Town Administrator

1. Call to Order/Roll Call

Mr. House called the meeting to order at 7:00 PM and took roll call. He also announced that the conference line was active and available for those who chose not to attend in person; contact information is provided on the Planning Board agenda posted on the Town website.

2. Review/Approval of Meeting Minutes: October 21, 2020

Mr. House made a motion to approve the October 21, 2020 meeting minutes with a second by Mr. Canada. Motion passed with all in favor.

3. Public Hearings:

a. FIRM Updates to Subdivision and Site Plan Review Regulations

Mr. House opened the first public hearing and read the public notice, explaining that the purpose of these changes is to bring the regulations into compliance with changes to the new Rockingham County flood insurance rate maps and flood study.

Mr. House noted that these changes had already been reviewed; he went on to explain the process going forward. A question was raised about Town Meeting

involvement and Ms. Ogilvie explained that of the four amendments being heard this evening, only the change to the Historic Demolition review would go to Town Meeting; since the other three involve Planning Board regulations, they do not go to Town Meeting. Once the Board approves them following public hearing, they are official.

Mr. House asked Ms. Hollasch to be a voting member in the absence of Mr. Lavery.

Action: Motion by R. Roseen, seconded by M. Houghton. Motion passed with all in favor.

b. Amendment to Driveway Regulations

Mr. House read the public notice regarding this proposal. The purpose of this amendment is to add standards to driveway regulations that do not currently exist.

Action: Motion by P. Hollasch, seconded by D. Canada. Motion passed with all in favor.

c. Amendment to Section 5.8.1 of Site Plan Review Regulations

Mr. House read the public notice regarding this proposal, the purpose of which is to facilitate/encourage dark sky compliance within the lighting standards of the Site Plan Review Regulations.

Action: Motion by P. Hollasch, seconded by M. Houghton. Motion passed with all in favor.

d. Amendment to Section 16.5.3 of the Zoning Ordinance

Mr. House read to public notice regarding this proposal, the purpose of which is to clarify the procedure and permitting requirements for Historic Demolition Review.

Action: Motion by D. Canada, seconded by R. Roseen. Motion passed with all in favor.

Public Meeting:

Rt. 33 Legacy Highway District, Gateway, Town Center Outreach Discussion

Mr. House noted that the Board has reviewed these three draft proposals, and asked if everyone had had an opportunity to review them. Mr. Moore stated that, to his knowledge, these proposals represented the wishes of the Board from previous discussions. He also informed the Board that, as part of the outreach effort, the drafts have been distributed to stakeholders who do business in these districts. As of yet, no responses have been received; nevertheless, staff will continue to solicit comment prior to or for the workshop that will be held on December 2, 2020. Following this workshop, a public hearing would be scheduled for December 16, 2020. Mr. Moore took this opportunity to confirm with the

Board that there are no additional zoning amendments being considered.

Regarding the upcoming workshop, Ms. Ogilvie noted that she has not of yet been able to locate a Table of Uses that relates to the Rt. 33 district; she has reached out to Tavis, but has not heard back from him yet.

69 Mr. House asked for any further comment; there being none, he confirmed that at the
70 December 2nd meeting the focus would be a workshop on these proposals. Ms. Ogilvie
71 will send these draft proposals out to the Planning Board, the Rt. 33 Legacy Committee,
and other interested stakeholders.

72 The Board briefly discussed the format of the proposals, specifically whether the full red-
73 lined draft should be shown, or a clean copy with the language as it would look if it
74 passed. Mr. House stated that he preferred the red-line version and the Board agreed.

75 **b. Other**

76 Mr. Moore again wanted to confirm that he and Ms. Ogilvie had not missed any topics of
77 concern for the Board. He also stated that one of the potential amendments regarding
78 short-term rentals has been set aside, since it appears that it will require much more study.
79 He wants to be careful about staffing effort for changes and wants to be cautious.

80 Mr. Houghton noted that the Select Board has had a very encouraging response to the
81 search for a new Town Planner.

82 Mr. Roseen stated that he felt the change to the site plan review regulations regarding dark
83 sky compliance was fairly underwhelming. He would like to see additional work on that
84 issue going forward.

85 **5. Adjournment**

86 Mr. House asked if there was any new business; there was none. Mr. House made a
87 motion to adjourn the meeting at 7:30 PM, seconded by Mr. Houghton. Motion passed
88 with all in favor.