



Stratham Planning Board Meeting Minutes
December 2, 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
Pamela Hollasch, Alternate Member (voting and by telephone)
Joe Anderson, Alternate Member

Members Absent: David Canada, Member
Colin Lavery, Member
Robert Roseen, 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 introduced Board Members and Staff

2. Review/Approval of Meeting Minutes: November 18, 2020

Mr. House asked if everyone had had a chance to review the minutes of November 18, 2020. They had, and he made a motion to approve, seconded by Joe Anderson, with all in favor.

Mr. House stated that the agenda would be rearranged, with the two preliminary consultations going first, so that the applicants would not have to wait for the zoning workshop to conclude. He noted that as a preliminary consultation, nothing said tonight, by any party, is in any way binding.

3. Preliminary Consultations

a. 18 Marin Way

Mr. Joe Coronati introduced himself and his client Rob Graham and stated that they were before the Board to introduce a proposal to add a warehouse onto an existing building in an

34 industrial park. This would be an 85 x 120-foot addition to be used only for storage. Mr.
35 Coronati went on to describe the plans for managing stormwater runoff, which consists
36 largely of making use of and improving upon existing treatment facilities in place. This
37 expansion would put the impervious cover on the lot at the maximum allowed of 40%
38 coverage. Mr. Graham provided some background information on the need for this
39 expansion, after which Mr. Coronati asked if there were any questions.

40 Mr. House had the following questions:

- 41 ▪ Does the existing fire pump have the capacity for the expansion? Yes.
- 42 ▪ Could the applicant confirm that they would not be asking for any waivers? Yes.
- 43 ▪ Is the warehouse only to be used for storage? Yes.
- 44 ▪ Is the existing water & sewer service adequate for the expansion? Yes.

45 Mr. Houghton recommended that they check with the Fire Chief to make sure they are in
46 compliance with applicable requirements regarding access around the building.

47 Preliminary Consultation concluded at 7:20 P.M. and the applicants left the meeting.

48 **b. Lot Line Adjustment**

49 Mr. Scamman introduced himself and his client and Robert Taylor and explained that they
50 were seeking a lot line adjustment between Map 9 Lot 73 and Map 13 Lot 130. It is a very
51 simple, straightforward proposal, changing lots that are now 15 and 17 acres, respectively, to
52 3 and 29 acres. The only reason they are before the Board now is that a previous subdivision
53 was recorded with a condition that one of these lots not be further subdivided. And even
54 though he is of the opinion that this is not a subdivision because it is not creating any new
55 lots, he felt it was better to be safe and get the Board's opinion before having his client go
56 through the expense of filing an application only to be turned down.

57 Following the presentation, Mr. House stated that in his opinion this was not a subdivision;
58 he then polled the Board as to their opinion on this request. Mr. Houghton, Mr. Anderson,
59 and Ms. Hollasch all stated that they did not believe this constituted a subdivision. Mr.
60 House recommended that, if approved, the condition regarding no further subdivision be
61 carried forward to the new plat. Mr. Scamman agreed.

62 Preliminary Consultation ended at 7:40 P.M. and Mr. Taylor left the meeting.

63 **4. Zoning Workshop:**

64 Mr. House stated that he had received comments from Jeff Hyland on the draft proposals and
65 would first like to go through those. Mr. Scammon had also been invited to comment on the
66 proposals, and he stayed at the meeting to participate in the discussion.

67 The Board and Mr. Scamman went through the draft proposals for the Gateway, Town
68 Center, and Legacy Highway Districts; a summary of the comments are as follows:

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71 Gateway Commercial District

- 72 1. A number of Mr. Hyland’s comments had to do with the building, site, and architecture
73 design standards. The Board noted which ones could be easily corrected and those that
74 might need more discussion.
- 75 2. There is a question about how the depth of a zoning district is defined – for example, from
76 the edge of the right-of-way, or from the center line. There seems to be differences
77 throughout the ordinance.
- 78 3. There is a question about a map for the Gateway district. The current ordinance defines
79 three separate zones within the district; however, the proposed change would only have
80 one.
- 81 4. Mr. Scamman noted that by eliminating the Outer Zone, agricultural buildings over 400
82 square feet would need a Conditional Use Permit, whereas now they do not.
- 83 5. There seems to be some inconsistencies with the diagrams for building height, frontages,
84 and setbacks. Mr. Scamman stated that short setbacks make snow plowing and removal
85 very difficult. Mr. Houghton replied that the intent of these setbacks was to encourage
86 building placement closer to the street so that parking would be on the side or in the rear
87 of the building.

88 (Ms. Hollasch left the meeting at 8:17 P.M.)

- 89 6. Mr. Scamman pointed out that there are a number of references to sidewalks throughout
90 the document, but he cannot find any specific requirement for having a sidewalk.
- 91 7. Mr. Moore stated that this is a very good discussion, but clearly many questions are being
92 raised about the draft, and he would support the idea of an overall zoning audit to make
93 sure that all the discrepancies are caught.
- 94 8. Mr. Scamman noted that the entire concept of the Gateway district relied on the existence
95 of water and sewer. If these changes can’t address that, what are we actually doing here?
- 96 9. Mr. Houghton replied that the Board felt it was practical and necessary to relax some of
97 the standards/restrictions that are based on the infrastructure that doesn’t exist. The
98 challenge is how to do that without erasing the design elements. He feels this effort
99 should focus on that, and sidebar unrelated comments.

100 Town Center District

- 101 10. There is a question about the “Regulating Plan” – where is it. Ms. Ogilvie stated that she
102 had the same question as she was reviewing the document, and has yet to find anything in
103 the files that calls itself that.
- 104 11. Ms. Ogilvie also wondered about the uses that are allowed by Conditional Use Permit. In
105 both of these districts being reviewed, the process that included CUP approval by the
106 Board was eliminated, but the table of uses still contains uses that are permitted by CUP.
107 Was that an oversight, or is there a CUP process that lives somewhere else the Board
108 would rely on? It was agreed that that was an oversight.
- 109 12. There was a question about street trees, the distance between them, and whether they were
110 required on both sides of the street or only one.

111 Rt. 33 Legacy Highway District

112 Mr. House stated that there would not be time tonight for a full review of this draft;
113 however, the big question at this point, raised by Mr. Scamman, is where exactly are the
114 district boundaries. Mr. House and Mr. Houghton believe that a map does exist, within
115 the report prepared by the Ad Hoc Committee. Ms. Ogilvie stated she had looked for
116 one, and had reached out to Mr. Austin, who directed her to the map they are now
117 looking at – which does not show district boundaries.

118 **5. Adjournment**

119 Mr. House stated that the meeting should be adjourned and this workshop continued to the
120 next meeting on December 16, 2020. Mr. Houghton made that motion, seconded by Mr.
121 Anderson, with all in favor.

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123 Note(s):

124 1. Materials related to the above meeting are available for review at the Municipal Center
125 during normal business hours. For more information, contact the Stratham Planning Office
126 at 603-772-7391 ext. 147.

127 2. The Planning Board reserves the right to take items out of order and to discuss and/or vote on
128 items that are not listed on the agenda.