



Stratham Planning Board Meeting Minutes
January 20, 2021
Municipal Center, Meeting Room A
Time: 7:00 pm

Member Present: David Canada, Vice Chair
Pamela Hollasch, Member
Joe Anderson, Alternate Member
Mike Houghton, Selectmen's Representative

Members Absent: Tom House, Chair
Robert Roseen, Member

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

1. Call to Order/Roll Call

Vice-Chair Canada called the meeting to order at 7:00 PM and introduced Board Members and Staff. Mr. Canada asked Mr. Anderson to be a voting member for this meeting. Mr. Anderson agreed.

2. Review/Approval of Meeting Minutes

Mr. Anderson requested the minutes reflect, Item #1, that Mr. House was present and called the meeting to order. Mr. Anderson made a motion to accept the meeting minutes of January 6, 2021 as amended. Ms. Hollasch seconded the motion. Motion carried unanimously.

3. Public Meeting:

- a. **Preliminary Consultation** - Subdivision application presented by Chris Carbonneau of 137 Union Road, Stratham, NH on behalf of Lester Carbonneau, 83 Bunker Hill Avenue, Tax Map 10 Lot 6 to make existing 750 ft. driveway a private road at 83 Bunker Hill Avenue, Tax Map 10 Lot 6.

Chris Carbonneau introduced himself and stated the goal of the application is to subdivide the property at 83 Bunker Hill Avenue and allocate one parcel of 2 acres to build a single family home for his family behind the existing home. One of the problems is the property only has 50 ft. of frontage and he is looking for guidance from the board to accomplish this plan. Mr. Canada stated this is the wrong avenue for a variance and questioned Ms. Ogilvie if a waiver could be submitted to accomplish this. Ms. Ogilvie stated no, this does not meet the

requirements that zoning calls for to accomplish a legal access and frontage and is not something the planning board can waive. Mr. Carbonneau stated the existing driveway is 750 ft. to the existing home and would be extended 200 ft. to allow for another house to be built. Mr. Canada asked for clarification of the property that work is currently being done. Mr. Carbonneau stated work is currently being done on Tax Map 10 Lot 8, adjacent to Russell Drive. Ms. Hollasch asked for clarification of the proposed road on the plan. Mr. Carbonneau explained the location on the map to the board. Mr. Canada questioned if private roads are still allowed in Stratham. Mr. Connors stated private roads are allowed but they must meet the town building standards. Mr. Canada stated Mr. Carbonneau should apply for a variance and then request waivers from the regulations from the planning board. Mr. Canada explained the variance will be heard by a separate board, the Zoning Board of Adjustment. Mr. Houghton questioned why the proposed road is 50 ft. and not 60 ft. Mr. Carbonneau explained there isn't enough acreage. Mr. Houghton stated if the existing driveway is to be turned into a private road it will need to be built to town standards of 60 ft. Mr. Connors stated the road would need to be long in order to meet the 200 ft. Mr. Carbonneau questioned what the standards were for a private road. Mr. Canada stated Mr. Carbonneau should contact Nate Mears, Highway Agent, regarding guidance regarding the standards for the building a private road. Mr. Houghton explained the road standards are also in the Subdivision Regulations.

4. Old Business - Continued Public Hearings:

Ms. Ogilvie stated the board discussed and closed some of the following items but minor changes have been made since the last meeting. Ms. Ogilvie stated some wordsmithing has been done on the Gateway, Town Center, Legacy Highway, and Table of Uses per Mr. Hyland's comments, but nothing of substance was changed. Ms. Ogilvie and Mr. Moore have not found any further information on whether Section 4.3(d) needs to stay or go.

a. Gateway Commercial Business District (Section 3.8)

To amend Section 3 by deleting Section 3.8 in its entirety and replacing with a revised Section 3.8. Ms. Hollasch made a motion to open the public hearing. Mr. Anderson seconded the motion. Motion passed unanimously.

Having no further discussion come forward Mr. Anderson made a motion to close the public hearing. Ms. Hollasch seconded the motion. Motion passed unanimously.

b. Town Center District (Section 3.9)

To amend Section 3 by deleting Section 3.9 in its entirety and replacing with a revised Section 3.9. Mr. Anderson made a motion to open the public hearing. Ms. Hollasch seconded the motion. Motion carried unanimously.

Having no further discussion come forward Mr. Anderson made a motion to close the public hearing. Ms. Hollasch seconded the motion. Motion passed unanimously.

c. Rt. 33 Legacy Highway District (New Section 3.10)

To amend Section 3 by adding a new subsection 3.10, Rt. 33 Legacy Highway District to encourage private investment in this proposed district. Mr. Anderson made a motion to open the public hearing. Ms. Hollasch seconded the motion. Motion carried unanimously.

Rebecca Mitchell, 200 Portsmouth Avenue, member of the Heritage Commission is attending in place of Nate Merrill, Heritage Commission Chair. Ms. Mitchell stated the Heritage Commission voted at their last meeting to support the report of the Ad-Hoc Committee and voted to recommend this warrant article not go forward at this time. One of the strongest recommendations of the Ad-Hoc Committee was full engagement with the public, especially property owners and abutters which has not yet taken place. The Heritage Commission believes the public needs to be brought in and become familiar with the Ad-Hoc Committee report so their voices can be heard. Ms. Mitchell stated some of the verbiage came directly from town center, i.e. lighting standards, which will not fit the intent of maintaining the residential/agricultural feel of the area while allowing greater uses and the lighting standards need to be unique to the area. Ms. Mitchell listed several areas (i.e. lighting, signage, fenestration, etc.) that could use regulations that are unique to this area. Mr. Houghton thanked Ms. Mitchell and stated these comments provide direction relative to the path forward and consistent with the planning board's views.

Hearing no more comments, Mr. Anderson made a motion to close the public hearing. Ms. Hollasch seconded the motion. Motion carried unanimously.

The board discussed potential regulations regarding lighting, signage, etc.

Mr. Houghton made a motion to withdraw Amendment Subsection 3.10 Rt. 33 Legacy Highway District from the proposed warrant. Mr. Anderson seconded the motion. Motion carried unanimously.

d. Table of Uses (Section 3.6)

To amend Section 3.6, Table of Uses, to align the uses with changes made in Subsection 3.8 and 3.9, and if passes 3.10. Mr. Anderson made a motion to open the public hearing. Ms. Hollasch seconded the motion. Motion carried unanimously.

Having no further discussion come forward Mr. Anderson made a motion to close the public hearing. Ms. Hollasch seconded the motion. Motion passed unanimously.

Ms. Ogilvie explained the Table of Uses include the Rt. 33 Legacy Highway District which will need to be removed. Ms. Hollasch reviewed the housekeeping issues which need to be corrected.

Ms. Hollasch made a motion to add the Tables of Uses, Section 3.6, as amended on the warrant article. Mr. Anderson seconded the motion. Motion carried unanimously.

e. Building Ordinance - Board voted and closed on 1/6/2020.

f. Section 4.3(d)

To amend the Zoning Ordinance Section 4.3, Explanatory Notes, to delete subparagraph (d) related to front setbacks on Route 33 and to renumber the section accordingly. Mr. Anderson made a motion to open the public hearing. Mr. Houghton seconded the motion. Motion carried unanimously.

Having no further discussion come forward Mr. Anderson made a motion to close the public hearing. Ms. Hollasch seconded the motion. Motion passed unanimously.

Mr. Anderson made a motion to withdraw Amendment Section 4.3(d) from the proposed warrant. Mr. Hollasch seconded the motion. Motion carried unanimously.

g. Chapter 7-01 - Board voted and closed on 1/6/2020.

5. Other: No Items

6. Adjournment

Mr. Anderson made a motion to adjourn at 7:48 pm. Ms. Hollasch seconded the motion. Motion carried unanimously.

Note(s):

1. *Materials related to the above meeting are available for review at the Municipal Center during normal business hours. For more information, contact the Stratham Planning Office at 603-772-1391 ext. 147.*
2. *The Planning Board reserves the right to take item, out of order and to discuss and/or vote on items that are not listed on the agenda*