



Stratham Planning Board Meeting Minutes
December 1, 2021
Stratham Municipal Center
Time: 7:00 pm

Member Present: Tom House, Chair
David Canada, Vice Chair
Pamela Hollasch, Member
Joe Anderson, Alternate Member
Chris Zaremba, Alternate Member

Members Absent: Robert Roseen, Member
Mike Houghton, Selectmen's Representative

Staff Present: Mark Connors, Town Planner

1. Call to Order/Roll Call

Mr. House called the meeting to order in the parking lot of the Municipal Center at 7:04 pm and called roll call. Mr. House appointed Mr. Anderson and Mr. Zaremba voting members.

2. Review/Approval of Meeting Minutes

Mr. House noted that the approval of the meeting minutes for the preceding Planning Board meetings would be postponed to the next Planning Board meeting.

3. Public Hearing:

- a. **Aberdeen West Cooperative (Owners) - Request for a determination on, or an amendment to, a condition placed on a 1988 site plan approval and for approval of a Conditional Use Permit and Site Plan to construct a 90 kilowatt ground-mounted solar array at the Aberdeen West Cooperative, Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36), Zoned Manufactured Housing. Applicant's representative is Horizons Engineering Inc., 34 School Street, Littleton, NH 03561. (This application was continued from the October 20, 2021 meeting).**

38 **b. Proposed 2022 Zoning Amendments**

- 39 **i. Flexible Mixed Use District. To amend Section III by deleting Subsection 3.7**
40 **Flexible/Mixed-Use Development District in its entirety and replacing it with a**
41 **revised Subsection 3.7 Flexible /Mixed Use Development District.**
42 **ii. Growth Management & Innovative Land Control. To delete Section XV Growth**
43 **Management & Innovative Land Control in its entirety as this section includes a**
44 **sunset provision to expire in March 2014 and is no longer enforceable.**
45

46 Mr. House announced that due to unavoidable extenuating circumstances associated with a
47 building renovation project, the Municipal Center was closed this afternoon and the Planning
48 Board meeting cannot move forward as planned. He suggested that the agenda items proposed
49 for public hearing be postponed to next week, December 8, 2021 at 7 pm.
50

51 Mr. Anderson made a motion that all agenda items proposed for public hearing be postponed
52 to Wednesday, December 8, 2021 at 7 pm. Ms. Hollasch seconded the motion. Motion passed
53 unanimously.
54

55 **4. Public Meeting:**

- 56
57 **a. ZJBV Properties, LLC (Owners) - Request for a Preliminary Consultation to review a**
58 **proposed site plan for a 10,000 square-foot medical office building at 23 Portsmouth**
59 **Avenue (Tax Map 4, Lot 13), Zoned Gateway Commercial. Applicant's representative is**
60 **Stonefield Engineering and Design, 120 Washington Street, Suite 201, Salem, MA 01970.**
61

62 Mr. Anderson made a motion that all other agenda items, including the preliminary
63 consultation application, be postponed to Wednesday, December 8, 2021. Ms. Hollasch
64 seconded the motion. Motion passed unanimously.
65

66 **5. Adjournment**

67
68 Mr. Anderson made a motion to adjourn at 7:07 pm. Mr. Zaremba seconded the motion. Motion
69 carried unanimously.
70

71 *Note(s):*

- 72 *1. Materials related to the above meeting are available for review at the Municipal Center during normal business hours.*
73 *For more information, contact the Stratham Planning Office at 603-772-7391 ext. 147.*
74 *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*
75 *on the agenda.*