



**Stratham Technical Review Committee  
Meeting Minutes  
March 28, 2017  
Municipal Center  
10 Bunker Hill Avenue  
Time: 6:00 PM**

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Members Present: Lucy Cushman, Chair  
Tom House, Vice Chair  
Nate Merrill, Full Member  
Jeff Hyland, Full Member  
Joe Johnson, Full Member

Members Absent: None

Staff Present: Tavis Austin, Town Planner

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**1. Call to Order/Roll Call**

The Chair took roll call.

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

a. January 31, 2017

Mr. Merrill made a motion to approve the minutes as presented. Motion seconded by Mr. Hyland. Motion carried unanimously.

**3. Public Meeting(s).**

**a. Review of Gateway Corridor design elements**

L. Cushman reminded Committee members of the prior meeting's design concept formulation for the 108 corridor. Ms. Cushman mentioned that the regulations were clear as to how properties are to develop next to the road, but little detail has been established for the roadway corridor itself.

T. Austin discussed the establishment of the Route 108 Corridor Study Committee and their somewhat parallel efforts to discuss the future of the Gateway Area which may have some influence on the 108 corridor itself as well as interplay with the more interior road network.

J. Hyland presented to the Members an air photo with parcel lines; the image depicted 101 through Bunker Hill. Members familiarized themselves with the imagery.

1 T. Austin produced the 2013 Gateway zoning map that included master planned streets  
2 as approved in 2013.

3 J. Hyland discussed elements from the several corridor plans and proposals occurring in  
4 various stages in surrounding areas including Bridgton, ME and Bedford, NH that may  
5 work.

6 The Committee then discussed how to move a street concept plan forward for Stratham  
7 that would move from the adopted 2013 Gateway plan to a reality as projects develop.

8 There was mixed discussion on the current plans for 58/60 Portsmouth Ave. as both  
9 Porsche and Audi have proposed alteration projects.

10 S. Laffey, from International Auto, mentioned that each dealership, under the same  
11 ownership, is considering remodeling projects. He continued noting that a conceptual  
12 master plan for the site, as suggested by TRC would be presented when those projects  
13 move forward.

14 The Committee generally discussed streets/avenues/boulevards as presented on the  
15 Gateway plan from 2013 and as outlined in the Zoning Regulations. Round-a-bouts and  
16 alignments were considered based on the 2013 Gateway map.

17 L. Cushman motioned to recommend that the street illustrated crossing the Porsche/Audi  
18 property be located west (toward 108) of the existing storage units rather than to the east  
19 to be most consistent with the 2013 plan and that a map/image be created to that effect  
20 and shared with the Planning Board for their consideration. N. Merrill seconded the  
21 motion. The motion carried by unanimous vote. T. Austin was asked to share the motion  
22 and resulting image with the Planning Board as they were currently considering a  
23 proposal on 58 Portsmouth Avenue that may be affected.

24 J. Johnson stated his willingness and ability to prepare such an image and that he would  
25 include other concepts as discussed by the Committee.

26 L. Cushman motioned to adjourn at 7:42. N. Merrill seconded the motion.

27 The meeting adjourned at 7:42 pm by unanimous vote.