



Stratham Planning Board
AGENDA
December 5, 2018
Time: 7:00 PM

The Town of Stratham Planning Board will conduct a Public Hearing at the Stratham Municipal Center, 10 Bunker Hill Avenue, Stratham NH to consider the following:

1. Call to Order/Roll Call

2. Review/Approval of Meeting Minutes

- a. November 7, 2018

3. Public Hearing:

a. Zoning Amendment

- **Town Warrant Article – Explanatory Notes.** To see if the Town will amend the Zoning Ordinance, Section IV, Subsection 4.3 Explanatory notes, to add Subsection 4.3 (i) to further clarify the permitting requirements and procedures related to lot frontage in subdivision applications.
- **Town Warrant Article – Home Occupation.** To see if the Town will amend the Zoning Ordinance, Section V, by amending to Section V, Subsection 5.13.2 (a) *Conditions*, to clarify the total area permissible as a Home Occupation as provided by the Zoning Ordinance.
- **Town Warrant Article – Home Occupation.** To see if the Town will amend the Zoning Ordinance, Section V, by amending to Section V, Subsection 5.13.3(a) ii *Application for Special Exception & Home Occupation; Inspections*, to clarify the Home Occupation Permit application submission requirements as provided by the Zoning Ordinance.
- **Town Warrant Article –Supplementary Regulations.** To see if the Town will amend Section V, by adding Subsection 5.14 *Solar Energy Systems* to establish and clarify the permitting process for solar energy systems.
- **Town Warrant Article –Signs.** To see if the Town will amend Section VII *Signs*, Subsection 7.6 *Exempt Signs*, by amending Subsection 7.6.q to clarify rules pertaining to signage displayed on motor vehicles or rolling stock that are regularly and consistently used to conduct normal business activities.
- **Town Warrant Article –Signs.** To see if the Town will amend Section VII *Signs*, Subsection 7.9.a.vi *Home Occupation Signs*, by adding Subsection 7.9.a.vi.5 to clarify rules pertaining to signage displayed on motor vehicles or rolling stock that are regularly and consistently used to conduct normal business activities.
- **Town Warrant Article – Wetlands Conservation District (Overlay).** To see if the Town will amend Section XI, Subsection 11.4.1.a and d., add 11.4.1.f, amend 11.4.3, and amend Section XI, Subsection 11.5.3.d to further clarify the permitting requirements and procedures for development within the Wetlands Conservation District (Overlay).

4. Public Meeting:

- a. **Preliminary Consultation** for Tulip Tree LLC for parking and widening of driveway for the Robinwood Center at 61 Stratham Heights Road, Stratham, NH 03885, Map 5 Lot 81 submitted by Bruce Scamman, Emanuel Engineering Inc., 118 Portsmouth Avenue, Stratham, NH 03885.
- b. **PCAC Update:** Public survey results and next steps.

5. Adjournment

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 603-772-7391.
- 2. The Planning Board reserves the right to take items out of order and to discuss and/or vote on items that are not listed on the agenda.