



Stratham Planning Board
Meeting Minutes
February 01, 2017
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM

Members Present: Mike Houghton, Chairman
Bob Baskerville, Vice Chairman
David Canada, Selectmen's Representative
Jameson Paine, Member
Lee Paladino, Alternate

Members Absent: Tom House, Member
Nancy Ober, Alternate

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

The Chairman took roll call and asked Ms. Paladino to be a full voting member. Ms. Paladino agreed.

2. Review/Approval of Meeting Minutes

a. January 18, 2017

Mr. Paine made a motion to approve the January 18, 2017 meeting minutes. Motion seconded by Mr. Baskerville. Motion carried unanimously.

2. Public Hearing(s)

a. Massidda Subdivision, represented by Bruce Scamman, Emanuel Engineering, Inc., 118 Portsmouth Ave. Stratham, NH 03885, for the property located at 8 Oxbow Farm Road, Tax Map 8 Lot 22. 2-lot Minor Pork-chop Subdivision to create one new parcel.

Mr. Mike Donahue, attorney introduced himself and Bruce Scamman as the representatives for the applicant. Mr. Donahue said as it is critically important to both the applicant Mr. Massidda and his neighbor Mr. Miller, the proposed location of the new home has been depicted on the plans. He referred to the site walk that took place earlier today and said he was sure the Board could see the relatively minimal cutting needed to put the leach field in. The other thing discussed at the site walk was the expansion of the cul-de-sac which the Town's Highway Agent sees as a positive. Mr. Donahue said he looked at the original plan for the subdivision and learned that there is a 25' circular drainage easement that was

1 reserved on the plan by Nelson Labonte, the original person who subdivided the land. That
2 is the area that the applicant is asking be designated as a full right of way.

3 Mr. Donahue continued that with the Board's encouragement, the applicant proposed a
4 common driveway easement. They took a look at an existing common driveway on the
5 easterly side of the cul-de-sac. The easement for that is worded very simply in terms of
6 future maintenance and obligations. Mr. Donahue said they have chosen to provide a little
7 more detail in their easement to avoid any possible neighborly disputes. Similarly they
8 would be prepared to file and be subjected to an administrative review by the Town for the
9 deed for the additional right of way area. That would address any maintenance obligations
10 too.

11 Mr. Donahue said they had prepared a waiver request although he doesn't believe it is
12 needed as no new road is being constructed. Mr. Donahue said his reason for preparing
13 one is because the reasons the Board would grant a waiver to the road construction
14 standards to enlarge the cul-de-sac are the same reasons that the Board would otherwise
15 approve the subdivision with it being shown. The road isn't being extended so no
16 municipal obligations are being created.

17 Mr. Donahue commented on the size of the lot and hoped that now the Board had seen it
18 in person, they would see lot size isn't an issue. The acreage on the lot which is shown on
19 the plan was probably shown from a surveying point of view where they calculate the
20 acreage just from the tie line on it which is a straight line that runs across instead of trying
21 to follow how the river might change. The new lot is actually close to 4 acres if you
22 consider the area beyond the tie line.

23 Mr. Baskerville made a motion to accept the application as complete. Motion seconded by
24 Mr. Paine. Motion carried unanimously.

25 Mr. Austin said the expansion of the cul-de-sac was pointed out at the previous board
26 meeting. Extra information has been provided tonight about the existing easement which
27 further adds to this being a unique situation and largely removes any concern he has with
28 this proposal in terms of creating an irregular lot. He added that the proposed radius puts
29 the cul-de-sac more into compliance with the regulations and the sum total of all the
30 inequities brings this lot more into compliance with the existing lot. Mr. Canada said he
31 has 2 concerns: from Dr. Miller's comments at the last meeting, the expectation of the
32 neighborhood was that these were going to be large lots and Mr. Canada said they might
33 be diminishing the expectations of the neighborhood and secondly he has concerns with
34 the double cul-de-sac they will end up with. He said Mr. Donahue did a good job of why
35 the Board should overlook the cul-de-sac, but he is not sure it is the right thing to overlook.

36 Mr. Donahue responded that everybody who bought a house in this neighborhood bought
37 under a regime that had a declaration of protective covenants. It is not uncommon in such
38 a situation for the covenants to say there will be no further subdivision of any lot. This
39 isn't stated in the covenants. Mr. Donahue read paragraph 11 which states that the
40 developer (Mark Perlowski) has the right, but not the obligation to subject additional lots
41 to the covenants. To do so the developer must record a notice at the Rockingham County
42 Registry of Deeds, specifically identifying all the lots to be added. Taking this and the fact
43 that there is no provision saying a lot cannot be further subdivided is an indication that an
44 oversized 13 acre lot shouldn't be a surprise to any of the landowners in the subdivision.
45 Mr. Bruce Scamman added that he had spent some time in discussion with Mr. Straccia

1 who owns the lot that abuts to the east of Mr. Massidda and he is in favor of the subdivision.
2 Mr. Scamman called and emailed Mr. Straccia today to double check with him that it was
3 OK for Mr. Scamman to state this. Mr. Houghton asked if Mr. Straccia had said he was in
4 favor of this or rather that he wasn't opposed to it. Mr. Scamman said he wasn't opposed
5 to it.

6 Mr. Baskerville said he was concerned about setting a precedent. This application doesn't
7 have enough frontage to be subdivided so they donated an additional bulb to create the
8 frontage to meet the minimum amount so now a variance isn't required. Mr. Austin said
9 this is a cul-de-sac in a right of way only developed with a hammer head and a right of way
10 with sections of decorative fence and stone pillars in it which is also something not
11 supported by the regulations. This is a unique cul-de-sac and he doesn't think the Board
12 will be setting a precedent. The other alternative would be to set the state for any such
13 development of future cul-de-sacs by making the standard cul-de-sac radius based on the
14 ring. Mr. Austin said perhaps a reconsideration of how frontage is measured or at what
15 point frontage is measured would be appropriate. Mr. Canada feels they should work on
16 that. If cul-de-sacs keep being added there will soon be a need for another Highway
17 employee and another truck.

18 Mr. Paine asked if they had an easement on the drainage area currently and decide that it
19 is adequate enough to allow access to this location, and the Board accepts this right of way,
20 would the applicant need to go before the Zoning Board if they still want to pursue a pork
21 chop. Mr. Austin said there are several options; Oxbow Farm Road could be extended
22 south west to a certain extent, the Planning Board could say it will only consider this if
23 Oxbow Farm Road comes in 300' and the hammer head moves 300' in, but that would pick
24 up more road maintenance. The preliminary consultation proposed a private right of way
25 which was shot down.

26 Mr. Houghton thought Mr. Canada's concerns were valid and he believed a precedent could
27 be set.

28 Mr. Donahue agreed there are many variations, and he understands the Board's worry about
29 setting a precedent, but he says the Board needs to consider just what this is; this isn't too
30 dense or marginal land being utilized. This will leave very little footprint or impact and
31 doesn't create any further, additional municipal burden or expense.

32 Mr. Canada asked if it would be possible to get around the issue if a design was provided
33 by the applicant that satisfied the Board even if it wasn't built to that design. Mr. Donahue
34 said they would need to request a waiver from the road design. Mr. Austin questioned
35 approving something only to get a waiver not to do it. Mr. Canada said they were just
36 exploring options.

37 Mr. Scamman said if they did build a hammer head his concern is with the neighbors. He
38 can't believe the neighbors on either side would be enamored with extra pavement being
39 put in for a hammer head.

40 Mr. Massidda, applicant said they are trying very hard not to ask for special things so only
41 a minimal amount of change will take place. His taxes will stay the same and they will be
42 adding a nice piece of tax to go to the Town.

43 Mr. Miller, abutter said his original concerns were outside the scope of the Board, but after
44 today's discussion a whole new can of worms has been opened for which he has no

1 answers. He asked if the Board was allowed to talk to the Town's attorney to settle some
2 of the issues and contact the Zoning Board.

3 Mr. Houghton said he didn't think it was outside the Board's scope to act on these issues
4 and asked Mr. Deschaine, Town Administrator his opinion. Mr. Deschaine said that there
5 is no ability to seek an advisory opinion for the Zoning Board. The Planning Board can
6 certainly seek legal counsel if there is a large legal issue, but he isn't sure that this is a legal
7 issue per se. A precedent is always established through a set of circumstances so an
8 attorney can't help until the decision is actually made whether it is precedent setting or not.
9 If the Board approves this, attorneys would probably advise to have very specific findings
10 that show how unique this is so another applicant can't point to this and claim they were in
11 the same situation, however it does open the door a little bit.

12 Mr. Baskerville made a motion to close the public hearing. Motion seconded by Mr. Paine.
13 Motion carried unanimously.

14 Mr. Baskerville made a motion to approve this subdivision based on a very special set of
15 circumstances that it is a large lot, plenty of land for 2 lots. It has the ability to extend
16 Oxbow Farm Road to create frontage that will be necessary for these lots, but it will create
17 additional road and hammer head for the Town to turn around which the Planning Board
18 does not see any value to. It is a very special set of circumstances that the Board hasn't
19 seen before, a few of the conditions of the approval will be that it needs a licensed surveyor
20 stamp, it needs a wetland scientist stamp. There would need to be a deed prepared for the
21 right of way that would be reviewed by Town staff and Town Counsel if necessary, there
22 would have to be an easement prepared for the shared driveway which should be reviewed
23 by Town staff and Town Counsel as necessary. There would have to be agreement/license
24 that the stone monuments and other private structures that the applicant has in the new
25 proposed right of way could be maintained there at his own expense to maintain them
26 subject to Town staff review, Town Counsel review and Selectmen approval if necessary.
27 Mr. Baskerville asked if the Selectmen's approval is necessary if something is in the right
28 of way; in other towns he has seen that, but he doesn't know if it's necessary for Stratham.
29 Mr. Deschaine asked if they are monuments related to meets and bounds. Mr. Austin said
30 it is a decorative stone drive entrance. Mr. Deschaine continued that if a right of way is
31 dedicated for a public use, it eventually has to be accepted by the Town and that's vested
32 by the Board of Selectmen. Mr. Deschaine added that it would give him pause to have
33 obstructions in the right of way that the Board is accepting so it may or may not be
34 necessary. Mr. Austin said it's unique as they are already in the right of way. Mr.
35 Deschaine added with or without the Town's specific knowledge and/or permission. Mr.
36 Baskerville said he can still move forward with the motion because then the applicant
37 would just have to go and talk to the Selectmen. Mr. Houghton said to the extent that the
38 applicant is maintaining it. Mr. Austin said or the condition could be that it be relocated if
39 not accepted by the Selectmen. Mr. Baskerville said if there is something in the right of
40 way, the Town would have the option to remove it also. Mr. Austin agreed. Mr.
41 Baskerville said he would like to amend his motion slightly to say there has to be an
42 agreement/license to either maintain the existing private structures in the proposed right of
43 way or if not approved by the Selectmen or the Town, the applicant can choose to move
44 those outside of the proposed new right of way. The Town will always have the option of
45 removing those as they would then be on Town land. Mr. Houghton added that private
46 structures to include lighting and utilities. He then changed it to all private structures in

1 the right of way. Mr. Paine made an amendment to the motion stating that the applicant
2 shall provide a vegetative buffer between the 4,000 S.F. reserve area and Dr. Miller's
3 property to the north as has been previously suggested in the discussion of the applicant's
4 representatives this evening. He continued that additional plantings should be added that
5 satisfy both members of the parties. Mr. Canada asked if it would be a visually opaque
6 buffer. Mr. Baskerville said could he suggest 20' wide as that is the side setback anyway.
7 Mr. Paine changed his addition to the motion by stating a 20' wide vegetative buffer in the
8 vicinity of the 4,000 S.F. reserve area with additional plantings to screen visual impact
9 from the 2 neighbors. Mr. Scamman asked if he meant the leach field. Mr. Paine affirmed
10 he meant the leach field. Mr. Baskerville asked about adding buffering between the 2
11 properties. Mr. Austin said he doesn't believe the leach field is between the 2 residential
12 structures. Mr. Houghton suggested saying that the applicant will work with Staff and the
13 abutter to the north east to develop an acceptable buffer, vegetation and landscape plan.
14 Mr. Baskerville agreed with that and accepted it as an addendum to his motion. Mr.
15 Donahue said relative to the septic system. Motion seconded by Mr. Paine. Motion carried
16 unanimously.

17 Mr. Deschaine asked Mr. Scamman if there was some survey error in the existing lay out.
18 Mr. Scamman explained how features can change over time so when land is re surveyed,
19 things like frost or different movements of monuments move slightly. The surveyor was
20 asked what the deeded distance was compared to the actual distance; the difference was
21 700ths of a foot which is less than 1 inch.

22 Mr. Donahue sought clarification about the 4,000 S.F. reserve area. Mr. Paine said it was
23 intended for the area surrounding the septic where it is going to be excavated.

24 25 **3. Public Meeting(s):**

- 26 **a. Daley Subdivision, represented by Bruce Scamman, Emanuel Engineering, Inc., 118**
27 **Portsmouth Ave. Stratham, NH 03885, for the property located at 74 & 76 Willowbrook Ave. and**
28 **61 Lovell Road, Tax Map 23 Lot(s) 12, 13, 14. Preliminary Consultation for 8-lot subdivision.**

29 The Chairman shared that the applicant has requested to be heard at the March 15 meeting.

- 30 **b. C-RiSe—Julie LaBranche, RPC: Update/draft**

31 Ms. LaBranche said she was there to give the Board an update on the project known as C-
32 Rise. This looks at vulnerabilities caused by sea levels rising, the issues from that and
33 suggested recommendations.

34 Three sea level rise scenarios were evaluated and laid on top of the current 100 year flood
35 plain to see how the flood plain may change over time as sea levels rise. Ms. LaBranche
36 showed the 3 scenarios on maps. They evaluated road and road infrastructure, critical
37 facilities and assets and national resources. Ms. LaBranche stressed this was a draft report
38 and she would be meeting with Mr. Austin and Deschaine to get more input.

39 Ms. LaBranche said 10 fresh water culverts had been selected in the Town to evaluate the
40 hydrology, the hydrologic function and also ability to pass aquatic organisms. She said
41 this report will be a useful document for the Master Plan for the Town as well as looking
42 at amendments in the Zoning Ordinance and Land Use in general to address future
43 vulnerabilities. She said Stratham is one of the least affected of the inland coastal
44 communities. Conservation areas are affected, but they are critical as they act as buffers.

1 Ms. LaBranche suggested that for any developable pieces of land that will fall within the
2 flood zone should be part of the open space. She suggested some public education around
3 wellhead protection areas.

4 Ms. LaBranche shared that they are looking at offering about \$6,000 to each one of the
5 coastal communities to implement reclamation either from the report or the Coastal
6 Hazards Commission's report. It does have to be done within the timeframe of a year and
7 it has to be something that the RPC has the expertise to do for the Town. Mr. Canada asked
8 if it could go towards updating the Master Plan. Ms. LaBranche said it would depend, but
9 if they were to take the information from this report and dovetail it into the Master Plan,
10 they could. The RPC will be issuing requests for proposals in 3 or 4 weeks and they are
11 asking Towns to coordinate amongst their different Boards. More than one project can be
12 proposed as long as it is still within \$6,000. They will also entertain projects that may cost
13 more as long as the Town pays for the difference above \$6,000. They will be holding a
14 workshop in March for the coastal communities.

15 Mr. Austin asked if Ms. LaBranche would like written comments back from the Planning
16 Board and if so, by which date. Ms. LaBranche said that would be appreciated; the RPC
17 would like to have the reports completed by the end of March. They are not expecting any
18 formal adoptions of these reports, but it doesn't mean a Town can't formally adopt it. Mr.
19 Austin suggested putting it on the next planning board agenda, February 15, 2017. The
20 Board agreed that was a good idea.

21
22 **c. Town Administrator, Capital Improvements Program Update for 2017**

23 Mr. Houghton started by saying this year is up \$130,000 on the previous year, 2016 which
24 seems to be mainly the Highway Department.

25 Mr. Deschaine explained that CIP programs have a 6 year horizon with the present year
26 and 5 future years. The Planning Board needs to look at the 5 year predictions.

27 Mr. Deschaine ran through the CIP starting with the Land Conservation fund; The
28 Conservation Commission are wanting to plan in the future and are asking for \$10,000
29 more than previous years. Prior to this it was \$25,000. This year they got just shy of
30 \$100,000 Land Use tax so they don't feel it is appropriate to request the extra money for
31 this year.

32 Heritage Preservation Fund is a new item; last year they appropriated \$250,000 in order to
33 get the preservation easement on the Collector's Eye which drained the fund. Instead of
34 going annually with a specific Warrant Article, the discussion was if they are going to
35 capitalize that like the Land Conservation Fund, then maybe it should be included as the
36 CIP. Mr. Canada said the goal is to have a fund of \$250,000. Mr. Deschaine concurred
37 and said they are requesting \$50,000 a year for 5 years which they hope they can leverage
38 through grant opportunities.

39 Mr. Houghton asked how much of the Town is in conservation. Mr. Deschaine replied
40 with the mix of State, local and open spaces associated with clusters, about 30% of the
41 Town is conserved in some manner. Mr. Houghton asked if there was a particular target
42 for conservation. Mr. Deschaine said it is hard to predict. Land Conservation is no longer
43 just land conservation; it could be education projects, water quality and monitoring among
44 others. Mr. Houghton asked if the money in the Heritage fund would be used toward

1 looking at preservation along the Route 33. Mr. Austin said the Heritage Commission had
2 asked the Planning Board if they could pay from special projects for the survey itself.

3 Mr. Deschaine continued; \$5,000 for Town office computer replacement. The Town
4 Center grant and match in improvements will be \$25,000 on a continuing basis. Mr. Paine
5 asked if there was somebody driving that now that the Town Center committee has
6 dissolved. Mr. Austin said there was.

7 Mr. Deschaine said the next line was reevaluation expenses which happens every 5 year
8 per the State Law and Constitution. It is being increased to \$25,000 due to a more formal
9 appeal process.

10 Landscape improvements for this year; Mr. Lavery has come up with a design to deal with
11 the front yard which is the last exposed yard the Town Hall has. There were some drainage
12 issues too which need to be dealt with. Mr. Lavery said the issues are where the State
13 drainage ties into the Town's chamber system which serves Market Street and Bittersweet
14 Lane also. They will create a 3-tier elevation with a series of bolder retaining walls and
15 plantings and currently there is no real walk to the Town sign or flag pole. They have some
16 surplus materials from the rain garden project so he would like to build a small walkway
17 out to those areas so they can be snow blown during the winter time and if it is wet and
18 muddy this means Town staff don't need to walk through that. The total cost is \$5800 due
19 to all the surplus materials. Mr. Deschaine said there is also a safety issue when mowing
20 in places because of the slope.

21 Municipal Center rest room is a current year project that came up due to drainage problems
22 and corroded plumbing piping. The plumbing needs to be upgraded and they plan to
23 change to PVC. Mr. Lavery said there are more toilets than are required so there have
24 been discussions to eliminate the existing ladies bathroom and making it a storage area and
25 dividing the men's' bathroom into one for both men and women. At the time the Budget
26 Committee had approved \$15,000 and left it to the Town staff and selectmen to come up
27 with the actual option that the Town would like. Mr. Lavery said if they were to keep the
28 existing set up, the plumbing infrastructure will cost a bit more and if they scale that back
29 and do partial plumbing that will be a saving, but they will have to build some partitions
30 and do some upgrades to divide the bathroom into 2. At the end of the day there won't be
31 a saving either way.

32 Municipal Center phone system replacement was discussed next for 2018. Mr. Houghton
33 said he had just changed over to a VOIP system which they have leased for 3 years. His
34 monthly expense is less than what it used to be and after 3 years, the equipment belongs to
35 him.

36 Master Plan Update is \$75,000 over 3 years; this is the second year. Mr. Austin said the
37 consistent cost seems to be in the \$75 - \$100,000 range for a 5 year update so he would
38 expect around \$75,000 should be right for a 25 year update.

39 Next on the CIP was a replacement vehicle for the Building Inspector/Code Enforcement
40 Officer. The vehicle is a 2001 Explorer which runs great mechanically, but the rust is bad.
41 The under carriage is starting to go. The target is \$30,000 over 2 years.

42 Mr. Deschaine talked about the Fire Department Capital Reserve Fund; they are looking at
43 \$100,000 for future years for a new fire engine. \$20,000 has been put into the fund for
44 quite some time and they are hoping to use that toward a new air packs system. They have

1 a grant application that they hope to be successful with to help assist with the cost. The
2 money currently in the fund is enough to replace the bulb, but with the grant they could
3 replace the entire unit. The radio communication upgrade was achieved.

4 The next four items are the debt service on the principle for the conservation easements
5 and the added fire house. The conservation easements are the Scamman Farm and
6 Cushmann/Bartlett house. The Town is now in the fourth year of the five year note.

7 Computer replacement program for the police department of \$6,000. They are evaluating
8 going toward tablets now to see if it's compatible with the system that they've adopted.
9 Until that is resolved, they would like to keep the \$6,000.

10 Traffic control program was next. Mr. Laverty explained that for a number of years the
11 Town has been renting portable message boards for various road work and traffic control
12 management. Due to elections, they were used quite a bit and on a general scale they are
13 probably spending \$1500 or more a year on renting these. This year was around \$4,000.
14 In the past they have been successful in borrowing from other communities. Their needs
15 have also gone up so the likelihood of being able to borrow these message boards has
16 become more difficult. As a result they have put in \$20,000 a year for message boards.
17 The boards cost about \$20,000 each. The Police Chief has access to a Highway Safety
18 grant which pays up to 50% of that money.

19 Mr. Laverty talked through the Highway items listed on the CIP. He shared that the Budget
20 Committee opted to increase the Highway Capital Reserve Fund this year to a total of
21 \$110,000. The Highway vehicles have been replaced on as needed basis, but they will
22 need to replace the 4 larger plow trucks which range from \$200,000 – \$225,000. By 2020
23 he has projected his needs will require appropriating an additional \$295,000. He is trying
24 his best to spread out the vehicles that were purchased back to back, but you can only do
25 that so far. He would like to buy a dump trailer for the department. They have 3 trailers
26 currently; one serves as a water trailer for the Stratham Fair, the other is an equipment
27 trailer and the other for landscaping and lawn mowing. The needs for the recreation
28 department have increased whether it's moving goals or grooming fields so they have had
29 to do a juggling act to make trailers available. An extra trailer would benefit the department
30 greatly. He has budgeted \$11,500 for that.

31 Mr. Laverty talked about Bunker Hill Avenue/Portsmouth Avenue intersection
32 improvements and explained the Board of Selectmen had him take a look into potentially
33 putting in a right turn lane off of Bunker Hill onto Portsmouth Avenue and a deceleration
34 lane from Portsmouth Avenue to Bunker Hill Avenue. He looked at potentially removing
35 the sight distance issue or continuing the super elevated area beyond Bunker Hill Avenue
36 and picking the end of Bunker Hill Avenue up about a foot and a half to two feet. That
37 would have a projected cost of about \$450,000 which he has put in over a period of 3 years.
38 The Budget Committee said it wasn't something they wanted to entertain for 2017, but to
39 put it in as a place holder. It will require moving utilities and working with NHDOT and
40 Division 6.

41 Mr. Deschaine referred to the signalization for Winnicutt Road and said that the
42 signalization or a roundabout for the Bunker Hill Avenue intersection had been given
43 priority. He asked if the Board wanted to keep Winnicutt Road as a place holder. Mr.
44 Houghton asked if there was a Phase 2 Town Center project. The Board said they should
45 leave it in with a target year of 2019.

1 Mr. Austin said Mr. Lavery is putting in \$450,000 for a State road problem and he would
2 rather see money put in for 2017 as the Technical Review Committee (TRC) is considering
3 a pro bono with some help from the Planning Special Projects money to come up with
4 telling the State what the Town would like the right of way to look like.

5 Mr. Lavery referred to the 2 lawn mowers that take care of all things municipal and said
6 he doesn't see those needing to be replaced until 2019. Insulating the Highway garage has
7 a place holder for \$30,000. He said they had done some improvements by putting in a new
8 garage door in the garage bay area so the doors aren't constantly up and down. They have
9 installed new windows and a used oil furnace which is now going into its third year, which
10 heats about 70% of the garage. He has put in for another used oil furnace so the entire
11 Highway garage bay area will be 100% heated. He thinks once the second furnace is
12 installed they can look at removing the insulation of the garage. Mr. Deschaine suggested
13 changing it to Highway garage energy improvements and keeping it in. Mr. Lavery
14 thought that was a good idea. He did say he would still like to re-evaluate the sum of
15 money.

16 Mr. Deschaine discussed the next line item; water and sewer. He said there is a study
17 committee in process evaluating the water and sewer on the outcome of the last Town
18 meeting when it was voted down. They have scaled the amount back in recognition of that.
19 They have allowed \$20,000 for the coming year and the goal was to regain the \$50,000 in
20 the future which could change once the report from the committee is produced.

21 Mr. Deschaine continued that the MS4 permit came out on January 18, 2017. Mr. Austin
22 said it is a 260 page permit and the Town has 3 weeks to respond. They are hoping to
23 have a fund of \$100,000 over 5 years. The EPA's estimate is \$500-\$600,000 over the next
24 5 years for a Town of Stratham's size.

25 Mr. Lavery said he is looking to repave about two thirds of the parking lot at the Highway
26 Department including the road that leads into Stevens Park. The portion left alone would
27 be the area in front of the bays as that was done about 7 years ago and is in relatively good
28 shape.

29 Mr. Deschaine said the bond issue for water and sewer infrastructure was passed at the last
30 Town meeting so they have removed it for this pending year. Mr. Canada said there won't
31 be a principle payment until 2018. Mr. Deschaine said it depends on timing and terms.

32 Mr. Lavery discussed paving of Maple Lane cemetery relating to all the inter-connected
33 roads in the cemetery. He is projecting a total cost of \$35,000 to overlay those areas as
34 well as loam and seed the shoulders just off the pavement. He has projected doing that in
35 2021. This year he is putting in \$7,000 and continuing that until 2021.

36 Mr. Deschaine said \$30,000 had been put in for a cost study of the problems Stratham has
37 with sink holes at the ball field and how to correct the problem.

38 Mr. Deschaine talked about facilities and improvements for Stratham Hill Park. Every year
39 \$5,000 had been allowed but there has been a significant loss in the water system so the
40 older part of the system needs to be replaced. The irrigation shed at Stevens Park has been
41 done and the Stratham Hill Park parking lot is still in pretty good shape, but Mr. Lavery
42 wouldn't leave it later than 2018. They have put in money for this plus some for the
43 roadways leading up to the Ranger's workshop. Mr. Deschaine added that the amount for
44 the parking lot increased somewhat as the island that separates the parking lot from the

1 entrance requires some major detailing. Mr. Deschaine said the tennis courts needs to be
2 overlaid on a regular basis to maintain its surface. The mower for the park has been pushed
3 out to 2022. Mr. Deschaine said in 2020 the Stevens Park parking lot will probably need
4 at least an overlay.

5 The maintenance of the Gifford Farm barn has been put in for 2018 for \$15,000.

6 Library computer replacement has \$5,000 per year and the reading garden has been
7 completed.

8 Mr. Baskerville made a motion that the Planning Board approve the draft Capital
9 Improvement Program as presented with the amendments decided tonight. Motion
10 seconded by Mr. Paine. Motion carried unanimously.

11 12 **4. Miscellaneous**

13 The Chairman informed the Board that BMW has requested a 120 day extension to their
14 site plan approval to allow them to complete the process of planning. Staff doesn't have any
15 concerns.

16 Mr. Baskerville made a motion to grant the request of BMW site plan and their request for an
17 extension of 120 days to their site plan for their existing conditions. Motion seconded by Mr. Paine.
18 Motion carried unanimously.

19 Mr. Austin informed the Board that Rollins Hill Phase III amendment would be on the agenda.

20 Mr. Houghton reiterated that timely received documents can hasten the process.

21 22 **5. Adjournment**

23 Mr. Baskerville made a motion to adjourn at 10:06 pm. Motion seconded by Mr. Paine. Motion
24 carried unanimously.