



Stratham Planning Board Meeting Minutes
July 18, 2018
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM

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

Members Absent: Tom House, Secretary
Diedre Lawrence, Alternate

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

The Chairman took roll. Mr. Baskerville asked Mr. Roseen if he would sit in as a voting member this evening in place of Mr. House. Mr. Roseen agreed.

2. Review/Approval of Meeting Minutes

a. June 20, 2018

Mr. Paine asked for a correction on Page 1, Line 26, to change "Vice Chairman" to "Chairman". Mr. Paine made a motion to approve the meeting minutes of June 20, 2018 minutes with the change noted above. Mr. Roseen seconded the motion. Motion carried unanimously.

3. Public Hearing

- a. **Site Plan Review Application** for new skateboard park and associated improvements at 68 Bunker Hill Ave, Stratham, NH 03885, Map 9 Lot 84 submitted by Seth Hickey, Stratham Recreation, 10 Bunker Hill Ave, Stratham, NH 03885. ***No Formal Action Required.***

Mr. Austin explained the statute requires a public hearing whenever town funds are to be used for development of town property. Mr. Austin stated the skateboard park was to go before the planning board regarding the Stevens Park site and the Board of Selectmen determined the committee had not done enough cross analysis of other town properties to determine that Stevens was the appropriate site. Mr. Austin explained once the committee goes through the process and a design is put together for the appropriate town property it will come before the board. Mr. Austin explained it is listed as a site plan review but the board needs to understand it will not be a site plan review as other commercial applications in the past. The planning board will have enough detail for the planning board to understand how and why the skate park will be located at the specific location, but it will not be a full and complete application. Mr. Deschaine stated the Planning board will not be the only sounding board in the process, and the public and abutters interests in the project to formulate any recommendations the planning board may have, which are non-binding on the selectmen.

John Valhouli, 58 Bunker Hill Avenue, stated a good spot for the skate park would be on the right hand side of the drive, going down to Stevens Park.

- b. **Site Plan and Conditional Use Permit Applications** for the revision of an existing site plan and associated parking, utilities, and drainage located at 58 Portsmouth Avenue, Stratham, NH 03885, Map 9 Lot 15 submitted by Wayne Morrill, Jones & Beach Engineers, Inc., 85 Portsmouth Ave., Stratham, NH 03885—***Continuance to August 15, 2018 Requested***

Mr. Austin stated the board has a copy of the applicant's request for continuance to the next available planning board meeting. Mr. Austin recommended August 15, 2018. Mr. Baskerville reminded the board that it was previously voted on to cancel the August 1, 2018 meeting.

Mr. Paine made a motion to continue the site plan application until the August 15, 2018 meeting. Mr. Canada seconded the motion. Motion carried unanimously.

- c. **Subdivision Regulation Amendments.** Stratham Planning Board is proposing to rescind and replace *Section IV: Application Procedures and Requirements*, and *Addendum A: Road Design & Construction Specifications* of the Subdivision Regulations.

Mr. Austin explained to the board that Page 27-91, Section IV and Addendum A, is before them this evening. Mr. Austin stated staff recommendation would be to open the public hearing and motion to accept to rescind and replace as presented this evening which includes everything that was discussed at the last meeting. Mr. Austin explained the board could accept everything as discussed at the last meeting and pull out sections that need more review/modifications for a future public hearing. Mr. Austin stated that three local subdividers have questioned whether the Town of Stratham wants to get rid of hammerheads altogether and whether 28 ft. of pavement is appropriate.

4.4.7 Community Water Service/Hydrants: (Rev. 11/93) Per Fire Chief Changes

~~a. Community Water Service~~ Newly proposed community water systems, as defined by RSA 485:1, shall be designed by professional engineer licensed in New Hampshire. Site selection of community wells shall conform to the applicable New Hampshire Code of Administrative rules entitled, "Site Selection of Wells for Community Water Systems." Each system shall be designed to handle the expected flows for present and future development within the subdivision. The number and location of all fire hydrants associated with fire ponds shall be determined by the Fire Department.

Newly proposed major groundwater users (defined by the State as public water systems using 20,000 gallons per day or more) shall submit a detailed water supply study as part of their application. Said study shall, at a minimum, address the requirements outlined in the above referenced administrative rules for siting community water systems. Said study shall be prepared by a professional engineer, hydrologist, hydrogeologist, or other groundwater professional.

Newly proposed major groundwater users which plan on utilizing a Stratham aquifer (see boundaries of the Town's Aquifer Protection District) as a supply source shall address the following additional items as part of their detailed water supply study:

1. The water system's overall impact on the aquifer's production capability in respect to other potential users of the aquifer as a public water supply;
2. The potential for de-watering adjacent wetlands;
3. Potential effects on the surrounding water table;
4. Potential changes to the base flows of adjacent watercourses; and,
5. Potential effects on wells located on abutting properties

b. Hydrants

1. In the interest of public safety, all new subdivisions that will contain five (5) or more single family homes or four (4) or more duplexes shall be required to provide fire protection. Fire protection shall be either an underground water cistern or residential sprinklers in each dwelling **unit**.
2. If subdivisions increase number of units on an existing subdivision to numbers greater than listed in Item 1 then Fire protection shall be either an underground water cistern or residential sprinklers in each dwelling **unit**.
3. Cisterns and Fire ponds must meet NFPA Standards (NFPA 1142) as adopted by the State of NH Fire Marshall Office. All cisterns and fire ponds construction plans must be prepared by a profession engineer licensed in NH and submitted in advance to the Fire Chief, Code enforcement officer, town planner, highway agent and planning board.
4. All cisterns or fire ponds must contain a capacity of equal to or greater than 30,000 gallons.

5. Cisterns and fire ponds in subdivisions shall not be any further than 1,000 ft. via road travel path from water source to each structure.
6. All cisterns must meet the Town of Stratham approved Cistern Designed (See Site Plan Regulations). ~~and will be reviewed by a third-party engineer.~~
7. All fire ponds and cisterns are subject to testing for approval by the Fire Department and must be able to maintain 1,000 gpm flow for 75% of tank volume as determined by the Fire Department. Builder is responsible for initial filling and re-fill of cisterns after testing is complete. The spacing of cisterns may be increased or eliminated if the contractor, developer and/or owner installs an NFPA 13,13R or 13D compliant sprinkler system in the facility or individual houses within the development. Adjustments to the cistern spacing requirement may be made by the Fire Chief or designee on a case by case basis.

Mr. Houghton questioned the relevance of residential sprinklers in areas that are serviced by well pumps. Mr. Austin agreed and stated the statute is very clear that single family homes shall not be required to have residential sprinklers. The common default is the cistern. Discussion ensued regarding sprinkler systems in residences. Mr. Baskerville stated that in #5 it states "1,000 ft. to each structure" and the board doesn't approve structures, it approves lots.

Mr. Houghton made a motion to approve the changes put before the Planning Board this evening with the understanding that there is a continual review. Mr. Houghton would like the board to become more disciplined with review regulations and make it a standing practice to review the regulations annually (approximately 21 pages every quarter would be easier to maintain and review the regulations). Mr. Roseen suggested including dimensions from Figure A-E in Table 1 and not remove them as presented this evening. Mr. Austin will coordinate with Mr. Laverty stating that Addendum A-E will be modified to reflect tonight's discussion.

Mr. Roseen asked for clarification on Page 80, Driveway Cross Section, regarding removing the maximum, or minimum, grade for a driveway. Mr. Austin will confirm this driveway cross section only pertains to that section within the town right of way; from edge of travel lane onto the property line. Mr. Deschaine stated the profile view does not have a property line or right of way. Mr. Baskerville stated the level platform is very common in most towns because an applicant can't start a slope in the right of way. Mr. Austin recommended adding "physical conditions making such impractical".

Mr. Houghton made a motion to rescind and replace Section 4, Application, Procedures, and Requirements as presented this evening, including Scribner errors as discussed; and continue the public hearing on Addendum A, Page 70-91 to August 15, 2018. Mr. Paine seconded the motion. Motion carried unanimously.

Mr. Austin stated he will work with Mr. Laverty to make the changes to Addendum A.

173 **4. Public Meeting**

- 174
- 175 a. Mr. Houghton questioned if the Audi sidewalks are the required 6 ft. Mr. Austin stated Mr.
- 176 Lavery did the inspection. Mr. Deschaine stated Mr. Morong and Mr. Lavery should have
- 177 had the plans with them when they conducted the inspection to ensure they were built as
- 178 specified on the plans. Mr. Deschaine explained to the board that Mr. Morong has given his
- 179 notice to retire and is working through the month of Aug. to keep the building inspections
- 180 and permitting going until the town finds a replacement.
- 181
- 182 b. Mr. Baskerville stated he heard from Mr. House who is working through some changes in
- 183 his life and requested a 6-month leave of absence from the planning board. Mr. Deschaine
- 184 and Mr. Houghton stated the planning board needs to send a recommendation to the Board
- 185 of Selectmen for approval with this request. Mr. Paine stated Mr. House's expertise and
- 186 passion for the town is a great resource for the board. Mr. Baskerville agreed that Mr. House
- 187 is very knowledgeable and easy to work with and is a great asset to the board. Mr. Paine
- 188 stated that in Mr. House's absence the alternates on the board are exceptional to cover.
- 189
- 190 Mr. Paine made a motion to recommend to the Board of Selectman to approve a 6-month
- 191 leave of absence for Mr. House. Mr. Canada seconded the motion. Motion carried
- 192 unanimously.
- 193
- 194 c. Mr. Austin stated that staff will present zoning amendments that were discussed briefly at
- 195 the last meeting for review at the August 15, 2018 meeting in order to get a jump-start on
- 196 any changes that need to be made. Mr. Austin requested board members put together a list
- 197 of any changes they would like to include within the zoning amendments, i.e. to increase or
- 198 not to increase frontage requirements on dead-end roads or cul de sacs; the new Bostonian
- 199 square concept, etc. Mr. Austin will meet with Chief Larrabee for input on changes he
- 200 would like to see. Mr. Deschaine requested to meet with Mr. Austin regarding 4.4.15,
- 201 Utility Easements.
- 202
- 203 d. Mr. Houghton requested Subdivision Regulation reviews be scheduled every quarter for the
- 204 planning board to remain efficient on review and changes. Mr. Austin stated the September
- 205 5, 2018 meeting will be scheduled for the first 20 pages for review.
- 206

207 **5. Adjournment.**

208

209 Mr. Paine made a motion to adjourn the meeting at 8:17 pm. Mr. Roseen seconded the motion.

210 Motion carried unanimously.