



Stratham Planning Board Meeting Minutes
April 17, 2019
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM

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

Members Absent:

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

The Chairman took roll.

2. Review/Approval of Meeting Minutes

a. April 3, 2019

Mr. House made a motion to approve the meeting minutes of April 3, 2019 as submitted. Mr. Canada seconded the motion. Motion carried unanimously. Mr. Paine abstained from voting due to non-attendance at the meeting.

3. Public Hearing:

None

4. Public Meeting:

a. Storm water Regulations—Model, Site Plan, Subdivision

Mr. Austin stated Addendum C, which was discussed at the last meeting, will be added to the Site Plan Regulations. Mr. Austin read through the Site Plan Regulation changes as submitted to the board this evening. Mr. Austin explained the storm water

43 is being pointed to Addendum C. Mr. Austin read through the changes in the
44 Subdivision Regulations as submitted to the board this evening. Mr. Austin explained
45 to the board that if they are in agreement of these changes staff recommends the board
46 set a public hearing for “Amendment to the Stratham Site Plan and Subdivision
47 Regulations” for the purposes of updating Storm water protocols.
48

49 Mr. Paine made a motion to set a public hearing to amend the Stratham Site Plan and
50 Subdivision Regulations for the incorporation of the Storm water Addendum C as
51 presented this evening for the first available date of May 1, 2019 or May 15, 2019, in
52 accordance with statutory noticing procedures. Mr. House seconded the motion.
53 Motion carried unanimously.
54

- 55 **b. Preliminary Consultation: Open Space Cluster Subdivision.** *Robie Farms*,
56 represented by Wayne Morrill, Jones & Beach Engineers, Inc., requests a Preliminary
57 Consultation and Yield Plan Review for an Open Space Cluster Subdivision at 90R
58 Winnicutt Rd., Stratham, NH 03885, Tax Map 14 Lots 53&54.
59

60 Mr. Austin explained that the packet does not include staff review because an Open
61 Space Cluster requires a three-fold application process; a yield plan, a conceptual plan,
62 and then the final design is submitted for the hearing. The regulations state the
63 application process is initiated by the submission of a Conditional Use Permit application
64 which staff states does not provide any relevant information. Mr. Austin stated the
65 applicant has submitted a Conditional Use Permit, Subdivision Application, and a
66 Preliminary Consultation Application. Staff explained the packet this evening contains a
67 conceptual plan as a proposed open space cluster subdivision and a yield plan. Mr.
68 Austin stated the frontage square recently adopted in the regulations is called out on the
69 yield plan. It is staff’s determination that the square is not intended to be applied to an
70 open space cluster subdivision because an open space cluster only requires 50 ft. frontage
71 lots and plan could be single family detached condo units and there would be no way to
72 obligate the design engineers to draw such a square. Mr. Austin stated staff recommends
73 the board accept the yield plan for purposes of determining a yield plan and the
74 conceptual plan also meets the parameters and could be considered complete.
75

76 Wayne Morrill, Jones & Beach Engineers, explained the applicant purchased 90 & 92
77 Winnicutt Road. 90 Winnicutt Road is approximately 54 acres with a 7,000 square
78 foot home and 92 Winnicutt Road is a 3.00 acre parcel with an old broken down house
79 which has been demolished. Gove Group has been to both properties to map the
80 wetlands and test pits have been dug. Mr. Morrill explained he, the applicant, and staff
81 met to make sure to meet the regulations. Mr. Morrill stated the applicant is proposing
82 to combine the two lots to a 57 acre parcel with 2 acre lots. Each lot has the required
83 upland on the lot and the back of the lot has a large wetland area. The roadway is
84 proposed to be 1,000 linear foot roadway with 12 two (2) acre lots. The 12 lot yield
85 plan as a cluster subdivision, keeping the existing home, allows for 18 lots. Mr.
86 Morrill stated the applicant is proposing to keep the existing large field at the back of
87 the property for agricultural and recreational uses. The road is being designed as a 28
88 ft. wide gravel base, 26 ft. of pavement with a 2 ft. gravel walking shoulder that lead to

89 a walking trail that is an extension of the roadway itself having a 60 ft. right of way,
90 dedicated to the town for future activities for connectivity. Mr. Morrill explained there
91 are proposed parking spaces for the public to access the recreational trails. A fire
92 cistern easement is proposed in the front and the applicant will work with the Fire
93 Chief to discuss where the cistern would be placed inside the development. Mr.
94 Morrill stated the open space, which exceeds the requirements, was calculated by using
95 the overall property with a 50 ft. offset to the boundary and only counted upland soils
96 that were outside the 50 ft. buffer. Mr. Austin stated this proposed subdivision has a
97 through-road potential and the applicant is proposing to put in a road base for the 28 ft.
98 of pavement, the new standard for a through-road. Mr. Austin explained he had a brief
99 discussion with Matt Larrabee on 4/17/2019 regarding placing the cistern in the center
100 of the cul de sac and Mr. Larrabee stated concern that it be aligned with the through-
101 road concept.

102
103 Mr. Baskerville questioned what the building area is after the wetland setbacks on Lot
104 6 would be. Mr. Morrill stated the regulations speak to wetland soils, not wetland
105 buffer. Mr. Morrill explained the existing condition plan to the board. Mr. Morrill
106 pointed out the cluster subdivision plan shows the area of Lot 6 to show a 2,800 sf.
107 home on each home. Mr. Austin stated Section 11.5 of the Zoning Regulations is the
108 Wetlands Overlay District and read 11.5.1.

109
110 The board discussed the yield plan. Mr. Canada voiced concern with Lot 5 and views
111 it as an odd shaped lot. Mr. Baskerville asked for clarification on the topography. Mr.
112 Morrill stated Winnicutt Road is roughly elevation 110 and in the far back of the
113 property the elevation 86. Mr. Houghton voiced concern that Lot 5 is designed to
114 achieve the acreage. Mr. Morrill stated the applicant is using town regulation, the
115 square, and the lot meets the square. Mr. Baskerville voiced concern with wetlands
116 setback on the lot. Mr. Austin read Section 4.6.4 regarding yield plan regulations. Mr.
117 Baskerville stated the yield plan does not show the wetland setbacks and is incomplete,
118 and Lot 5 and Lot 6 are questionable. Mr. Baskerville stated he would not accept the
119 yield plan without notifying the public. Mr. Morrill questioned where it states the
120 yield plan requires notification of abutters. Mr. Morrill stated the conceptual and yield
121 plan does not have a public notification requirement in the regulations. Mr. Houghton
122 stated his understanding that a preliminary consultation was meant to approve a yield
123 plan and understood it to have the applicant present their design intent, receive
124 feedback from the board, and then come back with a formal application taking into
125 account the board's input. Mr. Austin read the approach outlined in Section 4.6.2 of
126 the Subdivision Regulations.

127
128 The board discussed the conceptual plan. Mr. Baskerville stated minimum density
129 bonus of one lot is an automatic lot. Mr. Baskerville understands "a potential frontage
130 lot as open space" means a full two acre lot. Mr. Paine read the "frontage" and "lot"
131 definitions in the subdivision regulations, 1.5.11 and 1.5.12. Mr. Baskerville stated the
132 plan does not show an area reserved for drainage. Mr. Austin stated Lot A and Lot R
133 would not allow for any development within 140 ft. of Winnicutt right of way. Mr.
134 Canada voiced concern with Lot 1 and the 22 ft. as it does not provide what the

135 subdivision regulations require for a visual buffer. Mr. Baskerville questioned the side
136 setbacks of 40 ft. between buildings. Mr. Austin stated that is per the regulations and
137 that would go up if they became duplexes or triplexes. Mr. Paine questioned if there
138 will be a homeowner's association. Mr. Morrill stated yes and the HOA will care for
139 the open space as well. The wetland in the back will be restrictive to haying and the
140 use of riding horses for the abutting property. Mr. Baskerville stated giving the abutter
141 a permanent easement and using the same area to receive a density bonus is double
142 dipping. Mr. Roseen stated his agreement with allowing this because it still adds value
143 for the open space, wildlife, and groundwater recharge. Mr. Baskerville requested the
144 applicant provide an explanation regarding this open area when the application is
145 formally heard. Mr. Paine asked the applicant to submit aerial(s) photo to show
146 adjacent properties which would be helpful for planning purposes for connection. Mr.
147 House asked for clarification that the 35.74 acres is all open land. Mr. Houghton
148 stated this project could be unique by having a trail system that connected neighboring
149 subdivisions. Mr. Morrill questioned if there were any issues other than the setbacks
150 on the cluster lots to be considered. Mr. Houghton voiced concern with Lot 1. Mr.
151 Paine questioned if traffic study had been done. Mr. Morrill stated the applicant made
152 sure to move the road so as not to face the direct abutter and will work with Steve
153 Pernaw memorandum to accompany the proposal. Mr. Austin questioned board
154 opinion on Lots 1 and 2 to be treated as one frontage lot with regard to density bonus
155 and add a landscaping plan to soften the impact.

156
157 **5.** Mr. Austin reminded the board that a new member is needed since Diedre Lawrence
158 resigned.

159
160 Mr. Austin stated the Master Plan Committee is holding a second public forum on
161 Monday, May 13, 2019, from 6:30 pm-8:00 pm and recommended planning board
162 members attend.

163
164 **6. Adjournment**

165
166 Mr. Paine made a motion to adjourn the meeting at 8:55 pm. Mr. House seconded the
167 motion. Motion carried unanimously.