



Stratham Planning Board Meeting Minutes
May 15, 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
David Canada, Member
Tom House, Secretary
Robert Roseen, Alternate (7:35 arrival)

Members Absent: Jameson Paine, Vice Chairman

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

The Chairman took roll.

2. Review/Approval of Meeting Minutes

a. April 17, 2019

Mr. Houghton made a motion to approve the meeting minutes of April 17, 2019 as submitted. Mr. House seconded the motion. Motion carried unanimously.

3. Public Hearing:

- a. Boundary Line Adjustment.** *165 & 169 Portsmouth Ave. Boundary Line Adjustment*, represented by David Vincent, Land Surveying Services, requests a Boundary Line Adjustment to modify acreage of two adjacent, existing lots at 165 & 169 Portsmouth Avenue, Stratham, NH 03885, Tax Map 17 Lots 44 & 45, owned by Tyler J. & Deborah H. Libby Revocable Trust of 2017, and Libbyanna Antiques LLC.

Mr. Austin stated staff recommends the following conditions which have been forwarded to the land surveyor. These conditions do not affect the substance of the application and includes details of the plans submitted. This application is in compliance with the regulations and staff recommends approval.

- 43 1) Remove and label existing Accessory Dwelling Unit on Lot 44 since there is not
44 one on record with the town.
45 2) Remove “Parcel A” from the mylar as it appears as a subdivision with that label on
46 the plan.
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48 Mr. House made a motion to open the public hearing. Mr. Houghton seconded the
49 motion. Motion carried unanimously.
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51 Tyler Libby, 165 Portsmouth Avenue, explained 169 Portsmouth Avenue is a .83 acre
52 parcel with an existing home that is next to a 10.45 acre parcel at 165 Portsmouth
53 Avenue. Mr. Libby stated there lot line adjustment is to split the existing parcels into
54 equal acreage, one parcel will be 5 acres and the other will be 6 acres.
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56 Mr. Baskerville opened the hearing up for public comment. No comments came
57 forward.
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59 Mr. Houghton made a motion to accept the application as complete. Mr. House
60 seconded the motion. Motion carried unanimously.
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62 Mr. House made a motion to close the public hearing. Mr. Houghton seconded the
63 motion. Motion carried unanimously.
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65 Mr. House made a motion to accept the Boundary Line Adjustment for 165 & 169
66 Portsmouth Avenue, Tax Map 17 Lots 44 & 45 with the following conditions:
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- 68 1) Applicant to revise mylar to remove Accessory Dwelling label on plan.
69 2) Applicant to revise mylar to remove “Parcel A” label on plan.
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71 Mr. Houghton seconded the motion. Motion carried unanimously.
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- 73 b. **Stormwater Regulations.** Stratham Stormwater Regulations. The Stratham
74 Planning Board is proposing to adopt “Addendum C: *Stormwater Regulations*”
75 to the Town Site Plan Regulations, and make related changes to the Town Site
76 Plan and Subdivision Regulations.
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78 Mr. Austin stated the board packets include the information presented at the last
79 meeting and staff has not received any comments or concerns regarding these changes.
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81 Mr. House made a motion to open the public hearing. Mr. Houghton seconded the
82 motion. Motion carried unanimously.
83

84 Mr. Houghton made a motion to close the public hearing. Mr. House seconded the
85 motion. Motion carried unanimously.
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Mr. House made a motion to approve the changes as presented for the Stormwater Regulations. Mr. Houghton seconded the motion. Motion carried unanimously.

4. Public Meeting:

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

Mr. Austin explained the board packet includes a second version of a yield plan and concept plan. Wayne Morrill, Jones & Beach Engineers, asked the board for clarification that the yield plan is acceptable. Mr. Morrill explained the applicant starts with two lots with the adequate frontage and the existing house lot has increased to include all the septic area and reserve area. Mr. Morrill stated the applicant is over 50% is open space, 75% of the open space is contiguous. There are two frontage lots to start and two cluster lots which will be open space and would like the board to consider as being a two bonus for each frontage lot saved. Mr. Morrill explained the latest plan to the board. The current plan has 17 total lots with one of those being the existing 2 acre lot; two open space lots in the front; and an open space of over 37 acres at the rear providing the town a 60 ft. right of way for future connection. Mr. Morrill stated there is no wetland impact. Mr. Morrill stated 40 test pits were dug and all but 2 passed for the 18 inches to seasonal high water table. The board discussed the 2 acre frontage lots. Mr. Baskerville explained he agrees with the density bonus for Lot Q and the front lot but the opposite lot is a stretch. Mr. Morrill asked for clarification on the yield plan. Mr. Morrill stated the applicant is providing. Mr. Houghton stated he reads it as “preservation of a frontage lot” and the definition of a lot and preservation means it is being kept. Mr. Morrill asked for clarification from the board regarding the intent of the bylaw for “density bonus”. Mr. Roseen stated the benefits/bonus of the open space cluster subdivision has some great benefits presented, i.e. the rear conservation component and does not see the strict interpretation of the 2 acre piece. Mr. Canada stated if the applicant comes before the board with a 2 acre lot on Lot 2, he would support a waiver based on the amenities offered. Mr. Morrill stated he will change the front lot to 2 acres and Mr. Austin will contact the paper to get a legal notice in for the June 5, 2019 hearing.

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Mr. Canada and Mr. Houghton discussed need to clarify the language of the regulations to better clarify the Board’s intent with regard to frontage lots.

Mr. Houghton discussed the other density bonuses listed on the plan in conjunction with the applicable regulations. The Board generally supported the other density bonuses as presented by Mr. Morrill.

133 b. Workshop items:

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135 i. Zoning Amendments

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137 Mr. Austin reminded the Board to maintain their lists of zoning changes to be
138 considered in preparation for 2020 Town meeting.

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140 ii. Changes to CIP process

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142 Mr. Austin provided an overview of the proposed changes to the CIP that will be
143 occurring in preparation for 2020 Town meeting. The intent is to better involve the
144 Planning Board, particularly in light of the upcoming Master Plan adoption. The
145 Planning Board and Select Board will be revising the CIP process through the
146 summer of 2019; no more last minute CIP adoptions.

147
148 iii. Master Plan Forum *Debrief*

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150 Mr. Austin provided the Board with summary sheets from the forum; those tallies
151 from the public participation posters and comment boards. Master Plan next steps
152 were outlined: June 10, 2019 MP Committee formalizing draft; draft plan to
153 Planning Board and public for review. There was general discussion about
154 increasing outreach of draft and preference to focus on public engagement rather
155 than forcing adoption. Mr. Austin stated that Horsley Witten is willing to be
156 flexible with their schedule and contract to insure Town satisfaction with the
157 process and the document.

158
159 **5. Adjournment**

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161 Mr. House made a motion to adjourn at 8:55 pm. Mr. Houghton seconded the motion.
162 Motion carried unanimously.
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