



Stratham Planning Board Meeting Minutes
June 19, 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

Members Absent:

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

The Chairman took roll. Mr. Baskerville asked Mr. Roseen to be a voting member this evening. Mr. Roseen accepted.

2. Review/Approval of Meeting Minutes

a. June 5, 2019

Mr. Canada made a motion to approve the meeting minutes of June 5, 2019 as submitted. Mr. House seconded the motion. Motion carried with 3 Yes votes and 1 vote in abstaining.

3. Public Hearing(s):

- a. Site Plan and Conditional Use Permit.** Porsche of Stratham, 58-60 Portsmouth Ave., M&E Jespersen Realty, LLC, represented by Wayne Morrill, Jones & Beach Engineers, Inc., proposing demolition of existing structure and construction of a new dealership building with associated parking lot and drainage updates at Tax Map 9 Lots 15&14 within the Gateway Zoning District.

Mr. Austin stated the board received a letter requesting continuance for this hearing to the next available Planning Board public meeting date of August 7, 2019.

Mr. Houghton made a motion to continue this hearing to the August 7, 2019 meeting date. Mr. Roseen seconded the motion. Motion carried unanimously.

4. Public Meeting:

- a. Preliminary Consultation for the re-subdivision Jewett Hill Subdivision. To re-subdivide the 1989 approved lots "A, B, and C" of the Jewett Hill Associates Subdivision of Map 17 Lot 104. Applicant is Brad Jones, represented by Bruce Scamman, Emanuel Engineering, Inc.

Mr. Austin explained that these three (3) lots were approved for the Jewett Hill Subdivision in 1989 and the mylar was not recorded. Each lot has electric, water, and monumentation in place but the ownership of the property changed before the Jewett Hill mylars were recorded and these three (3) lots were not included. Mr. Austin stated the property owner, Mr. Jones, has been paying water rent on the three (3) lots since 1989. Mr. Austin stated staff recommendation is to open a public hearing on the three (3) lots for approval and recordation. Mr. Austin stated staff recommends the applicant re-do test pits on the three (3) lots and affirm the wetland mapping in the vicinity of these lots.

Bruce Scamman, Emanuel Engineering, explained the property before the board. In 1989 O'Neill Survey worked on the Jewett Hill Associates subdivision where a series of cluster subdivision was created at that time with $\frac{3}{4}$ to 1 acre lots. Water is provided by a community well and the only thing these lots require are septic on each lot. Mr. Scamman stated the applicant has the 1989 meeting minutes when the subdivision was approved and can be forwarded to the board if they so choose. The applicant has NH State Subdivision Approval from 1989 or the lots before the board. Mr. Scamman asked the board for feedback they would like submitted and recordation when the applicant comes before the board for the public hearing. Mr. Baskerville questioned if this property was shown on the original recorded mylar. Mr. Scamman stated on the original large subdivision and the recorded mylar shows this property as "future subdivision for elderly housing" in the Jewett Hill Subdivision. Mr. Baskerville stated his approval for a survey of the three (3) lots. The board agreed.

- b. Mr. Scamman requested a 90-day extension on the Robinwood Center, 61 & 62 Stratham Heights Road, approval as the mylar was not able to be recorded on June 19, 2019 due to changes from the NH Registry of Deeds regarding site plans and boundary plans.

Mr. Canada made a motion to approve the 90-day extension request for the Robinwood Center, 61 Stratham Heights Road. Mr. House seconded the motion. Motion carried unanimously.

c. Workshop Master Plan with Master Plan Steering Committee.

Mr. Austin stated the Master Plan Steering Committee has met monthly since inception and put together a draft that is before the board this evening. Mr. Austin explained the Master Plan Committee has reviewed for content and it is time for this document to become a Planning Board and town acceptable document. Between now and the public hearing date the Master Plan Committee will meet on their regular meeting date of July 15, 2019.

Mr. Austin introduced Nate Kelley and Krista Moravec, Horsley Witten Group. Mr. Kelley discussed the structure of the plan and the highlights of the Master Plan. Mr. Kelley explained the document before the board reflects the community discussions over the last year. This document is currently a text document due to being in workshop and the plan is still developing. The agricultural heritage is a big part of Stratham as well as its history, historic, buildings, sites and landscapes are a large part of the experience here in Stratham. The natural areas and parklands, and the sense of community is what draws people to Stratham. Once the vision of who and what this community wants to be moving forward and the things that are valuable to this community it is worth taking a step back and looking at some of the forces at work that either bolster those ideas or challenge and/or threaten them moving forward. The issues that go through in terms of forces driving change begin with an aging population. The second issue is market forces. The retail landscape is changing due to online presence and the trends moving forward. Stratham is at a point that services need to be increased which includes costs. As costs continue to rise Stratham residents will bear those costs in the form of taxes and a growth management strategy will help bolster the tax base while keeping the community within the framework and vision that is important. There is land to be developed but it is less than the past. As lands that are easily accessed start to reduce, the pressure to potentially turn farms or forest lands into subdivisions will increase and grown management strategies are important to continue to protect those resources. The major roadways of Stratham are an important part of this community. The management of these roads going forward will be important since most of the historic structures, building, properties, and settings along these roadways could be threatened. Stratham fared well in terms of the analysis on climate change but at the same time culverts, road crossings, areas subject to flooding today may be further challenged as time goes on. It is important to know how the infrastructure is upgraded and how it is coordinated with other road improvements moving forward.

The Master Plan before the board this evening is infrastructure related to the Gateway, continuing to perform the analysis, the financial, and infrastructure engineering analysis necessary to find a path forward to put water and sewer in that area and unlock the development potential for what could be for the next big boost to the local tax base. The second area is farm viability to include accessory uses or diversification of income that farmers are doing in the 21st Century. The Town Center has been studied in depth in the community and continues to look at infrastructure improvements, zoning improvements that will create a more cohesive identity and more walkable environment in that area of town. The “road-side legacy properties” are the important historic settings along the

major roads that are suffering from the proximity to the roads in terms of upkeep and desirability and what types of incentives could the town put in place to get the properties restored and up to their prime condition to keep them for generations to come. The Heritage Commission set some good feedback regarding not only the “road side legacy properties”, but historic resources beyond those areas are important as well. The bicycle/walking infrastructure has been eroded over time which is not exclusive to Stratham. Stratham has a great trail network in place which helps with walkability and recreation but getting across busy streets or kids moving from neighborhood to neighborhood could be improved. Public services and facilities is what supports the community and there are a number of important questions for the town to answer going forward. Open spaces are valuable to the community and a lot of the open spaces may benefit from management plans to help the type of traffic that Stratham is experiencing with their recreation lands and open spaces. Stratham’s industrial park is an economic resource that has been around for some time and is a unique place in the community and is important for jobs and tax base for the community. Housing in Stratham has a fairly uniform product for housing, single family homes and the cost is continuing to increase. The fact that Stratham is a desirable place to live and a finite and limited supply the price per unit rises. Seniors would like to stay in Stratham but struggle to downsize. Young families who live in Stratham are grateful they are able to live here and state they would never be able to live here without some help or if they bought now. Businesses are facing the same challenge of affordable housing for employees. The final section is implementation which will guide where Stratham for the future.

Mr. Austin is hopeful that by July 17th collective input will be completed by all boards, committees, and the public to put together a final “rough” draft. Mr. Baskerville questioned if the land use plan before the board is an existing condition of the zoning or is the steering committee proposing rezoning land in town. Mr. Kelley stated there is no rezoning proposed and is reflective of existing conditions. Mr. Houghton questioned the dialogue the committee had regarding infrastructure. Mr. Kelley stated, in spite of the vote that turned down water and sewer, the survey, verbally, and discussed as a group affirmed the commitments to move forward to bring that vote again. An important piece of the plan is the unknown finance plan.

Pamela Hollasch, 15 Greta’s Way, stated the vote three years ago a potential reason for voting infrastructure down was that residents understood it to be either water or sewer, not both. Mr. Austin stated the meeting on July 17th may not generate a lot of new information, it may get a core group of residents across all the disciplines in town to be the vocal voice moving towards town meeting. Mr. Houghton believe this infrastructure is important to the town and the town must visibly demonstrate their commitment to what is put in writing. Nathan Merrill, Steering Committee and 108 Corridor Study Committee Member, explained attended a meeting in October 2018 where all but 1 of 8 groups of residents stated developing gateway infrastructure was important to the future of town, as well as the agricultural community stated focusing the growth of the town in Gateway is important to the farming community because it keep the development pressure out of the rest of the town. The Heritage and Historical groups also stated focusing the growth of the town in the Gateway is important for protecting the historical

resources throughout the rest of town. David Moore, Town Administrator, stated the report language is highly focused on the tactics of implementation for water and sewer and overlooks the vision and need. Mr. Moore would like to see more focus on the vision than the tactics of implementation. Gerry Denton, Steering Committee Member, stated the past vote was the result of lack of understanding and more information needs to be given to include all the pieces from community members to better communicate to the public. Mr. Roseen requested reference and more discussion regarding Great Bay water quality and natural resource protection. Ms. Moravec stated reiterated to the board that this is a 20 year plan and will depend on financial resources, and conditions always change so this is a guide. Mr. Austin stated it is a fine line regarding the specificity to include in the report. Mr. Roseen would like the report to include specific timeframes in order to accomplish the town's goals. Mr. Roseen recommended emphasizing Stratham's support for the industrial park and to recognize what an essential element it is to the community. Mr. Houghton stated a diversification of uses and transportation plan for the commerce park in the industrial zone needs to be a priority. Mr. Moore would like to add a transportation subset to the Facilities Section for intersections and the traffic circle to support state investments to advocate for planning with regional partners and completing corridor studies.

Mr. Austin stated the Master Plan Committee is meeting July 15, 2019. Mr. Kelley explained July 3, 2019 is the target date for submitting an updated draft. The planning board members agreed to use the July 17, 2019 meeting date with the town's boards and committees to discuss the master plan.

5. Adjournment

Mr. Houghton made a motion to adjourn at 8:49 pm. Mr. House seconded the motion. Motion carried unanimously.