



Stratham Planning Board Meeting Minutes
October 2, 2019
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM

Members Present: David Canada, Member
Mike Houghton, Selectmen's Representative
Tom House, Member
Pamela Hollasch, Alternate Member

Members Absent: Robert Baskerville, Alternate Member
Robert Roseen, Member
Colin Lavery, Member

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

Mr. House took roll.

2. Review/Approval of Meeting Minutes

a. September 18, 2019

Mr. Canada made a motion to approve the meeting minutes of September 18, 2019 as presented. Mr. Houghton seconded the motion, which passed with a unanimous vote.

3. Public Hearing(s):

- a. **Minor Subdivision Permit.** 150 A&B Winnicutt Road *Condominium Subdivision—Local Approval*, represented by Joseph Nichols, Beals Associates, PLLC, requests a three (3) lot minor condominium subdivision at 150 A&B Winnicutt Road, Stratham, NH 03885, Tax Map 15 Lots 5.

Mr. Austin explained the reason for the minor subdivision and Staff's recommendation is to approve it.

Mr. House asked if the subdivision was approved in 1990.

38 Mr. Austin answered that it was accepted by the attorney general in the year 2000.

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40 Mr. Canada made a motion to accept the application as complete, Ms. Hollasch seconded
41 the motion which passed unanimously.

42
43 Joe Nichols from Beals Associates introduced himself and explained the approvals he had
44 received from DES and how the Town of Stratham now has the property of 150 A & B
45 Winnicutt documented as a condo.

46
47 Mr. House confirmed that there was originally subdivision approval for a duplex.

48
49 Mr. House asked if there are requirements of the condo owners.

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51 Mr. Nichols explained that they do have that in writing. The mechanicals and everything
52 are to be split.

53
54 Mr. Austin addressed the public to explain that nothing is changing at the property and that
55 it has been the same for 19 years.

56
57 Sue Lyndes, a Stratham resident from 145R-B Unit 2 Winnicutt Road said she had been
58 living across the street for 13 years and claimed she did not get notified.

59
60 Mr. Austin answered that he would show her on the map why she may or may not have
61 been notified.

62
63 Mr. Austin explained to Ms. Lyndes how the duplex at 150 Winnicutt Road was changed
64 to a condo without local subdivision authority. The town received the deeds and assessed it
65 as a condo, but there wasn't a double check to see if the local subdivision had been
66 granted. The septic system needed to be replaced. When they went to DES to get the septic
67 approval, DES noticed that they did not have local subdivision approval and would not
68 give there approvals until they received local authority. Mr. Austin explained that nothing
69 will visually change in the neighborhood.

70
71 Ms. Lyndes was worried that there will be three new buildings because it is a 3 lot
72 subdivision.

73
74 Mr. Austin explained that the three lots are Unit A and B and the land the units share.
75 There will not be three new homes, nothing new will be built except the leach field.

76
77 Mr. House asked that there was a common septic system and Mr. Nichols was just
78 replacing the system.

79
80 Mr. Nichols confirmed that was correct.

82 Mr. House asked if there were any more comments from the public or the board.

83
84 Mr. Canada made the motion to close the public hearing and Mr. Houghton seconded the
85 motion which passed unanimously.

86
87 Mr. Canada made a motion to approve the application as submitted, Ms. Hollasch
88 seconded the motion which passed unanimously.

- 89
90 b. **Subdivision and Conditional Use Permit.** *Robie Farms*, represented by Wayne Morrill,
91 Jones & Beach Engineers, Inc., requests a Subdivision and Site Plan Review &
92 Conditional Use Permits for an Open Space Cluster Subdivision at 90R Winnicutt Rd.,
93 Stratham, NH 03885, Tax Map 14 Lots 53&54. *Continued from June 05, 2019.*

94
95 Mr. Austin explained that the Robie Farms subdivision has requested a continuance to the
96 meeting on November 6th. Staff recommends the planning board make a motion to
97 continue the public hearing.

98
99 Mr. Canada made a motion to continue the meeting to November 6th and Ms. Hollasch
100 seconded the motion which passed unanimously.

101
102 **4. Public Meeting:**

103
104 Mr. Austin gave Staff Updates.

105
106 Mr. Austin updated Board on status of zoning amendments and reminded board of Master
107 Plan Public Hearing set for 10/16/19 PB meeting.

108
109 Mr. Austin invited the Board to the Select Board Meeting about Gateway on October 9th,
110 at 7 PM.

111
112 Ms. Hollasch asked about the meeting on October 16th. She wanted to know if it was for
113 public input.

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115 Mr. Austin said it is a public hearing so the public can comment.

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117
118 **5. Adjournment**

119
120 Mr. Canada made a motion to adjourn the meeting at 7:24 PM and Ms. Hollasch
121 seconded the motion which passed unanimously.

- 125 Note(s):
- 126 1. Materials related to the above meeting are available for review at the Municipal Center during
- 127 normal business hours. For more information, contact the Stratham Planning Office at 603-772-
- 128 7391.
- 129 2. The Planning Board reserves the right to take items out of order and to discuss and/or vote on items that
- 130 are not listed on the agenda.
- 131