



Stratham Planning Board Meeting Minutes
November 20, 2019
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM

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

Members Absent: Colin Lavery, Member

Staff Present: Tavis Austin, Town Planner

1. Call to Order/Roll Call

Mr. House took roll call. Mr. Baskerville was asked to be a voting member to fill the vacancy of Mr. Lavery.

2. Review/Approval of Meeting Minutes

a. November 06, 2019

Mr. Canada made a motion to approve the meeting minutes of November 06, 2019 as presented. Mr. Baskerville seconded the motion, which passed with a unanimous vote.

3. Public Hearing(s):

- a. *Site Plan and Conditional Use Permit.*** Bergeron Ground Mount Solar Array Install at 7 Sweetland Place. Solar PV installation of 9.24 kW ground mounted solar tracker consisting of 24 QCell 385W panels. Submitted by Neil Bergeron, 7 Sweetland Place, Stratham NH 03885 Tax Map 06 Lot 179

Mr. Austin stated that staff believes there is a complete application. Staff recommends the Board accepts the application as complete and approve the requested waiver for an additional 2 inches in height. Staff recommends the application be approved with no Mylar required.

Mr. Canada made a motion to accept the application as complete, Mr. Roseen seconded the motion which passed unanimously.

Mr. Roseen made a motion to open public hearing and Mr. Canada seconded the motion which passed unanimously.

Mr. Canada made a motion to close the public hearing and Mr. Roseen seconded the motion which passed unanimously.

Mr. Roseen stated that Mr. Bergeron is requesting two inches, but it is suggested they approve six because he may not know the terrain.

Mr. Baskerville suggested that they change the regulations to meet the standard.

Mr. Austin said that they can discuss changing the regulations to match with the standard solar panels so applicants in the future will not have to submit a height waiver. Mr. Austin asked if this is the type of ground-mounted solar array that the Board intended on for the regulations.

Mr. Roseen and Mr. Canada said it was what they intended.

Mr. Canada made a motion to approve the waiver request to allow maximum height of twenty feet six inches (20'6"). Mr. Roseen seconded the motion which passed unanimously.

Mr. Roseen made a motion to approve the project as submitted without need for Mylar Site Plan recordation. Mr. Canada seconded which passed unanimously.

b. Master Plan. *Town of Stratham Community Master Plan.* A Planning Board Public hearing in accordance with RSA 674:4 and 675:6

Mr. Austin said the comments understood by staff and the consultant Horsley Witten were to make the final grammatical wording edits and follow-up on the photo comments. Staff recommended that the Board seek any additional public comment, close the public hearing, and make a motion to accept the Master Plan as presented 11/20/2019.

Scott Longwell, a resident from 1 Whittaker Dr., wanted to hear what comments were going to be made with regards to the Master Plan.

Rebecca Mitchell, a resident from 200 Portsmouth Avenue, wanted to express her thanks to all the people who put time into making this document. Ms. Mitchell especially appreciates the commitment to follow-through.

The cover of the Master Plan has a photo of a house with cardboard in one of the windows. Mr. Austin received an updated photo with the owners standing out front which he didn't believe to be appropriate for the cover. He believes the cover to be a good representative of what is in the plan.

77 Mr. Austin said one of the suggestions at the last Planning Board meeting was to change
78 the innovative design photo. Mr. Austin understood the Planning Board to be looking to
79 member Roseen to provide a different photo for the innovative subdivision design photo
80 on page 62. The previous draft had a 'textbook' example of innovative subdivision design
81 with different densities of buildings, structure types, etc. Mr. Austin believed the Rollins
82 Hill Farm photo does have a number of innovative design elements but, for someone who
83 isn't familiar with Rollins Hill, the picture looks like any subdivision in town with
84 residential development on cul-de-sacs which he thought this section was trying to
85 discourage.

86 Mr. Roseen agreed with Mr. Austin, but explained how if you read the caption, you will
87 see how the property is innovative.

88 Mr. Austin asked the Board if they felt the image and caption was enough to show
89 innovative subdivision design.

90 The Board discussed having Rollins Farm as the illustration for the innovative subdivision
91 section and if it represents what the Board wanted to show.

92 Mr. Roseen explained how the Rollins Farm plan shows there being little impact on habitat
93 which he thought was the intention of the section.

94 The Board agreed to have Mr. Roseen make the photo more readable and the innovative
95 design clearer on the photo.

96 Ms. Hollasch commented about a picture on page 18. The legend font is too small to read.

97 Mr. Austin said that this picture is included in the appendix of the plan.

98 Ms. Hollasch commented about the pictures on page 12 and how they should be
99 rearranged to match with the right sections. On page 69, Ms. Hollasch noticed that
100 Stratham Hill Park isn't there and should be on there.

101 Mr. Austin said that he would address those comments.

102 Mr. Austin addressed Mr. Canada's point about page 74 number 4 and 10 now say 'seek
103 opportunities' in regard to bike ped and Mass Transit.

104 Mr. House made a motion to adopt the Master Plan as presented and discussed 11/20/2019.
105 Mr. Baskerville seconded which passed with unanimous approval.

106 107 **4. Public Meeting:**

108 109 **a. *Rollins Hill Farm.*** Discussion of two requested changes to approved project. 110

111 Mr. Roseen excused himself for the discussion of Rollins Hill Farm because he is directly
112 involved in the project. Ms. Hollasch filled the voting vacancy created by Mr. Roseen's
113 recusal.

114 Mr. Austin explained what the requested changes are. One of the conditions of approval
115 relates to subdivision lots 14, 15, 16, 19, 20-24, and 30. At the time the driveways were
116 proposed to be heated to allow them to exist near the vernal pools without additional salt

117 and chloride dumping into the wetland areas. The request to change the conservation area
118 boarder fence has been withdrawn. The requested change is to install porous driveways
119 instead of heated driveways to achieve the same effect. They went in front of the
120 Conservation Commission to seek their input. There is a memo that they provided that
121 stated the Conservation Commission had no concerns with replacing the heated driveways
122 with porous driveways. Staff believes the Board can find that replacing the heated
123 driveways with porous is consistent and can serve as a replacement for the existing
124 conditional approval, or the Planning Board can decide that replacing heated driveways
125 with porous pavement is substantial enough to require a new public hearing to consider the
126 conditions of approval on Rollins Hill Farm as it relates to the lots and heated driveways.

127 Mr. Roseen is a representative for Rollins Hill Farm. They had originally brought two
128 issues to the Conservation Commission and had a discussion with them about one issue
129 that has been disregarded and then the issue of replacing the heated driveways with porous
130 pavement. The intent of the heated driveways was to protect the vernal pools and chloride
131 reduction. The reason that Mr. Roseen advised the development team away from porous
132 pavements was because getting porous asphalt in small batches was problematic back in
133 2015. Another reason is the company that was installing heated driveways using hot water
134 lines is no longer doing that because they are becoming problematic with the asphalt. Then
135 they looked into electric heated driveways, but the cost was too much and the transformers
136 would need to be upgraded as well. The purpose was a protective measure with respect to
137 the vernal pools. They believe that porous pavements will achieve the same thing. The
138 pavement is being done under the 'Green Snow Pro Certification'.

139 Mr. Austin asked about the association having responsibility for the driveways and how
140 they will ensure that the driveways will be maintained so they can function properly.

141 Mr. Roseen answered that the porous driveway maintenance will be managed the same as
142 the porous roads. It is not limited to winter maintenance, so vacuuming, etc., will be
143 managed by the association.

144 Mr. Houghton said that it is clear why they don't want to use heated driveways anymore.
145 When the plan was originally approved, he didn't remember any concerns with small
146 batch porous pavement, he remembers the concerns being home owners using sand, loam
147 and other stuff to the neighborhood to landscape their properties and the downstream care
148 and attention to the driveways to protect the vernal pools. Mr. Houghton wants a
149 document that makes it clear that the Homeowners Association will handle the care of the
150 driveways.

151 Mr. Roseen said they are working on a document still, but will provide it to the Board
152 when finished.

153 Mr. Austin said Staff's recommendation to the Planning Board is, if they are willing to
154 consider the porous pavement as substantial conformance with the heated driveway
155 premise of the original condition, he would request that they put a proviso in there that
156 states the O&M for Rollins Hill Phases I and II specify that Rollins Hill Association will
157 be required for winter maintenance of and annual inspection of the porous driveways on
158 these lots.

Mr. Roseen said it should be all maintenance and inspections.

159 Mr. Houghton said all the documentation should be completed and presented to the Board
160 for review and subsequent approval.

161 Mr. Austin said switching to porous would include all documents to include porous on
162 those 9 lots with a level of confidence on both the applicants side and the town side prior
163 to the Board accepting it as a change.

164 Ms. Hollasch asked what would happen if the homeowners decide to salt their driveways.

165 Mr. Roseen answered that the porous needs 75% less chloride then the standard asphalt. It
166 is a bigger risk to have standard asphalt then porous in regards to salting driveways.

167 Mr. Austin said the entire association is tied to one homeowner taking care of their
168 driveway correctly. He said that the neighbors may go after the homeowner not taking care
169 of their driveway.

170 Mr. Houghton made a point if someone wants to add a wing onto their driveway, it needs
171 to concur with the same guidelines as the rest of the driveway.

172 Mr. Roseen agreed and said he will bring documents that show what the plan is.

173 Mr. Austin said that he may want to propose some language that would be submitted with
174 the building permit application so when someone tells them what house they want and
175 what driveway is coming with it, there be some language that says this is the only
176 driveway you get. If the inspector happens to be out looking at this house construction and
177 someone is adding a wing, we need sign off from the Association that it has been included.

178 Mr. Roseen said they would know if someone was adding a driveway. The list of
179 inspection items includes many things for every lot, so anything that a homeowner should
180 not be doing, will be caught during the inspection.

181 Mr. Baskerville asked if small batch porous pavement has improved.

182 Mr. Roseen said it has, a lot of it depends on who and where. The issue in 2015 was they
183 did not have the high strength liquid available and that is on hand all the time now. DOT
184 has switched to require that liquid for longer roads, so Pike and Continental all have that
185 available.

186 The Board requested additional supporting documentation to outline how requested change
187 regarding replace of heated driveways would be accommodated by the development.
188

189 **b. *Heritage Commission Memo.*** Discussion proposed ad-hoc Committee

190 Mr. Austin explained the memo about the Route 33 Legacy Highway section specifically
191 in the future land-use map in looking at Zoning Regulations along the corridor. Mr. Austin
192 said that the memo from Heritage Commission is a reflection of Staff's meeting with
193 Heritage Committee with regard to their perspective on Route 33 "legacy corridor." Staff
194 also supports the idea of the creation of a subcommittee as an ad-hoc Committee to the
195 Planning Board to further land use considerations along the Route 33 corridor. The
196 subcommittee should be tasked with a broader vision including but not limited to historical
197 structures and adaptive reuse and other modifications to zoning to allow the Master Plan to
198 be furthered in that corridor. Not to minimize or overemphasize the historical structures.

199 Mr. House asked if it was similar to the Route 108 Corridor Study Committee.
 200 Mr. Canada said he would not expect it to be as intense.
 201 Mr. Austin said it would be more similar to the Master Plan Committee.
 202 Mr. Roseen asked if there is a reason it would not be an official committee.
 203 Mr. Canada said there is no real definition of an ‘official committee’.
 204 Mr. Austin said it would be an advisory committee to the Planning Board to inform them
 205 what public input they received and provide recommendations to the Board.
 206 Mr. House asked what they are voting for.
 207 Mr. Austin said they are voting to establish a committee.
 208 Mr. Baskerville made a motion to approve creation of a 5-7 member ad hoc Planning
 209 Board Committee to evaluate and recommend land use changes along Route 33 Legacy
 210 Highway in furtherance of the 2019 Master Plan objectives. Mr. Roseen seconded the
 211 motion which passed unanimously.
 212
 213 **c. *Zoning Amendments.*** Discussion of public hearing calendar for 2020 Town
 214 Meeting and remaining zoning considerations.
 215 No Action taken; staff directed to present options and discussion related to Industrial
 216 zone uses at December 04, 2019 PB meeting.
 217
 218 **5. Adjournment**
 219
 220 Mr. Baskerville made a motion to adjourn the meeting at 8:36 PM and Mr. Roseen
 221 seconded the motion which passed unanimously.
 222
 223 Note(s):
 224 1. Materials related to the above meeting are available for review at the Municipal Center during
 225 normal business hours. For more information, contact the Stratham Planning Office at 603-772-
 226 7391.
 227 2. The Planning Board reserves the right to take items out of order and to discuss and/or vote on items that
 228 are not listed on the agenda.