



**Stratham Planning Board Meeting Minutes**  
**February 3, 2021**  
**Municipal Center, Meeting Room A**  
**Time: 7:00 pm**

Member Present: Tom House, Chair  
David Canada, Vice Chair  
Pamela Hollasch, Member  
Robert Roseen, Member (call in)  
Joe Anderson, Alternate Member  
Mike Houghton, Selectmen's Representative

Members Absent:

Staff Present: Mark Connors, Town Planner

**1. Call to Order/Roll Call**

Mr. House called the meeting to order at 7:04 pm and called roll call.

**2. Review/Approval of Meeting Minutes**

January 20, 2021

Mr. House asked to correct Item #3 to “Meeting” and not “Hearing”. Mr. Canada made a motion to accept the meeting minutes of January 20, 2021 as amended. Ms. Hollasch seconded the motion. Motion carried unanimously.

**3. Public Hearing:**

- a. Request for Site Plan Approval for SIP-LOT 5B, LLC (Owner) to construct a 10,200 square-foot warehouse addition to an existing industrial building at 18 Marin Way (Tax Map 1, Lot 5). The applicant is represented by Joseph Coronati, Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH 03885.

Joe Coronati, Jones & Beach Engineers, introduced himself and Rob Graham, SIP-Lot 5B, 18 Marin Way, at the Stratham Industrial Park is requesting to construct more warehousing to an existing office/warehouse industrial building. Mr. Coronati reviewed the existing conditions with the board. Mr. Coronati stated the building is currently has 22,220 sf. of warehouse space with approximately 3,000 sf. of office space. The 10,200 sf of additional warehouse space on to the northern end of the building. Lindt & Sprungli is the abutter to the north and the Conway Companies own Lot 5A as well as Lot 5B. The building has been positioned to meet the required setbacks. The warehouse addition will have access from the front and the back with large high-bay doors on the front of the addition and one on the back of

45 the addition. This addition will be a wide open space for storage of goods only. Mr. Coronati stated the  
46 outdoor storage areas have been delineated per Mr. Connors request. The outside storage area will be  
47 approximately 25 ft. deep along the back edge of the existing asphalt. The asphalt will be extended to  
48 meet the back doors of the loading area. The Coronati stated the current business in this facility will not  
49 be expanding their business with personnel so there is no need for additional parking. Parking calculation  
50 were run to add to the plans. The additional building and pavement requires modifications to the storm  
51 water. The development of the Marin Way Industrial area was developed in the 1980-2000's and the  
52 storm water requirements and knowledge have changed over the years. Mr. Coronati stated there is a  
53 deep storm water ditch at the back of the property which is stone-lined rip rap. The applicant will remove  
54 part of that rip rap and install a fire-retention media and run underdrains under the retention media. Mr.  
55 Coronati explained this treated water will then discharge into an old drainage swale and eventually runs  
56 into the wetlands and runs off-site to the east. A treatment swale was designed on the opposite side of the  
57 building which will be an extension of an existing old drainage swale that was constructed in the 1980's.  
58 There is a large man-made pond that can handle storm water which is the fire protection for the three (3)  
59 buildings on site. There will be no utilities add to that section of the building. Lighting and landscaping  
60 will be a fairly simple addition. The lighting will be wall-pack lights and no extra light poles. The  
61 waivers submitted with this application are for landscaping to be done by a licensed landscape architect  
62 and not providing a HISS map for the soils. The third waiver submitted is for architectural elevations and  
63 design. The building is roughly 25 ft. high with metal panels to match the existing building with a flat  
64 roof.

65  
66 Mr. House asked the board for comments. Mr. Roseen stated he will recuse himself from voting on this  
67 application as he reviewed the plans with Mr. Graham prior to submission in which he made  
68 recommendation on the use of the vial swale in the rear of the building.

69  
70 Mr. House asked Mr. Anderson to be a voting member in place of Mr. Roseen. Mr. Anderson agreed.

71  
72 Mr. House asked for confirmation on the well and relocating the propane tanks. Mr. Coronati stated the  
73 well will remain under the building and abandoned in place and the propane tanks will be moved. Mr.  
74 House asked for the caliper on plan L1. Mr. Coronati stated the Evergreen trees are 6-8 ft. Mr. Graham  
75 stated they are trying to recreate the understory along the forest line of what currently exists. Mr. House  
76 questioned if the lighting on plan L2 is dark sky compliant. Mr. Coronati stated yes. Mr. House asked  
77 the applicant to add the height of the lights to the plans. Mr. Houghton asked for clarification that the  
78 addition is to move storage from the parking lot into the new addition. Mr. Coronati stated yes. Mr.  
79 Graham stated 80% of what is currently outside is stacked all over the site. The larger, bulkier materials  
80 that do not stack well will remain outside but the rest of the materials will be placed inside the warehouse.  
81 Mr. Houghton questioned if there are plans to cover the materials left outside or will it be left out in the  
82 open. Mr. Graham stated the items are screened on all sides unless you are directly behind the building.  
83 Mr. Houghton stated concern that as time goes on will more materials continue to be left outside. Mr.  
84 Graham stated the area will be defined on the plans. Mr. Houghton requested the applicant mark the area  
85 where materials are approved to be stored outside and to give the tenant parameters. Mr. Houghton asked  
86 what the potential is for parking in case of "change of use". Mr. Graham stated the current parking  
87 includes the calculations for the space, including the addition.

88  
89 Mr. Houghton made a motion to accept the application as complete. Mr. Anderson seconded the motion.  
90 Motion carried unanimously.

92 Mr. Houghton made a motion to open the public hearing up for public comment. Ms. Hollasch seconded  
93 the motion. Motion carried unanimously.

94  
95 Hearing none, Mr. Houghton made a motion to close the public hearing for public comment. Ms.  
96 Hollasch seconded the motion. Motion carried unanimously.

97  
98 Mr. Roseen stated this project is working as intended for retrofit and the applicant is providing more than  
99 is required for the redevelopment.

100  
101 Mr. Coronati requested the applicant would like to withdraw Waiver #1 requiring the architectural  
102 elevations.

103  
104 Mr. Coronati stated Waiver #2, to hire a licensed landscape architect be waived due to the area being out  
105 of view from the public and the applicant providing their own landscaping. Mr. House requested the  
106 applicant add the comments made at this hearing be added to the mylar for recording. Mr. House  
107 requested the applicant provide a plan with existing landscaping. Mr. Graham asked if the applicant  
108 could inventory and label the plan versus locating it by survey. The board agreed to a submitted plan with  
109 the labeled inventory.

110  
111 Mr. Houghton made a motion to waive Section 5.2.m.1&2 of the Site Plan Regulations requiring a  
112 landscape plan to be prepared and certified by a licensed landscape architect. Mr. Anderson seconded the  
113 motion. Motion carried unanimously.

114  
115 Mr. Coronati stated the applicant is requested Waiver #3, regarding the HISS mapping due to it being  
116 outdated and the AOT requirements do not accept HISS mapping anymore, they only accept site specific  
117 soil mapping.

118  
119 Mr. Canada made a motion to waive the requirement for HISS mapping. Mr. Anderson seconded the  
120 motion. Motion carried unanimously.

121  
122 Ms. Hollasch made a motion to accept the application with the following conditions. Mr. Anderson  
123 seconded the motion. Motion carried unanimously

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125 Conditions Precedent

- 126 1) The applicant shall revise the plan to include an inventory of existing landscaping on the site.  
127 2) The applicant shall add more detail on the landscape plan of the proposed landscaping to be  
128 installed and to include the striping for the outside storage area.  
129 3) The applicant shall submit three (3) full size copies of the site plan and one (1) mylar copy  
130 for plan signature and recording.

131 Conditions Subsequent

- 132 1) Prior to issuance of a building permit a performance agreement and performance surety shall  
133 be accepted by the town.  
134 2) Prior to issuance of Certificate of Occupancy an as-built plan set, including one (1) copy in  
135 electronic form shall be submitted to the Planning Department.

136 Mr. Graham questioned what the Board would like covered by the surety. Mr. Connors stated this is  
137 outlined in the Site Plan Regulations.  
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139 **4. Public Meeting:**

140 a. Board Discussion Items:

141 i. Priorities for 2021

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143 Mr. Connors asked the board to submit discussion materials they feel are priority. There is  
144 legislation in concord regarding housing; i.e. a bill to change 1 ADU unit allowed per house  
145 to 3. Mr. Houghton stated the Rt. 33 Legacy Highway resolution is a top priority and there  
146 is a lot of work to do to bring a more solid definition. Mr. Canada would like to review the  
147 bonuses allowed for age restricted housing and possibly stop encouraging this housing and  
148 focus on workforce housing. Ms. Hollasch stated housing for the future is critical. Mr.  
149 Roseen recommended adopting a “complete streets” policy.  
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151 ii. Accessory Dwelling Units discussion

152  
153 Mr. Houghton stated this needs to be on the priority list of discussions to be sure the town  
154 is meeting the state regulations.  
155

156 Ms. Hollasch stated the Rt. 33 Legacy Highway should be the top propriety of the board’s  
157 discussions, followed by the workforce housing, and then ADU’s. The board members agreed.  
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159 **5. Other:** No Items

160 **6. Adjournment**

161 Mr. Anderson made a motion to adjourn at 8:19 pm. Mr. Canada seconded the motion. Motion carried  
162 unanimously.  
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177 *Note(s):*

- 178 1. *Materials related to the above meeting are available for review at the Municipal Center during normal business hours. For more*  
179 *information, contact the Stratham Planning Office at 603-772-7391 ext. 147.*
- 180 2. *The Planning Board reserves the right to take item, out of order and to discuss and/or vote on items that are not listed on the*  
181 *agenda.*