



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions Precedent

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

Conditions Subsequent

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

Mr. Graham questioned what the Board would like covered by the surety. Mr. Connors stated this is outlined in the Site Plan Regulations.

4. Public Meeting:

a. Board Discussion Items:

i. Priorities for 2021

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

ii. Accessory Dwelling Units discussion

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

Ms. Hollasch stated the Rt. 33 Legacy Highway should be the top propriety of the board’s discussions, followed by the workforce housing, and then ADU’s. The board members agreed.

5. Other: No Items

6. Adjournment

Mr. Anderson made a motion to adjourn at 8:19 pm. Mr. Canada seconded the motion. Motion carried unanimously.

Note(s):

1. *Materials related to the above meeting are available for review at the Municipal Center during normal business hours. For more information, contact the Stratham Planning Office at 603-772-7391 ext. 147.*
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 agenda.*