



Stratham Planning Board Meeting Minutes
October 6, 2021
Municipal Center, Meeting Room A
Time: 7:00 pm

Member Present: Tom House, Chair
Mike Houghton, Selectmen's Representative
Joe Anderson, Alternate Member (via telephone)
Chris Zaremba, Alternate Member

Members Absent: David Canada, Vice Chair
Pamela Hollasch, Member
Robert Roseen, Member

Staff Present: Mark Connors, Town Planner

1. Call to Order/Roll Call

Mr. House called the meeting to order at 7:00 pm and called roll call. Mr. House appointed Mr. Zaremba as a voting member.

2. Review/Approval of Meeting Minutes

September 15, 2021

Mr. Houghton made a motion to approve the minutes of September 15, 2021. Mr. Zaremba seconded the motion. Motion passed unanimously.

3. Public Hearing:

- a. Lester and Catherine Carbonneau (Owners) - Request for approval of a subdivision of portions of 83 and 85 Bunker Hill Avenue (Tax Map 10, Lots 6 and 7) to create one new buildable residential lot without road frontage, Zoned Residential Agricultural. Applicant's representative is Stonewall Surveying, P.O. Box 458, Barrington, NH 03825. *This application was postponed from the September 1, 2021 meeting.*

Mr. Connors stated the applicant has received Zoning Board of Adjustment variance approval to create a new buildable lot with zero frontage and the exception from the four (4) standards of State of NH RSA 674:41 II in order to subdivide and create a new buildable lot with zero frontage on Bunker Hill Avenue. Mr. Connors stated the applicant will be requesting waivers

42 from HIS mapping, erosion/storm water control, and relief from a checklist item. Mr. Connors
43 recommends the board find this application complete.

44
45 Mr. Houghton made a motion to accept the application as complete. Mr. Zaremba seconded the
46 motion. Motion carried unanimously.

47
48 Ray Bisson, Stonewall Surveying, representing the Carbonneau. Mr. Bisson explained the
49 applicant is proposing to divide off a parcel of land for their son. Mr. Bisson explained the
50 applicant owns both parcels. Mr. and Mrs. Carbonneau live at 83 Bunker Hill Avenue (Lot 6),
51 their daughter lives at 85 Bunker Hill Avenue (7), and they would like to create a parcel for their
52 son from Lot 7 which will be located behind Lot 6. The property has been in the family since
53 1956 and both lots combined are approximately 13 acres. Mr. Bisson explained the proposed
54 plan to the board on the plans before them. The proposed lot (Lot 159) will be 3.29 acres. Mr.
55 Bisson stated there are two gas lines that run through the middle of Lot 7 which will make it
56 difficult to have driveway access to the new back lot. Mr. Bisson explained the applicant is
57 requesting to use the driveway of Lot 6 to access the new parcel. Mr. Bisson stated test pits were
58 dug and the proposed building, septic, well, and driveway is shown on the plan before the board.
59 Mr. Bisson stated the applicant can construct the driveway in accordance with the NFPA 18.2 or
60 install a sprinkler system in the home per Stratham Fire Chief prior to building permit approval.
61 Mr. Bisson stated the applicant is proposing to have a 25 foot deeded right of way coming from
62 Bunker Hill Avenue to the proposed parcel which will also have a maintenance portion for the
63 shared portion of the driveway.

64
65 Mr. House stated there is a 4,000 are of septic system on Lot 6 and questioned if Lot 159, the
66 potential septic area will have a reserve septic area. Mr. Bisson stated the 4,000 reserve area is
67 acceptable by the state. Mr. House questioned the type water used for the sprinkler system.
68 Chris Carbonneau, 137 Union Road, stated the sprinkler system has not been discussed but is an
69 option and will be a bladder tank located in the basement. Mr. Connors stated the applicant is
70 requesting a waiver from the storm water drainage. Mr. Connors stated a storm water report
71 shall be provided if the applicant opts to improve the driveway. Mr. Connors stated it may be
72 more cost effective to install sprinklers. Mr. Carbonneau stated he has been in contact with
73 Chief Larrabee over a month to finalize details. Chief Larrabee has determined the house is to
74 have a whole house sprinkler system due to the driveway distance which the applicant agreed
75 with. Mr. House questioned if there will be a cistern installed for the water. Mr. Carbonneau
76 stated the water will be supplied from a bladder tank housed in the basement. Mr. Houghton
77 stated the Fire Chief called out the house is to be built according to NFPA standards which will
78 occur during the building permit process. Mr. House and Mr. Connors recommended a note be
79 added to the mylar regarding the sprinkler requirement.

80
81 Mr. Zaremba made a motion to open the hearing to public comment. Mr. Houghton seconded
82 the motion. Motion carried unanimously.

Hearing no public comments, Mr. Zaremba made a motion to close the public hearing. Mr. Houghton seconded the motion. Motion carried unanimously.

Mr. Bisson stated the applicant is asking for relief from II(D) HIS and II(G) State Plane Coordinates as this would cause unnecessary financial hardship for the applicant since these are required for much larger projects.

Mr. Houghton made a motion to approve the waiver II(D) requiring the applicant to provide HIS mapping for this subject application. Mr. Zaremba seconded the motion. Motion carried unanimously.

Mr. Houghton asked for clarification that the board will be approving the plan with sprinklers installed. Mr. Connors stated yes, he does have the option to improve the driveway but he would have to come back to the Board. Mr. Houghton made a motion to approve the waiver from storm water requirements for this subject application which the calculation is currently estimating 36,000 square feet of disturbance. Mr. Zaremba seconded the motion. Motion carried unanimously.

Mr. Houghton made a motion to approve the waiver II(G) requiring the applicant to provide State Plane Coordinates for this subject application. Mr. Zaremba seconded the motion. Motion carried unanimously.

Mr. Houghton made a motion to approve the subdivision application of 83-83 Bunker Hill Avenue, Tax Map 10, Lot 6 & 7, to create one (1) new buildable lot consistent with the subdivision plan prepared by Stonewall Surveying, last revised August 9, 2021, subject to the following conditions to be incorporated prior to plan signature as noted.

Conditions

- 1) The applicant shall obtain an address number, and map and lot number, for each parcel from the Town of Stratham Assessing Department and the address, map and lot shall be clearly depicted on the subdivision plan.
- 2) The applicant shall obtain subdivision and septic permit approvals from NH Department of Environmental Services and note the permit numbers on the plan.
- 3) The applicant shall obtain a NH Department of Transportation driveway permit for the new lot or provide documentation from NH DOT that no permit is necessary.
- 4) The topographic plan shall be updated to show the town wetland buffer and setback boundaries.
- 5) All lots that are party to this application, including 10-7 and 10-6, and new landlocked parcel shall not be further subdivided and a note shall be added to the subdivision plan stating such.
- 6) The applicant must provide a right of way access easement or other applicable, acceptable, legal instrument to convey access rights to the new lot from the owners of Lot 10-6. This

language shall be subject to review and final approval of Town Counsel. This legal instrument must be recorded within 60-days of the recording of the subdivision.

- 7) No building permit shall be granted for the new lot until the requisite legal documents providing access rights have been recorded.
- 8) No building permit shall be issued for a dwelling unit located on the new parcel unless the plans indicate the dwelling will be fully sprinklered, or if the property owner has improved the driveway to the satisfaction of the fire chief to allow fire department access. If the property owner's elect to improve the driveway, the applicant shall provide storm water and erosion control plan to the planning department, meeting the requirements of Addendum C of the Site Plan Regulations and further there will be notes regarding the sprinkler system added to the plan.

Mr. Zaremba seconded the motion. Motion carried unanimously.

- b. Michael & Rebecca Gates Revocable Trust (Owner) - Request for approval of a Conditional Use Permit to construct a tidal docking structure along the Squamscott River at 8 Oxbow Farm Road (Tax Map 8, Lot 68), Zoned Residential Agricultural. Applicant's representative is Ambit Engineering Inc., 200 Griffin Road, Unit 3, Portsmouth, NH 03801.

Rebecca Bates, 8 Oxbow Farm Road, corrected the last name from "Gates" to "Bates". Mr. Connors stated the Conservation Commission reviewed this application at their meeting dated September 22, 2021, and sent a letter to the Planning Board noting no objection to this proposal. This is a tidal dock structure that would float along the Squamscott for a single family residence. There are currently similar docks in the neighborhood. Mr. Connors recommends the planning board find the application to be complete.

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

Mr. Zaremba made a motion to open the hearing to the public. Mr. Houghton seconded the motion. Motion carried unanimously.

Steve Riker, Ambit Engineering, stated the applicant is requesting a Conditional Use Permit for work within the wetlands conservation district and the Shoreland Protection District. Mr. Riker explained the existing condition plan to the board. Survey data of the property was completed to design a docking structure that will provide recreational boating access to the Squamscott River for the property owners. Mr. Riker stated the plans only show the portion of the property where the dock will be located. There is a single family residence on the lot and not shown on the plan. Mr. Riker stated the limits of the federal channel are depicted on the plan. The limits of mean low water, mean low low water, and mean high water is depicted on the plan. HOTL is the highest available tide line which is the reference line that DES uses for their permitting purposes and his shown on the plan. The lot also has a fresh water wetland on the lot and shown on the plan. Mr. Riker explained the permit plan (Sheet C2) to the board

167 which shows the proposed dock which is a 4x20 access way, 35 fixed pier, 3x35 gangway
168 leading to a 10x20 float. The float will be secured by helical moorings and chains, set by the
169 contractor that will construct the dock. The fixed pier portion of the structure is supported by 6
170 piles which are 12 inch diameter southern yellow pine and the pier will then be constructed on
171 top of those piles. The pier starts at the HOTL line. Mr. Riker stated the plan was sent to the
172 Army Corp of Engineers, Navigation Department, who then confirmed the clearance to the
173 federal channel. Setbacks to the federal channel are determined by the depth of the channel
174 times six (6). The channel at this part of the Squamscott River is three (3) feet deep. The plan
175 shows 23 feet of clearance on the northern side and 20 feet of clearance on the southern side.
176 Sheet D1 depicts the dock and profile view which shows how the flow and gangway would
177 fluctuate with the tides. Mr. Riker explained the construction process to the board. Mr. Riker
178 stated a permit has been submitted and accepted by NH DES on August 25, 2021 and is
179 currently under review. The plan has been submitted to the Department of Historical
180 Resources and has been approved. The plan was also reviewed by the Exeter/Squamscott
181 River local advisory committee who stated "the committee has no concerns with work as
182 proposed".

183
184 Mr. House asked the applicant to confirm no utilizes will be run to the dock and whether any
185 lights will be installed. Ms. Bates stated they usually kayak so they are not out after dark. Mr.
186 Zaremba questioned if the other abutters with docks have lighting. Mr. & Mrs. Bates stated
187 there are no lights on the docks on either side of their property. Mr. Houghton stated the
188 applicant may want to add lighting on the plan for future use. Mr. House asked if the applicant
189 would be willing to replace the trees that will be removed for the dock. Mr. Zaremba agreed.
190 The board recommended the applicant replace the trees with 2 (two) inch diameter.

191
192 Mr. Houghton made a motion that the board does not consider this application has a regional
193 impact. Mr. Zaremba seconded the motion. Motion carried unanimously.

194
195 Mr. Houghton made a motion to approve the Conditional Use Permit to allow the construction
196 of a tidal docking structure at 8 Oxbow Farm Road, Tax Map 8, Lot 68, subject to the
197 application materials provided and prepared by Ambit Engineering, last revised June 18, 2021
198 with the stipulations that all federal and state permitting be provided prior to issuance of a
199 building permit and trees that are removed be replaced with those of two (2) inch caliper. Mr.
200 Zaremba seconded the motion. Motion carried unanimously.

201 202 **4. Public Meeting:**

- 203
204 a. Hammerfest, LLC (Owner) - Request for a 30-day extension to meet conditions of approval of
205 a condominium subdivision at 46-48 Lovell Road approved by the Planning Board on June 2,
206 2021.

207
208 Mr. Connors stated the 120-day deadline for the approval of this application was Sunday,
209 October 3, 2021. The applicant submitted the plans for recording Friday morning, October 1,

2021 and were incomplete so the mylar could not be signed or recorded before the approval deadline. Mr. Connors recommended the applicant request a 30-day extension to correct the plan and submit for recordation.

Mr. Houghton made a motion to grant a 30-day extension to Hammerfest, LLC for the condominium subdivision at 46-48 Lovell Road, Tax Map 23, Lot 24 for an additional 30-days from October 3, 2021. Mr. Zaremba seconded the motion. Motion carried unanimously.

b. Transportation Survey & NHDOT Ten Year Plan Update

Mr. Connors stated approximately 260 residents took the survey at the time the memo was written and now currently at approximately 300. The Portsmouth Avenue/Bunker Hill project ranked the highest on the scale of 1-10. The residents also had positive feedback for pedestrian/bicycle improvements along the Portsmouth Avenue corridor that is not in any of the plans. The traffic circle, slated in the long range plan, also received positive feedback. The Marin Way/Route 111 intersection improvements ranked the lowest. The state is preparing for the public hearing process and the newest version of the 10-year plan, page 4 of 7, the last project is a new project that is partially in Stratham with the majority in Greenland, described as “implement safety improvements along NH 33”. Mr. Connors stated he has made calls to the Regional Planning Commission and the NH State DOT to receive more information on what the project will entail. Mr. Connors received information on Monday from DOT and the project would involve a continuous center turn lane from the tech college site in Stratham to the Winnicutt Road intersection in Greenland. The road will need to be regraded and the shoulder will be reduced to 4-5 feet. Mr. Connors will attend these hearings and recommended a Planning Board member be in attendance as well. Mr. House stated he would attend and asked if another board member would be willing to stand in to attend if he had a conflict. Mr. Connors asked the board their recommendation for the town’s priorities; i.e. push up the Bunker Hill project by a couple years. Mr. Zaremba stated that project appears to be a project the town wants. Mr. Houghton stated the Bunker Hill Avenue project has been slated for the 16 years he has been a representative for the Town of Stratham and it continually gets pushed back. Mr. Houghton asked if getting a local or state representative, maybe Senator Sherman, involved to help represent this project. Mr. Anderson stated the Route 33 Greenland project was added to the list because of Senator Sherman and agrees with Mr. Houghton that both Senator Sherman and all three state representatives to attend Select Board or Planning Board meetings to talk with board members regarding this project. Mr. Houghton will speak with the Town Administrator to have representative attend a Select Board hearing with possibly planning board members in attendance to discuss this project. Mr. Houghton voiced frustration with the process of waiting for road conditions, Bunker Hill Avenue intersection and the traffic circle, to be corrected by the state. Mr. Connors asked if the board would support of trying to add a new project to the 10-year plan and what would that project be. Mr. Anderson stated the Town has not been able to get a project completed to date so he recommended focusing on advancing the Bunker Hill Avenue intersection project instead of adding a new project. The Board agreed.

c. Source Water Protection Plan

Mr. Connors stated RPC came in to speak with the Planning Board back in the spring and the draft plan has been finalized. Mr. Connors stated the town will advertise this plan is available and encourage residents to forward any comments to the board. Mr. Connors sent the plan to the Conservation Commission for their input. Once those comments are received Mr. Connors recommended adopting the plan. The plan has recommendations about preserving source waters in Stratham and to continue to explore public water and sewer access as it is the best way for the town to mitigate against contamination of source water. These recommendations would be helpful if the town applies for any grant funding. Mr. Anderson recommends the board not “shelve” this plan once it is approved and make a concerted effort to work on the items recommended. Mr. Connors agreed and stated there are several items that would be easy to correct through site plan and subdivision regulations.

d. Route 33 Legacy Highway Heritage District

Mr. Connors recommended a joint meeting between the Planning Board and the Heritage Commission. Mr. Connors would send the draft language a week prior to the joint meeting to be more efficient or the planning board could make recommendations prior to the meeting with the Heritage Commission. Mr. Connors asked the board their preference. Mr. House would like to have the planning board to a markup prior to meeting with the Heritage Commission. Mr. Zaremba agreed. Mr. Houghton suggested the board start working on the draft language very soon if it is going to be on a warrant article. Mr. House recommended Mr. Connors send the draft to the Planning Board and Heritage Commission members to review and mark up prior to a joint meeting. Mr. Houghton recommended the board meet at the Heritage Commission November meeting.

e. Miscellaneous Community Planning Issues

5. Adjournment

Mr. Zaremba made a motion to adjourn at 8:25 pm. Mr. Houghton 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.*