



**Stratham Planning Board Meeting Minutes**  
**November 17, 2021**  
**Municipal Center, Meeting Room A**  
**Time: 7:00 pm**

Member Present: Tom House, Chair  
David Canada, Vice Chair  
Mike Houghton, Selectmen's Representative  
Joe Anderson, Alternate Member  
Chris Zaremba, Alternate Member

Members Absent: Robert Roseen, Member  
Pamela Hollasch, Member

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. Mr. House appointed Mr. Anderson and Mr. Zaremba voting members.

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

November 3, 2021

Mr. Anderson made a motion to approve the minutes of November 3, 2021. Mr. Canada seconded the motion. Motion passed unanimously.

November 2, 2021 Site Walk Minutes

Mr. Anderson made a motion to approve the minutes of November 2, 2021. Mr. Canada seconded the motion. Motion passed unanimously.

**3. Public Hearing:**

- a. **Aberdeen West Cooperative (Owners) - Request for a determination on, or an amendment to, a condition placed on a 1988 site plan approval and for approval of a Conditional Use Permit and Site Plan to construct a 90 kilowatt ground-mounted solar array at the Aberdeen West Cooperative, Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36), Zoned Manufactured Housing. Applicant's representative is Horizons**

42 **Engineering Inc., 34 School Street, Littleton, NH 03561. (This application was continued**  
43 **from the October 20, 2021 meeting).**  
44

45 Mr. House announced that the abutter's attorney had submitted new information and this will  
46 be postponed to the December 1, 2021 meeting. Mr. House asked Mr. Connors if that is  
47 correct? Mr. Connors said the applicant requested the postponement to December 1, 2021 and  
48 it would also be beneficial to the Town to have additional time to review the new information  
49 submitted.  
50

51 Mr. Anderson made a motion to postpone the public hearing for the Aberdeen West  
52 application to December 1, 2021. Mr. Zaremba seconded the motion. Motion passed  
53 unanimously.  
54

#### 55 **4. Public Hearing:**

- 57 a. **ZJBV Properties, LLC (Owners) - Request for a Preliminary Consultation to review a**  
58 **proposed site plan for a 10,000 square-foot medical office building at 23 Portsmouth**  
59 **Avenue (Tax Map 4, Lot 13), Zoned Gateway Commercial. Applicant's representative is**  
60 **Stonefield Engineering and Design, 120 Washington Street, Suite 201, Salem, MA 01970.**  
61

62 Mr. House announced that this is just a preliminary consultation tonight so none of the  
63 discussion is binding. He asked Mr. Connors if he had any additional comments. Mr. Connors  
64 said that the Board should feel free to engage in a free-flowing discussion with the applicant  
65 as none of the discussion binds the Planning Board or the applicant in any way. Mr. House  
66 asked the applicants to begin the discussion.  
67

68 Max Puyanic said that Optima Dermatology is a new practice with clinics in Ohio and  
69 Indiana. This would be our first practice in New Hampshire. Mr. Puyanic announced that he  
70 had started Convenient MD and the third location was here in Stratham. I did that for ten  
71 years and then considered what the next biggest problem in medicine was. The services we  
72 would be doing in this building include General Dermatology, Pathology, Closed Surgery,  
73 Clinical Trials, and Cosmetic Services.  
74

75 Mr. Puyanic announced that skin cancer is the most common form of cancer by far. Three  
76 people die every hour from skin cancer and it's the fastest growing cancer. New Hampshire  
77 has a high rate of skin cancer since we have a large population of older white people. Despite  
78 its prevalence, Dermatology has the worst access of any specialty. It can take a long time to  
79 see a specialist. In New Hampshire, on average a patient has to wait 92 days to see a  
80 dermatologist. It's a highly competitive field and not as many dermatologists choose to  
81 practice in New Hampshire. Poor access to dermatology services is a significant challenge in  
82 the state.  
83

84 Some forms of skin cancer are extremely fast growing and it's very important to obtain  
85 medical care quickly. Many patients see family doctors instead of dermatologists, and the  
86 quality of care is less than with a specialist. Many patients have to see several different

87 specialists if a growth is removed from their face or a highly visible part of the body,  
88 including a surgeon to address cosmetology issues.

89  
90 Mr. Puyanik said this would be a state-of-the-art facility just designed for dermatology  
91 services. There is not an office like we are building anywhere in the country. These clinics are  
92 in prominent visible places. He said the building would be open until 8 pm at night.

93  
94 Jacob Modestow of Stonefield Engineering and Design introduced himself. He said this  
95 property is at 23 Portsmouth Avenue. It's a 1.4-acre parcel located right next to the Market  
96 Basket. He said the intent is to have this building pushed up against the right-of-way. The  
97 vegetation and old barn on the property would be razed and replaced with a 10,000 square-  
98 foot medical office building. There would be 66 parking spaces. There would be a left-turn  
99 prohibited driveway off of Portsmouth Avenue with a freestanding sign and a full access  
100 driveway providing access to the road to the rear. They have had initial conversations with  
101 NHDOT regarding the access.

102  
103 There will be significant landscaping improvements including street trees along the right-of-  
104 way. There will also be perimeter landscaping and landscaping adjacent to the building itself.

105  
106 Mr. Puyanik said the design intent is to showcase the cutting-edge care provided. The smooth  
107 lines of the building express the skin's durability. Higher windows provide privacy for  
108 patients who will be undressed. The finishes of the building are designed to represent different  
109 layers of the skin. The building will be a beacon of comfort for patients.

110  
111 Internally, there will be reception area and coffee bar. He pointed out where the surgery suite  
112 and clinical areas would be located in the building. He pointed out where the parking and  
113 entrances would be located. The lab will be in a very visible part of the building. Mr. Puyanik  
114 pointed out proposed exterior elevations of the building from different vantage points. He said  
115 the light features are very important to the facility and represent layers of light and layers of  
116 skin.

117  
118 Mr. Canada asked, out of curiosity, what is the wait time you anticipate here? Mr. Puyanik  
119 said patients would be seen within a week. Mr. House said the biggest issue for him was the  
120 proposed architecture. He asked if this is the branding you have across the country? Mr.  
121 Puyanik said yes, but this is new for this part of the country. Mr. House said the architecture  
122 does not quite meet our Gateway Regulations. He said I'm sure Mr. Connors has talked to you  
123 about that. Mr. Connors said yes, he said one of the issues is the lack of windows along the  
124 front of the building. It has a cold appearance and doesn't have a welcoming appearance from  
125 the streetscape. He said to the extent that you could push your public-facing functions to the  
126 front of the building with windows that would be helpful. That is just one issue. This design is  
127 very contemporary whereas the Gateway Standards emphasize a more traditional, Colonial  
128 appearance.

131 Mr. House said that the regulations do not allow flat roofs. He asked what the material was on  
132 the second floor. Scott Filleul introduced himself. He said it is a cement fiber product. Brick is  
133 also proposed for the exterior elevations. Mr. House said it is great that you are proposing  
134 street trees but those would be within the NHDOT jurisdiction so I don't think they would  
135 allow them. We would want the trees on your property. Mr. Connors said it is nice to have the  
136 building close to the road but it would be helpful to push it back somewhat to allow for  
137 sufficient landscaping in the front. Mr. Modestow said the requirements require buildings  
138 close to the road. Mr. Connors said yes, but the Board has flexibility to waive those  
139 requirements. He said the Chipotle and Starbucks are good examples where they are set back a  
140 bit more than the requirements call for, but are still oriented toward the street. Mr. Canada  
141 said the Kennebunk Bank is another example.  
142

143 Mr. House asked about lighting. Mr. Modestow said all of the lighting will be downcast. But  
144 it will be a well-lit inviting environment. We have not yet put together a detailed lighting plan.  
145 Mr. House said there should be lighting along the sidewalk in front. Mr. Houghton asked if  
146 there would be parking lot lighting. Mr. Modestow said yes throughout the parking area. Mr.  
147 House said mechanicals on the roof would need to be screened. Mr. House said we do not  
148 approve of flat roofs here. It would need to be a pitched roof with a more traditional look. Mr.  
149 House said the 110 Grill next door was approved before the current regulations were adopted.  
150

151 Mr. Puyanic said a pitched roof on this building would be very difficult. Mr. House said as  
152 long as the appearance from the front is of a traditional pitched roof, there are other areas of  
153 the building where you could probably have a flat roof. Mr. Houghton said he would reinforce  
154 what Tom said. It's a great project, but it doesn't align very well with the Gateway  
155 Regulations. Mr. Houghton said that Starbucks worked with us to design a traditional building  
156 across the street.  
157

158 Mr. Puyanic said architecture is very important to us. I can't see how we could design the  
159 building with a flat roof. He said one reason they were excited about this site because of 110  
160 Grill next door which has a flat roof and even more contemporary materials. Are there any  
161 other specific elements we could work on? Mr. Houghton pointed to the Subaru dealership  
162 which has a pitched roof that wraps around the building but a flat roof is disguised. Mr.  
163 Connors pointed out an Optima Dermatology building in Ohio which he said is much closer to  
164 our requirements. It has a brick façade and pitched roof elements along the front and much  
165 more traditional appearance. Mr. Puyanic said that was built before our current designs were  
166 generated. Mr. House asked how tall it would be. Mr. Modestow said it would be about 30-  
167 feet. Mr. Canada said every community is getting tougher and tougher with their standards.  
168 Mr. House said New England is very different than building in Ohio.  
169

170 Mr. Puyanic thanked the Board for its feedback. Mr. Houghton said it would be a good fit for  
171 the corridor. It just needs some work to better meet the architectural standards.  
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175       **b. Discussion of Proposed Zoning Amendments**  
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177           Mr. Connors said he just wanted to let the Board know that the window to hold public  
178           hearings for proposed zoning amendments started in mid-November, so we are within that  
179           period now and we have the end of January to do that. Mr. Canada had suggested addressing  
180           some of the amendments early. So we will hold public hearings on some of the amendments  
181           we have already discussed at the next meeting including the Flexible/Mixed-Use District  
182           zoning changes. Mr. Connors said I wanted to let you know we will have those squared up for  
183           December 1<sup>st</sup>. He would send the Board a list of all the amendments we have previously  
184           talked about. He said a recent one has come up is an amendment to better clarify what  
185           applicants can do within Open Space areas of Cluster Subdivisions. I will get you a list of  
186           amendments and we can discuss your input at the next meeting.  
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188       **5. Adjournment**  
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190           Mr. Anderson made a motion to adjourn at 7:56 pm. Mr. Canada seconded the motion. Motion  
191           carried unanimously.  
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193       *Note(s):*

- 194       1. *Materials related to the above meeting are available for review at the Municipal Center during normal business hours.*  
195       *For more information, contact the Stratham Planning Office at 603-772-7391 ext. 147.*  
196       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*  
197       *on the agenda.*