



Stratham Planning Board Site Walk Minutes
January 26, 2022
13 & 15 Stoneybrook Lane, Stratham, NH
Time: 3:00 pm

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

Members Absent: Pamela Hollasch, Regular Member
Robert Roseen, Regular Member

Staff Present: Mark Connors, Town Planner

Mr. House called the Site Walk to order and took roll call. Mr. House noted that the Site Walk is not a public hearing and is for informational purposes only; participants should save discussion and debate for the public hearings. He noted that Mr. Connors would be keeping minutes. Mr. House noted that he would be recusing himself from this matter and introduced Mr. Canada to lead the Site Walk. Mr. Canada asked the project proponents to introduce themselves. Michael Garrepy, from Garrepy Planning Consultants, LLC and Joseph Coronati, of Jones & Beech Engineers, introduced themselves. Mr. Garrepy noted that the town line between Exeter and Stratham ran through approximately the center line of the Stoneybrook Lane so the buildings to the north are in Stratham and those to the south are in Exeter. Mr. Garrepy said that the driveway would be extended to serve the proposed development. Mr. Coronati pointed out the Stoneybrook Lane and said that the road was wide enough to support the proposed development. He said the Exeter Planning Board would need to approve the driveway for the development because part of it would fall in Exeter. Mr. Coronati noted that a full traffic study would be conducted with the application. Mr. Connors noted that no formal application had yet been submitted to the Town. The Planning Board has only held Preliminary Consultations with the applicants.

Mr. Garrepy and Mr. Coronati led the group down the existing dirt driveway off of Stoneybrook Lane. The driveway leads to an abandoned wood-frame home situated on a small pond. Mr. Coronati pointed out that the home is in disrepair and would be demolished as part of the development. Mr. Coronati and Mr. Garrepy led the group down the approximate path of the proposed driveway in the conceptual plans. The driveway would initially head downhill, cross one wetland, and then increase in elevation before dropping again and crossing another wetland. Mr. Coronati pointed out where the first few homes as you enter the subdivision would be situated. Mr. Garrepy noted that the project proponents would like to extend public water and sewer from Exeter to serve the development, but just in case they cannot reach an agreement with Exeter they are designing it to be served by private on-site systems.

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46 Mr. Canada asked what became of the former proposal to construct a church on the property. Mr.
47 Garrepy said the expense of needing to construct a crossing over Parkman Brook doomed the
48 project. Parkman Brook is a major water body and requires a substantial crossing. Mr. Garrepy said
49 that one of the reasons they wanted to take the Board on a site walk was to show the nature of the
50 land, and in that their opinion, its location did not lend itself to commercial development. Mr.
51 Connors asked if anything could be done to mitigate the highway noise. Mr. Garrepy said there was
52 not much that could be done. It would be more noticeable depending on what area of the
53 development you are in. It is worse now (in the winter because there is no leaf cover). There will be
54 additional plantings that will help buffer some of it. He said that you don't really notice it over time.
55 Mr. Anderson said he had previously lived near a major interstate and agreed that you do grow
56 accustomed to it over time.

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58 Mr. Coronati said that most of the buildable land is located after the crossing with Parkman Brook.
59 The group crossed Parkman Brook. Mr. Coronati showed the group areas of buildable land where
60 the development would be situated and pointed toward views of the Squamscott River. Mr. Garrepy
61 said they would like to have recreational programing along the river like a canoe launch. It's a
62 scenic spot. Mr. Houghton asked if they could point out what areas would need to be cleared of
63 vegetation. Mr. Coronati noted that most of the area the group was standing in would need to be
64 cleared but that as much vegetation would be preserved on the peripheries of the property as
65 possible. He noted that there is a 100-foot non-disturbance buffer from the shores of the river.

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67 The group returned to Stoneybrook Lane and Mr. Anderson moved to adjourn at approximately 4:15
68 pm. Mr. Zaremba seconded the motion. All voted in favor. Mr. Canada thanked Mr. Garrepy and
69 Mr. Coronati for hosting the site walk and the Board members for participating.

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71 - *Respectfully submitted by Mark Connors*
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