



2021
WARRANT

The inhabitants of the Town of Stratham in the County of Rockingham in the state of New Hampshire qualified to vote in Town affairs are hereby notified that the Annual Town Meeting will be held as follows:

Details: 1 Blue Hawk Drive, Exeter NH 03833

We certify and attest that on or before February 21, 2021, a true and attested copy of this document was posted at the place of meeting and at the Stratham Municipal Center and that an original was delivered to the Town Clerk.

120400 Stratham 2021 Warrant DRAFT 2/10/2021 1:21:49 PM

STATE OF NEW HAMPSHIRE

THE POLLS WILL BE OPEN FROM 7 AM TO 7 PM

To the inhabitants of the Town of Stratham in the County of Rockingham, in said State, qualified to vote in Town Affairs.

You are hereby notified and warned to meet at the Stratham Municipal Center on Tuesday, on the ninth day of March, 2021, next at seven o'clock in the forenoon, to act upon the following subjects:

Article 1: To choose all necessary Town Officers for the year ensuing.

Article 2: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section III, by deleting Subsection 3.8, *Gateway Commercial Business District*, in its entirety and replacing it with an amended Subsection 3.8, *Gateway Commercial Business District*, in order to eliminate site plan requirements that are dependent upon the existence of public water and sewer infrastructure.

3.8 GATEWAY COMMERCIAL BUSINESS DISTRICT (REV. 3/11, 3/13, 3/16, 3/17)

3.8.1 Authority:

- a. The action of the Town of Stratham, New Hampshire in the adoption of this Ordinance is authorized under RSA 674:21.II Innovative Land Use Controls and RSA 674:16 Grant of Power.
- b. This Ordinance was adopted to promote the health, safety, and general welfare of the Town of Stratham and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, preservation of community character, education and recreation, reduction in sprawl development, and improvement of the built environment.
- c. This Section was adopted as one of the instruments of implementation of the public purposes and objectives of the Town's Master Plan. This Ordinance is declared to be in accord with the Master Plan, as required by RSA 674:2.

3.8.2 Applicability:

- a. This Ordinance shall establish the Gateway Commercial Business District (the "District" or "GCBD"). The boundaries of the District are shown on the plan entitled "Gateway Commercial Business District, Town of Stratham, New Hampshire" and dated December 22, 2009 (as amended). (Rev. 3/13)
- b. The provisions of the GCBD shall be mandatory for development projects within the Gateway Commercial Business District. Development projects submitted for approval under this zoning district shall be subject to applicable requirements of the Subdivision and Site Plan Review Regulations of Stratham. (Rev. 3/13)
- c. When in conflict, the provisions of the GCBD shall take precedence over those of other ordinances, regulations, and standards except the Local Health and Safety Ordinances and Building Codes. (Rev. 3/13)

- d. Section 3.8.10 Definitions of Terms contains regulatory language that is integral to the GCBD. Those terms not defined in Section 3.8.10 or in Section II of the Zoning Ordinance shall be accorded their commonly accepted meanings. In the event of conflicts between definitions in the Zoning Ordinance and the GCBD, those of the GCBD shall take precedence.
- e. The requirements of Section 3.8.8 Development Standards and Tables are an integral part of the GCBD and are legally binding. Unless otherwise noted, other diagrams and illustrations that accompany this ordinance are provided for guidance purposes and as recommended examples.
- f. If in conflict, numerical requirements shall take precedence over graphic illustrations.

3.8.3 Purpose and Intent:

- a. The purpose of the Gateway Commercial Business District is to enhance the economic vitality, business diversity, accessibility, and visual appeal of Stratham's Gateway Commercial Business District, in a manner that is consistent with the landscape and architecture of the Town's agricultural tradition.
- b. The intent of the GCBD is to foster development of a vibrant mixed-use district with a cohesive street layout and architectural character that includes commercial, residential, and civic uses and integration of open spaces, transit, bicycle, and pedestrian accommodations. The requirements of the GCBD are based primarily on building form, placement and function, site design, and the overall built environment including streetscapes, landscaping, and outdoor spaces and facilities.
- c. Development in the Gateway Commercial Business District shall incorporate the following:
 - i. Wherever possible, natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors, and other environmental features shall be retained;
 - ii. Infill development and redevelopment shall be encouraged;
 - iii. Development contiguous to adjacent zoning districts shall be organized to complement and be compatible with the existing pattern of development and the natural landscape;
 - iv. Network of existing and proposed streets shall be designed for access to Portsmouth Avenue and local connector roads, disperse traffic to and from the District, and reduce traffic volumes;
 - v. Transportation corridors shall be planned and reserved in coordination with proposed land uses;
 - vi. Greenways shall be used to define and connect developed areas and provide public spaces and enhance view sheds to adjacent conservation lands;
 - vii. Development shall integrate a framework of transit, pedestrian, and bicycle systems that provide accessible alternatives to the automobile;
 - viii. Use of on-street parking shall be emphasized;
 - ix. Architectural and landscape design suited to a traditional New England appearance shall be applied; and
 - x. Public gathering and public use spaces shall be established and connections made throughout the District in a manner and location that will encourage use and promote safety and security.

3.8.4 The Regulating Plan:

- a. The purpose of this Ordinance is to enable, encourage, and implement the ***following plans*** **Regulating Plan** and general requirements.
- b. For the purposes of the delineation, the Gateway Commercial Business District and the location and boundaries of Special Districts are hereby established as shown on a map entitled "Regulating Plan for the Gateway Commercial Business District of the Town of Stratham, New Hampshire" (the "Regulating Plan") dated December 22, 2009 and hereby incorporated as part of this ordinance.

i. Note that the Regulating Plan identifies three special districts that comprise the Gateway Commercial Business District. For the purposes of zoning regulation, this Ordinance regulates the Gateway as one district. The Regulating Plan maintains the three distinct special districts in order to memorialize the original intent of the district.

~~*e. The Regulating Plan for the GCBD shall identify the extent of Zones within the District where specific provisions shall apply. Following are general descriptions of these zones (refer to Section 3.8.8 for detailed requirements for each zone):*~~

~~*i. Central Zone for the purpose of providing non-residential uses, mixed uses and multi-family uses in a primarily dense development pattern with wide streets in a grid-like network, and dedicated public spaces;*~~

~~*ii. Outer Zone for the purpose of providing non-residential uses and residential uses in a moderate density and residential development pattern with narrower local streets and dedicated public and open spaces; and*~~

~~*iii. Open Space Zone for the purpose of providing, scenic beauty and view sheds, natural resource protection, land conservation, and passive recreational opportunities.*~~

3.8.5 District Character:

a. Development in the Gateway Commercial Business District should incorporate the following concepts to preserve and complement elements of the agricultural and historic tradition of Stratham and local and regional village character:

i. Comprised of compact, pedestrian-oriented development;

ii. Mixed use pattern of development where development specializing in a single use should be the exception;

iii. Where ordinary activities of daily living should be located within walking distance of residential areas, allowing independence to those who do not drive;

iv. Within mixed use and residential neighborhoods, a range of housing types and price levels shall be provided to accommodate diverse ages and incomes; Workforce housing is encouraged within the District to promote a variety of housing choices;

v. A range of Open Space including parks, squares, and playgrounds shall be distributed within neighborhoods and throughout the District;

vi. Expansion and provision of public transportation facilities that promote use and access is encouraged;

vii. Provide improved visibility and access to and use of conservation lands, where appropriate; and

viii. Provide opportunities for agriculture and agritourism as defined in Section II, Definitions, 2.1.6 (Rev. 3/16)

~~**3.8.6 — The Board of Selectmen will hereby create a Technical Review Committee (“TRC”) comprised of the Town Planner, a member of the Heritage Commission, and three (3) members and two (2) alternates appointed by the Board of Selectmen and recommended by the Planning Board. The TRC shall process applications for development within the District for the purpose of determining compliance with the provisions of the Ordinance. The TRC may consult with other committees, commissions, and professionals for review and comment on applications within the District. Any cost associated with professional review shall be the responsibility of the applicant. The TRC review of any application shall be deemed equivalent to a Preliminary Consultation with the Planning Board, however, applicants may also submit for Preliminary Consultation.**~~

~~Should any construction, site work, or development be commenced without an approved Conditional Use Permit, Subdivision, Site Plan approval, or any should a violation of an approved Development Plan or Conditional Use Permit occur, the Planning Board or the Town Planner has the right to require the property owner to stop, remove, and/or mitigate the violation, or seek the appropriate appeal process to gain compliance. (Rev. 3/17)~~

~~a. Review Process (Rev 3/17):~~

- ~~i. Projects that do not require a Conditional Use Permit shall be evaluated for compliance with this ordinance by the TRC, and then be processed by the Planning Board as required under the Subdivision and/or Site Plan Review Regulations of Stratham. Such applications should follow the submission requirements of a Site Plan Review Application.~~
- ~~ii. For those development applications within the District that include a request for a deviation from the requirements of this ordinance, a complete Site Plan Review Application shall be accompanied with a Conditional Use Permit Application that includes a narrative description of the deviation(s) and a site plan illustrating proposed deviation from any requirement within this ordinance. Deviation from the requirements of this Ordinance shall only be permitted by grant of a Conditional Use Permit issued by the Planning Board. A Conditional Use Permit is a decision that would permit deviation from or reduction in a specific provision(s) of this Ordinance but that is otherwise generally consistent with the provisions of Section 3.8.3 Purpose and Intent (See 3.8.6 a. iii).~~

3.8.6 Conditional Use Permit

- a. The Planning Board shall have the authority to grant or deny a request for a Conditional Use Permit, pursuant to the provisions of RSA 674:16 and RSA 674:21. A *Conditional Use Permit*, for relief from the requirements of this Ordinance, after proper public notice and public hearing where the Planning Board finds that an application complies with standards 1. and 2. below.
 1. Consistent with the Gateway Business District Master Plan, including but not limited to:
 - a. Both public and private buildings and landscaping shall contribute to the physical definition of streetscapes and public spaces; and
 - b. Development shall adequately accommodate automobiles and emergency vehicles, while respecting the pedestrian and the spatial form of public spaces; and
 - c. Design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility and efficient traffic flow; and
 - d. Architecture and landscape design shall complement climate, topography, community character, and building practice; and
 - e. Open space and public gathering places shall be provided as locations that reinforce the identity and activity of the District and the community; and
 - f. New development and redevelopment shall be otherwise consistent with the intent and purpose of this ordinance; and
 - g. Does not unduly impact adjacent properties and uses in the District.
 2. Improves public safety within the District and/or in adjacent zoning districts; or provides environmental and natural resource protection; or provides a measureable public benefit (such as increased public space, open space or public amenities).
- iv. The granting or denial of a Conditional Use Permit by the Planning Board may be appealed to the Superior Court, as provided for in RSA 677:15. A Planning Board decision on the issuance of a Conditional Use Permit cannot be appealed to the Zoning Board of Adjustment (RSA 676:5

iii).

3.8.7 Building and Site Design Standards:

a. Purpose:

In order to provide for harmonious and aesthetically pleasing development in the built environment [RSA 674:44,II(b)], ~~the TRC (refer to Section 3.8.6)~~ and the Planning Board will apply the following Building and Site Design Standards in its review of all applications in the District.

b. Intent:

Maintaining the quality and character of the community is dependent upon the quality and character of the architecture and development that is allowed to occur. Poorly planned and executed development detracts from the character and function of the built environment, while well-planned development enhances community character, quality of life, and value of the surrounding properties and the community overall.

Design standards are a tool to help guide development and redevelopment assuring that community priorities are an integral part of the design process. Design Standards, implemented as part of the application review and approval process, are a set of design principles that offer a positive direction for building and site level design. The guidelines and interpretations are based upon maintaining and enhancing the character of the community. They are not intended to specify any particular architecture or style.

Design Standards address a wide range of design issues including such elements as: pedestrian and traffic circulation, building mass and scale, architectural details, signs, landscaping, lighting, open space, and natural features. When integrated, these elements will create a project that is functional, attractive, and an asset to the community.

c. Building and Site Design Evaluation:

The evaluation of the following factors will inform ~~the TRC and~~ the Planning Board's decisions on whether proposed site and building designs achieve the purpose and intent of these Design Standards and of this Ordinance. The Planning Board shall develop a GCBD guidance document to further illustrate and provide details of the design standards stated below. This document shall be utilized by applicants when designing projects within the District.

- i. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history.
- ii. Building architecture should demonstrate the cohesive planning of the development and present a clearly identifiable, attractive design feature and appearance throughout. It is not intended that buildings be totally uniform in appearance or that designers and developers be restricted in their creativity. Rather, cohesion, and identity can be demonstrated in harmonious building style, scale or mass; consistent use of facade materials; similar ground level detailing, color or signage; consistency in functional systems such as roadway or pedestrian way surfaces, signage, or landscaping; public amenities; the framing of outdoor open space and linkages, or a clear conveyance in the importance of various buildings and features on the site.
- iii. Building architecture should be designed to provide an attractive appearance. Franchise or corporate style architecture and/or highly contrasting color schemes are strongly discouraged. If proposed, such building styles should be substantially modified to create a project that complements the small New England Village character. All architectural details should be related to an overall architectural design approach or theme.
- iv. Diversity of architectural design is encouraged. Buildings that are characteristic of a historic period are encouraged, particularly if a building style or the site is historically appropriate for the community or necessary for architectural harmony.

- v. Multiple buildings on the same site should be designed to create a cohesive visual relationship, as well as efficient circulation and access for pedestrians and vehicles. Accessory buildings should be designed to complement the primary building and/or use on the site in design and material expression.
 - vi. Building placement should take best advantage of solar orientation, climatic and other environmental conditions, should encourage safety and use of adjacent public spaces and public open spaces, and should minimize the impact of activity and light upon and from the project.
 - vii. Buildings adjacent to public open space should generally be oriented to that space, with access to the building opening onto the public open space.
 - viii. Implementation of Low Impact Development techniques is strongly encouraged, including, but not limited to, storm water management practices, alternative surfacing materials, building and site design elements, and landscaping features.
 - ix. The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation, and deconstruction are strongly encouraged.
 - x. All electrical utilities shall be located underground.
- d. Internal Drive Aisle/Thoroughfare Connection Standards
- i. Thoroughfare intersections and on-street parking shall be setback a minimum of 100 feet from Portsmouth Avenue.
 - ii. ~~*In the Central Zone*~~, Thoroughfares shall be laid out in a grid-like pattern and may be composed of angular, rectangular, or square configurations that define blocks.
 - iii. Thoroughfares shall provide the following streetscape elements: sidewalks, pedestrian crossings, planting strips, street trees, and lighting. ~~*Bike lanes shall be provided on Boulevards, Avenues, and Streets shown on the Regulating Plan and as detailed in Section 3.8.8.b and Section 3.8.8.c for additional standards for required and recommended streetscape elements. Pedestrian/Bike lanes and accommodations shall be encouraged.*~~
 - iv. Thoroughfares that incorporate commons and squares are encouraged to provide public parks and spaces and add visual form and interest to the development. Roundabouts may also be incorporated when necessary to enhance traffic flow and safety.
 - v. Other new thoroughfares shall be aligned as closely as possible at right angles to the roadway network shown on the Regulating Plan and spaced according to the needs of the development serviced, traffic demand and safety.
- e. Landscaping Standards:
- The following landscaping standards shall apply to all development:
- i. Following are requirements for implementation of buffers:
 - 1. A minimum 30-foot vegetated buffer shall be provided between proposed development and adjacent residential zoning districts outside the GCBD;
 - 2. Street trees and other plantings shall be placed within the building setback on the lot or right of way of Portsmouth Avenue;
 - 3. A 30-foot vegetated buffer where a residential use abuts a non-residential use or a mixed-use development ~~*in the Outer Zone*~~.
 - ii. Buffers shall be established or maintained at a density that attenuates year round the impact of activity and light on adjacent properties.

- iii. Use of native species of trees, shrubs, groundcover, and decorative plants in all landscaping is strongly encouraged.
 - iv. A landscaping plan, including a maintenance plan and agreement, shall be approved as part of the review and approval process as stated in the Site Plan Review (Section V.5.2) and Subdivision Regulations.
- f. Lighting Standards:
- i. Street, building and site lighting shall not adversely impact surrounding uses and residential projects, and be designed with ~~no~~ **minimal** light spilling or reflecting into adjacent properties and with protection of the night sky. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity of brightness, except for purposes of providing emergency services or to protect public safety.
 - ii. Energy efficient exterior lighting and streetlights shall be provided.
 - iii. Lighting of the site shall be adequate at ground level for the protection and safety of the public in regard to pedestrian access and vehicular circulation. This shall include, but not be limited to sidewalks, crossings, parking areas, and other public spaces.
 - iv. Refer to additional lighting requirements in Section 3.8.8, Tables b.5 and c.6.
 - v. Unless otherwise stated, lighting shall comply with the standards of the Site Plan Review Regulations, Section V.5.8.
- g. Parking Standards:
- i. On-street parking shall provide short-term parking for patrons of shops and businesses. On street parking to service residential areas is recommended.
 - ii. Parking for mixed use developments shall provide long term and shared parking by multiple uses and users.
 - iii. Delivery and other service related areas for mixed use and non-residential uses can be located at the front, rear, or sides of buildings, or within designated portions of parking areas. Loading docks and service areas shall not face a public frontage. Delivery and service vehicles are encouraged to utilize rear alleys for building access.
 - iv. Parking structures shall comply with the dimensional requirements and design standards of principal buildings, **but must adhere to applicable architectural scale, form, and detailing.** Below ground and multi-story parking structures are encouraged.
 - v. Refer to additional parking requirements in Section 3.8.8, Tables b.6 and c.7.
 - vi. Parking in the District shall comply with the requirements of Section V.5.9 of the Site Plan Regulations.

3.8.8 DEVELOPMENT OF STANDARDS AND TABLES (REV. 3/16)

a. Permitted Uses by Zone

Type of Use	Central-Gateway Zone	Outer Zone	Open Space Zone
Agriculture and Forestry	<u>By Conditional Use Permit Permitted</u> Agriculture and agritourism as defined in Section II, Definitions, 2.1.6 See footnote 5. Agricultural structures greater than four hundred (400) square feet require a Conditional Use Permit from the Planning Board. (Rev. 3/16)	<u>Permitted</u> Agriculture and agritourism as defined in Section II, Definitions, 2.1.6 (Rev. 3/16)	See Footnote
Civic/ Institutional	<u>By Conditional Use Permit</u> Includes private schools, nursery through college schools; day care facilities; senior citizen centers; outpatient clinics and treatment facilities; non-profit lodges and fraternal organizations; place of worship including customary ancillary facilities; public utilities; and municipal buildings	<u>Permitted</u> Includes private schools, nursery through college schools; day care facilities; senior citizen centers; outpatient clinics and treatment facilities; non-profit lodges and fraternal organizations; place of worship including customary ancillary facilities; public utilities; and municipal buildings	By Conditional Use Permit; see Footnote
Commercial	<u>Permitted</u> Includes retail sales and service, business and professional services, banking and lending institutions, food service/bar/entertainment, special promotional sales and displays, conference centers, movie and performance theatres, indoor entertainment complex, <u>By Conditional Use Permit</u> Includes self-storage facilities, light manufacturing facilities ³ , and veterinary hospitals	<u>Permitted</u> Includes retail sales and service, business and professional services, banking and lending institutions, food service/bar/entertainment, special promotional sales and displays, conference centers, movie and performance theatres, indoor entertainment complex, <u>By Conditional Use Permit</u> Includes self-storage facilities, light manufacturing facilities ³ , and veterinary hospitals	Not Permitted
Drive-through Service	Not Permitted CUP	Not Permitted	Not Permitted
Food Service/Bar/ Entertainment ¹	Permitted	By Conditional Use Permit	Not Permitted
Mixed Use ²	Permitted	Permitted	Not Permitted
Open Space/Conservation	See #4	See #4	Permitted
Residential – single-family, two-family	Not Permitted	<u>Permitted</u> Includes single-family (1 unit), two-family (2 units), workforce housing, manufactured housing, home occupations, accessory apartments	Not Permitted
Residential – multi-family and other residential uses	<u>By Conditional Use Permit</u> Includes multi-family (3-8 units), workforce housing, manufactured housing, home occupations, accessory dwelling units, bed and breakfast inns, hotels, motels, and hostels	<u>Permitted</u> Includes multi-family (3-8 units), workforce housing, manufactured housing, home occupations, accessory dwelling units, bed and breakfast inns, hotels, motels, hostels, and open space cluster developments	Not Permitted
Recreational	<u>By Conditional Use Permit</u> Includes public parks and playgrounds; passive, non-motorized recreation; natural resource management and research	<u>Permitted</u> Includes forestry, wildlife, timber preserves, reservoirs; public parks and playgrounds; commercial riding stables and riding trails; recreational camping parks, recreational areas, and residential tent camping; passive, non-motorized recreation; natural resource management and research	Permitted
Other Uses not listed	By Conditional Use Permit	By Conditional Use Permit	By Conditional Use Permit; See #4

¹ **Light Manufacturing Facility*** includes facilities that produce and sell artisanal products derived from materials such as paper, wood, metal and ceramic, food products, and fine art.

² **Food Service/Bar/Entertainment** includes all food service and entertainment related uses such as restaurants, dinner theatres, bars, pubs, cafes, and coffee shop/diners.

³ **Mixed Use** includes Residential and Commercial and/or Professional Business uses in combination in one or several structures; non-residential use shall comprise >50% of the gross floor area.

⁴Uses may be permitted according to the terms and restrictions of any open space designated on a specific property.

⁵~~Agricultural buildings four hundred (400) square feet and smaller do not require a Conditional Use Permit from the Planning Board. Agricultural buildings greater than four hundred (400) square feet are subject to a Conditional Use Permit (CUP). Agricultural buildings requiring a CUP are not required to have engineered plans. The Planning Board is authorized to request studies prepared by professional consultants if the planning Board determines that such studies are necessary to render a decision regarding the CUP. (Rev. 3/16)~~

b. ~~Central Zone~~ Design Standards and Roadways

Dimensional Requirements		
Elements	Standard	Description
Block	8,000 S.F.minimum 30,000 S.F.maximum	Block with thoroughfare frontage on no less than two sides; Minimum area dependent on Soil-Based Lot Sizing*
Building Footprint (non-residential and mixed use)	15,000 S.F.maximum	Minimum area dependent on Soil-Based Lot Sizing*
Multi-Family (3-8 units)	8,000 S.F.maximum building footprint	Minimum area dependent on Soil-Based Lot Sizing*
Frontage Buildout	60% min / 80% maximum	
* Unless innovative sewage treatment facilities are proposed or public water and wastewater services are available, all developments shall meet the standards set forth in the Stratham Subdivision Regulations Section 4.3 Soil-Based Lot Size Determination (as amended).		

TABLE 2.

Building Height		Setbacks – Principal Structures	
Principal Structure ¹ (maximum)	3 stories 40 feet maximum height	Frontage (from street or lot line)	0 minimum 15 maximum
Principal Structure ¹ (minimum)	1.5 stories	Side or Secondary Frontage (from street or lot line)	10 minimum 0 feet if secondary frontage ²
¹ Principal Structures include: (1) uses served by single and multiple structures and (2) parking structures ² The minimum building/structure front setback requirement for properties fronting Portsmouth Avenue shall be ten (10) feet from the State Right-Of-Way or twenty (20) feet from the edge of pavement, whichever is greater. (Rev. 3/13)			
First Floor Height	14 feet minimum required for non-residential; 10 feet minimum required for residential	Rear (from street or lot line)	10 feet minimum 0 feet if secondary frontage
		Note: Individual buildings on a lot or block may be connected, with no separation between or setback from one another.	

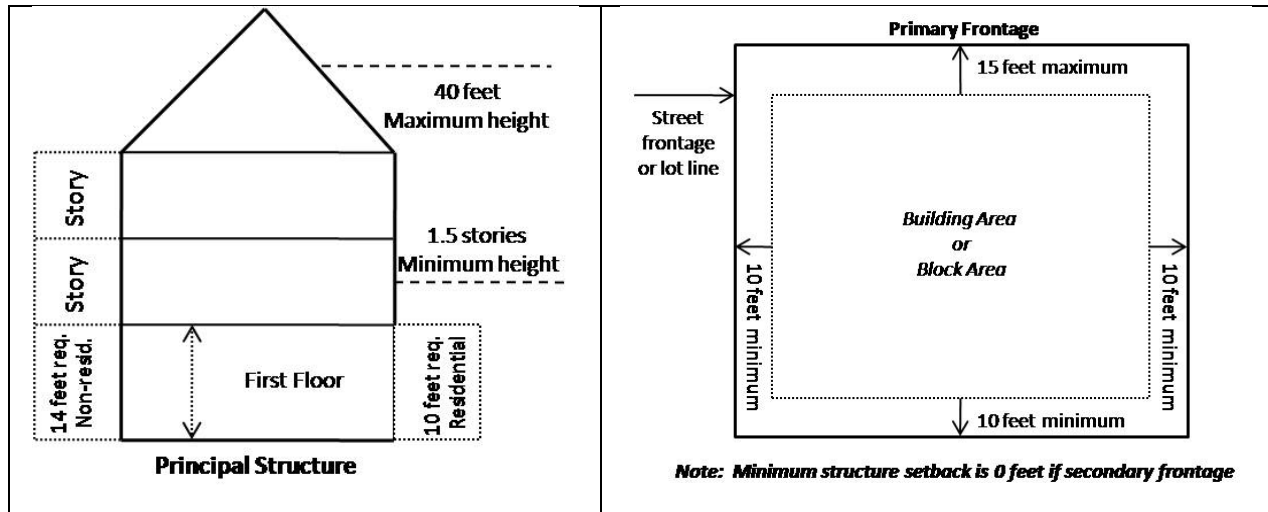


TABLE 3.

Accessory structures shall be limited to the following:	
Type of Use	Dimensional Requirements
Commercial, Businesses and Other Non-Residential Uses	1.5 stories maximum height 8 feet minimum first story height 400 S.F. maximum footprint
Civic, Recreational, Public Facilities or Transportation Uses	No restrictions on dimensional requirements.

TABLE 4.

Streetscape Standards		
Roadway Type	Right of Way Width	Description
Boulevard	72 feet minimum 94 feet maximum	Two-way traffic flow is required.
Avenue	72 feet minimum 76 feet maximum	One-way traffic flow is permitted.
Street (per Regulating Plan)	51 feet minimum 55 feet maximum	Two-way traffic flow is required.
Street (proposed local)	51 feet minimum 55 feet maximum	One-way traffic flow is permitted; sidewalks required on one side of street.
Alley	12 feet maximum	One-way traffic flow is required.

TABLE 5.

Streetscape Elements		
Element	Standards	Description
Planting Strip	5-foot minimum width (as shown on roadway cross-sections)	Refer to Site Plan Review Regulations Section V.5.2 for landscaping requirements.
Setback	Combined 13 feet minimum/20 feet maximum	Composed of sidewalk and planting or street buffer strip with granite curbing.

Crossings	6 feet minimum width, 10 feet maximum width Required at street intersections and permitted at mid-block	Within an individual block or development, shall be composed consistently of similar materials and may include brick, pavers, stamped concrete, porous pavement; all sidewalks shall have granite curbing against a thoroughfare. Differentiate with use of non-asphalt materials, striping and accent paving or materials.
Street Trees	1 per 25 ¹ linear feet of right of way	Located within the Planting Strip or Street Buffer Strip.
Lighting	1 per 25 ¹ linear feet of right of way	Along all sidewalks, New England traditional fixtures with downcast illumination; lighting placement shall alternate with street tree placement.
Seating	Encouraged	In public spaces (such as pocket parks and gardens) and at street intersections.
Shelters (transit, school bus stops)	Optional	Painted or coated metal frame or natural materials.
Trash Receptacles	Required	Secured and covered at street intersections or mid-block.
Bicycle Racks	Required	At transit stops/shelters, public spaces, parking areas.

¹ For trees and lighting located along Portsmouth Ave. (SR 108), the spacing shall be AVG 30' for trees and AVG 60' for lighting. The Planning Board shall determine the final number and location of each element based upon review by qualified professionals and in coordination with NHDOT. (Rev 3/17)

TABLE 6.

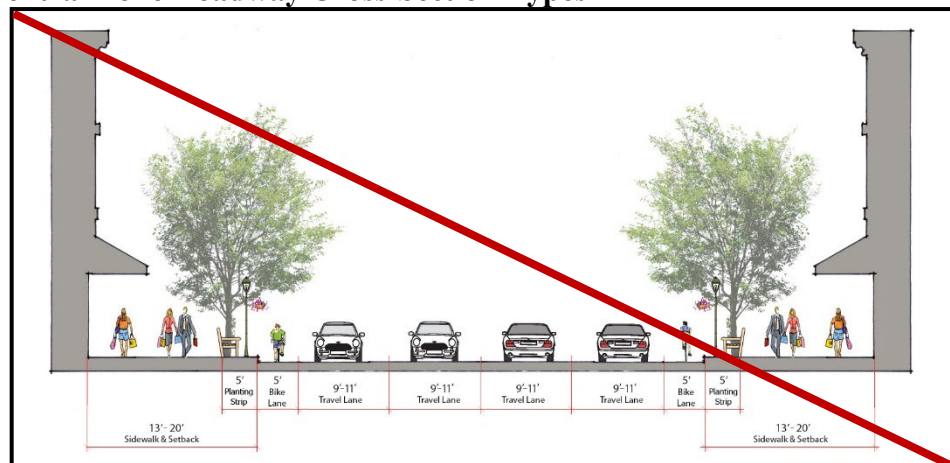
Parking Area Design Standards		
<i>Element</i>	<i>Standards</i>	<i>Description</i>
Medians	Located between opposing parking isles and at periphery.	Shall incorporate for use as a storm water management best management practice, wherever feasible; vegetation shall be appropriate for wet/dry conditions and salt tolerant.
Islands	Located at end of parking isles and at entrance/exit.	Used primarily as screening and landscaping areas comprised mostly of trees, shrubs, and groundcovers that are drought and salt tolerant.
Placement	Located at rear or side of buildings, and interior of blocks.	

TABLE 7.

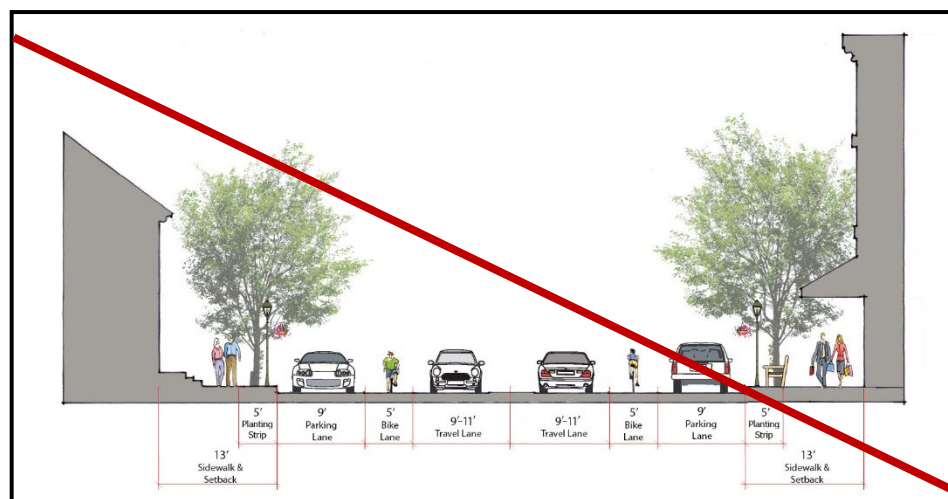
Public Space and Open Space Standards	
Public Space	<p>Developments shall include a minimum of 15 percent of the total area dedicated to public spaces. Public space calculations shall not include lands within required thoroughfare cross sections and other proposed streets.</p> <p>Public space shall include facilities and landscapes that promote outdoor activities and enjoyment.</p>

<p>Open Space</p>	<p>Developments of 1 acre or greater shall include a minimum of 15 percent of the total area dedicated to open space. Open space shall not include lands within required thoroughfare cross sections and other proposed streets. Open space shall be no less than 1 acre of contiguous area or the entire 15 percent area requirement whichever is less; open space requirement can be transferred elsewhere within the Central Zone by designating the minimum open space requirement on another property.</p> <p>Open Space may include septic reserve areas, well protection areas, and LID storm water management features (i.e. natural areas such as bio-retention areas, vegetated buffers and rain gardens).</p> <p>Open space shall consist of natural areas, or created natural areas such as gardens, landscaped areas and parks, where the public may gather, recreate and enjoy scenic views.</p>
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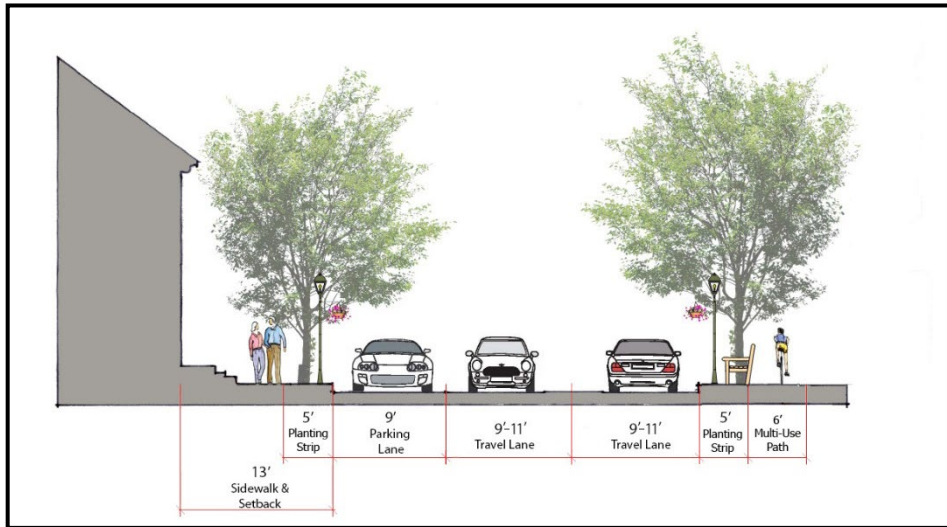
Figure 1. Central Zone Roadway Cross-Section Types



Boulevard (minimum width 72 feet; maximum width 94 feet)



Avenue (minimum width 72 feet; maximum width 76 feet)



Street (required per Regulating Plan; Minimum width 51 feet; maximum width 55 feet)

Street Thorough (60' right-of-way)

c. ~~Outer Zone Design Standards and Roadways~~

TABLE 1.

Dimensional Requirements		
<i>Footprint, Block or Lot</i>	<i>Area</i>	<i>Description</i>
Multi Family (3-8 units)	8,000 S.F. maximum building footprint 40,000 S.F. maximum block	Block with frontage on no less than two sides; Minimum area dependent on Soil Based Lot Sizing*
Single Family (1 unit)	6,000 S.F. minimum lot	Minimum area dependent on Soil Based Lot Sizing*
Two Family (2 units)	15,000 S.F. minimum lot	Minimum area dependent on Soil Based Lot Sizing*
Building Footprint (non-residential and mixed use)	10,000 S.F. maximum footprint	Minimum area dependent on Soil Based Lot Sizing*
* Unless innovative sewage treatment facilities are proposed or public water and wastewater services are available, all developments shall meet the standards set forth in the Stratham Subdivision Regulations Section 4.3 Soil Based Lot Size Determination (as amended).		
Frontage Buildout	70% maximum	Includes Principal and Accessory Structures

TABLE 2.

Building Height			
Principal Structure (non-residential, mixed use, and multi-family)	2.5 stories maximum 35 feet maximum height 14 feet minimum required for non-residential	Principal Structure (single-family and two-family)	2.0 stories maximum;

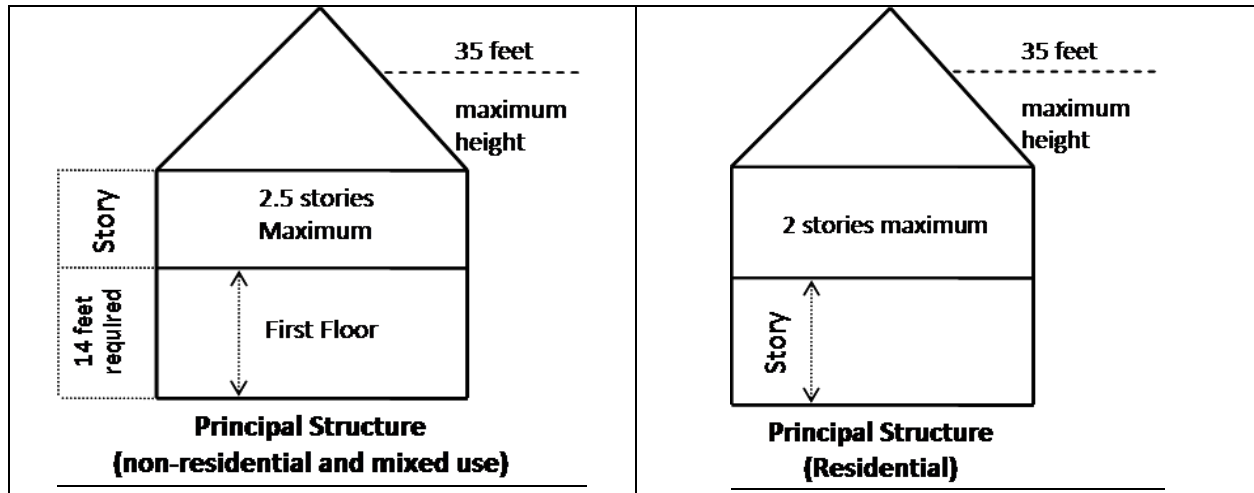


TABLE 3.

Setbacks – Principal Structures			
<i>Principal Structure (non-residential, mixed use)</i>		<i>Principal Structure (single-family, two-family, multi-family)</i>	
Frontage	0 feet minimum/25 feet maximum	Frontage	8 feet minimum/25 feet maximum
Side	25 feet minimum 0 feet if secondary frontage	Side	10 feet minimum
Rear	10 feet minimum 0 feet if secondary frontage	Rear	10 feet minimum
		Note: individual buildings on a lot or block may be connected, with no separation between or setback from one another.	

<p>Primary Frontage of block or lot (Non-residential or Mixed Use)</p> <p>Block or lot with street frontage; or lot line</p> <p>Side 25 feet minimum</p> <p>Side 25 feet minimum</p> <p>Rear 10 feet minimum</p> <p>Buildable Area</p> <p>Note: Minimum structure setback is 0 feet if secondary frontage</p>	<p>Primary Frontage of lot (residential)</p> <p>Lot with street frontage or lot line</p> <p>Side 25 feet minimum</p> <p>Side 25 feet minimum</p> <p>Rear 10 feet minimum</p> <p>Buildable Area</p>
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TABLE 4.

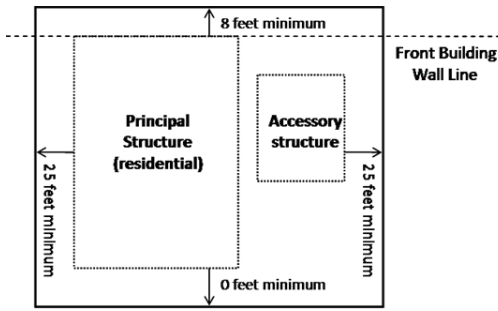
Setbacks – Accessory Structures	
<i>Type of Use</i>	<i>Dimensional Requirements</i>
Commercial, Businesses and Other Non-Residential Uses	1.5 stories maximum height 8 feet minimum first story height 400 S.F. maximum footprint
Residential Uses	1.5 stories maximum height 8 feet minimum first story height 400 S.F. maximum footprint Shall be setback behind the front building wall of principal structure (see diagram below).
Civic, Recreational, Public Facilities or Transportation Uses	No restrictions on dimensional requirements.
<p><i>Description</i></p>  <p>The diagram illustrates the setback requirements for a Principal Structure (residential) and an Accessory structure. The Principal Structure is shown with a 25-foot minimum setback on the left and a 0-foot minimum setback on the right. The Accessory structure is shown with a 25-foot minimum setback on the right. The distance between the front walls of the structures is 8 feet minimum. A dashed line indicates the Front Building Wall Line.</p>	

TABLE 5.

Outer Zone Streetscape Standards		
<i>Roadway Type</i>	<i>Right of Way Width</i>	<i>Description</i>
Street (per Regulating Plan)	51 feet minimum 55 feet maximum	Two way traffic flow is required.
Street (proposed local)	51 feet minimum 55 feet maximum	Two way traffic flow is required; sidewalks required on one side of street.
Alley	12 feet maximum	One way traffic flow is required.

TABLE 6.

Streetscape Elements		
<i>Element</i>	<i>Standards</i>	<i>Description</i>
Planting Strip	5-foot minimum width (as shown on roadway cross-sections)	Refer to Site Plan Review Regulations Section V.5.2.) for landscaping requirements.

Setback	Combined 14 foot min, 20 foot max	Composed of sidewalk and planting strip or street buffer strip with granite curbing.
Crossings	6 foot minimum width, 10 foot maximum width Required at street intersections and permitted at mid-block	Within an individual block or development, shall be composed consistently of similar materials and may include brick, pavers, stamped concrete, porous pavement; all sidewalks shall have granite curbing against a thoroughfare; sidewalks recommended on both sides of street (except when serving only residential development). Differentiate with use of non-asphalt materials, striping and accent paving or materials.
Street Trees	1 per 25 linear feet	Refer to Site Plan Review Regulations Section V.5.2.; street tree placement shall alternate with lighting placement.
Lighting	1 per 25 linear feet of right of way	Along all sidewalks, New England traditional fixtures with downcast illumination; lighting placement shall alternate with street tree placement
Seating	Encouraged	At public spaces (such as pocket parks and gardens) and at street intersections.
Shelters	1,000 linear feet of right of way	Painted or coated metal frame or natural materials.
Trash Receptacles	Optional	Secured and covered at street intersections or mid-block.
Bicycle Racks	Required	At transit stops/shelters, public spaces, public parking areas.

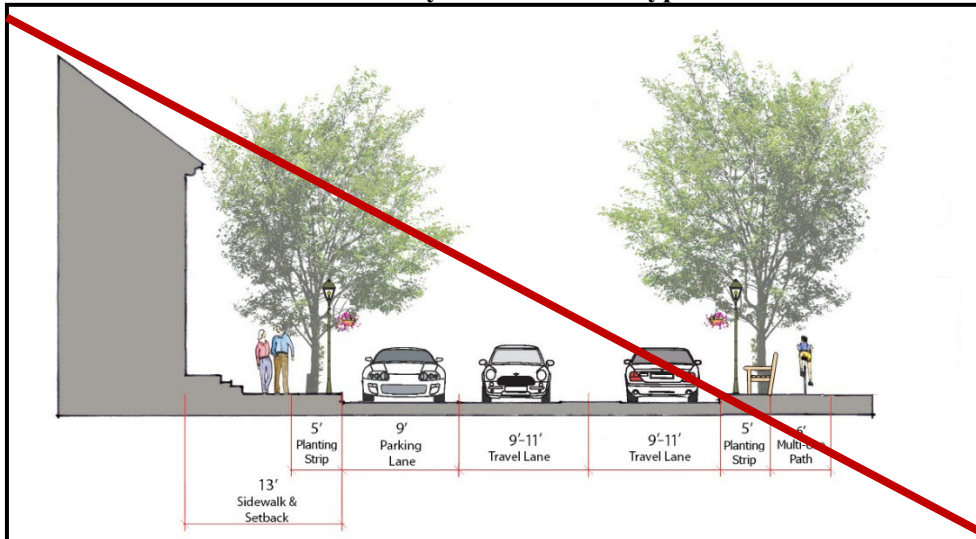
TABLE 7.

Parking Area Design Standards		
<i>Element</i>	<i>Standards</i>	<i>Description</i>
Medians	Located between opposing parking isles and at periphery	Shall incorporate for use as a storm water management best management practice, wherever feasible; vegetation shall be appropriate for wet/dry conditions and salt tolerant.
Islands	Located at end of parking isles and at entrance/exit	Used primarily as screening and landscaping areas comprised mostly of trees, shrubs and groundcovers that are drought and salt tolerant.
Placement	Located at rear or side of buildings, and interior of blocks	

TABLE 8.

Public and Open Space Standards	
Public Space	Developments shall include a minimum of 15 percent of the total area dedicated to public spaces. Public space calculations shall not include lands within required thoroughfare cross sections and other proposed streets. Public space shall include facilities and landscapes that promote outdoor activities and enjoyment.
Open Space	<p>Developments of 1 acre or greater shall include a minimum of 15 percent of the total area dedicated to open space. Open space shall not include lands within required thoroughfare cross sections and other proposed streets. Open space shall be no less than 1 acre of contiguous area or the entire 15 percent area requirement whichever is less.</p> <p>Open Space may include septic reserve areas, well protection areas, and LID storm water management features (i.e. natural areas such as bio retention areas, vegetated buffers and rain gardens). Open space shall consist of natural areas, or created natural areas such as gardens, landscaped areas and parks, where the public may gather, recreate and enjoy scenic views.</p>
Greenway Trail (optional)	Developments may provide a Greenway Trail through the property with connections provided to trails on adjacent properties or open space areas. Greenway Trails shall be a minimum of 8 feet in width and surfaced to provide universal access.

FIGURE 1. Outer Zone Roadway Cross Section Type



Street (required per Regulating Plan; Minimum width 51 feet; maximum width 55 feet)

Note: Multi Use Paths may abut the street frontage or meander through a property providing the path enters and exits the property via the street frontage *OR* connects to a multi use path on an adjacent property.

d. Open Space Zone

TABLE 1.

<i>Standard</i>	<i>Description</i>
<i>District Boundary</i>	Comprises all conservation lands and open space lands designated as part of development within the District (as amended) including both publicly accessible and privately owned lands.
<i>Permitted Uses</i>	Uses may be permitted according to the terms and restrictions of any open space designated by any easement implemented on a specific property; where permitted uses may include passive, non-motorized recreation; natural resource management and research; and commercial agriculture and forestry.
<i>Access</i>	All development shall provide public access to designated open space within the District.
<i>Location and Connectivity</i>	Lands designated as open space shall be connected preferably by being contiguous from one lot to another lot or within a development, or secondarily by walking paths, designated public spaces or sidewalks. The goal of locating open space is to create a contiguous greenway that provides pedestrians and bicyclists opportunity to move throughout the District. The open space greenway will provide an alternative to vehicle travel for both residents and visitors.
<i>Character and Features</i>	Existing natural areas may be preserved and maintained as open space. Open space may also be newly established through the creation of parks, gardens, ponds and other natural areas and/or features. Open space shall be maintained or established to provide opportunity for the public—both residents and visitors—to gather, recreate outdoors, and enjoy scenic views and landscapes.

3.8.9 Architectural and Site Design Standards

a. Building Exterior Features:

- i. Building facades shall be compatible in scale, mass, and form with adjacent structures and the development pattern of the surrounding area (assuming the adjacent structures are generally in compliance with these design standards).
- ii. Exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.
- iii. Paint colors, excluding signage and awnings, shall be limited to a reasonable number and range of palette to achieve consistency of style and character with adjacent development.
- iv. Where appropriate, architectural details and richly detailed designs are encouraged to provide variation and creative designs. All features and details should be of a style consistent with the overall design scheme and in proportion with the building and adjacent structures.

- v. Rear and side building walls, if visible from public streets and spaces or neighboring properties, shall be designed with similar detailing and materials and be compatible with the principal façade(s) of the building. All elevations and cross-sections of a building shall be shown on a site plan.
- vi. To avoid long unbroken or unadorned wall planes, building facades and walls should not extend beyond 50 – 75 feet without including changes of wall plane that provide strong shadow or visual interest.
- vii. Exterior materials shall be durable and of high quality. Excessively vibrant colors, sharply contrasting colors, and highly reflective materials are not compatible with the traditional New England character. ~~Architectural elements visible to the public but not detailed on the plans shall be finished in a material compatible with other exterior colors and materials.~~ **All architectural elements of all facades must be submitted with an application.**
- viii. Pedestrian level storefronts shall employ non-reflective glass or light gray tinted glass to enhance the visibility of the displayed merchandise from the outside.
- ix. Window and door openings on the front façade shall occupy a total of no less than 20% and no more than 70% of the gross square footage of that façade. The size and placement of windows should be commensurate with architectural style of the buildings and landscape elements in the development.
- x. All windows and doorways shall be encased with wood or simulated wood trim; decorative trim is preferred. Aluminum windows shall be finished to match the proposed trim color of the building.
- xi. True divided light windows and shutters are encouraged. Shutters shall be sized such that when closed they cover the window.
- xii. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent building surface, unless being used expressly as trim or accent element.
- xiii. Material or color changes generally should occur at a change of plane. Piecemeal embellishment and frequent changes in color or material should be avoided.
- xiv. The visibility of rooftop equipment shall be minimized by grouping all plumbing vents, ducts, and rooftop mechanical equipment away and screened from public view at ground level. Wall or ground mounted equipment shall be screened fully from public view with walls, fences or vegetation. No air conditioning, ventilating, or other mechanical or electrical equipment, except for lighting fixtures, may project more than four (4) inches beyond the face of a wall facing a public street or space.
- xv. Awning covers designed for shade and for entryways shall be made of fabric or simulated fabric-like material that match or complement paint colors used on the building. Brightly illuminated and franchise type awnings are not acceptable.
- xvi. Franchise or corporate style architecture and/or highly contrasting color schemes are strongly discouraged. If used, such buildings shall be designed to create a project that is consistent with traditional New England village character.
- xvii. Fences in the traditional historic New England style and materials (i.e. picket, split rail, wrought iron, brick, stone) shall be used. Chain link security fences may be allowed only where necessary for safety or security, but their use is generally discouraged.

xviii. The following building materials shall be used and combined to create a consistent, attractive, and cohesive building design:

1. Natural Brick (painted brick is not recommended, as it tends to require frequent maintenance);
2. Natural Stone (such as, but not limited to, fieldstone, granite, limestone and marble);
3. Terra cotta and/or cast stone which simulate natural stone);
4. Split-face Block/Concrete Masonry Unit (CMU) and painted concrete block or panels as appropriate for side and rear elevations;
5. Natural wood and/or cement-based artificial wood siding; and
- ~~6. Glass; and~~
- ~~7. Non-decorative cinder block (limited to walls not visible from a public street).~~

b. Roof Lines, Styles and Materials:

- i. Sloped roofs are highly preferred. Gabled and hipped roofs should have a slope of greater than 4/12 (18°), but less than 14/12 (49°).
- ii. Gambrel and Mansard roofs are acceptable for appropriately sized structures.
- iii. Standing seam, copper roofing, asphalt, and slate shingles are preferred. Photovoltaic (PV) panel roof materials, which “simulate” traditional roofing materials, are acceptable. Metal roofs that face the street are discouraged, unless architecturally blended with the facade.
- iv. Flat roofs are strongly discouraged unless to allow the creation of a “green roof” as a Low Impact Development (LID) technique. Where used, they should have a parapet wall at the façade with cornice elements and facing all thoroughfares.

c. Site Design:

- i. Traditional New England Village planning principles (“Traditional Neighborhood Design”) are used to create a village center consisting of dense mixed use and commercial areas organized around public spaces and bordering residential neighborhoods.
- ii. All roadways shall ~~provide a pedestrian and bicycle friendly layout and be designed~~ as a complete street that addresses the needs and safety of all users. Layout shall incorporate landscaping and lighting elements.

d. Land Use and Housing:

- i. Mixed Uses in the Central Zone and Outer Zone shall provide commercial retail stores and shops, food service/bar/entertainment establishments, and professional offices and businesses on the first floor of buildings, with professional office and businesses, light commercial (such as artisanal manufacturing) and residential uses optionally on the upper floors.
- ii. Residential neighborhoods should include a mix of housing types, sizes and styles, and provide public gathering and/or recreational spaces or areas for use by residents, businesses, visitors and the community.
- iii. Developments shall provide a viable mix of residential and non-residential uses to promote living and employment opportunities in the style of a Traditional New England Village.

b. Landscaping:

- i. Landscaping shall be an integral component of site design to provide visual interest, scenic and aesthetic beauty, maintain natural vegetation and landscape features, and maintain or create greenways throughout the District.
- ii. ~~***Traditional New England Village landscaping shall include street trees, large shade trees, groups of plantings, box planters along streets, and pocket gardens and parks.***~~ Low shrubs and flowering plants soften lines of buildings and help screen parking lots and utilities.
- iii. **Landscaping shall include street trees, large shades trees, groups of plantings, box planters along streets, and pocket gardens and parks.**
- iv. Landscaping shall be integrated with LID practices, general storm water management, and parking lot and roadway designs.
- v. Landscaping should consider use of native species of trees, shrubs, ground cover and flowering plants.
 1. For all development within the Central and Outer Zones of the District, a Landscaping Plan shall be prepared and submitted following the requirements of this ordinance and Section V-5.2.N of the Site Plan Regulations.

f. Transportation Network and Access:

- i. ~~***The Central Zone shall incorporate a grid pattern of Boulevards, Avenues, and Streets as well as squares or loop roads around central open spaces or public spaces.***~~
- ii. ~~***The Outer Zone shall incorporate grids of local and neighborhood streets, loop roads, access roads and alleys.***~~
- i. New roads, streets, **or internal thoroughfares** shall connect to the existing transportation network within the District and adjacent zoning districts to provide efficient traffic patterns and site access, ~~***and provide for public safety.***~~ Development shall provide potential future connections to adjacent properties and not prevent or preclude these connections.

g. Open Space and Recreation:

- i. All development in the District is required to provide a percentage of open space. These open spaces shall be located to provide connections between existing open spaces (both within the outside the District), visual interest, scenic vistas and view sheds, diversity in the developed landscape, preserve natural resources and features, provide gathering spaces for community uses, civic uses and outdoor activities.
- ii. Existing conservation lands within the District and beyond its periphery provide natural areas for passive recreation by residents, visitors and the public, and provide extensions of the required open space areas within the District.

3.8.10. **DEFINITIONS of Terms**

This Subsection provides definitions for terms in this Ordinance that are technical in nature or that otherwise may not reflect a common usage of the term.

- a. **Accessory Structure**: An Outbuilding or with an Accessory Use to the Principal Structure.
- b. **Bicycle Lane**: A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

- c. Block: The aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares or Streets.
- d. Boulevard: A Thoroughfare designed for high vehicular capacity and moderate speed, traversing an urbanized area.
- e. Civic: The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.
- f. Civic Building: A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.
- g. Civic Space: An outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and adjacent buildings.
- h. Curb: The edge of the vehicular pavement or edge of a sidewalk or setback that may be raised or flush, and often incorporates a drainage system.
- i. Density: The number of dwelling units within a standard measure of land area.
- j. Disposition: The placement of a building on its Lot.
- k. Driveway: A vehicular lane within a Lot for the purpose of providing access from a thoroughfare.
- l. ***Drive-through Service: A business (such as a bank or restaurant) that is designed so that customers can be served while remaining in their vehicles.***
- m. Elevation: An exterior wall of a building not along a Frontage Line. See: Facade.
- n. Facade: The exterior wall of a building that is set along a Frontage Line. See Elevation.
- o. Frontage: The area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.
- p. Frontage Line: A lot line bordering a Public Frontage.
- q. Greenway: An Open Space Corridor in largely natural conditions or re-established vegetated and/or forested conditions, which may include trails for bicycles and pedestrians.
- r. Infill: Noun - New development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within urbanized areas. (Verb- to develop such areas.)
- s. Lot Width: The length of the Principal Frontage Line of a Lot.
- t. Low Impact Development: Low Impact Development (LID) incorporates sustainable land development approaches that begin with a site planning process that first identifies critical natural drainage systems and other landscape hydrologic functions. LID techniques include: maintaining natural drainage flow paths, minimizing land clearance, clustering buildings, and reducing impervious surfaces. A series of small storm water best management practices (BMP's) that preserve the natural features and hydrology of the land are used instead of the conventional methods of collecting, conveying, and discharging runoff off the site.
- u. Mixed Use: Multiple functions within the same building or in multiple buildings on a lot.

- v. Office: Premises available for the transaction of general business but excluding retail, artisanal and manufacturing uses.
- w. Open Space: Land intended to remain undeveloped.
- x. Park: ~~A Civic Space type that is a natural preserve available for unstructured recreation.~~ An area of natural, semi-natural, or planned space designated for human enjoyment and/or the protection of wildlife or natural habitats.
- y. Parking Structure: A building containing one or more Stories of parking above grade.
- z. Path: A pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the Sidewalk network.
- aa. Principal Building: The main building on a Lot, usually located toward the Frontage.
- bb. Principal Entrance: The main point of access for pedestrians into a building.
- cc. Principal Frontage: The Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. See Frontage.
- dd. Private Frontage: The privately held Layer between the Frontage Line and the Principal Building Facade.
- ee. Public Frontage: The area between the Curb of the vehicular lanes and the Frontage Line.
- ff. Public Space: Lands that are dedicated for public use but that are privately owned and maintained which may include squares, plazas, greens, civic spaces, paths, trails, alley, park,
- gg. Rear Alley: A vehicular way located to the rear of Lots or Blocks providing access to service areas, parking, and Outbuildings and that may contain utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.
- hh. Rear Lane: A vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.
- ii. Regulating Plan: A Zoning Map that shows the boundaries of the Gateway Commercial Business District and Zones within it, and other areas subject to or potentially subject to regulation.
- jj. Secondary Frontage: On corner Lots, the Private Frontage that is not the Principal Frontage.
- kk. Sidewalk: The section of the Public Frontage dedicated exclusively to pedestrian activity.
- ll. Square: A Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed.
- mm. Story: A habitable level within a building, excluding an attic or raised basement.
- nn. Street: A local urban Thoroughfare of low speed and capacity.
- oo. Thoroughfare: A way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

- pp. Traditional New England Village: Development patterns that are civic-oriented, pedestrian-friendly, economically vibrant and diverse, environmentally sustainable, and evoke a unique sense of place that emulates the agricultural tradition of Stratham.

The Planning Board recommends this article by unanimous vote.

Article 3: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section III, by deleting Subsection 3.9 *Town Center District* in its entirety and replacing it with an amended Subsection 3.9 *Town Center District*, in order to eliminate site plan requirements that are dependent upon the existence of public water and sewer infrastructure.

3.9 TOWN CENTER DISTRICT (Adopted 3/14; Rev. 3/16)

3.9.1 Authority:

- a. The action of the Town of Stratham, New Hampshire in the adoption of this Ordinance is authorized under RSA 674:21.II Innovative Land Use Controls and RSA 674:16 Grant of Power.
- b. This Ordinance was adopted to promote the health, safety, and general welfare of the Town of Stratham and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, preservation of community character, education and recreation, reduction in sprawl development, and improvement of the built environment.
- c. This Section was adopted as one of the instruments of implementation of the public purposes and objectives of the Town's Master Plan. This Ordinance is declared to be in accord with the Master Plan, as required by RSA 674:2.

3.9.2 Applicability:

- a. This Ordinance shall establish the Town Center District (the "District"). The boundaries of the District are shown on the Official Town Zoning Map (as amended) and the on the map entitled "Town of Stratham, NH, Town Center District Regulating Plan" (the "Town Center Regulating Plan") dated December 2013 (as amended) and hereby incorporated as part of this ordinance.
- b. The provisions of the Town Center District shall be mandatory for development projects within the District. Development projects submitted for approval under this zoning district shall be subject to applicable requirements of the Subdivision and Site Plan Review Regulations of Stratham.
- c. When in conflict, the provisions of the District shall take precedence over those of other ordinances, regulations, and standards except the Local Health and Safety Ordinances and Building Codes.
- d. Section 3.8.10 Definitions of Terms contains regulatory language that is integral to the District. Those terms not defined in Section 3.8.10 or in Section II of the Zoning Ordinance shall be accorded their commonly accepted meanings. In the event of conflicts between definitions in the Zoning Ordinance and the District, those of the District shall take precedence.
- e. The requirements of Section 3.9.8 Development Standards and Tables are an integral part of the District and are legally binding. Unless otherwise noted, other diagrams and illustrations that accompany this ordinance are provided for guidance purposes and as recommended examples.
- f. If in conflict, numerical requirements shall take precedence over graphic illustrations.

3.9.3 Purpose and Intent:

- a. To enhance the economic vitality and business diversity. Create a critical mass of businesses and activity in the Town Center that further establishes the area as a focal point provide a unique shopping, service based businesses, recreational, and cultural experience in the region.
- b. To provide a traditional pattern of development that supports a diverse range of uses, public spaces, and walkable streets culminating in an integrated rural New England town center and civic focal point.
- c. To promote traditional small town center building and site development patterns with an interconnected pattern of streets, alleys, and lanes, which provides for safe and efficient vehicular and pedestrian travel at a scale consistent with the small, rural town center setting, and which provides for the connection of those streets to existing and future developments;
- d. To protect environmental resources, preserve and protect scenic vistas, historic and archeological buildings and sites, conservation and agricultural areas, and unique natural features of the landscape and district;
- e. To provide for pedestrian and bicycle travel throughout the development through the creation of sidewalks, paths, and bicycle paths;
- f. To promote the use of neighborhood greens, pocket parks, landscaped streets, and access to green space to provide space for recreation and social activity, and to provide visual enjoyment;
- g. To preserve and enhance the rural, small town character of New England towns through architectural and streetscape design that replicates in scale and character the best examples of traditional neighborhood design from the historic towns and villages of New England and to create and clearly delineate public and private spaces to enhance the quality of life and aesthetic quality of both the residents of the development and the town as a whole;
- h. To provide a mix of housing styles, types, and sizes, to accommodate households of all ages, sizes, and incomes;
- i. To provide buildings and spaces for civic assembly and neighborhood activities that promote the development of social networks and community and provide a visual focal point for the village subdivision.
- j. Development in the Town Center District shall incorporate the following:
 - i. Wherever possible natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors, and other environmental features shall be retained;
 - ii. Adaptive reuse, infill development and redevelopment shall be encouraged. New construction should reinforce the historic significance of the District and be compatible with the context of the existing historically significant structures identified in the Regulating Plan;
 - iii. Development contiguous to adjacent zoning districts shall be organized to complement and be compatible with the existing pattern of development and the natural landscape;
 - iv. Network of existing and proposed streets shall be designed for access to Portsmouth Avenue, College Road, Winnicutt Road, and local connector roads, disperse traffic to and from the District, and reduce traffic volumes;
 - v. Transportation corridors shall be planned and reserved in coordination with proposed land uses;
 - vi. Greenways shall be used to define and connect developed areas and provide public spaces and enhance view sheds to adjacent conservation lands;

- vii. Development shall integrate a framework of transit, pedestrian, and bicycle systems that provide accessible alternatives to the automobile;
- viii. Use of on-street parking shall be allowed;
- ix. Architectural and landscape design suited to a traditional New England rural and village appearance shall be applied; and
- x. Public gathering and public use spaces shall be established and connections made throughout the District in a manner and location that will encourage use and promote safety and security.

3.9.4 The Regulating Plan:

- a. The purpose of this Ordinance is to enable, encourage, and implement the following plans and general requirements.
- b. For the purposes of the delineation, the Town Center District and the location and boundaries are hereby established as shown on the Official Town Zoning Map (as amended) and the on the map entitled “Town of Stratham, NH, Town Center District Regulating Plan” (the “Town Center Regulating Plan”) dated December 2013 (as amended) and hereby incorporated as part of this ordinance.

3.9.5 District Character (Rev. 3/16):

- a. Development in the Town Center District should incorporate the following concepts to preserve and complement elements of the historic character of Stratham Town Center:
 - i. Provide for a traditional pattern of development that supports a diverse range of uses, public spaces, and walkable streets culminating in an integrated town center and civic focal point.
 - ii. Mixed use pattern of development where development specializing in a single use should be the exception;
 - iii. Where ordinary activities of daily living should be located within walking distance of residential areas, allowing independence to those who do not drive;
 - iv. Within mixed use and residential developments, a range of housing types and price levels shall be provided to accommodate diverse ages and incomes; Workforce housing is encouraged within the District to promote a diversity of housing choices;
 - v. A range of open space including pocket parks, squares, and playgrounds shall be distributed within neighborhoods and throughout the District;
 - vi. Preservation and enhancement of historically and architecturally significant structures, landmarks, and archeological sites as identified in the Regulating Plan;
 - vi. Expansion and provision of public transportation facilities that promote use and access is encouraged;
 - vii. Provide improved visibility and access to and use of conservation lands, where appropriate; and
 - viii. Provide opportunities for agriculture and *agritourism*, as defined in Section II, Definitions, 2.1.6 (Rev. 3/16)

3.9.6 Review and Permitting Process (Rev. 3/18):

~~***The Board of Selectmen will hereby create a Technical Review Committee (“TRC”) comprised of the Town Planner, a member of the Heritage Commission, and three (3) members and two (2) alternates appointed by the Board of Selectmen and recommended by the Planning Board. The TRC shall process applications for development within the District for the purpose of determining compliance with the provisions of the Ordinance. The TRC may consult with other committees,***~~

~~commissions, and professionals for review and comment on applications within the District. Any cost associated with professional review shall be the responsibility of the applicant. The TRC review of any application shall be deemed equivalent to a Preliminary Consultation with the Planning Board, however, applicants may also submit for Preliminary Consultation.~~

~~Should any construction, site work, or development be commenced without an approved Conditional Use Permit, Subdivision, Site Plan approval, or should a violation of an approved Development Plan or Conditional Use Permit occur, the Planning Board or the Town Planner has the right to require the property owner to stop, remove, and/or mitigate the violation, or seek the appropriate appeal process to gain compliance. (Rev. 3/18)~~

~~a. Review Process (Rev 3/18):~~

~~i. Projects that do not require a Conditional Use Permit shall be evaluated for compliance with this ordinance by the TRC, and then be processed by the Planning Board as required under the Subdivision and/or Site Plan Review Regulations of Stratham. Such applications should follow the submission requirements of a Site Plan Review Application.~~

~~ii. For those development applications within the District that include a request for a deviation from the requirements of this ordinance, a complete Site Plan Review Application shall be accompanied with a Conditional Use Permit Application that includes a narrative description of the deviation(s) and a site plan illustrating proposed deviation from any requirement within this ordinance. Deviation from the requirements of this Ordinance shall only be permitted by grant of a Conditional Use Permit issued by the Planning Board. A Conditional Use Permit is a decision that would permit deviation from or reduction in a specific provision(s) of this Ordinance but that is otherwise generally consistent with the provisions of Section 3.8.3 Purpose and Intent (See 3.8.6 a. iii).~~

a.. The Planning Board shall have the authority to grant or deny a request for a Conditional Use Permit, pursuant to the provisions of RSA 674:16 and RSA 674:21.A *Conditional Use Permit*, for relief from the requirements of this Ordinance, after proper public notice and public hearing where the Planning Board finds that an application complies with standards 1. and 2. below.

1. Consistent with the Gateway Business District Master Plan, including but not limited to:
 - a. Both public and private buildings and landscaping shall contribute to the physical definition of streetscapes and public spaces; and
 - b. Development shall adequately accommodate automobiles and emergency vehicles, while respecting the pedestrian and the spatial form of public spaces; and
 - c. Design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility and efficient traffic flow; and
 - d. Architecture and landscape design shall complement climate, topography, community character, and building practice; and
 - e. Open space and public gathering places shall be provided as locations that reinforce the identity and activity of the District and the community; and
 - f. New development and redevelopment shall be otherwise consistent with the intent and purpose of this ordinance; and
 - g. Does not unduly impact adjacent properties and uses in the District.
2. Improves public safety within the District and/or in adjacent zoning districts; or provides environmental and natural resource protection; or provides a measureable public benefit (such as increased public space, open space, or public amenities).

- i. The granting or denial of a Conditional Use Permit by the Planning Board may be appealed to the Superior Court, as provided for in RSA 677:15. A Planning Board decision on the issuance of a Conditional Use Permit cannot be appealed to the Zoning Board of Adjustment (RSA 676:5 iii).

3.9.7 Building and Site Design Standards:

a. Purpose:

In order to provide for harmonious and aesthetically pleasing development in the built environment [RSA 674:44,II(b)], ~~the Technical Review Committee (refer to Section 3.9.6) and~~ the Planning Board will apply the following Building and Site Design Standards in its review of all applications in the District.

b. Intent:

- i. Maintaining the quality and character of the Town Center is dependent upon the quality and character of the architecture and development that is allowed to occur. Poorly planned and executed development detracts from the character and function of the built environment, while well-planned development enhances community character, quality of life, and value of the surrounding properties and the community overall.
- ii. Design standards are a tool to help guide development and redevelopment assuring that community priorities are an integral part of the design process. Design Standards, implemented as part of the application review and approval process, are a set of design principles that offer a positive direction for building and site level design. The guidelines and interpretations are based upon maintaining and enhancing the character of the Town Center.
- iii. Design Standards address a wide range of design issues including such elements as: pedestrian and traffic circulation, building mass and scale, architectural details and building materials, signs, landscaping, lighting, open space, and natural features. When integrated, these elements will create a project that is functional, attractive, and an asset to the community.

c. Building and Site Design Evaluation:

The evaluation of the following factors will inform the Technical Review Committee and the Planning Board's decisions on whether proposed site and building designs achieve the purpose and intent of these Design Standards and of this Ordinance. The Planning Board shall develop a Town Center District guidance document to further illustrate and provide details of the design standards stated below. This document shall be utilized by applicants when designing projects within the District.

- i. The Town Center District shall be designed in a pattern of interconnecting streets and alleys, defined by buildings, street furniture, landscaping, pedestrian ways, and sidewalks. The layout should be suited to the existing topography and other natural and/or historic features of the area.
- ii. Within a development project, site design elements should be compatible with a traditional New England Village character and the Town Center's heritage and historic function within the community.
- iii. Building architecture should demonstrate the cohesive planning of the development and present a clearly identifiable, attractive design feature and appearance throughout. It is not intended that buildings be totally uniform in appearance or that designers and developers be restricted in their creativity. Rather, cohesion and identity can be demonstrated in harmonious building style, scale or mass; consistent use of facade materials; similar ground level detailing, color or signage; consistency in functional systems such as roadway or pedestrian way

surfaces, signage, or landscaping; public amenities; the framing of outdoor open space and linkages, or a clear conveyance in the importance of various buildings and features on the site.

- iv. Building architecture should be designed to provide an attractive appearance. Franchise or corporate style architecture and/or highly contrasting color schemes are strongly discouraged. If proposed, such building styles should be substantially modified to create a project that complements the traditional New England Village character. All architectural details should be related to an overall architectural design approach or theme.
- v. Diversity of architectural design, massing, scale, context, and fenestration is encouraged. Buildings that are characteristic of a historic period are encouraged, particularly if a building style or the site is historically appropriate for the Town Center or necessary for architectural harmony.
- vi. The historic character of building/structures will be retained and preserved. The removal of distinctive materials or alteration of features will be avoided. Further, new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize historically significant structures. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- vii. Multiple buildings on the same site and attached buildings should be designed to create a cohesive visual relationship, as well as efficient circulation and access for pedestrians and vehicles. Accessory buildings should be designed to complement the primary building and/or use on the site in design and material expression.
- viii. Building placement should take best advantage of solar orientation, climatic and other environmental conditions, should encourage safety and use of adjacent public spaces and public open spaces, and should minimize the impact of activity and light upon and from the project.
- ix. Buildings adjacent to public open space should generally be oriented to that space, with access to the building opening onto the public open space.
- x. Implementation of Low Impact Development techniques is strongly encouraged, including, but not limited to, storm water management practices, alternative surfacing materials, building and site design elements, and landscaping features.
- xi. The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation, and deconstruction are strongly encouraged.
- xii. All electrical utilities shall be located underground.

d. Street and Streetscape Standards:

- i. Streets shall be laid out in a grid-like pattern to increase the access to and depth of the district and to define blocks.
- ii. Streets shall provide the following streetscape elements: sidewalks, pedestrian crossings, planting strips, street trees, and lighting. Bike lanes are encouraged on streets shown on the Regulating Plan and as detailed in Section 3.9.8 Figures 1 and 2. See Section 3.9.8 Table 6 for additional standards for required and recommended streetscape elements.
- iii. Streets that incorporate commons and squares are encouraged to provide public parks and spaces and add visual form and interest to the development. Roundabouts may also be incorporated when necessary to enhance traffic flow and safety.

- iv. Other new streets shall be aligned as closely as possible at right angles to the roadway network shown on the Regulating Plan and spaced according to the needs of the development serviced, traffic demand and safety.
 - v. Sidewalks. All developments shall provide or contribute to the development and construction of sidewalks to serve the development site. The width of the sidewalk shall be consistent with the prevailing pattern in the immediate neighborhood, provided that no new sidewalk shall be less than six feet wide. Crosswalks shall be clearly marked with diagonal-striped paint and electronic signals where applicable. Where feasible, crosswalks should be constructed of a contrasting material to the street surface, such as brick.
 - vi. Each non-residential or mixed-use development are strongly encouraged to contain one or more public spaces. These spaces should be designed to encourage community interaction and may include but are not limited to playgrounds, bandstands, picnic areas, central greens, open plazas with appropriate street furniture, or gardens with pedestrian access and seating. The overall dimensions of the public spaces may vary depending on existing site conditions and individual site designs.
- e. Landscaping Standards:
- The following landscaping standards shall apply to all development:
- i. Following are requirements for implementation of buffers:
 - 1. A minimum 20-foot vegetated buffer shall be provided between proposed development and adjacent residential zoning districts outside the Town Center District.
 - 2. Street trees and other plantings shall be placed within the building setback on the lot or right of way of Portsmouth Avenue and newly constructed streets within the District.
 - ii. Buffers shall be established or maintained at a density that attenuates year round the impact of activity and light on adjacent properties.
 - iii. Use of native species of trees, shrubs, groundcover, and decorative plants in all landscaping is strongly encouraged.
 - iv. A landscaping plan, including a maintenance plan and agreement, shall be approved as part of the review and approval process as stated in the Site Plan Review (Section V.5.2) and Subdivision Regulations.
- f. Lighting Standards:
- i. Street, building, and site lighting shall not adversely impact surrounding uses and residential projects, and be designed with no light spilling or reflecting into adjacent properties and with protection of the night sky. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity of brightness, except for purposes of providing emergency services or to protect public safety.
 - ii. Energy efficient exterior lighting and streetlights shall be provided.
 - iii. Lighting of the site shall be adequate at ground level for the protection and safety of the public in regard to pedestrian access and vehicular circulation. This shall include, but not be limited to sidewalks, crossings, parking areas, and other public spaces.
 - iv. Street lighting shall be consistent throughout the district and in accordance with the design established by the Town.
 - v. Refer to additional lighting requirements in Section 3.9.8, Table 6.
 - vi. Unless otherwise stated, lighting shall comply with the standards of the Site Plan Review Regulations, Section V.5.8.

g. Parking Standards:

- i. On-street parking shall provide short-term parking for patrons of shops and businesses. On street parking to service residential areas is recommended.
- ii. Parking for mixed use developments shall provide long term and shared parking by multiple uses and users.
- iii. Delivery and other service related areas for mixed use and non-residential uses can be located at the front, rear, or sides of buildings, or within designated portions of parking areas. Loading docks and service areas shall not face a public frontage. Delivery and service vehicles are encouraged to utilize rear alleys for building access.
- iv. Refer to additional parking requirements in Section 3.9.8, Table 7.
- v. Parking in the District shall comply with the requirements of Section V.5.9 of the Site Plan Regulations.

h. Pedestrian and Bicycle Access:

- i. Direct pedestrian and bicycle connections between mixed-use development and residential areas are required. Such connections include connections between sidewalks and walking paths, connections between bike paths in the residential area and the mixed-use development, connections from residential areas to parking areas within the District, and connections to adjacent neighborhoods that have sidewalks or paths. In all cases, bicycles shall not be allowed on and a clear delineation shall be made between bicycle paths and sidewalks through appropriate signage. In the residential areas and in paths within the conservation area and recreational trails, bicycles and pedestrians may share the same path. In winter months, designated sidewalks and pedestrian/bicycle paths shall be cleared of snow and ice except in conservation and recreational trail areas, where paths may be used for winter recreation to include cross country skiing and snowshoeing. Where feasible, bicycle and pedestrian access shall be provided to existing bus stop, or other mass transit.

3.9.8 DEVELOPMENT OF STANDARDS AND TABLES

a. Permitted Uses

Type of Use	Town Center District
Agriculture and Forestry	<u>Permitted</u> Includes crop production; customary accessory uses; forestry (tree farming, commercial timbering, non-commercial harvesting of forest products); community gardening.
Civic/ Institutional	<u>Permitted</u> Includes schools, nursery through college schools; day care facilities; senior citizen and community centers; outpatient clinics and treatment facilities; non-profit lodges and fraternal organizations; place of worship including customary ancillary facilities; public utilities; and municipal buildings.
Commercial	<u>Permitted</u> Includes retail sales and service; personal and commercial services; professional office; banking and lending institutions; food service/bar/entertainment; special promotional sales and displays; conference centers, movie and performance theatres, indoor entertainment complex.
Drive-through Service	<i>Not Permitted By Conditional Use Permit</i>
Food Service/Bar/ Entertainment¹	By Conditional Use Permit
Mixed Use²	Permitted
Open Space/Conservation	See #3
Residential – single-family, two-family	<u>Permitted</u> Includes single-family (1 unit), Two-family (2 units), workforce housing, manufactured housing, home occupations, accessory dwelling units.
Residential – multi-family and other residential uses	<u>Permitted</u> Includes multi-family (3-8 units), workforce housing, manufactured housing; home occupations; accessory dwelling units; bed and breakfast inns, hotels, motels, hostels; and open space cluster developments.
Recreational	<u>Permitted</u> Includes forestry, wildlife, timber preserves, reservoirs; public parks and playgrounds; natural resource management and research.
Other Uses not listed	By Conditional Use Permit.

¹ Food Service/Bar/Entertainment includes all food service and entertainment related uses such as restaurants, dinner theatres, bars, pubs, cafes, and coffee shop/diners, permitted mobile food vendors, and farm stands.

² Mixed-Uses includes Residential and Commercial and/or Professional Business uses in combination in one or several structures; non-residential use shall comprise >50% of the gross floor area.

³ **Uses may be permitted according to the terms and restrictions of any open space designated on a specific property.**

b. Town Center District Design Standards and Roadways

TABLE 1.

Dimensional Requirements		
<i>Footprint, Block or Lot</i>	<i>Area</i>	<i>Description</i>
Single Family (1 unit) Two-Family (2 units)	15,000 S.F. minimum lot	Minimum area dependent on Soil-Based Lot Sizing*
Multi-Family (3-8 units)	8,000 S.F. maximum building footprint 15,000 S.F. minimum lot	Minimum area dependent on Soil-Based Lot Sizing*
Building Footprint (non-residential and mixed use)	10,000 S.F. maximum footprint 15,000 S.F. minimum lot	Minimum area dependent on Soil-Based Lot Sizing*
Residential, Mixed Use, and Non-Residential	40,000 S.F. maximum block size	Block with frontage on no less than two sides; Minimum area dependent on Soil-Based Lot Sizing*
* Unless innovative sewage treatment facilities are proposed or public water and wastewater services are available, all developments shall meet the standards set forth in the Stratham Subdivision Regulations Section 4.3 Soil-Based Lot Size Determination (as amended).		
Frontage Buildout	70% maximum	Includes Principal and Accessory Structures

TABLE 2.

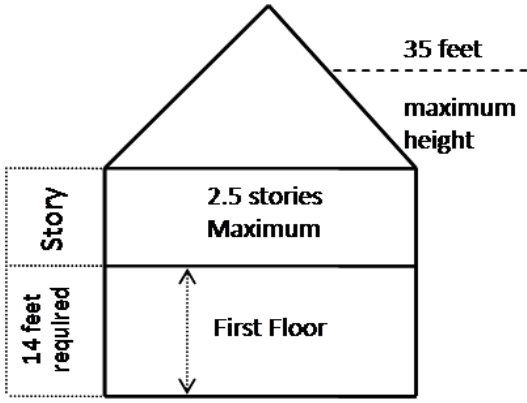
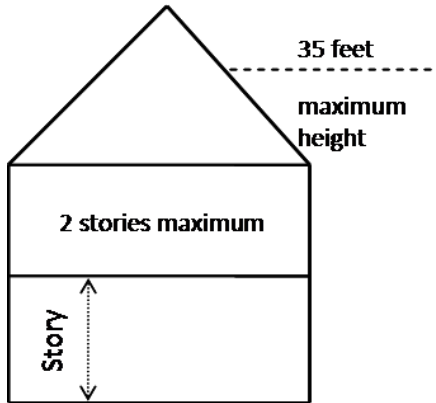
Building Height			
Principal Structure (non-residential, mixed use, and multi-family)	2.5 stories maximum 35 feet maximum height 14 feet minimum required for non-residential	Principal Structure (single-family and two-family)	2.0 stories maximum;
 <p>Principal Structure (non-residential and mixed use)</p>		 <p>Principal Structure (Residential)</p>	

TABLE 3.

Setbacks – Principal Structures	
<i>Principal Structure (non-residential, mixed use)</i>	<i>Principal Structure (single-family, two-family, multi-family)</i>

Frontage	0 feet minimum/25 feet maximum	Frontage	8 feet minimum/25 feet maximum
Side	25 feet minimum 0 feet if secondary frontage	Side	10 feet minimum
Rear	10 feet minimum 0 feet if secondary frontage	Rear	10 feet minimum
		Note: individual buildings on a lot or block may be connected, with no separation between or setback from one another.	
<p>Primary Frontage of block or lot (Non-residential or Mixed Use)</p> <p>Note: Minimum structure setback is 0 feet if secondary frontage</p>		<p>Primary Frontage of lot (residential)</p>	

TABLE 4.

Setbacks – Accessory Structures	
Type of Use	Dimensional Requirements
Commercial, Businesses and Other Non-Residential Uses	1.5 2 stories maximum height 8 feet minimum first story height 400 S.F. maximum footprint
Residential Uses	<u>1.5</u> 2 stories maximum height 8 feet minimum first story height 400 S.F. maximum footprint Shall be setback behind the front building wall of principal structure (see diagram below).
Civic, Recreational, Public Facilities or Transportation Uses	No restrictions on dimensional requirements.
Description	

TABLE 5.

Town Center District Streetscape Standards		
<i>Roadway Type</i>	<i>Right of Way Width</i>	<i>Description</i>
Street (proposed local)	50 feet minimum 54 feet maximum	Two-way traffic flow is required; sidewalks required on one side of street.
Street (proposed local)	36 feet minimum 38 feet maximum	One-way traffic flow is required; sidewalks required on one side of street.
Alley	12 feet maximum	One-way traffic flow is required.

TABLE 6.

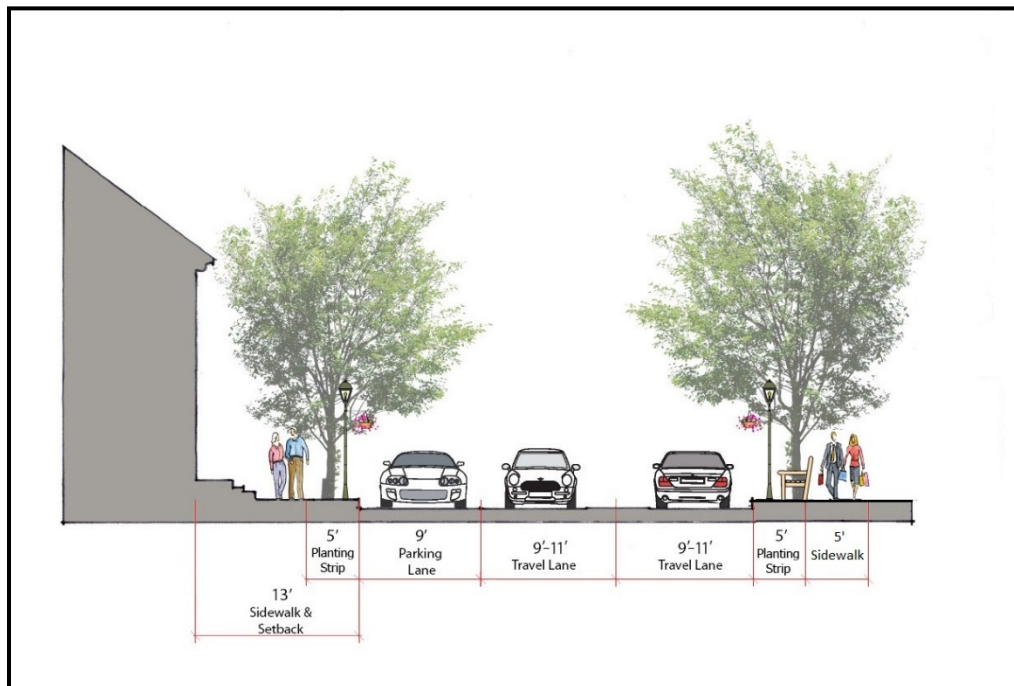
Streetscape Elements		
<i>Element</i>	<i>Standards</i>	<i>Description</i>
Planting Strip	5-foot minimum width (as shown on roadway cross-sections)	Refer to Site Plan Review Regulations Section V.5.2. for landscaping requirements.
Setback	Combined 14 foot min, 20 foot max	Composed of sidewalk and planting strip or street buffer strip with granite curbing.
Crossings	6 foot minimum width, 10 foot maximum width Required a “t” street intersections and permitted at mid-block	Within an individual block or development, shall be composed consistently of similar materials and may include brick, pavers, stamped concrete, porous pavement; all sidewalks shall have granite curbing against a thoroughfare; sidewalks recommended on both sides of street (except when serving only residential development). Differentiate with use of non-asphalt materials, striping and accent paving or materials.
Street Trees	1 per 25 linear feet	Refer to Site Plan Review Regulations Section V.5.2.; street tree placement shall alternate with lighting placement.
Street Lighting	1 per 25 linear feet of right of way	Along all sidewalks, New England traditional fixtures with downcast illumination in accordance with the design established by the Town; lighting placement shall alternate with street tree placement.
Seating	Encouraged	At public spaces (such as pocket parks and gardens) and at street intersections.
Shelters	1,000 linear feet of right of way	Painted or coated metal frame or natural materials.
Trash Receptacles	Optional	Secured and covered at street intersections or mid-block.
Bicycle Racks	Required	At transit stops/shelters, public spaces, public parking areas.

TABLE 7.

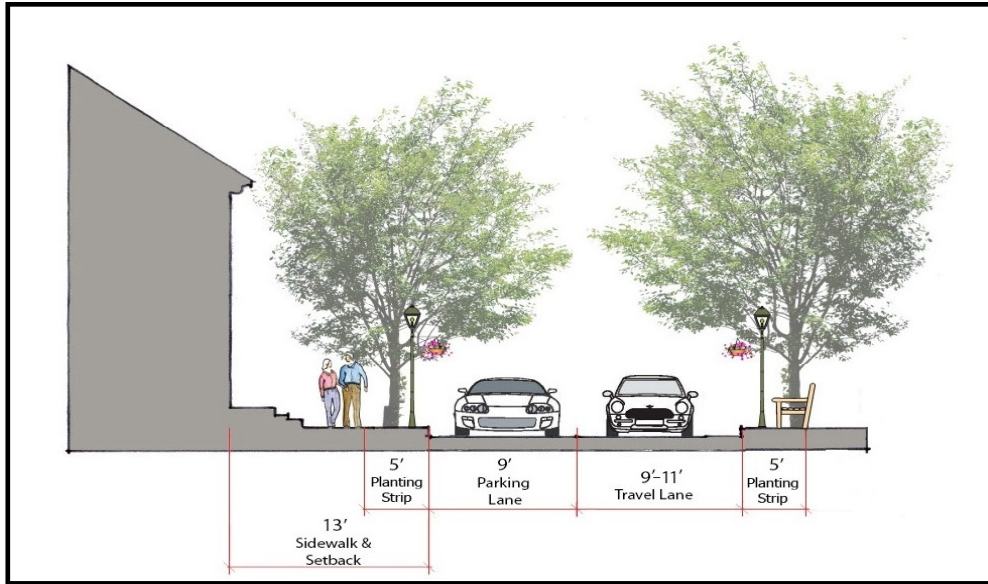
Parking Area Design Standards		
<i>Element</i>	<i>Standards</i>	<i>Description</i>
Medians	Located between opposing parking isles and at periphery	Shall incorporate for use as a storm water management best management practice, wherever feasible; vegetation shall be appropriate for wet/dry conditions and salt tolerant.
Islands	Located at end of parking isles and at entrance/exit	Used primarily as screening and landscaping areas comprised mostly of trees, shrubs and groundcovers that are drought and salt tolerant.
Placement	Located at rear or side of buildings, and interior of blocks	

TABLE 8.

Public and Open Space Standards	
Public Space	Developments shall include a minimum of 15 percent of the total area dedicated to public spaces. Public space calculations shall not include lands within required thoroughfare cross-sections and other proposed streets. Public space shall include facilities and landscapes that promote outdoor activities and enjoyment.
Open Space	<p>Developments of .49 acre or less shall include a minimum of 10 percent of the total area dedicated to open space. Developments of .5 acre or greater shall include a minimum of 15 percent of the total area dedicated to open space. Open space shall be contiguous and not include lands within required thoroughfare cross-sections and other proposed streets. Open space requirement can be transferred elsewhere within the Town Center District by designating the minimum open space requirement on another property.</p> <p>Open Space may include septic reserve areas, well protection areas, and LID storm water management features (i.e. natural areas such as bio retention areas, vegetated buffers and rain gardens). Open space shall consist of natural areas, or created natural areas such as gardens, landscaped areas and parks, where the public may gather, recreate and enjoy scenic and/or historic views.</p>
Greenway Trail (optional)	Developments may provide a Greenway Trail through the property with connections provided to trails on adjacent properties or open space areas. Greenway Trails shall be a minimum of 8 feet in width and surfaced to provide universal access.

FIGURE 1. Town Center District Roadway Cross-Sections

Street – Two Way Travel (required per Regulating Plan; Minimum width 51 feet; maximum width 55 feet).



Street – One Way Travel (required per Regulating Plan; Minimum width 36 feet; maximum width 38 feet).

3.9.9 Architectural and Site Design Standards

a. Building Exterior Features:

- i. Building facades shall be compatible in scale, mass, and form with adjacent structures and the development pattern of the surrounding area (assuming the adjacent structures are generally in compliance with these design standards).
- ii. Exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.
- iii. Paint colors, excluding signage and awnings, shall be limited to a reasonable number and range of palette to achieve consistency of style and character historically significant structures and with adjacent development
- iv. Where appropriate, architectural details and richly detailed designs are encouraged to provide variation and creative designs. All features and details should be of a style consistent with the overall design scheme and in proportion with the building and historically significant structures.
- v. Rear and side building walls, if visible from public streets and spaces or neighboring properties, shall be designed with similar detailing and materials and be compatible with the principal facade(s) of the building. All elevations and cross-sections of a building shall be shown on a site plan.
- vi. To avoid long unbroken or unadorned wall planes, building facades and walls should not extend beyond 50 feet without including changes of wall plane that provide strong shadow or visual interest.
- vii. Exterior materials shall be durable and of high quality. Excessively vibrant colors, sharply contrasting colors, and highly reflective materials are not compatible with the traditional New England Village character. Architectural elements visible to the public, but not detailed on the plans shall be finished in a material compatible with other exterior colors and materials.

- viii. Pedestrian level storefronts shall employ non-reflective glass or light gray tinted glass to enhance the visibility of the displayed merchandise from the outside.
 - ix. Window and door openings on the front façade shall occupy a total of no less than 20% and no more than 70% of the gross square footage of that facade. The size and placement of windows should be commensurate with architectural style of the buildings and landscape elements in the development.
 - x. All windows and doorways shall be encased with wood or simulated wood trim; decorative trim is preferred. Aluminum windows shall be finished to match the proposed trim color of the building.
 - xi. True divided light windows and shutters are encouraged. Shutters shall be sized such that when closed they cover the window.
 - xii. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent building surface, unless being used expressly as trim or accent element.
 - xiii. Material or color changes generally should occur at a change of plane. Piecemeal embellishment and frequent changes in color or material should be avoided.
 - xiv. The visibility of rooftop equipment shall be minimized by grouping all plumbing vents, ducts, and rooftop mechanical equipment away and screened from public view at ground level. Wall or ground mounted equipment shall be screened fully from public view with walls, fences or vegetation. No air conditioning, ventilating, or other mechanical or electrical equipment, except for lighting fixtures, may project more than four (4) inches beyond the face of a wall facing a public street or space.
 - xv. Awning covers designed for shade and for entryways shall be made of fabric or simulated fabric-like material that match or complement paint colors used on the building. Brightly illuminated and franchise type awnings are not acceptable.
 - xvi. Franchise or corporate style architecture and/or highly contrasting color schemes are strongly discouraged. If used, such buildings shall be designed to create a project that is consistent with traditional New England Village character.
 - xvii. Fences in the traditional historic New England Village style and materials (i.e. picket, split rail, wrought iron, brick, stone) shall be used. Chain link security fences may be allowed only where necessary for safety or security, but their use is not permitted.
 - xviii. The following building materials shall be used and combined to create a consistent, attractive, and cohesive building design:
 - 1. Natural wood and/or cement-based artificial wood siding.
 - 2. Glass.
 - 3. Natural Brick (painted brick is not recommended, as it tends to require frequent maintenance).
 - 4. Natural Stone (such as, but not limited to, fieldstone, granite, limestone and marble).
- b. Roof Lines, Styles and Materials:
- i. Sloped roofs are required. Gabled and hipped roofs should have a slope of greater than 4/12 (18°), but less than 14/12 (49°).
 - ii. Gambrel and Mansard roofs are acceptable for appropriately sized structures and access streets.

- iii. Standing seam, copper roofing, asphalt, and slate shingles are preferred. Photovoltaic (PV) panel roof materials, which “simulate” traditional roofing materials, are acceptable. Metal roofs that face the street are discouraged, unless architecturally blended with the facade.
 - iv. Flat roofs are not allowed.
- c. Site Design:
 - i. Traditional New England Village planning principles (“Traditional Neighborhood Design”) are used to create a town center consisting of mixed use and commercial areas organized around public spaces and bordering residential neighborhoods.
 - ii. All roadways shall provide a pedestrian and bicycle friendly layout and incorporate landscaping and lighting elements.
- d. Land Use and Housing:
 - i. Mixed Uses in the Town Center District shall provide commercial retail stores and shops, food service/bar/entertainment establishments, and professional offices and businesses on the first floor of buildings, with professional office and businesses, and residential uses optionally on the upper floors.
 - ii. Residential neighborhoods should include a mix of housing types, sizes and styles, and provide public gathering and/or recreational spaces or areas for use by residents, businesses, visitors and the community.
 - iii. Developments shall provide a viable mix of residential and non-residential uses to promote living and employment opportunities in the style of a Traditional New England village.
- e. Landscaping:
 - i. Landscaping shall be an integral component of site design to provide visual interest. ~~*Wherever possible, preserve desirable scenic and aesthetic beauty, maintain*~~ natural vegetation and landscape features, and maintain or create greenways throughout the District.
 - ii. Traditional New England Village landscaping shall include street trees, large shade trees, groups of plantings, box planters along streets, and pocket gardens and parks. Low shrubs and flowering plants soften lines of buildings and help screen parking lots and utilities.
 - iii. Landscaping shall be integrated with LID practices, general storm water management, and parking lot and roadway designs.
 - iv. Landscaping should consider use of native species of trees, shrubs, ground cover and flowering plants. For all development within the Town Center District, a Landscaping Plan shall be prepared and submitted following the requirements of this ordinance and Section V-5.2.N of the Site Plan Regulations.
- f. Transportation Network and Access:
 - i. The District shall incorporate a grid-pattern, Streets, loop roads, squares, access roads, and alleys, around open spaces or public spaces.
 - ii. The Town Center District shall incorporate grids of local and neighborhood streets.
 - iii. New roads and streets shall connect to the existing transportation network within the District and adjacent zoning districts to provide efficient traffic patterns and site access, and provide for public safety. Development shall provide potential future connections to adjacent properties and not prevent or preclude these connections.

g. Open Space and Recreation:

- i. All development in the District is required to provide a percentage of open space. These open spaces shall be located to provide connections between existing open spaces (both within the outside the District), visual interest, scenic vistas and view sheds, diversity in the developed landscape, preserve natural resources and features, provide gathering spaces for community uses, civic uses and outdoor activities.
- ii. Existing conservation lands within the District and beyond its periphery provide natural areas for passive recreation by residents, visitors and the public, and provide extensions of the required open space areas within the District.

3.9.10 Definitions of Terms

Please refer to Section 3.8.10 for definitions and terms in the Section.

The Planning Board recommends this article by unanimous vote.

Article 4: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section III, Subsection 3.6 *Table of Uses* to clarify the nomenclature and permitting requirements and procedures for permitted land uses and to add Footnote Number 10, to clarify the permitting requirements and procedures for light manufacturing uses.

3.6 TABLE OF USES: (Rev. 3/13, 3/14, 3/16, 3/17,3/20)

USES:		ZONING DISTRICT							
A. <u>RESIDENTIAL USES:</u>	R/A	MAH	PRE	TC	GCBD CZ	GCBD OZ	SC	CLIO	IND
1. Single-Family Dwelling.	P	P	P	P	X	P	X	X	X
2. Two-Family Dwelling.	P	P	P	P	X	P	S/C	X	X
3. Multi-Family Dwelling in accordance with Section 5.8 of this Ordinance.	X	X	C	P	C	P	C	C	X
4. Cluster Developments by conditional use permit in accordance with Section VIII of this Ordinance. (Rev. 3/99) Also Senior Housing as set forth in Section 5.7 (3/05)	C	X	C	P	C	P	C	X	X
5. Workforce and Elderly Affordable Housing in accordance with Section 5.8 of this Ordinance.	C	X	C	P	C	P	C	C	X
6. Manufactured Housing;	P	P	X	P	C	P	X	X	X
7. Mobile Homes; in accordance with Section IX of this Ordinance.	X	P	X	X	X	X	X	X	X

8. Home Occupations in accordance with Sections 2.1.27, 5.13 (3/10)	S/C	S/C	S/C	P	C	P	X	X	X
9. Accessory Dwelling Units in accordance with Section 5.4. (Rev. 3/90, 3/05, 3/17, 3/18)	P	P	P	P	X	P	X	X	X

B. TEMPORARY RESIDENTIAL USES	- -								
1. Overnight and Day Camps, Cottage Colonies, Vacation Resorts, and similar Recreational Facilities.	S/C	S/C	X	X	C	P	X	X	X
2. Bed and Breakfast Inns.	S/C	S/C	S/C	P	C	P	P	P	X
3. Hotels, Motels, and Hostels. (Rev. 3/98)	X	X	X	P	C	P	P	C	X

C. OUTDOOR/ RECREATIONAL USES:	-								
1. Forestry, Wildlife, Timber Preserves, Reservoirs, and Nature Study areas.	P	P	P	P	CP	P	P	P	P
2. Public Parks and Playgrounds.	P	P	P	P	CP	P	P	S/C	S/C
3. Commercial Riding Stables and Riding Trails.	S/C	S/C	X	X	X	P	X	X	X
4. Historic Building or Site open to public.	P	P	P	P	CP	P	P	P	P
5. Recreational Camping Parks, Recreational Areas, Residential Tenting and Recreational Vehicles.	S/C	S/C	X	X	CP	C	X	X	X

D. AGRICULTURAL / FORESTRY USES:									
1. Farming including Dairying, Livestock, Animal and Poultry Raising, Tilling of Soil, Horticulture, Crop Production, including customary accessory uses.	P	P	P	P ¹	CP	P	P	P	P
2. Tree Farming, Commercial Timbering, Non-commercial Harvesting of Forest Products.	P	P	X	P ¹	CP	P	P	P	S/C

3.6 TABLE OF USES: (CONTINUED)

USES:	ZONING DISTRICT								
E. INSTITUTIONAL USES:	R/A	MAH	PRE	TC	GCBD	GCBD OZ	SC	CLIO	IND
1. Private Schools, Nursery through College.	S/C	S/C	X	P	C	P	S/C	S/C	S/C
2. Day-Care Facilities. (Rev. 3/95)	S/C	S/C	S/C	P	C	P	S/C	C	S/C
3. Senior Citizen Centers.	S/C	S/C	S/C	P	C	P	X	C	X
4. Non-profit Lodges and Fraternal Organizations.	S/C	S/C	X	P	C	P	X	X	S/C
5. Hospitals, Clinics, Nursing Homes and Rehabilitation Centers.	X	X	X	P	C	P	S/C	S/C	S/C
6. Funeral Home or Parlor.	X	X	X	P	C	P	S/C	S/C	X
7. Place of worship plus customary ancillary facilities. (Rev. 3/89)	S/C	S/C	P	P	C	P	X	X	C ⁹
8. Cemetery.	P	P	P	P	C	P	X	X	X
9. Public Utilities.	S/C	S/C	S/C	P	C	P	S/C	S/C	S/C
10. Municipal Buildings.	P	P	P	P	C	P	P	P	P

F. COMMERCIAL USES:									
1. Retail Sales. (Rev. 3/13)	X	X	C ²	P	P	P	P	P	S/C
2. Personal Services. (Rev. 3/13)	X	X	X	P	P	P	P	P	P
3. Commercial Services. (Rev. 3/13)	X	X	X	P	P	P	P	P	P
4. Professional Office. (Rev. 3/13)	X	X	P	P	P	P	P	P	P
5. Banks & Lending Institutions.	X	X	S/C	P	P	P	P	P	P
6. Restaurants.	X	X	X	P	P	€	P	P	C ⁹
7. Filling Stations, Service Stations.	X	X	X	X	C	€	X	X	X
8. Motor Vehicle Dealerships, Repair Garages, Body Shops, Paint Shops. (Rev. 3/99)	X	X	X	X	C	€	X	X	X
9. Veterinary Hospitals.	X	X	X	P	C	€	P	P	X
10. Kennels, with a minimum lot size of five acres and a structure setback of a minimum of 100 feet from all lot lines.	S/C	X	X	X	C	€	S/C	S/C	X
11. Airports, Runways, Control Towers, Administration Buildings, Hangars.	X	X	X	X	X	✕	X	X	X

<u>12. Drive-through services</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>	<u>C</u>		<u>X</u>	<u>X</u>	<u>X</u>
13. Society for Prevention of Cruelty to Animals. (Rev. 3/97)	S/C	X	P	X	X	X	X	X	X

3.6 TABLE OF USES: (CONTINUED) USES:	ZONING DISTRICT								
F. <u>COMMERCIAL USES:</u>	R/A	MAH	PRE	TC	GCBD CZ	GCBD OZ	SC	CLIO	IND
14. Adult Uses. (Adopted 3/93)	X	X	X	X	S/C ⁵	S/C⁵	S/C ⁵	X	X
15. Special Promotional Sales & Displays ⁶ . (Adopted 3/96)	X	X	X	P	P	P	P	P	X
16. Self-Storage or Warehousing. (Adopted 3/99)	X	X	X	X	C ⁷	C⁷	C ⁷	C ⁷	X
17. Conference Center. (Adopted 3/09)	X	X	X	P	P		P	X	X
18. Movie Theater, Indoor Entertainment Complex. (Adopted 3/09)	X	X	X	P	P	P	P	X	X

G. <u>INDUSTRIAL USES:</u>									
1. Manufacturing, Assembly, Fabricating Operations.	X	X	X	X	C	C	X	C	P
2. Research and Development, Corporate, and Business Offices.	X	X	X	P	C	C	P	P	P
3. Warehousing and Wholesaling Operations.	X	X	X	X	C	C	S/C	C	P
4. Freight and Trucking Terminals.	X	X	X	X	C	C	S/C	C	S/C
5. Bulk Storage and Distribution of Goods, except Fuels.	X	X	X	X	X	X	X	C	P
6. Bulk Storage of Fossil Fuels.	X	X	X	X	X	X	X	X	X
7. Earth Products Removal subject to the provisions of Section X.	P	P	X	X	C	C	P	P	P
8. Commercial Sawmills.	X	X	X	X	X	X	S/C	X	S/C
9. Junk Yards, Recycling Centers.	X	X	X	X	X	X	X	X	S/C
10. Special Promotional Sales & Displays ⁶ . (Adopted 3/96)	X	X	X	P	P	P	P	P	X
11. Light Industrial. (Adopted 3/98)	X	X	X	X	X	X	P ⁸	P	P
12. <u>Light Manufacturing Facility</u> ¹⁰	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>P</u>

FOOTNOTES TO TABLE 3.6:

10. Light Manufacturing Facility includes facilities that produce and sell 1) artisanal products derived from materials such as paper, wood, metal and ceramic, food products, and fine art, or 2) light manufacturing determined by the Board to not have negative impacts on traffic, circulation, or similar neighborhood impacts.

The Planning Board recommends this article by unanimous vote.

Article 5: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section XVI, Section 16.5.3 *Historic Demolition Review Procedure*, by adding Subsection 16.5.3 d. to clarify the permitting requirements and procedures of the Demolition Review Committee.

d. In the event of a change of property ownership or expiration of a demolition permit, full compliance with Section 16.5 shall be required.

The Planning Board recommends this article by unanimous vote.

Article 6: Are you in favor of the following amendment to the Town of Stratham Building Ordinance as proposed by the Planning Board?

To amend the Building Ordinance, *Preamble: Authority*, to correct a statutory reference by deleting Chapter 674:51 and replacing it with Chapter 675:3, VII.

PREAMBLE: AUTHORITY Pursuant to the authority vested in towns by Chapter 674:5 675:3, VII, as amended, and all other enabling statutes and laws, and to provide for safety, health, and public welfare in the Town of Stratham, the following Ordinance is hereby enacted by the voters of the Town of Stratham, New Hampshire, in the official town meeting convened on March 14, 2014. The Building Code was amended during March 1984, 1990, 1991, 1992, 1994, 1995, 1999, 2002, 2008, and 2014. This Building Code replaces in its entirety the Building Code enacted on March 12, 1957 and the several amendments thereto.

The Planning Board recommends this article by unanimous vote.

Article 7: Are you in favor of the following amendment to the Town of Stratham Building Ordinance as proposed by the Planning Board?

To amend the Building Ordinance, Article IV, Section 4.2 *Third Party Professionals* to clarify that the Town is not responsible for costs associated with necessary third-party reviews.

4.2 Third Party Professionals: ~~Subject to the approval of the Board of Selectmen, the~~ The Code Enforcement Officer may require the engagement of third-party professionals for the purpose of verifying the code compliance and/or the inspection of a design plan, building, or structure requiring the practice of a licensed professional. ~~The cost of such service shall be shall be incorporated as part of the permit fee structure approved by the Board of Selectmen and be borne by the applicant. The permit fee includes a maximum of two (2) code compliant reviews and two~~

~~(2) inspections by the third party professional. If required by the Code Enforcement Officer,~~
~~additional~~ Third-party reviews and/or inspections will be assessed at the third party
professional's hourly rate. The cost of such service shall be borne by the applicant in addition to
the original permit fee amount.

The Planning Board recommends this article by unanimous vote.

2021 Town Meeting Warrant

THE FOLLOWING ARTICLES WILL BE VOTED ON **SATURDAY MARCH 27, 2021 AT 9:00 A.M.** AT
THE EXETER HIGH SCHOOL AT 1 BLUE HAWK DRIVE, EXETER, NH 03833 *****

ARTICLE 8: 2021 Operating Budget

To see if the Town will vote to raise and appropriate the sum of Seven million eight hundred forty four thousand three hundred and twenty-five dollars (\$7,844,325) to defray general town charges for the ensuing year. This article does not include appropriations contained in special or individual articles addressed separately.

The Select Board recommends this Article by unanimous vote.

ARTICLE 9: Capital Improvements Program

To see if the Town will vote to raise and appropriate the sum of Four hundred ninety-nine thousand dollars (\$499,000) to implement the Capital Improvements Program for 2021 as presented in the Town Report and recommended by the Planning Board. This is a special warrant article which will be non-lapsing until the specific items are completed or obtained but shall in no case be later than five (5) years from this appropriation per NH RSA 32:7 (VI).

The Select Board recommends this Article by unanimous vote.

ARTICLE 10: Appropriate Funds to Several Capital Reserve Funds

To see if the Town will vote to raise and appropriate the sum of Four hundred thousand dollars and (\$400,000) to be added to the following capital reserve funds previously established with One hundred fifty thousand dollars (\$150,000) to come from the unassigned fund balance and Two hundred thousand fifty dollars (\$250,000) to be raised through general taxation.

Fire Department Capital Reserve Fund	\$110,000
Radio Communications Capital Reserve Fund	\$15,000
Historic Preservation Capital Reserve Fund	\$50,000
Highway Vehicle/Equipment Capital Reserve Fund	\$125,000
Town Buildings and Grounds Maintenance Trust	<u>\$100,000</u>
Total	\$400,000

The Select Board recommends this Article by unanimous vote.

ARTICLE 11: Appropriate Funds for an Additional Police Officer

To see if the Town will vote to raise and appropriate the sum of Forty-four thousand seven hundred ninety-five dollars (\$44,795) for the purpose of hiring an additional full-time police officer for the Town of Stratham. Said sum includes pay and benefits for six (6) months of 2021 (the 12-month total annualized cost is \$89,590). If approved, the amount raised will be incorporated into the police department pay and personnel administration budgets for accounting purposes.

The Select Board recommends this Article by unanimous vote.

ARTICLE 12: Appropriation for the Accrued Benefits Liability Expendable Trust

To see if the Town shall vote to appropriate Fifteen thousand dollars (\$15,000) to be deposited into the Accrued Benefits Liability Expendable Trust.

The Select Board recommends this Article by unanimous vote.

ARTICLE 13: Raise and Appropriate from the EMS Special Revenue Fund

To see if the Town will vote to raise and appropriate the sum of Twenty thousand dollars (\$20,000) for the following purposes:

2021 EMS/EMT/First Responder Training	\$10,000
2021 ALS Services Contract	\$10,000

and to further authorize the withdrawal of Twenty thousand dollars (\$20,000) from the Stratham Fire Department EMS Special Revenue Fund created for these purposes during the March 17, 2000 Annual Town Meeting and as amended during the March 11, 2005 Town Meeting. No additional funds from general taxation are to be used.

The Select Board recommends this Article by unanimous vote.

ARTICLE 14: Raise and Appropriate from the EMS Special Revenue Fund: Equip.

To see if the Town will vote to raise and appropriate the sum of One hundred twelve thousand five-hundred dollars (\$112,500) for the following purposes:

Thermal Imaging Cameras	\$12,500
2021 Radio Replacements	\$100,000

2021 Town Meeting Warrant

and to further authorize the withdrawal of One hundred twelve thousand five-hundred dollars (\$112,500) from the Stratham Fire Department EMS Special Revenue Fund created for these purposes during the March 17, 2000 Annual Town Meeting and as amended during the March 11, 2005 Town Meeting. No additional funds from general taxation are to be used.

The Select Board recommends this Article by unanimous vote.

ARTICLE 15: Lapse of Automated Curbside Collection Funding

To see if the Town shall vote to lapse the 2019 appropriation of \$365,000 (Warrant Article #14) intended to fund a transition to a curbside collection program. Lapsed funds become part of the Town's unassigned fund balance.

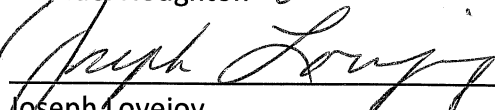
The Select Board recommends this Article by unanimous vote.

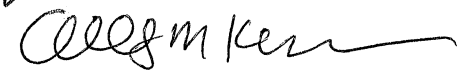
ARTICLE 16: To transact any other business that may legally come before this meeting.

Given under our hands and seal, this 17th day of February in the year of our Lord two thousand twenty one.

Select Board of Stratham, NH


Michael Houghton

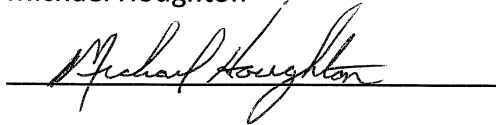

Joseph Lovejoy


Allison Knab

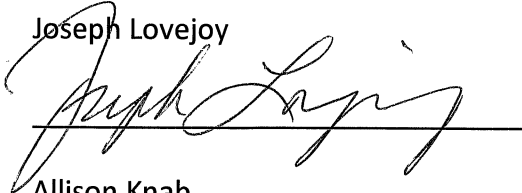
2021 Town Meeting Warrant

We certify and attest that on or before the 21st of February, 2021, we posted a true and attested copy of the within Warrant at the place of meeting, and like copies at the Town Offices and the Wiggin Memorial Library, and delivered the original to the Town Clerk.

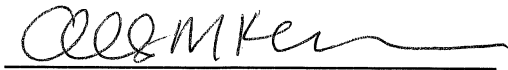
Michael Houghton

A handwritten signature in cursive script, appearing to read "Michael Houghton", written over a horizontal line.

Joseph Lovejoy

A handwritten signature in cursive script, appearing to read "Joseph Lovejoy", written over a horizontal line.

Allison Knab

A handwritten signature in cursive script, appearing to read "Allison Knab", written over a horizontal line.