



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board's Office/ Administration/ Assessing 603-772-7391

Code Enforcement/ Building Inspections/ Planning 603-772-7391

PLANNING BOARD MEETING AGENDA

January 3, 2024, 7:00 pm

Stratham Municipal Center

10 Bunker Hill Avenue, Stratham NH

1. Call to Order/Roll Call

2. Review and Approval of Minutes:

- a. December 20, 2023 Planning Board Minutes

3. Public Meeting (New Business):

- a. Town Administrator's Presentation of the Draft 2024 Capital Improvement Program
- b. Paul Gallant, Trustee (Applicant), Helen E. Gallant Revocable Trust of 1995 (Owner) - Request for a Preliminary Consultation of a proposed subdivision of 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57, into a Residential Open Space Cluster Development with 54 residential lots and two open space parcels. The parcel is Zoned Residential/Agricultural. Application submitted by Jones & Beach Engineers, P.O. Box 219, Stratham, NH 03885. *This application was continued from the Planning Board's December 20, 2023 meeting at the request of the applicant.*

4. Public Hearing:

- a. The Planning Board will hold a public hearing on the proposed zoning amendments outlined below. The full-text of the amendments is available at the Stratham Planning Department and on the Town website at www.strathamnh.gov.
 1. Amendment #2: To amend Section II *Definitions*, and Section III, Table 3.6 *Table of Uses*, and *Footnotes to Table 3.6* to include new definitions and property uses that are not currently defined. This is a housekeeping amendment to better define terms, building uses and associated requirements.
 2. Amendment #3: To amend the Building Ordinance, Article III *Permits*, to clarify the circumstances in which the Building Inspector may require that a plan prepared and stamped by a licensed land surveyor or certified wetland scientist is required. This amendment provides the Building Inspector discretion to require a plan prepared and stamped by a certified professional where there is a reasonable basis to question if a building permit application meets the requirements of the Zoning and Building Ordinances and/or the State Building and Fire Codes.

3. Amendment #4: To amend Section V *Supplementary Regulations*, Sub-section 5.12 *Home Occupation* to clarify the requirements associated with home occupations. This amendment would limit the aggregate size of home occupations and clarify requirements associated with inspections and renewals of home occupations.
4. Amendment #5: To amend Section III, *Footnotes to Table 3.6* to consolidate the number of criteria the Planning Board considers in Conditional Use Permit applications. The purpose of this amendment is to expedite reviews of Conditional Use Permit applications while maintaining the core permit review criteria.
5. Amendment #6: To amend Section VIII *Residential Open Space Cluster Development*, to amend the requirements associated with residential cluster developments. This amendment would establish minimum lot sizes for individual lots, require that open space parcels meet additional minimum requirements, and to require that historical resources be preserved and incorporated into cluster developments whenever practicable.
6. Amendment #7: To amend Section V *Supplementary Regulations*, to create a new Sub-section 5.14 for *Small Accessory Structures*. The purpose of this amendment is to provide for reduced setbacks for small sheds or accessory structures under 120 square-feet in size provided that the structure meets a number of minimum criteria.
7. Amendment #8: To amend Section IV *Dimensional Regulations*, Sub-section 4.1.4 *Maximum Residential Density* to clarify that non-buildable areas cannot be incorporated into maximum residential density calculations. This amendment would also reduce the maximum residential density in the Route 33 Heritage District from three units per acre to two units per acre.
8. Amendment #9: To amend Section V *Supplementary Regulations*, Sub-section 5.13 *Solar Energy Systems* to allow small-scale ground-mount solar energy systems by right if the proposal meets a number of minimum criteria.
9. Amendment #10: To amend Section V *Supplementary Regulations* to enact additional regulations, including screening requirements, on storage containers, semi trailers, and associated structures.

5. Adjournment

No new agenda items will be heard after 10:00 pm subject to the discretion of the Planning Board Chair. Full text of the agenda and related information can be found on file with the Stratham Planning Department and posted on the Town website at <https://www.strathamnh.gov/planning-board>. All interested persons may be heard. Persons needing special accommodations and/or those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.



Stratham Planning Board Meeting Minutes
December 20, 2023
Stratham Municipal Center
Time: 7:00 pm

Members Present: Thomas House, Chair
Mike Houghton, Select Board's Representative
David Canada, Vice Chair
Chris Zaremba, Regular Member
John Kunowski, Regular Member
Nate Allison, Alternate Member

Members Absent: None

Staff Present: Mark Connors, Director of Planning and Community Development

1. Call to Order/Roll Call

Mr. House called the meeting to order at 7:00 pm and took roll call.

2. Approval of Minutes

a. December 6, 2023

Mr. Zaremba made a motion to approve the December 6, 2023 meeting minutes. Mr. Kunowski seconded the motion. All voted in favor and the motion was approved.

3. Public Meeting:

a. Paul Gallant, Trustee (Applicant), Helen E. Gallant Revocable Trust of 1995 (Owner) - Request for a Preliminary Consultation of a proposed subdivision of 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57, into a Residential Open Space Cluster Development with 54 residential lots and two open space parcels. The parcel is Zoned Residential/Agricultural. Application submitted by Jones & Beach Engineers, P.O. Box 219, Stratham, NH 03885.

Mr. Connors stated that this afternoon the Applicant requested a continuance to be heard at the first January 2024 meeting. Because the request was received so late, Mr. Connors stated that the request could be denied. He offered two additional options: 1) continue the application to the next Planning Board meeting or 2) open the meeting, take comments from the public, and continue the application to the next Planning Board meeting. Mr. House asked how a Preliminary Consultation can be continued. Mr. Connors replied that the Board could close it and require that they submit a new application. Mr. Canada suggested that the Board hear comments from the public and noted it will be difficult for the public to comment on an application with no presentation, but they likely have thoughts that can be heard and can follow-up with written comments or attend the future

45 meeting. Mr. House addressed the public and explained that a Preliminary Consultation is non-
46 binding and it is not the final application. He added that he agrees with Mr. Canada that the public
47 should be allowed to speak. Mr. House asked Mr. Connors if a formal vote is needed for a
48 continuation. Mr. Connors recommends it.

49
50 **Mr. Canada made a motion to open the meeting to the public. Mr. Zaremba seconded the**
51 **motion. All voted in favor and the motion was approved.**

52
53 Mr. House invited members of the public to speak.

54
55 Travis Grieb of 17 Treat Farm Road commented that the cluster subdivision concept plan shows
56 20 parking spaces for public access. His understanding is that developers often plan for trails with
57 public parking in order to get more acceptance or more flexibility with wetlands. He asked that the
58 Board speak to that. Mr. Grieb commented that 20 parking spots seems like quite a bit for the small
59 trail area shown on the plan. He added that his understanding of the Treat Farm subdivision is that
60 four public parking spots were required in order to get more lots approved. He asked the rationale
61 behind the public parking. Mr. House replied that public parking is not a requirement and that it is
62 up to the Applicant to offer that and it has happened on other projects. Mr. Houghton stated that
63 he does not think the Board can speak to the plan because the Applicant hasn't presented it. Mr.
64 Grieb clarified that he is not asking specifically about the plan and instead is asking what a
65 developer gets in turn for providing public parking. Mr. Houghton replied that generally speaking
66 in a Cluster Development there is a requirement to provide Open Space for the Community and
67 that Open Space is generally encouraged to include trail systems.

68
69 Beth Adams of 86 Winnicutt Road asked, what if the Open Space is a swamp? She added that the
70 Open Space with trails (at Treat Farm) was supposed to be for equestrian use but it is so wet, not
71 mowed, and is inaccessible in rain. She believes the Open Space is a farce. Mr. Canada replied that
72 there is a proposed Zoning Amendment for the ballot in March 2024 which would state that
73 wetlands cannot be included the Open Space calculations and this requirement is currently
74 enforced until the Town Meeting. If it doesn't pass, it won't be enforced, but if it passes, this
75 project will be subject to the new requirement.

76
77 Mr. Grieb asked why is public access to the Open Space encouraged? At Treat Farm it is a very
78 short trail not like Stratham Hill Park where one can walk for miles. He asked if public parking
79 spaces is part of the Cluster Development requirements. Mr. Houghton replied that part of the
80 zoning is to promote connectivity between trail systems so that people have the opportunity to
81 enjoy the Open Space from a connected perspective. Mr. Grieb asked if the goal is to connect
82 bigger areas. Mr. Houghton replied correct.

83
84 Fred Emanuel of Patriots Road is interested in the layout of the development as he has 100 acres
85 adjacent to it and is interested in potential connectivity between the properties.

86
87 Meghan Sealy, hoping to represent the owner at 86 Winnicutt Road, asked if a community water
88 system will be established or if there will be individual wells. Mr. Connors replied they are
89 proposing a community water system that will be regulated by NHDES.

90
91 Tim Willis of 4 Chestnut Way commented that there is a lot of traffic along Winnicutt Road and
92 there is a passing zone in the area that needs to be removed especially with the addition of Treat
93 Farm and increased pedestrian traffic. He is aware that Winnicutt Road is a State road and not

94 under the purview of the Town but this project will add much more traffic right at the bend coming
95 down the hill. Mr. Houghton replied that the line of sight and other concerns would be validated
96 through the subdivision process.
97

98 **Mr. Canada made a motion to continue the application to the January 3, 2024 meeting. Mr.**
99 **Zaremba seconded the motion. All voted in favor and the motion was approved.**

100
101 Mr. Connors reminded the public that another notice will not be mailed since the continuance was
102 announced at this meeting and advised that the public continue to review the Planning Board
103 agenda online.
104

105 **4. Other Business:**

106 107 **a. Amendment X Regulation of Storage Containers and Semi-Trailers: Review of Draft Language**

108
109 Mr. Connors presented proposed language to regulate storage containers in the Zoning Ordinance.
110 Section 5.5 of the Ordinance regulates accessory outside storage and Mr. Connors believes that
111 this amendment will fit well in that section. The name of the section would be expanded to include
112 storage containers, trailers, and dumpsters. A new subsection would be added prohibiting storage
113 containers, semi trailers, dumpsters larger than 5 cubic yards, recreational vehicles or travel
114 trailers/campers more than 30 feet in length, and other similar structures if they are maintained on
115 a site for more than 30 consecutive days. Exemption criteria and definitions are also proposed.
116

117 Mr. Canada asked if this would apply to the Commercial District. Mr. Connors confirmed but it
118 could be approved through a Site Plan. Mr. Canada commented that dumpsters are usually sized
119 as even number cubic feet and the proposed language of 5 cubic yards would result in the allowance
120 of a 4 cubic yard dumpster which is not sufficient for most businesses. He thinks there should be
121 some exemption for commercial properties or the size increased. Mr. Canada stated that a lot of
122 commercial properties are operating under a site plan approval but there are a number of properties
123 that are not. Mr. Houghton agreed. Mr. Connors suggested exempting commercial and industrial
124 land uses. Mr. Houghton agreed and provided some examples of existing storage trailers and he
125 believes in the commercial environment it would be punitive to take that away. Mr. Zaremba asked
126 if it would be by District or by use. Mr. Connors replied it can be done either way. Mr. Canada
127 agrees with Mr. Houghton with regards to the Industrial District, but he's unsure about allowing it
128 in commercial areas like the Gateway District. He added that dumpsters larger than 4 yards is
129 needed. Mr. Houghton agreed and suggested 8 yards is the smallest. Mr. House commented that
130 in industrial areas there will always be something in the parking lot, but in commercial areas they
131 would likely be onsite for less than 30 days. Mr. Zaremba stated that dumpsters will be there. Mr.
132 Canada stated that the next commercial property that uses a trailer for storage won't be the first
133 one. He added that if it is allowed, there will be more commercial properties that will use trailers
134 for storage.
135

136 Mr. Allison asked about the garage criteria. He wonders if screening might not be appropriate. Mr.
137 Connors asked if Mr. Allison is requesting screening. Mr. Allison commented that the criteria
138 statement mentions "any" and not "all" criteria being met. He added that there is a difference
139 between a camper and a dumpster in terms of aesthetics and noted that a 25 foot setback is a lot
140 but it will still be visible.
141

142 Mr. House commented that with regards to the criteria for structures less than six feet in height,

143 that it must, rather than may, be maintained within a fenced-enclosure. He asked what if it is more
144 than six feet in height. Mr. Zaremba replied then they would need to use a different criteria for
145 exemption or not be able to have one under the new provisions.
146

147 Mr. Kunowski is struggling with the inclusion of recreational vehicles or travel trailers/campers
148 more than 30-feet in length and is trying to understand the intent. He believes there may be more
149 of those kind of structures currently in use in town than anything else potentially. He asked if there
150 is any language currently in the Ordinance regarding storage of RVs and campers. He is also
151 struggling with the 30-day criteria. Mr. Connors replied he added it because they are large vehicles
152 that sometimes neighbors don't like but their inclusion is optional or could be subject to less
153 stringent requirements. For example, maybe it only has to meet the setbacks. Mr. Kunowski
154 wondered if it is allowed and meets the criteria, would it be allowed as an ADU. Mr. Connors
155 replied that he believes the Town is covered from that with septic and other requirements in order
156 to be a living unit. Mr. Canada replied that Mr. Kunowski has a good point and he would like to
157 see unregistered recreational vehicles included.
158

159 Mr. Zaremba asked if boats are included. Mr. Connors replied no.
160

161 Mr. House asked if someone can place a storage container in their back yard within the setbacks,
162 is maintenance required. Mr. Allison replied the registration requirement would cover that. Mr.
163 Connors replied that storage containers would not be registered.
164

165 Mr. House asked if RVs can be registered part-time and not year-round. Mr. Canada replied they
166 would be year-round. Mr. Connors replied that the term unregistered would cover that for RVs.
167 Mr. House asked if it is road worthy then it can sit there. Mr. Connors replied that means that it is
168 being maintained to some extent, that it is being inspected and registered. Mr. House replied that
169 a car needs to be registered before it is inspected, not the other way around. Mr. Connors noted
170 that it can't be driven if it is not inspected. Mr. Canada suggested adding that it must be registered
171 and inspected but that wouldn't apply to all trailers.
172

173 Mr. Zaremba asked how big is 30 feet, is it the size of school buses? Mr. Connors replied basically,
174 yes.
175

176 Mr. Willis asked if the public just listens to the Board discussion or if the public can speak. Mr.
177 House replied the public can speak. Mr. Willis has concern that boats aren't included and that he
178 thinks people have RVs and anything over 30 feet is probably (voice trails off). He has a neighbor
179 with a few boats out front and he wonders what the deal is with that.
180

181 Mr. Emanuel asked if this is a problem in Stratham and have there been complaints. Mr. Canada
182 replied it came up. Mr. Emanuel just wanted to make sure and if there is a situation, this is a good
183 thing. He wonders once you have all of the paperwork, who is going to monitor it. Mr. Canada
184 replied it's like most things where the Town reacts to complaints and that we don't cruise the town
185 looking for trouble. Mr. Emanuel provided a final comment that he thinks this should be applicable
186 to the Residential zone only and not in the commercial or industrial areas. He added that there are
187 dumpsters in the Professional/Residential District as well. Mr. Allison replied that those properties
188 have the option to have the dumper permitted. Mr. Zaremba asked if they can exempt dumpsters
189 for normal business use. Mr. Connors replied it can be by zoning district or by use. Mr. Canada
190 suggested excluding commercial and industrial uses. Mr. Zaremba suggested exempting all of the
191 restrictions in the Industrial Zone. Mr. Connors replied he thinks virtually all of the properties in

192 the Industrial Zone have gone through site plan approval so he thinks they will meet the criteria
193 for exemption related to a land use application approval.

194
195 Mr. House suggested edits to “may” for screening and maintenance. Mr. Connors offered edits
196 including screening “shall” be required and only for properties that are eligible for site plan review.

197
198 Mr. House commented that the discussion is regarding storage of materials in general terms and
199 that campers are included. He is concerned with people living in trailers and campers and asked if
200 that would be a problem. Mr. Connors replied that there was a code enforcement issue recently
201 where someone was living in a trailer and he was relocated and there are other provisions in the
202 zoning that restrict that.

203
204 Mr. Connors read aloud edits to the draft language including requiring screening and adding
205 unregistered and uninspected to recreational vehicles. He will research potential language for
206 screening in criteria b. A subsection will be added exempting commercial and industrial uses.
207 Criteria d will clarify that structures ‘shall’ rather than ‘may’ be maintained within a fenced
208 enclosure. And finally he will finish the definition of semi-trailer.

209
210 Mr. Canada asked if this will be discussed before the public hearing. Mr. Connors replied that the
211 amendments have been set for public hearing so the revised language will be reviewed at the public
212 hearings on January 3rd and 17th. Changes can be made at the first hearing but at the second
213 hearing only minor changes can be made or the amendment can be pulled.

214 215 **5. Adjournment**

216
217 **Mr. Zaremba made a motion to adjourn the meeting at 7:45 pm. Mr. Kunowski seconded the**
218 **motion. All voted in favor and the motion was approved.**



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Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Planning & Community Development Director
FOR: January 4, 2024
RE: 2024 Draft CIP

The Town Administrator, David Moore, will present the Draft 2024 Capital Improvement Program for review and comment by the Planning Board. A Capital Improvement Plan is established under state law (NH RSA Chapter 674) as a tool to help the community realize its goals under the Master Plan and to coordinate funding in order to maintain or enhance current services and to budget for facility, technology, and equipment needs.

Town of Stratham
2024
Capital Improvement Program

Draft Review: 12/13/2023
Planning Board - Consistency with Master Plan: _/_/ 2024
Select Board Adopted:
// 2024
(amounts listed in \$1,000s)

PROJECT CATEGORY & TITLE	2023	2024 CIP Total	2024 ARPA*	2024 Net Appropriations	2025	2026	2027	2028	2029	Balance (2020-2023) - estimate	Balance + Proposed 2024
EQUIPMENT & VEHICLES											
Town-wide Workstation Replacements	5	12	0	12	10	7	7	7	7	0	12
Town-wide Technology	7	45	45	0	7	7	7	7	7	0	0
Online permitting software & electronic storage	0	0	0	0	0	0	0	0	0	10	10
Ballot Machine Replacements	0	14	0	14	0	0	0	0	0	0	14
Police Station Solar Array Buyout	5	5	0	5	5	5	0	0	0	15	20
Traffic Control Program	5	5	0	5	5	5	5	5	5	0	5
Shared Town Vehicle Replacement	0	0	0	0	0	0	0	0	0	11	11
Police Cruiser Replacement Program	25	25	0	25	45	47	49	51	53	0	25
<i>Total Equipment & Vehicles</i>	47	106	45	61	72	71	68	70	72	36	97
BUILDINGS											
Library Improvements	20	15	0	15	0	0	0	0	0	23	38
Municipal Center HVAC Replacements	0	75	75	0	0	0	0	0	0	0	0
Election Booths Replacements	15	0	0	0	0	0	0	0	0	0	0
Police Station HVAC Replacements	0	70	70	0	0	0	0	0	0	0	0
<i>Total Buildings</i>	35	160	145	15	0	0	0	0	0	23	38
OTHER INFRASTRUCTURE											
Cemetery Improvements	0	0	0	0	7	0	7	0	7	7	7
Town-wide Parks & Recreation Improvements (non-SHP)	7	0	0	0	7	0	7	7	7	28	28
Stevens Park Pavilion & Facility Improvements	10	125	0	125	0	0	0	0	0	10	135
Parks Parking Lot & Roadway Imps. (non-SHP)	0	0	0	0	0	40	0	0	0	7	7
Open Space & Connectivity Plan Implementation	5	10	0	10	5	10	5	10	10	0	10
<i>Total Other Infrastructure</i>	22	135	0	135	19	50	19	17	24	52	187
STRATHAM HILL PARK											
Gifford Barn Stabilization Project	10	0	0	0	0	0	0	0	0	20	20
SHP Park-wide Facilities & Playing Field Improvements (SHP)	7	7	0	7	7	7	7	7	7	7	14
Firetower Painting (SHP)	0	10	10	0	0	0	0	0	0	15	15
Parking Lot & Roadway Replacement/Improvements (SHP)	0	0	0	0	0	0	0	0	0	28	28
Stratham Hill Park Area Plan	25	0	0	0	50	50	50	50	50	50	50
<i>Total Stratham Hill Park</i>	42	17	10	7	57	57	57	57	57	120	127
TRANSPORTATION/ROADWAYS											
Fire Station Parking Lot Paving	0	75	75	0	0	0	0	0	0	6	6
Police Station Parking Lot Paving	0	0	0	0	0	0	0	0	0	0	0
Road Reconstruction Program	370	350	0	350	370	370	370	370	370	63	413
Bike and Pedestrian Transportation System	0	0	0	0	5	5	5	5	5	10	10
State Roadway/Intersection Capital Projects Participation	0	0	0	0	50	50	50	50	50	75	75
<i>Total Transportation/Roadways</i>	370	425	75	350	425	425	425	425	425	154	504
ENVIRONMENTAL & PLANNING											
Stormwater Planning & Grant Match	8	10	0	10	8	8	8	8	8	16	26
PFAS Response and Remediation	105	175	75	100	75	75	75	75	75	0	100
Property Revaluation Expenses	24	0	0	0	20	20	20	20	20	82	82
Master Plan Update & Related Studies	10	0	0	0	10	5	10	5	5	10	10
<i>Total Environmental & Planning</i>	147	185	75	110	113	108	113	108	108	108	218

**Town of Stratham
2024
Capital Improvement Program**

Draft Review: 12/13/2023
Planning Board - Consistency with Master Plan: _/~/ 2024
Select Board Adopted:
_/~/ 2024
(amounts listed in \$1,000s)

<i>Total CIP Projects</i>	663	1,028	350	678	686	711	682	677	686	493	1,171
CAPITAL FUND TRANSFERS										Est. 12/31/2023	
Land Conservation Fund	0	0	0	0	0	0	0	0	0	970	970
Heritage Preservation Fund	50	0	0	0	0	0	0	0	0	262	312
Fire Department Capital Reserve Fund	110	125	0	125	110	110	110	110	110	57	167
Radio Communications Capital Reserve Fund	0	0	0	0	15	15	15	15	15	53	53
Highway Department Capital Reserve Fund	125	125	0	125	125	125	125	125	125	386	511
Town Buildings & Grounds Maint. Exp. Trust Fund	0	0	0	0	100	100	100	100	100	330	330
<i>Total Capital Fund Transfers</i>	285	250	0	250	350	350	350	350	350	2,058	2,515
GRAND TOTAL CIP & CFR	948	1,278	350	928	1,036	1,061	1,032	1,027	1,036	2,551	3,686



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Fax (All Offices) 603-775-0517

TO: Planning Board Members

FROM: Mark Connors, Planning & Community Development Director

FOR: December 20, 2023

RE: Paul Gallant, Trustee (Applicant), Helen E. Gallant Revocable Trust of 1995 (Owner) - Request for a Preliminary Consultation of a proposed subdivision of 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57, into a Residential Open Space Cluster Development with 54 residential lots and two open space parcels. The parcel is Zoned Residential/Agricultural. Application submitted by Jones & Beach Engineers, P.O. Box 219, Stratham, NH 03885.

BACKGROUND INFORMATION:

The two adjoining parcels at 80 and 80R Winnicutt Road span approximately 103.6 contiguous acres and represents one of the largest mostly undeveloped sites remaining in Stratham. Though not highly visible from the Winnicutt Road frontage, the property has historically been farmed and includes several acres of rolling agricultural fields characteristic of Stratham's history. Known locally as Stockbridge Farm or Gallant Farm at various points, the property includes a historically significant 2.5 story residence dating to the early 1800s notable for its Greek Revival architectural elements (see photo on page 3). A detached barn at the site is believed to date to the late 1800s. The property includes several pockets of wetlands, including streams, a small pond, and four vernal pools.

APPLICATION INFORMATION:

The applicant proposes a Residential Open Space Cluster Development, which provides for reduced lot sizes and frontages in exchange for setting aside at least 35 percent of the property as open space. The Cluster Development zoning provisions require that a yield plan be submitted showing how many lots can be accommodated under a conventional subdivision. Stratham's Zoning Ordinance incentivizes cluster developments by assigning density bonuses for developments that include certain amenities, including for publicly accessible trails and parks. At a maximum, these bonuses can be used to achieve a 50 percent density bonus. The Preliminary Plans show 36 lots under a conventional subdivision with 18 bonus lots created under a cluster-form of development, the maximum number allowed under the Ordinance, for a total of 54 lots on the property. The plan shows the lots accessed by a single loop road/point of access off of Winnicutt Road, a state-maintained roadway. The development would include just under one-mile of new roadway and would require 3,500 square-feet of wetland impacts in order to be built. The

plans do appear to show the historic buildings on the lot preserved and incorporated into the plan as a single residential lot.

The Preliminary Plans show an ambitious development of the property, particularly in light of how significantly wetlands impact the properties. It is not yet clear if all of the lots in the Yield Plan meet the Town's Zoning and Subdivision Requirements; several lots appear to include less than 30,000 square-feet of contiguous upland area as required under the Subdivision Regulations. Several lots would appear to require major wetland crossings in order to access the contiguous buildable areas of the lot. Additionally, the proposed zoning amendments currently under consideration by the Planning Board, including provisions that would establish minimum lot sizes and restrict the amount of open space area that can include wetlands, would likely curtail the density allowed for in this development site.

RECOMMENDED ACTIONS:

A Preliminary Consultation is a non-binding discussion with the Planning Board to provide the applicant input in preparation for submitting a formal land use application. As such the Planning Board should feel free to engage in a free-flowing discussion. No formal decision will be made by the Board. Abutting property owners have been notified and staff would recommend opening the application for public comment. Though this is not required, this input will likely prove helpful to both the applicant and the Board.



80/80R Winnicutt Road

80/80R Winnicutt Road



JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

December 6, 2023

Stratham Planning Board
Attn. Tom House, Chairman
10 Bunker Hill Avenue
Stratham, NH 03885

**RE: Preliminary Consultation Application
80 & 80R Winnicutt Road, Stratham, NH
Map 14, Lots 56 & 57
JBE Project No. 23139**

Dear Mr. House:

Jones & Beach Engineers, Inc. respectfully submits a Preliminary Consultation Application for the above-referenced parcel on behalf of our client & owner, Paul Gallant, Trustee of Helen E. Gallant Irrevocable Trust of November 8, 1995. The property consists of two parcels and approximately 104 acres in total with frontage on Winnicutt Road. The intent of this application is to propose an Open Space Cluster subdivision on the two above referenced parcels. A yield plan has been prepared and is included with this submission for the purposes of determining base density. The property yields 36 conventionally sized subdivision lots. We have accounted for a total of 50% density bonus in addition to the 36 yield lots and are therefore an Open Space Cluster subdivision with fifty-four (54) single-family residential lots. The density bonuses are as follows.

- a. Threshold Bonus = 1 lot
- b. Frontage Lot Bonus – 2 per frontage lot preserved as open space = 4 lots
The parcel has over 250 feet of frontage on Winnicutt Road. It could be subdivided into two conventional frontage lots meeting Town of Stratham Zoning requirements, with one lot being a “porkchop” lot as allowed per the Ordinance. The entirety of the frontage will be preserved as open space in order to maintain a visual buffer to the proposed subdivision as well as preserve the natural features of the area adjacent to Winnicutt Road. The first home will be set back more than 500 feet from Winnicutt Road
- c. Recreation & Public Access Bonus (10% of yielded lots) = 3.6 lots
The existing property is a farm with vast open fields and a small farm pond near the Winnicutt Road frontage. The intention of the proposed Open Space Cluster subdivision will be to provide more than required open space with trails through the property and access off the proposed subdivision road. The access will provide parking for the public as well as be adjacent to a ½ acre recreation area for picnics and other activities near the entrance to the trail. The access and recreation area is proposed adjacent to the existing farm pond.

- d. Unique Land and Environmental Features and/or Facilities Bonus (30% of yielded lots) = 10.8 lots
- iv. – Linking Open Space Trails and Corridors - This property directly abuts the recent Treat Farm Subdivision and associated open space. The proposed open space for the subdivision will adjoin with the existing Treat Farm open space, creating a much larger open space area accessible to the public
 - v. Innovative Stormwater and Wastewater Treatment Facilities – Proposed stormwater systems will aim to reintegrate stormwater into the groundwater system.
 - vii. – Additional Open Space – The open space has been increased to 67.9% where only 35% is required by the Zoning Ordinance.
- e. Innovative Layout and Design for Village/ Community Environment Bonus (15% of Yielded Lots) = 5.4 lots
- This bonus is afforded to projects that encourage a village or community type environment with such amenities such as village greens and parks, community view sheds and/or integration into existing protected farm activities or existing recreational opportunities. As mentioned in Items c and d above, the property is an existing farm with a farm pond and vast open fields with surrounding forests and intermittent streams that run through the property. The subdivision proposes a ½ acre village green to be accessible to the residents and public alike, trails throughout the wooded portion of the property, as well as direct access to abutting open space and trails at the Treat Farm subdivision. The layout has been designed such that every lot within the subdivision has immediate access to the open space and therefore the proposed and existing trail network, and almost every lot backs up and has viewsheds of the intermittent streams. All of these features will allow for both resident and public enjoyment of the natural features of the parcel and allow for ample pedestrian travel. The proposed road has been designed such that it maintains a wooded buffer along the Winnicutt Road frontage, and if you look down it, the main view will be of the existing farmhouse, encouraging the perception by visitors the conservation emphasis of the development.

These density bonuses allow for up to 22.8 additional lots in total, but because the maximum allowable density bonus per the Town of Stratham Zoning Ordinance is 50%, we are proposing 18 lots in addition to the yielded 36 lots, for a total of 54 lots. The proposed Open Space cluster subdivision proposes 4,738 feet of paved roadway with two intermittent stream crossings. The proposed lots will be serviced by on-site septic systems and a community well system. The wetlands depicted on the plans were field delineated and located by Joseph Noel, CWS and a vernal pool study was done in spring of 2023. Preliminary lot loading calculations were done based on NRCS soils and field delineated wetlands and determined that the property yields 580 bedrooms for the conventional (yield) plan (individual wells) and 638 bedrooms for the open space cluster subdivision (community wells), meaning the site has ample septic loading capacity for the number of lots proposed.

We met with Town Planner Mark Connors to discuss this application on November 1st, 2023. We look forward to discussing this application with the Board on December 20th. We would like to get preliminary feedback from the Board on both the proposed yield plan and assumed density bonuses. We would also like to discuss the possibility of a waiver request for the maximum road length with the Board as it is our understanding one would be required for this project.

The following items are provided in support of this Preliminary Consultation Application:

1. Preliminary Consultation Application.
2. Letter of Authorization.
3. Copy Deed.
4. Abutters List & Mailing Labels.
5. Lot Loading Calculations.
6. Check for application fees in the amount of \$113.00.
7. Six (6) full size plan sets.
8. Nine (9) reduced size (11" x 17") plan sets.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Paige Libbey, P.E.
Associate / Project Manager

CC: Paul Gallant (via email)



TOWN OF STRATHAM

10 Bunker Hill Avenue, Stratham NH 03885
Planning Department (603) 772-7391
www.strathamnh.gov

SUBDIVISION APPLICATION

1. CHECKLIST SUMMARY:

- This completed application (including all application package contents noted in the Site Plan Review Checklist) must be filed with the Planning Board's Agent no later than 12:00 PM on the deadline day published in the Planning Board's Schedule of Regular Board Meetings.
- Fees (cash or check). Make checks payable to the Town of Stratham.

Application: Preliminary Consultation Minor Subdivision Review*
 (check one) Lot Line Revision Major Subdivision Review**

*A minor subdivision is one that will not create more than 3 lots and does not require construction of a road.

**A major subdivision is one that creates more than 3 lots or includes construction of a road.

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the Site Plan Review Checklist. Please note that an incomplete application will not be accepted for processing.

2. APPLICANT AND PROPERTY OWNER INFORMATION:

APPLICANT NAME: Paul Gallant, Trustee of Helen E. Gallant Irrevocable Trust of 11/8/95

Phone #: 603-396-4148 Email Address: pgallantcpa@comcast.net

Mailing Address: 2642 Bolero Drive, #501, Naples, FL 34109

PROPERTY OWNER NAME (If different from Applicant):

Phone #: Email Address:

Mailing Address:

3. PROPERTY/PROJECT INFORMATION:

Tax Map: 14 Property Deed Information: Book: 5583 Page: 0760

Lot(s): 56 & 57 Total parcel area (SF): Total parcel area (acres): 103.55

Zoning District(s): Check all that apply.

- | | |
|---|--|
| <input type="checkbox"/> Commercial/Light Industrial/Office | <input checked="" type="checkbox"/> Residential/Agricultural |
| <input type="checkbox"/> Flexible/Mixed Use Development | <input type="checkbox"/> Retirement Planned Community |
| <input type="checkbox"/> Gateway Commercial Business | <input type="checkbox"/> Route 33 Legacy Highway Heritage |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Special Commercial |
| <input type="checkbox"/> Manufactured Housing/Mobile Home | <input type="checkbox"/> Town Center |
| <input type="checkbox"/> Professional/Residential | |

Overlay District(s): Check all that apply.

- | |
|--|
| <input type="checkbox"/> Aquifer Protection |
| <input type="checkbox"/> Floodplain Management |
| <input type="checkbox"/> Shoreline Protection |
| <input type="checkbox"/> Wetland Conservation |

4. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)

COMPANY NAME: Jones & Beach Engineers Contact: Paige Libbey, P.E.

Phone.#: 603-772-4746 Email Address: plibbey@jonesandbeach.com

Mailing Address: PO Box 219, Stratham, NH 03885

COMPANY NAME: Contact:

Phone #: Email Address:

Mailing Address:

5. PROJECT DESCRIPTION:

Briefly describe your existing and proposed use(s):

The intent of this project is to subdivide the two lots into fifty-four (54) open space cluster single-family residential subdivision.



Existing Number of Lots:	2	Existing Total Impervious Surface Area (SF):	
Proposed Number of Lots:	54	Proposed Total Impervious Surface Area (SF):	

6. APPLICANT'S CERTIFICATION:

I/We declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I/We have read and agree to abide by the regulations of the Town of Stratham. I/We understand that any misrepresentations of submitted data may invalidate any approval of this application. If the use is not operated in compliance with these regulations, the permit may be revoked by the Code Enforcement Officer or the Zoning Board of Adjustment.

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, or your property, to ensure compliance with all Stratham Zoning, Subdivision and/or Site Plan Review regulations while your application is under consideration. The Town accepts electronic signatures on this application. Electronic signatures carry the same validity, enforceability and admissibility, as handwritten signatures.

I/We authorize See attached letter of authorization to submit this application to the Stratham Planning Board and to act as the professional and primary contact representing this application before the Stratham Planning Board. Communications related to this application, including those from the Stratham Planning Department, will be directed to this representative.

 (AS agent) JONES & BEAUM ENGINEERS, INC 12/6/23
 Signature of Applicant Print Applicant's Name Date
 (AS owner) JONES & BEAUM ENGINEERS, INC 12/6/23
 Signature of Owner Print Owner's Name Date

SCHEDULE OF FEES FOR PLAN SUBMISSION

Fees will be calculated by Planning Department Staff with payment due at the time of final plan submission for the following:

Preliminary Consultation	\$75.00	+ \$2
Lot Line Revision (plus notice costs)	\$150.00	20
Minor Subdivision (plus notice costs)	\$150.00 for the first lot, plus \$100.00 for each lot or unit thereafter	abutter
Major Subdivision (plus notice costs).....	\$250.00 for the first lot, plus \$100.00 for each lot or unit thereafter	= \$113
Notice Costs.....	\$150.00 plus \$8.00 per abutter and per applicant	

Please note that additional Special Investigative, Recording, and Municipal Review costs may apply. Review the Site Plan Review Regulations for more information and contact the Town Planner with questions.

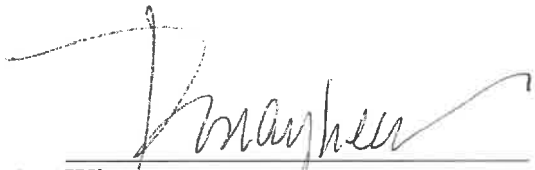
PLEASE DO NOT WRITE BELOW THIS LINE – FOR PLANNING DEPARTMENT USE ONLY

Application Received Date: _____ Date of Public Hearing Notice: _____
 Application Fee: _____ Check Number: _____
 Public Notice Fee: _____ Check Amount: _____
 Abutter Notice Fee: _____ Check Payor: _____

Paul Gallant

LETTER OF AUTHORIZATION

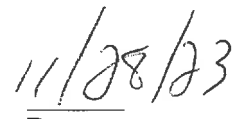
I, Paul Gallant, Trustee of the Helen E. Gallant Revocable Trust of November 8, 1995, owner of the property located at 80 and 80R Winnicut Road, Stratham NH, known as tax map 14, lots 56 and 57 do hereby appoint Jones and Beach Engineers, Inc. as my agent to act on my behalf in the review process with the town of Stratham including any required signatures.



Witness



Paul Gallant



Date

2642 Bolero Drive #501
Naples, Florida 34109
(603) 396-4148 tel.
Pgallantcpa@comcast.net

CONFIRMATORY DEED

KNOW YE ALL MEN BY THESE PRESENTS, that I, **Helen E. Gallant**, individually and as trustee of the Gallant Family Trust, of 80 Winnicutt Road, Stratham, N.H. 03885, for consideration given, hereby grant to **Paul Gallant, Trustee of the Helen E. Gallant Irrevocable Trust of November 8, 1995**, of 80 Winnicutt Road, Stratham, N.H. 03885, with Quitclaim Covenants, the following described real property:

049276

A certain parcel of land only situate on Winnicut Road, in the Town of Stratham, County of Rockingham, State of New Hampshire, shown as Lot 47-1 on a plan entitled "Lot Line Revision for Helen Gallant in Stratham, N.H." dated April 8, 1992 by Bruce L Pohopek, Land Surveyor, and recorded in the Rockingham County Registry of Deeds as Plan# D-21763, containing 83.94 acres.

Being a portion of 3 parcels conveyed by Helen E. Gallant to Helen E. Gallant, trustee of the Gallant Family Trust on August 8, 1988, and recorded in the Rockingham County Registry of Deeds at Book 2756 Page 2088. Being the same land as excepted from deed of Helen E. Gallant, trustee of the Gallant Family Trust to Helen E Gallant on December 7, 2006 and recorded in the Rockingham County Registry of Deeds at Book 4814 Page 1738, as corrected April 16,2010 at Book 5105 Page 1110.

This deed is given to confirm the beneficial interest as recorded in the Rockingham County Registry of Deeds at Book 3805 Page 2848, in Paul Gallant, trustee of the Helen E. Gallant Irrevocable Trust of November 8, 1995, of the Gallant Family Trust recorded in said Registry at Book 2756 Page 2082, which trust lapsed by its provisions June 30, 2008.

The undersigned was the sole trustee of the Gallant Family Trust during the entire period of the trust, and hereby certifies that said trust was not revoked or amended, and that she had full power to convey any property held by the Trust during its life span and did not, so that the Trust lapsed according to its provisions.

2014 DEC 18 PM 12:41

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Signed this 16th day of DECEMBER, 2014.

Helen E Gallant
Helen E Gallant

**STATE OF NEW HAMPSHIRE
ROCKINGHAM SS**

On this 16th day of DECEMBER, 2014, personally appeared before me, **Helen E. Gallant**, known to me or satisfactorily proven, and acknowledged the foregoing to be of her own free act and will for the purposes contained herein.

[Signature]

Notary Public / Justice of the Peace



QUITCLAIM DEED

KNOW YE ALL MEN BY THESE PRESENTS, that I, **Helen E. Gallant**, of 80 Winnicutt Road, Stratham, N.H. 03885, for consideration given, hereby grant to **Helen E. Gallant, Trustee of the Helen E. Gallant Revocable Trust of November 8, 1995**, of 80 Winnicutt Road, Stratham, N.H. 03885, with Quitclaim Covenants, the following described real property:

A certain parcel of land only situate on Winnicut Road, in the Town of Stratham, County of Rockingham, State of New Hampshire, shown as Lot 47-1 on a plan entitled "Lot Line Revision for Helen Gallant in Stratham, N.H." dated April 8, 1992 by Bruce L Pohopek, Land Surveyor, and recorded in the Rockingham County Registry of Deeds as Plan# D-21763, containing 83.94 acres.

Being a portion of 3 parcels conveyed by Helen E. Gallant to Helen E. Gallant, trustee of the Gallant Family Trust on August 8, 1988, and recorded in the Rockingham County Registry of Deeds at Book 2756 Page 2088. Being the same land as excepted from deed of Helen E. Gallant, trustee of the Gallant Family Trust to Helen E Gallant on December 7, 2006 and recorded in the Rockingham County Registry of Deeds at Book 4814 Page 1738, as corrected April 16, 2010 at Book 5105 Page 1110, and confirmed by deed of Helen E. Gallant to be recorded herewith.

Being the same premises conveyed to the grantor by deed of Paul Gallant, Trustee of the Helen E. Gallant Irrevocable Trust of November 8, 1995 to be recorded herewith.

This is a non-contractual conveyance.

Signed this 16th day of DECEMBER, 2014.

Helen E. Gallant
Helen E Gallant

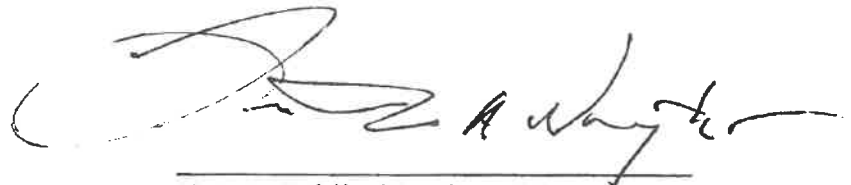
007271

2015 MAR -2 AM 11: 53

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
ROCKINGHAM SS

On this 16th day of DECEMBER, 2014, personally appeared before me, **Helen E. Gallant**, known to me or satisfactorily proven, and acknowledged the foregoing to be of her own free act and will for the purposes contained herein.



Notary Public / Justice of the Peace

LUTHER A. WEIGLE III
Justice of the Peace - New Hampshire
My Commission Expires February 6, 2018



0 foot Abutters List Report

Stratham, NH
November 21, 2023

Subject Properties:

Parcel Number: 14-056-000
CAMA Number: 14-056-000
Property Address: 80 WINNICUTT ROAD

Mailing Address: GALLANT, HELEN E. REV TRUST 95
GALLANT, HELEN E. -TRUSTEE
C/O PAUL GALLANT 2642 BOLERO
DRIVE - #501
NAPLES, FL 34109

Parcel Number: 14-057-000
CAMA Number: 14-057-000
Property Address: 80R WINNICUTT ROAD

Mailing Address: GALLANT, HELEN E. REV TRUST 95
GALLANT, HELEN E. -TRUSTEE
C/O PAUL GALLANT 2642 BOLERO
DRIVE - #501
NAPLES, FL 34109

Abutters:

Parcel Number: 09-063-000
CAMA Number: 09-063-000
Property Address: 45 BUNKER HILL AVENUE

Mailing Address: SANDERSON, ELAINE R.
45 BUNKER HILL AVENUE
STRATHAM, NH 03885

Parcel Number: 09-073-000
CAMA Number: 09-073-000
Property Address: 16R AUTUMN LANE

Mailing Address: TILTON, ROBERT A. TILTON, NATALIE H.
16R AUTUMN LANE
STRATHAM, NH 03885

Parcel Number: 09-082-000
CAMA Number: 09-082-000
Property Address: 69 BUNKER HILL AVENUE

Mailing Address: BELL & FLYNN, LLC
69 BUNKER HILL AVENUE
STRATHAM, NH 03885

Parcel Number: 13-074-000
CAMA Number: 13-074-000
Property Address: 9 MILLBROOK DRIVE

Mailing Address: EMANUEL CO INC
6 PATRIOTS ROAD
STRATHAM, NH 03885

Parcel Number: 13-131-000
CAMA Number: 13-131-000
Property Address: 9 SPRING CREEK LANE

Mailing Address: CITRIN, MYRA A. MILLSTEIN, ROBERT
P.
10 SPRING CREEK LANE
STRATHAM, NH 03885

Parcel Number: 13-132-000
CAMA Number: 13-132-000
Property Address: 10 SPRING CREEK LANE

Mailing Address: CITRIN, MYRA A. MILLSTEIN, ROBERT
P.
10 SPRING CREEK LANE
STRATHAM, NH 03885

Parcel Number: 14-055-000
CAMA Number: 14-055-000
Property Address: 86 WINNICUTT ROAD

Mailing Address: ADAMS, BETH A.
86 WINNICUTT ROAD
STRATHAM, NH 03885

Parcel Number: 14-058-000
CAMA Number: 14-058-000
Property Address: 76 WINNICUTT ROAD

Mailing Address: LEVESQUE FAMILY REVOCABLE TRUS
LEVESQUE, THOMAS P. & MARGUERI
1 HEATHER LANE
HAMPTON, NH 03842



www.cai-tech.com



0 foot Abutters List Report

Stratham, NH
November 21, 2023

Parcel Number: 14-059-000
CAMA Number: 14-059-000
Property Address: 74 WINNICUTT ROAD

Mailing Address: CROW FAMILY REVOCABLE TRUST
CROW, JOSHUA D. & CHRISTINE M.
74 WINNICUTT ROAD
STRATHAM, NH 03885

Parcel Number: 14-060-000
CAMA Number: 14-060-000
Property Address: 72 WINNICUTT ROAD

Mailing Address: POWERS, LISA M. POWERS, JEFFREY
A.
72 WINNICUTT ROAD
STRATHAM, NH 03885

Parcel Number: 14-061-000
CAMA Number: 14-061-000
Property Address: 70 WINNICUTT ROAD

Mailing Address: GERWECK, CATHERINE GERWECK,
JAMES
70 WINNICUTT ROAD
STRATHAM, NH 03885

Parcel Number: 14-063-000
CAMA Number: 14-063-000
Property Address: 7 SPRING CREEK LANE

Mailing Address: BINNIE, PAMELA W. HARITOS SR.,
NICHOLAS C.
7 SPRING CREEK LANE
STRATHAM, NH 03885

Parcel Number: 14-070-000
CAMA Number: 14-070-000
Property Address: 73 WINNICUTT ROAD

Mailing Address: BENNETT, BRUCE
73 WINNICUTT ROAD
STRATHAM, NH 03885

Parcel Number: 14-071-000
CAMA Number: 14-071-000
Property Address: 81 WINNICUTT ROAD

Mailing Address: CASPER, GREG A. CASPER, EMILY A.
81 WINNICUTT ROAD
STRATHAM, NH 03885

Parcel Number: 14-162-000
CAMA Number: 14-162-000
Property Address: 70R WINNICUTT ROAD

Mailing Address: KUSHNER, MATTHEW B. KUSHNER,
MARYBETH H.
70R WINNICUTT ROAD
STRATHAM, NH 03885

Parcel Number: 14-172-000
CAMA Number: 14-172-000
Property Address: 21 TREAT FARM ROAD

Mailing Address: ROBIE FARMS HOMEOWNERS ASSOCIA
C/O JONES & BEACH ENGINEERS, I
PO BOX 219
STRATHAM, NH 03885

Parcel Number: 14-173-000
CAMA Number: 14-173-000
Property Address: 20 TREAT FARM ROAD

Mailing Address: PETRARCA, MARK LEWIS PETRARCA,
KELLY L.
20 TREAT FARM ROAD
STRATHAM, NH 03885

JONES & BEACH ENGINEERS, ATTN. PAIGE LIBBEY, P.E., PO BOX 219, STRATHAM, NH 03885



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Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

ADAMS, BETH A.
86 WINNICUTT ROAD
STRATHAM, NH 03885

BELL & FLYNN, LLC
69 BUNKER HILL AVENUE
STRATHAM, NH 03885

BENNETT, BRUCE
73 WINNICUTT ROAD
STRATHAM, NH 03885

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STRATHAM, NH 03885

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CASPER, EMILY A.
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STRATHAM, NH 03885

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6 PATRIOTS ROAD
STRATHAM, NH 03885

GERWECK, CATHERINE
GERWECK, JAMES
70 WINNICUTT ROAD
STRATHAM, NH 03885

KUSHNER, MATTHEW B.
KUSHNER, MARYBETH H.
70R WINNICUTT ROAD
STRATHAM, NH 03885

LEVESQUE FAMILY REVOCABLE
LEVESQUE, THOMAS P. & MAR
1 HEATHER LANE
HAMPTON, NH 03842

PETRARCA, MARK LEWIS
PETRARCA, KELLY L.
20 TREAT FARM ROAD
STRATHAM, NH 03885

POWERS, LISA M.
POWERS, JEFFREY A.
72 WINNICUTT ROAD
STRATHAM, NH 03885

ROBIE FARMS HOMEOWNERS AS
C/O JONES & BEACH ENGINEE
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STRATHAM, NH 03885

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JONES & BEACH ENGINEERS
ATTN. PAIGE LIBBEY, P.E.
PO BOX 219
STRATHAM, NH 03885

GALLANT, HELEN E. REV TRUST 95
GALLANT, HELEN E. -TRUSTEE
C/O PAUL GALLANT
2642 BOLERO DRIVE - #501
NAPLES, FL 34109



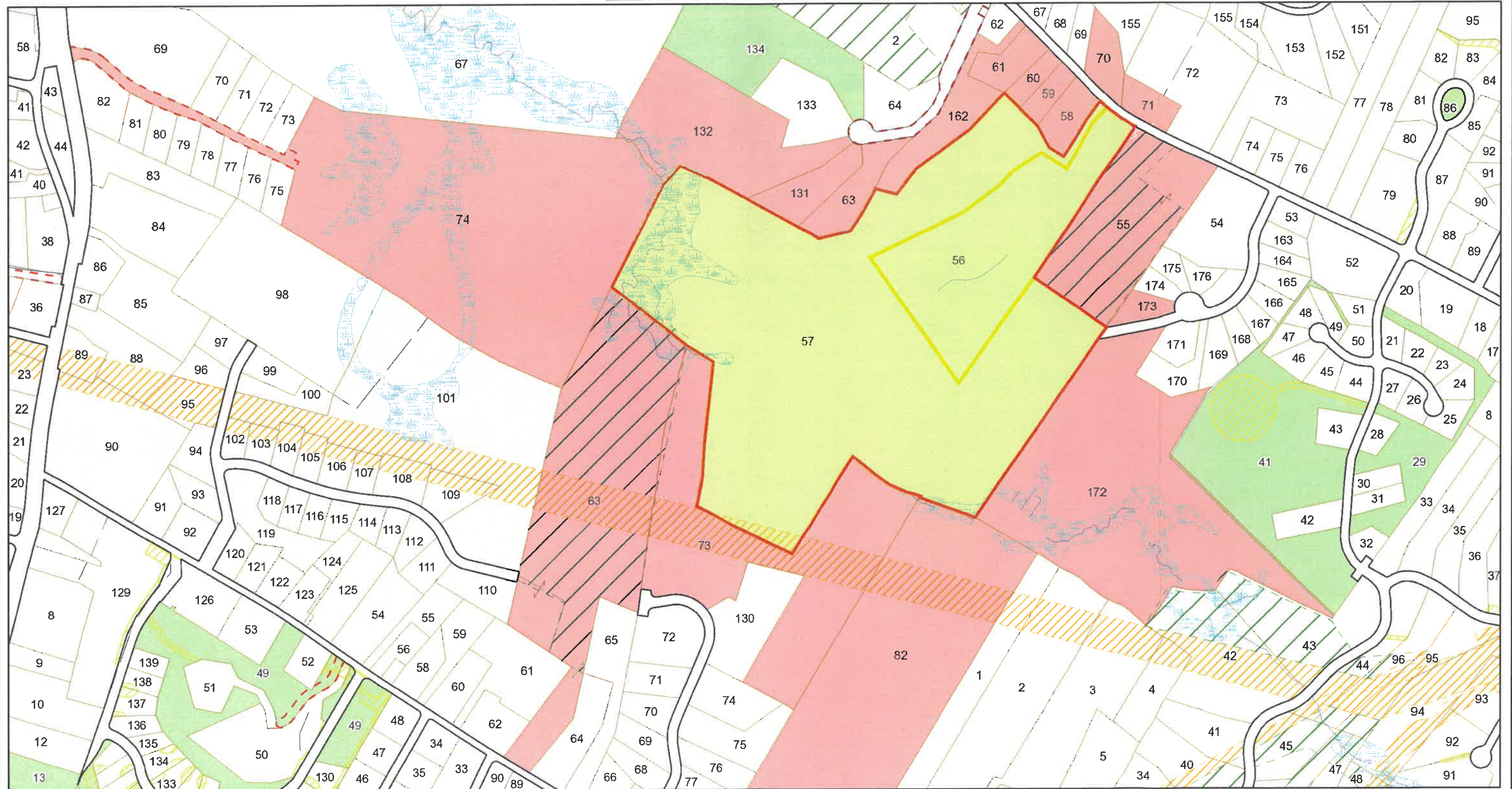
November 21, 2023

Stratham, NH

1 inch = 550 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

J/B		STATE LOT SIZE BY SOIL TYPE-WORKFORCE UNITS			J/B	
Conceptual Cluster Plan Tax Map 14, Lots 56 & 57 80 & 80R Winnicutt Rd Stratham, NH JBE Project No. 23139				Jones & Beach Engineers, Inc. 85 Portsmouth Avenue P.O. Box 219 Stratham, NH 03885 November 10, 2023		
SOIL TYPE	NRCS SOIL GROUP	SLOPE CATEGORY	SEWAGE LOADING FACTOR PER ENV-WS 1005.04	ACTUAL SOIL AREA	LOADING FACTOR WEIGHTED AVE	
Boxford	1	B	1.00	385,575	0.08540	
Eldridge	3	A	1.60	2,127,423	0.75392	
Eldridge	3	B	1.60	205,433	0.07280	
Paxton	3	B	1.60	144,004	0.05103	
Paxton	3	B	1.60	44,449	0.01575	
Squamscott	5	A	3.00	1,607,993	1.06846	
TOTAL				4,514,877	2.04738	

251,327

TOTAL AREA = 4,514,877 S.F. 103.65 ACRES
 WELL AREA = 251,327 S.F. 5.77 ACRES
 VERY POORLY DRAIN SOILS = - S.F. - ACRES
 NET LOT AREA = 4,263,550 S.F. 97.88 ACRES

REQUIRED LOT SIZE (ACRES) = (Q/2000)*SLF

GALLONS PER DAY PER BEDROOM= 150 GPD
 NUMBER OF BEDROOMS PERMITTED = 637.4 BEDROOM
 NUMBER OF BEDROOMS PROPOSED = 260 BEDROOM

NUMBER OF BEDROOMS= 260
 Q= 39000 GPD

REQUIRED LOT SIZE = 2.00 ACRES
87,120 SQUARE FEET

ACTUAL LOT SIZE = 4,514,877 SQUARE FEET

ACTUAL LOT SIZE IS GREATER THAN THE REQUIRED LOT SIZE, THEREFORE THIS LOT PASSES STATE REQUIREMENTS

J/B		STATE LOT SIZE BY SOIL TYPE-WORKFORCE UNITS			J/B	
Conceptual Yield Plan Tax Map 14, Lots 56 & 57 80 & 80R Winnicutt Rd Stratham, NH JBE Project No. 23139			Jones & Beach Engineers, Inc. 85 Portsmouth Avenue P.O. Box 219 Stratham, NH 03885 November 10, 2023			
SOIL TYPE	NRCS SOIL GROUP	SLOPE CATEGORY	SEWAGE LOADING FACTOR PER ENV-WS 1005.04	ACTUAL SOIL AREA	LOADING FACTOR WEIGHTED AVE	
Boxford	1	B	1.00	385,575	0.08540	
Eldridge	3	A	1.60	2,127,423	0.75392	
Eldridge	3	B	1.60	205,433	0.07280	
Paxton	3	B	1.60	144,004	0.05103	
Paxton	3	B	1.60	44,449	0.01575	
Squamscott	5	A	3.00	1,607,993	1.06846	
TOTAL				4,514,877	2.04738	

636,156

TOTAL AREA = 4,514,877 S.F. 103.65 ACRES
 WELL AREA = 636,156 S.F. 14.60 ACRES
 VERY POORLY DRAIN SOILS = - S.F. - ACRES
 NET LOT AREA = 3,878,721 S.F. 89.04 ACRES

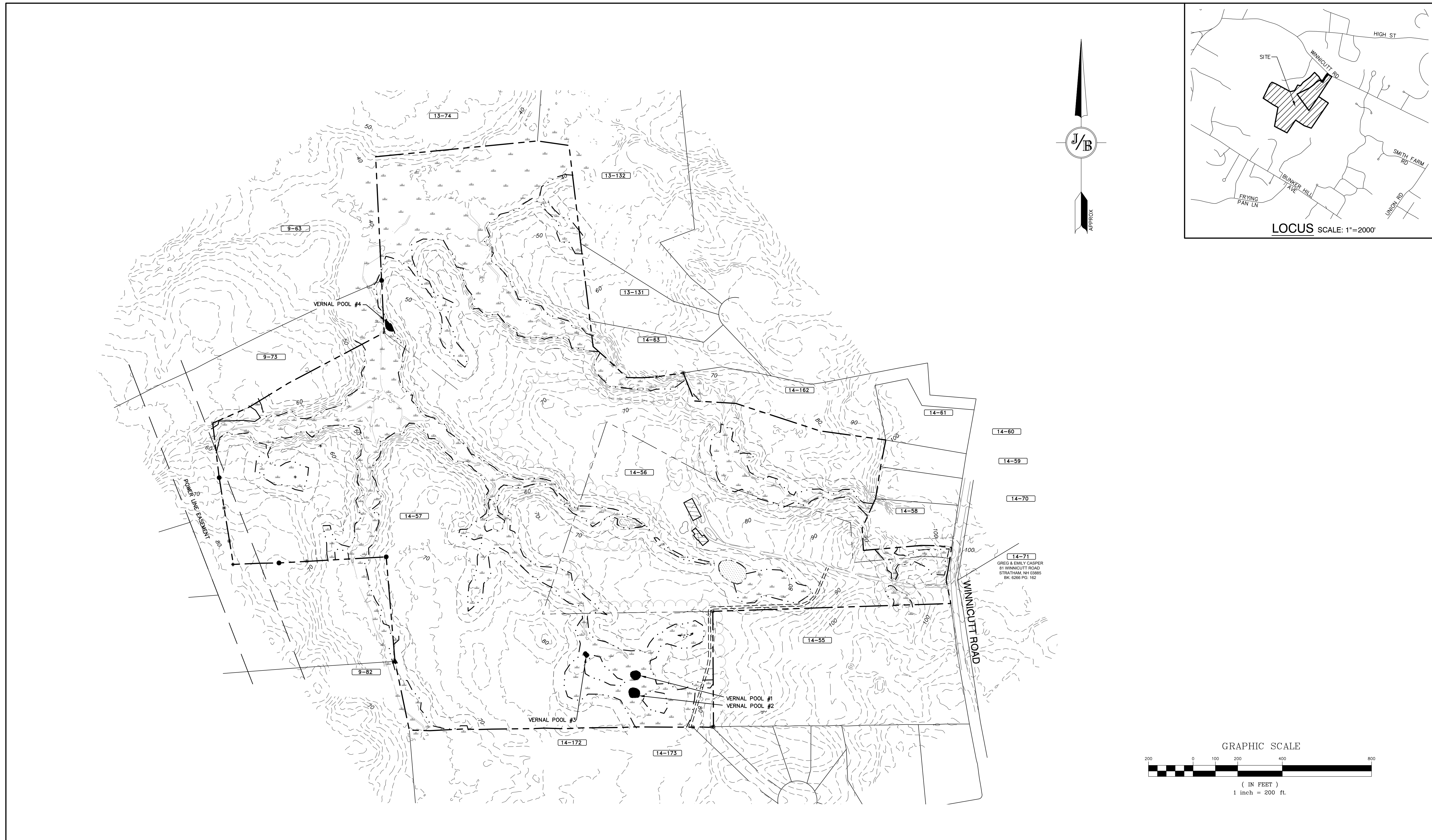
REQUIRED LOT SIZE (ACRES) = (Q/2000)*SLF
 GALLONS PER DAY PER BEDROOM = 150 GPD
 NUMBER OF BEDROOMS PERMITTED = 579.9 BEDROOM
 NUMBER OF BEDROOMS PROPOSED = 144 BEDROOM

NUMBER OF BEDROOMS = 144
 Q = 21600 GPD

REQUIRED LOT SIZE = 2.00 ACRES
 87,120 SQUARE FEET

ACTUAL LOT SIZE = 4,514,877 SQUARE FEET OK

ACTUAL LOT SIZE IS GREATER THAN THE REQUIRED LOT SIZE, THEREFORE THIS LOT PASSES STATE REQUIREMENTS



Design: ERE	Draft: ERE	Date: 9/11/23
Checked: PSL	Scale: AS SHOWN	Project No.: 23139
Drawing Name: 23139-SUBDIVISION-CONCEPT.dwg		
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REV.	DATE	REVISION	BY
2	12/5/23	LOT AREA ADJUSTMENTS	KDR
1	11/22/23	REVISED PER CLIENT	PSL
0	9/20/23	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

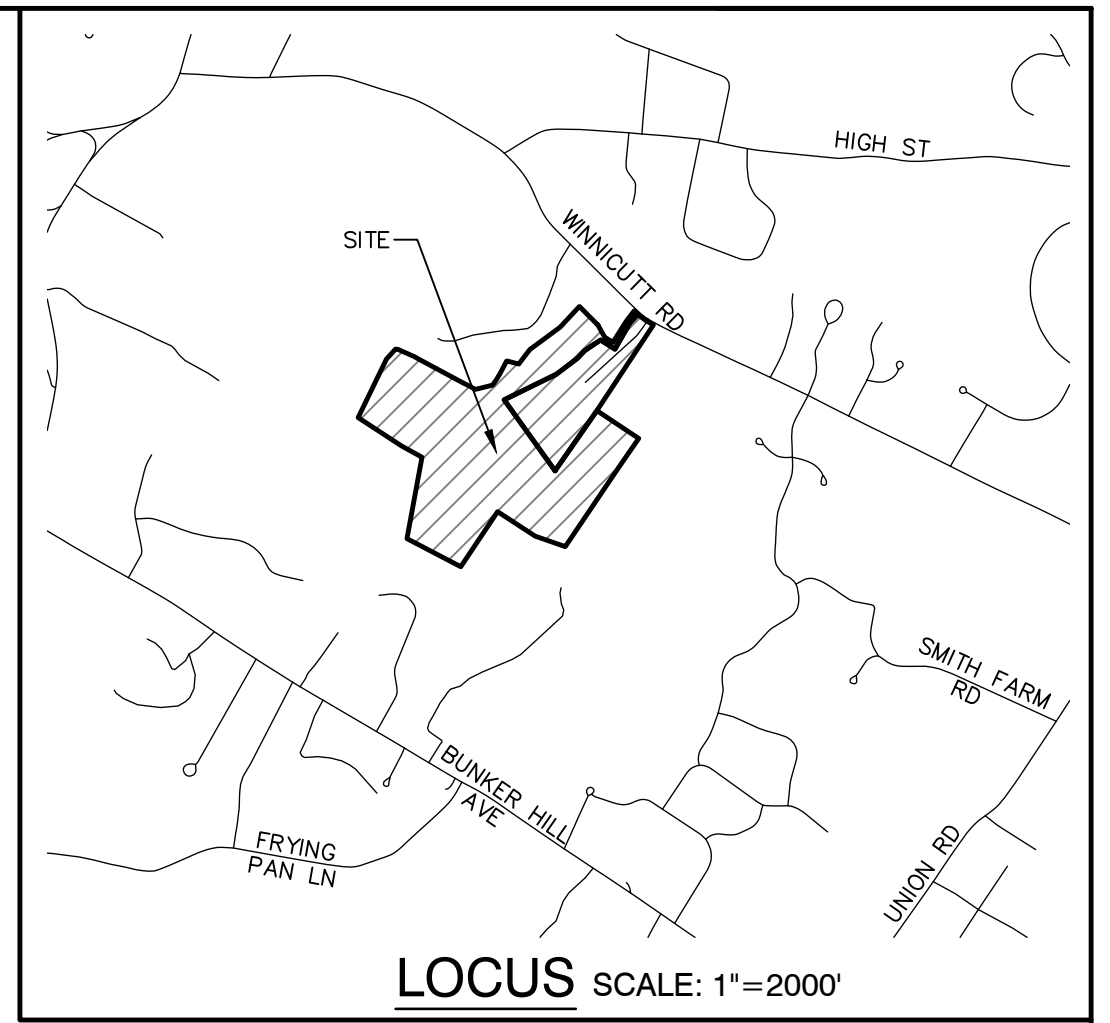
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

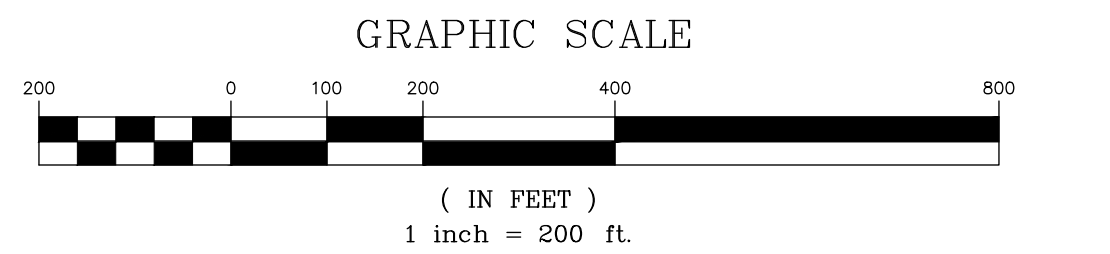
Plan Name:	EXISTING CONDITIONS PLAN
Project:	CONCEPTUAL SUBDIVISION DESIGN 80 & 80R WINNICUTT ROAD, STRATHAM, NH
Owner of Record:	PAUL & PETER GALLANT 2642 BOLERO DRIVE #501, NAPLES, FL 34109

DRAWING No.	C1
SHEET 1 OF 3	JBE PROJECT NO. 23139



SUBDIVISION NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL YIELD SUBDIVISION PLAN FOR MAP 14, LOTS 56 AND 57 INTO THIRTY-SIX (36) CONVENTIONAL SINGLE FAMILY RESIDENTIAL LOTS.
2. ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL
 MINIMUM LOT AREA: 2 ACRES WITH 30,000 S.F. CONTIGUOUS UPLAND
 LOT FRONTAGE MINIMUM = 200'
 LOT DEPTH MINIMUM = 150'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30'
 SIDE/REAR SETBACK = 20'
 WETLAND SETBACK = 50'
 MAX. BUILDING HEIGHT = 35'
 MIN. OPEN SPACE PER LOT = 60%
 MAX. BUILDING COVER PER LOT = 20%
3. TOTAL ROAD LENGTH = 6,036 LF
4. PROPOSED WETLAND IMPACTS : 5,359 S.F.
5. ALL EXISTING INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. THIS PLAN IS BASED ON LIDAR TOPOGRAPHY, AERIAL IMAGERY, FIELD WETLAND DELINEATION, BUT NO ON-SITE FIELD SURVEY HAS BEEN PERFORMED BY THIS OFFICE AT THIS TIME.
6. WETLANDS WERE FIELD DELINEATED BY JOSEPH NOEL, CWS DURING FALL 2022 AND SPRING, 2023, AND FIELD LOCATED BY OTHERS.



Design: ERE Draft: ERE Date: 9/11/23
 Checked: PSL Scale: AS SHOWN Project No.: 23139
 Drawing Name: 23139-SUBDIVISION-CONCEPT.dwg
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1	11/22/23	REVISED PER CLIENT	PSL
0	9/20/23	ISSUED FOR REVIEW	ERE
		REVISION	

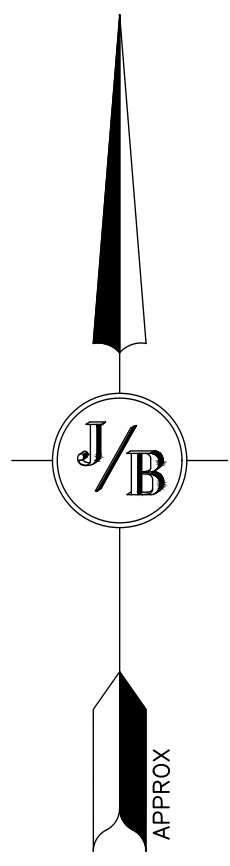
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	YIELD SUBDIVISION PLAN
Project:	CONCEPTUAL SUBDIVISION DESIGN 80 & 80R WINNICUTT ROAD, STRATHAM, NH
Owner of Record:	PAUL & PETER GALLANT 2642 BOLERO DRIVE #501, NAPLES, FL 34109

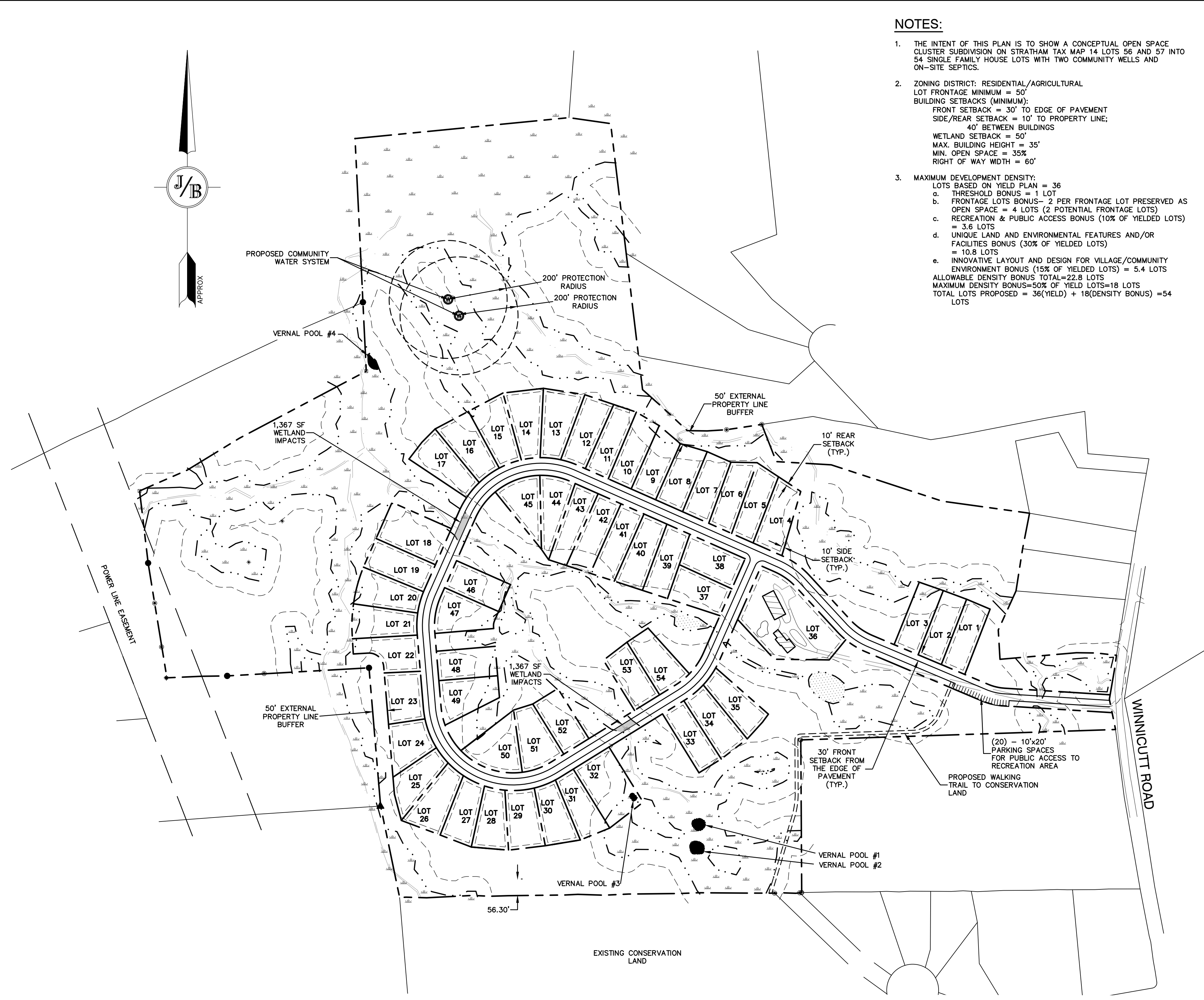
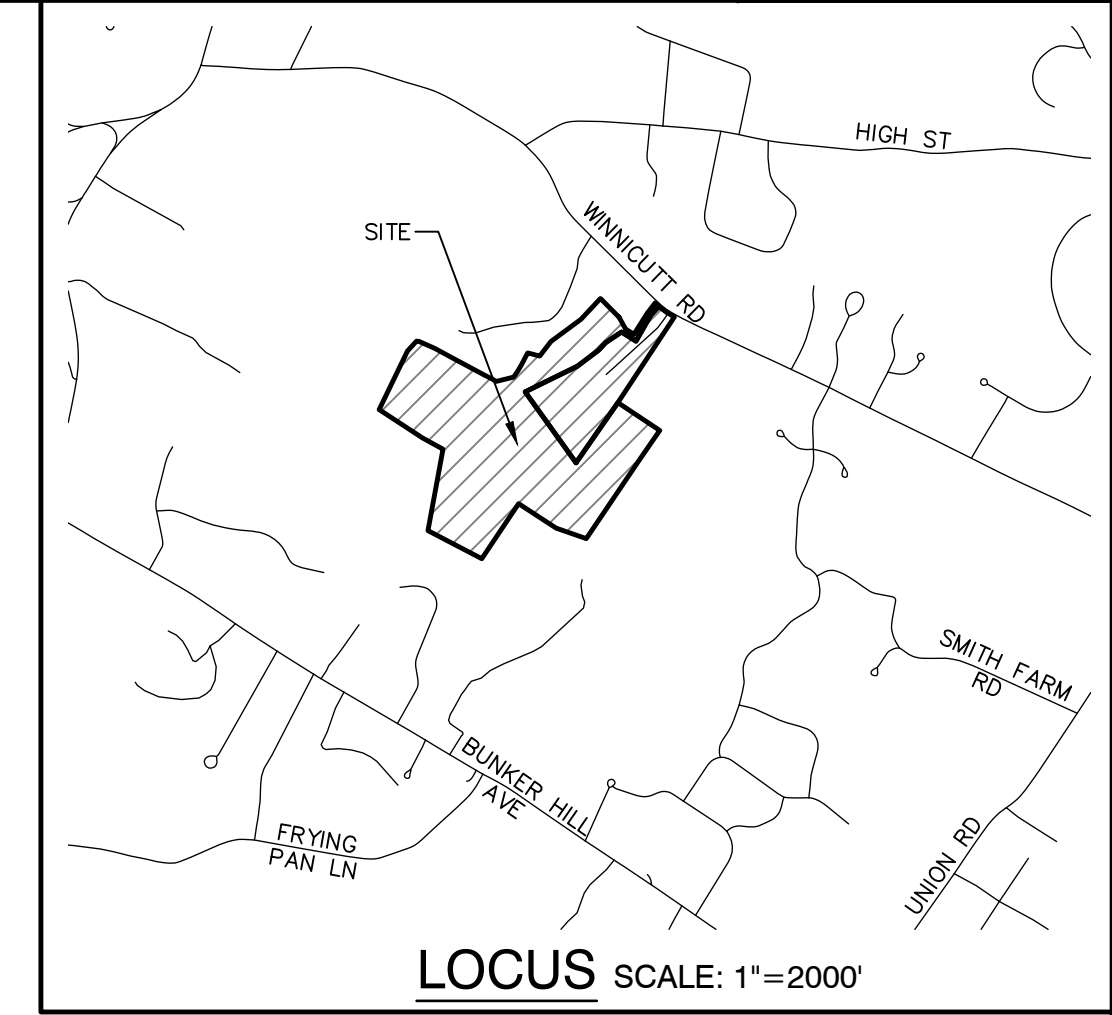
DRAWING No.
A1
 SHEET X OF 3
 JBE PROJECT NO. 23139



NOTES:

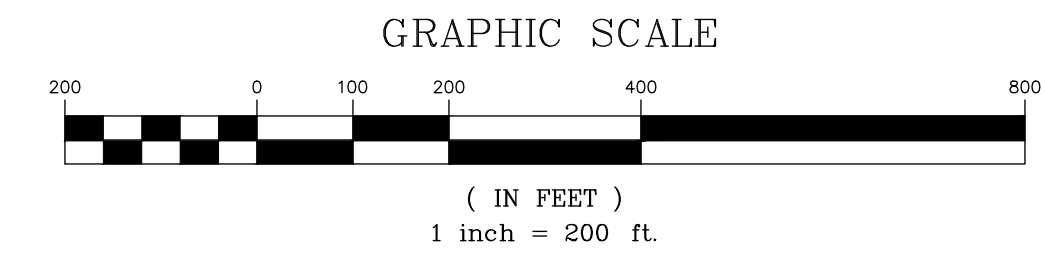
- THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL OPEN SPACE CLUSTER SUBDIVISION ON STRATHAM TAX MAP 14 LOTS 56 AND 57 INTO 54 SINGLE FAMILY HOUSE LOTS WITH TWO COMMUNITY WELLS AND ON-SITE SEPTICS.
- ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL
 LOT FRONTAGE MINIMUM = 50'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30' TO EDGE OF PAVEMENT
 SIDE/REAR SETBACK = 10' TO PROPERTY LINE;
 40' BETWEEN BUILDINGS
 WETLAND SETBACK = 50'
 MAX. BUILDING HEIGHT = 35'
 MIN. OPEN SPACE = 35%
 RIGHT OF WAY WIDTH = 60'
- MAXIMUM DEVELOPMENT DENSITY:
 LOTS BASED ON YIELD PLAN = 36
 a. THRESHOLD BONUS = 1 LOT
 b. FRONTAGE LOTS BONUS= 2 PER FRONTAGE LOT PRESERVED AS OPEN SPACE = 4 LOTS (2 POTENTIAL FRONTAGE LOTS)
 c. RECREATION & PUBLIC ACCESS BONUS (10% OF YIELDED LOTS) = 3.6 LOTS
 d. UNIQUE LAND AND ENVIRONMENTAL FEATURES AND/OR FACILITIES BONUS (30% OF YIELDED LOTS) = 10.8 LOTS
 e. INNOVATIVE LAYOUT AND DESIGN FOR VILLAGE/COMMUNITY ENVIRONMENT BONUS (15% OF YIELDED LOTS) = 5.4 LOTS
 ALLOWABLE DENSITY BONUS TOTAL=22.8 LOTS
 MAXIMUM DENSITY BONUS=50% OF YIELD LOTS=18 LOTS
 TOTAL LOTS PROPOSED = 36(YIELD) + 18(DENSITY BONUS) =54 LOTS

- OPEN SPACE REQUIREMENTS:
 TOTAL LOT AREA: 4,514,883 S.F. (103.6 AC.)
 35% OPEN SPACE REQUIREMENT: 1,580,209 S.F. (36.3 AC.)
 OPEN SPACE PROVIDED: 3,069,769 S.F. (70.47 AC.) (67.9%)
 25% UPLAND IN OPEN SPACE REQUIREMENT: 767,442 S.F. (17.61 AC.)
 UPLAND IN OPEN SPACE PROVIDED: 1,945,813 S.F. (44.31 AC.) (63.3%)
- TOTAL ROAD LENGTH = 4,738 LF
- PROPOSED WETLAND IMPACTS : 3,325 S.F.
- ALL EXISTING INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. THIS PLAN IS BASED ON LIDAR TOPOGRAPHY, AERIAL IMAGERY, FIELD WETLAND DELINEATION, BUT NO ON-SITE FIELD SURVEY HAS BEEN PERFORMED BY THIS OFFICE AT THIS TIME.
- WETLANDS WERE FIELD DELINEATED BY JOSEPH NOEL, CWS DURING FALL 2022 AND SPRING, 2023, AND FIELD LOCATED BY OTHERS.



PROPOSED LOTS:

LOT 1 TOTAL AREA = 20,506 SQ.FT. 0.47 AC FRONTAGE = 86'	LOT 13 TOTAL AREA = 24,500 SQ.FT. 0.56 AC FRONTAGE = 70'	LOT 25 TOTAL AREA = 20,565 SQ.FT. 0.47 AC FRONTAGE = 65'	LOT 38 TOTAL AREA = 22,066 SQ.FT. 0.51 AC FRONTAGE = 316'	LOT 50 TOTAL AREA = 24,783 SQ.FT. 0.57 AC UPLAND = 24,598 SQ.FT. FRONTAGE = 229'
LOT 2 TOTAL AREA = 19,975 SQ.FT. 0.46 AC FRONTAGE = 85'	LOT 14 TOTAL AREA = 23,424 SQ.FT. 0.53 AC FRONTAGE = 64'	LOT 26 TOTAL AREA = 23,565 SQ.FT. 0.54 AC FRONTAGE = 67'	LOT 39 TOTAL AREA = 20,498 SQ.FT. 0.47 AC FRONTAGE = 85'	LOT 51 TOTAL AREA = 23,301 SQ.FT. 0.53 AC FRONTAGE = 155'
LOT 3 TOTAL AREA = 20,158 SQ.FT. 0.46 AC UPLAND = 17,296 SQ.FT. FRONTAGE = 88'	LOT 15 TOTAL AREA = 23,726 SQ.FT. 0.54 AC UPLAND = 23,275 SQ.FT. FRONTAGE = 80'	LOT 27 TOTAL AREA = 20,311 SQ.FT. 0.47 AC FRONTAGE = 80'	LOT 40 TOTAL AREA = 22,590 SQ.FT. 0.52 AC FRONTAGE = 85'	LOT 52 TOTAL AREA = 20,000 SQ.FT. 0.46 AC UPLAND = 19,979 SQ.FT. FRONTAGE = 100'
LOT 4 TOTAL AREA = 22,811 SQ.FT. 0.52 AC FRONTAGE = 106'	LOT 16 TOTAL AREA = 23,664 SQ.FT. 0.54 AC UPLAND = 23,636 SQ.FT. FRONTAGE = 84'	LOT 28 TOTAL AREA = 20,161 SQ.FT. 0.46 AC FRONTAGE = 71'	LOT 41 TOTAL AREA = 21,573 SQ.FT. 0.50 AC UPLAND = 21,477 SQ.FT. FRONTAGE = 85'	LOT 53 TOTAL AREA = 20,505 SQ.FT. 0.47 AC FRONTAGE = 100'
LOT 5 TOTAL AREA = 20,289 SQ.FT. 0.46 AC FRONTAGE = 79'	LOT 17 TOTAL AREA = 23,659 SQ.FT. 0.54 AC FRONTAGE = 67'	LOT 29 TOTAL AREA = 22,353 SQ.FT. 0.51 AC FRONTAGE = 100'	LOT 42 TOTAL AREA = 22,243 SQ.FT. 0.51 AC UPLAND = 21,182 SQ.FT. FRONTAGE = 85'	LOT 54 TOTAL AREA = 22,192 SQ.FT. 0.51 AC FRONTAGE = 124'
LOT 6 TOTAL AREA = 20,083 SQ.FT. 0.46 AC FRONTAGE = 185'	LOT 18 TOTAL AREA = 29,439 SQ.FT. 0.68 AC UPLAND = 29,199 SQ.FT. FRONTAGE = 133'	LOT 30 TOTAL AREA = 20,319 SQ.FT. 0.47 AC FRONTAGE = 77'	LOT 43 TOTAL AREA = 19,934 SQ.FT. 0.46 AC UPLAND = 19,897 SQ.FT. FRONTAGE = 85'	
LOT 7 TOTAL AREA = 20,337 SQ.FT. 0.47 AC FRONTAGE = 97'	LOT 19 TOTAL AREA = 22,683 SQ.FT. 0.52 AC FRONTAGE = 100'	LOT 31 TOTAL AREA = 20,156 SQ.FT. 0.46 AC UPLAND = 19,892 SQ.FT. FRONTAGE = 71'	LOT 44 TOTAL AREA = 20,339 SQ.FT. 0.47 AC FRONTAGE = 124'	
LOT 8 TOTAL AREA = 20,759 SQ.FT. 0.48 AC UPLAND = 20,756 SQ.FT. FRONTAGE = 100'	LOT 20 TOTAL AREA = 22,450 SQ.FT. 0.52 AC UPLAND = 21,509 SQ.FT. FRONTAGE = 75'	LOT 32 TOTAL AREA = 32,419 SQ.FT. 0.74 AC UPLAND = 24,128 SQ.FT. FRONTAGE = 143'	LOT 45 TOTAL AREA = 20,623 SQ.FT. 0.47 AC FRONTAGE = 165'	
LOT 9 TOTAL AREA = 20,039 SQ.FT. 0.46 AC UPLAND = 17,938 SQ.FT. FRONTAGE = 91'	LOT 21 TOTAL AREA = 21,332 SQ.FT. 0.49 AC UPLAND = 19,412 SQ.FT. FRONTAGE = 75'	LOT 33 TOTAL AREA = 20,419 SQ.FT. 0.47 AC FRONTAGE = 85'	LOT 46 TOTAL AREA = 20,000 SQ.FT. 0.46 AC UPLAND=18,379 SQ.FT. FRONTAGE = 100'	
LOT 10 TOTAL AREA = 20,921 SQ.FT. 0.48 AC UPLAND = 19,761 SQ.FT. FRONTAGE = 85'	LOT 22 TOTAL AREA = 20,569 SQ.FT. 0.47 AC UPLAND = 20,171 SQ.FT. FRONTAGE = 123'	LOT 34 TOTAL AREA = 22,911 SQ.FT. 0.52 AC FRONTAGE = 85'	LOT 47 TOTAL AREA = 22,216 SQ.FT. 0.51 AC UPLAND = 20,835 SQ.FT. FRONTAGE = 161'	
LOT 11 TOTAL AREA = 20,036 FT. 0.46 AC FRONTAGE = 85'	LOT 23 TOTAL AREA = 20,660 SQ.FT. 0.47 AC FRONTAGE = 162'	LOT 35 TOTAL AREA = 21,338 SQ.FT. 0.48 AC FRONTAGE = 172'	LOT 48 TOTAL AREA = 20,000 SQ.FT. 0.46 AC UPLAND = 17,376 SQ.FT. FRONTAGE = 100'	
LOT 12 TOTAL AREA = 22,543 SQ.FT. 0.52 AC FRONTAGE = 89'	LOT 24 TOTAL AREA = 20,020 SQ.FT. 0.46 AC FRONTAGE = 105'	LOT 36 TOTAL AREA = 67,775 SQ.FT. 1.56 AC FRONTAGE = 583'	LOT 49 TOTAL AREA = 22,807 SQ.FT. 0.52 AC UPLAND = 18,891 SQ.FT. FRONTAGE = 152'	



Design: ERE	Draft: ERE	Date: 9/11/23
Checked: PSL	Scale: AS SHOWN	Project No.: 23139
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1	11/22/23	REVISED PER CLIENT	PSL
0	9/20/23	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OPEN SPACE SUBDIVISION PLAN
Project:	CONCEPTUAL SUBDIVISION DESIGN 80 & 80R WINNICUTT ROAD, STRATHAM, NH
Owner of Record:	PAUL & PETER GALLANT 2642 BOLERO DRIVE #501, NAPLES, FL 34109

DRAWING No.

A2

SHEET 3 OF 3
JBE PROJECT NO. 23139



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Planning & Community Development Director
FOR: January 3, 2024
RE: 2024 Proposed Zoning Amendments - Public Hearing

ARTICLE II. Definitions & Table of Uses

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

To amend the Zoning Ordinance, Section II *Definitions*, and Section III, Table 3.6 *Table of Uses, and Footnotes to Table 3.6* to include new definitions and property uses that are not defined under the Ordinance? This is a housekeeping amendment to better define terms, building uses and associated requirements, in the Zoning Ordinance.

2.1.38 Half Story: A building story in which the area of habitable square-footage is less than the areas of habitable rooms on the first floor with at least two opposite exterior walls meeting the sloping roof not more than three feet above that floor level.

2.1.54 Mixed-Use Development: A complementary combination of permitted residential uses and commercial land uses, occupying the same site or building.

Table 3.6 Table of Uses would be amended to include a new use category for Mixed-Use Development which would be permitted by Conditional Use Permit in the Gateway Commercial Business District, Town Center District, Professional/Residential District, Special Commercial District, and Route 33 Heritage District.

Mixed-Use Development would be prohibited in the Residential Agricultural District, Industrial District, Manufactured Housing/Mobile Home District, Retirement Planned Community District, and Commercial/Light Industrial/Offices District.

Footnote 18 to Table 3.6 Table of Uses In the Gateway Commercial Business, Professional/Residential, and Town Center Districts a minimum of 25 percent of the gross interior habitable space of the development must be allocated to non-residential uses.

2.1.81 Structure: Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground. Structures include but are not limited to buildings, mobile home, bridges, trestles, towers, **frameworks**, hoop houses, tanks or group of tanks exceeding a total of 500 gallons (**excluding septic tanks**), tunnels, stadiums, platforms, shelters, piers, wharfs, **signs**, fences **over six-feet in height**, and retaining walls over **six-feet (6')** in height, swimming pools, or the like. **This definition shall exclude burial vaults, septic tanks and associated infrastructure, and pre-fabricated children's playsets.** Where the Stratham Zoning Ordinance is silent, then the most current edition of the State Building Code shall be assumed to apply. (Rev. 3/90, 3/11, 3/20).

ARTICLE III: Building Ordinance

Article 3: 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 III *Permits*, to clarify the circumstances in which the Building Inspector may require that a plan prepared and stamped by a licensed land surveyor or certified wetland scientist be submitted with a building permit application? This amendment provides the Building Inspector discretion to require a plan prepared and stamped by a certified professional prior to the issuance of a building permit where there is a reasonable basis for questioning whether an application meets the requirements of the Zoning and Building Ordinances and/or the State Building and Fire Codes.

BUILDING ORDINANCE - ARTICLE III: PERMITS

3.5 No building permit shall be issued until the Building Inspector has certified that the proposed building or structure and its intended use comply with the provisions of **this the Stratham Zoning and Building Ordinances.**

~~**3.10 Before issuance of a Building Permit, the Building Inspector may require that property lines be properly established when not readily apparent, in accordance with the Town's Subdivision Regulations, by a registered surveyor. (Rev. 3/90)**~~

3.10 Prior to the issuance of a building permit, the Building Inspector may require, at his or her discretion and where there is a reasonable basis to question whether the plan meets the requirements of the Zoning and Building Ordinances, that a plan be prepared and stamped by a licensed surveyor to confirm that the application meets the requirements of the Stratham Zoning and Building Ordinances, including all relevant dimensional requirements (4.2 Table of Dimensional Requirements). The Building Inspector may also require that a plan be prepared and stamped by a licensed wetland scientist, where there is a reasonable basis to question whether an application conforms to the requirements of the Zoning and Building Ordinances, to confirm that the application meets the requirements of the Stratham Wetlands Conservation District and Shoreland Protection Districts.

ARTICLE IV: Home Occupations

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 V *Supplementary Regulations*, Sub-section 5.12 *Home Occupation* to clarify the requirements associated with home occupations? This amendment would limit the aggregate size of home occupations and clarify requirements associated with inspections and renewals of home occupations.

5.12.2 (excerpt)

- a. The total area occupied, including storage in accordance with “F” below, by a home occupation shall utilize an area of no more than twenty five percent (25%) of the total floor area of finished floor space of the dwelling, including the basement if finished as habitable space, **or no more than 1,000 square-feet (whichever is less)**, and does not change the residential character of the premises thereof. (Rev. 3/19)

5.12.3 (excerpt)

- b. Before a public hearing is held for a special exception under this section, the ~~special exception is granted considered, mandatory building inspections~~ a building inspection **may/shall** be conducted ~~made~~ by the Code Enforcement Officer of the portions of the property to be utilized for the home occupation.~~if the public is to be served at the proposed location or if hazardous materials are to be stored there.~~ **At or within five days of the inspection, the Code Enforcement Officer will make the applicant aware of any life safety/building code improvements necessary to operate the home occupation.** In addition, a formal site plan review by the Planning Board may be required if deemed necessary by the Zoning Board of Adjustment and/or Code Enforcement Officer.
- c. Upon the granting of the special exception, **the applicant shall be required to address any conditions of the special exception and other necessary improvements required by the Code Enforcement Officer. Prior to the start of operation, the applicant shall schedule a final inspection with the Town. If the proposed use meets all requirements of the special exception and those required under life safety/building codes, the Code Enforcement Officer shall issue a Certificate of Occupancy for the home occupation. Only home occupations with a valid Certificate of Occupancy may operate in Stratham.** ~~an application for a home occupation permit shall be made to the Building Department on a form provided by the Building Department.~~
- d. All home occupation permits shall be issued for a period of three (3) years and may be renewed provided there is no violation of the provisions of Section 5.12. Requests for renewals shall be submitted to the Building Department **within three years of the date of the original Certificate of Occupancy** accompanied by the renewal fee as approved by the Select Board. The Code Enforcement Officer shall conduct an inspection of the home occupation prior to the approval of

a renewal to ensure the use is operating in conformance with its Town approvals. **The Town will mail one notice alerting the applicant of the need to renew the permit. The applicant shall be provided a 90-day grace period to file a renewal application. If no renewal application is filed within this period, the Certificate of Occupancy shall expire, and the home occupation must cease operation.**

5.12.4 Exemptions from Special Exception Application Requirements:

~~a. Home occupations in which neither customers nor vehicles, apart from periodic business deliveries, come to the location where the business activity takes place and at which no sign is displayed and no outside person is to be employed and there is no outward appearance of business activity.~~

b. Home occupations which meet all of the following criteria shall be considered exempt from these requirements and may operate without a special exception:

1. The business activity does not generate any additional traffic, including no customer and/or supplier traffic, apart from periodic business deliveries. Periodic business deliveries shall be defined as not more than five deliveries a week by vehicles weighing less than 26,000 pounds.
2. The business activity does not employ anyone who does not have a primary residence at the property.
3. No sign associated with the business activity is displayed at the property.
4. There is no outward appearance of a business activity on the property nor any noxious odors or noises produced by the home occupation.
5. No hazardous materials directly associated with the home occupation are maintained at the property.

ARTICLE V. Conditional Use Permit Criteria

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 III, *Footnotes to Table 3.6* to consolidate the number of criteria the Planning Board considers in Conditional Use Permit applications from 11 criteria to 7 criteria. The purpose of this amendment is to expedite reviews of Conditional Use Permit applications while maintaining core review criteria.

- a. Criteria Required for Consideration of a Conditional Use Permit. A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following conditional use permit criteria:

- i. Spirit & Intent of the Zoning Ordinance and Master Plan: The proposed development is located on a site in which there are no existing violations of the Stratham Zoning Ordinance and will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.
- ~~ii. Spirit and Intent of the Ordinance: The proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.~~
- ~~iii. Conformity to Zoning Ordinance: That there are no existing violations of the Stratham Zoning Ordinance on the subject property.~~
- iv. Site suitability: The site is suitable for the proposed use which includes the following:
 1. Adequate vehicular and pedestrian access for the intended use.
 2. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
 3. The absence of environmental constraints (floodplain, steep slope, etc.).
 4. The availability of appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and similar utilities.
- v. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of ~~adjacent~~ surrounding existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. ~~In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.~~
- vi. The proposed layout and design of the site and new buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include the relationship of the development to the street, the scale, height, and massing of the building, architectural design, buffering from adjacent properties, and provisions for pedestrian and vehicular access. The proposed use and development of the site shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties
- ~~vii. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.~~
- ~~viii. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site~~

~~shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, the architectural treatment of the front or street elevation, the location of the principal entrance, and the material and colors proposed to be used.~~

- ~~ix. Preservation of natural, cultural, historic, and scenic resources: The proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, shore land buffers, significant wildlife habitat, stonewalls, mature tree lines, cemeteries, graveyards, designated historic buildings or sites/landscapes, scenic views, view sheds, and the establishment, protection, and promotion of agricultural uses of the site.~~
- x. Impact on property values: There will be no greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone;
- ~~xi. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.~~
- xii. Fiscal impacts: The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.
- xiii. Public Interest: The permit is in the public interest.

ARTICLE VI. Cluster Open Space Residential Developments

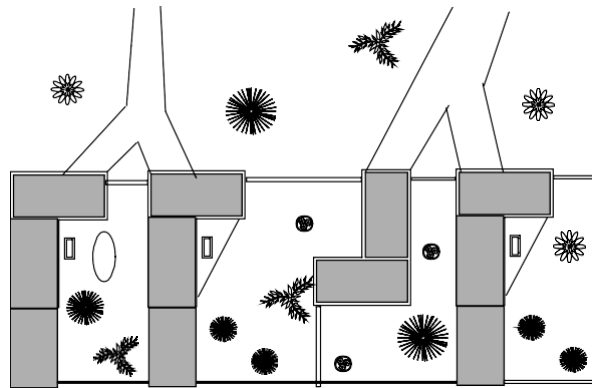
Article 6: Are you in favor of the following amendment to the Town of Stratham Zoning Ordinance as proposed by the Planning Board?

To amend the Zoning Ordinance, Section VIII *Residential Open Space Cluster Development*, to incorporate four major changes to the requirements associated with residential cluster developments? This amendment would reduce the minimum lot size for cluster developments, establish minimum lot sizes for individual lots, require that open space parcels meet additional minimum requirements, and to require that historical and scenic resources be preserved and incorporated into such developments whenever practicable.

8.8 USES

- a. Only residential uses shall be permitted in the Residential Open Space Cluster Developments.

- b. Single-family detached homes are permitted.
- c. Multi-family Units: Shall be permitted up to a unit count of four (4) per building or structure. For the purpose of elderly affordable and workforce housing developments, multi-family means a building or structure containing five (5) or more dwelling units, each designed for occupancy by an individual household. These are units that are structural joined and share walls with no yard between units. (Rev. 3/10)
- d. Joined-Array Units: Single-family units that are attached by and share a common yard and/or fence as part of a tightly-constructed joined-array, not to exceed four joined units, shall be considered single family units for setbacks to other arrays or detached units but shall not require setbacks from each other provided that yard space at least twenty (20) feet wide is available for individual use between units. In no case shall structures be less than ten (10) feet apart (example below).



- e. Home occupations are not permitted in Residential Open Space Cluster Developments.
- f. **If a parcel proposed for a Cluster Open Space Cluster Development includes a historic structure(s) regulated under Section 16.5 *Historic Demolition Review* or a historic landscape or feature, or a scenic vista, the structure(s) and/or feature shall be preserved and incorporated into the development whenever practicable and provided that the preservation of the structure or feature does not place an undue hardship on the applicant. In cases where there is disagreement regarding the feasibility of the preservation of a historic resource, the Demolition Review Committee shall provide an advisory opinion, and the Planning Board shall make a final determination. The Planning Board may also seek an advisory opinion by a historic preservation expert, the costs of which shall be borne by the applicant, before making such a determination.**

8.9 DIMENSIONAL REQUIREMENTS & SETBACKS

8.9.1 Buffer Area: (Rev. 3/13, 3/17)

8.9.1.1.1 A vegetated buffer strip of at least fifty (50) feet shall be

maintained along the external perimeter or property line of the Residential Open Space Cluster Development to minimize potential impacts on abutting properties. The natural vegetation shall be retained or, if required, vegetation of a type and amount as deemed appropriate by the Planning Board shall be planted and maintained. No dwelling, accessory structure, street or parking area shall be permitted within the designated buffer area. **The vegetated buffer strip shall be located solely on open space parcels, including on common land, conservation land, and/or public open land, and shall not encumber individual residential parcels.** Streets that serve as access to the development, walls, underground utilities, and drainage structures may be located within this buffer. Said buffer strip shall not be included in the calculation of open space for the development.

8.9.2 Residential Open Space Cluster Lot or Unit:

8.9.2.1 Frontage and **Minimum Lot Size** Requirements:

8.9.2.1.1 Each single-family lot or unit shall have a minimum of fifty (50) feet of frontage on interior roadways. **Each single-family lot with both on-site well and septic facilities shall be sited on a minimum of one-acre. Single-family lots with on-site wells but no on-site septic facilities shall be a minimum of 35,000 square-feet. Single-family lots with on-site septic facilities but no on-site wells shall be a minimum of 25,000 square-feet. Single-family lots with no on-site well and septic facilities shall be a minimum of 15,000 square-feet.**

All single-family lots shall include a minimum of 12,500 square-feet of contiguous upland buildable area.

1. Joined-Array single family units, as described in Section 8.8 shall have one hundred twenty-five (125) feet of frontage. **For joined array single family units sited on individual lots, the minimum lot areas prescribed under Section 8.9.b.i.1 shall apply at a 0.75 ratio for each housing unit.**
2. Duplex and Multi-family units, sharing a common wall shall have seventy-five (75) feet of frontage. **For joined array single family units sited on individual lots, the minimum lot areas prescribed under Section 8.9.b.i.1 shall apply at a 0.75 ratio for each housing unit.**

8.10 MINIMUM OPEN SPACE REQUIREMENTS (Rev. 3/13)

In addition to the requirements of this section, the Planning Board shall adopt regulations that prescribe additional criteria for open space parcels.

- g. The parcel must contain a minimum of 35% of the total land in the parcel dedicated as open space. The fifty foot (50') vegetated buffer as described in Section 8.9.a.iii, shall not be used in the calculation of said minimum.

- h. For purpose of this Section, the minimum open space requirements shall be established in accordance with Section 4.6.6 of the Subdivision Regulations.
- i. **No less than 75% of the dedicated usable open space shall be contiguous. No more than 25% of the open space shall be made up of wetlands.**
- j. Such land shall be preserved in perpetuity through deed restriction or conservation easement, and designated on the approved and recorded plat. Such restriction shall be approved by the Planning Board and Town Counsel.
- k. The minimum required open space is land unbuilt upon, which must be permanently kept in that condition, and cannot be subjected to current use taxation or discretionary easements. However, actively operated farmland, classified as "prime" or "unique" by the Rockingham County Conservation District will be entitled to current use taxation or discretionary easements.
- l. The open space and/or common area within a cluster development shall be owned by and bound by one or more of the following:
 - i. Mandatory Homeowners Association: Which may use it for common recreational facilities or may designate it as Open Space, or may grant a public body an Open Space Easement.
 - ii. A Public Body: Which shall use it as Conservation Land or Public Open Land.
 - iii. Such Designation must be made prior to approval of the subdivision application by the Planning Board; such lands shall be held in such type of legal entity as the Planning Board deems appropriate.

ARTICLE VII: Small Accessory Structures

Article VII: 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 V *Supplementary Regulations*, to create a new Sub-section 5.14 for *Small Accessory Structures*? The purpose of this amendment is to provide for reduced side, rear, and wetland setbacks for small sheds or accessory structures under 120 square-feet in size provided that the structure meets a number of criteria.

5.14 Small Accessory Structures

- i. Small accessory structures or sheds less than or equal to 120 square-feet in area may be constructed no less than five (5) feet of a side and/or rear property boundary and no less than 15 (fifteen) feet of a wetland boundary and shall not require the issuance of a building permit, if all criteria in 5.14.ii are met.
- ii. Criteria:
 - a. The structure shall not contain a poured concrete foundation or slab.
 - b. The height of the shed shall not exceed 12 feet as measured to the roof peak.

- c. A maximum of one shed per parcel shall be allowed under this section.
- d. The shed shall not be constructed within the 50-foot vegetated buffer strip that is required to be maintained along the external perimeter or property line of a Residential Open Space Cluster Development.
- f. This section shall not apply to parcels that are subject to site plan review by the Planning Board.

ARTICLE VIII: Permitted Residential Densities

Article VIII: 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 IV *Dimensional Regulations, Sub-section 4.1.4 Maximum Residential Density* to clarify that non-buildable areas, including wetlands, steep slopes, and areas protected by conservation easements or deed restrictions cannot be incorporated into maximum residential density calculations. This amendment would also reduce the maximum residential density in the Route 33 Heritage District from three units per acre to two units per acre.

4.1.1 Maximum Residential Density

For commercially-zoned properties serviced by on-site septic facilities, the maximum residential density of a parcel shall be determined by computing the maximum septic capacity of the parcel as determined by the NH Department of Environmental Services. However in no case shall the maximum allowable residential density exceed the following:

Gateway Commercial Business District: 5 units per acre

Town Center District: 4 units per acre

Flexible Mixed Use District: 4 units per acre

Professional/Residential District: 3 units per acre

Route 33 Legacy Highway Heritage District: ~~3~~ 2 units per acre*

Special Commercial Districts: 3 units per acre

In all Districts, non-buildable areas, including wetlands, lands protected under conservation/agricultural easements, and steep slopes shall not be counted toward the maximum residential density and shall be subtracted from the total land area before computing the maximum residential density calculation.

4.1.2 Primary dwellings in residential districts

Unless permitted as part of a condominium or mobile home park form of development, only one primary dwelling shall be permitted on individual parcels within the Residential/Agricultural and Manufactured Housing Districts. Parcels where agriculture is the primary use shall be exempt from this requirement.

ARTICLE IX. Solar Energy Systems

Article IX: 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 V *Supplementary Regulations, Sub-section 5.13 Solar Energy Systems* to allow small-scale ground-mount solar energy systems by right if they meet a number of minimum criteria? The purpose of this amendment is to exempt small-scale solar energy systems from requiring a Conditional Use Permit by the Planning Board if they meet certain minimum criteria.

5.13.3 Use Regulations (Table 1):

	Residential Zones (R/A, MH, RPC, FMU)	Commercial Zones (GCBD, CLIO, PRE, TC)	Industrial Zone (IND)
PRINCIPAL USE			
Medium-Scale Ground-Mounted Solar Energy System	C	P	P
Large-Scale Ground-Mounted Solar Energy System	X	C	C
ACCESSORY USE			
Roof-Mounted Solar Energy System	P	P	P
Small-Scale Ground-Mounted Solar Energy System	P/C*	P/C*	P/C*
Medium-Scale Ground-Mounted Solar Energy System	C	C	C

P = Permitted C = Conditional Use Permit

*** - Small-Scale Ground Mounted Solar Energy Systems shall be permitted by right if the application conforms to all of the following requirements:**

- 1.) The solar energy system is sited in the rear yard only and the application shall not include the clear-cutting of vegetation or the removal of mature trees located within 20-feet of any lot boundary.**
- 2.) The solar energy system is sited a minimum of 50-feet from the front property boundary (or any lot boundary that directly borders a road frontage) and a minimum of 35-feet from all property boundaries.**
- 3.) The solar energy system complies with the minimum setback requirements of the Wetland Conservation and Shoreland Protection Districts.**
- 4.) The solar energy system does not exceed a maximum height (tallest point of structure) of 12-feet above natural grade.**
- 5.) Small-scale solar energy systems on commercial, industrial, mixed-use, or multi-family residential properties shall be subject to the Stratham Site Plan Regulations.**

Small-Scale Ground Mounted Solar Energy Systems that do not conform to all of the criteria above shall be permitted by Conditional Use Permit only.

ARTICLE X. Accessory Outside Storage

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

To amend Section V Supplementary Regulations to enact additional regulations, including screening requirements, on storage containers, semi trailers, and associated structures.

ACCESSORY OUTSIDE STORAGE, STORAGE CONTAINERS, TRAILERS, DUMPSTERS

Accessory storage materials used in conjunction with a permitted use within any district shall be permitted on the same property as the permitted use **except for uses regulated under Section 5.5.1.** ~~However~~ All goods and materials must be stored in accordance with minimum yard dimensions specified in Table 4.2, Table of Dimensional Requirements. The Planning Board may require screening of said storage areas through the Site Plan Review Process.

---- ALL NEW TEXT BELOW ----

- 5.5.1 Storage containers, semi trailers, dumpsters larger than 6 cubic yards, recreational vehicles or travel trailers/campers more than 20-feet in length, and other similar structures shall be prohibited on parcels in Stratham if they are maintained on a site for more than 30 consecutive days unless any of the following criteria are met:
- a.) An active building permit is open for a building renovation or remediation, or for the construction of new structures or building additions on the property. All such structures must be removed at the conclusion of construction activity.
 - b.) The structure is located in the rear-yard only of the property.
 - c.) The use is maintained fully within a garage or existing structure or is maintained in the rear yard of the property only a minimum of 30-feet from any property boundary.
 - d.) The primary land use of the property is commercial or industrial or the structure, and its location on the property, is associated with a land use application reviewed and approved by the Planning Board or Zoning Board of Adjustment.
 - e.) The structure is utilized for agricultural purposes or is directly associated with an active agricultural land use provided that the parcel is at least 4-acres in size.
 - f.) Recreational vehicles or travel trailers/campers shall be exempt from these requirements so long as the vehicle is road worthy in its current condition and maintains a current New Hampshire state registration and passed state inspection within the preceding 15 months.
- 5.5.2 Storage containers larger than 20-feet in length or 1,320 cubic feet in size or semi trailers more than 20-feet in length shall be prohibited on parcels in Stratham unless the use meets the criteria described in Section 5.5.1.c and 5.5.1.e.

SEMI TRAILER: A vehicle of the trailer type so designed and used in conjunction with a motor vehicle that some part of its own weight and that of its own load rests upon or is carried by another vehicle, but does not include a mobile home. This definition shall not apply to horse trailers or

STORAGE CONTAINER: A prefabricated structure designed for the storage of materials.