



**Stratham Planning Board**  
**AGENDA**  
**December 15, 2021**  
**Stratham Municipal Center**  
**Hutton Room**  
**Time: 7:00 PM**

The public may also access this meeting at the date and time above using this conference call information. Please dial **1-800-764-1559** and input **4438** when prompted for a user pin/code. Please follow the Chair's instructions delivered at the meeting in order to register comments during the public meeting.

*If at any time during the meeting you have difficulty hearing the proceedings, please e-mail [mconnors@strathamnh.gov](mailto:mconnors@strathamnh.gov).*

**1. Call to Order/Roll Call**

**2. Public Hearing:**

- a. Proposed 2022 Zoning Amendments (*continued from the December 8, 2021 Planning Board meeting*)
  - i. Flexible Mixed Use District. *To amend Section III by deleting Subsection 3.7 Flexible/Mixed-Use Development District in its entirety and replacing it with a revised Subsection 3.7 Flexible /Mixed Use Development District.*
- b. Juliet Marine Realty, LLC (Owner) - Request for site plan approval to re-utilize limited portions of the first floor of the former NH Technical College building totaling 10,640 square-feet for research and development uses at 275 Portsmouth Avenue (Tax Map 22, Lot 16), Zoned Flexible/Mixed Use Development District. Applicant's representative is TF Moran, Inc., 48 Constitution Drive, Bedford, NH 03110.

**3. Public Meeting:**

- a. Juliet Marine Realty, LLC (Owner) - Request for a Preliminary Consultation to review a conceptual master plan for the former NH Technical College property at 275 Portsmouth , Zoned Flexible/Mixed Use Development District. Applicant's representative is TF Moran, Inc., 48 Constitution Drive, Bedford, NH 03110.
- b. Proposed Zoning Amendments to post for 2022
- c. Planning Board Schedule for 2022

**4. Adjournment**

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.



# 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, Town Planner  
**DATE:** November 29, 2021, revised December 10, 2021  
**RE:** **Flexible/Mixed Use Development District:** *Public Hearing to propose deleting Sub-Section 3.7 Flexible/Mixed Use Development District in its entirety and replacing it with a revised Sub-Section 3.7 Flexible/Mixed Use Development District.*

---

This proposed zoning amendment draws off the work the Town has already taken to encourage the redevelopment of the former Technical College parcel in Stratham. This amendment proposes several important changes, including:

- Providing additional flexibility by allowing the Planning Board to waive elements of the Zoning Ordinance through the Conditional Use Permit process, similar to the tools already available in the Town Center and Gateway Districts.
- Permits multi-family and workforce housing as a permitted primary use by approval of a Conditional Use Permit.
- Clarifies permitted and prohibited uses. Both the list of permitted and prohibited uses has been expanded.
- For larger developments, requires bicycle facilities, pedestrian access be provided to Stratham Hill Park, and electric vehicle charging infrastructure be available.

Based on the Planning Board discussion on December 8, 2021, two important changes have been incorporated into the draft zoning language:

- The maximum number of residential units per building has been reduced from 24 to 12.
- The maximum height of structures has been reduced from 50-feet to 35-feet.

Draft Motion:

*I move that the Planning Board approve of posting Amendment #1 for consideration at the 2022 Town Election to propose deleting Sub-Section 3.7 Flexible/Mixed Use Development District in its entirety and replacing it with a revised Sub-Section 3.7 Flexible/Mixed Use Development District.*

### 3.7 **FLEXIBLE/MIXED USE DEVELOPMENT DISTRICT** (03/07, Rev. 3/22)

#### 3.7.1 Authority:

- a. The action of the Town of Stratham, New Hampshire in the adoption of this Ordinance is authorized under RSA 674:21.II Innovative Land Use Controls and RSA 674:16 Grant of Power. This Innovative Land Use Control Ordinance shall consolidate most land use application reviews and decisions under the Planning Board's authority, as further stipulated by Section 3.7.4.
- b. This Ordinance was adopted to promote the health, safety, and general welfare of the Town of Stratham and its citizens, including to encourage land conservation and promote redevelopment of a previously developed parcel of land, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, preservation of community character, education and recreation, reduction in sprawl development, and improvement of the built environment.
- c. This Section was adopted as one of the instruments of implementation of the public purposes and objectives of the Town's Master Plan. This Ordinance is declared to be in accord with the Master Plan, as required by RSA 674:2.

#### 3.7.2 Purpose and Intent.

This section provides for the redevelopment of the former NH Community Technical College site, which is a very unique property in Stratham. This site has remained largely vacant and underutilized for many years, and the Town of Stratham recognizes that additional flexibility and creativity is necessary to help facilitate redevelopment of the property to its highest and best uses. Accordingly, this Ordinance allows for deviations of the Zoning Ordinance to be permitted by the Planning Board as part of a Conditional Use Permit review process, as stipulated under Section 3.7.4. ~~If no opportunity for change were provided for within this ordinance, proposed reuses could be limited to state, federal or other governmental institutional uses.~~

The purpose and ~~goals~~ intent of this section is to provide for the possible redevelopment of the site within the following guidelines:

- a. To encourage a mixed-use environment, which would allow opportunities to develop or provide for the adaptive reuse of existing structures where flexible performance standards would provide for the protection of abutting neighborhoods, surrounding properties and uses.
- b. To provide for ~~limited~~ appropriate commercial, office, and light ~~manufacturing and industrial uses which are similar in nature, and~~ which provide employment opportunities and strengthen the economic base of the town. Such activities should be sensitive to the natural environment, "Dark Sky" lighting standards, adjacent residential areas and other community facilities.
- c. To utilize compact village development guidelines, which would encourage the creation of human-scale development with "Town Center" pedestrian friendly spaces, centralized park areas and recreational opportunities.

- d. To encourage any new development to meet energy efficiency standards and sustainability practices.
- e. To encourage more diverse housing options in the community as part of mixed use developments.

In order to maintain protections for surrounding residential properties, development under this ordinance may require more stringent buffer requirements for neighboring residential zones and uses. Due to the sensitivity of the environment and potential proximity to residential areas only specific alternative uses will be permitted.

### 3.7.3 Zone Defined.

The Flex/Mixed Use Development Zone District shall include: Map 22, Lot 16.

### 3.7.4 Review Process.

1. The Planning Board shall have the authority to grant or deny a request for a Conditional Use Permit, pursuant to the provisions of RSA 674:16 and RSA 674:21.A *Conditional Use Permit*, for relief from any requirements of the Zoning Ordinance except from Section 3.7.7 Prohibited Uses, in which deviations shall require a variance from the Zoning Board of Adjustment. No Conditional Use Permit shall be granted until after proper public notice and a public hearing where the Planning Board determines that an application complies with Section 3.7.2 the *Purpose and Intent* of this Ordinance and the following criteria:
  - a) The application is consistent with the spirit of the Ordinance and the goals and vision articulated in the most recent Stratham Master Plan.
  - b) The application contributes positively to the community tax base and does not adversely affect the provision of public services and infrastructure.
  - c) The application does not adversely impact abutting property owners, including impacts related to noise, odors, and/or aesthetics.
  - d) The applications minimizes impacts on the natural environment and incorporates to the highest extent practicable.
  - e) The application provides publicly accessible spaces for the community at large and supports a pedestrian-oriented environment.
2. Any deviation from Section XI, the Wetlands Conservation District, Section XII, the Shoreland Protection District, or Section XIII, the Aquifer Protection District shall first require review and comment by the Stratham Conservation Commission.

### 3.7.5 Allowed Land Uses.

The following outlines land uses that are permitted, permitted by Conditional Use Permit only, and prohibited in the FMUD District. Land use definitions shall be consistent with those defined under Section II of the Zoning Ordinance and shall be subject to any

applicable limitations or prohibitions as enumerated in Table 3.6 *Table of Uses* and the *Footnotes to Table 3.6*.

~~Senior multi family housing, congregate care facilities, retirement home or other supported or independent living arrangement for active adults.~~

- a. Professional Offices and Commercial and Personal Services ~~Medical offices, laboratory, clinic, medical support service, or short and long term care facilities.~~
- b. Research and Development, Corporate and Business Offices.
- c. Hotels, **Bed and Breakfast Inns**, Conference Centers and related facilities.
- d. **Small and Large Restaurants.**
- e. **Brew Pubs**
- f. **Nano Breweries** (as defined under NH RSA 178:12-a)
- g. **Banks and Lending Institutions.**
- h. Retail Sales.
- i. **Multi-Family Housing and Workforce Housing.**
- j. **Agricultural Uses** as an accessory use.
- k. **Day-Care Facilities** ~~Adult, family, or child care facilities~~
- l. Educational facilities.
- m. Fitness and Health Centers.
- n. Places of Worship.
- o. Maker Spaces.
- p. Light Industrial. ~~Indoor recreation/entertainment center/health club.~~
- q. ~~Those uses currently allowed within the RA and PRE zones unless otherwise prohibited or limited within this section.~~

### 3.7.6 Uses permitted by Conditional Use Permit Only.

The following uses are permitted only via the approval of a Conditional Use Permit by the Planning Board ~~and shall only be allowed as subordinate or complimentary use to any of the above primary uses:~~

- ~~a. Multi family housing, limited to 2 bed room units.~~
- ~~b. General commercial and/or retail, limited to a maximum of 20,000 S.F. per unit.~~
- c. **Outdoor/Recreational Uses** as outlined in Section V of the Table of Uses
- ~~d. Food service or full service restaurant, limited to a maximum of 10,000 S.F. per unit.~~
- ~~e. Banks and Lending Institutions. (drive up and/or office) or financial service.~~
- f. Light Industrial ~~Industry.~~
- g. **Hospitals or Clinics.**

- h. Movie theaters, Indoor Entertainment Complexes.
- i. Public Utilities.
- j. Nursing Homes, Assisted Living Facilities, or Congregate Care Facilities
- k. Agricultural Uses.
- l. Social service or church/religious use.
- m. Veterinary Hospitals.
- n. Drive-through services.
- ~~o. Any other use, which may be determined by the Planning Board to be subordinate and/or accessory to a primary allowed use.~~

### 3.7.7 Prohibited Uses.

The following uses are not permitted within the Flexible/Mixed Use Development District and require the approval of a variance by the Zoning Board of Adjustment:

- a. Adult Oriented Uses.
- b. Recycling Facilities.
- c. Motor Vehicle Dealerships, Repair Garages, Body Shops, Paint Shops. ~~Automotive Sales.~~
- d. Filling Stations, Service Stations.
- e. Junk Yards, Recycling Centers.
- f. Hazardous Waste Storage.
- g. Freight and Trucking Terminals.
- h. Bulk Storage and Distribution of Goods and Fossil Fuels.
- i. Commercial Sawmills.
- j. Kennels.
- k. Parking lots or parking garages as a primary use.
- l. Airports, Runways, Control Towers, Administration Buildings, Hangars.
- m. Funeral Homes or Parlors.
- n. Self Storage & Warehousing
- o. Drug or Substance Abuse Clinics or Rehabilitation Centers
- p. Warehousing & Wholesaling Operations
- q. Affordable elderly housing
- r. Planned Retirement Communities

### 3.7.8 Multi-Family and Workforce Housing.

Multi-Family and Workforce Housing Developments in the FMUD District shall be subject to the requirements of Section 5.8 of the Zoning Ordinance except for the following

allowances or requirements stipulated below. Housing development that is age-restricted in nature, including planned retirement communities and elderly affordable housing shall be prohibited in the FMUD District.

a. Mixed-Use Development. Although multi-family and workforce housing shall be permitted as primary uses in the district, such uses are only permitted as part of a mixed-use development. A minimum of 15 percent of the gross square-footage of the development must be reserved for commercial, industrial, or institutional uses that are permitted in this district or permitted by Conditional Use Permit only.

b. Design and Density. Multi-family and workforce housing developments may take a variety of forms, including townhouse or garden-style developments. Single-occupancy units or duplexes are permitted only if they make up no more than 25 percent of the total number of housing units proposed within the development. Multi-family and workforce housing development shall be restricted to no more than **12** units per structure.

c. Well and Septic Facilities. Multi-family and workforce housing developments shall utilize community well and septic facilities. The Planning Board may require hydrology tests or other third party reviews, conducted at the applicants' expense, to ensure that well and septic facilities will not adversely affect abutting property owners or reduce access to water supplies.

### 3.7.9 Development Standards.

Any re-use of existing structures where no major external changes are made, parking requirements do not exceed current available spaces, no increase in current septic discharge occurs and traffic impacts are not increased from previous community college use shall be treated as a minor site review by the Planning Board with expedited review and approval.

Any proposed new development shall require full site plan review by the Planning Board and comply with the following standards:

- a. All drainage shall be entirely controlled and reintegrated on-site.
- b. **To the highest extent practicable**, site layout should ~~attempt to~~ reflect a compact village style.
- c. All new construction shall follow environmentally sustainable practices and best management practices (BMPs), which would qualify for Leadership in Energy and Environmental Design (LEED) credits.
- d. All new site work shall implement Low Impact Development (LID) BMP's.
- e. All signage shall follow the standards within section 7.3 of these ordinances as allowed within the Town Center zone except for setbacks, which shall only apply to external lot lines. The Planning Board through the Site Plan Review process shall approve all internal lot line setbacks for signage.
- f. Any new development shall meet all applicable Zoning and Site Plan Regulations. ~~the requirements of Sections 5.2 Landscape Design Standards and Section 5.15 Architectural Plans of the Stratham Site Plan Review Regulations.~~
- g. **To the highest extent practicable**, publicly accessible parks, green spaces, or recreation and outdoor sitting areas shall be incorporated into the development to provide

opportunities to congregate or recreate. The Planning Board may also require that bicycle parking or electric vehicle charging stations be incorporated into the development. Additionally, for commercial or mixed-use developments exceeding 50,000 gross square-feet, or any development with 25 or more residential units, the following shall be required:

- i. Secure and sheltered or indoor bicycle storage areas shall be provided to adequately meet the needs of employees or residents.
- ii. The applicant shall work with the Town and the NH Department of Transportation to provide a pedestrian path and safe crossing across Portsmouth Avenue to provide pedestrian access from the development to Stratham Hill Park.
- iii. A minimum of 5 (five) percent of the total number of parking spaces shall include access to electric vehicle charging facilities.

In addition the Planning Board through its Site Plan Review and Subdivision application process, may require any additional standards, which shall mitigate adverse impacts from any proposed uses. The Board may require additional buffers or performance standards, which will reduce or eliminate any objectionable activities or impacts.

#### 3.7.10 Setbacks, Dimensional Requirements, and Streetscape:

- a. Setbacks to any existing exterior lot line shall be a minimum of 100 feet.
- b. A minimum 50-foot vegetated buffer shall be provided from all exterior lot lines, except for along or within 500-feet of the Portsmouth Avenue frontage, where no vegetated buffer shall be required. The Planning Board may require a larger vegetated buffer area if it determines one is necessary to shield abutting property owners from the impacts of any new development.
- c. Setbacks for any new construction on any new interior street shall be measured as a build-to line of no less than 20'.
- d. The height of any new structures shall not exceed **35-feet**.
- e. All new street construction shall provide for a sidewalk with curbing where appropriate and also where appropriate a 4' green buffer strip between the paved portion of the street and the sidewalk. To the highest extent practicable, any new development within this district shall be pedestrian-oriented in nature with structures and publicly accessible areas linked by a network of sidewalks or pedestrian paths.
- f. Any new lots within the parcel shall require no more than 50' of frontage and shall allow for zero lot-line setbacks to allow attached structures or for a 10' minimum separation between structures.



# 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, Town Planner  
**DATE:** December 13, 2021  
**RE:** **Site Plan Amendment - 275 Portsmouth Avenue**  
**ZONE:** Flexible/Mixed Use Development District

---

## **I. PROJECT DESCRIPTION & BACKGROUND INFORMATION:**

The former New Hampshire Technical College was constructed in 1982 at 275 Portsmouth Avenue and operated there for over 25 years serving the Greater Seacoast Region. In 2005, the legislature authorized the closure of the Stratham facility and the consolidation of Community College operations in Portsmouth. In 2007, in anticipation of the closure the Town passed a new zoning district for the community college parcel, called the Flexible/Mixed Use Development District, allowing a variety of commercial and residential uses. In 2009, the college vacated the property.

Not a great deal has occurred at the property in the ensuing 12 years. There have been discussions to locate a defense manufacturing facility at the site and for a senior housing and ‘aging in place’ community, but those plans never materialized.

More recently the Town became aware that commercial uses were operating from the building without the proper permits in place. The Town has been working with the property owner to bring the facility back in compliance and part of that process is to obtain Planning Board approvals. The applicant is requesting approval to allow 10,680 square-feet of space on the first floor of the building for research and development uses.

The property is approximately 90 acres with a 110,000 square-foot three story building and approximately 475 parking spaces. Considering the amount of time that the building has sat largely vacant it is in reasonably good condition, but exterior features including the driveway, parking area, and exterior lighting are beginning to show their age. Photos taken by staff are included on the following pages of this report.

## **III. PROCEDURE:**

Staff would recommend the Board find the application to be complete with a determination that the application does not pose a regional impact. The Board will need to open and close the public hearing before making any formal motion on the items in front of the Board.

### **III. STAFF COMMENTS:**

Staff does not object to the reuse of small portions of the building, but believes there should be a plan in place to address exterior features of the property that are showing their age. Preferably, the owner will put forward a viable plan for the complete redevelopment of the site in the near term. However, absent that, staff would recommend that the Planning Board approval be temporary. Staff has suggested a period of two years. The applicant should appear back with the Board within two years with plans to address exterior maintenance issues including re-paving of the driveway, parking area, exterior lighting, landscaping and other issues. It is important to site security and safety that exterior lighting be operational in all exterior areas of the property utilized by employees and visitors to the property.

It is also important to note that the application in front of the Board only requests a limited approval of 10,680 square-feet of the building.

### **IV. WAIVERS:**

The applicant is requesting several waivers of the Site Plan Regulations associated with a complete plan set as the applicant is not proposing exterior modifications to the site. Staff does not object to the waivers on a temporary basis, but believes that improvements to exterior features of the property must be programmed within the next two years to allow the appropriate maintenance of the property.

### **V. DRAFT MOTION:**

#### 1988 Planning Board Condition

*The following draft motion is included for the Board's consideration:*

I move that the Planning Board approve the Site Plan to allow the re-utilization of 10,640 square-feet of interior space for research and development uses at the former NH Technical College at 275 Portsmouth Avenue (Tax Map 22, Lot 16), Zoned Flexible/Mixed Use Development District, consistent with the site plan dated subject to the following conditions to be incorporated prior to plan signature or as noted:

1. The Planning Board Notice of Decision shall be recorded and the recording costs borne by the applicant.
2. Occupancy of the building shall be fully contingent on the owner meeting all requirements as set by the Stratham Building and Fire Departments.
3. Exterior lighting of the property must be fully operational in all areas of the property utilized by employees and visitors. Prior to Planning Board signature of the plan, the applicant shall submit a lighting plan to the Town Planner that shall be subject to the Town Planner's approval.
4. This approval shall expire on December 15, 2023. On or before that date, the owner must submit an application for a Site Plan Amendment to the Planning Board detailing plans for improvements to exterior features of the property, including to driveways and parking areas, landscaping, exterior lighting and septic facilities. A note shall be added to the plan stating as such. If the owner obtains Planning Board approval for redevelopment of the property in the interim, this condition shall lapse.
5. Any expansion of the utilized interior spaces of the facility shall require re-approval by the Planning Board.











**TOWN OF STRATHAM**  
INCORPORATED 1716  
10 BUNKER HILL AVENUE • STRATHAM NH 03885  
VOICE (603) 772-7391 • FAX (603) 775-0517 • www.strathamnh.gov

December 13, 2021

Juliet Marine Realty, LLC  
Attn: Brian Thibeault  
300 Gay St.  
Manchester, NH 03103

Peter Saari, Esq  
Casassa Law Office  
459 Lafayette Road  
Hampton, NH 03842-2242

RE: Change of Use/Occupancy Inspection  
275 Portsmouth Avenue-Map 22 Lot 16  
Flex/Mixed Use Development Zone District

Mr. Saari and Mr. Thibeault,

This office is in receipt of a letter by attorney Peter Saari dated December 8, 2021 requesting an extension to deadlines provided in an enforcement letter sent by the Stratham Building Department dated November 23, 2021. The Town appreciates the opportunity to work with you to address the outstanding items, but we must emphasize that these requirements are a matter of life safety. The Town has limited flexibility on such issues and the owner must demonstrate a sense of urgency and genuine progress in addressing the requirements.

The following outlines the original requirements included in the letter of November 23, 2021 and the updated requirements (*italicized*) of the Town of Stratham in meeting the enforcement provisions. When possible, the Town has extended deadlines in an effort to work cooperatively with the owner, however the owner must show progress and meet other benchmarks to show that progress is being undertaken to bring the property back in compliance.

- 1.) Within fifteen (15) days of December 8, 2021, the owner must submit a complete site plan application to the Planning Board requesting authorization to re-occupy the site based on the existing land uses. Continued occupancy of the building is conditional on the Planning Board's approval of the application. *This deadline has been met and the application is*

*scheduled for Planning Board review on December 15, 2021. Regardless of the outcome of the Planning Board hearing, the owner must complete the following building, fire, and life safety requirements in order to continue occupying the structure.*

- 2.) Within thirty (30) days of December 8, 2021 (**January 22, 2022**), all occupied spaces must have working fire detection, emergency exit signs, emergency lighting, mounted and functional fire extinguishers, exposed energized electrical components must be addressed, and all emergency exits shall operate as designed. The specified work requires an approved building permit and subsequent inspections. Inspections shall be performed by the Building Inspector and Fire Chief prior to **January 22, 2022**. *The owner must obtain a contractor and file a building permit with the Stratham Building Department for such improvements by **December 23, 2021**. All other requirements of Item #2 must be completed by **January 22, 2022**, including inspections completed by the Building Inspector and Fire Chief.*
  
- 3.) Within forty-five (45) days of the date of this letter (January 7, 2022) the owner must submit a complete set of plans stamped by a licensed professional engineer for the current building to include life safety, structural, and utilities information to the Town of Stratham. Based on the findings of a review of those plans, additional actions may be required by the Town. *The owner must submit evidence to the Town that the owner has procured the services of a licensed professional engineer to perform the services required under Item #3 by **February 1, 2022**. The submitted stamped plans must be submitted to the Town of Stratham no later than **March 1, 2022**.*

**Failure to meet any of the three requirements outlined above without prior approvals from the Town of Stratham within the specified timeframes, will result in the Town of Stratham pursuing injunctive relief and civil penalties provided under RSAs 676:15 and 676:17, including issuance of a cease and desist order to vacate the premises and a fines of \$275 per day.**

We appreciate your immediate attention to the items addressed in this letter and look forward to working with you in order to bring the site back into compliance with Town and State regulations.

Sincerely,



Jim Marchese  
*Code Enforcement Official Stratham, NH*

CC: Matthew Larrabee, Stratham Fire Chief  
Mark Connors, Stratham Town Planner  
275 Portsmouth Avenue Property Folder



# 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, Town Planner  
**DATE:** December 13, 2021  
**RE:** **Site Plan Amendment - 275 Portsmouth Avenue**

---

Recognizing that there is significant interest in the redevelopment of the former NH Technical College property, the applicants have submitted a Conceptual Master Plan for the site as a Preliminary Consultation application to begin a conversation with the Board about the long-term plans for the parcel. The plan depicts a mixed-use site with 222 residential units in four large buildings with the largest building housing 87 units and three others housing 45 units each. The former Technical College building is shown re-constituted as a mixed-use building. The plan shows a significant proportion of the property as wetlands so only areas located closer to Portsmouth Avenue are proposed for development. The plan does allow for significant parking (449 parking spaces are proposed) and driveways for vehicular and emergency access, however the structures are not sited or designed so as to encourage pedestrian use or a more walkable pedestrian-centered environment.

The first aspect of the plan that jumps out is that it envisions an intensity of development that would not be permitted under the Town zoning requirements. The Planning Board has been revising the Flexible/Mixed-Use Development District zoning this year and voters will be asked to approve the changes in March. As written, the District would allow a maximum of 12 residential units per building which is more than what is typically permitted of multi-family uses in Stratham (which is capped at eight units per building). The owners have been provided copies of the proposed zoning revisions, but have not provided any comments. The site does not enjoy access to public water and sewer infrastructure so it unlikely that this level of density would be feasible even if the regulations did allow for it.

Certainly the Town would like to see the property redeveloped and a mixed-use development is consistent with the Town's vision for the property. The region's housing needs are particularly acute and a development with a significant housing emphasis would be welcomed. It is important and helpful that the owners are considering the long-term development of the property. However, the intensity and overall design of the proposed Concept Master Plan is inconsistent with the zoning requirements which would provide for a smaller-scale mixed-use village-style of development. A lack of public infrastructure would also hamper efforts to construct a development of such intensity.



**Town of Stratham, NH  
Site Plan Review Application**

Map# 022 Lot# 016

Project Name: New Hampshire Technical College Site (former)

Location: 275 Portsmouth Ave, Stratham, NH

Project Description: Change of use of the existing building to a Mixed Use to initially include R&D areas of 4,000 and 6,640 SF (10,640 SF total).

Zone: MUD New Industrial / Commercial Square Footage: 0 SF

or Number of Residential Units: N/A

**Applicant:**

Name: Nicholas Golon, P.E. Phone: 603-472-4488

Company: TFMoran, Inc. Fax: 603-472-9747

Address: 48 Constitution Dr, Bedford, NH 03110

**Owner:**

Name: Juliet Marine Realty, LLC Phone: 603-641-8608

Company: \_\_\_\_\_ Fax: 603-666-3716

Address: 300 Gay Street, Manchester, NH 03103

**Agent:**

Contact Name: Nicholas Golon, P.E. Phone: 603-472-4488

Company: TFMoran, Inc. Fax: \_\_\_\_\_

Address: 48 Constitution Dr, Bedford, NH 03110

Email Address: ngolon@tfmoran.com

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 business hours, of your property, to ensure compliance with all Stratham Zoning and Site Review regulations while your application is under consideration and during any construction and operational phases after approval is granted.

The Signor shall be the owner or the signor shall provide a letter signed by all the property owners giving the signor permission to represent the owner in presentation of this application.

Signed: [Signature] Date: 11/9/2021

**Fees:**

Notification Fee: \$150.00 plus Abutters Fee: 23 Abutters X \$8.00 = \$ 184 .00

Site Review Fee\*: \$ 100 .00 One-Hundred (\$100) dollars for each 1,000 square feet of building construction – with a minimum of one-hundred (\$100) dollars.

Preliminary Consultation as provided for under Section 4.1, a filling fee of \$75.00.

**Total Fees: \$ 434 .00**

See Section 4.2.7 of the Site Review Regulations for fee schedule.  
\*Additional fees may be charged to cover inspection and review cost.

**For Office Use Only**

Date Application Received: 11/24/2021 Total Fees Collected with Application: \$ 434 .00

Abutters List Received: X Check List Received: X

PB Hearing Date: \_\_\_\_\_ Notice Date: \_\_\_\_\_ PB Jurisdiction Acceptance Date: \_\_\_\_\_



**S  
i  
t  
e  
R  
e  
v  
i  
e  
w**



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

November 23, 2021

Mark Connors – Town Planner  
Town of Stratham  
10 Bunker Hill Avenue  
Stratham, NH

**RE: Change of Use - Site Plan Application  
NH Technical College Site  
275 Portsmouth Ave, Stratham, NH  
Tax Map 22, Lot 16**

Dear Mark,

On behalf of the owner, Juliet Marine Realty, LLC, please find attached materials associated with a Change of Use Site plan for the former New Hampshire Technical College Site at the above noted address.

As part of the master plan for the subject site the owner is proposing to change the use of the former NH Technical College building to that of a Mixed Use. As part of this plan, the initial first step is to reallocate approximately 10,640 sf. of vacant space to Research & Development space.

Relative to the overall goal of reoccupying the existing building as a mixed use, a Change of Use Site Plan has been provided identifying the area of the building to be reoccupied for R&D, as well as a table provided to document this change and future changes of use to allow the Town Planner to administratively approve such change of use, as long as it is consistent with the Zoning Ordinance and the expectations of the Planning Board. The mixed use table currently includes identification of the use, the location of the use, and the parking requirements of the use to confirm that the existing 401 parking spaces are adequate.

Please note that no exterior modifications to the site, including the exterior lighting, waste storage, or parking are proposed. As such, several waivers from the site plan review regulations are requested.

We appreciated the Planning Board's consideration of our requests and should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at (603) 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.

Nicholas Golon, P.E.  
Principal

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)



**Town of Stratham  
Site Plan Review Checklist**



Project Name: New Hampshire Technical College Site (former)

Map # 022 Lot # 016 Date: 11/23/2021

**Site Plan Review - Information Checklist**

A site plan review application shall contain the following information, where applicable, to be considered complete. However, this checklist is intended only as a guide; the Planning Board may require additional information as deemed necessary. All plans shall conform to the applicable requirements of the Zoning Ordinance, Building Ordinance, Subdivision and Site Plan Review Regulations, and other state, local, and federal requirements. (All data/information sources should be referenced.)

**X – Information Provided**

**O – Information Not Provided**

**W – Waiver Requested**

**NA - Not Applicable**

**TBD - To Be Determined**

**I. Preliminary Consultation**

       **A. Base map drawn to scale**

- 1. General description of existing conditions on the site.
- 2. Any facilities and utilities.
- 3. Dimensions and sizes of the proposed structure(s).
- 4. Topographic map showing the proposed layout of the site: parking, driveways(s), sidewalks.

**II. Formal Application**

- X   **A. Completed "Application for Site Plan Review".**
- X   **B. Names and addresses of all abutters.**
- X   **C. Administrative fees (payable to the Town of Stratham).**
- W   **D. High intensity soils information with sewage disposal and lot size calculations.**
- W   **E. Data on test pits and percolation tests:**
  - W   Location of test pits.
  - W   Percolation test date and rate.
  - W   Certification of test witness.
  - W   Outline of the area reserved for leach fields.
- X   **F. Six complete sets of prints drawn to scale with the following:**
  - X   Sheet size of 22" x 34".
  - X   Appropriate scale.
  - X   Space for Planning Board signature and date.
- X   **G. Additional submission requirements:**
  - X   Nine 11 X 17 copies of proposed plan.
  - X   One copy of the plan in a digital format referenced to NH State Plane feet, NAD 83, in a format compatible with the town's ESRI ArcView GIS system.
  - NA   Three copies of any engineering or impact reports.

**Town of Stratham  
Site Plan Review Checklist**

- X   Three sets of printed labels for abutter mailing.
- X   1. Existing data required.
  - X   a. Site location, current names and addresses of developer, owners of record, abutting landowners.
  - X   b. Names and addresses of person/firm preparing the map with other information:
    - W   Stamp by registered architect and/or professional engineer.
    - X   Map scale.
    - X   North arrow.
    - X   Date.
    - X   Tax map and parcel number.
    - X   Size of parcel.
  - X   c. Topographic contours.
  - W   d. Boundary lines.
  - X   e. Natural features.
  - X   f. Drainage systems and roads.
  - W   g. Structures within 200 feet
  - X   h. Easements and rights-of-way.
  - W   i. Location of utilities.
  - X   j. Vicinity sketch showing surrounding streets, zoning districts, site boundaries, and 100 year flood plain.
  - W   k. Soils map.
- X   2. Proposed Plans. \*No exterior modifications to the site, including the exterior lighting, waste storage, or parking are proposed.
  - W   a. Grades, topographic contours.
  - |   b. Plan view of proposed structures and/or alterations; rendering of exterior design.
  - |   c. Data for streets, driveways, etc.: location, size, direction of travel, curbing, paving and curve radii.
  - |   d. Parking and loading facilities.
  - |   e. Location of utilities.
  - |   f. Storm drainage plan with supporting calculations.
  - |   g. Landscaping and screening.
  - |   h. Sign location, size, and design.
  - |   i. Outdoor lighting.
  - |   j. Surveyed property lines with monument locations.
  - |   k. Construction details (e.g. walks, curbing, drainage structures, etc.).
  - |   l. Snow storage area.
  - |   m. Solid waste disposal receptacles and screening.
  - |   n. Fire protection (e.g. fire lanes, alarms, etc.).
  - V   o. Erosion and sedimentation control methods.

**Town of Stratham  
Site Plan Review Checklist**

NA/TBD p.

Site Review Agreement.

NA q.

Other exhibits, if applicable:

NA Performance Bond.

   Maintenance Bond.

   Information on pollutants discharge and/or noise generation.

   Traffic impact analysis.

   Natural/Environmental Recourses Inventory

   Environmental/Forestry Impact Report

NA State and local permits (e.g. state septic system [RSA 149-E:3], site specific [RSA 149:8-a], driveway access [RSA 236:13], dredge and fill [RSA 483-A], etc.).

Note: For more complete information, it is strongly recommended that the applicant read Stratham's "Subdivision and Site Plan Review Regulations" (2004), as well as the Town's Zoning Ordinance (2004) and Building Ordinance. (2002).

I certify that the information provided is complete and correct to the best of my knowledge.

Signed: *Nicole Nolan*

Date: 11/23/2021



TOWN OF STRATHAM  
10 Bunker Hill Avenue · Stratham, NH 03885  
Phone: 603-772-7391 Fax (All Offices) 603-775-0517

**SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM**

Name of Subdivision/Site Plan:  
New Hampshire Technical College Site (former)

Street Address:  
275 Portsmouth Ave, Stratham, NH

I Nicholas Golon, PE hereby request that the Planning Board waive the requirements of item(s) 4.2.2 Exhibits Required at time of submission, D & E of the Subdivision/Site Plan Checklist in reference to a plan presented by Doucet Survey, LLC (name of surveyor and engineer) dated November 2020 for the property tax map(s) 22 and lot(s) 16 in the Town of Stratham, NH

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n) (For Subdivisions) OR RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, OR the specific circumstances relative to the subdivision/site plan or conditions of the land in the subdivision/site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

Strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

The applicant is seeking a change of the use for the NH Technical college building to convert 10,640 sf. of vacant space to Research & Development space. In that the subject site is an existing lot of record, with an existing septic field, Section 4.3.1, Item D - High intensity soils information with sewage disposal and lot size calculations, and Item E - Data on test pits and percolation testing would serve no valid purpose and would be an unnecessary hardship to the applicant.

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed:

*Nicholas Golon*  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_





TOWN OF STRATHAM  
10 Bunker Hill Avenue · Stratham, NH 03885  
Phone: 603-772-7391 Fax (All Offices) 603-775-0517

**SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM**

Name of Subdivision/Site Plan:  
New Hampshire Technical College Site (former)

Street Address:  
275 Portsmouth Ave. Stratham, NH

I Nicholas Golon, PE hereby request that the Planning Board waive the requirements of item(s) 4.3.1 Existing Date, b, c, f, i, k of the Subdivision/Site Plan Checklist in reference to a plan presented by Doucet Survey, LLC (name of surveyor and engineer) dated November 2020 for the property tax map(s) 22 and lot(s) 16 in the Town of Stratham, NH

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n) (For Subdivisions) OR RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, OR the specific circumstances relative to the subdivision/site plan or conditions of the land in the subdivision/site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

Strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

The applicant is seeking a change of the use for the NH Technical college building to convert 10,640 sf. of vacant space to Research & Development space. In that the subject site is an existing lot of record, and no exterior modifications to the site, including exterior lighting, waste storage, or parking are proposed, provisions for complete existing site data serve no valid purpose relative to the specific request of the change of use, and would be an unnecessary hardship to the applicant to provide as a existing conditions with adequate detail has been provided.

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

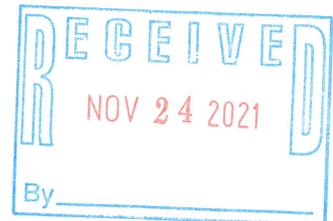
Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_





TOWN OF STRATHAM  
 10 Bunker Hill Avenue · Stratham, NH 03885  
 Phone: 603-772-7391 Fax (All Offices) 603-775-0517

**SITE PLAN REVIEW / SUBDIVISION WAIVER REQUEST FORM**

Name of Subdivision/Site Plan:  
 New Hampshire Technical College Site (former)

Street Address:  
 275 Portsmouth Ave, Stratham, NH

I Nicholas Golon, PE hereby request that the Planning Board waive the requirements of item(s) 4.3.2 Proposed Plans a, b, e, f, g, h, i, j, k, l of the Subdivision/Site Plan Checklist in reference to a plan presented by TFMoran, Inc. (name of surveyor and engineer) dated 11/23/2021 for the property tax map(s) 22 and lot(s) 16 in the Town of Stratham, NH

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n) (For Subdivisions) OR RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, OR the specific circumstances relative to the subdivision/site plan or conditions of the land in the subdivision/site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

Strict conformity would cause an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

OR:

Specific circumstances relative to the subdivision or conditions of the land in the subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations:

The applicant is seeking a change of the use for the NH Technical college building to convert 10,640 sf. of vacant space to Research & Development space. In that the subject site is an existing lot of record, and no exterior modifications to the site, including exterior lighting, waste storage, or parking are proposed, provisions for "Proposed information" can not be provided as no improvements are proposed. In that existing site components are identified on the plans to the extent necessary for the change of use, the waiver will carry out the spirit and intent.

Signed:

  
 Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_



November 23, 2021

Town of Stratham  
10 Bunker Hill Avenue  
Stratham, NH 03885

**RE: Letter of Authorization  
New Hampshire Technical College Site  
275 Portsmouth Avenue  
Stratham, NH 03885  
Tax Map 022 Lot 016**

To whom it may concern;

Juliet Marine Realty, LLC authorizes TFMoran, Inc. (TFM) and August Consulting, PLLC to act as their representatives for all permitting and siting requirements relating to the proposed Conceptual Master Plan and Change of Use Site Plan for the above referenced property.

Sincerely,  
**Juliet Marine Realty, LLC**

A handwritten signature in black ink, appearing to be a stylized 'J' followed by a horizontal line.

November 24, 2021

Abutters List  
For NH Technical College Site  
275 Portsmouth Ave, Stratham, NH

Job #47477-00

22-016-000  
JULIET MARINE REALTY, LLC  
300 GAY STREET,  
MANCHESTER, NH 03103  
7021 0350 0001 8613 8720

22-015-000  
MASTERSON, J. PETER  
COOPER, KIM E.  
273 PORTSMOUTH AVENUE  
STRATHAM, NH 03885  
7021 0350 0001 8613 8737

22-030-001  
QUILL, BRUCE L.  
QUILL, DONNA  
317 PORTSMOUTH AVE #1  
STRATHAM, NH 03885  
7021 0350 0001 8613 8744

25-047-000  
WINCHELL, EDWARD F.  
11 DRAKE DRIVE  
GREENLAND, NH 03840  
7021 0350 0001 8613 8751

25-050-000  
COOK, ANDREW WHITING  
COOK, JENNIFER  
69 TIDEWATER FARM ROAD  
GREENLAND, NH 03840  
7021 0350 0001 8613 8768

GLENCARRY CONDO ASSOCIATI  
C/O PRESIDENT  
3 HOLLAND WAY  
SUITE 201  
EXETER, NH 03833  
7021 0350 0001 8613 8775

TAYLOR FAMILY REVOCABLE TRUST  
TAYLOR, KEITH W. & JESSICA L/  
6 SANDY POINT ROAD  
STRATHAM, NH 03885  
7021 0350 0001 8613 8782

TFMORAN, INC.  
C/O NICHOLAS GOLON, P.E.  
48 CONSTITUTION DRIVE  
BEDFORD, NH 03110  
7021 0350 0001 8613 8799

22-010-000  
FRASIER, FRANCIS J.  
267 PORTSMOUTH AVENUE  
STRATHAM, NH 03885  
7021 0350 0001 8613 8805

22-017-000  
ASHE, ROBERT J.  
ASHE, ELSA  
289R PORTSMOUTH AVENUE  
STRATHAM, NH 03885  
7021 0350 0001 8613 8812

22-030-002  
PHILLIPS, STEPHANIE G.  
PHILLIPS, MILES G  
23 SUMMER PLACE  
PORTLAND, ME 04103  
7021 0350 0001 8613 8829

BRACKETT, JR. JOHN  
REVOCABLE BRACKETT,  
JOANNE L. REVOCABLE  
181 DEARBORN ROAD  
GREENLAND, NH 03840  
7021 0350 0001 8613 8836

CURTIS, ROBERT R. CURTIS,  
KATHLEEN T.  
79 TIDEWATER FARM ROAD  
GREENLAND, NH 03840  
7021 0350 0001 8613 8843

GLENCARRY CONDO ASSOCIATI  
C/O GREAT NORTH PROPERTY  
3 HOLLAND WAY  
SUITE 201  
EXETER, NH 03833  
7021 0350 0001 8613 8850

22-000-000  
TOWN OF STRATHAM  
10 BUNKER HILL AVENUE  
STRATHAM, NH 03885

*Hand Delivered*

DOUCET SURVEY  
102 KENT PL  
NEWMARKET, NH 03857  
7021 0350 0001 8613 8867

22-013-000  
HACHEY, MELODY  
DUBE, STACY LYNN  
269 PORTSMOUTH AVENUE  
STRATHAM, NH 03885  
7021 0350 0001 8613 8874

22-027-000  
COOK, KATHY M. TRUSTEE  
KATHY M COOK REVOCABLE TRUST  
34 MYRICA AVENUE  
RYE, NH 03870  
7021 0350 0001 8613 8881

22-031-000  
GOODRICH, ROBERT E.  
PO BOX 1166  
STRATHAM, NH 03885  
7021 0350 0001 8613 8898

25-049-000  
MACFEELEY, DONANLD F & LEILA  
TR L & D REVOCABLE LIVING TRUST  
65 TIDEWATER FARM ROAD  
GREENLAND, NH 03840  
7021 0350 0001 8613 8904

25-053-000  
HEWETT, TODD S. HE, LING  
85 TIDEWATER FARM ROAD  
GREENLAND, NH 03840  
7021 0350 0001 8613 8911

25-091-000  
OLSEN, RYAN G.  
OLSEN, CAMBER K.  
12 SANDY POINT ROAD  
STRATHAM, NH 03885  
7021 0350 0001 8613 8928

GOVE ENVIRONMENTAL SERVICES, INC.  
8 CONTINENTAL DR, STE H  
EXETER, NH 03833  
7021 0350 0001 8613 8935

November 24, 2021

Abutters List  
For NH Technical College Site  
275 Portsmouth Ave, Stratham, NH

Job #47477-00

22-016-000  
JULIET MARINE REALTY, LLC  
300 GAY STREET,  
MANCHESTER, NH 03103

22-010-000  
FRASIER, FRANCIS J.  
267 PORTSMOUTH AVENUE  
STRATHAM, NH 03885

22-013-000  
HACHEY, MELODY  
DUBE, STACY LYNN  
269 PORTSMOUTH AVENUE  
STRATHAM, NH 03885

22-015-000  
MASTERSON, J. PETER  
COOPER, KIM E.  
273 PORTSMOUTH AVENUE  
STRATHAM, NH 03885

22-017-000  
ASHE, ROBERT J.  
ASHE, ELSA  
289R PORTSMOUTH AVENUE  
STRATHAM, NH 03885

22-027-000  
COOK, KATHY M. TRUSTEE  
KATHY M COOK REVOCABLE TRUST  
34 MYRICA AVENUE  
RYE, NH 03870

22-030-001  
QUILL, BRUCE L.  
QUILL, DONNA  
317 PORTSMOUTH AVE #1  
STRATHAM, NH 03885

22-030-002  
PHILLIPS, STEPHANIE G.  
PHILLIPS, MILES G  
23 SUMMER PLACE  
PORTLAND, ME 04103

22-031-000  
GOODRICH, ROBERT E.  
PO BOX 1166  
STRATHAM, NH 03885

25-047-000  
WINCHELL, EDWARD F.  
11 DRAKE DRIVE  
GREENLAND, NH 03840

25-048-000  
BRACKETT, JR. JOHN  
REVOCABLE BRACKETT,  
JOANNE L. REVOCABLE  
181 DEARBORN ROAD  
GREENLAND, NH 03840

25-049-000  
MACFEELEY, DONANLD F & LEILA  
TR L & D REVOCABLE LIVING TRUST  
65 TIDEWATER FARM ROAD  
GREENLAND, NH 03840

25-050-000  
COOK, ANDREW WHITING  
COOK, JENNIFER  
69 TIDEWATER FARM ROAD  
GREENLAND, NH 03840

25-051-000 & 25-052-000  
CURTIS, ROBERT R. CURTIS,  
KATHLEEN T.  
79 TIDEWATER FARM ROAD  
GREENLAND, NH 03840

25-053-000  
HEWETT, TODD S. HE, LING  
85 TIDEWATER FARM ROAD  
GREENLAND, NH 03840

25-082-000  
GLENCARRY CONDO ASSOCIATI  
C/O PRESIDENT  
3 HOLLAND WAY  
SUITE 201  
EXETER, NH 03833

25-082-000  
GLENCARRY CONDO ASSOCIATI  
C/O GREAT NORTH PROPERTY  
3 HOLLAND WAY  
SUITE 201  
EXETER, NH 03833

25-091-000  
OLSEN, RYAN G.  
OLSEN, CAMBER K.  
12 SANDY POINT ROAD  
STRATHAM, NH 03885

25-094-000  
TAYLOR FAMILY REVOCABLE TRUST  
TAYLOR, KEITH W. & JESSICA L/  
6 SANDY POINT ROAD  
STRATHAM, NH 03885

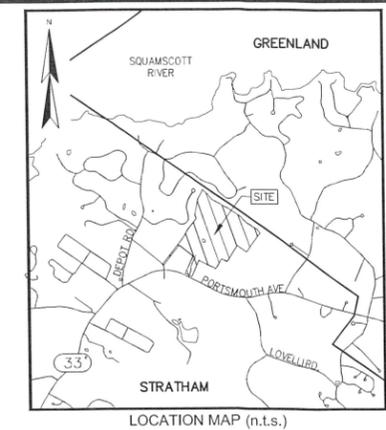
22-083-000  
TOWN OF STRATHAM  
10 BUNKER HILL AVENUE  
STRATHAM, NH 03885

GOVE ENVIRONMENTAL SERVICES, INC.  
8 CONTINENTAL DR, STE H  
EXETER, NH 03833

TFMORAN, INC.  
C/O NICHOLAS GOLON, P.E.  
48 CONSTITUTION DRIVE  
BEDFORD, NH 03110

DOUCET SURVEY  
102 KENT PL  
NEWMARKET, NH 03857





NOTES:

1. REFERENCE: TAX MAP 14, LOT 24
2. OWNER OF RECORD: STATE OF NEW HAMPSHIRE  
R.C.R.D. BOOK 2345 PAGE 1722
3. WETLAND LOCATION PERFORMED BY D.P.G. & P.J.S. ON 8/07 USING A LEICA TCRA 1105 PLUS TOTAL STATION AND A SOKKIA B20 AUTO LEVEL. ALSO BY J.A.G. 8/07 USING A TRIMBLE 5700 & 5800 SURVEY GRADE GPS UNIT WITH A TRIMBLE DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
4. JURISDICTIONAL WETLANDS DELINEATED BY NHSC, INC. DURING JULY 2007 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
5. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. IN OCTOBER OF 2020 UTILIZING THE FOLLOWING STANDARDS:
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).
6. VERTICAL DATUM IS BASED ON NAVD 88.
7. LOT LINES ARE APPROXIMATE AND BASED ON THE REFERENCE PLAN. NO BOUNDARY SURVEY WAS PERFORMED BY DOUCET SURVEY, INC.
8. TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHY PROVIDED BY EASTERN TOPOGRAPHICS USING DIGITAL TERRAIN MODELING (DTM) METHODS WITH KLT ATLAS SOFTWARE. PHOTO DATE APRIL 16, 2005 (1:4800). COMPILATION DATE AUGUST 1, 2007.

REFERENCE PLANS:

9. "SURVEY BY THE N.H. HIGHWAY DEPARTMENT JUNE & JULY 1979 FOR PROPOSED VOCATIONAL TECHNICAL SCHOOL SITE ON LAND N/F OF ROBERT L. & LINWOOD A. HANNA."



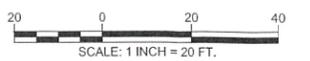
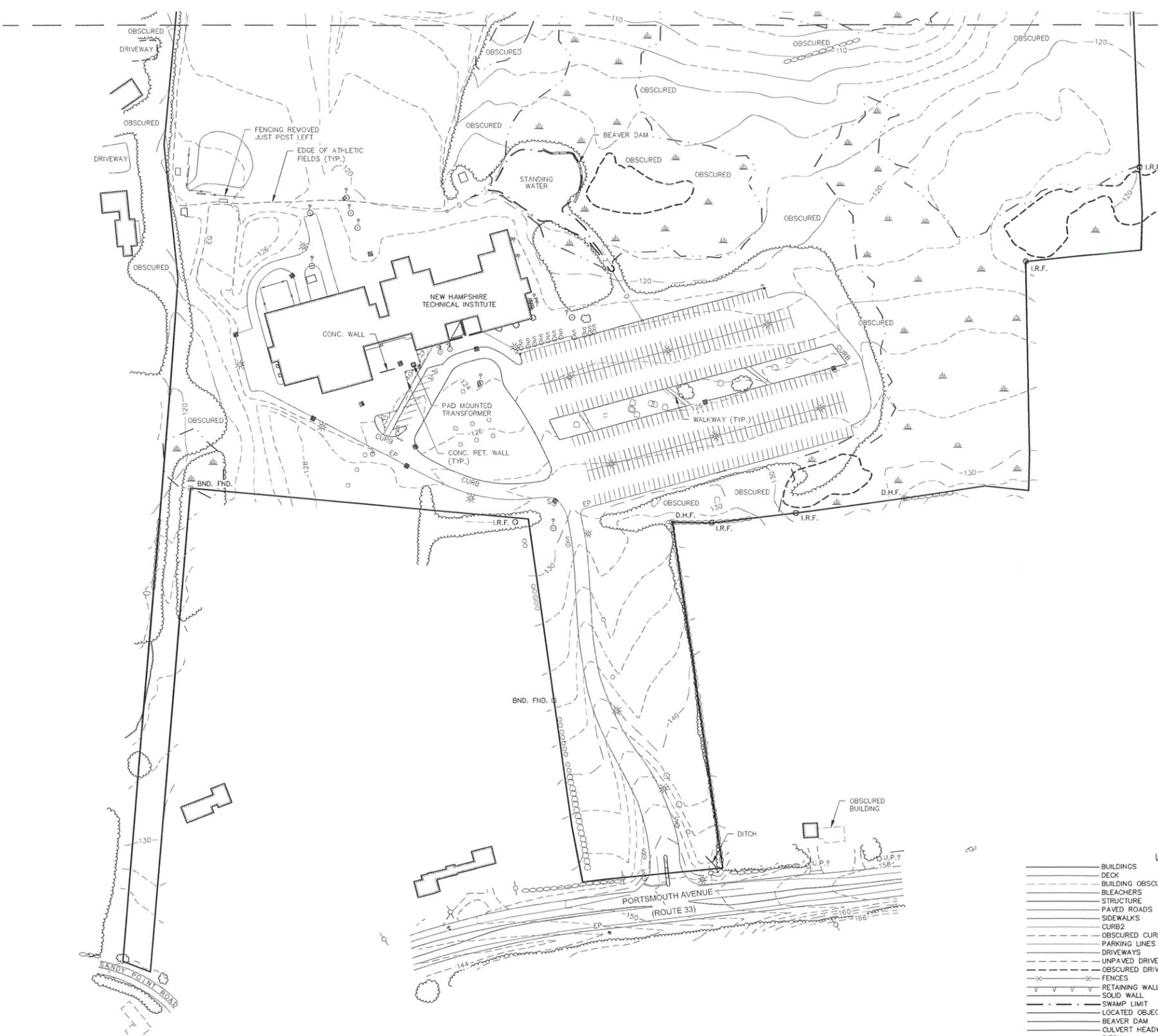
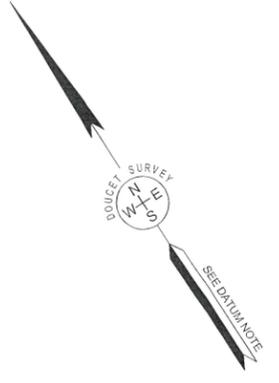
TOPOGRAPHIC PLAN  
FOR  
ZJBV PROPERTIES, LLC  
OF  
STRATHAM VOC TECH  
ROUTE 33  
STRATHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: W.D.C.	DATE: NOVEMBER 2020
CHECKED BY: W.J.D.	DRAWING NO. 6263A
JOB NO. 6263	SHEET 1 OF 3

**DOUCET SURVEY**  
Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

FILE NAME: C:\Users\jdoyle\OneDrive\Documents\6263A\6263A.dwg; PLOT DATE: 11/24/2021 10:00:00 AM; PLOT SCALE: 1"=400'; PLOT SHEET: 1 OF 3; PLOT AREA: 11.0000 SQ. FT.; PLOT PERIMETER: 14.0000 FT.; PLOT AREA: 11.0000 SQ. FT.; PLOT PERIMETER: 14.0000 FT.



TOPOGRAPHIC PLAN  
FOR  
ZJBV PROPERTIES, LLC  
OF  
STRATHAM VOC TECH  
ROUTE 33  
STRATHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

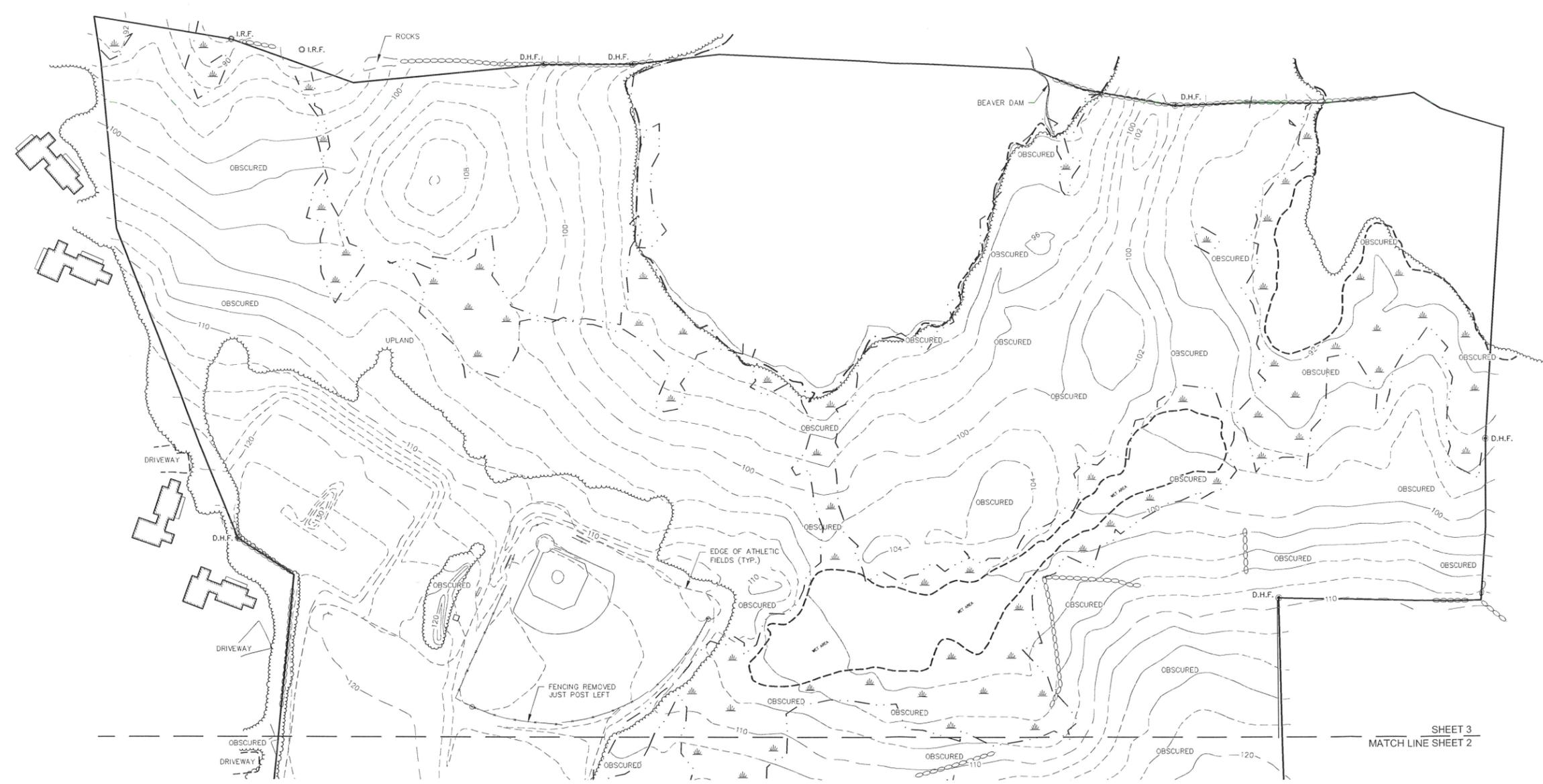
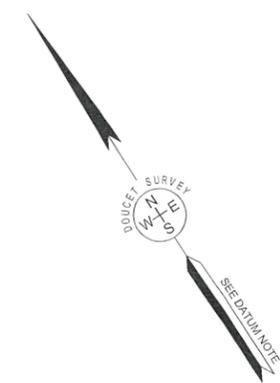
DRAWN BY:	W.D.C.	DATE:	NOVEMBER 2020
CHECKED BY:	W.J.D.	DRAWING NO.:	6263A
JOB NO.:	6263	SHEET:	2 OF 3

**DOUCET SURVEY**  
Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

- LEGEND: CONVENTIONAL DATA**
- APPROX. LOT LINE (SEE NOTE 6)
  - - - APPROX. ABUTTERS LOT LINE
  - - - EDGE OF WETLAND
  - WETLAND AREA
  - UTILITY POLE
  - BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - TYP.
  - BND. FND.
  - D.H.F.
  - I.P.F.
  - I.R.F.
  - EP
  - EG

- LEGEND: AERIAL DATA**
- BUILDINGS
  - DECK
  - BUILDING OBSCURE
  - BLEACHERS
  - STRUCTURE
  - PAVED ROADS
  - SIDEWALKS
  - CURB2
  - OBSCURED CURB
  - PARKING LINES
  - DRIVEWAYS
  - UNPAVED DRIVEWAY
  - OBSCURED DRIVE
  - FENCES
  - RETAINING WALL
  - SOLID WALL
  - SWAMP LIMIT
  - LOCATED OBJECT
  - BEAVER DAM
  - CULVERT HEADWALL
  - DITCH
  - WATER OBSCURED
  - ROCK OUTLINE
  - STRUCTURE OBSCUR
  - SWAMP OBSCURED
  - INDEX CONTOUR
  - INDEX OBSCURED
  - INTERMEDIATE
  - INTERMED OBSCURE
  - STONE WALL
  - TREE LINES
  - BRUSH
  - SHRUBBERY
  - EDGE OF ATHLETIC FIELDS
  - DITCH
  - CATCH BASIN
  - LIGHT POLE
  - SIGN
  - POLE
  - FLAG POLE
  - LOCATED OBJECT
  - UTILITY POLE
  - OBSCURED UPOLE
  - OBSCURED UPOLE
  - MEDIUM LONE TREE
  - SMALL LONE TREE
  - HANDICAP
  - MANHOLE

FILE NAME: C:\DATA\_20\PROJECTS\Newmarket\RETIRED\6263A\_1211\_R1.dwg LAYOUT NAME: 6263A\_1211\_R1.dwg PLOT DATE: 11/24/2020 10:50:00 AM PLOT SCALE: 1"=20' PLOT SHEET: 3 OF 3



RECEIVED

NOV 24 2021

By \_\_\_\_\_



TOPOGRAPHIC PLAN  
FOR  
ZJBV PROPERTIES, LLC  
OF  
STRATHAM VOC TECH  
ROUTE 33  
STRATHAM, NEW HAMPSHIRE

SHEET 3  
MATCH LINE SHEET 2

NO.	DATE	DESCRIPTION	BY

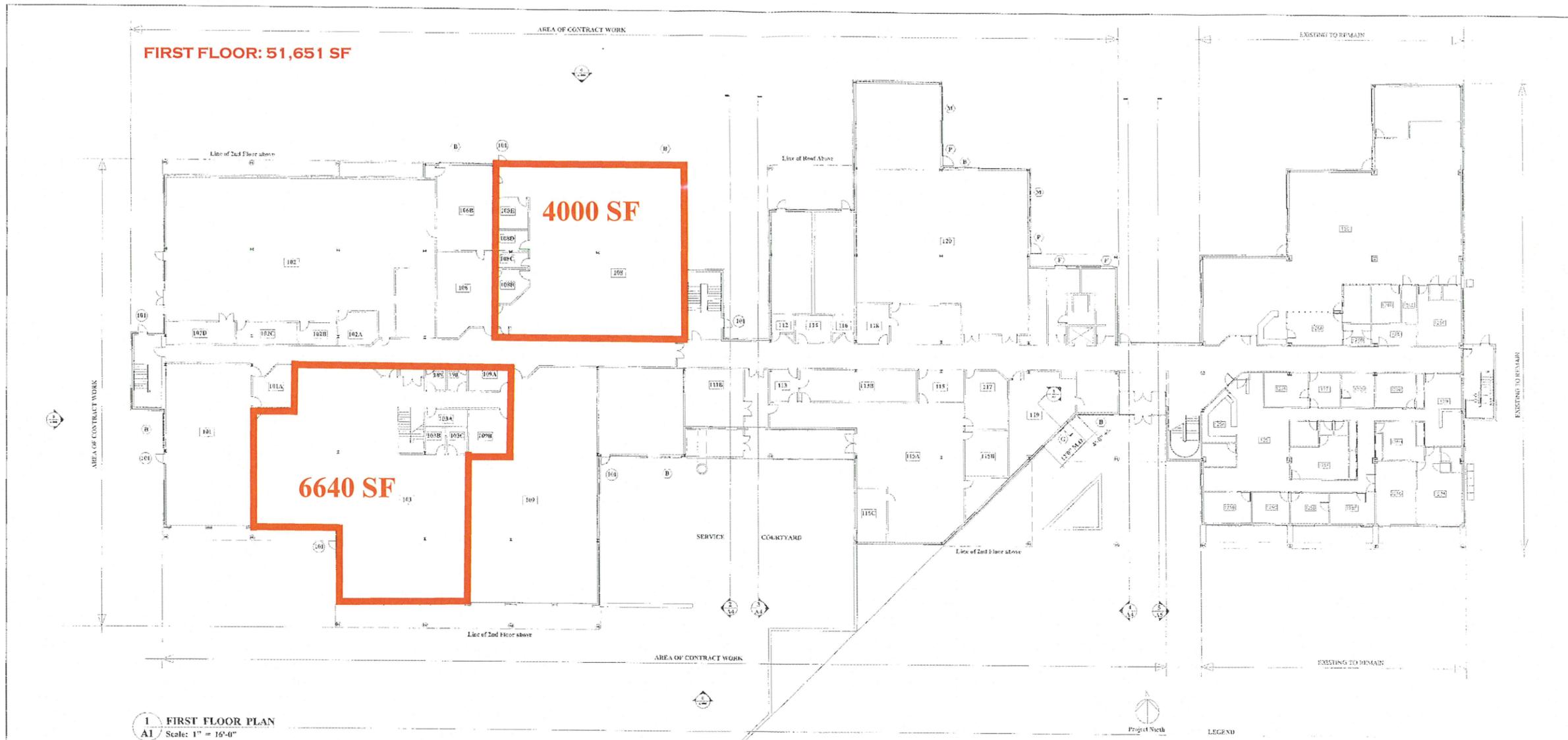
DRAWN BY: W.D.C.	DATE: NOVEMBER 2020		
CHECKED BY: W.J.D.	DRAWING NO. 6263A		
JOB NO. 6263	SHEET 3 OF 3		



Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

FILE NAME: C:\DATA\_30\11033\Newmarket\11033\STRATHAM 2020-15-14.dwg JWD/JW 10/20/20 10:00 PM (D) 11/17/2020 Friday, December 18, 2020 - 12:28pm





1 FIRST FLOOR PLAN  
A1 Scale: 1" = 16'-0"

LEGEND  
 (D) Exterior Doors  
 (A) Windows

RECEIVED  
 NOV 24 2021  
 By \_\_\_\_\_

APPROVED	DATE:
ASSISTANT COMMISSIONER & CHIEF ENGINEER, NHDOT	
RECOMMENDED	DATE:
ADMINISTRATOR - BUREAU OF PUBLIC WORKS	
APPROVED - PUCVC SYSTEM	DATE:



STATE OF NEW HAMPSHIRE  
 DEPARTMENT OF TRANSPORTATION  
 BUREAU OF PUBLIC WORKS

JOHN D. WORTON BUILDING  
 HAZEN DRIVE BOX 483 RFD0145  
 CONCORD, NEW HAMPSHIRE 03302-0483  
 (603) 271-2516 FAX(603) 271-3515

REVISIONS		
DATE	DESCRIPTION	BY

WINDOW REPLACEMENT  
 N.H. Community Technical College - Stratham  
 277 R Portsmouth Ave. - Stratham, NH  
 N.H. COMMUNITY TECHNICAL COLLEGE SYSTEM

FIRST FLOOR - Plan

PROJECT NO.	STATE G
CONTRACT NO.	A-1
DATE	15 April 2013
BY	409 13



# 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, Town Planner  
**DATE:** December 13, 2021  
**RE:** **Preliminary Consultation - 275 Portsmouth Avenue Conceptual Plan**

---

Recognizing that there is significant interest in the redevelopment of the former NH Technical College property, the applicants have submitted a Conceptual Master Plan for the site as a Preliminary Consultation application to begin a conversation with the Board about the long-term plans for the parcel. The plan depicts a mixed-use site with 222 residential units in four large buildings with the largest building housing 87 units and three others housing 45 units each. The former Technical College building is shown re-constituted as a mixed-use building. The plan shows a significant proportion of the property as wetlands so only areas located closer to Portsmouth Avenue are proposed for development. The plan does allow for significant parking (449 parking spaces are proposed) and driveways for vehicular and emergency access, however the structures are not sited or designed so as to encourage pedestrian use or a more walkable pedestrian-centered environment.

The first aspect of the plan that jumps out is that it envisions an intensity of development that would not be permitted under the Town zoning requirements. The Planning Board has been revising the Flexible/Mixed-Use Development District zoning this year and voters will be asked to approve the changes in March. As written, the District would allow a maximum of 12 residential units per building which is more than what is typically permitted of multi-family uses in Stratham (which is capped at eight units per building). The owners have been provided copies of the proposed zoning revisions, but have not provided any comments. The site does not enjoy access to public water and sewer infrastructure so it unlikely that this level of density would be feasible even if the regulations did allow for it.

Certainly the Town would like to see the property redeveloped and a mixed-use development is consistent with the Town's vision for the property. The region's housing needs are particularly acute and a development with a significant housing emphasis would be welcomed. It is important and helpful that the owners are considering the long-term development of the property. However, the intensity and overall design of the proposed Concept Master Plan is inconsistent with the zoning requirements which would provide for a smaller-scale mixed-use village-style of development. A lack of public infrastructure would also hamper efforts to construct a development of such intensity.



Town of Stratham, NH  
**Preliminary Consultation**

Map# 022 Lot# 016

Project Name: Conceptual Master Plan - New Hampshire Technical College Site

Location: 275 Portsmouth Avenue, Stratham, NH 03885

Project Description: Conceptual Master Plan to redevelop NH Technical College Site to include 115,625 sf. mixed use building and 222 units of multi-family housing.

**Applicant:**

Name: Nicholas Golon, P.E. Phone: 603-472-4488

Company: TFMoran, Inc. Fax: 603-472-9747

Address: 48 Constitution Drive, Bedford, NH 03110

Email Address: ngolon@tfmoran.com

**Owner:**

Name: Brian Thibeault Phone: 603-641-8608

Company: Juliet Marine Realty, LLC Fax: 603-472-9747

Address: 300 Gay Street, Manchester, NH 03103

Email Address: josephequipment@aol.com

**Agent:**

Contact Name: Nicholas Golon, P.E. Phone: 603-472-4488

Company: TFMoran, Inc. Fax: 603-472-9747

Address: 48 Constitution Drive, Bedford, NH 03110

Email Address: ngolon@tfmoran.com

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, of your property, to ensure compliance with all Stratham Zoning, Subdivision and or Site Plan Review regulations while your application is under consideration.

Signed:  Date: 11/23/2021

**Fees:**

Preliminary Consultation: Application fee of \$75.00

\*Additional fees may be charged to cover inspection and review cost.

*For Office Use Only*

Date Application Received: 11/24/2021 Total Fees Collected with Application: \$ 75.00

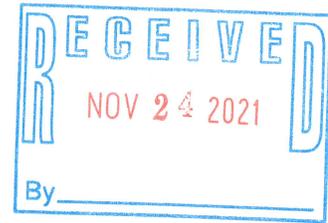
PB Application Acceptance Date: \_\_\_\_\_ PB Hearing Date: \_\_\_\_\_



**P  
r  
e  
l  
i  
m  
i  
n  
a  
r  
y  
  
C  
o  
n  
s  
u  
l  
t  
a  
t  
i  
o  
n**



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



November 10, 2021

Mark Connors – Town Planner  
Town of Stratham  
10 Bunker Hill Avenue  
Stratham, NH

**RE: Conceptual Master Plan  
NH Technical College Site  
275 Portsmouth Ave, Stratham, NH  
Tax Map 22, Lot 16**

Dear Mark,

On behalf of the owner, Juliet Marine Realty, LLC, please find attached a Conceptual Master Plan for the former New Hampshire Technical College Site, located at the above noted address for conceptual discussion with the Planning Board.

The intent of the Conceptual Master plan is to redevelopment the currently underutilized property to provide a vibrant mixed-use development with amenities for the proposed residential units and enhance pedestrian mobility both within the site as well as to adjacent community spaces such as Stratham Hill Park.

As shown on the Conceptual Master plan the former NH Technical College building would be reinvigorated as a mixed-use building with uses that would range from Research and Development to complimentary Commercial uses including Medical Office, Restaurant, or Indoor Recreational/Health Club space. Given the size of the existing building (115,652 sf +/-) as well as its multiple levels (3-Story) the owner would seek to group uses appropriately to best utilize the existing space and maximize the diversity of uses.

The second component of the Conceptual Master Plan would be market rate multi-family housing. Due to the topographical and wetlands limitations of the site, the developable portions of the site are very limited. As such, the multi-family buildings have been located in areas either impacted by previous construction or within the remaining fairly flat portions of site. This redevelopment project proposes approximately 222 units, spread across four 3-story buildings, which would be a mix of 1-bedroom and 2-bedroom units. Due to the lack of municipal water and sewer in the area, septic fields and private water wells are proposed. These items have been sited in general conformance with the New Hampshire Department of Environmental Services (NHDES) requirements but will require further refinement as the plan evolves from the concept phase to the design phase.

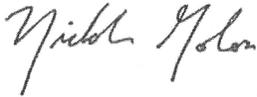
A third component of the development would be an interconnecting network of trails and sidewalks with anticipated offsite improvements to Portsmouth Ave. to provide an appropriate connection to Stratham Hill Park. The nature of these improvements is outside the scope of the current Master Planning for this site but would be brought to fruition in parallel with the schematic site design and cost estimating phase of the proposed redevelopment.

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
[www.tfmoran.com](http://www.tfmoran.com)

Relative to this proposed redevelopment, there are several specific hurdles to achieve the vision of the project. Beyond the beforementioned environmental constraints of the site (topography & wetlands), the lack of municipal water and sewer will be a guiding factor in limiting the density and intensity of the redevelopment. As such, the applicant is seeking feedback from the Planning Board and Town Staff on the current Conceptual Master Plan, including creative planning and economic solutions to overcome the obstacles identified to create a financially viable project that enhances the Town's original vision for the property.

We look forward to discussion with the Planning Board as to how this project can be realized and should there be any questions or concerns regarding this submittal or the project in general, please do not hesitate to contact the undersigned at (603) 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.



Nicholas Golon, P.E.  
Principal

Town of Stratham  
Site Plan Review Checklist



Project Name: New Hampshire Technical College Site (former)

Map # 022 Lot # 016 Date: 11/23/2021

**Site Plan Review - Information Checklist**

A site plan review application shall contain the following information, where applicable, to be considered complete. However, this checklist is intended only as a guide; the Planning Board may require additional information as deemed necessary. All plans shall conform to the applicable requirements of the Zoning Ordinance, Building Ordinance, Subdivision and Site Plan Review Regulations, and other state, local, and federal requirements. (All data/information sources should be referenced.)

**X – Information Provided**

**O – Information Not Provided**

**W – Waiver Requested**

**NA - Not Applicable**

I. Preliminary Consultation

X A. Base map drawn to scale

X 1. General description of existing conditions on the site.

X 2. Any facilities and utilities.

NA 3. Dimensions and sizes of the **proposed** structure(s).

NA 4. Topographic map showing the **proposed** layout of the site: parking, driveways(s), sidewalks.

II. Formal Application

       A. Completed "Application for Site Plan Review".

       B. Names and addresses of all abutters.

       C. Administrative fees (payable to the Town of Stratham).

       D. High intensity soils information with sewage disposal and lot size calculations.

       E. Data on test pits and percolation tests:

       Location of test pits.

       Percolation test date and rate.

       Certification of test witness.

       Outline of the area reserved for leach fields.

       F. Six complete sets of prints drawn to scale with the following:

       Sheet size of 22" x 34".

       Appropriate scale.

       Space for Planning Board signature and date.

       G. Additional submission requirements:

       Nine 11 X 17 copies of proposed plan.

       One copy of the plan in a digital format referenced to NH State Plane feet, NAD 83, in a format compatible with the town's ESRI ArcView GIS system.

       Three copies of any engineering or impact reports.

**Town of Stratham  
Site Plan Review Checklist**

- Three sets of printed labels for abutter mailing.
- 1. Existing data required.
  - a. Site location, current names and addresses of developer, owners of record, abutting landowners.
  - b. Names and addresses of person/firm preparing the map with other information:
    - Stamp by registered architect and/or professional engineer.
    - Map scale.
    - North arrow.
    - Date.
    - Tax map and parcel number.
    - Size of parcel.
  - c. Topographic contours.
  - d. Boundary lines.
  - e. Natural features.
  - f. Drainage systems and roads.
  - g. Structures within 200 feet
  - h. Easements and rights-of-way.
  - i. Location of utilities.
  - j. Vicinity sketch showing surrounding streets, zoning districts, site boundaries, and 100 year flood plain.
  - k. Soils map.
- 2. Proposed Plans.
  - a. Grades, topographic contours.
  - b. Plan view of proposed structures and/or alterations; rendering of exterior design.
  - c. Data for streets, driveways, etc.: location, size, direction of travel, curbing, paving and curve radii.
  - d. Parking and loading facilities.
  - e. Location of utilities.
  - f. Storm drainage plan with supporting calculations.
  - g. Landscaping and screening.
  - h. Sign location, size, and design.
  - i. Outdoor lighting.
  - j. Surveyed property lines with monument locations.
  - k. Construction details (e.g. walks, curbing, drainage structures, etc.).
  - l. Snow storage area.
  - m. Solid waste disposal receptacles and screening.
  - n. Fire protection (e.g. fire lanes, alarms, etc.).
  - o. Erosion and sedimentation control methods.

**Town of Stratham  
Site Plan Review Checklist**

- p. Site Review Agreement.
- q. Other exhibits, if applicable:
  - Performance Bond.
  - Maintenance Bond.
  - Information on pollutants discharge and/or noise generation.
  - Traffic impact analysis.
  - Natural/Environmental Recourses Inventory
  - Environmental/Forestry Impact Report
- State and local permits (e.g. state septic system [RSA 149-E:3], site specific [RSA 149:8-a], driveway access [RSA 236:13], dredge and fill [RSA 483-A], etc.).

Note: For more complete information, it is strongly recommended that the applicant read Stratham's "Subdivision and Site Plan Review Regulations" (2004), as well as the Town's Zoning Ordinance (2004) and Building Ordinance. (2002).

I certify that the information provided is complete and correct to the best of my knowledge.

Signed: *Nicholas Galan* Date: 11/23/2021





# 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, Town Planner  
**DATE:** December 10, 2021  
**RE:** **Proposed 2022 Zoning Amendments**

---

The following outlines proposed Zoning Amendments for 2022 and for discussion at the December 15, 2021 meeting.

**Amendment 1: Flexible/Mixed Use Development District Public Hearing tonight**

**Amendment 2: Growth Management & Land Use Control. Already posted**

**Amendment 3: Accessory Dwelling Units.** *To delete Sub-Section 5.4 Accessory Dwelling Units in its entirety and to replace with a revised Sub-Section 5.4 Accessory Dwelling Units to clarify the requirements associated with accessory dwelling units and to enact additional requirements for detached accessory dwelling units to ensure that such uses do not create the appearance of two primary residences on a single lot.*

**Amendment 4: Solar Energy Systems.** *To delete Sub-Section 5.14.4.2 Setbacks for Solar Energy Systems in its entirety and replace with a revised Sub-Section 5.14.4.2 in order to require small-scale ground-mounted solar energy systems meet the minimum property setbacks of the applicable zoning district and to require medium- and large-scale systems be set back a minimum of 60 (sixty) feet from the front property boundary .*

5.14.4.2 Setbacks:

~~a. Small and medium scale ground mounted solar energy systems accessory to principal use may be located no closer than [1/2 of the setback that would otherwise apply] from the side or rear lot line. All ground mounted solar energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable.~~

~~b. Small and medium scale ground mounted solar energy systems accessory to a principal use may be located no closer than twenty (20) feet from the front, side or rear lot line. All ground mounted solar energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable.~~

a. Small-scale ground-mounted solar energy systems accessory to a principal use must adhere to all of the setback requirements of the applicable zoning district. All ground-mounted solar energy systems in residential districts shall be installed in the side yard or rear yard to the extent practicable.

b. Medium- and Large-scale ground-mounted solar energy systems shall be set back a minimum of 60 (sixty) feet from the boundary with any public right-of-way and adhere to all other applicable setback requirements of the applicable zoning district.

**Amendment 5: Route 33 Legacy Highway Heritage District.** *To create a new zoning district, the Route 33 Legacy Highway Heritage District, for parcels with frontages along the Route 33 corridor from the Town Center District to the Greenland town line. The intent of the District is to encourage historic preservation and adaptive re-use of structure through both greater regulation of demolitions and major building alterations as well as through greater flexibility in land uses.*

**Amendment 6: Table of Uses.** *To delete Section 3.6 Table of Uses and Footnotes to Table 3.6 in its entirety and replace with a revised Section 3.6 Table of Uses and Footnotes to Table 3.6 in order to better clarify permitted and prohibited uses by zoning district. This amendment would also permit Personal Services in the Professional/Residential District and account for land uses in the new Route 33 Legacy Highway Heritage District.*

**Amendment 7: Definitions.** *To amend Section II Definitions to provide definitions for land uses included in the Table of Uses to better define and clarify the permitted nature and scope of land uses.*

**Amendment 8: Table of Dimensional Requirements.** *To amend Section 4.2 Table of Dimensional Requirements and Section 4.3 Explanatory Notes to clarify that ‘porkchop lots’ with reduced frontages are permitted only subject to the requirements in the Zoning Ordinance and Subdivision Regulations and to clarify that the minimum frontage requirement for parcels in the Professional/Residential District is 150-feet.*

**Amendment 9: Affordable Senior Housing.** *To eliminate Section 5.7 Affordable Senior Housing and re-number subsequent sections of the Ordinance, because the Ordinance already provides for Elderly Affordable Housing and this section is duplicative. This is a housekeeping amendment to eliminate inconsistencies related to the land use in the Ordinance.*

**Amendment 10: Building Ordinance.** *To amend Section 16.2.1 of the Building Ordinance to add a Sub-Section A to prohibit the issuance of building permits for a property if existing non-inspected permits are outstanding on the property. This amendment would require property owners to address any outstanding issues related to previously issued building permits and allow for necessary inspections before a new building permit could be issued.*

**ACCESSORY DWELLING UNITS (REV. 3/90, 3/05, 3/09, 3/17, 3/18, 3/20, 3/22)**

5.4.1 Purpose: The purpose of the accessory dwelling unit provision is to provide an accessory housing alternative, while maintaining neighborhood aesthetics and quality.

5.4.2 Objectives: The objectives of this Section are to:

- a. Provide a housing unit in a single-family neighborhood for individuals seeking affordable housing alternatives;
- b. Protect the single-family residential character of a neighborhood by ensuring that the accessory dwelling unit is permitted only on an owner-occupied property and under such conditions as to protect the health, property values, safety, and welfare of the public. (Rev. 3/20)

5.4.3 Regulations: (Rev. 3/21)

No more than one (1) accessory dwelling unit (ADU) will be permitted on a legal lot or property which is already approved for or developed with a detached single-family dwelling. Further, an ADU may be created within a single-family dwelling, or within an accessory structure, in accordance with these regulations. **In cases where there is uncertainty that a proposed ADU will meet the zoning regulations, the Code Enforcement Officer shall be authorized to seek a determination from the Planning Board which will decide the matter as part of a public hearing.**

Attached ADU development shall require the following:

- a. The property to which an accessory dwelling unit is to be added must be owner-occupied where the owner must reside in either unit following completion of the ADU;
- b. ADUs shall only be permitted on legally established parcels;
- c. The accessory dwelling unit shall be designed so that the exterior appearance of the building(s) and property remains that of a one family dwelling. Any new entrance that may be required shall be located on the side or in the rear of the building;
- d. The size of the accessory dwelling unit shall be between 400 square feet and 1000 square feet;
- e. In no case shall there be more than one (1) family having a maximum occupancy as dictated by the Town of Stratham Building Ordinance, residing within an ADU;
- f. A minimum of two (2) off-street paved or gravel parking spaces per unit (single family and ADU), shall be provided and shown on the sketch plan. The appearance of the driveway and parking design shall be that of a single-family dwelling;
- g. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the existing single-family dwelling;
- h. No new curb cut shall be constructed to serve an ADU.**

i. No ADU shall be constructed on a lot where the primary dwelling unit is a condominium or mobile home ~~or part of a cluster subdivision.~~

j. Prior to issuance of a Certificate of Occupancy, by the Code Enforcement Officer, the owner shall provide, the following:

i. Evidence to the Building Inspector or their agent that septic facilities are adequate for both units according to the standards of Stratham and the N.H. Water Supply and Pollution Control Division. If deemed necessary by said Inspector, such evidence shall be in the form of certification by a State of NH licensed septic system designer. Also the owner shall provide evidence that there is adequate potable water according to the standards of the State of New Hampshire.

ii. A floor plan of one quarter inch (1/4") to the foot scale showing the proposed changes to the building, if applicable.

iii. A sketch plan (drawn to scale) of the lot, with existing and proposed structures and parking, if applicable. **If there are any wetlands on the property and an expansion of the building footprint is proposed, the owner shall provide a certified plot plan, stamped by a licensed wetland scientist, showing that the ADU will meet all wetland setback and buffer requirements.**

**5.4.4. Detached ADUs may be constructed in an accessory structure, only if they meet all of the requirements of Section 5.4.3 and the following additional requirements:**

**a. The detached ADU shall not exceed 50 percent of the gross interior square footage of the primary residence, but in no case shall exceed 1,000 square-feet. The gross size of the building footprint housing a detached ADU, including appurtenant uses, shall not exceed 1,000 square-feet. Appurtenant uses include attached garages, porches, decks, storage areas, or any other attached or interior areas accessory to the ADU.**

**b. No garage or pool shall be constructed attached, or adjacent to, the accessory dwelling unit if a garage or pool already exist on the parcel.**

**c. For new accessory structures that include an accessory dwelling unit built after March 12, 2022, the structure must be set back a minimum of fifty (50) feet from the front property boundary. Accessory structures existing before March 12, 2022 may be repurposed to include a detached accessory dwelling unit and shall be exempt from this requirement if the height of the accessory structure is not extended and the gross size of the building footprint is not expanded by more than fifteen (15) percent.**

**d. Detached ADUs shall be prohibited within Residential Open Space Cluster Developments.**

**From:** Shanti Wolph  
**Sent:** Friday, October 08, 2021 3:08 PM  
**To:** Mark Connors <[mconnors@StrathamNH.gov](mailto:mconnors@StrathamNH.gov)>  
**Cc:** Denise Lemire <[DLemire@StrathamNH.gov](mailto:DLemire@StrathamNH.gov)>  
**Subject:** Permit Issuance

Mark,  
Is it too late to add this into our zoning changes for 2022?

16.2.1 Permit Required: Any person before commencing work on the erection or alteration of any building or structure must first obtain a permit duly granted for such erection or alteration by the Building Inspector. Before a permit shall be issued by the Building Inspector, he shall determine whether the proposed construction or alterations conforms to all the conditions of this Ordinance. For the construction of agricultural buildings with no public use (public use is defined as use that includes the general public utilizing the proposed structure) there shall be no Planning Board review required and permitting will comply with Appendix C, Group U – Agricultural Buildings found in the NH State Building Code. (Rev. 3/16)

**16.2.1(a)**

Action on application. “Permits shall not be issued when there is found to be outstanding, non-inspected permit(s) already issued against a given property or when there are known non-conformances on the property. Only when said permit(s) is (are) closed out and/or the non-conformances corrected, shall a new permit be issued.”

Thank you,

Shanti Wolph- Town of Stratham, NH  
Code Enforcement/Building Inspector/Health Officer  
603.772.7391 x. 182



# TOWN OF STRATHAM

INCORPORATED 1716  
 10 BUNKER HILL AVENUE • STRATHAM NH 03885  
 VOICE (603) 772-4741 • FAX (603) 775-0517

## Planning Board 2022 Schedule of Regular Board Meetings

Submittal Deadline for Completed Application & Materials		Notice Deadline		FOR	Regular Planning Board Meetings & Public Hearing Dates	
Wednesday	December 15, 2021	Wednesday	December 22, 2021		Wednesday	January 5, 2022
Wednesday	December 29, 2021	Wednesday	January 5, 2022		Wednesday	January 19, 2022
Wednesday	January 12, 2022	Wednesday	January 19, 2022		Wednesday	February 2, 2022
Wednesday	January 26, 2022	Wednesday	February 2, 2022		Wednesday	February 16, 2022
Wednesday	February 9, 2022	Wednesday	February 16, 2022		Wednesday	March 2, 2022
Wednesday	February 23, 2022	Wednesday	March 2, 2022		Wednesday	March 16, 2022
Wednesday	March 16, 2022	Wednesday	March 23, 2022		Wednesday	April 6, 2022
Wednesday	March 30, 2022	Wednesday	April 6, 2022		Wednesday	April 20, 2022
Wednesday	April 13, 2022	Wednesday	April 20, 2022		Wednesday	May 4, 2022
Wednesday	April 27, 2022	Wednesday	May 4, 2022		Wednesday	May 18, 2022
Wednesday	May 11, 2022	Wednesday	May 18, 2022		Wednesday	June 1, 2022
Wednesday	June 1, 2022	Wednesday	June 8, 2022		Wednesday	June 22, 2022
Wednesday	June 22, 2022	Wednesday	June 29, 2022		Wednesday	July 13, 2022
Wednesday	July 13, 2022	Wednesday	July 20, 2022		Wednesday	August 3, 2022
Wednesday	July 27, 2022	Wednesday	August 3, 2022		Wednesday	August 17, 2022
Wednesday	August 17, 2022	Wednesday	August 24, 2022		Wednesday	September 7, 2022
PLANNING BOARD TRAINING/WORKSHOP					Wednesday	September 21, 2022
Wednesday	September 14, 2022	Wednesday	September 21, 2022		Wednesday	October 5, 2022
Wednesday	September 28, 2022	Wednesday	October 5, 2022		Wednesday	October 19, 2022
Wednesday	October 12, 2022	Wednesday	October 19, 2022		Wednesday	November 2, 2022
Wednesday	October 26, 2022	Wednesday	November 2, 2022		Wednesday	November 16, 2022
Wednesday	November 9, 2022	Wednesday	November 16, 2022		Wednesday	December 7, 2022
Wednesday	November 30, 2022	Wednesday	December 7, 2022		Wednesday	December 21, 2022
Wednesday	December 14, 2022	Wednesday	December 21, 2022		Wednesday	January 4, 2023
Wednesday	December 28, 2022	Wednesday	January 4, 2023		Wednesday	January 18, 2023

- NOTES:**
- **All items required for a complete application must be submitted by 12:00 p.m. on the deadline day.**
  - Meetings are held at the Stratham Municipal Center, 10 Bunker Hill Avenue, beginning at 7:00 p.m.
  - This schedule may change at any time subject to Board approval.
  - The Application deadline is the soonest an application may be heard by the Board, but depending on the number of applications, submitting by the deadline may not secure a place on the desired agenda.