



# 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

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## PLANNING BOARD MEETING AGENDA

**December 6, 2023, 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. November 1, 2023 Planning Board Minutes
- b. November 15, 2023 Planning Board Minutes

### 3. Public Meeting (New Business):

- a. Chinburg Properties, Inc. (Applicant), Lanzillo Irrevocable Trust (Owner) - Request for a Preliminary Consultation of a proposed subdivision of 189 Bunker Hill Avenue, Tax Map 6, Lot 167, into six buildable lots served by a new road. The parcel is Zoned Residential/Agricultural. Application submitted by Beals Associates PLLC, 70 Portsmouth Avenue, Stratham, NH 03885.

### 4. Public Hearing (New Business):

- a. Sousa Signs, LLC (Applicant), NP Stratham, LLC (Owner), 20 Portsmouth Avenue, Stratham, NH, Tax Map 4 Lot 14, Zoned Gateway Commercial Business District - Request for approval of a Conditional Use Permit under Section 7, *Signs*, to permit a backlit halo-style illuminated building-mounted sign at the site.

### 5. Other Business:

- a. The Planning Board will read and post all proposed 2024 zoning amendments and announce the dates of the two public hearings.
- b. Pending Land Use Applications
- c. Miscellaneous Community Planning Issues

### 6. 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**  
**November 1, 2023**  
**Stratham Municipal Center**  
**Time: 7:00 pm**

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

**Members Absent:** David Canada, Vice Chair

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

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

Mr. House asked Mr. Zaremba to act as Chair for this meeting. Mr. Zaremba called the meeting to order at 7:00 pm and took roll call. Mr. Zaremba appointed Mr. Allison as a voting member for this meeting in place of Mr. Canada.

**2. Approval of Minutes**

a. October 18, 2023

**Mr. House made a motion to approve the October 18, 2023 meeting minutes. Mr. Kunowski seconded the motion. All voted in favor and the motion was approved.**

**3. Public Hearing:**

a. Racheal King-Reynolds (Applicant), Brothers Plaza Partners, LLC (Owner), 72 Portsmouth Avenue, Unit 111, Stratham, NH, Tax Map 9 Lot 8-111, Zoned Gateway Commercial Business District - Request for approval of a Conditional Use Permit (CUP) under Section 3.6, Table of Uses, to relocate a dog training facility and day camp, classified as a kennel under the Zoning Ordinance, from Unit 112 to Unit 111. The use will expand from a 1,188 square-foot facility serving 15 dogs to a 1,944 square-foot facility serving a total of 50 to 60 dogs.

Mr. Connors presented a summary of the project. The applicant received approval in 2021 for a CUP for the same business in Unit 112. The Board approved the CUP with conditions. The Applicant is proposing to relocate to a new unit and to serve more dogs.

Mr. House asked if the CUP is required because the number of dogs is increasing. Mr. Connors replied that the use is classified as a kennel and the expansion requires a CUP.

45 Frank Catapano, the property owner, stated that the lease is only for 30 dogs. He believes that when  
46 Ms. King-Reynolds originally submitted the CUP she was planning to keep both units, but she  
47 decided to only move into Unit 112 with a maximum of 30 dogs per day. Mr. Catapano brought a  
48 copy of the signed lease. Ms. King-Reynolds confirmed and added that she is taking her expansion  
49 in slower steps. Mr. Allison asked for confirmation that this application is for 30 dogs. Mr.  
50 Catapano confirmed that is correct.

51  
52 Mr. Zaremba asked Mr. Connors if the Board needs to accept the application as complete. Mr.  
53 Connors replied yes.

54  
55 **Mr. Kunowski made a motion to accept the application as complete. Mr. House seconded the**  
56 **motion. All voted in favor and the motion was approved.**

57  
58 Mr. Zaremba asked if there are any questions from the Board.

59  
60 Mr. Kunowski asked if during the length of time she has been in business at the location, has there  
61 been any issues or concerns raised by other tenants. Ms. King-Reynolds replied no. Mr. Kunowski  
62 asked if the expansion is for the training aspect of her business or for the day care component. Ms.  
63 King-Reynolds clarified that the business is not a dog day care and she wants to increase training  
64 and some “day care” that she describes as kenneled dogs and not running free in a room. Any dog  
65 in her facility has gone through training. Mr. Connors added that the Town notified each condo  
66 owner in the plaza and in some cases the tenant is not the owner, but the notice requirements are  
67 to the owners. Mr. Kunowski asked if any comments were submitted. Mr. Connors replied no.

68  
69 Mr. Allison asked if this is only a day facility and that no dogs are left overnight. Ms. King-  
70 Reynolds replied yes. Mr. Allison asked if there are individual cages. Ms. King-Reynolds replied  
71 that all dogs are kenneled when they are not on a walk or in training. If there are two dogs out  
72 together playing, then there is an employee monitoring them for safety. Mr. Allison stated that the  
73 original space is about 79 square feet per dog and the new space will be closer to 60 square feet  
74 per dog and he asked if that is sufficient. Ms. King-Reynolds replied yes and she likes Unit 112  
75 better because it is broken up more and she can have individual spaces like a puppy space. Mr.  
76 Catapano added that Unit 112 was previously occupied by a veterinarian that was already set up  
77 for animals.

78  
79 Mr. Kunowski asked if there is a peak arrival time or is there traffic throughout the day. Ms. King-  
80 Reynolds replied that drop off is out back and her employees go out to the car to pick up the leashed  
81 dog and walk them inside. Drop off is between 6:15 am and 10:00 am and there is usually no more  
82 than 3 vehicles lined up for drop off. Mr. Kunowski was pleased to hear that the front of the plaza  
83 is not used for drop off. Mr. Catapano added that he is president of the Stratham Plaza board of  
84 directors and stated that Ms. King-Reynolds requested approval from the association to use the  
85 rear entrance as she felt it is safer. She also got approval from the association to use the grass area  
86 in the rear for the dogs and she picks up waste immediately. Mr. Allison asked where the dog waste  
87 is disposed. Ms. King-Reynolds replied they have a covered can where it is stored for a day or two  
88 and then dumped into their own dumpster.

89  
90 Mr. Connors asked about the sound proofing installed in her previous unit. Ms. King-Reynolds  
91 replied that the sound proofing will be transferred to the new unit. She added that they are a training  
92 facility and not a kennel so there is not a lot of barking.

94 Mr. Kunowski asked if there are any other fundamental changes to the business other than the  
95 number of dogs. Ms. King-Reynolds replied no.

96  
97 Mr. Houghton asked what the hours of operation are. Ms. King-Reynolds replied that drop off  
98 starts at 6:15 am and the last dog leaves at 5:00 or 5:15 pm and there might be a cleaner.  
99

100 Mr. Kunowski asked about the boarding referenced on their website and noted that it appears to  
101 be offsite. Ms. King-Reynolds replied that a dog will be there during the day and go home with a  
102 trainer.

103  
104 Mr. House asked for clarification that the request is for 30 dogs only in Unit 112. Mr. Catapano  
105 replied that there were initial discussions about expanding and renting both units but she decided  
106 to start by only moving and renting the larger unit and he will market the original unit for lease.  
107 Mr. House asked if that was decided after the initial application came in. Mr. Catapano replied that  
108 he believes Ms. King-Reynolds thought the question included future plans and not just for the new  
109 unit. Mr. House suggested that the application be corrected for the record.

110  
111 Mr. Zaremba asked Ms. King-Reynolds if she wants to add anything. Ms. King-Reynolds replied  
112 that her goal is to reasonably grow the business and moving into a larger space is the first step.

113  
114 Mr. Houghton suggested that a condition of approval be added that drop offs and pickups occur in  
115 the rear of the building. Ms. King-Reynolds agreed.

116  
117 Mr. House asked for a description of the sound proofing. Mr. Catapano replied they are 3 by 3  
118 foam panels. Ms. King-Reynolds added that they are for music studios and cut down the sound by  
119 90% that the neighbor can hear. They extend from the floor to the drop ceiling.

120  
121 Mr. Zaremba asked Mr. Connors about proposed condition 7 requiring dogs to be leashed and  
122 waste promptly collected when using public parks. He specifically asked why the condition states  
123 that training of dogs is prohibited at public parks. Mr. Connors replied that the intention is that the  
124 dogs be leashed and was not intended to prohibit training.

125  
126 **Mr. Kunowski made a motion to open the meeting to the public. Mr. House seconded the**  
127 **motion. All voted in favor and the motion was approved.**

128  
129 There were no members of the public present.

130  
131 **Mr. Kunowski made a motion to close the meeting to the public. Mr. House seconded the**  
132 **motion. All voted in favor and the motion was approved.**

133  
134 Mr. Kunowski asked Mr. Connors if the Board needs to discuss all 11 CUP criteria since they were  
135 reviewed with the first application. Mr. Connors replied that they should, but the Applicant can  
136 also read her responses to satisfy the process. Mr. Connors read aloud each of the 11 conditions  
137 and Ms. King-Reynolds read aloud her responses.

138  
139 Mr. House asked if staff is increasing and how will that impact parking. Ms. King-Reynolds replied  
140 that she is increasing staff and even in the peak of the day there are many open parking spots.  
141 Additionally her staff does not park in the front of the building, they park farther away to leave  
142 prime spots open for customers. Mr. Catapano added that at any time there are probably 30 open



143 parking spots.

144

145 Mr. Zaremba asked if there is any more discussion from the Board. There was no more discussion.

146

147 **Mr. Kunowski moved that the Planning Board approve the Conditional Use Permit**  
148 **application, submitted by Racheal King-Reynolds, to allow the operation of a dog training**  
149 **and day camp, classified as a kennel under the Zoning Ordinance, at 72 Portsmouth Avenue,**  
150 **Unit 111, Tax Map 9 Lot 8-11, Zoned Gateway Commercial Business District, as the Planning**  
151 **Board has determined the application meets all of the Conditional Use Permit criteria per**  
152 **the Board’s deliberations, subject to the following conditions.**

153

154 **1. Prior to the start of operation, the applicant shall obtain all necessary building and safety**  
155 **permits and occupancy permits as required by the Stratham Fire and Building**  
156 **Departments.**

157 **2. The business shall be operated in general conformance with the application materials**  
158 **provided by the applicant, except for restrictions included in this approval.**

159 **3. The applicant shall be responsible to ensure that dogs are leashed at all times when**  
160 **outdoors on the site, including while entering or exiting the facility.**

161 **4. The applicant shall be responsible to ensure the prompt collection and disposal of animal**  
162 **waste in trash receptacles.**

163 **5. Overnight boarding of animals at the facility shall be prohibited.**

164 **6. The business must be staffed appropriately at all times and not exceed a ratio of dogs to**  
165 **employees of 8:1 in the facility at any one point. Under no circumstance shall more than**  
166 **50 dogs be maintained at facility at any point.**

167 **7. When utilizing public parks, dogs must be leashed at all times and waste must be**  
168 **promptly collected and disposed of. Training of dogs, or any unleashed activities, shall be**  
169 **prohibited at public parks.**

170 **8. This approval is only valid if the previous kennel use in Unit 112 is completely**  
171 **discontinued.**

172 **9. If the Planning Director is not able to mediate any complaints lodged against the business**  
173 **or if there is reasonable information that the business is operating outside the conditions**  
174 **of its Planning Board approval, the application shall return to the Planning Board for**  
175 **additional consideration.**

176 **10. Drop off and pick up will be to and from the rear entrance of the building.**

177

178 **Mr. House seconded the motion. All voted in favor and the motion was approved.**

179

#### 180 **4. Other Business:**

181

182 **a. Discussion of proposed zoning amendments for 2024**

183

184 Mr. Connors presented a few proposed zoning amendments. One is to establish a new use called  
185 “mixed-use development”. This came out of a recent development at 94 Portsmouth Avenue which  
186 is a commercial use property where a new residential use was proposed to be constructed in the  
187 rear of the property. There is no classification in the Ordinance that met the use. Mr. Connors  
188 suggests creating a “mixed-use development” for future projects. The use could be allowed by  
189 Conditional Use Permit in the Gateway, Town Center, Professional-Residential, and Special  
190 Commercial districts and prohibited in the Residential-Agricultural, Industrial, and  
191 Commercial/Light Industrial districts. Mr. Connors proposed the definition: A complimentary

192 combination of residential uses and commercial land uses occupying the same site or building.  
193

194 An additional suggestion is based on the current heavy demand for residential properties. The  
195 Board might want to require more non-residential uses as they contribute to the tax base but don't  
196 use as many services. There could be a threshold where a minimum amount of space is dedicated  
197 to non-residential uses. For example, In the Gateway Commercial Business District,  
198 Professional/Residential, and Town Center Districts a minimum of 30 percent of the total  
199 occupiable space must be allocated to non-residential uses. Mr. Zaremba provided an example that  
200 in the Heritage District there are properties with commercial and residential uses and asked if they  
201 are grandfathered. Mr. Connors replied that the uses are allowed, this is just a better way of  
202 classifying them. Mr. Houghton stated that creating a definition for mixed-use and indicating  
203 where it can and cannot be located is important given the evolution of that use. He supports the  
204 proposal to have a percentage committed to commercial use. Mr. House agrees and added there  
205 are more locations where existing buildings are being remodeled into commercial and residential  
206 uses.  
207

208 The second amendment is related to the definition of half story. This is an issue because uses are  
209 limited to half story. In the Town Center District a building can have two and a half stories. In the  
210 Gateway there is a minimum of one and a half stories. That is why the Starbucks, for example, has  
211 fake dormer windows so the building appears to have a second half story. Mr. House added that in  
212 another municipality he asked the definition of a half story. In that municipality there was no  
213 definition and there is no definition in Stratham. Mr. Connors read aloud a proposed definition: A  
214 building story in which the area of habitable square-footage is measurably less than the areas of  
215 habitable rooms on the first floor with at least two opposite exterior walls meeting the sloping roof  
216 not more than three feet above that floor level. Mr. House commented that the definition states the  
217 half story area is less than the first floor but the image provided appears to be the same square  
218 footage. Mr. Connors will look for another image. Mr. Connors noted that some towns do not allow  
219 mansard roofs because that is a steep slope and Stratham could considered prohibiting those. Mr.  
220 House stated that he is concerned with the use of the term "measurably" and suggested deleting  
221 the term. Mr. Connors agreed. Mr. Kunowski commented that the definition mentions rooms on  
222 the first floor and if it is a two and a half story building, that won't make sense. He suggests using  
223 "lower floors" but asked if he is referring to the one and half story minimum in the Gateway  
224 District. Mr. Connors replied that he used first floor in case there is a huge sloping roof where the  
225 second floor is considerably smaller and the third floor is a half story. Mr. House suggested saying  
226 "the floor below it".  
227

228 The final proposed amendment for tonight is regarding three changes to Cluster Open Space  
229 Developments. The first establishes minimum lot sizes for parcels with the requirement increasing  
230 depending upon whether or not well and septic facilities are sited on the lot. Suggested language  
231 is: each single family lot with both well and septic shall be a minimum of one acre, single family  
232 lots with onsite wells but no onsite septic facilities shall be a minimum of 35,000 square feet, single  
233 family lots with onsite septic but no onsite wells shall be a minimum of 25,000 square feet, and  
234 single family lots with no onsite wells or septic shall be a minimum of 15,000 square feet. Mr.  
235 Zaremba commented that the final category seems too small. Mr. Connors asked Mr. Allison how  
236 big is his lot in Rollins Farm. Mr. Allison replied 100 feet by 100 feet or about 10,000 square feet,  
237 but his development is served by a Community well. He would like to see larger lots and provided  
238 an example of issues with very small backyards due to front setback requirements. He added that  
239 there is common land behind the homes that can be used, but it is not technically part of his lot.  
240 He prefers a larger minimum lot size. Mr. Connors asked if residents encroach on the common

241 land. Mr. Allison replied yes. He provided an example of how with his bonus room, he has very  
242 little usable yard and his lot is similar to the rest in the development. Mr. Allison agrees that with  
243 a community water supply, 15,000 square feet might be sufficient. Mr. Connors replied there are  
244 issues with owners wanting pools, etc. Mr. Zaremba commented that he prefers to not create  
245 subdivisions with mansions on small lots and preserve the character of Stratham, but he  
246 understands the benefit if one could get smaller houses. Mr. Houghton commented that there is a  
247 lack of housing available in the state and Planning Boards are going to be encouraged to look at  
248 zoning to enable development. As a business owner he has difficulty recruiting employees because  
249 they can't afford to live here. He recognizes that we all want the rural atmosphere but there is a  
250 reality that will be among us. The question from the planning point of view is do we try to control  
251 the evolution of that and get in front of it or wait until it is imposed. Mr. House thinks they should  
252 look ahead and support work force housing. Mr. Zaremba asks if they can limit the size. Mr.  
253 Houghton agrees that in other parts of the country, density is incredible, and he lived on a third of  
254 an acre and wouldn't go less than that. Mr. Kunowski and Mr. Allison provided similar examples  
255 of small lots. Mr. Allison agrees with the 15,000 square foot minimum and explained the issue  
256 with his 10,000 square foot lot is there is no backyard. Mr. House agrees with 15,000 square feet.  
257 Mr. Zaremba asked what are the setbacks for residential. Mr. Allison replied that his condominium  
258 differs from traditional subdivisions and explained that a smaller front setback would benefit an  
259 owner. Mr. House commented that lot configuration will make a difference as well. Mr. Connors  
260 added that the setbacks in a cluster development are 30 feet in the front and 10 feet on the sides  
261 and rear opposed to 20 feet on the sides and rear for a conventional subdivision. Mr. Zaremba  
262 asked if there is a lot coverage minimum. Mr. Connors believes the Residential-Agricultural  
263 District has 20% requirement for structures and 40% for all impervious including the driveway.  
264

265 The second change for cluster developments is to require the 50-foot vegetated buffer area to be  
266 sited wholly on open space and/or conservation land. Some owners have encroached into the buffer  
267 not understanding the requirement.  
268

269 The third change for cluster developments is to require that no more than a certain percent of the  
270 open space and/or conservation land be wetlands. Mr. Connors suggested 40%. Mr. Houghton  
271 agrees with that. Mr. Allison commented that he owns land in another town where the requirement  
272 is that subdivisions of land must comply with the minimum lot size requirements for the area  
273 outside of the wetlands areas. Mr. Zaremba asked if the Town will proceed with requiring  
274 medallions on trees marking conservation areas. Mr. Connors replied yes, but that can be done  
275 through regulations and not zoning amendments.  
276

277 For the next meeting Mr. Connors will have a complete list of amendments for review to be on  
278 schedule for a January 2024 public hearing.  
279

280 **b. Draft 2024 Planning Board Schedule**  
281

282 Mr. Connors presented a draft schedule that basically continues the first and third Wednesday of  
283 each month. One change is in July to hold only one meeting on the second Wednesday.  
284

285 **Mr. Kunowski made a motion to approve the proposed 2024 schedule as presented. Mr. Allison**  
286 **seconded the motion. All voted in favor and the motion was approved.**  
287

288 **c. Regional Planning Commission**  
289

290 Mr. Connors stated that Stratham had two commissioners on the Regional Planning Commission  
291 – Lucy Cushman and Joe Johnson. Both of their terms are up and the Select Board will vote on  
292 them. Typically the Planning Board provides a recommendation to the Select Board.  
293

294 **Mr. House made a motion to recommend to the Select Board that they reappoint Lucy Cushman**  
295 **and Joe Johnson as Stratham Commissioners for the RPC. Mr. Zaremba seconded the motion.**  
296 **All voted in favor and the motion was approved.**  
297

298 **5. Adjournment**  
299

300 **Mr. Kunowski made a motion to adjourn the meeting at 8:12 pm. Mr. Houghton seconded the**  
301 **motion. All voted in favor and the motion was approved.**

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**Stratham Planning Board Meeting Minutes**  
**November 15, 2023**  
**Stratham Municipal Center**  
**Time: 7:00 pm**

**Members Present:** Thomas House, Chair  
David Canada, Vice Chair  
Mike Houghton, Select Board's Representative  
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. Mr. Zaremba appointed Mr. Allison as a voting member for this meeting in place of Mr. Canada.

**2. New Business:**

**a. Discussion of Proposed 2024 Zoning Amendments:**

Mr. Connors presented proposed zoning amendments for discussion. The December 6, 2023 meeting is the last where new amendments can be added. After that meeting the proposed amendments will be posted for public hearings to be held in January. Amendments can be revised up through the last January public hearing, but no new amendments can be added after December 6, 2023. Mr. Connors stepped through the amendments.

1. Housekeeping amendments to Definitions to include new definitions and property uses that are not defined under the Ordinance (Half Story and Mixed-Use Development) and to amend the definition of structure.

The proposal is to allow mixed-use development by CUP in the Gateway, Town Center, Professional-Residential, Special Commercial, and Route 33 districts and prohibit it in the Residential-Agricultural, Industrial, Manufactured Housing, Retirement Planned Community, and Commercial/Light Industrial districts. Mr. House asked if that would affect a home office in the residential district. Mr. Connors replied that would be approved as a Home Occupation. Mr. Zaremba asked for clarification that what is currently allowed in the districts is not changing. Mr. Connors replied yes and confirmed this just creates a new definition. With regards to the proposed definition of mixed-use, Mr. Kunowski asked if residential and commercial uses are the two significant use categories and asked if light manufacturing is considered a commercial use. Mr. Connors replied that commercial is broad and

45 includes retail, personal services, commercial services, offices, banks, restaurants, brew pubs,  
46 breweries, wineries, motor vehicle dealerships, and veterinary hospitals. Mr. Connors stressed the term  
47 “complimentary”. There would also be amendments to the definition of structure to remove  
48 frameworks and signs and to clarify that fences over six feet in height are structures.

49  
50 Mr. Zaremba asked if Footnote 18 to Table 3.6 is a new requirement. Mr. Connors replied yes that it  
51 was discussed at the last meeting to preserve some commercial use for mixed use developments in the  
52 Gateway Commercial, Professional/Residential, and Town Center Districts.

53  
54 Mr. House asked for clarification on the edits for retaining walls in the structure definition. Mr.  
55 Connors replied that a permit is required for retaining walls over 4 feet in height. Mr. Canada suggested  
56 excluding burial vaults and septic tanks. Mr. Connors will revise the definition to exclude those as  
57 structures.

58  
59 2. Potential exemption from some setback requirements for small sheds on residential lots.

60  
61 A new subsection would be created for small accessory structures in order to reduce the side and rear  
62 setbacks to five feet for structures under 120 square feet in size. Mr. Canada suggested that a building  
63 permit not be required for these structures. Mr. Zaremba asked if permits are required now. Mr.  
64 Connors replied it is a grey area and that is part of the reason for the amendment. Mr. Canada suggested  
65 that the criteria remain as a requirement but that a building permit is not needed to confirm that. Mr.  
66 Zaremba agreed that it seems extensive for the building inspector to review these. Mr. House believes  
67 safety is important and provided a hypothetical situation of an owner improperly constructing a shed  
68 that collapses under the weight of snow with someone inside. Mr. Zaremba asked if a building permit  
69 would cover that. Mr. House replied yes, it would be reviewed by the Code Enforcement Officer. Mr.  
70 Zaremba commented that it seems contrary to the point that they are trying to make it easier to build  
71 but we will also inspect them. Mr. Canada suggested that tin sheds might not pass modern building  
72 codes. Mr. Zaremba added the plastic ones might not either. Mr. House suggested allowing an  
73 exemption for shed kits. Mr. Kunowski asked if a building permit is required, is there a final inspection.  
74 Mr. Connors replied yes. Mr. Kunowski asked if the Town has the capacity in the building department  
75 to support the number of permit applications for small sheds. Mr. Connors replied yes and that there  
76 are a fair amount of shed applications submitted currently. Mr. House added that we need to confirm  
77 it is not 12 feet tall. Mr. Allison agreed that the dimension verification is important and that he  
78 understands the safety concern but thinks the majority of people purchase a shed kit for small sheds.  
79 Mr. Kunowski asked if a shed adds to the property tax. Mr. House believes it does. Mr. Zaremba asked  
80 if this revision covers all structures listed in the amended definition. Mr. Connors stated the key  
81 sentence in the structure definition is where it states “Where the Stratham Zoning Ordinance is silent,  
82 then the most current edition of the State Building Code shall be assumed to apply”. He provided an  
83 example that a play set does not require a permit. Mr. Kunowski suggested a waiver for a kit as opposed  
84 to someone building a structure themselves. Mr. Connors agreed that could be added. Mr. Zaremba  
85 stated he doesn’t think a permit should be required and that the owner should have some responsibility  
86 for safety and provided the example that someone could construct a playground without permit but  
87 can’t construct a shed for a tractor without a permit. Mr. Allison asked if the purpose of a building  
88 permit is for safety or for assessing. Mr. Connors replied that he was thinking primarily to confirm  
89 that setbacks are met. Mr. House suggested there could be wetland boundary setbacks as well. Mr.  
90 House asked what happens if all of the criteria are met except a building permit was not obtained, do  
91 they not need to meet the setbacks? Mr. Connors replied that it could be written such that if the criteria  
92 are met, then a building permit is not needed. Mr. House replied that he is now leaning towards not  
93 requiring a building permit. Mr. Allison suggested after construction the owner should submit

94 something to the Town confirming setbacks and size criteria are met. Mr. Connors will present options  
95 to the Board at the next meeting.

96  
97 3. To clarify when a property survey/wetland delineation is required for smaller building projects.

98  
99 The proposed language would authorize the Building Inspector to require, at his or her discretion and  
100 where there is a reasonable basis, whether a plan be stamped by a licensed surveyor and/or a licensed  
101 wetlands scientist. Mr. House asked that the term “professionals” in the draft amendment language be  
102 expanded to include the type of professional: surveyor or wetlands scientist. Mr. Connors agreed. Mr.  
103 Canada suggested an additional grammatical edit to separate the first sentence into two sentences.

104  
105 4. Housekeeping amendments to Home Occupation Ordinance.

106  
107 Mr. Connors provided a summary of proposed changes. The current ordinance limits the total square  
108 footage to 25% of the total floor area of the finished space of the building including outbuildings. The  
109 revision would add a maximum of 1,000 square feet in order to maintain the residential character of  
110 the property. Additional revisions clarify the timing of initial and final inspections and addressing  
111 conditions of the special exception, renewals, and exemptions. Mr. House asked if there is a definition  
112 of hazardous materials and is concerned with the term combustible as it can apply to many items in a  
113 home. Mr. Connors will ask Town counsel to review the language.

114  
115 5. Revisions to Residential Cluster Open Space Development requirements.

116  
117 Mr. Connors provided a summary of proposed changes including reducing the minimum lot size for  
118 Cluster Developments from 20 acres to 12 acres, establishing minimum lot sizes for parcels based on  
119 the availability of water and septic utilities, requiring that the 50-foot vegetated buffer area be  
120 established as open space or conservation land, and require that no more than 40% of the open space  
121 or conservation land be wetlands.

122  
123 Mr. Canada stated that he mentioned this at the Heritage Commission meeting last night and the  
124 concern he heard from members is that cluster zoning was setup so that the frontage stayed opaque  
125 and not highly visible from the road and that the proposed amendments could change that. He asked  
126 if that requirement exists. Mr. Connors replied that there is not a requirement for that but bonus density  
127 is offered if that is met. He also read aloud existing language in the ordinance regarding frontage. Mr.  
128 Canada asked if any of the amendments change the frontage buffer requirements. Mr. Connors replied  
129 no. Mr. Canada said that was the only concern with the Heritage Commission.

130  
131 Mr. Allison asked what is the house to house setback in residential. Mr. House replied that if a home  
132 is less than 20 feet from another structure then you have to rate the outside of the building for fire  
133 rating. Mr. Allison stated if 20 feet is a minimum then with a 50-foot lot width and 10 feet on each  
134 side to avoid neighboring structures, then the house can only be 30 feet wide and a 15,000 square foot  
135 lot would need to be 300 feet deep. He believes 100 feet would be more appropriate for frontage. Mr.  
136 Connors and Mr. Allison discussed lot width, frontage, and setbacks. Mr. Canada asked to include an  
137 amendment that requires preserving historic homes (upon review by the demolition committee) on lots  
138 proposed to be developed as cluster subdivisions.

139  
140 6. Revisions to Conditional Use Permit Criteria

141  
142 The changes would reduce the criteria from 11 to 8.

143 7. Revisions to Route 33 Heritage District  
144

145 Mr. Connors provided two examples of proposed amendments to the Board for review relative to  
146 multi-family unit density in the Route 33 Heritage District. The amendments could include excluding  
147 wetlands, steep slopes, and conservation easements from the lot area used to calculate maximum  
148 density; requiring that multi-family housing structures be located within 800 feet of the Route 33  
149 frontage; and/or limiting density to two units per acre.  
150

151 Mr. Canada commented that the Heritage Commission discussed this and prefer a maximum of two  
152 units per acre along with the restrictions on excluding wetlands, etc. He added that the Heritage  
153 Commissions objective in its comments is to maintain the traditional, historic nature of the town. The  
154 board members agreed.  
155

156 8. Sign illumination  
157

158 Mr. Connors noted that, as the Planning Board is aware, the overhaul of the Sign Ordinance approved  
159 by voters last year included several significant changes to the manner in which the Town regulates  
160 signage. One of the most significant changes was the changes to the sign illumination requirements to  
161 require externally illuminated signage from a fully downcast lighting source only. There has been  
162 some pushback from this requirement, particularly from business owners in the Gateway Commercial  
163 District where there are several shopping centers with internally illuminated signage. When there is a  
164 change of tenant in a shopping center, the new tenant often wants signage illumination similar in style  
165 to its neighbors. Mr. Connors noted that for the next Planning Board meeting, there will be a  
166 Conditional Use Permit application to allow a business to have halo-style illumination, or backlit  
167 signage, at the shopping center at 20 Portsmouth Avenue. Mr. Connors said in his view that backlit or  
168 halo-style illuminated signage is less obtrusive than internally-illuminated signage. It is the type of  
169 signage illuminated that the Chipotle Restaurant has in place.  
170

171 Mr. Connors said he wanted to consult with the Planning Board to see if there was an interest in  
172 revisiting this restriction to potentially allow halo-style sign illumination, just in the Gateway District,  
173 where we've encountered the most pushback to the restriction. Mr. House commented internally  
174 illuminated signage, and even possibly halo-style illuminated signage are contrary to the intent of the  
175 Gateway District and the Master Plan, which calls for a more traditional built environment. Mr.  
176 Zaremba said he did not want to make the change. He understands that there's an interest in 'having  
177 what your neighbors have' but at some point change has to be put into place and enforced. Mr. Zaremba  
178 noted that the Board was very thorough last year and spent a great deal of time reviewing the proposed  
179 changes to the Sign Ordinance before they were offered as a zoning amendment.  
180

181 Mr. Kunowski asked for clarification on when the new requirements come into effect. If a sign has to  
182 be replaced does it need to meet the new requirements or are there situations when signage is exempt  
183 from the requirements. Mr. Connors replied there are situations where signage is protected from  
184 meeting the new requirements. He described a couple scenarios where the new requirements would  
185 come into play and others where existing signage is protected from the changes to the requirements.  
186 Mr. Connors said he understood the consensus of the Board and that there would be no revisions to  
187 the Sign Ordinance proposed for next year.  
188

189 9. Potential exemption from Planning Board review for small residential ground-mount solar energy  
190 systems  
191



192 Mr. Connors stated that Mr. Canada requested revisions to the zoning requirements for Solar Energy Systems  
193 for Board consideration to exempt certain ground-mount systems from requiring Planning Board review and  
194 approval. Mr. Connors said that for clarification, the Town currently requires all ground-mounted solar energy  
195 systems to be approved by the Planning Board. Mr. Connors drafted some proposed criteria that would exempt  
196 some small solar energy systems from Planning Board approval if they met all of the criteria. He said this is all  
197 optional but the criteria were drafted to start the conversation.  
198

199 The first criterion is that the system could only be sited in the side or rear yard of a property. A facility could  
200 not be sited in the area between the front of a structure and the road frontage. The second criterion would require  
201 extended setbacks from the property boundaries, including 35 feet from the side and rear property lines and 50  
202 feet from any road frontage. Mr. Connors noted that this is an increase of the existing setbacks, which are  
203 typically 30 feet from the road frontage and 20 feet from the side and rear property boundaries. The third  
204 requirement is that the array would not exceed a height of 12 feet. He noted that an existing solar ordinance  
205 allows up to 21 feet so only the smaller size arrays would be able to bypass the Planning Board process. Mr.  
206 Allison asked for clarification on how this would work in practice. Someone could submit a building permit  
207 and if they meet the criteria they can move forward? Mr. House replied that is correct. Mr. Zaremba said that if  
208 we allow sheds and other structures without Planning Board review, it would make sense to apply that to solar  
209 facilities. Mr. House noted that the Planning Board does not currently review roof-mounted solar energy  
210 systems. Mr. Zaremba asked for clarification on how the Town regulated different sized solar energy systems.  
211 Mr. Connors said small-scale systems were defined as 1,750 square-feet or smaller and/or a nameplate capacity  
212 of 10 kilowatts or less. Mr. Canada asked how the solar facilities at Stratham Heights and at Aberdeen were  
213 classified by the Town. Mr. Connors said he believed they were classified as medium-scale systems. Mr. Canada  
214 said he would advocate for not only exempting small-scale solar energy systems but also medium-scale as well,  
215 as they are generally not commercial-grade facilities. Mr. Connors said he was certain the Aberdeen arrays were  
216 classified as medium-scale but was less certain regarding the other example. Mr. Canada asked for clarification  
217 on what constituted a medium-scale system. Mr. Connors said such systems were classified as between 1,750  
218 square-feet to 40,000 square-feet. Mr. House and Mr. Zaremba said that seemed quite large. Mr. Zaremba noted  
219 that the Board could propose altering the size thresholds. For example, the Board could propose exempting  
220 small-scale facilities and medium-scale facilities up to a certain number of square feet, he said. Mr. Connors  
221 said you could also limit the exemption to small-scale facilities but increase the threshold of what constitutes a  
222 small-scale array. There was a brief discussion regarding appropriate size thresholds in which to classify solar  
223 energy systems.  
224

225 Mr. Connors asked if there was a consensus on the Board for exempting certain ground-mount solar facilities  
226 from Planning Board review. Mr. Zaremba said he was generally in favor but questioned whether any screening  
227 requirements should be part of the criteria in order to exempt a project or if an increased setback was enough.  
228 Mr. Zaremba said he did not feel strongly but felt this was often a sticking point between applicants and abutters.  
229 Mr. House said that in many situations, there can't be too much screening to ensure the facilities work  
230 adequately. Mr. Zaremba noted a recent example where a cedar fence was placed around it to provide screening.  
231 Mr. Canada said there are cases where topography is an issue and you can't build a 20-foot fence to screen  
232 something. He said that he felt that utilities are utilities and you see electric poles running down every street  
233 and they are not unattractive at all. Mr. Zaremba said he felt part of the issue is that we are not accustomed to  
234 solar facilities yet. Mr. Canada said if we want to foster solar power, we have to make it relatively easy for  
235 people to put in place. Mr. House said that in his view it made sense to limit the size of the solar array to the  
236 size of the house and the property. This was followed by a brief discussion of net metering and how excess solar  
237 energy generated can go back into the system. Mr. Allison commented that he believes a building permit is  
238 sufficient for small arrays. Mr. Kunowski stated that he agrees with increasing the maximum size of a small  
239 solar array. The other board members agreed and they discussed what a new maximum size would be. Mr.  
240 Connors stated he would review the size of Stratham Heights and report back. Mr. House stated that the Board  
241 still needs to consider impact to the neighbors. He said often abutters do not want to see solar installations from  
242 their properties. Mr. Canada said that is called NIMBY (Not in my backyard). Mr. Zaremba asked for  
243 clarification for the setback requirements for a house. Mr. Connors replied 30 feet from the front and 20 feet  
244 from the side. Mr. Zaremba stated that these will be set back farther than that and added that the Stratham  
245 Heights example is very close to the front setback. Mr. Canada replied that array is in the front yard and would

246 require a Conditional Use Permit. The Board will discuss at the next meeting a revised definition of small scale  
247 solar array. Mr. Connors added there are four building permit applications currently under review for solar.  
248 Three are roof mount and one is ground.  
249

## 250 10. Discussion of Wetlands Conservation District

251  
252 Mr. Connors will present housekeeping items for the Wetlands Conservation District at the next  
253 meeting.  
254

### 255 **b. 13-15 Stoneybrook Lane:**

256  
257 Mr. Connors updated the Board that a developer for the 13-15 Stoneybrook Lane property will seek  
258 approval from the Zoning Board for a variance to allow 59 single family homes on the property. Mr.  
259 Allison asked if the layout will be approved by the Zoning Board. Mr. Connors replied no, that the  
260 Zoning Board only reviews the use. The impact to the planning process is that the Planning Board  
261 cannot deny the single-family use if approved by the Zoning Board. The design of the development is  
262 under the purview of the Planning Board. Mr. House suggested any board members interested in the  
263 project are encouraged to attend the Zoning Board meeting. Mr. Canada likes the idea of a joint  
264 meeting and at a minimum suggested that the Planning Board review the project at the December 6<sup>th</sup>  
265 Planning Board meeting and then submit a recommendation to the Zoning Board prior to their meeting.  
266

## 267 **3. Adjournment**

268  
269 **Mr. Canada made a motion to adjourn the meeting at 8:33 pm. Mr. Zaremba seconded the**  
270 **motion. All voted in favor and the motion was approved.**



# 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

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**TO:** Planning Board Members

**FROM:** Mark Connors, Planning & Community Development Director

**FOR:** December 6, 2023

**RE:** Chinburg Properties, Inc. (Applicant), Lanzillo Irrevocable Trust (Owner) - Request for a Preliminary Consultation of a proposed subdivision of 189 Bunker Hill Avenue, Tax Map 6, Lot 167, into six buildable lots served by a new road. The parcel is Zoned Residential/Agricultural. Application submitted by Beals Associates PLLC, 70 Portsmouth Avenue, Stratham, NH 03885.

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## BACKGROUND INFORMATION:

The subject parcel is approximately 14-acres and is located toward the eastern end of Bunker Hill Avenue, a state-maintained roadway, a short distance from the North Hampton town line. The parcel currently includes a single family home dating to approximately 1958 and is valued by the Town at approximately \$450,000.

Consistent with recent amendments to the Town's land use regulations, the Town has begun notifying abutting property owners of Preliminary Consultation applications by regular mail and abutting property owners may attend the meeting or submit comments. Though it is not required, staff would recommend the Board provide abutters and others an opportunity to provide comments as it would likely be beneficial to both the applicant and the Planning Board to be aware of any comments or concerns in advance of the submission of a formal subdivision application.

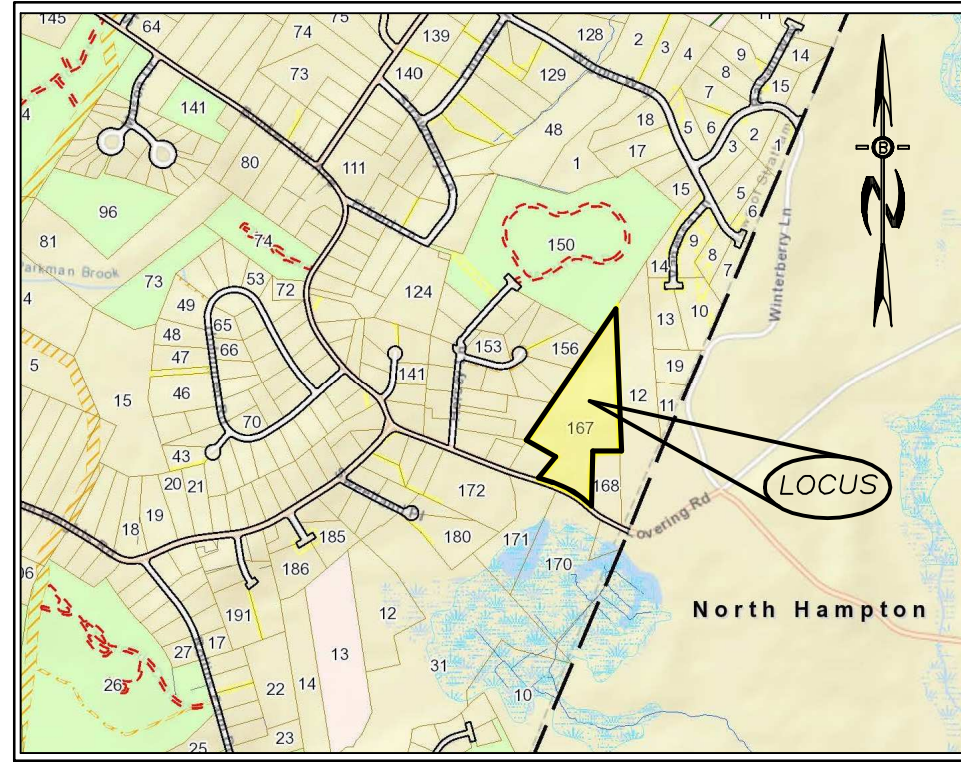
## APPLICATION INFORMATION:

The applicant is proposing to subdivide the parcel into six buildable lots served by a new cul-de-sac. This would be a conventional subdivision with all of the lots a minimum of 2-acres. Based on the information submitted thus far, it does not appear this application would require any variance relief and is a relatively straight-forward subdivision application. It would be helpful to understand if the applicant plans a public or private road and what type of homes are envisioned at this stage for the development? It would also be helpful to understand if there are any constraints to the development of the parcel, including wetlands or grade issues. Accessory Dwelling Units are permitted by right in Stratham and could be incorporated into the new construction.

## RECOMMENDED ACTIONS:

A Preliminary Consultation is a non-binding discussion with the Planning Board. As such, the Board should feel free to engage in a free-flowing discussion with the applicant and ask any relevant questions related to the application. No formal actions need be taken by the Board.





LOCATION MAP  
NTS

**ZONING REQUIREMENTS**

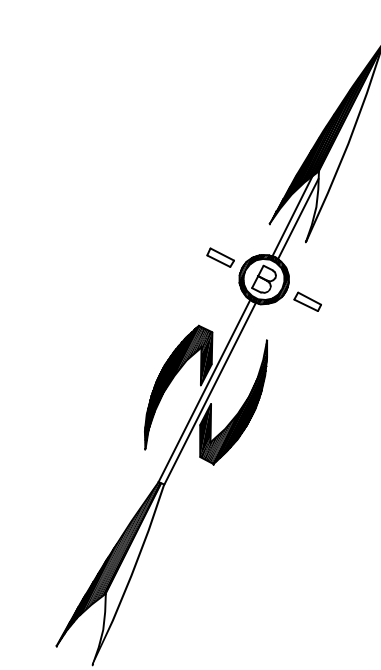
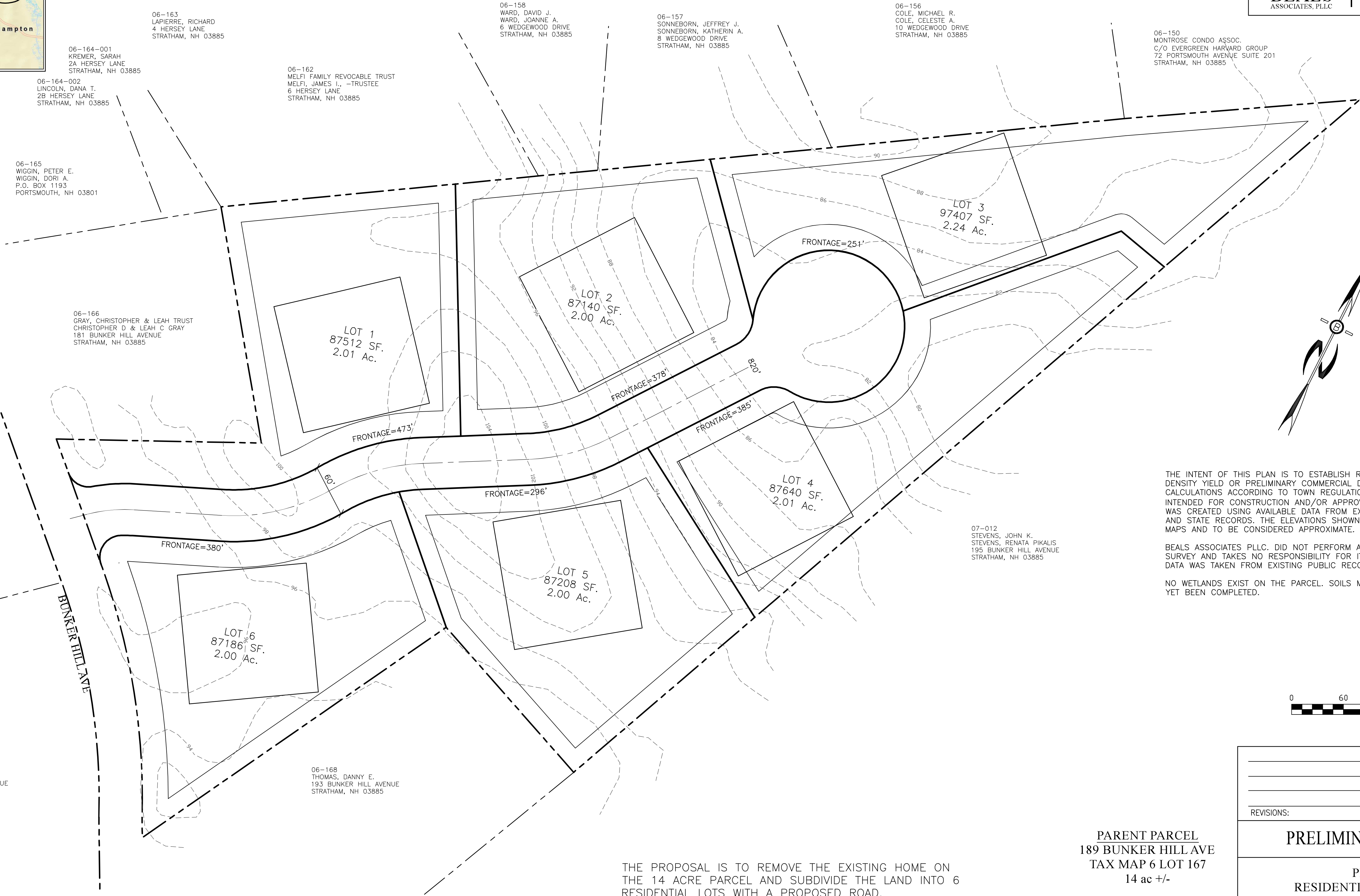
ZONE	R/A
LOT AREA MIN.	2 ACRE
LOT FRONTAGE	200 FT.
FRONT YARD SETBACK	30 FT.
SIDE & REAR YARD	20 FT.
WETLAND SETBACK	50 FT. HYDRIC B & 100 FT. HYDRIC A
BUILDING HEIGHT	35 FT.

PREPARED FOR:

CHINBURG PROPERTIES INC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857



70 PORTSMOUTH AVE,  
THIRD FLOOR, SUITE 2  
STRATHAM, N.H. 03885  
PHONE: 603-583-4860,  
FAX: 603-583-4863



THE INTENT OF THIS PLAN IS TO ESTABLISH RESIDENTIAL LOT DENSITY YIELD OR PRELIMINARY COMMERCIAL DESIGN USING CALCULATIONS ACCORDING TO TOWN REGULATIONS AND NOT INTENDED FOR CONSTRUCTION AND/OR APPROVAL. THIS PLAN WAS CREATED USING AVAILABLE DATA FROM EXISTING MUNICIPAL AND STATE RECORDS. THE ELEVATIONS SHOWN ARE FROM USGS MAPS AND TO BE CONSIDERED APPROXIMATE.

BEALS ASSOCIATES PLLC. DID NOT PERFORM A BOUNDARY SURVEY AND TAKES NO RESPONSIBILITY FOR ITS USE. BOUNDARY DATA WAS TAKEN FROM EXISTING PUBLIC RECORDS.

NO WETLANDS EXIST ON THE PARCEL. SOILS MAPPING HAS NOT YET BEEN COMPLETED.



PARENT PARCEL  
189 BUNKER HILL AVE  
TAX MAP 6 LOT 167  
14 ac +/-

THE PROPOSAL IS TO REMOVE THE EXISTING HOME ON THE 14 ACRE PARCEL AND SUBDIVIDE THE LAND INTO 6 RESIDENTIAL LOTS WITH A PROPOSED ROAD.

REVISIONS:		DATE:	
<b>PRELIMINARY SUBD. PLAN</b>			
PLAN FOR: RESIDENTIAL DEVELOPMENT BUNKER HILL AVE STRATHAM, NH			
DATE:	NOV. 2023	SCALE:	1"=60'
PROJ. NO.:	NH-1500	SHEET NO.:	1

06-170  
STONE, DAVID ABBOTT,  
ROY & SANDRA  
194 BUNKER HILL AVENUE  
STRATHAM, NH 03885

06-168  
THOMAS, DANNY E.  
193 BUNKER HILL AVENUE  
STRATHAM, NH 03885

07-012  
STEVENS, JOHN K.  
STEVENS, RENATA PIKALIS  
195 BUNKER HILL AVENUE  
STRATHAM, NH 03885

06-165  
WIGGIN, PETER E.  
WIGGIN, DORI A.  
P.O. BOX 1193  
PORTSMOUTH, NH 03801

06-166  
GRAY, CHRISTOPHER & LEAH TRUST  
CHRISTOPHER D & LEAH C GRAY  
181 BUNKER HILL AVENUE  
STRATHAM, NH 03885

06-171  
PHILBRICK, GEORGE & SUSAN REV.  
PHILBRICK, SUSAN C.—TRUSTEE  
PHILBRICK, GEORGE R. SR.—TRUST  
188 BUNKER HILL AVENUE  
STRATHAM, NH 03885

06-164-001  
KREMER, SARAH  
2A HERSEY LANE  
STRATHAM, NH 03885

06-164-002  
LINCOLN, DANA T.  
2B HERSEY LANE  
STRATHAM, NH 03885

06-162  
MELFI FAMILY REVOCABLE TRUST  
MELFI, JAMES I., —TRUSTEE  
6 HERSEY LANE  
STRATHAM, NH 03885

06-158  
WARD, DAVID J.  
WARD, JOANNE A.  
6 WEDGEWOOD DRIVE  
STRATHAM, NH 03885

06-157  
SONNEBORN, JEFFREY J.  
SONNEBORN, KATHERIN A.  
8 WEDGEWOOD DRIVE  
STRATHAM, NH 03885

06-156  
COLE, MICHAEL R.  
COLE, CELESTE A.  
10 WEDGEWOOD DRIVE  
STRATHAM, NH 03885

06-150  
MONTROSE CONDO ASSOC.  
C/O EVERGREEN HARVARD GROUP  
72 PORTSMOUTH AVENUE SUITE 201  
STRATHAM, NH 03885

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**TRANSMITTAL**

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Town of Stratham  
Planning Department  
10 Bunker Hill Ave.  
Stratham, NH 03885

Date: Nov. 20, 2023  
Project: NH-1500  
Location: Lovering Road  
Via: Hand Deliver

*We are sending you the following items:*

*Items:*

**Attached: For Design Review**

*We are sending you the following items:*

- 1 – Completed Design Review Application**
- 6 – Copies of Full size Plans**
- 9 – Copies Reduced es 11 x 17 Plans**
- 1 – Letter of Authorization to represent**
- 1 – List of Abutters w/3 labels for each**
- 1 – Check payable to Town of Stratham (Delivered by Client)**

Please feel free to call me if you have any comments, or if anything further is required.

*Transmitted by: Scott D. Cole*



# 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:	Chinburg Properties Inc.		
Phone #:	(603) 868-5995 x31	Email Address:	ssammis@chinburg.com
Mailing Address:	3 Penstock Way, Newmarket, NH 03857		
PROPERTY OWNER NAME (If different from Applicant):	LANZILLO IRREVOCABLE TRUST		
Phone #:		Email Address:	
Mailing Address:	OCEAN BLVD UNIT 3 HAMPTON, NH 03842		

### 3. PROPERTY/PROJECT INFORMATION:

Tax Map:	06	Property Deed Information:	Book: 4624	Page: 2000
Lot(s):	167	Total parcel area (SF):		Total parcel area (acres): 14

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:	Beals Associates	Contact:	Christian Smith
Phone #:	603-583-4860	Email Address:	csmith@bealsassociates.com
Mailing Address:	70 Portsmouth Ave, 3rd Flr, Unit 2, Stratham, NH		
COMPANY NAME:	Northam Survey, LLC	Contact:	ERIC SALOVITCH
Phone #:	(603) 953-3164	Email Address:	eric@northamsurvey.com
Mailing Address:	686 Central Ave, Suite 100 Dover, NH 03820		



**5. PROJECT DESCRIPTION:**

Briefly describe your existing and proposed use(s):  
 The proposal is to remove the existing home on the 14 acre parcel and subdivide the land into 6 residential lots with a proposed road.

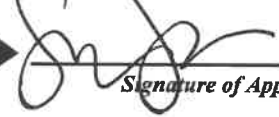
Existing Number of Lots:	1	Existing Total Impervious Surface Area (SF):	TBD
Proposed Number of Lots:	6	Proposed Total Impervious Surface Area (SF):	TBD

**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 BEALS ASSOCIATES 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.


 \_\_\_\_\_  
*Signature of Applicant*

SHAWNA SAMMIS,  
 \_\_\_\_\_  
*Print Applicant's Name*

CHINBURG DEVELOPMENT  
 \_\_\_\_\_  
*Date*

17 NOV 23  
 \_\_\_\_\_  
*Date*

\_\_\_\_\_  
*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
- Lot Line Revision (plus notice costs) ..... \$150.00
- Minor Subdivision (plus notice costs) ..... \$150.00 for the first lot, plus \$100.00 for each lot or unit thereafter
- Major Subdivision (plus notice costs)..... \$250.00 for the first lot, plus \$100.00 for each lot or unit thereafter
- 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: \_\_\_\_\_

**Letter of Authorization**

I, Kenneth F Lanzillo Jr., Trustee of the Kenneth F Lanzillo Revocable Trust, owner of 14 acres located at 189 Bunker Hill Ave in Stratham, NH, do hereby authorize the following parties to act as agents on our behalf for the above-described property in order to apply for any necessary state and local applications or permits relative to the development of said lot:

Chinburg Development and their agents to include but not limited to :

Beals Associates PLLC, 70 Portsmouth Ave, Stratham, NH

Gove Environmental, 8 Continental Drive Exeter, NH

---

as agents to act on my behalf in matters to be discussed with the Town of Stratham, State Departments and other Land Use Boards concerning the property previously mentioned.

I hereby appoint the above referenced parties as my agent to act on my behalf in the review process, to include any required signatures.

<i>Kenneth F Lanzillo Jr., Trustee</i>	dotloop verified 10/10/23 3:29 PM EDT JANR-BDUR-NLWV-RJXP
--	---

---

Kenneth F. Lanzillo Jr, Trustee

---

Date

Kenneth F Lanzillo Irrevocable Trust



**ABUTTERS LIST  
FOR  
NH- 1500 Chinburg - Stratham, NH  
DATE November 17, 2023**

**SUBJECT PARCEL**

**TAX MAP/LOT**

06-167

**OWNER OF RECORD**

LANZILLO IRREVOCABLE TRUST  
LANZILLO, KENNETH F. - TRUSTEE  
LANZILLO, KENNETH F. JR - TRUS  
939 OCEAN BLVD UNIT 3  
HAMPTON, NH 03842

**ABUTTERS**

**TAX MAP/LOT**

06-150

**OWNER OF RECORD**

MONTROSE CONDO ASSOC.  
C/O EVERGREEN HARVARD GROUP  
72 PORTSMOUTH AVENUE SUITE 201  
STRATHAM, NH 03885

06-150-012

COOK, SARAH L.  
12 MONTROSE DRIVE  
STRATHAM, NH 03885

06-150-027

FREDERICK, DONNA  
27 MONTROSE DRIVE  
STRATHAM, NH 03885

06-150-072

GILL, DAVID W. GILL, SHARON L.  
72 MONTROSE DRIVE  
STRATHAM, NH 03885

06-156

COLE, MICHAEL R. COLE, CELESTE A.  
10 WEDGEWOOD DRIVE  
STRATHAM, NH 03885

06-157

SONNEBORN, JEFFREY J.  
SONNEBORN, KATHERIN A.  
8 WEDGEWOOD DRIVE  
STRATHAM, NH 03885

**ABUTTERS LIST  
FOR  
NH- 1500 Chinburg - Stratham, NH  
DATE November 17, 2023**

06-158	WARD, DAVID J. WARD, JOANNE A. 6 WEDGEWOOD DRIVE STRATHAM, NH 03885
06-162	MELFI FAMILY REVOCABLE TRUST MELFI, JAMES I., -TRUSTEE 6 HERSEY LANE STRATHAM, NH 03885
06-163	LAPIERRE, RICHARD 4 HERSEY LANE STRATHAM, NH 03885
06-164-001	KREMER, SARAH 2A HERSEY LANE STRATHAM, NH 03885
06-164-002	LINCOLN, DANA T. 2B HERSEY LANE STRATHAM, NH 03885
06-165	WIGGIN, PETER E. WIGGIN, DORI A. P. O. BOX 1193 PORTSMOUTH, NH 03801
06-166	GRAY, CHRISTOPHER & LEAH TRUST CHRISTOPHER D & LEAH C GRAY 181 BUNKER HILL AVENUE STRATHAM, NH 03885
06-168	THOMAS, DANNY E. 193 BUNKER HILL AVENUE STRATHAM, NH 03885
06-170	STONE, DAVID ABBOTT, ROY & SANDRA 194 BUNKER HILL AVENUE STRATHAM, NH 03885

**ABUTTERS LIST  
FOR  
NH- 1500 Chinburg - Stratham, NH  
DATE November 17, 2023**

06-171

PHILBRICK, GEORGE & SUSAN REV.  
PHILBRICK, SUSAN C.-TRUSTEE  
PHILBRICK, GEORGE R. SR.-TRUST  
188 BUNKER HILL AVENUE  
STRATHAM, NH 03885

07-012

STEVENS, JOHN K.  
STEVENS, RENATA PIKALIS  
195 BUNKER HILL AVENUE  
STRATHAM, NH 03885

**PROFESSIONALS**

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.  
70 PORTSMOUTH AVE. 3<sup>RD</sup> FLOOR  
STRATHAM, NH 03885

SOIL SCIENTIST

GOVE ENVIRONMENTAL  
8 CONTINENTAL DR. BLDG. 2 UNIT H  
EXETER, NH 03833

SURVEYOR

NORTHAM SURVEY, LLC  
686 CENTRAL AVE, SUITE 100  
DOVER, NH 03820



# 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:** December 6, 2023  
**RE:** Sousa Signs, LLC (Applicant), NP Stratham, LLC (Owner), 20 Portsmouth Avenue, Stratham, NH, Tax Map 4 Lot 14, Zoned Gateway Commercial Business District - Request for approval of a Conditional Use Permit under Section 7, Signs, to permit a backlit halo-style illuminated building-mounted sign at the site.

---

## BACKGROUND INFORMATION:

The subject parcel includes the Parkman Brook Shopping Center housing a variety of commercial uses. The property includes a mix of internally-illuminated signage (for the freestanding shopping center sign and most of the building tenants) and backlit halo-style signage (for the Chipolte Restaurant).

## APPLICATION INFORMATION:

The applicant is requesting a Conditional Use Permit in order to install a building-mounted backlit halo-style sign for Pet Supplies Plus. As the Planning Board is aware, the Sign Ordinance restricts signage illumination to external illumination from a downcast lighting source. Backlit halo-style sign illumination is generally accepted as less obtrusive than internally illuminated signage, but is expressly prohibited under the Sign Ordinance.

The Sign Ordinance includes a Conditional Use Permit application path for proposals that deviate from the Town's sign requirements. The Board will need to determine if the application meets all of the relevant Conditional Use Permit criteria which are included on page 2 of this staff memo. If the Board finds the application meets all of the criteria, it must grant the application. If it does not meet one or more of the criteria, it must issue a denial.

## DRAFT MOTIONS:

Staff has offered draft motions for approval and denial depending upon the nature of the Board's deliberations.

### *Draft Motion for Approval:*

I move that the Planning Board approve the Conditional Use Permit application to allow a backlit halo-style illuminated sign at 20 Portsmouth Avenue, Tax Map 4, Lot 14, Zoned Gateway Commercial Business District, consistent with the application materials submitted by Sousa Signs,

LLC, as the Board has determined that the application meets all of the Conditional Use Permit outlined in Section 7.3.d of the Zoning Ordinance per the Board's deliberations.

*Draft Motion for Denial:*

I move that the Planning Board deny the Conditional Use Permit application to allow a back a backlit halo-style illuminated sign at 20 Portsmouth Avenue, Tax Map 4, Lot 14, Zoned Gateway Commercial Business District, consistent with the application materials submitted by Sousa Signs, LLC, as the Board has determined that the application does not meet [state the specific CUP criteria the application does not comply and briefly summarize why, in the Board's determination, the application does not conform with the criteria].

**SIGNS (SECTION VII) CONDITIONAL USE PERMIT CRITERIA:**

- i. The application shall comply with all of the purpose statements of this Sign Ordinance as stipulated under Section 7.1:
  - a. Encourage the effective use of signs as a means of communication in Stratham;
  - b. Protect the health, safety, and welfare of the public, with a specific focus on improving pedestrian and traffic safety by reducing distractions to motorists and limiting the visual impacts of signage along roadways;
  - c. Maintain and enhance the appearance and aesthetic environment of Stratham, including of the community's commercial corridors;
  - d. Maintain and enhance the rural, agricultural, and historical character of Stratham;
  - e. Control visual clutter along roadways and on buildings and encourage high-quality professional standards in sign design and display.
  - f. Promote signs that are harmonious in color, material and lighting with the buildings and surroundings to which they relate, while minimizing the adverse effects of signs on nearby public and private property; and
  - g. Retain and enhance the Town's ability to attract and encourage economic development and community vitality.
  - h. To reduce light pollution and glare associated with exterior lighting sources and to preserve and enhance the visibility of night-time skies in all areas of Stratham.
- ii. Deviations from this Sign Ordinance shall be to the smallest extent necessary to both comply with the purpose statements of this Ordinance and to fulfill the objectives of the applicant.

## CUSTOMER APPROVAL

Approved    Approved as Noted    Not Approved  
Resubmit with Changes

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# PET SUPPLIES PLUS

## BRANDBOOK

CLIENT: PET SUPPLIES PLUS  
LOCATION: 20 Portsmouth Avenue  
Stratham, NH 03885

STORE #: N/A  
DATE: 9/15/2023  
VARIANCE: TBD

## TABLE OF CONTENTS

PAGE 1 - Cover Checklist  
PAGE 2 - Cover  
PAGE 3 - Program Color Specifications  
PAGE 4 - Exterior Signage Site Plan  
PAGE 5 - S1 Proposed/Existing  
PAGE 6 - S1 Details  
PAGE 7 - S2 Proposed/Existing  
PAGE 8 - S2 Details  
PAGE 9 - Code Check Summary  
PAGE 10 - Code Check  
PAGE 11 - Code Of Conduct / Safety Criteria

## CONTACTS

Program Manager: Craig Gore  
Email: cgore@blairimage.com  
Phone: (814) 283-2030

Project Manager: Jennifer Carper  
Email: jcarper@blairimage.com  
Phone: (814) 283-2264

## DOCUMENT INFO

BLAIR PROJECT #: 103431  
SALES ORDER #: 78145  
DOC #: AD-PSP-103431-Strathem-REV5

## REVISIONS

REV	DATE	DESCRIPTION
3	8/11/23	UPDATE AS PER REQUEST
4	8/24/23	UPDATE AS PER REQUEST
5	9/15/23	UPDATE TO HALO LIT SIGN

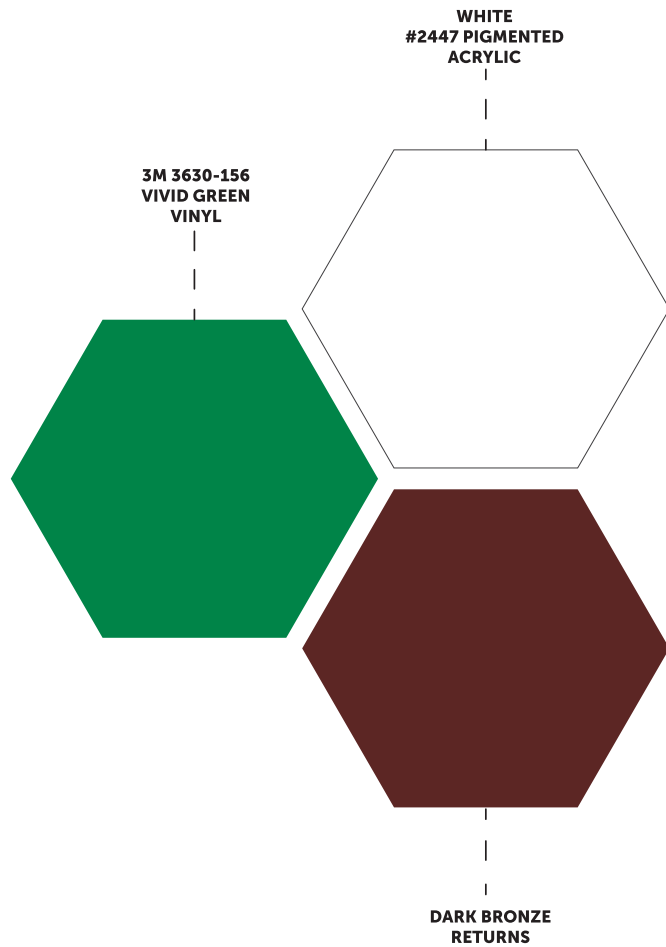
BRAND STANDARD  
REVISION DATE:

2/2/21

- All provided image elements and / or services meet the current brand revision.
- The following image elements and / or services do not meet the current brand standard due to municipal code and / or specific site conditions. \_\_\_\_\_

CUSTOM 20" CHANNEL LETTERS

**blair**  
IMAGE ELEMENTS™



# PET SUPPLIES PLUS

**COLOR SPECIFICATIONS**

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

	<p>STORE # N/A</p>	<p>Issue Date: 04/18/23 Drawn By: EBD</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>8/11/23</td> <td>UPDATE AS PER REQUEST</td> </tr> <tr> <td>4</td> <td>8/25/23</td> <td>UPDATE AS PER REQUEST</td> </tr> <tr> <td>5</td> <td>9/15/23</td> <td>UPDATE TO HALO LIT SIGN</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	3	8/11/23	UPDATE AS PER REQUEST	4	8/25/23	UPDATE AS PER REQUEST	5	9/15/23	UPDATE TO HALO LIT SIGN	<p>PROGRAM COLOR SPECIFICATION</p>	<p>Rev: 5 Date: 9/15/2023 Doc #: AD-PSP-103431-Strathern-REV5 Blair Project #: 103431 Blair Sales Order #: 78145</p>	<p>Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949.8287 blairimage.com</p> 
REV	DATE	DESCRIPTION															
3	8/11/23	UPDATE AS PER REQUEST															
4	8/25/23	UPDATE AS PER REQUEST															
5	9/15/23	UPDATE TO HALO LIT SIGN															

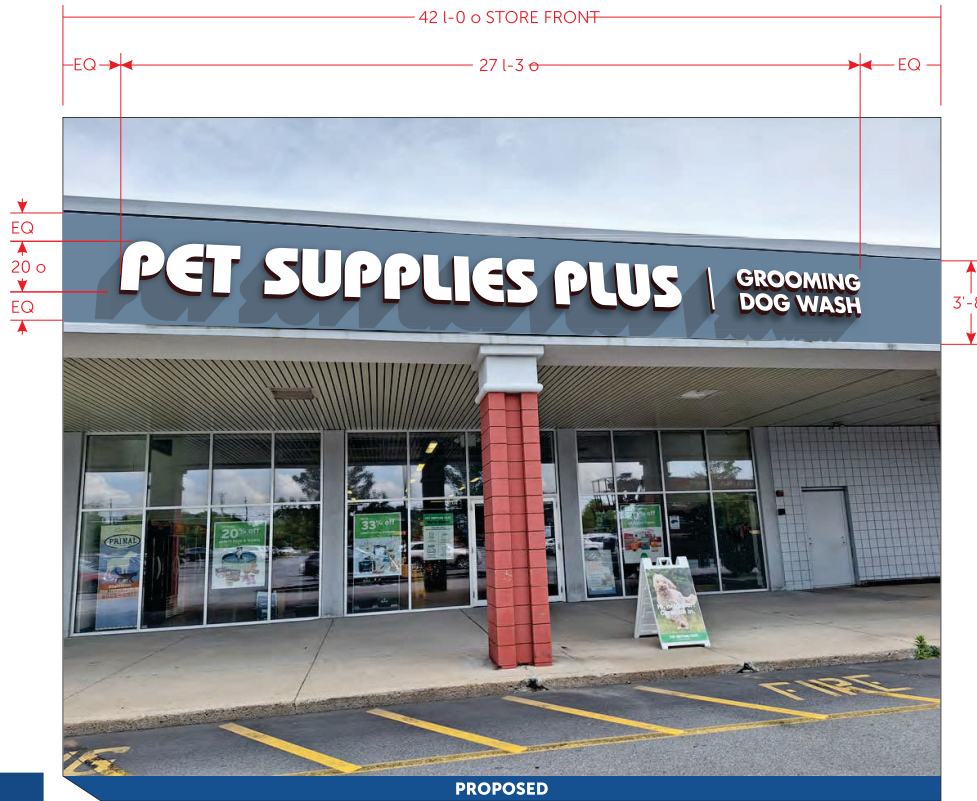




S2 - EXISTING / PROPOSED

SCOPE OF WORK

1. Remove existing Loyal Companion channel letters.
2. Patch with like material and paint to match existing façade color.
3. Install new Pet Supplies Plus channel letters, center over main entrance door with EQ (equal) distance on top, bottom and sides.
4. Reuse existing electrical from existing sign. Ensure electrical is working properly and take photos of sign lit.
5. Before leaving, be sure to clean the work area, i.e. remove all tools, pick up all trash, remove dirt or dust from wall, sidewalk, parking lot, etc., wipe down letters/panels/glass, etc.
6. Share illuminated and non-illuminated completion photos with Blair Project Manager by EOD.



SQUARE FOOTAGES

41.65 SQ.FT.

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**PET SUPPLIES PLUS**

STORE #  
N/A

Issue Date: 04/18/23  
Drawn By: EBD

REV	DATE	DESCRIPTION
3	8/11/23	UPDATE AS PER REQUEST
4	8/25/23	UPDATE AS PER REQUEST
5	9/15/23	UPDATE TO HALO LIT SIGN

S2 - EXISTING / PROPOSED

Rev: 5  
Date: 9/15/2023  
Doc #: AD-PSP-103431-Strathern-REV5  
Blair Project #: 103431  
Blair Sales Order #: 78145

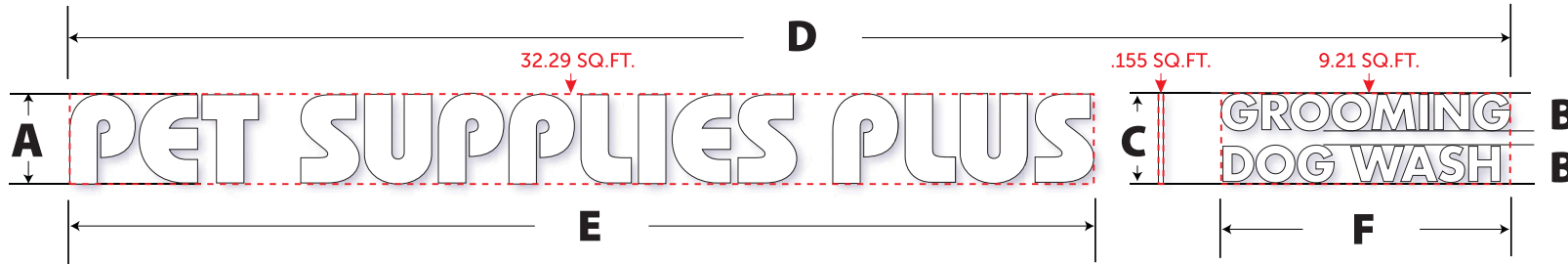
Blair Image Elements  
5107 Kissell Avenue  
Altoona, PA 16601  
P: (814) 949.8287  
blairimage.com

**blair**  
IMAGE ELEMENTS™

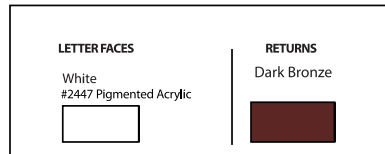
**PET SUPPLIES PLUS** | GROOMING DOG WASH

NIGHT VIEW

S2 - DETAIL



A	B	C	D	E	F	Boxed Sq. Footage
20"	8.5"	20"	327"	232.5"	65.5"	41.65



**GENERAL SPECIFICATIONS:**

Materials:

DARK BRONZE RETURNS  
WHITE ACRYLIC FACES  
WHITE TRIM

Face Decoration:

N/A

Cabinet Depth:

5"

Area (SQ FT):

Identify if boxed, area, etc.

41.65 FT<sup>2</sup>

Wind Load:

TBD

**ELECTRICAL:**

Internal Illumination:

WHITE LED

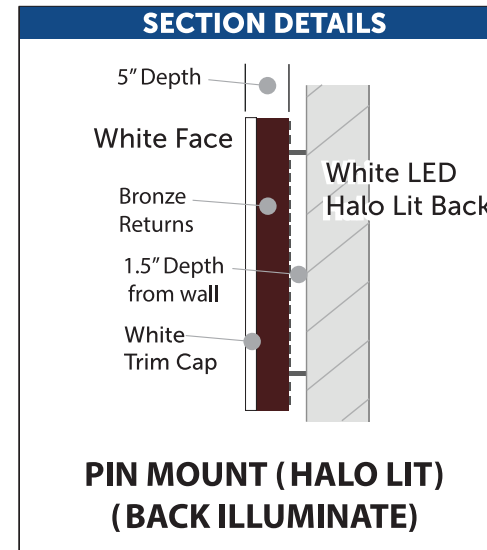
LED Power Supply:

60W

ALL ELECTRICAL CONNECTIONS WITHIN LOCAL, STATE AND NATIONAL WIRING CODE.

LUMEN OUTPUT UPON REQUEST

**ADDITIONAL NOTES:**



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**PET SUPPLIES PLUS**

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REV	DATE	DESCRIPTION
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S2 - DETAIL

Rev: 5  
Date: 9/15/2023  
Doc #: AD-PSP-103431-Strathern-REV5  
Blair Project #: 103431  
Blair Sales Order #: 78145

Blair Image Elements  
5107 Kissell Avenue  
Altoona, PA 16601  
P: (814) 949.8287  
blairimage.com

**blair**  
IMAGE ELEMENTS™



# TOWN OF STRATHAM

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

## CONDITIONAL USE PERMIT APPLICATION

<b>1. APPLICANT &amp; PROPERTY OWNER INFORMATION:</b>					
APPLICANT NAME:		Sousa Signs, LLC			
Phone #:	603.622.5067	Email Address:	jason@sousasigns.com		
Mailing Address	225 East Industrial Park Drive, Manchester, NH 03109				
PROPERTY OWNER NAME (if different from Applicant)		NP Stratham, LLC ; C/O: Northstar Centers, LLC			
Phone #:	212.371.5300	Email Address:			
Mailing Address	208 E 51st St, PMB #114, New York, NY 10022				
<b>3. PROPERTY/PROJECT INFORMATION:</b>					
Street Address	20 Portsmouth Ave				
Tax Map:	04	Lot(s):	014	Zoning District(s):	GCB - Central
Overlay(s):					
Existing Use of Property:	retail				
<b>2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)</b>					
COMPANY NAME:		Contact:			
Phone #:		Email Address:			
Mailing Address					
COMPANY NAME:		Contact:			
Phone #:		Email Address:			
Mailing Address					
<b>4. CONDITIONAL USE PERMIT INFORMATION: (CHECK ALL THAT APPLY)</b>					
For the following projects, complete Section 5.A. of this application: <input type="checkbox"/> Uses Permitted By Conditional Use Permit refer to Zoning Ordinance Section 36 for details <input type="checkbox"/> Flexible/Mixed Use Development District refer to Zoning Ordinance Section 3.7 for details <input type="checkbox"/> Affordable Senior Housing refer to Zoning Ordinance Section 5.7 for details <input type="checkbox"/> Multi-Family, Workforce, and Elderly Affordable Housing refer to Zoning Ordinance Section 5 for details <input type="checkbox"/> Residential Open Space Cluster Development refer to Zoning Ordinance, Section for details <input type="checkbox"/> Sewage Sludge and Residential Septage Application refer to Zoning Ordinance Section 14.3 for details <input type="checkbox"/> Telecommunication Facilities refer to Zoning Ordinance Section 19 for details <input checked="" type="checkbox"/> For Signage (Section VII) complete Section 5.F of this application.			For the following projects, complete Section 5.B. of this application: <input type="checkbox"/> Wetlands Conservation District refer to Zoning Ordinance Section 11 for details <input type="checkbox"/> Shoreland Protection District refer to Zoning Ordinance Section 12 for details For the following projects, complete Section 5.C. of this application: <input type="checkbox"/> Sanitary Protection & Septic Ordinance refer to Zoning Ordinance Section 20.3 for details For the following projects, complete Section 5.B. and 5.D. of this application <input type="checkbox"/> Solar Energy Systems refer to Zoning Ordinance Section 5.14 for details For the following projects, complete Section 5.B. and 5.E. of this application <input type="checkbox"/> Gateway Commercial Business District refer to Zoning Ordinance Section 3.8 for details		

**5. DESCRIPTION OF PROJECT: (Attach a separate sheet if necessary.)**

Describe the proposed use or activity that requires a Conditional Use Permit:

**CUP request is for allowance of an externally illuminated, halo channel letter set. Sign is to be used for the storefronts identification as well as business recognition and location.**

**5A. Before the Planning Board considers the approval of an application for a Conditional Use Permit, the Applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been**

1. Describe how the proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance

n/a

2. Describe any existing violations of the Stratham Zoning Ordinance on the subject property.

n/a

3. Describe how the site is suitable for the proposed use. In your response, please address the following:  
a. Adequate vehicular and pedestrian access for the intended use.  
b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.  
c. The absence of environmental constraints (floodplain, steep slope, etc.)  
d. The availability of appropriate utilities to serve the intended use including sewer, waste disposal, stormwater disposal, electricity, and similar utilities.

n/a

4. Describe how the external impacts of the proposed use, including those related to building height and scale, site design, traffic, noise, odors, lighting, and other features, will be no greater than impacts of adjacent uses or other uses permitted in the District.

n/a

5. Describe if the proposed layout and design of the site will be incompatible with the established character of neighborhood and how the Applicant will mitigate any external impacts of the use on the neighborhood

n/a

<p>6. Describe if the design of any new buildings or structures or the modification of existing buildings or structures on the site will be incompatible with the established character of the neighborhood. Design includes scale, height, massing of buildings/structures, roof line, materials, colors, etc.</p> <p>n/a</p>
<p>7. Describe if the proposed use of the site, including all related development activities, will preserve the identified natural, cultural, historic, and scenic resources on the site if the use will degrade such identified resources on abutting properties.</p> <p>n/a</p>
<p>8. Describe if the project will result in a greater diminution of neighboring property values than would be under any other use or development permitted in the underlying zone.</p> <p>n/a</p>
<p>9. Describe how the project provides adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and if other necessary public or private services, are approved to the end that the use will be capable of proper operation.</p> <p>n/a</p>
<p>10. Describe if the proposed use will have a fiscal impact on the Town. In your response please detail any demand on municipal and school related services and resources.</p> <p>n/a</p>
<p>11. Describe how the permit is in compliance with the ordinance and in the public interest</p> <p>n/a</p>
<p><b>5B.</b> A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for the construction of roads, other access ways, and for pipelines, powerlines, and other transmission lines provided that all of the following conditions are found to exist:</p> <p>1. Explain how the proposed construction is essential to the productive use of land not within the conservation district.</p> <p>n/a</p>

<p>2. Detail how the design and construction methods will minimize detrimental impacts to wetland.</p> <p>n/a</p>
<p>3. Explain how the proposed construction design of powerlines, pipelines, or other transmission lines provisions for restoration of the site as nearly as possible to its original grade and condition</p> <p>n/a</p>
<p>4. Detail what alternatives were considered</p> <p>n/a</p>
<p>5. Explain the economic advantage for the proposed construction. However, please note that economic advantage alone is not reason for proposed construction</p>
<p><b>5C.</b> Upon application to the code enforcement officer, where a design fails to meet the requirements of section 10-10-01, the Planning Board has the authority to waive the general requirements of this section and may grant a special use permit to construct a sewage disposal system provided the following provisions are met:</p> <p>1. Explain how the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the site which complies more fully with this section of the ordinance.</p> <p>n/a</p>
<p>2. Explain how the design and construction of the proposed use will, to the extent practicable, be consistent with the purpose and intent of this section</p> <p>n/a</p>
<p>3. Detail how the Applicant has exceeded other applicable minimum design requirements in an effort to reduce impacts resulting from the limitations of the site</p> <p>n/a</p>
<p><b>5D.</b> For Solar Energy System projects complete the following</p> <p>1. Will utility connections associated with the solar energy system be placed underground? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If any connections will not be provided underground, describe why this accommodation is necessary.</p> <p>n/a</p>



2. Will the solar energy system be placed in the rear or side yard of the property?  YES  NO  
If the system is not proposed for the rear or side yard, include a description on a separate sheet detailing why placement of the system in the rear or side yard is not feasible.

3. Include a separate sheet describing how the application meets the requirements of the Solar Energy Ordinance (Section 5.13 of the Zoning Ordinance), including:  
a.) Describe what efforts to minimize visual impacts associated with the solar energy system have been incorporated into the plan and application.  
b.) Describe the complete extent of any clearing of natural vegetation, including land excavation, associated with the installation of the solar energy system.  
c.) For medium and large scale systems, include a plan in the application detailing how the site will be returned to its predevelopment state in the event the system is abandoned.

**5E. For projects in the Gateway Commercial Business District complete the following**

1. Describe how the request is consistent with the Gateway Commercial Business District Master Plan including the following elements: a.) Contributes to the physical definition of streetscapes and public spaces; b.) Includes adequate accommodations for pedestrians and vehicles; c.) Street and building design; d.) Architecture and landscape design; e.) Open space and public gathering places; f.) Consistency with the intent of the Gateway Business District Ordinance (Section 3.8 of the Zoning Ordinance); and g.) Does not unduly impact adjacent properties and uses in the District.

n/a

2. Describe how the application accomplishes at least one of the following objectives:  
a.) Improves public safety within the community;  
b.) Provides environmental or natural resource benefit or protection;  
c.) Provides a measurable public benefit.

n/a

5F. For applications involving signage, please address how the application meets the following criteria:

1. Describe how the applications meets the following purpose statements of the Sign Ordinance:

a) Encourage the effective use of signs as a means of communication in Stratham;

**Allowing the sign to be externally halo illuminated is beneficial for the business as a majority of the signs on the property are internally illuminated or halo illuminated. Without approval, the sign will not have the same recognition during the dusk or night hours of operation.**

b) Protect the health, safety, and welfare of the public, with a specific focus on improving pedestrian and traffic safety by reducing distractions to motorists and limiting the visual impacts of signage along roadways;

**As this is a wall mounted sign, public safety or pedestrian distractions will be extremely minimal as the building is set off of the roadway around 290'**

c) Maintain and enhance the appearance and aesthetic environment of Stratham, including of the community's commercial corridors;

**As the proposed sign is built as individual letters, this matches the same style and theme of signs found within the property as well as abutting properties.**

d) Maintain and enhance the rural, agricultural, and historical character of Stratham;

**With the sign located in the business / commercial district, it matches and fits the visual appeal of the area and does not stand out and differently then what is currently found.**

e) Control visual clutter along roadways and on buildings and encourage high-quality professional standards in sign design and display.

**Not applicable as this is a storefront mounted wall sign. Sign design and build materials are of highest product standards that meet corporate design and branding standards.**

f) Promote signs that are harmonious in color, material and lighting with the buildings and surroundings to which they relate, while minimizing the adverse effects of signs on nearby public and private property; and

**As externally halo illuminated signs in general are built to create a softer and controlled lighting method, the lighting will be a continuous glow of white lighting.**

g) Retain and enhance the Town's ability to attract and encourage economic development and community vitality;

**By allowing external halo lighting this would show good faith on the town's behalf. This would in return help in attracting new business opportunities for the town while maintaining and upholding the zoning ordinance.**

h) To reduce light pollution and glare associated with exterior lighting sources and to preserve and enhance the visibility of night-time skies in all areas of Stratham.

**Externally halo illuminated signs have a significantly less light pollution factor over traditional down lighting systems due to the fact that the light reflects off of non-glossy and most of the time textured backgrounds. Downlights shine beams downwards while halo lighting is cast backwards onto surfaces that typically do not reflect outwards.**



2. Describe how the proposed deviation from the Sign Ordinance is to the smallest extent necessary to both with the purpose statements of this Ordinance and to fulfill the objectives of the applicant.

Please see answers from Questions 5, F & H.

Receiving a denial on the request would put a hardship on the business entity as a majority of existing businesses currently do have internally illuminated signs.

I declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I have read and agree to abide by the regulations and conditions of approval listed on this application and understand that my misrepresentations of submitted data may invalidate any approval of this application.

Signature of Applicant

Print Applicant's Name

Date

Robert Sulzer  
Property Manager, Northeast Centers LLC As Agent

11/7/23

Signature of Property Owner

Print Property Owner's Name

Date

8. AUTHORIZATION TO ENTER THE SUBJECT PROPERTY:

I hereby authorize members of the Stratham Planning Board, Planning Department, Conservation Commission and pertinent Town Departments and Boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post approval phase, construction phase and occupancy phase understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Robert Sulzer  
Property Manager, Northeast Centers LLC As Agent

11/7/23

Signature of Property Owner

Print Property Owner's Name

Date

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items MUST be submitted to the Planning Department by close of business on the officially posted submittal date:

- Completed and signed CONDITIONAL USE PERMIT APPLICATION FORM and ABUTTERS LIST.**  
The application will not be placed on the Planning Board agenda unless all required signatures are on the application form. The property owner MUST sign the application form.
- One (1) full size and eight (8) 11" x 17" prints of the site plan or site plan set.** Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application
- Application fee and Abutter Mailing Fees.** All checks are to be made payable to the Town of Stratham.
  1. Preliminary Consultation \$75.00 plus \$2.00 per abutter/applicant/consultant for regular mail.
  2. CUP Application Filing fee \$100.00 plus notice costs.
  3. Notice Costs \$150.00 plus \$10.00 per abutter/applicant/consultant for the costs of all notice requirements including the cost of postage for certified mail, regular mail, reproduction costs, and any publication and/or posting costs.
- Three (3) sets of Abutter mailing labels.**





# 100 foot Abutters List Report

Stratham, NH  
November 03, 2023

## Subject Property:

Parcel Number: 04-014-000  
CAMA Number: 04-014-000  
Property Address: 20 PORTSMOUTH AVENUE

Mailing Address: NP STRATHAM LLC C/O NORTHSTAR  
CENTERS LLC  
208 E 51ST ST PMB 114  
NEW YORK, NY 10022

---

## Abutters:

Parcel Number: 04-015-000  
CAMA Number: 04-015-000  
Property Address: 12 PORTSMOUTH AVENUE

Mailing Address: PYNN FAMILY REVOCABLE TRUST  
PYNN, RALPH F. & JEAN M. -TRUS  
2 TIDE MILL ROAD  
HAMPTON, NH 03842

Parcel Number: 04-016-000  
CAMA Number: 04-016-000  
Property Address: 5 STRATHAM HEIGHTS RD

Mailing Address: FISK FAMILY REVOCABLE TRUST FISK  
COTE, LYNDY & GUSTAVSON B  
FISK, CRAIG-TRUSTEE 5 STRATHAM  
HEIGHTS ROAD  
STRATHAM, NH 03885

Parcel Number: 04-017-000  
CAMA Number: 04-017-000  
Property Address: 9 STRATHAM HEIGHTS RD

Mailing Address: TOWN OF STRATHAM  
10 BUNKER HILL AVENUE  
STRATHAM, NH 03885

Parcel Number: 05-001-000  
CAMA Number: 05-001-000  
Property Address: 28 PORTSMOUTH AVENUE

Mailing Address: OSJ OF STRATHAM, LLC  
375 COMMERCE PARK ROAD  
NORTH KINGSTON, RI 02852

Parcel Number: 05-001-000  
CAMA Number: 05-001-001  
Property Address: 28 PORTSMOUTH AVENUE

Mailing Address: BURGER KING MASTORAN  
RESTAURANTS INC  
822 LEXINGTON STREET 2ND FLOOR  
WALTHAM, MA 02452

Parcel Number: 05-001-000  
CAMA Number: 05-001-002  
Property Address: 28 PORTSMOUTH AVENUE

Mailing Address: TD BANK LEASE & TAX ADMIN DEPT.  
380 WELLINGTON STREET TOWER B  
10TH FLOOR  
LONDON, ON N6A

Parcel Number: 05-002-000  
CAMA Number: 05-002-000  
Property Address: 11 STRATHAM HEIGHTS RD

Mailing Address: GOODRICH JOHN & SHARON TRUSTEE  
JOHN & SHARON GOODRICH REVOCAB  
11 STRATHAM HEIGHTS ROAD  
STRATHAM, NH 03885



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# 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

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**TO:** Planning Board Members  
**FROM:** Mark Connors, Planning & Community Development Director  
**FOR:** December 6, 2023  
**RE:** 2024 Proposed Zoning Amendments to Post

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## **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.

## **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, professional engineer, 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.

## **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.

## **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 permit criteria.

## **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 and to require that historical resources be preserved and incorporated into such developments whenever practicable.

## **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.

## **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.

## **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.

#### **ARTICLE X. Fire Alarm Ordinance**

Article X: 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 in order to enact a Fire Alarm Ordinance. The purpose of this amendment is to require new commercial and multi-family developments or major renovations existing such facilities to include fire alarm systems.