



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

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

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

LEGAL/PUBLIC NOTICE OF PUBLIC HEARING PLANNING BOARD TOWN OF STRATHAM

Pursuant to NH RSA 674:16, 675:3, and 675:7, notice is hereby given that public hearings will be held by the Stratham Planning Board on Wednesday, January 3, 2024 and Wednesday, January 17, 2024 at 7:00 PM at the Stratham Municipal Center, 10 Bunker Hill Avenue, Stratham, NH. The purpose of the hearings is to review and solicit public comment on the following proposed amendments to the Stratham Zoning and Building Ordinances:

Amendment #2: Definitions and Land Uses. To amend Section II Definitions, and Section III, Table 3.6 Table of Uses, and Footnotes to Table 3.6 to include new definitions and property uses that are not currently defined. This is a housekeeping amendment to better define terms, building uses and associated requirements.

Amendment #3: Building Ordinance. To amend the Building Ordinance, Article III Permits, to clarify the circumstances in which the Building Inspector may require that a plan prepared and stamped by a licensed land surveyor or certified wetland scientist is required. This amendment provides the Building Inspector discretion to require a plan prepared and stamped by a certified professional 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.

Amendment #4: Home Occupations. To amend Section V Supplementary Regulations, Sub-section 5.12 Home Occupation to clarify the requirements associated with home occupations. This amendment would limit the aggregate size of home occupations and clarify requirements associated with inspections and renewals of home occupations.

Amendment #5: Conditional Use Permit. To amend Section III, Footnotes to Table 3.6 to consolidate the number of criteria the Planning Board considers in Conditional Use Permit applications. The purpose of this amendment is to expedite reviews of Conditional Use Permit applications while maintaining the core permit review criteria.

Amendment #6: Cluster Open Space Residential Developments. To amend Section VIII Residential Open Space Cluster Development, to amend the requirements associated with residential cluster developments. This amendment would establish minimum lot sizes for individual lots, require that open space parcels meet additional minimum requirements, and to require that historical resources be preserved and incorporated into cluster developments whenever practicable.

Amendment #7: Small Accessory Structures. To amend Section V Supplementary Regulations, to create a new Sub-section 5.14 for Small Accessory Structures. The purpose of this amendment is to provide for reduced setbacks for small sheds or accessory structures under 120 square-feet in size provided that the structure meets a number of minimum criteria.

Amendment #8: Maximum Residential Density. To amend Section IV Dimensional Regulations, Sub-section 4.1.4 Maximum Residential Density to clarify that non-buildable areas cannot be incorporated into maximum residential density calculations. This amendment would also reduce the maximum residential density in the Route 33 Heritage District from three units per acre to two units per acre.

Amendment #9: Solar Energy Systems. To amend Section V Supplementary Regulations, Sub-section 5.13 Solar Energy Systems to allow small-scale ground-mount solar energy systems by right if the proposal meets a number of minimum criteria.

Amendment #10: Storage Containers & Semi Trailers. To amend Section V Supplementary Regulations to enact additional regulations, including screening requirements, on storage containers, semi trailers, and associated structures.

The proposed amendment language is on file with the Stratham Planning Department. For more information, including to view the application materials or to request special accommodations to participate in the public hearing, please contact the Planning Department at (603) 772-7391.