



TOWN OF STRATHAM

Incorporated 1716

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TO: Planning Board Members
FROM: Mark Connors, Planning & Community Development Director
FOR: January 17, 2024
RE: Public Hearing for Proposed 2024 Zoning Amendments

This is the second and final public hearing for the proposed 2024 zoning amendments. The Board will be voting to advance the articles to the 2024 Town Ballot, though it has the option to withhold an amendment if it chooses. At this point in the process, the Board should not be making any material changes to the amendment language (though minor grammatical edits are acceptable).

Changes to the language of the amendments since the January 3, 2024 Planning Board hearing are relatively few and were requested by members of the Board. Those changes include:

- Removed language from ARTICLE VI. Cluster Open Space Residential Developments relating to undue hardship under the requirement for the preservation of historic structure and elements in Open Space Subdivision. Specifically, language that indicated preservation must take place **unless [the preservation of the historic elements] poses an undue hardship for the applicant** was eliminated. The language was also slightly altered to require historic preservation whenever **feasible**, instead of whenever **practicable**.
- Revised the requirement related to maximum area of wetlands on open space parcels in ARTICLE VI. Cluster Open Space Residential Developments from **25%** to **20%**.
- Under ARTICLE X. Accessory Outside Storage modified the language to make the requirements applicable to all recreational vehicles or travel trailers/campers and not just those longer than 20-feet, however these type of vehicles will remain exempt from the requirements so long as they maintain an active state registration and have passed state inspection within the preceding 15 months.

PROCESS:

The Planning Board will need to hold the second public hearing (the public hearing can be for all proposed amendments). The Board will also need to vote to advance the amendments to the Town Clerk for inclusion on the 2024 Town Ballot. The Board will also need to vote individually on each amendment as to the following question: Does the Planning Board recommend passage of Article X? (YES OR NO). This vote will be included on the Town Ballot.