

Town Meeting 2024 Voter Information Night

Mark Connors, Director of Planning & Community Development
David Moore, Town Administrator

- ▶ Town Election – March 12, 2024. Polls open 7:00 a.m. to 7:00 p.m.
 - ▶ Located– Stratham Memorial School
 - ▶ Elected Officials – Article 1
 - ▶ Zoning Articles – Articles 2-10

- ▶ Business Session – March 16, 2024. at 9:00 a.m. (Saturday)
 - ▶ Located– Stratham Memorial School
 - ▶ Remaining Warrant Articles – 11-15

The screenshot shows the official website of the Town of Stratham, New Hampshire. The header includes the town's logo, name, and the year 1716. A navigation bar contains links for Departments, Boards & Committees, Contact Us, Town Ordinances, and Town Meeting 2024. The 'Town Meeting 2024' link is circled in orange. Below the navigation bar, there is a 'Find it Fast' button and a grid of service links including Town Clerk/Tax Collector, Trash & Recycling, Voting & Elections, Forms / Documents, Minutes / Agendas, Tax & GIS Maps, Rooms & Pavilions, and Subscribe to News. A large yellow-bordered box contains a newsletter sign-up notice titled 'Get the latest Stratham news!' and 'Sign up for the Select Board Newsletter'. The footer features links for EMPLOYMENT OPPORTUNITIES, Facebook, and the Open Space & Connectivity Plan.

Home » Select Board

Town Meeting

The Select Board encourages residents to use this landing page for information useful in preparing for the Town Meeting in 2024. Meanwhile, information from recent past years' Town Meetings can be found below.

***For More information about the Stratham School District Town Meeting (March 5th Meeting and Election on March 12th). [Click Here.](#)

***For more information about the Exeter Region Cooperative School District (Deliberative Session February 8th and Election on March 12th). [Click here.](#)

TOWN MEETING 2024
Election on March 12th; business session March 16th

- [Voter Information Guide](#)
- [Town Warrant 2024](#)
- [Link to Candidate information from Wiggin Memorial Library and Voter Information Night details](#)
- [Zoning Articles 2 - 10 \(March 12th Town Election at Stratham Memorial School\)](#)
- [Warrant - Articles 11-15 \(March 16th Town Meeting Business Session 9:00 a.m. at Stratham Memorial School\)](#)
- [Article 15 \(Submitted by Petition\) - See petition details](#)
- [Town Administrator David Moore Explains Warrant Articles 11-15 - YouTube video](#)
- [Town Planner Mark Connors Explains 2024 Zoning Articles 2-10 - YouTube video](#)
- [MS-2024-001 \(PA Budget Form\)](#)
- [2024 Town of Stratham Budget \(PA Budget Form\)](#)
- [Capital Improvement Plan Summary - 2024-2029](#)
- [Voter Information Night - presentation on Town Meeting articles \(to be loaded March 8th\)](#)
- [2023 Town Report](#)
- [Sample Ballot](#)

Budget Process & Schedule

Budget Advisory Committee Moderator Appoints makes recommendations to the Select Board



- October - Budget Submissions
- November - Preliminary Budget Developed
- January
- Advisory Committee Process
- Select Board Reviews Input and Resolutions
- February 12 - Public Hearing on Warrant
- March 7 - Information Night and Town Meeting

Stratham Town Administrator David Moore Summarizes Warrant Articles for the 2024 Town Meeting

2024 PROPOSED ZONING AMENDMENTS

Planning & Community Development
Town of Stratham

Stratham Planning Director Mark Connors Reviews 2024 Zoning Articles

2024 PROPOSED ZONING AMENDMENTS

Planning & Community Development
Town of Stratham

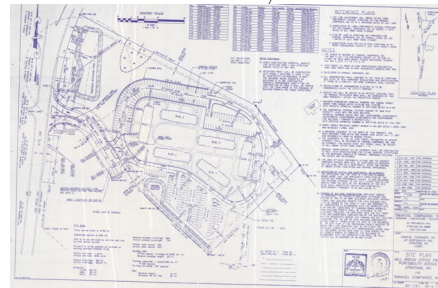
ARTICLE 2: DEFINITIONS & TABLE OF USES

Largely a housekeeping amendment, Article 2 would establish zoning definitions for 'Mixed Use Development' and 'Half Story' and make minor changes to the definition of 'structure' to ensure consistency with the Building Code.



ARTICLE 3: BUILDING ORDINANCE

This amendment would clarify the Building Inspector has the authority to require a plan prepared by a Certified Professional, including a licensed land surveyor or a certified wetland scientist, when there is a reasonable basis to suspect a building permit application does not meet the Zoning Ordinance or Building/Fire Codes.



ARTICLE 4: HOME OCCUPATIONS

This article standardizes the process for how renewals of Home Occupation Permits, which are currently required every three years, are processed. This article would also limit the size of home occupations to no more than 1,000 square-feet and clarify that many common work-from-home arrangements do not constitute home occupations.



2024 Proposed Zoning Amendments

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ARTICLE 5: CONDITIONAL USE PERMITS

This article would consolidate the number of criteria associated with Conditional Use Permits from 11 criteria to 7 criteria. The intent is to maintain the core review criteria while making the process less cumbersome for applicants and the Planning Board.

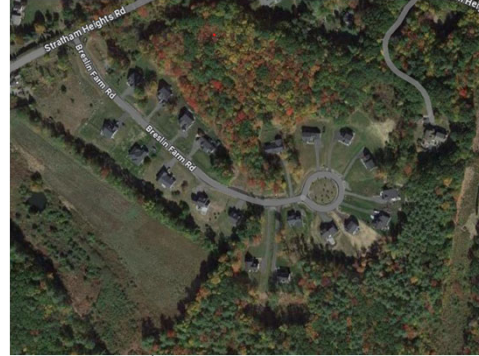
2024 Proposed Zoning Amendments

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ARTICLE 6: CLUSTER OPEN SPACE SUBDIVISIONS

This article would establish additional requirements for new Cluster Open Space Subdivisions, including:

- 1.) Minimum Lot Sizes
- 2.) Additional requirements associated with vegetated buffer areas for screening.
- 3.) Require that open space parcels not include more than 20% wetlands.
- 4.) Require preservation of historic resources.



2024 Proposed Zoning Amendments

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ARTICLE 7: SMALL ACCESSORY STRUCTURES

This article would provide for reduced property/wetland setbacks if a shed/small accessory structure meets a number of minimum criteria, including:

- 1.) No permanent foundation
- 2.) 120 square-feet or less
- 3.) Less than 12-feet tall
- 4.) Not part of a site plan
- 5.) One per parcel



2024 Proposed Zoning Amendments

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ARTICLE 8: MAXIMUM RESIDENTIAL DENSITY

Clarifies that non-buildable areas can not be utilized to calculate maximum residential densities. Non-buildable areas include:

- Wetlands
- Steep Slopes
- Areas protected by conservation easements

Reduces maximum density in Route 33 Heritage District to two units per acre (from three)

2024 Proposed Zoning Amendments

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ARTICLE 9: SMALL-SCALE SOLAR ENERGY SYSTEMS

This article would permit small-scale ground-mounted solar energy systems by right, if the proposal meets a number of minimum criteria, including:

- In the rear yard only, 35-feet from any property boundary, meets wetland setbacks
- Does not require clear-cutting or removal of mature trees within 20-feet of property boundary
- Maximum height of 12-feet
- Not part of a site plan



2024 Proposed Zoning Amendments

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ARTICLE 10: ACCESSORY OUTSIDE STORAGE

Requires screening or rear-yard storage of storage containers, semi-trailers, large dumpsters and large campers/RVs.

Campers/RVs that are 'road-worthy' (defined as maintaining a current state registration and passing state inspection) would be exempt from the requirements.



2024 Proposed Zoning Amendments

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THANK YOU

Mark Connors

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Development Director

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2024 Warrant Articles

- ▶ ARTICLE 11: 2024 Operating Budget
- ▶ ARTICLE 12: Capital Improvements Program
- ▶ ARTICLE 13: Appropriate Funds to Several Capital Reserve Funds
- ▶ ARTICLE 14: Raise and Appropriate from the EMS Special Revenue Fund
- ▶ ARTICLE 15: Petitioned Article

ARTICLE 12: 2024 Operating Budget

- ▶ Total \$8,482,160
- ▶ An increase of \$270,972 or 3.3%
- ▶ \$15,000 increase (2.26%) in Capital Improvement Funds
- ▶ \$35,000 decrease (14%) in Capital Reserve Funds.
- ▶ Revenue increase
- ▶ Tax effort overall - \$5,131,403 (\$71,765 or 1.39% increase over last year)

Tax Rate History:

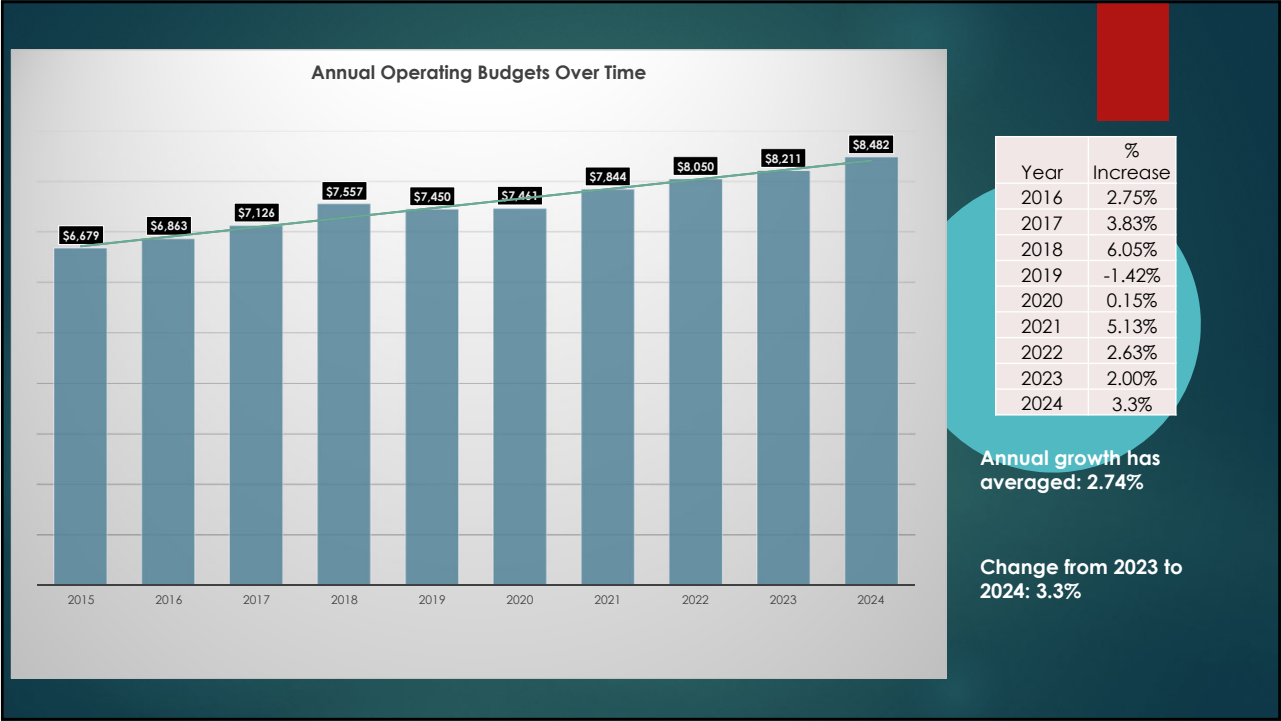
	2019	2020	2021	2022	2023	2024
Town	3.30	3.09	3.15	3.07	3.15	3.15*

*This prelim 2024 tax projection is provided for comparison purposes only; 2024 revaluation will change town's base valuation.

Budget Drivers

- ▶ 3.3% increase
- ▶ Primary Drivers:
 - ▶ Wage rate adjustments to maintain competitiveness
 - ▶ Annual across the Board adjustment of 3%
 - ▶ Market adjustments – DPW and general government positions
 - ▶ Specialized Duty Incentive in Police Department
 - ▶ Increase in call-out rate for Fire volunteers
 - ▶ Additional part-time hours in Finance Office
 - ▶ Contracted services
 - ▶ Health Insurance premium increase





ARTICLE 12: Capital Improvements Program (CIP)

Description	2023	2024	Change
Total	663,000	678,000	15,000

2024 Town Meeting
Capital Improvement Plan (Art. 12)
Capital Reserve Funds (Art. 13)

Draft Review: 12/13/2023
 Planning Board - Consistency with Master Plan: 12/18/2023
 Select Board Adopted: 2/5/2024
 (amounts listed in \$1,000s)

PROJECT CATEGORY & TITLE	2023	2024 CIP	2024 ARPA*	2024 Net Appropriations	2025	2026	2027	2028	2029	Balance (2020-2023) est. as of 12-31-23	Balance + Proposed 2024
EQUIPMENT & VEHICLES											
Town-wide Workstation Replacements	5	12	0	12	10	7	7	7	7	6	18
Town-wide Technology	7	45	45	0	7	7	7	7	7	0	0
Online permitting software & electronic storage	0	0	0	0	0	0	0	0	0	10	10
Ballot Machine Replacements	0	14	0	14	0	0	0	0	0	0	14
Police Station Solar Array Buyout	5	5	0	5	5	5	0	0	0	15	20
Traffic Control Program	5	5	0	5	5	5	5	5	5	7	12
Shared Town Vehicle Replacement	0	0	0	0	0	0	0	0	0	0	0
Police Cruiser Replacement Program	25	25	0	25	45	47	49	51	53	0	25
Total Equipment & Vehicles	47	106	45	61	72	71	68	70	72	38	99
BUILDINGS											
Library Improvements	20	15	0	15	0	0	0	0	0	23	38
Municipal Center HVAC Replacements	0	75	75	0	0	0	0	0	0	0	0
Election Booths Replacements	15	0	0	0	0	0	0	0	0	0	0
Police Station HVAC Replacements	0	20	20	0	0	0	0	0	0	0	0
Total Buildings	35	160	145	15	0	0	0	0	0	23	38
OTHER INFRASTRUCTURE											
Cemetery Improvements	0	0	0	0	7	0	7	0	7	7	7
Town-wide Parks & Recreation Improvements (non-SHP)	7	0	0	0	7	0	7	7	7	28	28
Public Safety Buildings Improvements	0	0	0	0	0	0	0	0	0	0	0
Stevens Park Pavilion & Facility Improvements	10	125	0	125	0	0	0	0	0	10	135
Parks Parking Lot & Roadway Imps. (non-SHP)	0	0	0	0	0	40	0	0	0	7	7
Open Space & Connectivity Plan Implementation	5	10	0	10	5	10	5	10	10	0	10
Total Other Infrastructure	22	135	0	135	19	50	19	17	24	52	187
STRATHAM HILL PARK											
Gifford Barn Stabilization Project	10	0	0	0	0	0	0	0	0	10	10
SHP Park-wide Facilities & Playing Field Improvements (SHP)	7	7	0	7	7	7	7	7	7	21	28
Firetower Painting (SHP)	0	10	10	0	0	0	0	0	0	15	15
Stratham Hill Park Area Plan	25	0	0	0	20	20	20	20	20	20	20
Total Stratham Hill Park	42	17	10	7	27	27	27	27	27	66	103
TRANSPORTATION/ROADWAYS											
Fire Station Parking Lot Paving	0	75	75	0	0	0	0	0	0	5	5
Police Station Parking Lot Paving	0	0	0	0	0	0	0	0	0	0	0
Road Reconstruction Program	370	350	0	350	370	370	370	370	370	63	413
Bike and Pedestrian Transportation System	0	0	0	0	5	5	5	5	5	10	10
State Roadway/Intersection Capital Projects Participation	0	0	0	0	50	50	50	50	50	75	75
Total Transportation/Roadways	370	425	75	350	425	425	425	425	425	153	503

Town of Stratham, New Hampshire

Highlights of 2024 CIP Request

Equipment & Vehicles

Town-wide technology improvements

Shared Vehicle Replacement

Cruiser Replacement

Ballot Machine replacement

Environmental & Permitting

PFAS Site Management

Stormwater Planning and Compliance

Property Revaluation

Other Highlights

Library Website

HVAC Improvements Municipal Center and Police Department

Stevens Park Multi-use Recreation Facility Improvements

ARTICLE 13: Capital Reserve Funds (CRF)

Description	2023	2024	Change
Land Conservation	0	0	0
Heritage Preservation Fund	50,000	0	(50,000)
Fire Department	110,000	125,000	15,000
Radio Communications	0	0	0
Highway Department	125,000	125,000	0
Town Buildings & Grounds Maintenance	0	0	0
Total	285,000	250,000	(35,000)

CRF – Fire

- ▶ Current balance \$57,000
- ▶ Increased annual allocation to account for increased costs
- ▶ Ambulance purchase authorized 2022 – delivery 2024
- ▶ Fire Engine purchase authorized 2023 – delivery 2025
- ▶ No purchases planned for 2024
- ▶ Next purchases scheduled Forestry Squad 2025, Engine 2028



CRF – Public Works

- ▶ Current balance \$386,000
- ▶ Same annual allocation of \$125,000 for several years
- ▶ Purchased Heavy Duty truck 2023
- ▶ 2024 – replacement for medium duty truck (\$165,000)
- ▶ 2025 – back-hoe replacement (\$225,000)
- ▶ 2024 complete a review of vehicle strategy



ARTICLE 14:

Appropriate from the EMS Special Revenue Fund

- | | |
|---|----------|
| ▶ 2024 EMS Supplies | \$16,500 |
| ▶ 2024 EMS/EMT/
First Responder Training | \$10,000 |
| ▶ 2024 ALS Services Contract | \$10,000 |