

MINUTES OF THE APRIL 21, 2014 BOARD OF SELECTMEN'S MEETING

MEMBERS PRESENT: Chairman David Canada, Selectmen Bruno Federico, and Town Administrator Paul Deschaine. Vice Chair Tim Copeland was absent

At 7:34 pm, the Chair opened the general meeting of the Board of Selectmen.

TREASURER'S REPORT: Treasurer Deb Bronson was not present at the meeting.

SECRETARY'S REPORT: Mr. Federico moved to approve the minutes of the regular meeting on April 14, 2014. Mr. Canada seconded the motion, which passed unanimously.

NEW BUSINESS: Max Puyanic of Convenient MD came before the Board to request relief from sign ordinance requirements. He is opening an Urgent Care facility in Stratham and would like to put up a "coming soon" sign as they begin construction. Mr. Puyanic explained there are two main reasons for putting this sign up. The first reason is to attract local employees – "we will open with 28-30 employees. We have a high success rate of getting quality employees by announcing that we are going to be opening soon." The second reason is to make the community aware that there will be an urgent care facility in their neighborhood. This will be the first full service Urgent Care in the Seacoast area. Mr. Puyanic said they would like to put up the "coming soon" sign until they open and once they open replace it with a sign that says "now open" – and leave that sign up for 60 days. The sign will be freestanding, about 4 feet off the ground, near the road. Mr. Federico said that he believes the sign will be very useful to notify the community that this facility will be coming soon. Mr. Canada said that he believes this service will be good for the community and he is pleased it will be in Stratham. The Board discussed the number of days requested to have the sign in place. Mr. Canada moved to allow Mr. Puyanic to put the sign up June 1, 2014 and keep it up until they open and then have a "we are open" sign up for 60 days. Mr. Federico seconded the motion, which passed unanimously.

DEPARTMENT REPORTS:

PLANNING: Town Planner Lincoln Daley was present at the meeting and updated the Board on current and future Planning Board applications and projects.

Mr. Daley reported on two projects that will come before the Planning Board on May 7, 2014. Sarranie, LLC and ST Holding Company, LLC plan to review the site plan application and conditional use permit to construct a 7,125 square foot auto dealership building expansion, parking lot and roadway improvements, and related lighting, landscaping and drainage enhancements. Varsity Wireless, LLC will also appear before the Planning Board on May 7, 2014 to review the site plan application and conditional use permit and a special exception permit application to replace an existing 165' tall lattice telecommunications tower with a 185' tall monopole telecommunications tower, associated antennas and cabling, and the installation of ground based telecommunications equipment as well as associated fencing.

Mr. Daley then reported on two projects that will come before the Planning Board on May 21, 2014. Public Service of New Hampshire wants to conduct improvements compliance and maintenance on an existing transmission line within the designated Public Service of New

Hampshire utility right of way. AutoFair Realty II, LLC, wants to build a 25,600 square foot auto retail facility located on the corner of River Road and Portsmouth Avenue –the discussion will involve the River Road connection and the easement. The feedback from the applicant is that they are willing to work with the Town but want more specifics on the location of the easement and the overall impact, both financially and physically, upon the properties.

Mr. Daley reported that Kevin Roy Builders, Inc. went before the Board on March 19, 2014 for a site plan approval to construct a 2,273 square foot addition on the existing structure located at 257 Portsmouth Avenue. It was approved by the Planning Board with conditions – they have resubmitted their plans which meet the conditions of the approval.

The Planning Board is working on the Storm Water Management Regulations to revise the storm water regulations.

Mr. Daley stated the banners have been installed and the Town Center Revitalization Committee (TCRC) is looking into further efforts to improve the Town Center district.

Mr. Daley reported that the Economic Development Committee is working on the 79-E program. The EDC met to review some proposed policy language involving the 79-E program and are looking to finalize the language for Board adoption in June. Following adoption there will be a series of public workshops for property owners within those two designated areas to educate the residents and property owners about the program. The Economic Development Committee is also working on the Economic Revitalization Zone – the application will be submitted in a couple of weeks and will need formal endorsement from the EDC prior to submission.

Mr. Daley reported on the Transportation Enhancement Grant for the Town Center project. Mr. Daley and Mr. Deschaine are working on the scope of work to hire the engineering consultant to finalize the conceptual design for construction. As part of that process, we are required to hire an historical architect to investigate the assets within the Town Center area.

Mr. Daley reported that as a result of the ongoing discussions with Market Basket and Subaru, we are in the process of finalizing a Memorandum of Understanding with Market Basket for the purpose of the connector road and solidifying Market Basket's involvement with the wetlands application.

Mr. Daley reported that the Land Use Department would like to use mobile devices in the field which would allow them to access their office computer files. They are looking to have the proposal finalized in the next few weeks for review by the Town Administrator and then submit to the Board of Selectmen for their review and hopefully, endorsement.

BUILDING CODE ENFORCEMENT: Terry Barnes was present at the meeting to update the Board on the current status of ongoing building inspections/issues, and applications before the Board of Adjustment. Mr. Barnes reported that Lindt has made payment for their building permit. Dacon Construction will be the builder, Salvador Barba is the project manager, and Greg Merrill is the facility manager. Mr. Barnes reported that Sarnia Properties is framing for unit 2. The tenant will be Georgetown Bank for mortgages. The walls are going up in unit 4 and the masonry firewall between unit 3 and unit 4 is in place. Mr. Barnes reported that the daycare that was going to move in will not be moving in and they are currently looking for a location since

they are in a temporary facility. Mr. Barnes reported that he has had inquiries from the architect who is renovating the Lindt facility about renovating the Lindt building downstairs area.

Mr. Barnes reported that the BMW garage is installing electrical charge stations for electric cars. David Haseltine, 94 Portsmouth Avenue, came in for a permit to put in bathrooms in the right-hand wing of the building. The code requires that before issuing a permit a septic design be in place if over 20 years old. This is a replacement design that doesn't need to be implemented until there is a septic failure. He decided not to pursue this project at this time. Cadieux Furniture store on Portsmouth Avenue has a daycare looking to go up over the store—they will have the Fire Chief come and give approval.

MEETINGS: The Chair then reviewed the meetings scheduled for the coming week and reviewed the meetings held this past week.

PARK PERMITS/MUNICIPAL CENTER RENTALS:

The following Park permits and Municipal Center rentals were discussed and acted upon:

Angie Butzer requested use of the Stratham Hill Park Scamman Pavilion on May 24, 2014 for a graduation party. The Board approved the request.

Ann LaPrade requested use of the Stratham Hill Park Scamman Pavilion on May 18, 2014 for a birthday party. The Board approved the request.

Annette Hope Ross requested use of the Stratham Hill Park Front Pavilion and Scamman Pavilion on May 23, 2014 for a staff development event. The Board approved the request.

Sharon Abbott requested use of the Stratham Hill Park Front Pavilion on August 2, 2014 for a wedding. The Board approved the request.

Michael Jordan requested use of the Stratham Hill Park Front Pavilion on September 27, 2014 for a family picnic. The Board approved the request.

Lois Laurence requested use of the Stratham Hill Park Scamman Pavilion on September 14, 2014 for a clam bake. The Board approved the request.

ADMINISTRATION:

Mr. Deschaine reported that he received a proposal from Bell & Flynn for a pavement contract. Mr. Canada expressed that Bell & Flynn has given us excellent service and does an excellent job but he is wondering if we should go out for bid on this. There was discussion among the Board and Town Administrator about the benefit of securing the contract from a proven, local company. Mr. Federico moved to accept Bell & Flynn's proposal for a pavement contract. Mr. Canada seconded the motion, which passed unanimously.

Mr. Deschaine reported that he has the job description and proposed ad for the open truck driver/laborer position and wanted approval for a starting wage range of \$15.00 to \$16.50 per

hour depending on qualifications and/or experience. The Board approved the description and wage range. Mr. Canada announced that Russell Stevens from the Highway Department is retiring effective June 1, 2014 and thanked Mr. Stevens for his many years of dedicated service to the Town of Stratham and wished him a good retirement.

Mr. Deschaine presented to the Board the job description and proposed ad for the Code Enforcement Officer/Building Inspector position. The Board discussed changes to the job description that they asked Mr. Deschaine to make in the document before posting.

Mr. Deschaine reported to the Board that resident Ray Whittier has requested permission to use his metal detector on the Bartlett-Cushman property. Mr. Canada expressed that he has no desire to allow Mr. Whittier to use the metal detector on the Bartlett-Cushman property. Mr. Federico agreed with Mr. Canada. Mr. Canada stated that he would like to let the Heritage Commission know of this request and see what input they might have.

Mr. Deschaine stated that as a member of the Municipal Association Legislative Policy Committee he is looking to submit a legislative proposal that would add building plans to the list of items exempted from public release by RSA 91-A. The Board agreed that Mr. Deschaine should move forward on this proposal.

At 9:14 pm, Mr. Canada moved to go into non-public meeting to discuss a matter that could affect the reputation of another, not a member of the Board. Mr. Federico seconded the motion, which passed unanimously.

At 9:33 pm, Mr. Canada moved to come out of non-public session and to seal the minutes due to the nature of the matters discussed. Mr. Federico seconded the motion, which passed unanimously.

At 9:33 pm, Mr. Canada moved to adjourn. Mr. Federico seconded the motion, which passed unanimously.

Respectfully submitted,

Debbie Hensley
Executive Assistant