

## **MINUTES OF THE NOVEMBER 17, 2014 BOARD OF SELECTMEN MEETING**

**MEMBER'S PRESENT:** Chairman David Canada, Selectmen Tim Copeland and Bruno Federico, and Town Administrator Paul Deschaine.

At 7:31 pm the Chair opened the general meeting of the Board of Selectmen.

**SECRETARY'S REPORT:** Mr. Copeland to approve the amended minutes of the regular meeting on November 10, 2014. Mr. Federico seconded the motion, which passed unanimously.

**TREASURER'S REPORT:** Treasurer Deb Bronson reported that there is \$2,177,269.78 in the general checking account.

### **DEPARTMENT REPORTS:**

**BUILDING CODE ENFORCEMENT:** Audrey Cline 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. Ms. Cline submitted a proposed Tent Permit application for the Board to approve, stating tents are already encompassed in the Building Code, Fire code and State RSA for regulation. This permit application would allow for the unique information needed for approval and inspection of tent structures. Ms. Cline asked if there should be a permit fee. Mr. Copeland stated that we have never had an issue with this in the Town. If we decide to move forward we should make it exempt from residential users; we should just use it for commercial users. The Board stated that they would like Ms. Cline to come back with the proposal and recommended fee.

Mr. Canada asked Ms. Cline to report to the Board next month on ways her department can save on costs for shipping plans for review.

**NEW BUSINESS:** Resident Melissa Currier came before the Board to request that the Board of Selectmen appoint a committee of professionals and taxpayers to explore all of the Town's options regarding the state Workforce Housing Mandate. Mrs. Currier provided the Board with her written comments which are attached to the file copy of the minutes.

Resident Gayle Sanders stated that she thinks it is a great idea to have a committee appointed which will be focused on fact finding. She stated the Workforce Housing Coalition is not a lobbying group; it is a volunteer organization whose only interest is the welfare of the Town and the communities in our region. Housing is a need in this community and surrounding communities.

Resident Jamie Marsh stated that he agrees with the idea of having a Workforce Housing committee.

Mr. Copeland stated the issue of Workforce housing has come up in the legislature repeatedly over the last four years and the problems that we are facing. One solution often proposed is low cost interest loans but they are paid for by raising the taxes of the residents of the Town. The cost

of land could prohibit a builder building such housing since they would not make money. Inner-cities get federal dollars for work force housing; we would not.

Mr. Federico stated that in 2009 Stratham adopted work force housing and we had a committee in 2008-2009.

Resident Rebecca Snow asked how much Stratham teachers make because in the Town Report she read they make around \$80,000 per year, so are we talking about housing other teachers as well.

Mr. Copeland responded that all of the teachers do not make \$80,000, stating that 80% of our teachers make "top-scale" because they have been working for Stratham for several years. When we talk about work force housing we are not talking about Stratham teachers, but teachers in general. Mr. Federico stated that first year teachers are making about \$35,000.

Resident Lisa Allen asked if State requirements are for just new housing or can it be existing housing because there are several properties in Stratham that have been on the market for more than 90 days and priced within the "affordable" range. Mr. Canada stated that the mandate does not give a percentage of work force housing the Town needs to have.

Resident Ray Lawson asked if anyone has Town demographics pertinent to this type of housing. Mr. Daley stated that the median income level for the Town of Stratham is about \$97,000 for a family of four. One-third of the families in Stratham earn less than the median household income. The attempt might then be to find housing opportunities for the one-third of individuals who earn less than the median income in the area.

Mr. Canada stated that this issue should go to the Planning Board and then through the Master Plan where they might have an Ad Hoc Committee. Mr. Copeland stated that he agrees because they have first-hand knowledge of zoning ordinances and the applicable RSA's regarding this subject. Mr. Federico agreed.

Heritage Commission Chairman Becky Mitchell came before the Board to report that the Bartlett/Cushman House has been placed on the National Registry for Historical places and the Heritage Commission would like to spend money from this year's budget to procure a 12 x 14 cast bronze plaque for the house at a cost of \$590 excluding the cost of installation. Mr. Canada moved to allow the Heritage Commission to spend \$590 plus installation costs to buy a plaque commemorating the National Registry of the Bartlett/Cushman House. Mr. Copeland seconded the motion, which passed unanimously.

Ms. Mitchell reported that there is \$3250 in the 2014 budget for an RFP for the potential private redevelopment of the Bartlett/Cushman property. We have not spent any of that money and we have received a lot of donated services. The Heritage Commission would like to have some simple measured drawings of the floor plan of the house to enhance the RFP. Ms. Mitchell has a quote for \$800 to have this drawing done. Mr. Canada moved that we allow the Heritage Commission to spend \$800 to develop a floor plan. Mr. Copeland seconded the motion, which passed unanimously.

**DEPARTMENT REPORTS CONTINUED:**

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 that Forma Realty II, LLC, 18 Congress Street, Portsmouth, N H, for the properties located at 157 & 159 Portsmouth Avenue, Stratham, NH Tax Map 17, Lots 41 & 42, appeared before the Planning Board for a site plan review application to expand their parking lot behind the condominiums., It will have 33 spaces and will be a shared facility for the condominiums and other uses on the properties. It was approved on November 5, 2014 by the Planning Board and by the ZBA on November 6, 2014.

Mr. Daley reported that Rollins Hill Development, LLC will appear for the property located at 20 Rollins Farm Drive, Tax Map 3 Lot 24, Tax Map 3 Lot 7, and Town of North Hampton, NH Tax Map 15 Lot 24 on November 19. They submitted a Subdivision Application to construct a 48 lot, over 55 retirement planned community development and will appear before the Board with a modified design.

Mr. Daley reported that Sarannie, LLC, and ST Holding Company, LLC, 37 Portsmouth Avenue, Stratham, NH for the property located at 37 & 39 Portsmouth Avenue, Stratham, NH Tax Map 9, Lots 2 & 3 have submitted a site plan review application and Conditional Use Permit Application pursuant to Section 3.8 of the Stratham Zoning Ordinance to construct a 7,125 square foot auto dealership building expansion, parking lot and roadway improvements, and related lighting, landscaping, and drainage enhancements and will appear before the Board January 7, 2015.

Mr. Daley reported the Planning Board is working on 7 different proposed zoning amendments including flood plain revisions, septic design standards, criteria for a variance, to name a few. We anticipate having the public hearings in January to wrap it up in February 2015.

Mr. Daley reported that he and Mr. Deschaine met with the DOT, our consultants, and Highway Agent Laverty to receive initial input regarding the scope of the Transportation Enhancement Grant project, along with discussing the budget. The Town Center Revitalization Committee is sponsoring a holiday tree program and they would like to hire Fat Cod Landscapes to provide us with 20 Balsam Fir trees. Fat Cod will install and decorate them with the Town providing all of the decorations. The cost will be \$2,280. Mr. Canada moved to allow the committee to spend \$2,280 for this proposal and encourage them to work with business owners and civic groups to reduce the cost for next year. Mr. Federico seconded the motion. Mr. Copeland stated that it is more than double the cost from last year and he will not vote for it. The motion passed 2 – 1.

Mr. Daley reported that the Town Center Revitalization Committee is moving forward with the banner program and will incorporate seasonal banners on the existing brackets installed on Unitil poles that were installed by the Highway Department last year. They are looking into corporate sponsorship for the light poles which will be installed as part of the Transportation Grant work. Mr. Daley stated that there is \$1,000 left in the budget for banners. Mr. Canada moved to allow

them to spend the remainder of the \$1,000 on banners. Mr. Federico seconded the motion which passed 2 – 1.

Mr. Daley reported that the applications for the Economic Revitalization Zone have been submitted to the state for approval. The last step of the process will be approval from the Board. Mr. Daley will provide the Board the information at a December Board of Selectmen's meeting.

Mr. Daley reported that there is no change in the offsite improvement funds and performance bonds at this time. There is a possible one upcoming from the Sarannie properties. Mr. Daley reported that Convenient MD has moved in and the Day Care in that complex should be ready to move in soon. Mr. Copeland asked if there is anything we can do about the extra ambulance services generated by Convenient MD. Since they have opened there have been at least two calls per week for ambulance service. Mr. Daley stated that he would talk to the Fire Chief about that and get more information to bring back to the Board.

**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:

John Sapienza requested use of the Morgera room on December 6, 2014 for the Fire Department Christmas party and requested the fee be waived and the alcohol prohibition be waived. Mr. Copeland moved to approve the request. Mr. Canada seconded the motion, which passed unanimously.

Dan Crow requested the use of the Morgera room on January 11, 2015 for a family event. Mr. Canada moved to allow the request and waive the fee. Mr. Copeland seconded the motion, which passed unanimously.

Vicky Cook requested the use of the Morgera room on December 9, 2014 for a Thrive event. Mr. Canada moved to approve the request and waive the fee. Mr. Copeland seconded the motion, which passed unanimously.

Bill DaGiau requested the use of the Stratham Hill Park Front Pavilion on September 12, 2015 for an Annie's Angels Seacoast Adventure Bicycle ride and asked to have the fee waived. Mr. Copeland moved to approve the request and waive the fee. Mr. Canada seconded the motion, which passed unanimously.

Kiruthika Somasandaram requested the use of the Municipal Center Meeting Room A on December 20, 2014 for a holiday party. The Board approved the request.

Chris Carbonneau requested the use of the Morgera room on March 15, 2015 for a baby shower. The Board asked Mr. Deschaine to verify that Mr. Carbonneau is a firefighter before approving the request.

Coralie O'Brien requested the use of the Morgera room on December 12, 2014 for a Girl Scout Christmas event. Mr. Canada moved to waive the fee and allow the use of the room. Mr. Copeland seconded the motion, which passed unanimously.

Mary Petroski requested the use of the Morgera room on January 24, 2015 for a family party. Mr. Copeland moved to allow the use of the room and to waive the fee. Mr. Canada seconded the motion, which passed unanimously.

**ADMINISTRATION:** Mr. Deschaine stated that the Board needs to take action on the job description for the Recreation Program Assistant. Mr. Copeland stated that he would like to wait until Mr. Hickey gives his feedback on the description. Mr. Canada moved to approve the job description as presented. Mr. Federico seconded the motion, which passed unanimously.

Mr. Deschaine stated that he has the MS4 and MS5 almost ready to be submitted to the state so that the tax rate can be established.

Mr. Canada asked if it is possible to have a Stratham email address for the Heritage Commission so that they would not have to use personal email for the Commission's work. Mr. Deschaine stated that he does not see a problem and will discuss with Paul Wolf.

Mr. Canada stated that Dave Emanuel needs someone to be on the School's Financial Advisory Committee. Mr. Canada moved to appoint Mr. Federico to the School's Financial Advisory Committee. Mr. Copeland seconded the request, which passed unanimously.

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

At 9:26 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 9:26 pm Mr. Canada moved to adjourn. Mr. Copeland seconded the motion, which passed unanimously.

Respectfully submitted,

Debbie Hensley  
Executive Assistant