



Stratham Planning Board
AGENDA
December 07, 2016
Time: 7:00 PM

The Town of Stratham Planning Board will conduct a Public Meeting at the Stratham Town Hall, 10 Bunker Hill Avenue, Stratham NH to consider the following:

1. Call to Order/Roll Call

2. Review/Approval of Meeting Minutes

- a. November 16, 2016

3. Joint Public Hearing Planning Board/ZBA

- a. **Verizon Wireless, represented by McLane Law Firm, 900 Elm Street, Manchester, NH 03101 for the property located at 57 Portsmouth Avenue, Tax Map 9 Lot 006.** Conditional Use Permit application, Site Plan Review Application, and Special Exception Permit application pursuant to Sections 19.4.2 and 19.7 of the Stratham Zoning Ordinance to construct a 150' tall monopole wireless service facility, associated antennas and cabling, and installation of ground based telecommunications equipment and fencing.
- b. **Proposed Zoning Amendments**
 - **Town Warrant Article – Accessory Dwelling Unit.** To see if the Town will amend the Zoning Ordinance, Section II Definitions by replacing Subsection 2.1.2 *Accessory Apartment* with 2.1.3 *Accessory Dwelling Unit* to reflect the statutory changes to NH RSA 674:70.
 - **Town Warrant Article – Premises.** To see if the Town will amend the Zoning Ordinance by adding to Section II, 2.1.52 *Premises* as the term has been added for clarify of intent within the Zoning Ordinance.
 - **Town Warrant Article – Transient Occupancy.** To see if the Town will amend the Zoning Ordinance by adding to Section II, 2.1.69 *Transient Occupancy* as the term has been added for clarify of intent within the Zoning Ordinance.
 - **Town Warrant Article – Technical Review Committee.** To see if the Town will amend the Zoning Ordinance, Section III, Subsection 3.8 Gateway Commercial Business District, by amending Subsection 3.8.6 Review and Permitting Process to further clarify the permitting requirements and procedures for developments within the Gateway Commercial Business District.
 - **Town Warrant Article – Accessory Dwelling Units.** To see if the Town will adopt the recent statutory changes to NH RSA 674:70 Accessory Dwelling Units and replace Section V, Subsection 5.4 *Accessory Apartments* with an amended 5.4 *Accessory Dwelling Units* to reflect this change.

Note(s):

- 1. Materials related to the above meeting are available for review at the Town Hall during normal business hours. For more information, contact the Stratham Planning Office at 603-772-7391.
- 2. The Planning Board reserves the right to take items out of order and to discuss and/or vote on items that are not listed on the agenda.

- **Town Warrant Article – Accessory Outside Storage.** To see if the Town will amend Section V, Subsection 5.5. *Outside Storage* to *Accessory Outside Storage* establish the criteria and permitting process for the accessory outside storage of materials.
- **Town Warrant Article – Exempt Sign Specification.** To see if the Town will amend Section VII, Subsection 7.5 *Exempt Signs*, Subsection 7.5.j. *Real Estate signs* to establish clarification of the permitting process for these exempt signs.
- **Town Warrant Article – Residential Open Space Cluster Development.** To see if the Town will amend Section VIII, Subsection 8.9.a.iii *Buffer Area* by adding 8.9.a.iii.4 to establish the Planning Board’s ability to grant a waiver to wetland/shore land buffer areas upon creation and adoption of regulations establishing criteria to evaluate waiver consideration.
- **Town Warrant Article – Telecommunications.** To see if the Town will amend Section XIX, Subsection 19.4.2 *Use Districts* by amending 19.4.2 to reflect the Gateway Zoning District zoning established in 2013 and clarify the permitting process for the Telecommunications Facilities.

c. Proposed Subdivision Regulation Amendments

- **Amending Subdivision Regulations—Roadway Construction.** The Planning Board will hold a Public Hearing to amend Section IV of the Subdivision Regulations, Addendum A, 3d, *Paving Asphalt Finish* to specifications provided by the Highway Agent.
- **Amending Subdivision Regulations—Sight Distance.** The Planning Board will hold a Public Hearing to amend Addendum A of the Subdivision Regulations, Table 1 *Roadway Design Criteria* to specifications related to sight distance as provided by the Highway Agent.

4. Public Meeting

- a. **Sullivan Subdivision**, represented by Jonathan Ring, PE, on behalf of Robin Sullivan, of 8 Whittaker Drive, Stratham, NH 03885, Tax Map 19 Lot 68. Preliminary Consultation for proposed 6-lot subdivision to establish 5 new building lots along a proposed town road.

5. Miscellaneous

- a. Report of Officers/Committees.
 - i. Exeter-Squamscott River Local Advisory Committee
 - ii. Heritage Commission.
 - iii. Public Works Commission
 - iv. Rockingham Planning Commission
 - v. Storm Water Management Committee
 - vi. Technical Review Committee
 - vii. Projects.
- b. Member Comments.
- c. Other.

6. Adjournment.

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