



Stratham Planning Board Public Hearing
AGENDA
January 16, 2013
Time: 7:00 PM

The Town of Stratham, Planning Board will conduct a Public Hearing 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. December 5, 2012
- b. December 12, 2012
- c. December 19, 2012

3. Public Hearing(s).

a. Makris Real Estate Development, LLC., 32 Bunker Hill Avenue, Tax Map 9, Lot 49.

Request to extend the Conditional Approval for the twenty lot Residential Open Space Cluster Subdivision granted on previously July 18, 2012. (*Continued from December 19, 2012*)

b. Proposed 2013 Zoning Ordinance Warrant Articles:

- i. Amend the Official Zoning Map of the Town of Stratham pursuant to Section 3.2 to rezone Map 13 Lot 43, also known as 5 Emery Lane, from its current zoning designation of Residential / Agricultural (R/A) to the Professional / Residential (PRE) Zoning District.
- ii. Amend Sections 3.4.3 Professional / Residential, 3.6 Table of Uses, and 3.6.Table of Uses - Footnotes to permit limited retail uses within the Professional / Residential Zoning District.
- iii. Amend Section 2.1.51 Professional (Professional Office) and add new language to Section II. Definitions to define a Commercial Service Establishment, Personal Service Establishment, and Retail Sales. In addition, amend Section 3.6 Table of Uses to incorporate said uses relative to all zoning districts.
- iv. Amend Section VII. Signs by replacing said section in its entirety with revised language to further clarify and provide additional guidance on the type, number, maximum area, and design of signage within Stratham. In addition, delete Sections 2.1.61 through 2.1.91 and 3.8.7.f in their entirety and renumber accordingly.
- v. Amend Section VIII. Residential Open Space Cluster Development by replacing said section in its entirety with revised language to further clarify and provide additional guidance regarding density bonuses and open space design and requirements for Residential Open Space Cluster Developments. In addition, replace Section 3.6 Table of Uses, Additional Notes in it entirety with revised language to reflect the updated criteria and standards pertaining to the issuance of a Conditional Use Permit.

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.

- vi. Amend Sections 3.1 Establishment of Districts, 3.2 Location, 3.4 District Purposes, 3.6 Table of Uses, 3.8 Gateway Commercial Business District, 4.1 General Requirements, 4.2 Table of Dimensional Requirements, 4.3 Explanatory Notes, 5.8.4 Multi-Family, Workforce Housing, and Elderly Affordable Housing - Applicability, and VII. Signs to eliminate the General Commercial District in its entirety and designate the Gateway Commercial Business District from its current designation as an overlay district to the underlying zoning district. In connection therewith, amend Section 3.8 Gateway Commercial Business District to change the provisions and standards of the Gateway Commercial Business District from voluntary compliance to mandatory for all development projects within the district.

In addition, amend Section 3.6 Table of Uses by inserting the Gateway Commercial Business District, Central Zone and Outer Zone sub districts and designating the appropriate permitted uses in accordance with Section 3.8.8 Development Standards And Tables. Further, amend Section 3.8.8, Table 2. to reduce the minimum building/structure setback requirement for properties within the District fronting Route 108/Portsmouth Avenue in accordance with the minimum rights-of-way setbacks established by the NHDOT.

- vii. Amend Sections Table 4.2 Table of Dimensional Requirements and 4.3 Explanatory Notes to reduce the front setback requirements for properties fronting Route 108 and Route 33 within the Gateway Commercial Business District, Professional / Residential District, Special Commercial District, and Town Center District in accordance with the minimum rights-of-way setbacks established by the NHDOT.
- viii. Amend the Official Zoning Map of the Town of Stratham pursuant to Section 3.2 and the Gateway Commercial Business District Regulating Plan Map pursuant to Sections 3.8.2. Applicability and 3.8.4. The Regulating Plan to rezone Map 4, Lots 1, 2, 3, 4, 5, 6, 7, and 21 from their current zoning designation of the Special Commercial District to the Gateway Commercial Business District, Central Zone. In addition, delete all references of the Special Commercial Zoning District, in their entirety, from Sections III. Establishment of Districts and Uses, IV. Dimensional Requirements, V. Supplemental Regulations, and VII. Signs.

4. Miscellaneous.

- a. Report of Officers/Committees.
- b. Member Comments.
- c. Other.

5. Adjournment.

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