



Stratham Planning Board Meeting
AGENDA
December 4, 2013
Time: 7:00 PM

The Town of Stratham, Planning Board will conduct a 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 6, 2013
- b. November 20, 2013

3. Public Hearing(s).

- a. **AutoFair Realty II, LLC, 1477 South Willow Street, Manchester, NH 03103 for the property located at 41 Portsmouth Avenue, Stratham, NH Tax Map 9, Lot 4.** Site Plan Review Application to construct a 25,600 square foot auto dealership and related lighting, landscaping, drainage, and parking/access improvements. (*Request for continuance to January 2014*)
- b. **Public Service Company of New Hampshire, 780 North Commercial Street, Manchester, NH.** Conditional Use Permit in compliance with Section 11.4 to conduct improvements and maintenance on an existing transmission line within the designated PSNH right of way.
- c. **Town of Stratham, Planning Board, 10 Bunker Hill Avenue, Stratham NH.** Amending the Town of Stratham's Site Plan Review Regulations, Sections 4.5.2 and 7.2 and Subdivision Regulations, Sections 1.5.4, 4.4.8, and Addendum C.3 to allow letters of credit as an acceptable form of performance/maintenance surety.
- d. **Makris Real Estate Development LLC, for the property located at 32 Bunker Hill Avenue, Stratham, NH., Tax Map 9, Lot 49.** Waiver request from the Stratham Subdivision Regulations, Section 4.4.8 to allow the posting of letter of credit for the subdivision project and to amend the July 18, 2013 approved subdivision Notice of Decision, Condition #4 involving the inspection and maintenance of a drainage structure.

4. Public Meeting(s).

- a. Planning Board - Zoning and Land Use Regulation Amendments.
 - i. Amend Site Plan Review Regulations, Sections 4.3, 5.3, 5.4, 5.13 to update the Town's stormwater management regulations.
 - ii. Amend Zoning Ordinance, amend Section 3.1 Establishment of Districts and Section add new section, Section 3.9 Town Center District to create a form-based code for the Town Center District.
 - iii. Troika Holdings, LLC, 8R Gifford Road, Stratham & Cabernet Builders, P.O. Box 291, Stratham, for the property located at 130 High Street, Stratham, NH, Tax Map 19, Parcel 60. Bond reduction request to the performance surety for completion of road improvements associated with Alex Way.

5. Miscellaneous.

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.

- a. Report of Officers/Committees.
 - i. Economic Development Committee
 - ii. Exeter-Swampscott River Local Advisory Committee
 - iii. Heritage Commission
 - iv. Public Works Commission
 - v. Stormwater Management Committee
 - vi. Town Center Revitalization Committee
- b. Member Comments.
- c. Other.

6. Adjournment.

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