



Stratham Planning Board Meeting
AGENDA
January 7, 2015
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. December 3, 2014
- b. December 17, 2014

3. Public Hearing(s).

- a. **ST Holdings Company, LLC, 37 Portsmouth Avenue, Stratham, NH 03885 for the property located at 37 & 39 Portsmouth Avenue, Stratham, NH Tax Map 9, Lots 2 & 3.** Site Plan Review Application to construct a 7,125 square foot auto dealership building expansion, parking lot and roadway improvements, and related lighting, landscaping, drainage enhancements. (*Continued from December 3, 2014*).
- b. **Proposed Zoning Ordinance Amendments**
 - i. **Town Warrant Article – Agriculture, Agritourism, Farm, Farming, and Farmers’ Market.** To see if the Town will amend the Zoning Ordinance, Section II Definitions by replacing Subsection 2.1.6 Agriculture, Farm, Farming with 2.1.6 Agriculture, Agritourism, Farm, Farming, and Farmers’ Market to reflect the statutory changes to NH RSA 21:34-a. The amendments further seek to replace Section 3.6 Table of Uses, D. Agricultural/Forestry Uses to incorporate the uses defined by NH RSA 21:34-a relative to all zoning districts and to amend Footnotes to Table 3.6 by inserting language detailing the purpose, permitted activities, and regulations for farm stands, farmer’s markets, and agritourism.
 - ii. **Town Warrant Article – Sanitary Protection & Septic Ordinance.** To see if the Town will amend the Zoning Ordinance, Section XX Sanitary Protection & Septic Ordinance, Subsections 20.1, 20.2, 20.4 and insert new subsection 20.5 Subdivisions to further clarify and update the requirements, design specifications, and regulatory review process for sewage disposal systems in Stratham.
 - iii. **Town Warrant Article – Retirement Planned Community & Septic Design.** To see if the Town will amend the Zoning Ordinance, Section 5.6 Retirement Planned Community by adding a new Subsection 5.6.2 Septic Design to further clarify the septic design requirements and specifications for developments within the Retirement Planned Community Zoning District.
 - iv. **Town Warrant Article – Zoning Board of Adjustment.** To see if the Town will adopt the recent statutory changes to NH RSA 674:33 Powers of Zoning Board of Adjustment involving the duration of approval for Variances and Special Exceptions by inserting a new Subsection 17.11 Duration of Approval. The amendments also seek to amend

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Subsections 17.5 Applications and 17.8 Scope of Review to include Equitable Waivers pursuant to NH RSA 674:33-a and amend Subsection 17.8.2 by adding language allowing the Board of Adjustment to seek guidance from the Planning Board for special exception applications.

- v. **Town Warrant Article – Floodplain Management District.** To see if the Town will amend Section XVIII Floodplain Management District to meet the Federal Emergency Management Agency (FEMA) updated regulations and remain in compliance with the National Flood Insurance Program.
- vi. **Town Warrant Article – Non-Conforming Structures And Uses.** To see if the Town will amend Section V, Subsections 5.1.2 Expansion of Non-Conforming Uses and 5.1.3 Non-Conforming Structures to establish the criteria and permitting process for an expansion of an existing non-conforming structure and use within the Gateway Commercial Business and Town Center Zoning Districts.

4. **Miscellaneous.**

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

5. **Adjournment.**

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