



**Stratham Planning Board Meeting**  
**AGENDA**  
**January 21, 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. January 7, 2015

**3. Public Hearing(s).**

a. **Rollins Hill Development, LLC. P.O. Box 432, Stratham, NH for the property located at 20 Rollins Farm Drive, Stratham, NH, Tax Map 3 Lot 24, Tax Map 3 Lot 7, and Town of North Hampton, NH Tax Map 15 Lot 24.** Subdivision Application to construct a 48 lot, over 55 Retirement Planned Community Development. (*Continuance Request to February 4, 2015*)

**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 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

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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.
- vii. **Town Warrant Article – Building Permit Exemptions.** To see if the Town will amend the Zoning Ordinance, Section XVI: Administration, Subsection 16.2.6 Exemptions by increasing the minimum square footage exemption requiring a building permit for small accessory buildings from 100 square feet to 200 square feet.
- viii. **Town Warrant Article – Gateway Commercial Business District, Subsection 3.8.8 Development of Standards.** To see if the Town will amend the Zoning Ordinance, Section 3.8 Gateway Commercial Business District, Subsection 3.8.8 Development of Standards by further clarifying the permitted agricultural, farm, farming, and forestry uses permitted within the Gateway Commercial Business District. The amendments also establish an expedited review process for the expansion of existing agriculture, horticulture, floriculture, and crop production uses within the District.

#### 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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