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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **February 15, 2012**
8 **Municipal Center, Selectmen's Meeting Room**
9 **10 Bunker Hill Avenue**
10 **Time: 7:00 PM**
11

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13 **Members Present:** Martin Wool, Chairman
14 Mike Houghton, Vice Chairman
15 Jeff Hyland, Secretary
16 Bruno Federico, Selectmen's Representative
17 Robert Baskerville, Member
18 Tom House, Alternate
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20 **Members Absent:** Jameson Paine, Alternate
21 Mary Jane Werner, Alternate
22

23 **Staff Present:** Lincoln Daley, Town Planner
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26 **1. Call to Order/Roll Call.**
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28 The Chairman took roll call and asked Mr. House if he would be a full voting member for
29 Mr. Baskerville. Mr. House agreed.
30

31 **2. Review/Approval of Meeting Minutes.**
32

33 February 1, 2012

34 Mr. Federico made a motion to approve the minutes as stated. The motion was seconded by
35 Mr. Hyland and passed unanimously.
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37 **3. Public Hearing(s).**

- 38 a. Areta Caley (on behalf of Margret Barker Trust), 70 Winnicutt Road, Tax Map 14 Lot 61.
39 Subdivision Application to create 3 total lots. (*Postponed to March 7, 2012*)
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41 The Chairman informed everybody that the public hearing for 70 Winnicutt Road has
42 been postponed until March 7, 2012. Mr. Daley reminded the Board members of the
43 issues that arose from this application the previous month including the road frontage and
44 abutters' concerns and he hoped those issues would be resolved in time for the next
45 meeting on March 7, 2012.

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2 **4. Public Meeting(s).**

- 3 a. Planning Board Workshop - Evaluation of the Professional / Residential and Town
4 Center Zoning Districts.

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6 Mr. Baskerville arrived at 7.34pm.
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8 Mr. Daley commenced the workshop explaining that it should be informal with input
9 from both sides of the table and the public were welcome to join in also. Mr. Daley
10 provided the Board members with general information showing current, zoning districts
11 including allowed uses and dimensional requirements. He suggested looking at the
12 Professional/Residential (PRE) zone first for potential uses. Mr. Daley referred to the
13 property located at 94 Winnicutt Road explaining that the property owners have a desire
14 to use the property for different uses, but are not able to do so currently. Mr. Daley said
15 zones should be distinctive from each other and have separate uses along the major
16 commercial corridor. He asked the Board if there are any uses the Board might favor
17 and support going forward. Mr. Hyland asked for clarification about existing non
18 conforming uses. Mr. Daley explained that the use stays with the property so if there is a
19 new owner, they inherit that use along with the property. The only time the use would go
20 away would be if the property was abandoned for longer than a year.
21

22 The Chairman suggested allowing retail uses within existing structures only, but not
23 allowing expansion. Mr. Hyland commented that some buildings look run down and if
24 changes are made to the uses, it could be an opportunity to help businesses make their
25 properties look nicer. He also questioned how the Town would deal with curb cuts if
26 businesses were allowed to expand. Mr. Daley asked if the Board thought it was worth
27 putting in some incentives to consolidate curb cuts as part of the site plan review process.
28

29 Mr. Daley suggested the scenario that a business owner tears down a property currently
30 in the PRE zone and inquired whether the Board should consider that an opportunity to
31 improve the area. Mr. Daley felt it would be a good idea but the size of the building
32 should be limited. A member of the public asked the Board what kind of retail they
33 would like to see. Mr. Federico responded that the Board has been asked about small
34 clothes stores, antiques, and boutiques. The Chairman said they also needed to be careful
35 of the populous and that voters don't want to see a commercial district running from
36 Exeter all the way to the Town Center. The Board agreed they liked that the PRE zone
37 acted as a buffer zone between the Commercial District and the Town Center. Mr. Daley
38 suggested that maybe an alternative would be to require a special exemption from the
39 Planning Board.
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41 Mr. Hyland commented that the Board should take a step back and think about if they
42 really want to see expanded retail use in the PRE zone or would they prefer it in the
43 Town Center and Commercial district and maintain the buffer zone. Mr. Hyland was
44 concerned about traffic impacts by expanding even the smallest of businesses. Mr.
45 Baskerville felt that the word "retail" covers such a wide use of things, that the kind of
46 retail should be defined.

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2 Mr. Daley shared that residents are in favor of the narrow width of the current
3 Commercial district and would not like to see it widened. The Chairman wondered if
4 there should be more medical related businesses in the PRE zone. Mr. Daley asked for
5 the Board's input on the actual location of the PRE zone suggesting that they perhaps
6 consider expanding the zone outwards. Mr. Hyland made the suggestion at a previous
7 meeting to pick a point in the Town Center and take a five minutes walk north, south,
8 east and west from that point to see how far a person can walk. Mr. Daley decided to do
9 that, using the Village Market Place as his starting point and shared that he managed to
10 cover .33 of a mile in each direction. Mrs. Foss, resident, raised concerns about traffic.
11 Mr. Daley explained that the ultimate goal was to put in two roundabouts which would
12 slow traffic down immensely to make the Town Center more walk able.
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14 Mr. Daley said there are two main problems with the Town Center; firstly there isn't any
15 reason to go to the Town Center and secondly the speed of traffic prohibits people from
16 walking up and down the Route 33 and enjoying the Town Center area. Mrs. Foss
17 commented that she would prefer sidewalks and cross walks instead of roundabouts. Mr.
18 Daley told Mrs. Foss that there would be sidewalks placed to provide safety for
19 pedestrians walking up and down Route 33 and College Road. Mr. Daley asked the
20 Board members to look at which properties they would like included as part of rezoning
21 the Town Center. He referred to Emery Lane saying it has a unique character and
22 including it as part of the Town Center might change that. Further discussion was then
23 had about the traffic problems.
24

25 Mrs. Foss asked the Board what they envisioned the Town Center to look like. Mr.
26 Daley said the idea is to create a village concept like Water Street or Peterborough on a
27 smaller scale. The Board would like to create a walk able environment and a community
28 based Town Center area with a facility to hold events.
29

30 Mr. Hyland asked how the Town could help those properties that won't fall into the zone
31 that allows retail uses. Mr. Baskerville suggested coming up with a list of five or six
32 retail uses that they could apply for through a Conditional Use permit instead of rezoning
33 the PRE.
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35 **5. Miscellaneous.**

36 None to report.
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39 **6. Adjournment.**

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41 Mr. Hyland made a motion to adjourn the meeting at 8.22pm. This was seconded by Mr.
42 Federico. The motion was carried unanimously.