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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **June 20, 2012**
8 **Municipal Center, Selectmen's Meeting Room**
9 **10 Bunker Hill Avenue**
10 **Time: 7:00 PM**
11

12
13 **Members Present:** Bob Baskerville, Vice Chairman
14 Jameson Paine, Full Member
15 Mary Jane Werner, Alternate
16 Jameson Paine, Full Member
17 Tom House, Alternate
18

19 **Members Absent:** Mike Houghton, Chairman
20 Bruno Federico, Selectmen's Representative
21 Jeff Hyland, Secretary
22 Christopher Merrick, Alternate
23

24 **Staff Present:** Lincoln Daley, Town Planner
25
26

27 **1. Call to Order/Roll Call.**

28 As Mr. Houghton was absent, Mr. Bob Baskerville, Vice Chairman chaired the meeting. Mr.
29 Baskerville ran through the agenda and explained that Makris Development had requested
30 their application be continued until July 18, 2012. He then took roll call. As two of the
31 members arriving later were full members Mr. Baskerville requested that Ms. Werner and
32 Mr. House become full voting members on their behalf for the meeting. Both alternate
33 members agreed.
34

35 **2. Review/Approval of Meeting Minutes.**

- 36 a. April 25, 2012
37 b. May 16, 2012
38 c. June 06, 2012
39

40 The Board members agreed to review and approve all the meeting minutes at the next
41 Planning Board meeting on July 18, 2012.
42

43 **3. Public Meeting(s).**

- 44 a. Preliminary consultation with the Planning Board to discuss an age restricted housing
45 development consisting of eighteen, two bedroom, detached, single-family residential

1 houses. The application was submitted by Tim Mason/Cabernet Builders, P.O. Box 291,
2 Stratham, NH for the property located at 130 High Street, Tax Map 19, Lot 60
3

4 Mr. Larry Beals, Beals Associates explained that they wanted to introduce their idea to
5 the Board, which is currently in a conceptual format, and hear any comments or input the
6 Board may have.
7

8 Mr. Beals explained that the lot has 17 acres and they felt the best use would be for senior
9 affordable housing and said it would be similar to the development at the Vineyards. On
10 the plan the houses are shown as detached, but he explained that they could be duplex too
11 in the future. There will be 18 units with 2 bedrooms per unit which is an approximate
12 number as they don't yet know the final design and is proposed for a 55+ age group. Mr.
13 Beals continued that the septic capacity would need to be 5,400 gallons per day. He said
14 they have more than adequate capacity for that as the soil testing revealed that up to 62
15 bedrooms could be accommodated on that site. Mr. Beals said 5400 gallons of water
16 would be needed daily and he showed the location of 5 wells.
17

18 Mr. Beals then talked about the proposed roadway which will be about 650 feet long and
19 private so the Town would have no obligations for maintenance. Stormwater
20 management was then addressed; Mr. Beals said the site slopes gently to the West so this
21 design simply collects water at the southern edge of the roadway with Cape Cod berm
22 and will most likely collect in catch basins towards the North West end of the roadway.
23 There are some wetlands with a scrub, shrub swamp with emergent plants. The soils are
24 quite good and some of the test pits didn't even hit water. The layout does not involve
25 any lot lines; there wouldn't be any subdivision of the land so no reconfiguration of the
26 property lines would be necessary as it will be a condominium ownership. The plan
27 incorporates one car garages, but they are aware they have to allow for each unit owning
28 2 cars so it will be likely that one car will be in the garage, with the other parked out
29 behind it.
30

31 Mr. Beals said Cabernet Builders like to have walkout basements and it creates extra
32 usable space. He said they had spoken with both the Fire Chief and Roadway Agent.
33 The Roadway agent was happy but with the Fire Chief they hadn't yet determined the
34 final method of fire protection, but Mr. Beals said it will most likely be a sprinkler
35 system.
36

37 Mr. Federico confirmed they had 2 units with curb cuts on High Street plus the curb cut
38 for the roadway. He asked what was across the street. Mr. Mason said there were two
39 single family residences there. Mr. Federico asked if the proposed roadway would
40 impact any other residents on the other side. Mr. Mason said he didn't believe so. Mr.
41 Federico requested that the properties across the street be included on the plan. Mr.
42 Baskerville inquired about the lots either side of the planned development. Mr. Paine
43 asked if there would be a lot of clearing in order for the development to go ahead. Mr.
44 Mason said that only about 12 trees would be removed from the entire site. Mr. Federico
45 confirmed there was an existing house which would be removed and asked what would
46 happen to the well. Mr. Mason said they would probably cap it.

1 Mr. Baskerville asked for more definition on senior affordable housing. Mr. Daley read
2 from Section 5.7 of the Zoning Ordinance. Mr. Daley said the applicant generally meets
3 the requirements, but they will need to refer to the subdivision regulations regarding
4 amenities for this kind of development.
5

6 Mr. Merrick asked if it would make a difference if the houses were attached. Mr. Daley
7 replied that the ordinance states that the maximum number of units per building shall be
8 six. Mr. Baskerville said he would like to hear how abutters would be protected because
9 to him some of the units look quite close to property lines. Mr. Mason said that when a
10 site walk takes place people will see the level of screening available to abutters. Mr.
11 Daley said that for references those structures have to be 30 feet from property lines. Mr.
12 Paine asked if there would a bus line available for people to use. Mr. Beals said it's a
13 fact they will consider. Mr. House asked about the distance between driveways. Mr.
14 Beals responded 25 feet. Mr. House asked if that meant the cars would be backing onto
15 High Street. Mr. Beals said they wouldn't.
16

17 Mr. Baskerville invited the public to voice any concerns or questions they may have.
18

19 Mr. Haven Wiggin, 138 High Street said he had a number of concerns. He wondered if
20 there was really a need for this type of housing in Stratham, he was worried about the
21 traffic, the well water and the septic run off and he wanted to make a point that the land at
22 the back is part of the Winnicutt River run off. He requested the Board look at that too.
23

24 Mr. Forrester, 134 High Street said his concerns were the same as Mr. Wiggins but added
25 that he was also concerned what effect the development might have on the value of the
26 surrounding properties. He feels that this idea doesn't fit with the neighborhood.
27

28 Mr. Baskerville explained that a site walk would take place and all the abutters would be
29 invited to attend too. He then described the entire process an applicant has to go through.
30

31 Mr. Lausier, 140 High Street said his main concern is the water run off. He referred to a
32 nearby stream which backs up and doesn't flow properly.
33

34 Mr. Mason stressed that he feels there is a need for this kind of development. He
35 reiterated the fact that all 15 test pits passed the high seasonable water table standards and
36 that the type of people who will live there won't be part of the morning traffic.
37

38 Mr. Paine asked if children would be allowed to live in this planned development as it's
39 not unusual for older parents nowadays. Mr. Mason thought it would be unusual and in
40 the Vineyards development which has 76 homes, there are no children. Mr. Baskerville
41 asked if 55 plus definition meant that both people in a unit had to be 55 plus or just one
42 person. Mr. Daley said only one person has to be.
43

44 Mr. Wiggin said that if you look at the law, there is an allowance for 20% of the people
45 in an over 55 community to be under 55 so there could be school age children. Ms.
46 Werner stressed that the units would only have 2 bedrooms so only a certain amount of

1 children could fit in there. Mr. Daley felt it would probably be college kids moving back
2 into their parents' houses.

3
4 Ms. Graves, abutter said that she thinks there is an aquifer that lays between a property to
5 the east going down to Union Road and would like the Board to look at that and take it
6 into consideration. Her other concern was the density and she was sad that the Webber
7 property had to be taken down. Ms. Werner asked if it had any historical significance.
8 Ms. Graves said it was built in 1971 so she didn't believe so. Mr. Beals said they
9 checked the maps and the development is not in the aquifer protection district.

10
11 Mr. Paul Lausier, 140 High Street asked why is it called 55 plus and if that was a way to
12 allow so many units in such a small area. Mr. Daley explained why.

13
14 Mr. Roy Byrnes asked about the incentives referred to by Mr. Daley. Mr. Daley said it
15 related to the Town's Master Plan which encourages a diversity of housing. Mr.
16 Baskerville said there were also federal and state requirements to encourage towns to
17 have a fair share of different housing types.

18
19 Mr. Rick Dorsey, 130 High Street said Mr. Daley referenced the benefit of this housing
20 for people wanting to move to Stratham. He asked about those that are currently in Town
21 and paying substantial taxes and wanted to know what the benefits for them would be.
22 Mr. Daley explained that the Board will look at the impact to the neighborhood as part of
23 the process, but at this point the Board is getting a better understanding of what is being
24 proposed. Mr. Dorsey said his family moved to Stratham because they liked how rural it
25 is not for its density.

26
27 Mr. Forrest said he is concerned that this development might turn his house into an
28 affordable house. He wondered if they could build somewhere else in Stratham. Mr.
29 Baskerville stressed that when they do a site walk they will look at all of the abutting
30 houses and he said one of the stipulations the Board has to consider is will this affect
31 neighboring property values.

32
33 Dr. Stewart Barnes said he feels bad about the development and feels for the abutters. He
34 feels the applicant should find another piece of land in Stratham which is away from
35 everybody else.

36
37 Ms. Kellie Baldasaro, 126 High Street said they have a pond in their yard which she
38 assumes will be affected in addition to all the other concerns mentioned tonight.
39 Mr. Mason respectfully requested a site walk take place before official designs are
40 submitted. The Board decided to hold a site walk on June 28, 2012 at 7:PM at the
41 property.

- 42
43 b. Preliminary consultation with the Planning Board to discuss a site plan proposal to
44 construct a 24,500 square foot car dealership building with approximately 4 acres of
45 impervious area. The application was submitted by AutoFair Realty II LLC, 1477 South

1 Willow Street, Manchester, NH 03103 for the property located at 41 Portsmouth Avenue,
2 Stratham, NH 03885, Tax Map 9 Lot 4.
3

4 Mr. Bruce Scamman, Emmanuel Engineering introduced himself as the representative for
5 AutoFair Realty. He explained that AutoFair have just purchased the abutting property
6 just to the south of the existing Nissan dealership. The site will be accessed by the
7 driveway that is being built in the rear. The use for the property will be a new car
8 dealership with septic on site. Test pits were done and a proposed leach field is on the
9 plan. Water will be accessed in one or two ways; there is a well being drilled which will
10 need a public water supply and a line has been put in for fire protection and they hope to
11 have drinking water from that well also. The plan also shows an alternative well site just
12 in case it will be needed. There is a fire pump in the rear of the lot and a large cistern
13 which has a line run to the adjacent lot. Mr. Scamman explained that the building on the
14 lot is an approximate foot print as is its location. The total of the project will be in the
15 30,000 square feet area. He added that they were there tonight to get any feedback the
16 Board may have, but to also make sure that current zoning ordinance regulations apply to
17 this project in accordance with RSA 676.12.VI.
18

19 Mr. Baskerville commented that it all sounds pretty general at the moment. There is
20 going to be an unknown Auto dealership, and an unknown building. Mr. Merrick asked
21 about the affect on traffic. Mr. Scamman said traffic turning into an auto dealership is
22 fairly low.
23

24 Mr. Federico asked Mr. Scamman if he would voluntarily be willing to abide by the new
25 zoning for the Gateway Commercial Business District. Mr. Scamman said they would
26 take that into consideration when they do the design. Mr. Federico asked for more
27 information about the public water system. Mr. Scamman explained it is an internal
28 water system for the employees. Mr. Paine had concerns regarding stormwater
29 management. Mr. Baskerville mentioned that Mr. Hyland would be looking to see a nice
30 landscaping design. Mr. Scamman said that this site will require an alteration of terrain
31 permit from the D.E.S. so all their new regulations will be taken into account.
32

33 Mr. Daley said he was encouraged that they used L.E.D. lighting on the current building.
34 He asked if they would look to design the new building to League standards. Mr. Roger
35 Stenbak said they are very diligent about architectural design. Mr. Daley then addressed
36 Mr. Scamman referring to the circulation pattern for larger vehicles such as trailers and
37 suggested it might be a good idea to use pavers in the back part of the property. Mr.
38 Daley then mentioned landscaping saying the Board will be looking for a well designed
39 landscape project and probably more so than what was approved for the Nissan site. He
40 reiterated Mr. Federico's desire that they consider using the zoning for the Gateway
41 district. Mr. Daley asked if there would any improvements to River Road with the
42 exception of the connector road. Mr. Scamman said there are no plans for improvements.
43

44 Mr. Federico asked if the water system proves to be high in yield would Mr. Scamman
45 consider working with Market Basket. Mr. Scamman said he was unable to answer that.
46 Mr. Stenbak described the system they were intending to use and said he doubted it

1 would be able to support Market Basket. Mr. Daley said the Board should look at the
2 inclusion of pedestrian amenities, one being sidewalks on Portsmouth Avenue and
3 internal sidewalks too if possible.
4

5 Mr. Baskerville asked when they anticipated opening the Nissan dealership. Mr. Stenbak
6 said they were hoping for mid October. Mr. House asked if they used local suppliers for
7 plants. Mr. Stenbak said they try to use local nurseries whenever possible and was
8 currently in negotiations with 2 local nurseries.
9

10 Mr. Daley asked when they anticipate the removal or relocation of the material currently
11 on the Nissan site. Mr. Stenbak said they would try to use a large part of it for the new
12 site. Mr. Daley also mentioned that the Board tries to encourage developers to have a
13 weather vane as a rural aspect.
14

15 Mr. Daley asked Mr. Scamman if he felt he had received enough guidance to continue the
16 process. Mr. Scamman said he felt he had.
17

18 **4. Public Hearing(s).**

- 19 a. **Makris Real Estate Development, LLC., 32 Bunker Hill Avenue, Tax Map 9, Lot 49.**
20 Twenty Lot Residential Open Space Cluster Subdivision, property located at 32 Bunker
21 Hill Avenue, Stratham, NH, Tax Map 9, Lot 49 submitted by Makris Real Estate
22 Development, LLC. (*Continued until July 18, 2012*)
23

24 **5. Miscellaneous.**

- 25 a. Report of Officers/Committees.
26

27 Mr. Daley reported on the breakfast forum hosted by the Economic Development
28 Committee (EDC) along with the Exeter Chamber of Commerce (ECC) on May 30,
29 2012. About 55 people attended and it was a success. There were several great
30 presentations which covered a span of about ten years including the beginning of the
31 Gateway Master Plan up until the New Hampshire Charrette program. He felt that the
32 dialogue could have been better between the audience and the presenters.
33

34 Ms. Werner asked what the percentage of Stratham residents to Exeter residents was.
35 Mr. Daley said there were quite a few Exeter people there. He had hoped to see a few
36 more Stratham business owners there so he feels more needs to be done to get them
37 involved.
38

- 39 b. Member Comments.
40

41 Mr. Baskerville invited Aaron Davis from the Exeter Newsletter to ask questions. He
42 inquired about the senior housing as there were so many different views. He asked how
43 the ordinance addresses whether Stratham needs senior housing and if so why they are
44 put in a specific zone. Mr. Daley responded that senior affordable housing is an overlay
45 district in the residential/agricultural zone and the minimum requirements are a parcel of
46 5 acres or greater. The density is dictated by soil based lot sizing. He continued that the

1 need goes back to the Master Plan where there is a call for more diversity in the types of
2 housing available including affordability. He mentioned that there is also a need for
3 senior housing for people over 62. Ms. Werner inquired how Stratham is doing in terms
4 of meeting the State mandate. Mr. Daley said Stratham isn't meeting the mandate in
5 terms of physical numbers. Ms. Werner referred to a study that was done that showed
6 Stratham as being significantly behind. Mr. Daley said the Board was trying to
7 encourage more affordable housing in the Gateway Master Plan. Mr. Merrick asked if
8 there were any penalties for not being in compliance. Mr. Daley said there were not.
9

10 Mr. Baskerville asked if the study looked at workforce and affordable housing. Mr.
11 Daley said workforce and affordable housing are often interchanged. Mr. Federico said
12 he believed that there was a need for senior affordable housing as some people have left
13 Stratham due to there not being enough affordable housing. Ms. Werner shared that she
14 knew many people also who had to leave Stratham due to financial reasons. Mr. Daley
15 said that according to the 2010 census data, Stratham has a community that is getting
16 older and so housing is needed for those people.
17

18 c. Other.
19

20 **6. Adjournment.** 21

22 Ms. Werner made a motion to adjourn the meeting at 8:51PM. Motion seconded by Mr.
23 Federico. Motion passed unanimously.
24