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5 **Stratham Planning Board**  
6 **Meeting Minutes**  
7 **February 6, 2013**  
8 **Municipal Center, Hutton Meeting Room**  
9 **10 Bunker Hill Avenue**  
10 **Time: 7:00 PM**  
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13 **Members Present:** Mike Houghton, Chairman  
14 Bob Baskerville, Vice Chairman  
15 Bruno Federico, Selectmen's Representative  
16 Jeff Hyland, Secretary  
17 Jameson Paine, Member  
18 Mary Jane Werner, Alternate  
19 Tom House, Alternate  
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21 **Members Absent:** Christopher Merrick, Alternate  
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23 **Staff Present:** Lincoln Daley, Town Planner  
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26 **1. Call to Order/Roll Call.**

27 The Chairman took roll call. He stated that Mr. House might have to leave the meeting  
28 early.

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

30 a. January 16, 2013

31 The Chairman asked the Board members to review the minutes and provide any  
32 feedback to Ms. Cutler or Mr. Daley before the next meeting.

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

34 a. **Kirk Scamman, 9 Frying Pan Lane, Stratham for the property located at 6 Frying**  
35 **Pan Lane, Tax Map 9, Lot 113.** Site Plan Review Application to construct a 36,000  
36 square foot automobile storage area, and related drainage, grading and, landscaping  
37 improvements.

38 Mr. Bruce Scamman, Emanuel Engineering, representing Kirk Scamman took the floor.  
39 Before he started, he introduced Mr. Bernie Pelech, Attorney for the project and Mr.  
40 David Yanofsky from Exeter Subaru.

41 Mr. Scamman updated the Board on the project to date. After meeting with Paul  
42 Connelly from Civilworks some drainage design changes were made including

1 additional pipes and a new under drainage system that will work for the porous  
2 pavement. A plan had also been provided showing how tractor trailers were going to  
3 get in and out of the storage area. Mr. Scamman said he spoke to Mr. Yanofsky about  
4 how the cars will get from the storage lot to the Subaru dealership. Mr. Yanofsky said  
5 2 salesmen will go over and drive a car each over to the dealership. Mr. Scamman said  
6 it probably won't happen that often as there will only be 98 cars on the lot and there  
7 isn't a huge turn over of vehicles currently.

8 Mr. Scamman said they have a revised waiver for the Board which concerns  
9 landscaping in addition to the waiver already requested. He reminded the Board that it  
10 had requested different types of trees and that they wanted the trees planted in clusters.  
11 The trees will be white birches, red maples, red oaks, and red cedar. Mr. Scamman  
12 showed the intended location of the trees and explained they were located in such a way  
13 to block the visibility of the parking lot when driving in both directions along the Route  
14 108. He continued that the whole parking lot is set down in comparison to the road so  
15 there are physical barriers to limit visibility to the rear of the parking lot already. He  
16 then talked the Board through the grading as the parking lot is higher in some parts.

17 Mr. Scamman returned to the waiver request, saying that under Section 4.3.2 a Project  
18 Architect Statement and Signature is required. His understanding was they wouldn't  
19 need that as they were following recommendations per the Board. Additionally there is  
20 interior landscaping which doesn't make sense for the project as it will block some of  
21 the cars in, so they have asked for a waiver from the entire Section 5.2 as there are so  
22 many nuances in the regulations that don't apply to this site.

23 Mr. Scamman discussed the fencing and gates for the property. He said that at the site  
24 walk the preference was a 6 feet chain linked fence with a black which has now been  
25 added to the project. He explained a 80 feet wide cantilever gate would be required,  
26 with double posts on rollers on either side.

27 Lighting was discussed next. Mr. Scamman said the lights were all now L.E.D. and  
28 programmed to come on when it gets dark and go off when it's light. They are also 2-  
29 tiered so they are on a lower level and if there is motion on the facility they will go to a  
30 higher level of lighting. Civilworks has reviewed the lighting plans and are satisfied.

31 The next subject was drainage. Mr. Scamman said they had made a few amendments  
32 to the drainage as requested by Civilworks. Civilworks have reviewed the amendments  
33 and are satisfied. Next, Mr. Scamman talked about the issue of bonding the road. He  
34 said he had met with Mr. Lavery, Highway Agent and 2 levels of bonding were  
35 discussed. One for vehicles traveling long term on the road, and the other for bonding  
36 during construction. Mr. Scamman said they would address that as it comes forward.

37 Mr. Hyland said the fence looked good but he wanted to know if the posts and  
38 hardware would also be black. He was happy with the lighting and said some good  
39 progress had been made with the planting. However, he felt more could still be done  
40 especially as shrubs had been eliminated from the plan. He would like to see even  
41 more trees. Mr. Scamman said the trees are 30 feet on center. Mr. Hyland said some of  
42 the plantings could be tightened up, but some are fine as they are currently shown on  
43 the plan. He said the cedars and birches are trees that can be planted somewhat closer  
44 together. Mr. Hyland said he would like to see the heights of the birch trees put onto

1 the plan. Mr. Daley asked Mr. Hyland if he recommended any additional plantings on  
2 the southern side of the project. Mr. Hyland said that it probably wasn't that necessary  
3 at this point.

4 Mr. Scamman asked for more direction about location of plantings from Mr. Hyland.  
5 Mr. Hyland felt the plantings should be doubled in quantity. Ms. Werner said she  
6 remembered that at the site walk they discussed different levels of plantings and she  
7 didn't see that in the plan. Mr. Hyland said it all depends where your sight line is.  
8 Looking down from Portsmouth Avenue, the shrubbery would be in a dip, but from  
9 Frying Pan Lane it would help act as a visual buffer.

10 Mr. Daley said the reason for the waiver request was to satisfy the intent of the  
11 discussion at the site walk. Mr. Scamman commented that his client is concerned about  
12 the security aspect of the plan, as the police may not be able to see clearly onto the site  
13 and also the cost of doubling the number of trees.

14 Ms. Werner said she thought the Board had addressed the issue of being able to see the  
15 site via the use of the chain link fence. Mr. Kirk Scamman said by adding the extra  
16 trees, safety and visibility will be reduced and he thought the trade off was by installing  
17 the LED lighting. He said if they get more trees, they will need more lighting. Mr.  
18 Houghton said he thought the lights would come on if motion is detected on the  
19 property which would alert the police. Mr. Bruce Scamman suggested a couple of  
20 alternatives. Mr. Paine observed that even with trees down one side there is a 40 foot  
21 gap with an elevation which would allow the police a good view.

22 The Police Chief, Mr. Scippa was present and said they need to make sure the trees  
23 don't impede the sight line of vehicles pulling out onto Frying Pan Lane and added he  
24 appreciated that a balance was trying to be achieved between ascetics and security.

25 Mr. Baskerville said he assumed there would be no signage. Mr. Bruce Scamman said  
26 there would be no sign advertising this was a Subaru storage lot. They were erecting a  
27 sign to keep trucks off of Frying Pan Lane and there had been some discussion about  
28 putting no parking signs in the delivery area. Mr. Baskerville asked if that could be put  
29 on the plan. Mr. Baskerville asked if the gate would be motorized or manual. Mr.  
30 Scamman said it would be manual. Mr. Daley returned to signage and said signage is  
31 allowed in this district. Mr. Scamman said they could write on the plan that they won't  
32 have any advertising signs. Mr. Baskerville asked about the dimensions of the lights  
33 and if they could be added to the plan. Mr. Scamman said the poles are now 17 feet in  
34 height and it would be no problem indicating that on the plan.

35 Mr. House asked if the gate was also going to be black. Mr. Scamman said it was. Mr.  
36 House then asked who would operate the gate. Mr. Yanofsky said they intended to  
37 leave it open all day and an employee would close and lock it at the end of every day.

38 The conversation returned to landscaping. Mr. Hyland said that he wouldn't  
39 recommend crowding the entrance any more than is indicated on the plan and he would  
40 probably increase the plants by 50% so about 10 more trees that are birches and red  
41 cedars. Mr. Hyland said it might be good to add a note to the plan to the effect that  
42 Town staff will verify the location of the trees. Mr. Hyland said that on the plant  
43 schedule he would change it from a paper birch to a river birch as they are a little less

1 prone to disease. He continued that they would probably want an 8 – 10 feet height for  
2 the cedars and the river birch at 14 – 16 feet height. Mr. Scamman asked about moving  
3 local plantings. Mr. Hyland said it would be fine to do that as long as there weren't any  
4 scrawny plants. Mr. Hyland recommended less maintenance to keep things looking  
5 more natural so to let the grass grow a little taller. Mr. Scamman said that they would  
6 need to mow the front part because of visibility issues. Mr. Kirk Scamman said his  
7 plan is to keep the field as close as possible to the fence and mow it 2 or 3 times a year  
8 when they do the hay field also.

9 Mr. Baskerville inquired about bonding. Mr. Lavery, Highway Agent took the floor.  
10 He proposed a performance bond that goes from Portsmouth Avenue 630 linear feet  
11 which puts you about 110 feet beyond the driveway apron to cover any damage that a  
12 construction vehicle may cause during the construction of the project. He has also  
13 allowed for 180 tons of 2" asphalt and for a 2 feet wide gravel shoulder for trucks  
14 bringing materials that turn in and wear the edge of the road down. Mr. Lavery added  
15 also that all construction vehicles should enter and exit using Portsmouth Avenue as  
16 Frying Pan Lane is a no through truck traffic road. Mr. Daley clarified that it was a  
17 maintenance bond and not a performance bond. He then asked if Mr. Lavery  
18 recommends a performance bond to allow for any damage that may occur from the  
19 trailer tractors delivering inventory to the parking lot. Mr. Lavery said it would depend  
20 on the amount of car carriers that would use that stretch of road a month. He continued  
21 that it may not be a bad idea to hold onto the bond money for a short time to get an idea  
22 of the damage those carriers may cause to that part of Frying Pan Lane as it is an old  
23 road. He added that currently, the Town wouldn't be able to afford the reconstruction  
24 of that road. Mr. Yanofsky said that the use would be limited, probably no more than 3  
25 a month. He is willing to put the money up for the construction, but he can't tie it up  
26 indefinitely. He suggested that an alternative might be to unload at his site and they will  
27 bring the cars over to the lot. Mr. Daley said a middle ground might be to put  
28 something in place should the average be exceeded. Mr. Yanofsky said that the only  
29 thing that is out of his control is that occasionally they may only deliver a couple of  
30 cars as part of a shared load for another dealership. Mr. Yanofsky said that they had  
31 just acquired the Mobil site and at some point in the future that may aid with unloading.  
32 Mr. Daley felt a condition subsequent should be added that if Subaru exceed the stated  
33 average, then the Town has the authority to revisit the issue of a performance bond.  
34 Mr. Hyland felt they needed a baseline from which to work such as the current road  
35 condition. If the road deteriorates 2 grades below that base line over time, the Board  
36 would ask Mr. Scamman, the applicant, to come back in and talk to the Board. Mr.  
37 Lavery was willing to provide the base line. Mr. Yanofsky asked how they will know  
38 if it's the car carriers causing damage or other trucks that use that road. Mr. Hyland  
39 said if the survey shows more damage between Frying Pan Lane off of Portsmouth  
40 Avenue and the driveway, than after the driveway that would clarify that.

41 Mr. Kirk Scamman said he had lived on Frying Pan Lane for 25 years and tractor  
42 trailers do go up and down that road all day long so feels that adding one a week will do  
43 very minute extra damage to the road. Mr. Hyland asked Mr. Lavery about the  
44 intersection between Portsmouth Avenue and Frying Pan Lane, there is a lip there and  
45 he wondered if there was any chance a car carrier could get hung up as they are making  
46 a left hand turn. Mr. Lavery said he didn't see it as an issue.

1 Mr. Daley recommended the Board add as a condition of approval that Mr. Lavery  
2 works with Town staff to construct the terms and amount of monies requested for that  
3 maintenance bond as part of the approval. Mr. Paine asked about the safety issue of  
4 unloading on Route 108 and asked if it is an enforcement issue or whether it should be  
5 included as part of the approval. Mr. Daley said that Mr. Yanofsky's site plan prohibits  
6 the loading and off loading of vehicles on the Route 108. Unfortunately it still happens  
7 occasionally as the drivers don't always understand the ruling.

8 Mr. Hyland wondered if there should be a performance bond associated with the  
9 landscaping. Mr. Daley said it is a standard part of the plan for one year. Mr.  
10 Houghton felt it should be reiterated.

11 Mr. Baskerville made a motion to close the public hearing. Motion seconded by Mr.  
12 Paine. Motion carried unanimously.

13 Mr. Baskerville made a motion that the Board waives Section 4.3.2. h Project Architect  
14 Statement. Motion seconded by Mr. Paine. Motion carried unanimously

15 Mr. Baskerville made a motion the Board waives Section 5.2. The Landscape Design  
16 Standard. Motion seconded by Mr. Paine. Motion carried unanimously.

17 Mr. Baskerville made a motion to approve the project with the following conditions  
18 precedent:

19 1. All final revisions to the approved plans and/or related documents required by  
20 the Planning Board, Town Departments, and Town Consultants to be addressed. The  
21 Applicant shall submit any/all revised plans, reports, and associated information to the  
22 Planning Department for review and approval. Applicant shall be required to modify  
23 the plans to incorporate the following:

24 a. Amend Sheet C2, Site Plan Notes to include the following and renumber  
25 accordingly:

26 i. The automobile storage area shall be used only for the loading and unloading of  
27 and storage of vehicles. There shall be no showing, display, sales, and or service  
28 of vehicles on the property.

29 ii. No unauthorized personnel or customers shall be allowed within the auto storage  
30 area.

31 iii. The automobile storage area shall not exceed a maximum of 98 vehicles.

32 iv. There shall be no parking and/or storage of vehicles within the designated loading  
33 and unloading area.

34 b. Modify Sheet C4 Landscape Plan to include the following:

35 i. Update Plant Schedule Chart by replacing species "Paper Birch" (Betula  
36 Papyrifera) with "River Birch" (Betula Nigra).

37 ii. Update Plant Schedule Chart by replacing 3" caliper size specification for the  
38 "River Birch" and "Red Cedar" to 14' – 16' foot height and 8'-10' foot height  
39 respectively.

- 1           iii. Update the quantity of “Paper Birch” and “Red Cedar” listed in the Plant  
2           Schedule Chart to 10 trees and 11 trees respectively.
- 3           iv. Prior to installation, the Applicant shall stake the locations of the additional trees  
4           for review and approval by the Town Planner.
- 5           v. The grasses immediately surrounding the automobile storage lot within the  
6           landscaped areas should be minimally maintained to preserve and maintain the  
7           existing pastoral setting and agricultural uses.
- 8           c. The Applicant shall submit a sign plan for the site to the Planning Board for  
9           review and final approval.
- 10          2. Applicant shall provide a mylar and 6 copies of the approved plan for signature by the  
11          Planning Board. All Mylars must be pre-approved by the Rockingham Registry of Deeds.  
12          Prior to the Board Chairman signing the approval on a mylar, the Applicant, or his/her  
13          representative, must provide the date that the Registry reviewed and approved the mylar as  
14          adequate for recording
- 15          3. Payment of any and all outstanding fees which may be owed to the Town of Stratham  
16          and/or its agents in association with review and approval of the Plan and associated  
17          elements need to be paid prior to signing of the plan.
- 18          4. Recording fees will need to be paid prior to recordation.

19          **Conditions Subsequent:**

- 20          1. All precedent conditions of approval must be met within this 120-day period or the  
21          approval shall be considered null and void. In cases where extenuating circumstances  
22          prevent the meeting of precedent conditions within 120 days, the Applicant may request an  
23          extension, to be filed (in writing and with justification) with the Board no later than 14 days  
24          prior to the expiration date of the conditions. The Planning Board shall then vote on  
25          whether or not to grant such extensions.
- 26          2. Payment of any and all outstanding fees which may be owed to the Town of Stratham  
27          and/or its agents in association with review and inspection of the construction and  
28          associated elements are to be paid in full prior to start of construction.
- 29          3. The Applicant shall comply with all Site Plan Review regulations and Zoning  
30          Ordinance regulations in effect as of the filing of the Application.
- 31          4. Prior to the start of construction:
- 32                  a. To ensure the proper maintenance of Frying Pan Lane and related improvements during  
33                  the period of construction, the Applicant shall post a maintenance guarantee upon the  
34                  recommendation of the Town’s Highway Department in an amount and under  
35                  conditions satisfactory to the Board of Selectmen.
- 36                  b. Posting of a landscape maintenance bond for the maintenance of the approved  
37                  landscape plan for a period of one year after final installation.
- 38                  c. A construction schedule shall be submitted to the Planning Staff.
- 39                  d. A pre-construction meeting must be held with the developer, their construction

- 1 employees, and Stratham Planning Department, Building Department, Highway, and  
2 Fire and Police Departments (if applicable) to discuss scheduling of inspections, the  
3 construction schedule, and the process/method of informing the public of the  
4 anticipated activities on the site and the handling of any invasive species to be removed  
5 by construction activities.
- 6 e. All applicable erosion control measures must be in place and reviewed and approved by  
7 the Planning Department and any applicable federal Construction Notice of Intent shall  
8 have been complied with.
- 9 f. It shall be the responsibility of the developer to ensure that no erosion on the site shall  
10 occur which will cause deposition of soil or sediment upon adjacent properties or public  
11 ways.
- 12 5. During Construction:
- 13 a. Best Engineering and Management Practices shall be utilized/implemented during  
14 construction.
- 15 b. During construction, the site and impacted public ways must be kept clean and swept  
16 regularly throughout the construction process.
- 17 c. It shall be the responsibility of the Applicant to ensure that no erosion on the site shall  
18 occur which will cause deposition of soil or sediment upon adjacent properties, public  
19 ways, or designated wetland areas.
- 20 d. It shall be the responsibility of the Applicant to ensure that all stormwater and drainage  
21 utilities and infrastructure function and are maintained properly.
- 22 e. It shall be the responsibility of the Applicant to ensure that all construction vehicles  
23 enter and exit using Portsmouth Avenue. There shall be no construction vehicle  
24 through traffic on Frying Pan Lane.
- 25 f. It shall be the responsibility of the Applicant to ensure that all invasive species within  
26 the areas of disturbance are properly identified, removed, and then managed using Best  
27 Management Practices.
- 28 6. Upon substantial completion of the development, the Town Highway Department, or its  
29 designee, shall conduct a roadway analysis/survey of Frying Pan Lane to detail and  
30 establish a baseline of the current roadway conditions. If conditions deteriorate/degrade  
31 below said established baseline, the Applicant shall be required to appear before the  
32 Planning Board to determine if a performance bond should be established for the  
33 maintenance and repair of Frying Pan Lane attributable to the vehicular traffic generated by  
34 the development.
- 35 7. Bonds shall not be released until applicable public improvements have been installed  
36 according to specification and independently inspected and approved by town officials  
37 and/or town consultants, with all charges of inspection paid by the Applicant.
- 38 8. As-built site plans for the development shall be submitted to the town within 30 days  
39 after substantial completion of the project has occurred. As-built plans that differ from the  
40 approved plans shall be reviewed by the Planning Board or Building Inspector to determine

1 if an amended site plan hearing shall be required. Further, layout of all utilities and  
2 drainage structures will be shown on the as-built plan

3 Motion seconded by Mr. Federico. Motion carried unanimously.

4 *Mr House left the meeting at approximately 8:25 PM*

5  
6 **b. 2013 – 2018 Capital Improvements Program.**

7 Presented by Paul Deschaine, Town Administrator.

8 Mr. Houghton moved to Agenda Item Number 4 first.

9 Mr. Baskerville made a motion to open the public hearing. Motion seconded by Mr.  
10 Hyland. Motion carried unanimously.

11 Mr. Paul Deschaine, Town Administrator introduced himself and explained he would  
12 be presenting the annual review for the Capital Improvements Program. He started  
13 with the Land Conservation Fund. As of December the \$5,000,000 for this fund was  
14 expended so the Conservation Commission who are entirely reliant on this fund for  
15 future acquisitions, so their initial request was for \$25,000. The Budget Committee and  
16 the Board think that it is a worthy thing to resume at some time in the future, but for  
17 this year there are other priorities, however there is \$329, 619.00 in the fund currently  
18 which allows them to continue their work. The recommendation is to continue out and  
19 project the \$25, 000 and evaluate that on an annual basis.

20 Mr. Houghton asked how the sum of money needed is determined. Mr. Deschaine  
21 explained that the Conservation Commission's comfort level is to have about \$500,000  
22 in the fund. This includes using a third party agency for monitoring purposes and  
23 there's an annual expense for all the easements. He added that you never know when  
24 somebody might offer a bargain sale of some sort and it also helps to have some funds  
25 available when applying for grants.

26 Next, Mr. Deschaine addressed the general administration of the Town Office computer  
27 replacement plan which has been in place for a number of years. \$5000 goes into that  
28 annually to replenish such things as work stations.

29 The Municipal Center parking lot extension was the next subject. Mr. Deschaine  
30 explained that the Town had entered into a grant program with UNH, the Storm Water  
31 Center to enhance the parking lot expansion plan discussed 3 years ago. The Makris  
32 development entered into the plans somewhat so they are able to capture some of the  
33 storm water. Mr. Deschaine said that they then became aware of the program at UNH  
34 and so the new plan set evolved. \$156,470 has already been put away during the last 3  
35 CIPs for this project. The last \$100,000 will meet the total costs creating the expansion  
36 and including the low impact development. The University was putting in \$7700 to go  
37 along with the design work and there was also a \$25,000 payment from Makris to pay  
38 for the connector from Market Street, behind the library to the new parking area. The  
39 real cost allowing for income offsetting the \$100,000 is \$ 67, 000.

40 Mr. Houghton asked if it was happening this year and if it was a set price. Mr. Laverty  
41 said he allowed for a 3% escalation and had looked at past numbers to help. Mr. Hyland



1 asked if there was a rationale for determining the number of parking spaces. Mr.  
2 Deschaine replied that there wasn't a numerical goal, but they wanted as many spaces  
3 as possible while maintaining a rational traffic pattern. Mr. Daley added that it also  
4 included wanting to maintain the park facility behind the building itself.

5 Mr. Deschaine moved to the Town Center grant matching improvements. The Town  
6 Center Committee has wanted to develop a fund that maxes out at \$125,000 to provide  
7 a potential for matching funds for any relevant grants. Mr. Daley said they were hoping  
8 to apply for a transportation enhancement grant this year and he will keep the Board  
9 posted on the application progress and the status of that.

10 Next, Mr. Deschaine spoke about the Town Center signs. He explained that 2 of them  
11 got damaged; one was repaired, but the other was too badly damaged. \$3000 has been  
12 put aside to pay for the one damaged sign and also in case the remaining 2 signs get  
13 damaged also.

14 In 2014 is the reevaluation. Even though Stratham has an assessing department, it is  
15 not advisable to do them in house. 2 different types of assessors are required for the  
16 reevaluation.

17 Mr. Deschaine moved to the Fire Department Capital Reserve Fund. He said the  
18 amount has decreased this year because of all the unknowns such as budgeting for a  
19 new truck 6 years from now, only to discover in 6 years' time, the truck is still in good  
20 condition. This year there is \$6000 available for purchasing new air bottles.

21 The Radio Communications Capital Reserve Fund won't receive any money this year  
22 as there is deemed to be enough money in the fund at this time. Mr. Deschaine talked  
23 about the debt service/principal of bonds outstanding. He said that last year \$71,500  
24 was put aside in anticipation of the newest conservation bond. That was bonded last  
25 December and because of that the principal and interest payment will be due a year  
26 from this month.

27 The next line item to be discussed was the Police Computer Replacement System. Mr.  
28 Scippa, the Chief of Police explained that they fund the account with \$5000 every year  
29 in case any desk top or lap top computers need replacing. Mr. Scippa then talked about  
30 the police vehicle program. He explained that the Police Department used to maintain a  
31 fleet of police cars by leasing 3 cars annually for 3 years. The current Board wanted to  
32 change it to one new vehicle every year instead. Within that transition there was one 4  
33 drive vehicle which is used primarily for heavy snow storms. The cars used by the  
34 police have changed over to what is called a police interceptor and that vehicle comes  
35 with an all wheel option. As this has only happened recently, there hasn't been an  
36 opportunity to see how well the new all wheel drive drives in bad weather conditions.  
37 If it does do well, there won't be a need to replace the expensive 4 wheel drive Ford  
38 Tahoe. At the time Chief Scippa did the budget for the latest cycle, the officers hadn't  
39 had a chance to drive the car through slush, but they did drive it in some inclement  
40 weather and they were very happy with it. Due to that Chief Scippa hasn't put any  
41 money into the CIP for vehicles. He said he will know better by the next CIP cycle if  
42 that needs to be reestablished.

1 Mr. Deschaine asked Mr. Lavery to explain the maintaining of \$50,000 for the  
2 Highway vehicles. Previously, Mr. Lavery explained, the Highway Department has  
3 carried \$50,000 annually for vehicle replacement. He said that he is currently looking  
4 at the cost difference between subcontracting a route versus buying a new vehicle,  
5 which may change the numbers drastically. As of now, the larger plow vehicles are in  
6 good condition, but there are other vehicles/equipment that will need replacing in the  
7 near future so that is why he is leaving the \$50,000 in the CIP. In between now and the  
8 next CIP he is going to do a thorough vehicle life cycle analysis to get better numbers.  
9 Mr. Deschaine said there was already \$52, 680 available in that account so with the  
10 extra \$50,000, there was enough money for a smaller vehicle to be replaced if needs be.

11 Mr. Deschaine discussed signalization of roads, in particular Bunker Hill Avenue and  
12 Winnicutt Road. He asked the Board if they wanted to put it on hold and said it had  
13 been about 3 years since the Board revisited the sum allocated. Mr. Hyland asked what  
14 happened to the idea of a rotary at the Winnicutt Road/Route 33 intersection. Mr.  
15 Daley said a conceptual plan had been brought before the Committee for evaluation,  
16 but there were some concerns from the Fire Department and other property owners and  
17 the sheer size of the roundabout hasn't been determined yet. Mr. Daley continued it  
18 would likely be located closer to the Stratham Circle and there is concern that some  
19 properties would have to be lost in order to build a roundabout of a certain size to  
20 handle the volume of traffic.

21 Mr. Deschaine said if the Board wanted to appropriate money for this year then there  
22 would be enough money for one signal to be installed rather than waiting for the State  
23 to come and do it possibly 10 years or more from now. Mr. Houghton asked the Board  
24 did they want to advocate \$100,000 a year to maybe get one installed in 5 years or  
25 update the costs. Mr. Daley said the update to the original plan would allow the Board  
26 to revise the figures and give a more accurate cost. Mr. Houghton agreed with Ms.  
27 Werner that the Board should bump the figure to 2015 for Bunker Hill Avenue and  
28 2016 for Winnicutt Road to be revisited next year with a more realistic figure and  
29 spread it over the next 5 years.

30 The next subject to be discussed was road construction. Mr. Lavery said he is going to  
31 be putting a road management plan in place to ascertain the condition of all roads in  
32 Stratham. He hopes the evaluation will aid setting goals for a certain amount of money  
33 for reclamation per year and a certain amount for overlays.

34 Mr. Deschaine discussed the fleet of mowers that the Highway Department have  
35 currently. As one of the mowers isn't efficient Mr. Lavery has requested it be replaced  
36 for \$13,000. Mr. Deschaine said there was a new energy commission formed this year  
37 and they are in the process of doing a building by building evaluation. Based on other  
38 priorities, it was felt this could be put off for another year.

39 Cemetery improvements were discussed next. Mr. Lavery explained that 1400 plots  
40 had been added so they were hoping to add an extra road, but in order to save costs, Mr.  
41 Lavery thought it better to build it in phases and said there is currently enough money  
42 in the budget to complete phase 1.

1 Mr. Deschaine moved onto the water and sewer infrastructure. Although talks are  
2 ongoing with the Town of Exeter about shared water and sewer, money still needs to be  
3 available for other options such as well exploration.

4 Next to be addressed was playing field improvements and future community center.  
5 Mr. Hickey explained that this is year 2 for the replacement plan for older ball fields.  
6 He explained also that money is needed for various facility improvements and general  
7 ongoing maintenance at Stratham Hill Park and Stevens Park too. Mr. Hickey said that  
8 they are looking to purchase a larger mower next year. Mr. Daley asked Mr. Hickey if  
9 he and Mr. Laverty had worked on any kind of consolidation program to combine the  
10 use and purchase of mowers. Mr. Hickey said they do that now. Mr. Daley referred to  
11 the future community center saying the figure has always been pushed back and he's  
12 wondering whether in Mr. Hickey's opinion it is worth moving forward now with a  
13 design possibly or looking at a location. Mr. Hickey said he would like a discussion  
14 about design and location this year.

15 Mr. Deschaine moved to the Library Computer Replacement Program. He explained  
16 the Library lease purchases a certain set of computers every 4 years and there is \$6500  
17 put aside each year for that.

18 Mr. Baskerville made a motion to adopt the CIP as presented and amended. Motion  
19 seconded by Mr. Paine. Motion carried unanimously.

20 Mr. Baskerville made a motion to close the public hearing. Mr. Paine seconded.  
21 Motion carried unanimously.

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

23 a. **Porsche Stratham, 60 Portsmouth Avenue, Tax Map 9, Lot 14.** Site Plan Review  
24 Preliminary Consultation to construct a 1,000 (+-) square foot canopy addition to the  
25 current structure and access driveway.

26 Mr. Ben Osgood, Penoni Associates introduced himself as representing Porsche of  
27 Stratham. He explained that there were 2 things that Porsche were hoping to do to the  
28 current site; presently cars dropped off for service have to be driven over to another  
29 building. Porsche would like to add a driveway so a customer can drive up, drop their  
30 car off and allow staff personnel to drive it over to the service building to get wet in  
31 rainy weather. The canopy would wrap around the front of the building. He showed  
32 architectural renderings to the Board. It would stick out a little from the building. Mr.  
33 ????? with AG Architects, said that the current façade on the building is a flat metal  
34 panel across the front and half way around the side of the building, it is 8 feet high and  
35 made from an aluminum material. He said part of the reason for the upgrade is because  
36 the manufacturer requires occasional upgrades to meet the facility's standards and to  
37 appeal to customers. He showed the Board several options they had earlier versus now  
38 prior to even talking to the Board.

39 Mr. Osgood said they would put in an extra pipe under the driveway to maintain  
40 drainage and a catch basin also to collect the water, the septic wouldn't be disturbed.

41 Mr. Baskerville said he liked the plan and asked if there would be any changes to  
42 lighting because of the canopy. Mr. ??? said the intent was to have some recess

1 lighting under the canopy. He added there are currently lights on the façade of the  
2 building which they won't be changing. The existing Porsche signage will be reused.

3 Mr. Paine asked if there was an opportunity to have a short ??? roof to help maintain  
4 more of an agricultural appearance. Mr. Federico suggested putting up a weather vane.  
5 Ms. Werner wondered why Porsche didn't enclose the entire area where they are  
6 proposing to put the driveway. Mr. Baskerville wondered about putting in a fake  
7 façade to make it look more residential. Mr. ??? said that one of the things that  
8 Porsche tries to have is a complete buck glazed front. Mr. Hyland said he agreed with  
9 Mr. Paine and wondered if they could shrink the panels somewhat. Mr. ??? said they  
10 are working with an existing building so there are limitations. Mr. Hyland asked what  
11 their plans for stormwater and snow melt was as the roof is flat. Mr. Osgood showed  
12 where the water would collect on the plan. Mr. ??? added that the canopy would be  
13 built to cope with snow loads.

14 Mr. Baskerville asked if the back entrance was a one way direction out. Mr. Osgood  
15 said it was primarily. The height of the canopy was discussed in relation to delivery  
16 and trash trucks. Mr. Daley asked Mr. Osgood if there was a substantial grade change  
17 going from the access point to the top point of the proposed area. Mr. Osgood said it  
18 comes out at about an 8% change in grade which isn't unusual for a driveway and  
19 allows them to add the extra drainage pipe and catch basin under the drive also.

20 Mr. Daley informed the Board and applicant that if the Warrant Article for making the  
21 Gateway District mandatory is passed, the applicant would have to come in for a  
22 conditional use permit along with the site plan to deviate from the Gateway district  
23 design standards. Mr. Daley said that he was expecting to see more applications like  
24 this where a current property owner would like to make improvements to certain  
25 elements of their building.

26 Mr. Houghton felt it was an attractive upgrade to the building. Mr. ??? said he would  
27 ask Porsche about making the panels a foot smaller and commented it was hard trying  
28 to find a balance between what Porsche wants and what the Town wants.

29 Mr. Hyland made a motion for a 5 minute recess before moving to Agenda Item  
30 Number 3. Motion seconded by Mr. Paine.

31 **5. Miscellaneous.**

- 32 a. Report of Officers/Committees.
- 33 b. Member Comments.
- 34 c. Other.

35 **6. Adjournment.**

36 Mr. Hyland made a motion to adjourn the meeting at 10:07 PM. Mr. Baskerville seconded  
37 the motion. Motion carried unanimously.

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