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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **February 13, 2013**
8 **Municipal Center, Selectmen's Meeting Room**
9 **10 Bunker Hill Avenue**
10 **Time: 7:00 PM**
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13 **Members Present:** Mike Houghton, Chairman, Planning Board
14 Jeff Hyland, Secretary, Planning Board
15 Jameson Paine, Member, Planning Board
16 Christopher Merrick, Alternate, Planning Board
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18 Donna Jensen, Chairperson, Conservation Commission
19 Pat Elwell, Vice Chair, Conservation Commission
20 Allison Knab, Secretary
21 Tim Copeland, Selectmen's Representative, Conservation Commission
22 Dan McAuliffe, Member, Conservation Commission
23 Bill Grace, Alternate, Conservation Commission
24 Bob Keating, Member, Conservation Commission
25 Brad Jones, Conservation Commission, Alternate
26
27 **Members Absent:** Bob Baskerville, Vice Chairman Planning Board
28 Bruno Federico, Selectmen's Representative Planning Board
29 Tom House, Alternate Planning Board
30 Mary Jane Werner, Alternate Planning Board
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32 **Staff Present:** Lincoln Daley, Town Planner
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35 **1. Call to Order/Roll Call.**

36 The Chairman took roll call. He explained that the purpose of the meeting was for both the
37 Planning Board and Conservation Commission to jointly discuss and provide
38 recommendations to the Board of Selectmen pertaining to the potential use of a portion of
39 the Town owned property located at 10 Bunker Hill Avenue to construct a private
40 commercial septic system.
41

42 Mr. Robert Ducharme, one of the principal owners of Stratham Plaza introduced himself.
43 He explained that during the last 10 years they have tried to improve the appearance of the
44 Plaza to help bring in more business for the property owners, but there are still businesses
45 moving out as they are not making enough money. After much discussion one of the ideas

1 the owners considered was getting rid of the leach field in the back of the plaza and putting
2 a concrete pad site there. This would enable a business such as Panera's or a bank to be
3 located there which in turn would bring more business to the Plaza itself.
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5 Mr. Eric Weinrieb, Doucette Engineering, introduced himself next. He referred to the
6 proposed easement plan and said there are 4 different receiving areas and one septic
7 system. They are proposing a 52,190 square feet easement area that would include the
8 physical leach field and nitrate set backs. They will bring the grading up so there is a
9 uniform slope and a ball field can be constructed there in the future. Ms. Werner asked
10 about vents. Mr. Weinrieb said today vents can be run a further distance so they could be
11 tied in to the outfield fence.
12

13 Ms. Elwell asked what the purpose of the existing retention pond around the existing leach
14 field was. Mr. Weinrieb said that typically goes back to the eighties when they built large
15 retention ponds to balance the run off.
16

17 Mr. Hyland asked about the setbacks for the leach fields. Mr. Weinrieb said they are set far
18 back due to nitrate setback requirements because if you push the fields apart, the nitrates
19 don't influence each other. Mr. Hyland asked where the pump chamber would be located.
20 Mr. Weinrieb said the mechanics of the systems are located on the plaza. Mr. Paine asked
21 if there are any maintenance concerns and what the expected life span of this system would
22 be. Mr. Weinrieb said it varies depending on maintenance but he would expect it to last at
23 least 20 years. Mr. Ducharme said they had agreed to be responsible for the maintenance
24 of the system.
25

26 Ms. Elwell asked about the capability of the system. Mr. Weinrieb said the current system
27 is designed for 3805 gallons per day; the expansion increases that to 5355 gallons per day.
28 Mr. Brad Jones was concerned about the visibility aspect should another building be put
29 up. Mr. Ducharme said it wouldn't be as long as the pad site. Mr. Copeland asked for
30 confirmation that Mr. Ducharme and his Association would be bearing the costs for the
31 removal of the 4 tanks, the backfill and putting the field back together. Mr. Copeland
32 asked also if they were confident that the septic would be large enough for a restaurant.
33 Mr. Weinrieb said it would be and Mr. Ducharme added that they would act within the
34 parameters of the Town's ordinances.
35

36 Mr. Bob Keating asked about the soil quality; he wondered if it might turn soggy
37 eventually and asked that if the Town wanted to use that area, would the soil need to be
38 replaced. Mr. Weinrieb said that if a leach field is operating properly it will continue to
39 allow the soil to go down into the ground.
40

41 Mr. Grace checked that soil and drainage information was available. Mr. Ducharme said
42 that they had to do test pits and get State permits in order for the site to be approved. They
43 have the test pits data and are close to the stage of getting State permits. Mr. Grace asked
44 about the stormwater management. Mr. Weinrieb said they would use rain gardens and
45 catch basins and showed their location on the plan.
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1 Mr. Houghton asked if there would be a maintenance bond associated with the project. Mr.
2 Ducharme said he didn't know about a bond, but it is open for discussion. Mr. Weinrieb
3 said it wasn't referred to in the easement document, but it is clear the responsibility for
4 maintenance lies with them. Mr. Deschaine said that the Town has the ultimate authority to
5 shut them down if they don't perform. He asked Mr. Weinrieb to share his expertise of
6 installing leach fields under ball fields. Ms. Elwell asked how the field would stand up to
7 kids running around playing baseball on the field. Mr. Weinrieb said it would be built
8 appropriately to avoid any damage.
9

10 Mr. Daley asked Mr. Weinrieb to talk them through the process when a field is abandoned
11 and then asked Mr. Deschaine who pays for the costs for repairing the ball field during the
12 transition when the cistern is removed. Mr. Deschaine replied that the Association would
13 be responsible for that. Mr. Paine asked if they had looked at the collection of stormwater
14 between the existing building and raised area. Mr. Weinrieb said the run off is north to
15 south and the only place it will collect is along the edge and will naturally dissipate down
16 to the graded area.
17

18 A member of the public asked what the restrictions were in terms of the kind of building
19 that could go on the pad site. Mr. Daley informed the resident that there is a Warrant
20 Article being put forward for Town vote which will change the General Commercial
21 District to the Gateway District which will enforce certain design restrictions.
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23 Mr. Donahue, attorney for Makris Development, asked how Mr. Weinrieb was accessing
24 the property to do all this work as Makris would be constructing a trail to join up with the
25 Town Municipal Center. Mr. Weinrieb replied that 95% of the access would be from
26 Stratham Plaza and wouldn't get in the way of construction by Makris without permission
27 first. Mr. Wool, resident said he didn't like that the Town was letting a private enterprise
28 use their property. He asked if the Town was going to get a payment for this easement and
29 can anybody get an easement on Town property for a septic system. He asked if they had
30 investigated using the location of the mound instead. Mr. Copeland said the Town will get
31 a new ball field out of this project and will also get some of the fill for the Town parking
32 lot expansion which will help the Town with the cost of the project. He added also that the
33 current Board of Selectmen is pro business and doing it this way provide a mutual
34 advantage.
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36 Mr. Weinrieb said they had looked at using the location of the mound, but the Town has
37 minimum design criteria for septic systems that exceed the State's design criteria and
38 because of that leach fields have to be mounded. That mound elevation is driven by the
39 seasonal high water table and so the grade will have to be higher which will, in turn affect
40 the height of the parking lot.
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42 Ms. Hunter, resident, asked if this will go to Town for vote and wondered why she and
43 other residents hadn't heard about this septic system. Mr. Canada and Mr. Deschaine
44 explained the process and those residents would be informed about this project as part of
45 that process. Mr. Merrick asked that if the septic system was built to State standards,
46 could it be located under the parking lot. Mr. Weinrieb said he would have to check the

standards, but he thinks it would still involve mounding. Mr. Merrick asked what needs to be done to allow for that to happen. Mr. Deschaine said it would involve a zoning amendment. Mr. Jones asked how much money this deal would save the Town. Mr. Canada said about \$100,000 but he couldn't give an exact figure and Mr. Deschaine if you allowed for the fill being provided, another \$60,000 could potentially be added to that. Ms. Knab asked if this deal would be setting a precedent. Mr. Canada said they are willing to work out deals if it is for the benefit of the Town. Mr. Hyland asked if an evaluation had been carried out to ascertain that Stratham actually needed a ball field. The Board of Selectmen said an evaluation had been done. The Board was generally favorable of the proposal, but would like more construction details to be available for the ball field. The majority of the Conservation Commission favored the project also. Somebody expressed concern that there is no specified date or timeframe in the easement language about hooking up should water and sewer become publicly available. Mr. Deschaine said the language in the easement states they have 6 months to hook up.

2. Review/Approval of Meeting Minutes.

- a. January 16, 2013
- b. January 30, 2013

Mr. Daley said he would forward the minutes via email for the Board to review before the next meeting on March 6th, 2013.

3. Public Hearing(s).

- a. **Makris Real Estate Development, LLC., 11 Wentworth Terrace, Dover for the property located at 32 Bunker Hill Avenue, Tax Map 9 Lot 49, Laurence and Debra Foss, 30 Bunker Hill Avenue, Tax Map 9 Lot 50, and Town of Stratham, 28 Bunker Hill Avenue, Tax Map 9 Lot 51.** Request for an extension to the approved Lot Line Adjustment plan for the properties granted on October 17, 2012.

Mr. Donahue, attorney for Makris Development explained this is in relation to the appeal that was filed relating to conveyances of land to the Town, abutters and Mr. and Mrs. Foss. They are still waiting for N.H. D.O.T. to come back with their feedback on their latest submission which is the main reason for requesting an extension.

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

Mr. Hyland made a motion to grant the extension for the approved lot line adjustment. Mr. Paine seconded the motion. Motion carried unanimously.

4. Public Meeting(s).

None Scheduled.

5. Miscellaneous.

- a. Report of Officers/Committees.

1 b. Member Comments.

2 c. Other.

3 There were no miscellaneous items to report.

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5 **6. Adjournment.**

6 Mr. Hyland made a motion to adjourn the meeting at 8:05 pm. Mr. Paine seconded the
7 motion. The motion carried unanimously.

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