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5 **Stratham Planning Board**  
6 **Meeting Minutes**  
7 **March 6, 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 Bob Baskerville, Vice Chairman  
15 Bruno Federico, Selectmen's Representative  
16 Jameson Paine, Member, Planning Board  
17 Mary Jane Werner, Alternate  
18 Tom House, Alternate  
19

20 **Members Absent:** Jeff Hyland, Secretary, Planning Board  
21 Christopher Merrick, Alternate  
22

23 **Staff Present:** Lincoln Daley, Town Planner  
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25 **1. Call to Order/Roll Call.**

26 The Chairman took roll call.  
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28 **2. Review/Approval of Meeting Minutes.**

- 29  
30 a. January 16, 2013  
31 b. January 30, 2013  
32

33 The Chairman asked Mr. House to be a full voting member for the meeting. Mr. House  
34 agreed. Mr. Baskerville made a motion to approve the minutes from January 16<sup>th</sup> and  
35 January 30<sup>th</sup>, 2013 with one change; the Chairman was not present as shown on the  
36 January 16<sup>th</sup>, 2013 minutes. Motion seconded by Mr. Paine. Motion carried  
37 unanimously.  
38

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

- 40 a. **Sarannie LLC./Subaru Dealership, 37 Portsmouth Avenue, Tax Map 9 Lot 2 and**  
41 **39 Portsmouth Avenue, Tax Map 9 Lot 3 (former Mobil Service Station).**  
42 Preliminary Site Plan Review Consultation to discuss parking and site plan  
43 improvements for the properties sited above.  
44

1 Mr. Donahue, attorney for Sarannie, LLC and David Yanofsky, introduced himself and  
2 Bruce Scamman, Emanuel Engineering, engineer for the project. Mr. Donahue said  
3 that the Applicant has met with Mr. Daley, Mr. Barnes, Building Inspector, and Paul  
4 Deschaine to make sure the Town was aware of each of the steps they were taking prior  
5 to tonight. He stated that the intent of the preliminary consultation is to receive input  
6 from the Board about what they should be considering when redesigning the parcels to  
7 function together and to review a temporary site plan.  
8

9 Mr. Bruce Scamman the proceeded to review the plan with Board. Mr. Scamman  
10 stated that the main benefit of the plan is that it makes it easier for patrons and tractor  
11 trailers to access the site. A total of sixty-three (63) cars will be removed from the  
12 current location to the new adjacent site to allow room for tractor trailers to pull in and  
13 out of the Subaru Dealership. The two driveways leading onto Portsmouth Avenue will  
14 be closed off temporarily, further improving safety along Portsmouth Avenue. He  
15 continued that Mr. Barnes had asked that they place planters across the front access  
16 drives with a chain to alleviate any issues of people trying to pull in to look at cars on  
17 the site. Mr. Scamman then continued by explaining the anticipated internal circulation  
18 patterns. He stated that here are several through ways available with full widths of 24'  
19 and 25' to allow traffic to come in and out from River Road. Mr. Scamman said there  
20 wasn't a need to change the drainage, as they were making no dramatic changes to the  
21 footprints on site. Minor new paving will be added where the concrete walkway and  
22 the building are located. Mr. Scamman said that more details regarding topography,  
23 drainage, and other related details will be available once full site plan has been  
24 completed.  
25

26 Mr. Federico asked if the planned entrance road from River Road would go all the way  
27 into the Subaru Dealership and if patrons would have the option to enter and exit via  
28 River Road or Portsmouth Road. Mr. Scamman confirmed that was the case. Mr.  
29 Federico liked the idea that they were temporarily closing the two driveways so nobody  
30 could get in that way. He asked if any additional spots would be added after the sixty-  
31 three (63) cars are moved.  
32

33 Mr. Yanofsky, owner of Exeter Subaru, replied it will be a combination of existing and  
34 new stock. The cars will be moved to relieve the pressure on the current site.  
35

36 Mr. Federico asked if Mr. Yanofsky had a maximum vehicle count for both lots. He  
37 replied that will be part of the permanent site plan. Mr. Daley said the Board might  
38 want to think about the current internal circulation of the site as he had some concerns  
39 when a tractor trailer pulls out of the site. Mr. Yanofsky showed that there are two  
40 lanes used for this purpose and it has never been a problem. Mr. Daley reminded the  
41 applicant that there is a restriction of one hundred thirty-five (135) cars on the current  
42 property and that won't change. Mr. Federico said they should come up with an  
43 overall number as it needs to be included as part of the temporary plan.  
44

45 Mr. Paine asked about the applicant putting up a "no entrance" sign off of River Road.  
46 Mr. Scamman said that they had talked with Mr. Barnes and at his suggestion had

1 added three small directional signs showing the entrance to be from Portsmouth  
2 Avenue.

3  
4 Mr. Baskerville asked if there would be any other signage. Mr. Donahue said on the  
5 plan the Mobil sign is shown as existing pending further approvals. Said sign is covered  
6 so as not to confuse drivers.

7  
8 Mr. Federico asked if their long terms plans included a renovation of the existing  
9 building. Mr. Yanofsky said they were hoping to renovate it.

10  
11 Mr. Paine asked if they had considered snow removal in their plans. Mr. Scamman it  
12 would be pushed to the back of the lot.

13  
14 Mr. Federico asked where the location of the septic was. Mr. Scamman said it is  
15 further back from the building.

16  
17 Mr. Baskerville asked about lighting on the temporary site. Mr. Scamman said there  
18 are five lights currently on the site and they are proposing they stay as is.

19  
20 Mr. House said he suggested some signage to deter traffic entering from River Road.  
21 He also wanted confirmation that tractor trailers wouldn't be using the River Road  
22 entrance. Mr. Paine asked if Mr. Yanofsky was still going to use the storage lot behind  
23 the Shell Station. Mr. Yanofsky responded yes and further stated that the new  
24 inventory will be stored on the accessory site on Frying Pan Lane.

25  
26 Mr. Daley said Mr. Federico inquired about the timing of the construction of the Frying  
27 Pan Lane lot. Mr. Yanofsky said that realistically it would probably begin between  
28 May 1<sup>st</sup> and June 1<sup>st</sup> of this year. Mr. Daley asked if the applicant anticipates  
29 purchasing the second lot and consolidating both lots into one larger one. Mr.  
30 Yanofsky replied he didn't know at this point, but he hoped to have an answer when  
31 they start the process for approval of a permanent site plan. Mr. Deschaine commented  
32 that the setbacks still need to be observed for both lots. Mr. Houghton said if he  
33 merged the lots, it would have an impact on the building.

34  
35 Mr. Daley asked about monitoring of wells. Mr. Yanofsky answered that he had  
36 spoken to a representative from Stantec who is doing the monitoring. The wells  
37 haven't been moved, but there is a possibility when the underground tanks are removed  
38 that one well may get disturbed. If that happens, Mr. Yanofsky will have to replace it.  
39 He added that D.E.S. would be doing soil tests once the underground tanks are  
40 removed.

41  
42 Mr. House referred to a letter from Mr. Donahue dated February 13, 2013 which  
43 mentioned a failed septic on the current site. He asked if it was going to tie into the  
44 other septic system on the other lot. Mr. Yanofsky said only temporarily as they will  
45 address the septic situation as part of the final site plan. Mr. House asked if the septic  
46 system on the Mobil lot had been inspected. Mr. Yanofsky said that Mr. Cuomo from

1 Rockingham County Conservation District had inspected it on behalf of the Town and  
2 passed it.

3  
4 Mr. Paine asked about a request made a year or so ago for a solar array which was  
5 approved to be located within a shorter distance than the allowed Town's setbacks. He  
6 asked if it had been installed yet. Mr. Yanofsky said they would address it in the final  
7 site plan. Mr. Paine suggested it be located on the reconstructed building so it is  
8 outside the current setbacks.

9  
10 Mr. Houghton confirmed his understanding that this temporary site plan was going to  
11 be in place for about a year and then the applicant would come back with a permanent  
12 site plan. Mr. Houghton asked if the Board had any input in reference to the vision of  
13 the dealership in the future. Mr. Paine said the architectural guidelines that are part of  
14 the Gateway District should be adhered to. Mr. Houghton said the access roads off of  
15 River Road and leading to Market Basket were a positive feature and they should  
16 address the landscaping to make it pleasing to the eye. Mr. Houghton said they should  
17 recognize that Subaru will want certain things, but he is sure they can work it out to  
18 meet both Subaru's and the Town's wishes.

19  
20 Mr. House asked if the applicant would still consider using the Gateway design  
21 guidelines if the Gateway Warrant Article didn't get passed at the Town Meeting. The  
22 applicant said that they would. Mr. Baskerville asked if the applicant would use a  
23 Subaru architect or a local one. Mr. Yanofsky wasn't sure at this point.

24  
25 Mr. Deschaine confirmed that tonight's meeting was a work session and a formal  
26 application for the temporary site plan would follow. Mr. Donahue said that they had  
27 filed and asked for abutter notices to go out which Mr. Donahue understood to mean  
28 that a standard for the temporary site plan would be adhered to. Mr. Daley explained  
29 that this was a public meeting so no notice was put in the newspaper, but the abutters  
30 had been notified.

31  
32 A discussion had taken place as to whether or not the temporary site plan would trigger  
33 a required public hearing for the interim period before they file a formal site plan. Mr.  
34 Daley said this was to update the Board on the less intense use of the site and to locate  
35 temporarily the parking of vehicles on the site and to move forward with their other  
36 project. This will give them the time they need to come back before the Board with a  
37 permanent site plan for approval.

38  
39 Mr. Donahue said they would add a note to the temporary plan that says there will not  
40 be a total of more than whatever the number is on the existing plan plus the number that  
41 has been put on the temporary plan to ensure that the applicant's use is just an  
42 incidental use of an existing parking area that is larger now.

43  
44 Mr. Baskerville said he was fine with that, but he would recommend a clarification of  
45 the note that says the temporary plan is for one year or until a permanent site plan is in  
46 place. He suggested it read "up to a maximum of one year." Mr. Daley said he was led

1 to believe a formal application would be made in December 2013. Mr. Houghton said  
2 he would like a side note adding to the plan which states explicitly that there will be no  
3 unloading of car carriers on Portsmouth Avenue. Mr. Paine suggested adding River  
4 Road too. The applicant agreed.

5  
6 Mr. Deschaine asked if the Board should take a vote not to invoke jurisdiction on the  
7 temporary site plan. Mr. Daley confirmed what Mr. Deschaine said and added that  
8 enforcement would be through the Building Inspector.

9  
10 Mr. Houghton wondered if there was an alternative to covering the Mobil sign in shrink  
11 wrap. Mr. Donahue said they would be happy to put up another Subaru sign in its  
12 place. Both Mr. Daley and Mr. Federico said that if the amended sign ordinance is  
13 passed by the Town vote then there might be a possibility for that to occur.

14  
15 Mr. Baskerville made a motion that based on the presentations and written testimonies  
16 seen tonight that the Board does not need to invoke jurisdiction on this temporary site  
17 plan as long as the plan notes as edited and recommended revised are followed and  
18 Terry Barnes, Building Inspector will be in charge of enforcing the temporary site plan.  
19 Motion seconded by Mr. Paine. Motion was carried unanimously.

20  
21 **4. Miscellaneous.**

22 a. Report of Officers/Committees.

23  
24 Mr. Paine gave an update from the Town Center Revitalization Committee (TCRC).  
25 They are going to be working to help get some information out to the business property  
26 owners in the Town Center. It will allow them some basic information prior to the  
27 March 21<sup>st</sup> Economic Development Town meeting. The idea is to promote the Town  
28 Center area.

29  
30 Mr. Daley explained that the EDC will be hosting a workshop with property owners  
31 from the Town Center district only called “Looking Forward”, the purpose of which is  
32 to gauge the interest level and support to effectuate a vision for the Town Center area.  
33 It will provide some guidance to improve the area going forward.

34  
35 Mr. Federico asked if the TCRC would also be present and if any of the business  
36 owners had responded yet. Mr. Daley said they were working on it.

37  
38 Mr. Paine then updated on the Exeter Squamscott River Advisory Committee saying it  
39 is still moving ahead with its Master Plan ideas to protect the river.

40  
41 Mr. Daley shared that the Board of Selectmen from Exeter and Stratham met to discuss  
42 the next steps in the Exeter/Stratham infrastructure improvement project. He continued  
43 that it was a very positive discussion and both boards agreed to create two  
44 subcommittees comprised of assigned individuals representing their respective towns.  
45 Mr. Federico added that the Selectmen’s objective is to have some sort of warrant  
46 before the Town of Stratham for 2014 in relation to water and sewer.

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Mr. Baskerville informed the Board that there is a MS4 meeting in Exeter tomorrow. Mr. Daley said that he and Mr. Deschaine had discussed trying to work with other MS4 communities to hire individuals to reduce the costs and make things more affordable. Mr. Deschaine said communities impacted by MS4 have been invited to meet in April to talk about this topic and the university might play a role in it too.

Mr. Paine said that there is a MS4 Seacoast Group that meets in Dover too. Mr. Deschaine said that Mr. Lavery, Highway Agent had already been invited to that and become a member.

Mr. Deschaine shared that Mr. Rob Roseen had informed him that the Exeter/Newfields/Stratham application for the integrated watershed management plan has been approved and fully funded.

b. Member Comments.

There were no member comments

**5. Adjournment.**

Mr. House made a motion to adjourn the meeting at 8:12 PM. Motion seconded by Mr. Federico. Motion carried unanimously.