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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **June 18, 2014**
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 Bruno Federico, Selectmen's Representative
15 Jameson Paine, Member
16 Tom House, Member
17 Mary Jane Werner, Alternate
18 Christopher Merrick, Alternate
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20 Members Absent: Bob Baskerville, Vice Chairman
21 Steve Doyle, Alternate
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23 Staff Present: Lincoln Daley, Town Planner
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25 **1. Call to Order/Roll Call.**

26 The Chairman took roll call and asked Ms. Werner if she would be a full voting member.
27 Ms. Werner agreed.

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

29 a. May 21, 2014

30 Mr. Paine made a motion to accept the minutes from May 21, 2014. Motion seconded
31 by Ms. Werner. Motion carried unanimously.

32 b. June 4, 2014

33 The minutes were not reviewed.

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

35 a. **AutoFair Realty II, LLC, 1477 South Willow Street, Manchester, NH 03103 for the**
36 **property located at 41 Portsmouth Avenue, Stratham, NH Tax Map 9, Lot 4.** Site
37 Plan Review Application to construct a 25,600 square foot auto dealership and related
38 lighting, landscaping, drainage, and parking/access improvements. (*Request to continue*
39 *to July 16, 2014*)

40 The Chairman explained that the applicant had requested a continuance to July 16, 2014.
41 Mr. Daley said the reason for the request is that they are waiting for information from the
42 NHDES regarding the AOT permit and also drainage information.

1 *Mr. Federico arrived 7:04 pm.*

2 As a result of the workshop with the applicant, the Town has drafted a Memorandum of
3 Understanding (M.O.U.) which basically requests a utility and access easement be placed
4 over the Autofair property, the purpose of which is for future connectivity to Frying Pan
5 Lane. The Town is hoping to present that at the July 16 meeting also.

6 Mr. Paine expressed concern about the time line. Mr. Daley explained that the Board has
7 65 days in which to approve an application. In this case an extension was granted by the
8 applicant to allow a continuation of the review process.

9 Mr. Paine made a motion to accept the continuance to July 16, 2014. Motion seconded
10 by Mr. House. Motion carried unanimously.

11 **4. Miscellaneous.**

12 a. Report of Officers/Committees.

13 There were no reports of Officers/Committees.

14 c. Other.

15 Mr. Daley said that pursuant to Section 6739, Planning Officials terms last for one year
16 so the time has come for the Board to take action to elect a Chair, Vice Chair and
17 Secretary very soon.

18 Mr. Paine made a motion to keep the Chairman, Vice Chair and Secretary as current.
19 Motion seconded by Mr. Federico. Motion carried unanimously.

20 Mr. Daley discussed the Technical Review Committee. He reminded the Board that Nate
21 Merrill had already been nominated and endorsed. Mr. Daley said the other members are
22 himself, Jeff Hyland, Joe Johnson, Lucy Cushman and Tom House, and hoped the Board
23 would endorse those members.

24 Ms. Werner made a motion that the Board put to a vote the Technical Review Committee
25 (TRC) members, one thru six including Nate Merrill as the Heritage Commission
26 representative. Motion seconded by Mr. Paine. Motion carried unanimously.

27 The Board then discussed the length of term members of the TRC should serve.

28 Ms. Werner made a motion, modified by Mr. Houghton that the recommendation to the
29 Board of Selectmen should be to have Nate Merrill for 1 year, Joe Johnson and Jeff
30 Hyland for 2 years, Tom House and Lucy Cushman for 3 years, and a vacancy for a one
31 year term as an alternate. Motion seconded by Mr. Federico. Motion carried
32 unanimously.

33 Mr. Daley said the next subject was the Master Plan Committee. He explained that
34 attendance has been somewhat lax. Members include Lucy Cushman, himself, Chief
35 Scippa, Director of the Library, Mr. Robert Cook, other department heads, Marty Wool,
36 Joe Johnson, Dan Crow, Seth Hickey, and they still need a member from the school
37 system. Mr. Daley said he is asking the Board's assistance with spreading the word about
38 this committee. They are hoping to have a visioning session facilitated by UNH
39 Cooperative in October of this year. The purpose of the session is to ask the general
40 public what they want to see happening in Town. Mr. House asked if anything had been

1 scheduled yet. Mr. Daley said it hadn't been finalized yet. Mr. Houghton asked when
2 the Committee meets. Mr. Daley said every second and fourth Thursday of the month.

3 Mr. Daley talked about stormwater regulations next. A grant was given to the Town
4 which will expire this autumn. Mr. Daley said he is hoping to meet with Jamie Paine,
5 John Boisver, and Bob Baskerville to reconvene and have a discussion with Rob Roseen
6 and RPC to get a draft done, and then come before the Board to get the regulations
7 adopted and incorporated into the Town's regulations. He hopes to have something by
8 August.

9 *Mr. Merrick arrived at 7:17 pm*

10 The next item Mr. Daley addressed was the NHDOT TE grant project. The Town has
11 selected a consultant, but as it is in the scope and fee process, Mr. Daley was not at liberty
12 to say who the consultant will be. He said this had been an interesting process so far.
13 The guidance has been OK, but had caused them to delay certain aspects along the way,
14 however, they are still on track to meet the necessary deadlines. The first major one is
15 October 1, 2014 which is to have a preliminary design done for this project. Construction
16 should start early next year to meet the deadline of September 2015.

17 Lastly Mr. Daley invited a general discussion from the Board about the design elements
18 in the Gateway and also Town Center districts. He said Subaru was a good example of
19 a project that had incorporated elements with guidance from the Planning Board. He said
20 there were things to think about such as roads and sidewalks and who would be
21 responsible for maintaining them. He asked what kind of ornamental lights the Board
22 would like to see and who is going to pay for them. Mr. Daley then referred to Mr.
23 Scamman's barn and how to consider uses as part of the Gateway standards.

24 Mr. Merrick started the discussion and felt the Board did a good job overall with the
25 Subaru project. Mr. Daley asked Mr. Merrick if he thought the Board would require
26 Market Basket to build sidewalks on both sides of the connector road when they build it.
27 Mr. Merrick said he wasn't sure because there might be another development across the
28 street from the road. He thought sidewalks should be on one side of the street and if the
29 other pad got developed they could build a sidewalk on their side then.

30 Mr. Houghton commented that the Subaru and Autofair site plan applications had raised
31 some issues and maybe the Board should go back and look at the Gateway standards in
32 a workshop fashion and nail down any issues. Ms. Werner said she thought the idea of
33 a workshop was good, but reminded the Board that the Town has voted these standards
34 in.

35 Mr. Daley said the Gateway is all about inner connectivity and he feels that should be the
36 baseline. Mr. Houghton and Ms. Werner said street light design should be uniform. Mr.
37 Paine suggested the TRC have a say in street light design. Ms. Werner suggested asking
38 an architect to suggest some designs. Mr. House said that contemporary designs are more
39 popular nowadays and he senses that when the Gateway regulations were put in place,
40 the thought lay more with inner street ways. He said on a road like the Route 108, 25'
41 between lights isn't really necessary. The Board agreed it would be good to use the
42 current expertise within the TRC. Mr. Daley asked Mr. Houghton if he would like the
43 TRC to meet to discuss the design elements first and then bring those ideas before the

1 Board. Mr. Houghton said he thought it would be a sensible option. Mr. Daley asked if
2 he would like the TRC to look at uses too in particular agricultural uses. The Board agreed
3 it would be good for the TRC to give their thoughts and ideas to the Planning Board who
4 would then meet for a workshop to discuss the TRC's suggestions.

5 Mr. Houghton raised the issue of a letter published in the Exeter Newsletter from a
6 Crockett Hill Farm's resident. He asked Mr. Daley if the developer executed the final
7 approved plans and if he knows that for a fact. Mr. Daley replied in the affirmative. He
8 added that he agrees with the resident's wish for Planning Board meetings to be streamed
9 live.

10 **5. Adjournment.**

11 Mr. Federico made a motion to adjourn at 7:47 pm. Motion seconded by Mr. House. Motion
12 carried unanimously.^{2/}

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