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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **July 16, 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 Tom House, Member
16 Jameson Paine, Member
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18 Members Absent: Bob Baskerville, Vice Chairman
19 Christopher Merrick, Alternate
20 Steve Doyle, Alternate
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22 Staff Present: Lincoln Daley, Town Planner
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24 **1. Call to Order/Roll Call.**

25 The Chairman took roll call.

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

27 a. July 2, 2014

28 Mr. Federico made a motion to approve the minutes as written with the correction to be made
29 by Mr. Daley to Page 2 Line 15. "At a recent work session". Motion seconded by Mr. House.
30 Motion carried unanimously.

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

32 a. **AutoFair Realty II, LLC, 1477 South Willow Street, Manchester, NH 03103 for the**
33 **property located at 41 Portsmouth Avenue, Stratham, NH Tax Map 9, Lot 4.** Site Plan
34 Review Application to construct a 25,600 square foot auto dealership and related lighting,
35 landscaping, drainage, and parking/access improvements. *(Continued from June 18,*
36 *2014)*

37 The Chairman shared that Autofair had requested a continuance to August 6, 2014. Mr.
38 Daley added that the applicant had recently received their D.O.T. permit from the State
39 and as such they are working through the local review process with the Town consultant
40 for drainage and engineering for the project itself. Unfortunately they were unable to
41 meet with the Town consultant in time for tonight's meeting. As yet, the revised
42 landscaping plans haven't been submitted so rather than do things piecemeal, the
43 applicant would prefer a continuance.

1 Mr. Daley said with regard to the easement discussion about public roads on Autofair
2 property, initially Autofair submitted to the Town, a draft Memorandum of
3 Understanding (M.O.U.) for discussion. The Town has provided comments back to
4 Autofair for their input and the Town recently received their revised comments. The
5 Town hopes to have a finalized draft with all the key points agreed to by the August 6,
6 2014 meeting.

7 Mr. Paine made a motion to continue the Autofair Dealership application until August 6,
8 2014. Motion seconded by Mr. House. Motion carried unanimously.

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

10 a. **Workforce Housing Coalition** – Discussion of workforce housing and potential
11 visioning/planning charrette.

12 Ashlee Iber, Executive Director for the Workforce Housing Coalition of the Greater
13 Seacoast introduced herself. She explained that she was there tonight to discuss a project
14 they are working on; a workforce housing design charrette which is similar to the Plan
15 New Hampshire charrette although the workforce housing charrette looks a little more
16 closer at a couple of different parcels of land. This is an educational and outreach project
17 meant to raise awareness of the issue of workforce housing, and the need for it. Ms. Iber
18 explained that workforce housing is meant for middle income families. In the
19 Portsmouth/Rochester area which Stratham is considered a part of, a purchase price of
20 \$284,000 is considered affordable under the State statute. That price is considered
21 affordable for a family making \$84,300 a year. A monthly rent of \$1,140 is considered
22 affordable for someone with an income of \$45,520 a year.

23 Workforce housing isn't just one thing; it can be a house, an apartment in a building, a
24 duplex, a town house condominium or the purchase of a single family home.

25 Ms. Iber said there are 2 property owners in Stratham who are interested in having their
26 property used for workforce housing; Mr. Fred Emanuel and Mr. Kevin King. Ms. Iber
27 said they are hoping to host the charrette in October and would love for the Planning
28 Board to co-sponsor the event. It would be a 2 day event starting with a site walk with
29 a group of professional housing volunteers including architects, landscape architects,
30 professional engineers, and real estate agents to name some. The site walk will be
31 followed by dinner to which the volunteers and interested property owners will be
32 invited. There will be a listening session which is half education and half information
33 gathering from the participants. Day 2 is a planning session. At the end of the day they
34 have a design reveal, and invite people to come back. The charrette looks at what could
35 be built on the property including alternative designs, should there be more flexibility
36 such as water and sewer availability. Surrounding architecture comes into play also. If
37 the majority of buildings were 2 story, they would not design a 10 story building. Ms.
38 Iber said at the end of it all, they create a booklet that can be reviewed.

39 Mr. Daley asked how Ms. Iber intended to reach out to people to inform them of this
40 charrette. Ms. Iber said they had met with the property owners, and the next step is to
41 send letters to all the neighbors in the area. They would also like to have Planning Board
42 members and members from the Economic Development Committee as well as key
43 business owners. Mr. Daley said he was happy to hear a key component of this is the

1 education part. He added that it would be good to have any developers involved with
2 workforce housing to be part of the process so they can share their knowledge and
3 experience with others.

4 Mr. Federico said that Stratham went through a building period in the mid-80s/early 90s
5 where a lot of open space clusters of condominiums were built; Stratham hasn't had one
6 of those development types in over 15 years. He feels that those kind of developments
7 would be perfect for Ms. Iber's vision, and people are more receptive to the idea of a
8 condominium cluster development. Ms. Iber said she thought that was a great idea and
9 explained that when they educate about this, they make a point of informing people there
10 are many different types of workforce housing. Mr. Daley questioned the start time of
11 3:00 pm. Ms. Iber explained that volunteers prefer a week day to a weekend and this
12 way they can still go to work for some of the day. However she said they'd be willing to
13 modify the schedule if the Board felt something else would work better. Mr. Houghton
14 wondered if the time of the design reveal could be a little later in the day. Mr. Daley
15 agreed that they might get a better attendance.

16 Mr. Houghton said he thought this was a good idea and if done well would be highly
17 beneficial to Stratham. He has employees who have to live 30 miles away because they
18 can't afford to live in Stratham. He particularly likes the educational element. Mr. Paine
19 said he would definitely be interested in the educational piece and he believes that would
20 be key to people's perception of workforce housing. Mr. Paul Deschaine said the impacts
21 on the Town should be considered as part of the education piece too. Often people think
22 that the extra children that come with workforce housing can overrun the local school.
23 Mr. Deschaine added that future employers wishing to be based in Stratham will be
24 wondering where they can draw their employees from. They may not choose Stratham
25 if there isn't enough local housing available.

26 Ms. Iber asked how involved the planning board members would like to be involved in
27 this process. Mr. Deschaine said they'd be willing to provide a meeting space. Mr.
28 Houghton said in terms of supporting the initiative and providing space and work through
29 the accommodation aspects, the Board would certainly want to enable it to be a successful
30 initiative.

31 Ms. Iber asked if the Town would consider a donation toward the charrette to help with
32 costs. Mr. Houghton said the Board would consider it.

33 Mr. Fred Emanuel, property owner said he would like to see what the possibilities are for
34 his property, and he's certainly interested in some mixed use. He'd be interested in single
35 family homes or even duplexes being built. He said the biggest hurdle will be education
36 as a lot of people don't know what workforce housing entails. Mr. Emanuel asked Ms.
37 Iber what the size of the work group would be for the charrette. Ms. Iber said they are
38 looking for around 15 professional volunteers to work a day and a half on the project, but
39 listening group sizes vary from community to community.

40 Mr. Houghton asked what typical obstacles were for potential development. Ms. Iber
41 answered that typically its misconceptions; people tend to think its Section 8 housing or
42 publicly managed housing with people who aren't working and therefore aren't
43 contributing to society. Some communities just don't want any more development in their
44 Town. There are also times, she said, that a community will agree, but they expect the

1 houses to be single family houses which very often don't fall within what would be
2 considered affordable workforce housing.

3 Mr. Emanuel said another group of people that should be on board with this, is the Master
4 Plan Committee. Mr. Daley said the Board agrees and the Committee has already been
5 made aware.

6 **5. Miscellaneous.**

7 a. Report of Officers/Committees.

- 8 i. Economic Development Committee
- 9 ii. Exeter-Squamscott River Local Advisory Committee
- 10 iii. Heritage Commission
- 11 iv. Public Works Commission
- 12 v. Stormwater Management Committee
- 13 vi. Town Center Revitalization Committee

14 b. Member Comments.

15 c. Other.

16 Mr. Daley informed the Board that Mary Jane Werner had stepped down from the
17 Planning Board and the Heritage Commission. Mr. Daley thanked her publicly for her
18 service adding that she brought a wide diversity of skills to the Boards which were much
19 appreciated. She will be sorely missed. Mr. Daley said they would obviously need to
20 find a replacement for both the Planning Board and Heritage Board. He hoped a member
21 of the Planning Board would volunteer to be on the Heritage Board. Mr. Deschaine
22 added that the Commission wasn't meeting again until September so the members had
23 time to consider volunteering for that position.

24 Mr. Daley said the process of surveying for the T.E. Grant had been completed. The
25 Town has now submitted the Project Area form to the N.H.D.O.T. and N.H.D.H.R. for
26 consideration. The N.H.D.H.R. basically looks at the historical aspects of the community
27 to identify if any properties or areas could be affected by the T.E. Grant. The next step
28 of the process is the design stage which has to be done fairly soon; the deadline is August
29 1, 2014.

30 **6. Adjournment.**

31 Mr. Paine made a motion to adjourn the meeting at 8:01 pm. Motion seconded by Mr. House.
32 Motion carried unanimously.