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5 **Stratham Planning Board**  
6 **Meeting Minutes**  
7 **November 5, 2014**  
8 **Municipal Center, Selectmen's Meeting Room**  
9 **10 Bunker Hill Avenue**  
10 **Time: 7:00 PM**  
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13 **Members Present:** Bob Baskerville, Vice Chairman  
14 Jameson Paine, Member  
15 Bruno Federico, Selectmen's Representative  
16 Christopher Merrick, Alternate  
17 Nancy Ober, Alternate  
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19 **Members Absent:** Mike Houghton, Chairman  
20 Tom House, Member  
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22 **Staff Present:** Lincoln Daley, Town Planner  
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25 **1. Call to Order/Roll Call.**

26 In the absence of the Chair and Vice Chair, Mr. Paine took roll call.

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

28 a. October 1, 2014

29 Mr. Federico made a motion to accept the October 1 minutes. Seconded by Ms. Ober.  
30 Motion carried unanimously.

31 b. October 15, 2014

32 The October 15 minutes were tabled until more members who were present at the October  
33 15 meeting were available.

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

- 35 a. **Rollins Hill Development, LLC. P.O. Box 432, Stratham, NH for the property**  
36 **located at 20 Rollins Farm Drive, Stratham, NH, Tax Map 3 Lot 24, Tax Map 3**  
37 **Lot 7, and Town of North Hampton, NH Tax Map 15 Lot 24.** Subdivision  
38 Application to construct a 48 lot, over 55 Retirement Planned Community  
39 Development.

40 A motion to continue the public hearing to November 19, 2014 was made by Mr.  
41 Paine. Motion seconded by Mr. Federico. Motion carried unanimously.

- 1 b. **ST Holdings Company, LLC, 37 Portsmouth Avenue, Stratham, NH 03885 for the**  
2 **property located at 37 & 39 Portsmouth Avenue, Stratham, NH Tax Map 9, Lots 2**  
3 **& 3.** Site Plan Application to construct a 7,125 square foot auto dealership building  
4 expansion, parking lot and roadway improvements, and related lighting, landscaping,  
5 drainage enhancements. (Continued from August 6, 2014)

6 Mr. Paine made a motion to continue the public hearing to December 3, 2014. Motion  
7 seconded by Mr. Federico. Motion carried unanimously.

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9 c. **Forma Realty II, LLC., 18 Congress Street, Portsmouth, NH 03801 for the property**  
10 **located at 157 Portsmouth Avenue, Stratham, NH Tax Map 17, Lot 41.** Site Plan  
11 Review Application to upgrade existing parking lot and related landscaping and drainage.

12 Mr. Nichols reminded the Board about the project and shared the few changes that had  
13 been made as a result of their last meeting with the Board for both phases of the project  
14 including an updated landscape plan. He talked about the lighting and added they will  
15 be upgrading the existing pavement also.

16 *Mr. Baskerville arrived at 7:11 pm.*

17 Mr. Nichols talked about drainage next and said that Civilworks had revised the plan and  
18 provided comments. Beals Associates have updated their plan to address those  
19 comments and sent it to Civilworks. Civilworks were happy with the storm water  
20 management as the new project will actually slow down storm water. They feel also that  
21 while the traffic flow is less than perfect it will be an improvement over what currently  
22 exists.

23 Mr. Nichols then addressed the comments in the Town Staff review. He said they would  
24 be requesting a couple of waivers in relation to the comments. He explained that they  
25 would be relocating 2 signs and showed the new location for those on the plan.

26 Mr. Nichols said they would be going before the ZBA on November 6, 2014 to request  
27 a special exception to allow the expansion of the shared parking facilities. He said they  
28 have spoken with the D.O.T. who are happy that one curb cut will be taken away. They  
29 are yet to do any paperwork, but have the D.O.T.'s verbal blessing. Mr. Nichols said  
30 they have put snow storage areas on the plan in accordance with the regulations, but snow  
31 is actually removed from the property.

32 *Mr. Merrick arrived at 7:15 pm*

33 Mr. Nichols moved to waiver requests. He said they would like to request 4 waivers  
34 starting with a waiver from Section 5.8 of the Site Plan regulations for illuminations and  
35 noise emissions, a waiver from Section 4.3.1.k requesting a soils map, Section 4.3.1.d  
36 providing a sketch identifying trees over 6" in caliper, and lastly a waiver from Section  
37 5.9.10 mitigating impacts of parking lots based on existing conditions.

38 Mr. Baskerville commented that the plan changes have been very thorough especially the  
39 landscaping plan.

40 Mr. Paine said that at the entrance to the property on the landscape plan, there appears to  
41 be a large deciduous tree where the egress for the property is. He is concerned that the

1 tree could block the view when exiting the property. He asked if they would be amenable  
2 to planting a small shrub instead. Mr. Nichols said his company didn't do the landscape  
3 plan, but they would be reviewing it with D.O.T. He believes the tree will end up being  
4 removed.

5 Mr. Daley referred to the tree located just south of Formichelli's restaurant. He said the  
6 location is less than 5', and usually a 6' width should be allowed for the growth of the  
7 tree's roots. Mr. Daley asked if there is enough area for that tree to survive long term.  
8 Mr. Nichols said he has to assume the landscape architect took that into consideration.  
9 Mr. Daley then referred to a walkway that is shown wrapped around the western side.  
10 He asked if there is a way internally to access the secondary walkway or do the people  
11 who live in front of the building have to walk around them. Ms. Forma said there are  
12 only 2 apartments that have entry ways at the front of the building. Mr. Daley asked if  
13 there was an opportunity to extend the walkway up through the actual property itself and  
14 the green area. Mr. Nichols said there is an existing stone retaining wall so there would  
15 have to be another set of steps. Mr. Paine returned to the issue of the tree and asked if a  
16 possibility would be to bump out the curb line around the tree. Mr. Merrick said another  
17 option would be to push the parking back. Mr. Nichols said they could adjust the parking  
18 by a couple of feet. Mr. Paine asked if a landscape management plan was necessary. Mr.  
19 Daley said the Town doesn't require it for this project, but they do request a bond for the  
20 trees.

21 Mr. Daley said there are some deciduous trees in front of Formichelli's, but flowering  
22 trees in front of the apartment building. He asked if there was a way to change the  
23 flowering trees to large deciduous ones. Mr. Nichols said it depends on the overhead  
24 wires.

25 Mr. Daley said this is a challenging lot; the plan shows a 7' wide concrete sidewalk and  
26 he wondered if there were any drainage issues associated with it or roof flow that might  
27 impact it. Mr. Nichols said there is a catch basin to capture all the rain. Mr. Daley asked  
28 if there was an opportunity to replicate the landscaping in front of the apartment complex  
29 in this area. Mr. Nichols said they had looked at that, but there are 2 doors that swing  
30 out. Ms. Ober inquired about the plan for outdoor seating in front of Formichelli's that  
31 had been mentioned at the previous meeting. Ms. Forma said they would love to do that,  
32 but due to their septic loading, they are not allowed to add additional seating at this time.  
33 They are putting their hopes on Town water and sewer coming to the Town Center.

34 Mr. Daley asked if there was an opportunity to ask employees to park at the back of the  
35 property. Ms. Forma said absolutely.

36 Ms. Ober asked about the lighting at the back of the property. Ms. Nichols said they  
37 have 2 large spotlights, and there's a light off the existing shed and a couple of other  
38 lights.

39 Mr. Bob Goodrich, abutter said his concern was the width of the building out to the  
40 pavement and asked what the width was. Mr. Goodrich said he was asking because if  
41 they are talking about 2", 3" caliper trees, the canopy will be around 3' or 4'. Mr. Nichols  
42 said the landscape architect had taken that into consideration which is why there will be  
43 dwarf trees planted there which don't grow very tall. The trees will be approximately  
44 30' to the edge of the pavement.

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

3 The Board went through the waiver requests.

4 Mr. Merrick commented on the waiver concerning illumination. He said the project  
5 wasn't adding any extra illumination and was relying on existing fixtures. He felt the  
6 request was reasonable. Mr. Paine said that some of the commercial properties that have  
7 come before the Board recently have introduced LED lighting and he wondered if the  
8 applicant would consider that. Ms. Forma said she hadn't thought about it and didn't  
9 have the authority. Mr. Baskerville added that LED lighting is a real cost saver in the  
10 long term. He mentioned also that should they decide to go ahead with LED in the future,  
11 to consult with Mr. Daley beforehand.

12 Mr. Merrick made a motion to approve the waiver for the lighting in accordance with  
13 Section 5.8 Illuminations/Noise Emissions with the condition that wording is added that  
14 no new lighting is proposed. Motion seconded by Mr. Paine. Motion carried  
15 unanimously.

16 The next waiver for discussion was the waiver from Section 4.3.1.d Identifying trees over  
17 6" in caliper. Mr. Daley said there are 16 trees on the property and the visual impact will  
18 be negligible upon the abutting property owners. Mr. Baskerville added that the  
19 additional landscaping more than compensates for the trees being taken out. Mr. Paine  
20 said any tree planting should be limited to what is on the plan.

21 Mr. Paine made a motion to accept the waiver to Section 4.3.1.d with the condition that  
22 any tree planting be limited to what is on the plan. Motion seconded by Mr. Merrick.  
23 Motion carried unanimously.

24 The next waiver discussed was from Section 4.3.1.k requiring a soils map. Mr.  
25 Baskerville said he agreed as 99% of what the applicant is doing is gravel.

26 Mr. Federico made a motion to waive the soils map as stated in Section 4.3.1.k. Motion  
27 seconded by Ms. Ober. Motion carried unanimously.

28 The final waiver from Section 5.9.10 Mitigating impacts on parking lots was discussed.

29 Mr. Paine asked that as the Town is developing a village-like setting and more pedestrian  
30 movement through the area of this development, if it would help to incorporate  
31 crosswalks. Mr. Daley said a crosswalk would be advantageous. Mr. Nichols said each  
32 use on the property has its own sidewalk. Ms. Forma said she didn't think it was  
33 necessary and the whole point of this plan is to discourage walking; she doesn't like the  
34 idea of people walking through traffic. Mr. Daley said that part of the Town's plans is  
35 to have connectivity between the various businesses that exist.

36 Mr. Baskerville wondered about adding a small sign letting people know that there is  
37 additional parking available at the rear of Formichelli's.

38 Mr. Daley mentioned the plan for a small addition as part of Phase 2. Mr. Nichols said  
39 it is a future proposed idea to provide storage for Formichelli's. Mr. Daley said when  
40 they decided to do that, that they should come before the Technical Review Committee  
41 for architectural review.

1 Mr. Merrick made a motion to accept the waiver request from Section 5.9.10 mitigating  
2 impacts of parking lots in consideration of the current landscape plan. Motion seconded  
3 by Ms. Ober. Motion carried unanimously.

4 Mr. Federico made a motion to approve both Phases 1 and 2 of the plan with the following  
5 conditions:

- 6 1. The granting of the special exception from the ZBA.
- 7 2. A final review and approval of the easement language from Town's legal counsel.
- 8 3. Issuance of the amended curb cut from D.O.T.
- 9 4. The final signage plan has to be submitted to the Town for the Town Planner's and  
10 Code Enforcement Officer's approval.
- 11 5. Standard conditions in accordance with the Town's Site Plan regulations.

12 Motion seconded by Mr. Merrick. Motion carried unanimously.

#### 13 **4. Public Meeting(s).**

##### 14 a. **Planning Board Workshop** – Draft Zoning and Land Use Regulation Amendments.

15 Mr. Daley said he planned on preparing complete language amendments for November  
16 19, 2014 for initial comments and review. There will be a couple of aspects; one being  
17 storm water management which with the assistance of Mr. Baskerville and Mr. Paine,  
18 Mr. Daley has just about completed the revisions to the Site Plan and Subdivision  
19 regulations involving storm water management erosion control. Mr. Baskerville said he  
20 wouldn't be able to attend the November 19 meeting and requested it be put off until the  
21 early December meeting. Mr. Daley said that shouldn't be an issue. Secondly FEMA  
22 has changed their maps which may affect residents in Town. There has been about a 13  
23 acres increase in the flood plain, mainly near the Squampscott River. FEMA has looked  
24 at Stratham's Land Use regulations and made recommendations to make changes. Those  
25 changes are required by mandate.

26 Mr. Daley next addressed making minor amendments for the Gateway and Town Center  
27 districts looking at the issues the Board has experienced with applicants wanting to make  
28 just minor changes to their properties. Mr. Daley said it might be good to assign certain  
29 ratios for example 10% change or less would not require a full blown conditional use  
30 permit from the Planning Board, but above that would. Mr. Daley continued that another  
31 issue that has arisen this year is the use of agricultural uses in Town. One aspect would  
32 be looking at agricultural uses in the Gateway District such as the Scamman barn project.  
33 Next year the 300 year anniversary committee is supporting and sponsoring a farmer's  
34 market on the Scamman Farm. The State statutes recently redefined agro tourism to  
35 include Farm stands and Farmer's markets. That needs to be incorporated into the  
36 regulations to make things easier going forward for both residents and the Board.

37 Mr. Merrick mentioned the septic regulation changes. Mr. Daley confirmed that they  
38 would be included.

#### 39 **5. Miscellaneous.**

40 a. Report of Officers/Committees – None reported.

41 b. Member Comments – No further member comments.

1 c. Other.

2 Mr. Daley talked about the workforce housing charrette held in October. He ran through  
3 the process and said he is expecting a full presentation to be given to the Board in  
4 December. He said there was concern expressed at the charrette about the impact  
5 workforce housing could have on things such as community services; schools, emergency  
6 management as well as density issues. Mr. Merrick concurred it could have an impact  
7 on the schools. Mr. Daley said it really depends on the houses; if they are 2 bedroom  
8 houses then Stratham won't see a lot of extra children. Workforce housing is based on  
9 the median income level of a 4 family household which translates into about \$78,000 for  
10 this area. That translates into the cost of a home for workforce housing being around  
11 \$289,000. Mr. Daley felt that overall the dialogue was positive. Residents asked the  
12 Board of Selectmen to consider the formation of a Housing Committee to look at the  
13 issue of workforce housing and housing in Stratham in general. This will be on the  
14 Selectmen's agenda on November 17 for them to make a decision about forming a  
15 committee.

16 Mr. Federico asked for an update on the Rollins Farm application. Mr. Daley said the  
17 Rockingham Planning Commission met on October 29<sup>th</sup> to discuss the regional impact  
18 issue and a letter was received from them today with comments. In addition there were  
19 comments from Exeter and North Hampton. There was a letter from GPI also concerning  
20 a traffic study. Mr. Daley said he met with the applicant yesterday. They have revised  
21 their plans and may want the various bodies to review those plans prior to the 19<sup>th</sup>. Mr.  
22 Baskerville asked if they have submitted a drainage analysis yet. Mr. Daley said they are  
23 in the process of formalizing their A.O.T. permit which will include an application. That  
24 will be submitted to the State and Civilworks as part of the review process.

25 **6. Adjournment.**

26 Mr. Merrick made a motion to adjourn the meeting at 8:55 pm. Motion seconded by Mr.  
27 Federico. Motion carried unanimously.

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