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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **December 17, 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: Mike Houghton, 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: Bob Baskerville, Vice Chairman
20 Tom House, Member
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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 and asked Mr. Merrick and Ms. Ober to be full voting
26 members. Both members agreed.

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

28 a. December 3, 2014

29 Mr. Merrick made a motion to approve the minutes of December 3, 2014. Motion seconded
30 by Mr. Federico. Motion carried unanimously.

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

32 a. **Rollins Hill Development, LLC. P.O. Box 432, Stratham, NH for the property**
33 **located at 20 Rollins Farm Drive, Stratham, NH, Tax Map 3 Lot 24, Tax Map 3 Lot**
34 **7, and Town of North Hampton, NH Tax Map 15 Lot 24.** Subdivision Application to
35 construct a 48 lot, over 55 Retirement Planned Community Development. (*Continued*
36 *Application from November 19, 2014*).

37 The Chairman explained that late this afternoon, the applicant had asked for a
38 continuance until January 21, 2015 to give them more time to update their plans and
39 complete field survey work for the vernal pools as well.

40 Mr. Federico made a motion that the Board allow the Rollins Hill Farm Development to
41 continue until January 21, 2015. Motion seconded by Mr. Merrick. Motion carried
42 unanimously.

1 Mr. Daley said that the applicant met with the Conservation Commission last week and
2 there was a discussion about a tentative site walk for December 20. In speaking with the
3 applicant today, they don't anticipate having the field survey work done prior to then.
4 Mr. Daley said it would probably be in the best interest of all parties if the site walk
5 occurred after all the survey work was done including the flagging; that would mean a
6 tentative site walk be discussed mid-January. Mr. Federico commented that they have
7 been lucky with the weather so far, but if there is snow on the ground in January, it would
8 be difficult. Mr. Daley said that one of the abutters had mentioned that there is some
9 snow out there at the moment. Mr. Paine asked what is being flagged. Mr. Daley
10 replied that they have surveyed the vernal pools as part of the environmental resource
11 study, and so they are flagged as part of that. Mr. Paine said the point of the site walk is
12 to look at existing conditions versus the proposed plans. Mr. Deschaine asked if the
13 Board is interested in the site walk without the benefit of the surveys or any of the natural
14 resource consultants. Mr. Paine said if the site walk is not immediately available, it
15 would be of interest for the applicant's natural resource consultant to perhaps video tape
16 the corridor from one direction to the other in a continual basis, and then make a
17 presentation for the Board. Mr. Merrick pointed out that it is up to the applicant to decide,
18 but perhaps the Board should make them aware that leaving it until later may not be
19 conducive to the Board's needs due to the possibility of snow.

20 Mr. Daley said he would speak to the applicant. Mr. Federico questioned going on a site
21 walk when all the surveys haven't been completed yet. Mr. Deschaine said perhaps the
22 applicant could video the site walk as a refresher for later on.

23 Mr. Paine said that over a month ago some of the abutters brought up the fact that there
24 had been some tree clearing at the entrance to the property. He asked if there was any
25 concern about tree clearing on the property in proximity to the wetlands or buffers for
26 the vernal pools. Mr. Federico said they had a timber cutting permit to gain access to the
27 property. Mr. Deschaine added that Mr. Paine would be able to see any tree clearing
28 during the site walk. He said that conditionally they had put in an Intent to Cut
29 application which was a lot worse than what they actually did. When the Town reminded
30 them of the Subdivision regulations, they scaled back merely to provide access and to do
31 the lot boundary survey.

32 Mr. Houghton confirmed that Mr. Daley would publish the site walk notice and
33 coordinate with all applicable parties. Mr. Daley said he would.

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

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

36 Mr. Daley explained that based on the past comments from the Board, he had made some
37 minor amendments to the potential zoning ordinance warrant articles. The most revisions
38 were made to the section concerning the duration for a variance or special exception. Mr.
39 Daley had removed the section about the ZBA having authority to extend that time for
40 up to a year if certain conditions are satisfied.

41 Mr. Daley talked about the changes to definitions for agricultural uses and said at the
42 previous meeting Mr. Deschaine had questioned whether or not the Board can regulate
43 or permit certain farming/agricultural uses in certain districts and not allow other defined

1 farming/agricultural uses. Mr. Daley said he had sent this to Town Counsel who is
2 currently reviewing it.

3 Mr. Daley said he hoped the Board would somewhat endorse the warrant articles so they
4 can go to public hearing on January 7, 2015. Mr. Paine asked about the source of text
5 for the amendment to the farm stand notes. Mr. Daley said he had looked at comparable
6 communities which address the issues of farm stands, farmer markets and agritourism.

7 Mr. Houghton felt the amendments were ready to go to a public hearing for Town
8 residents and the Board to make further comment.

9 Mr. Daley added that he didn't see that any of this year's warrant articles require
10 notification under the new statutory requirements as effectively all of the amendments
11 impact the entire Town.

12 **5. Miscellaneous.**

13 a. Report of Officers/Committees.

14 i. Economic Development Committee

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16 Mr. Daley said the Town had recently received its approval from the State division
17 of Economic Development regarding the Economic Revitalization Zone applications.
18 The Town applied for 2 districts in Town; the former college facility and the majority
19 of the Industrial Park. As companies add additional employees they receive a
20 corporate business tax break which doesn't cost the Town anything as it's a State
21 program.

22

23 Mr. Houghton said that Lindt's addition could qualify for this. Mr. Daley confirmed
24 that Lindt could.

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26 Mr. Daley said that unfortunately only part of Bauer's building is in Stratham so Mr.
27 Deschaine suggested reaching out to Exeter's new Economic Development Director
28 and try to expand the application to include the entire parcel.

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30 ii. Heritage Commission.

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32 iii. Town Center Revitalization Committee

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34 Mr. Daley said the Town Committee met with the Town consultants CMA and
35 Ironwood Design to review some of the street scape elements in association with the
36 Town Center improvements. Mr. Hyland gave a good presentation on some ideas
37 and concepts that involve certain ornamental lighting, side walk treatments and in
38 some cases some receptacles with a bench or two. Ultimately the Town is still in the
39 design phase now, but the Town is hoping to finalize the design and present it to the
40 Board of Selectmen soon to meet the requirements of the Federal grant. The current
41 design includes concrete sidewalks with some type of ribbon treatment, horizontal
42 and vertical. For lighting the Town is considering the idea of a 15' straight pole, but
43 the Board of Selectmen is recommending that it be more of a 20' tall crooked type of
44 lighting. Mr. Merrick said the Heritage Commission strongly recommends just a
straight pole, and that the sight line be selected on the appropriate light fixture and

1 pole, and not be driven by the banners or no banners. They feel a pole should be
2 selected that best suits the environment, the street scape, the land scape and then
3 design a banner that fits that pole. They feel it is being done in reverse. Mr. Merrick
4 said that Ms. Mitchell, the Chair for the Heritage Commission was putting together
5 a memo. Mr. Houghton said they had received it already. Mr. Paine said he had
6 similar concerns. Mr. Federico said the light is directed down with a crooked pole
7 versus a straight pole. Mr. Daley said that with L.E.D. lighting there is always
8 opportunity to have directional lighting even with a straight pole. Mr. Merrick said
9 he would like the designer's opinion.

10
11 Mr. Houghton asked if the Town had received much feedback on the banners. Mr.
12 Daley said it has been sporadic, and had been a mixed bag. Most of the negative
13 comments have been about the current color of the banners. Mr. Daley explained
14 that they are essentially fall banners, but they are hoping to put up some winter
15 themed banners; it depends on the budget. There are opportunities for corporate
16 advertisement which would be a revenue stream which could feed other programs
17 within the Town Center. Mr. Federico said that would be for future lighting not the
18 current poles. Mr. Daley said that utility companies do not allow for corporate
19 sponsorship on the utility poles. Mr. Deschaine added that he had heard a variety of
20 negative comments about the banners, and yet other towns have called him to ask
21 where the Town got their banners because they love them.

22
23 Mr. Daley said part of the annual program of the Town Center committee is the
24 decorative holiday trees that are put up along the primary quarter of the Town Center
25 area; this year the Town used Fat Cod Landscaping services and installed 20 trees
26 with decorations. He had received generally positive comments about the trees. Mr.
27 Federico said he had received complaints about 3 of the trees not being lit. Mr.
28 Federico suggested moving those trees in front of Cadieux Furniture, the Wingate
29 and Dr. Zeff's property. Mr. Houghton asked if the Town got permission from those
30 property owners with trees on their properties. Mr. Federico said that they did.

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32 iv. Projects.

33 b. Member Comments.

34 c. Other.

35 **6. Adjournment.**

36 Mr. Federico made a motion to adjourn the meeting at 7:53 pm. Motion seconded by Ms.
37 Ober. Motion carried unanimously.

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