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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **March 18, 2015**
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 Bob Baskerville, Vice Chairman
15 Dave Canada, Selectmen's Representative
16 Tom House, Member
17 Christopher Merrick, Alternate
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19 Members Absent: Jameson Paine, Member
20 Nancy Ober, Alternate
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22 Staff Present: Lincoln Daley, Town Planner
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25 **1. Call to Order/Roll Call.**

26 The Chairman took roll call.

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

- 28 a. February 18, 2015
29 b. March 4, 2015

30 Mr. Merrick made a motion to approve the meeting minutes from February 18, 2015 and
31 March 4, 2015. Motion seconded by Mr. Baskerville. Motion carried unanimously.

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

- 33 a. **Rollins Hill Development, LLC. P.O. Box 432, Stratham, NH for the property**
34 **located at 20 Rollins Farm Drive, Stratham, NH, Tax Map 3 Lot 24, Tax Map 3 Lot**
35 **7, and Town of North Hampton, NH Tax Map 15 Lot 24.** Subdivision Application to
36 construct a 46-lot, over 55 Retirement Planned Community Development. **(Continuance**
37 **Request to April 15th)**

38 Mr. House moved to continue the public hearing until April 15th. Mr. Baskerville
39 seconded the motion, which passed unanimously.

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

- 1 a. **Christopher M. Phillips, Trustee of Christopher M. Phillips Rev. Trust, 16 Patriots**
2 **Way, Stratham NH, Map 17 Lot 1 and Copley Investments, LLC, 7 Charles Drive,**
3 **Stratham NH for the property located at 125R Portsmouth Avenue, Map 17 Lot 8.**
4 Preliminary Consultation to construct a 5-lot Subdivision development.

5 Mr. Daley stated that the applicant was required to appear before the Planning Board for
6 consultation to save time and to familiarize the Planning Board of the project and make
7 sure the applicant is aware of the process going forward. Jon Ring of Jones & Beach
8 Engineers stated there were 2 existing lots currently, and they were looking to create
9 three additional new lots for a total of 5 lots.

10 Mr. Ring took the floor and described the project which will be a cul-de-sac with a 60
11 foot radius which is consistent with other projects in town. Mr. Daley indicated that there
12 was a requirement for a connection point that would require Patriots Road to be extended.

13 Tim Phoenix of 15 Patriots Road asked if the location of the new road could be moved
14 more to the middle and stated he would like to see the plan for the buffers. He continued
15 he would prefer not to see a large sign at the end of his driveway where the road was
16 going to be extended. Mr. Phoenix asked if the 60 foot right of way was a proposal from
17 the developer or if it was a requirement from the town. Mr. Daley responded that it was
18 a requirement for new subdivisions. He continued that this subdivision was a part of the
19 Wingate Woods plan that was approved in 2001 and that plan stated that if Patriots Road
20 was ever to be extended it would need the opportunity to be a looped road. Mr. Phoenix
21 stated he was not against the subdivision but he strongly opposed the right of way because
22 he had no idea what kind of development could be built in the future.

23 Jen Carter of 18 Patriots Way stated that she appreciated how forthcoming the applicant
24 had been thus far and thought the development seems to be nice. She continued that she
25 agreed with Mr. Phoenix and stated that she never thought a road was going to be put
26 there. Ms. Carter noted that she had a child that was hearing impaired and asked if there
27 was any way to push the road further away for the child's safety. Mr. Daley responded
28 that he would check with the fire chief to see if a variance would be possible.

29 David Wade of DD Alliance Property Resources asked how many new wells were going
30 to be installed. Mr. Ring responded that there would be three new wells as there were
31 already wells on the 2 current lots. Mr. Wade asked how that would affect his property
32 and asked if any analysis had been done on the potential impact. Mr. Ring responded
33 that there was not typically any analysis done like that on a three lot development. Mr.
34 Wade noted he would like some assurance that it was not going to negatively affect his
35 property.

36 Neil Gallant of 11 Patriots Way asked relative to the 60 foot road extension, how many
37 potential homes this could open access to in the future. Mr. Daley responded that an
38 analysis had not been done on that issue but there was enough acreage for up to 50 new
39 homes. Mr. Gallant asked if the end of Patriots Road would loop back as it was not
40 described in the plan. Mr. Daley replied that it was not specified in order to allow for
41 future development opportunities. Tim Knowles of 14 Patriots Road noted that he would
42 not have an issue with putting the road closer to the center and asked if there was going
43 to be any street lighting installed. Mr. Ring responded that lighting was not shown in the
44 current plan but was being considered by the applicant and would consist of short,

1 decorative lights. Eric Reeve of 12 Patriots Road stated that he thought the current
2 property values were going to decrease because the homes would no longer be backing
3 farm land and would be looking at another house. April Mason of 21 Patriots Road asked
4 where the Wingate Woods development started. Mr. Daley replied that all of Patriots
5 Road was included in the development. Ms. Carter asked if there was any chance to get
6 a variance for an unused area on either side of the new road (Sanctuary Road) that would
7 detract from the two acre lots so that the road could be more in the middle. Mr. Ring
8 responded that he thought that they would be able to do that.

9 Bob Goodrich of 321 Portsmouth Avenue noted that every year more houses were being
10 built and there was less farmland. Mr. Daley then described the 2001 Phase III plan for
11 Wingate Woods. Mr. House noted that he was only seeing this for the first time that
12 evening and would like the chance to take a look at the property involved. Mr. Daley
13 indicated that the Planning Board would have to accept the application before they could
14 complete a site walk. Mr. Baskerville encouraged the applicant to look at shifting the
15 road to the middle. The Board then discussed their recommendations to the applicant
16 and stated they would like to see the 2001 minutes relative to Wingate Woods. Mr. Daley
17 noted that new road names would have to go before the Board of Selectman for approval
18 and suggested removing the Sanctuary Road name from the application. He then asked
19 when they could expect to see the application come before the Planning Board and noted
20 that April 15th would be a good date. Mr. Ring stated he was okay with the April 15th
21 date. The Board then closed the public meeting.

22 **5. Miscellaneous.**

- 23 a. Report of Officers/Committees.
- 24 i. Economic Development Committee
 - 25 ii. Exeter-Squamscott River Local Advisory Committee
 - 26 iii. Heritage Commission.
 - 27 iv. Public Works Commission
 - 28 v. Stormwater Management Committee
 - 29 vi. Town Center Revitalization Committee
 - 30 vii. Projects.
- 31 b. Member Comments.
- 32 c. Other.

33 Mr. Daley noted that Articles 2 & 8 had not been approved at the Town Meeting and the
34 Town was currently reaching out to the farming community to discuss concerns and
35 opportunities. He continued there were going to be two town sponsored workshops
36 which would be facilitated by the Rockingham Planning Commission (RPC) on April 14
37 and April 28, 2015.

38 Mr. Daley stated that the sound from the Lindt factory had been a problem and they had
39 been required to submit a sound mitigation study. He continued that they had received
40 the study and it was a condition of the permit approval that required any repairs for the
41 sound issues to be completed before it would be approved. Mr. Daley noted that they
42 had not complied with all of the recommendations of the study and was looking for
43 guidance from the Board on how to proceed. Mr. Houghton stated that Lindt needed to

1 be notified that these requirements were not an option and would need to be completed
2 before a permit would be approved. Mr. Daley replied that he would draft a letter to
3 Lindt reminding them of the conditions that needed to be met.

4 Mr. Baskerville stated that the Chamber of Commerce did an economic forum for
5 Stratham and Exeter and were moving towards Newmarket. He continued they were
6 going to begin talking about TIFs and that there was a meeting scheduled for June 3, 2015
7 and encouraged the Board to attend.

8 Mr. Daley noted that WISE was a three town grant that looked at the watershed of Great
9 Bay and looked at improving the water quality. He continued there was a meeting
10 scheduled for the following night to review the findings of the study.

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12 **6. Adjournment.**

13 Mr. House moved to adjourn. Mr. Baskerville seconded the motion, which passed
14 unanimously. Meeting adjourned at 8:55 P.M.