



1  
2  
3  
4  
5 **Stratham Planning Board**  
6 **Meeting Minutes**  
7 **July 1, 2015**  
8 **Municipal Center, Selectmen's Meeting Room**  
9 10 Bunker Hill Avenue  
10 Time: 7:00 PM  
11

---

12  
13 Members Present: Mike Houghton, Chairman  
14 Bob Baskerville, Vice Chairman  
15 David Canada, Selectmen's Representative  
16 Nancy Ober, Alternate  
17  
18 Members Absent: Tom House, Member  
19 Jameson Paine, Member  
20 Christopher Merrick, Alternate  
21  
22 Staff Present: Lincoln Daley, Town Planner  
23

---

24 **1. Call to Order/Roll Call.**

25 The Chairman took roll call and asked Ms. Ober to be a voting member. Ms. Ober agreed.

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

27 a. June 3, 2015

28 Mr. Canada made a motion to accept the June 3, 2105 minutes as presented. Motion  
29 seconded by Ms. Ober. Motion carried unanimously.

30 b. June 17, 2015

31 The Chairman deferred the June 17, 2015 minutes as Ms. Ober was not present that  
32 meeting.

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

- 34 a. **Rollins Hill Development, LLC. P.O. Box 432, Stratham, NH for the property**  
35 **located at 20 Rollins Farm Drive, Stratham, NH, Tax Map 3 Lot 24, Tax Map 3 Lot**  
36 **7, and Town of North Hampton, NH Tax Map 15 Lot 24.** Subdivision Application to  
37 construct a 43-lot, over 55 Retirement Planned Community Development

38 Mr. Rob Graham representing Rollins Hill Development, LLC, took the floor and said  
39 they were prepared to provide the Board a brief update followed by a request for a  
40 continuance.

1 Mr. Graham stated they had a workshop meeting this morning with Cindy Balcius  
2 (Stoney Ridge Environmental), Mr. Houghton, Ms. Knab, Mr. Daley and the applicant's  
3 team. Part of the reason for a continuance request is that there isn't enough time to react  
4 to Ms. Balcius's findings, the Civilworks' report, or some comments from Mr. Daley.

5 Mr. Graham referred to Mr. Daley's staff report and said they had talked about the 65  
6 days requirement. Mr. Daley confirmed through the October 1, 2014 minutes that the 65  
7 day reference referenced the completion of the application to give the applicant more  
8 time to submit a complete application. The application was formally accepted as  
9 complete on June 3, 2015 so the clock started from that date.

10 Mr. Graham referred to the comments about additional test pits. He recollected that they  
11 would just be designing the systems. Mr. Canada and Daley both recalled that the  
12 Planning Board would choose lots that needed extra test pits.

13 *Mr. Baskerville arrived at 7:05 pm.*

14 Mr. Daley read from the minutes to confirm that the Board would choose which lots  
15 needed an additional test pit. He suggested the Board choose those lots once they receive  
16 revised plans. Mr. Houghton asked if the revised lots would be around the upland areas  
17 near the vernal pools. Mr. Graham confirmed that was the case.

18 Mr. Houghton asked if there was any consideration to revisions at the other end of the  
19 subdivision. Mr. Graham said there wasn't.

20 Mr. Baskerville said he was looking for a grading plan for lots 41 through 45 where he  
21 imagines a lot of material will be taken off of the top. He imagined the test pits that they  
22 did were only 6 feet deep and they might be taking off 10' of soil. Mr. Graham said they  
23 did test pits to 25 feet in the area Mr. Baskerville was referring to. Mr. Baskerville said  
24 he would like to see the test pit logs and the design and erosion control for those lots too.  
25 Mr. Baskerville observed that those lots are probably the closest ones to Lindt  
26 manufacturing and the Town has received complaints from others about the noise coming  
27 from there, and yet the plan shows all the vegetation and trees will be removed from that  
28 area. Mr. Graham responded that they are holding buffers against the boundary. Mr.  
29 Baskerville said he'd like to see the design for those. Mr. Graham said he would like to  
30 start by providing the requested pit logs.

31 Mr. Baskerville referred to certain State permits, some of which can take 3 to 6 months,  
32 but a septic system design approval should only take a week so that could be saved until  
33 the very end when lots are laid out. Mr. Graham referred to the north east corner and  
34 identified the lots that are adjacent to the sensitive resource areas, and said they are  
35 tightening the design, and will be doing the lots there first rather than wait until after they  
36 are approved because they will amend the State permits with those designs.

37 Mr. Victor Manougian, applicant's attorney talked to the Board about the Memorandum  
38 of Understanding (M.O.U.) He stated that the draft has been done, but Mr. Manougian  
39 didn't want to share it before the other party (Lindt) had seen it as there were recent  
40 changes made. Mr. Daley confirmed he had reached out to Robert Michalski, Vice  
41 President of Operations at Lindt, but as of yet had not heard anything. He explained that  
42 Mr. Michalski has a previous version of the M.O.U. He asked Mr. Daley if he would

1 like them to communicate directly with Mr. Michalski or with Town Counsel. Mr. Daley  
2 said he would try to get communication going tomorrow.

3 Mr. Manougian said they would like to continue until July 15, 2015.

4 Mr. Daley said they had been working with Ms. Balcius who had mentioned she would  
5 have a report ready for their review by Tuesday, July 7, 2015. They are hoping to have  
6 a further workshop with the applicant on the following Thursday at 8:30 am to discuss  
7 the finding of that report and allow the applicant to respond accordingly.

8 Ms. Kathleen Breslin, resident said she didn't fully understand what had just occurred as  
9 she couldn't see the plans and what had been referred to. Mr. Daley and Mr. Graham  
10 explained what had been discussed using the plan set to clarify.

11 Peter Wiggin asked if the heirs of Fred B. Wiggin indicated on the plan were considered  
12 abutters to the project. Mr. Daley said that area hasn't been surveyed a result of which  
13 the heirs of Fred B Wiggin have been shown as part of the Rollins Hill Development,  
14 LLC. The Rollins Hill Development, LLC identified the abutters according not only to  
15 the assessor's information but as part of their own research and discovery only. The  
16 process is still in an investigatory stage. Mr. Deschaine said the short answer is that they  
17 are abutters, but the exact heirs are unknown. If someone can provide some evidence as  
18 to who those persons are, then they will be notified about this application. Mr. Canada  
19 asked who had been paying taxes on that property. Mr. Deschaine replied Rollins Hill  
20 Development, LLC up until now as the assessing information indicated the land belonged  
21 to them. Mr. Daley added that Town staff is meeting with the applicant to go over the  
22 survey to make the Town's tax maps coincide with that.

23 Mr. Deschaine said he had heard many times this evening about certain cuts and fills  
24 occurring on the property. He talked about the subdivision regulations and Statute which  
25 state as long as that fill is used on site it's not a problem, but if its eventual purpose is to  
26 leave off site then it's considered an excavation which may prompt a review and  
27 excavation tax.

28 Mr. Baskerville made a motion to continue until July 15, 2015. Motion seconded by Mr.  
29 Canada. Motion carried unanimously.

30 **4. Miscellaneous.**

31 a. Report of Officers/Committees.

32 i. Stormwater Management Committee

33  
34 Mr. Daley briefly provided an update on the Pollution Tracking and Accounting Pilot  
35 Program (PTAPP) and Piscataqua Region Environmental Planning Assessment  
36 (PREPA) grant programs the Town had been awarded. He explained that there is an  
37 opportunity for the Town to update the stormwater management regulations using  
38 Rob Roseen as the consultant working with Mr. Baskerville, Mr. Paine, and himself  
39 as part of the Stormwater Management sub-committee. The anticipated goal was to  
40 complete the revised stormwater regulations by the fall for consideration and  
41 adoption by the Planning Board.  
42

1 As part of the PREPA grant, Mr. Daley stated they are looking at the possibility of  
2 fertilizer regulations of some sort, looking at buffers from vernal pools, and setbacks  
3 from other wetland areas in town.  
4

5 Mr. Baskerville said he and Rob Roseen had pulled out the stormwater regulations  
6 and looked at areas that they both agreed on and areas where Mr. Baskerville has  
7 concerns; many of which are technical issues. He asked the Board if they mind him  
8 having breakfast with Mr. Roseen every couple of weeks to better understand the  
9 regulations. The Board didn't mind.  
10

11 Mr. Baskerville commented that he had looked at the porous pavement on the Subaru  
12 site and he thought it was working very well.  
13

14 ii. Town Center Revitalization Committee  
15

16 Mr. Daley gave an update on the Transportation Enhancement grant; the right of way  
17 discussions have been finalized with the affected parties looking to have permanent  
18 and temporary easements. The Town is hoping to go to bid end of this month, early  
19 next month for construction in late August, early September.  
20

21 b. Member Comments.

22 Mr. Canada suggested the minutes be sent out electronically ahead of time so the  
23 members have time to review them so they can be approved at the next meeting.

24 Mr. Houghton added he would advocate information being electronically distributed to  
25 the board members as it becomes available rather than receiving a large packet of  
26 information all at once. He finds it difficult to go through all the information in between  
27 the time he receives it and the meeting.

28 Mr. Daley asked the Board if they would be amenable to receiving links to the  
29 information if it is placed on the website. Mr. Houghton said he was not opposed to that.

30 Mr. Davis, reporter from Exeter Newsletter said he would like it if audio files from the  
31 meetings could be placed on the website. Mr. Daley explained that the files were too  
32 large to upload. Mr. Davis said he wishes the meetings were streamed. Mr. Canada said  
33 it was difficult to find somebody who could do it.

34 Mr. Baskerville pointed out that they do receive the minutes several days before a  
35 meeting.

36 **5. Adjournment.**

37 Mr. Baskerville made a motion to adjourn at 7:47 pm. Motion seconded by Ms. Ober.  
38 Motion carried unanimously.