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5 **Stratham Planning Board**  
6 **Meeting Minutes**  
7 **November 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 Jameson Paine, Member  
17 Tom House, Member  
18 Nancy Ober, Alternate  
19  
20 Members Absent: Christopher Merrick, Alternate  
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22 **1. Call to Order/Roll Call.**

23 The Chairman took roll call.

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

25 a. October 21, 2015

26 Mr. Paine made a motion to approve the minutes from October 21, 2015. Motion  
27 seconded by Mr. Baskerville with the comment from Mr. Houghton that staff check the  
28 last name of Scott Gove. Motion carried unanimously. Mr. House asked to abstain as  
29 he wasn't present at this meeting.

30 b. November 4, 2015

31 The Chairman recommended the Board review the November 4 minutes for approval at  
32 the next meeting and let Ms. Cutler know of any changes or modifications.

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

- 34 a. **Verizon Wireless, represented by McLane Law Firm, 900 Elm Street, Manchester,**  
35 **NH 03101 for the property located at 28 Bunker Hill Avenue, Tax Map 9 Lot 51.**  
36 Conditional Use Permit application, Site Plan Review Application, and Special  
37 Exception Permit application pursuant to Sections 19.4.2 and 19.7 of the Stratham  
38 Zoning Ordinance to construct a 90' tall monopole wireless service facility, associated  
39 antennas and cabling, and installation of ground based telecommunications equipment  
40 and fencing. (*Requesting continuance until December 2<sup>nd</sup>, 2015*).

41 The Chairman said the applicant has provided a letter, dated November 13, 2015 to the  
42 Town Planner requesting a continuance to the next Planning Board meeting on December

1 2, 2015. They agree to waive and extend the 150 day time period until December 18,  
2 2015.

3 Mr. House made a motion to continue the application for Verizon Wireless to December  
4 2, 2015. Motion seconded by Mr. Paine. Motion carried unanimously.

5 **4. Miscellaneous.**

6 a. Other.

7 Mr. Houghton said he had reached out to Mr. Deschaine, Town Administrator and Ms.  
8 Cutler to find out what is on the horizon relative to prospective warrant articles. Mr.  
9 Houghton asked Mr. Deschaine when they would need to be submitted to the Town  
10 Clerk for Town meeting. Mr. Deschaine said by February 2, 2016.

11 Mr. Deschaine shared that in the interim while the Town seeks a new Town Planner,  
12 Mr. Glenn Coppelman from the Rockingham Planning Commission (RPC) will be  
13 responsible for warrant articles and the statutory deadlines that go with that.

14 Mr. Deschaine talked about the amendments he was aware of. He said the agricultural  
15 group worked all summer long through a grant from the RPC and they are under contract  
16 to provide deliverables from those discussions. The basic parameters are adopting the  
17 State definitions for agriculture and some issues concerning relief from some building  
18 codes. Mr. Paine said they wanted to allow all agricultural uses in the entire business  
19 district; it's not allowed there and would be a pretty substantial change. Mr. Deschaine  
20 said he had informed and asked Mr. Coppelman to find out how far along they were in  
21 the process with that. During that discussion the subject of agro tourism came up and  
22 its definition which they felt needed to be amended; that doesn't come under the remit  
23 of the grant. Mr. Canada gave examples of agro tourism and said because they want to  
24 give farmers waivers from the zoning requirements the biggest question is who's a  
25 farmer.

26 Mr. House asked if it was possible to get something ahead of time so they'd be ready to  
27 discuss it at a meeting. Mr. Deschaine said he didn't think it would be that cumbersome  
28 and that they wouldn't really be changing their actions from last year. Mr. Canada asked  
29 Mr. Deschaine if he could send the relevant R.S.A. to the Board for their reference. Mr.  
30 House asked if somebody would be presenting this warrant article to them or if they just  
31 will sit there and just read it. Mr. Deschaine said he would have to coordinate with  
32 Glenn Coppelman to determine the intent of the RPC. Mr. Houghton and other members  
33 agreed it would be beneficial to get it ahead of time.

34 Mr. Deschaine continued that they had received a PREPA grant to deal with storm water  
35 and wetland setback issues. There has been a working group which meets tomorrow to  
36 have discussions with the Conservation Commission to get their input. Rob Roseen is  
37 the lead on that group so they are charged with bringing the amendments forward. Mr.  
38 Baskerville said there have been different opinions on the issue concerning the way to  
39 go so he feels it hasn't really gelled yet; he hasn't seen anything close to final language  
40 for the wetlands. Mr. Baskerville said for storm water, they are looking to do that under  
41 regulations not under an ordinance so it doesn't require Town meeting.

42 Mr. Deschaine said other amendments that would fall under the Planner's purview  
43 include amendments to the sign ordinance. He explained that there had been a court

1 case out of Arizona which significantly changed the landscape of sign ordinances. The  
2 person concerned wanted to know why they were being held to a different standard from  
3 other people in Town who had put up political signs, or signs temporary in nature. The  
4 Supreme Court said that if any regulations are premised on the content of a sign then it  
5 can be unconstitutional. Mr. Deschaine gave examples of how Stratham's sign  
6 ordinance deals differently with signs, citing real estate and agricultural ones as  
7 examples. The difficulty is with political signs as there is a State law for those. Mr.  
8 Baskerville asked if they could tackle it next year. Mr. Deschaine said that unfortunately  
9 it presents an enforcement issue because people can say the Town is treating them  
10 differently per Supreme Court. The ordinance can control the time and place, but  
11 everybody has to be treated the same.

12 Mr. Bruce Scamman, resident said there is an old law that dates back to the sixties about  
13 where you can have signs and you have to be on your own property also. They had to  
14 deal with that when they put the Stratham Memorial School sign back up. They had to  
15 move it because it wasn't on the school's property. He said the Town might be able to  
16 tie into other rules to help regulate signs. Mr. Deschaine said Mr. Coppelman will be  
17 responsible for the signs ordinance.

18 Mr. Deschaine continued that there had been a request to put a restriction on car  
19 dealerships be they banned outright or limited to a specific number or distance between  
20 them. Mr. Daley has committed to deliver the warrant article for that.

21 The topic of the conversation turned to Rollins Hill Development which was approved  
22 at the previous meeting. Mr. Baskerville said he had met with Mr. Daley and Rollins  
23 Hill Development last week and picked out 6 or 7 lots besides the ones by the vernal  
24 pool for the applicant to provide septic designs for. The applicant agreed. They are  
25 working on erosion control too which will be reviewed by Civilworks. Mr. Paine asked  
26 who was going to witness test pits. Mr. Baskerville said they had been done already.  
27 Rollins Hill Development are going to do the designs immediately before the plans are  
28 signed; turn them all in and have them reviewed by Civilworks.

29 Mr. Baskerville brought up the issue that in the subdivision where he lives, there have  
30 been problems with arsenic in the community well. Apparently the pipe at the end of  
31 his system is only 20 – 30' away from the aquarium system in North Hampton. They  
32 had a meeting with the aquarium and it's unanimous they would all like to connect to  
33 the public water so they have to come before the Board to update the plans. Mr.  
34 Scamman asked if the aquarium thinks they could go down to Bunker Hill Avenue and  
35 tie into Stratham's commercial district. Mr. Canada said it's been discussed. Mr.  
36 Baskerville said they probably couldn't extend beyond Winterberry because they  
37 wouldn't have the pressure in the supply. An analysis hasn't been done yet for the homes  
38 that hope to change over their water system so they may find that there isn't enough  
39 pressure in the line for those homes.

40 The conversation returned to warrant articles. Mr. Canada said he thought the regulation  
41 that states 10 acres of land or more is needed to permit the installation of a mono-pine  
42 was somewhat silly. He asked if that was a regulation that the Board could handle at  
43 any time. He added they won't get many applications so they could continue to address

1 it via a waiver. The Board contemplated if it was worth tackling at this juncture. Mr.  
2 Houghton said he didn't feel it was urgent at this moment in time.

3 Mr. Canada informed the Board that interviews for a new Town Planner would be  
4 starting on Friday, November 20 and Monday November 23, 2015. He asked the Board  
5 if they had any feedback on what they would like to see in the new Planner. The Board  
6 members and Mr. Scamman gave their feedback. The Master Plan was discussed and  
7 its future. Mr. Deschaine mentioned that there are never enough hours available to the  
8 Planner to re-write the current one. Mr. Scamman mentioned that the Town of Bow has  
9 a group that meets with their Planner once a month so they are updated on all things  
10 planning.

11 Mr. Baskerville said he hadn't heard an update from the Economic Development  
12 Committee (E.D.C.) in a while. Mr. Houghton said they don't meet very often largely  
13 because there is a fairly pervasive lack of interest from the business community in town.  
14 It was acknowledged that the Committee has done some good things.

15 Mr. Paine asked about water and sewer to the Town. Mr. Deschaine said water was  
16 looking hopeful; the Exeter Board of Selectmen reviewed a draft of an agreement which  
17 all parties have, at least in concept, agreed to. There are still a few wordsmithing issues,  
18 but nothing too serious. They have to consolidate all the comments from the parties  
19 involved and get them to the Town Manager. Stratham's Board of Selectmen will in  
20 turn review the agreement. Construction estimates are being gathered from Wright and  
21 Pierce for some of the infrastructure which will be able to begin if funded at a Town  
22 meeting. Sewer is taking a little longer than water.

23 Mr. House asked when the CIP would come in. Mr. Deschaine said department heads  
24 are supposed to submit their input by December 1<sup>st</sup> and they will start compiling them.

25 **5. Adjournment.**

26 Mr. Baskerville made a motion to adjourn at 8:07 pm. Motion seconded by Mr. House.  
27 Motion carried unanimously.

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