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5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **January 20, 2016**
8 **Municipal Center, Selectmen's Meeting Room**
9 10 Bunker Hill Avenue
10 Time: 7:00 PM
11

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13 Members Present: Mike Houghton, Chairman
14 Bob Baskerville, Vice Chairman
15 David Canada, Selectmen's Representative
16 Jameson Paine, Member
17 Nancy Ober, Alternate
18 Lee Paladino, Alternate
19

20 Members Absent: Tom House, Member
21

22 Staff Present: Tavis Austin, 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 in Mr. House's
26 absence. Ms. Ober agreed.

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

28 **a. January 06, 2016**

29 Mr. Baskerville made a motion to approve the minutes as of January 6, 2016 with the
30 amendment made by Mr. Paine to change the word "wetlands" to "storm water" on page
31 11. Motion seconded by Mr. Paine. Motion carried unanimously.
32

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

34 **a. Verizon Wireless, 28 Bunker Hill Avenue, Tax Map 9 Lot 51.** Site Plan Review and
35 Conditional Use Permit to construct 90' tall wireless service facility, related accessory
36 structures and equipment, and access. (Requested continuance until February 03, 2016)

37 Mr. Houghton read out a letter from the applicant requesting a continuance to February
38 03, 2016.

39 Mr. Baskerville made a motion that the Planning Board continue the Verizon Wireless,
40 28 Bunker Hill Avenue to the next Board meeting of February 3rd, 2016. Motion
41 seconded by Ms. Ober. Motion carried unanimously.

1 **b. John Reiss, 16 Emery Lane, Stratham, NH, Tax Map 13 Lot 57.** Minor Subdivision;
2 dividing the property into 2 lots. (Requested continuance until February 17, 2016).

3 Mr. Houghton read out a letter from the applicant requesting a continuance to February
4 17, 2016.

5 Mr. Baskerville made an observation that the agenda says February 20 instead of
6 February 17, 2016.

7 Mr. Baskerville made a motion that the Planning Board continue the subdivision plan
8 application of John Reiss for Map 13 Lot 57 until February 17, 2016. Motion seconded
9 by Mr. Paine. Motion carried unanimously.

10 **c. Planning Board Workshop – Draft Zoning and Land Use Regulation Amendments;**
11 continued discussion of zoning amendments for Agriculture

12 The Chairman said as of the last meeting, a definition for agritourism was implemented
13 and there is one remaining point of discussion to be resolved. That deals with the central
14 zone of the Gateway District and specifically the requirement for any professional
15 consultations if the Planning Board deems it necessary.

16 Mr. Glen Greenwood, RPC ran through the red line administrative changes.

17 Mr. Deschaine, Town Administrator said to clarify they are using just the amendment
18 and not the redline version. The items that are labelled 2.1.6, and Agritourism, the
19 amendment to 3.6 and 3.6.1 and prior amendment to 3.8 that references the definitions;
20 they were all discussed in a prior public hearing and no changes had occurred to those
21 items. Should anybody choose to amend those items, they will be done for this year as
22 there are no more public hearings to discuss those. His recollection is that the component
23 from Section 3.8 is what instigated the need for a second public hearing. Mr. Greenwood
24 said the only changes they can make tonight are editorial and the Board can't do anything
25 that would substantively change the language. If the Board chooses to do that, it won't
26 go forward to this year's Town Meeting.

27 Mr. Houghton said he remembered a discussion about changing the wording of structure
28 to buildings. He recommends that change is made. The Board members agreed.

29 Mr. Bruce Scamman said he sees "structure" at least 3 times in various paragraphs and
30 wanted confirmation that would be amended to read "buildings". Mr. Scamman said
31 he didn't like the fact that the regulations require a conditional use permit (CUP) for
32 agricultural structures and would prefer not to see that in there.

33 Mr. Nate Merrill, resident said the Agricultural working group would not be supportive
34 of the language that has been put in although he thinks it will still pass as it's better than
35 before.

36 Mr. Greenwood said he believes the amount of times a CUP will be requested is probably
37 going to be minimal. If the Board discovers it isn't really needed it would be an easy fix
38 to remove that.

39 Mr. Baskerville made a motion that the Board approve both changes to the Stratham
40 Zoning Ordinance in accordance with the draft dated 1/8/2016 with the editorial change
41 that in Section 3.8 in the Zoning Ordinance the 3 sentences with the word "structures"

1 will be replaced with the word “buildings”. Motion seconded by Mr. Paine. Motion
2 carried unanimously.

3 Mr. Deschaine asked the Board if they had any opinion in which order the Warrant
4 Articles should appear. The Board felt the agricultural amendments should be first with
5 the citizens’ petition second.

6 **4. Miscellaneous**

7 a. Report of Officers/Committees.

8 i. Public Works Commission
9

10 Mr. John Boisvert, PWC Chair, updated the Board on the current situation
11 concerning water coming to Stratham’s Gateway District. An agreement has
12 been reached with Exeter. In the agreement the Town will have the ability to
13 purchase 125,000 gallons per day of water averaged out over 365 days which
14 allows for some flexibility. That will go up to the Frying Pan Lane area. Exeter
15 are helping with the infrastructure in order to reserve capacity for Stratham at a
16 cost of \$2 Million. It would cost Stratham 2 or 3 times more to do this alone.
17

18 Mr. Boisvert said the maximum flow that can be dropped into Stratham’s system
19 is 1500 gallons per minute. Once a tank is built, the flow will increase
20 significantly. He explained where the pumps and piping would run and said if
21 the Board sees a warrant article requesting funding it is for this stage of the
22 process. It’s a large sum of money, but as development occurs and revenue starts
23 coming in, they are hoping it will gain momentum. They are still limited because
24 Stratham doesn’t have the waste water sewer yet.
25

26 Mr. Baskerville asked if the Town would require a buy-in fee from customers and
27 if so would that be determined by the Selectmen. Mr. Boisvert said they don’t
28 know where those buy-in fees are yet. They will need to come back to develop
29 the whole rate structure before the Selectmen decide on that.
30

31 Mr. Deschaine commented that if the Town gets bonding authority in March, a
32 pile of money doesn’t just magically fall onto the desk. He said one scenario
33 might be that a business such as Market Basket might say they want the water
34 and they want it now. They would have to pay for that segment which would be
35 their buy-in fee and that could reduce the overall commitment to that phase.
36

37 Mr. Scamman, member of the budget committee said the committee was
38 discussing if some money would be needed short term to help set this up. He was
39 concerned there wouldn’t be any money and the thought process was that money
40 could come out of long term bond money.
41

42 Mr. Peter Grey, resident asked if he could assume that the PWC has already gone
43 ahead and discussed this matter with the businesses that would be benefitting
44 from this to gauge their level of interest in this. Mr. Boisvert said they have had
45 formal discussions with lots of the owners and there is certainly a demand for this

1 particularly for fire protection. Mr. Grey asked that if this goes through would it
2 be optional for businesses to connect to the water. Mr. Boisvert said for sewer
3 they would have to, but for water they technically don't have to, but if there are
4 hydrants or fire suppression capabilities, the businesses will benefit from that
5 directly so through certain fire protection charges that could be applied to the
6 businesses. Mr. Grey said it sounds as though Mr. Boisvert is hoping that the
7 entire project could be funded solely by those businesses benefitting from it, but
8 he heard a comment about tax which would be a Town wide thing. Mr. Boisvert
9 said only the relevant businesses receiving that fire protection would receive that
10 bill. Mr. Canada added that the Town will need to make a big investment initially,
11 but over a certain period of time, it should become self-supporting. Mr.
12 Deschaine added that for the initial bond, it will go against the entire Town, but
13 they would hope to recoup the costs eventually. Mr. Canada said it would equate
14 to about 40 cents extra to the tax rate, but would go down as more businesses paid
15 their share to use the water.
16

17 Mr. Bruce Scamman asked if a 3rd option for an operator would be the Town of
18 Exeter so Stratham wouldn't have to pay anyone. Mr. Boisvert said it would
19 make sense. Mr. Scamman said they are talking about a \$6 million bond and
20 asked what the estimated cost for design and construction is. He was referred to
21 a document which had the costs.
22

23 Mr. Paine confirmed his understanding that it will be another 2 years before the
24 water will be ready if it gets through Town meeting. Mr. Boisvert said 2016 will
25 be spent working on plan and final design as well as bids for construction. He
26 thinks towards the end of 2017. Mr. Boisvert the entire project will require 3
27 Town meetings.
28

29 Mr. Baskerville asked if there would be any public outreach done. Mr. Boisvert
30 said there will be although they won't be going so far as to knock on people's
31 doors.
32

33 The agreement is a 30 year agreement.
34

35 Mr. Grey asked if any costs had been calculated to extend the water to the Town
36 Center. Mr. Boisvert said it will probably be about \$6 million too. Mr. Grey
37 mentioned that an unknown source of contamination in the water in the Town
38 Center had been found a while ago and asked what risk, if any, could there be
39 that this contamination could be acerbated by the construction process. Mr.
40 Deschaine said there is not a contamination issue just a confirmation of the
41 presence of MTBE which is why it is being monitored. Mr. Boisvert said it
42 could become a factor, but he thinks the risk is extremely low.
43

44 Mr. Scamman shared that he has a potential client who wants to come to
45 Stratham now because of the water. As businesses see water coming in and
46 sewer, the tax dollars will be increased as will the revenue for the Town.

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2 Mr. Houghton congratulated Mr. Boisvert and everybody involved in this and
3 seconded Mr. Scamman's opinion that this will encourage new business in Town
4 and over time the Town's residents' tax bills should go down.
5

6 Ms. Ober said if water comes in and there are businesses who will have an
7 increase in water usage, but the sewer system is not in yet, what will the
8 implications be for those people coming in? They would have to build septic
9 systems that would accommodate the water usage. Mr. Boisvert said the big
10 thing would be that they won't need to build a fire cistern, but they would need
11 to build the sewer system. Mr. Grey pointed out that it would involve digging
12 and did they want to dig once or twice. Mr. Canada said there would be totally
13 different paths for both so the digging will happen twice regardless. Mr.
14 Boisvert explained where the pipes would go. Eventually the goal is to have 2
15 lines, one on each side of the Route 108 with some lines crossing over to
16 connect with them, but the starter spine will be a single line.
17

18 Mr. Scamman an important piece was to think of the sewer because as all the
19 sewage is being dumped and pushed down into our water, it is better for the
20 environment if that can be treated in a plant some place.
21

22 b. Other.

23 Mr. Deschaine shared handouts for this year's Capital Improvement Program (CIP) in
24 preparation for the next Board meeting on February 3, 2016.
25

26 **3. Adjournment.**

27 Mr. Baskerville made a motion to adjourn the meeting at 8:21 pm. Motion seconded by
28 Ms. Ober. Motion carried unanimously.
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