



1
2
3
4
5 **Stratham Planning Board**
6 **Meeting Minutes**
7 **August 03, 2016**
8 **Municipal Center, Hutton 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 Tom House, Member
16 Nancy Ober, Alternate
17 Lee Paladino, Alternate
18
19 **Members Absent:** David Canada, Selectmen's Representative
20 Jameson Paine, 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. Paladino to be a voting member in Mr. Paine's
26 absence. Ms. Paladino agreed.

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

28 **a. July 20, 2016**

29 Mr. House made a motion to approve the meeting minutes of July 20, 2016. Motion seconded
30 by Mr. Baskerville. Motion carried unanimously.
31

32 **3. Public Hearing**

33 **a. Seacoast Imported Auto, Inc., 34 Portsmouth Ave., Stratham, NH, Tax Map 09 Lot 118.**
34 Site Plan Amendment for 15,800 SF of porous pavement for storage parking, associated light fixtures,
35 and drainage

36 Mr. Bruce Scamman, Emmanuel Engineering introduced himself as representing the applicant. They
37 were before the Planning Board for a preliminary hearing in December 2015 which included
38 2 phases. Phase 2 related to sewer and water coming to Town. They have removed Phase 2
39 for now in light of the Town vote in March not being in favor of water and sewer.

40 In the approvals from 1999/2000 there is a conservation area which is downgraded from this
41 parking lot. They looked at different ways to treat the water that would be best for that
42 conservation area and have chosen porous pavement because the water can be both stored

1 and treated on that area. If it gets clogged the water will flow toward the traditional
2 pavement and a catch basin.

3 Mr. Scamman explained that the additional parking area is essentially for recalled vehicles.
4 Mr. Roger Groux, owner of Honda Barn explained that the number of recalls has increased
5 as more complicated technology has become available. He said for the airbag recall alone
6 there were 90 million units.

7 Mr. Scamman said they would be sliding the dumpsters over to a different location and
8 adding a small amount of traditional pavement 10' x 40'. He talked about the lighting plan
9 next and then shared pictures that showed how obscure the view of the parking lot will be
10 from Portsmouth Avenue.

11 Mr. Baskerville referred to the lighting plan and asked if the direction of the light could be
12 added to the plan. Mr. Scamman said he would do that. Mr. Scamman said there is a gas
13 line that runs through the site which is from the 1950s. They have met with Granite State
14 Gas about that line and are working with them about the parking lot. There is also a sewer
15 line.

16 Landscaping was addressed. Mr. Scamman referred to the pictures of the site again saying
17 that there is plenty of existing landscaping plus the bank is on a berm which buffers the site.
18 Mr. House said the TRC had discussed sidewalks and decided there was no need as the public
19 couldn't access that part of the site anyway. Mr. Baskerville asked if the dumpsters were
20 enclosed or just sitting in the parking lot. Mr. Scamman said they are not in an enclosure,
21 but they are hard to see. Mr. Baskerville said he is of the general opinion that dumpsters
22 should be enclosed when on a parking lot. Mr. Groux said for that particular application,
23 the requirement for enclosing the dumpsters was waived because they couldn't be seen from
24 the street. He would like to keep them where they are on this latest application; Mr. Scamman
25 added that by moving them, they will be even less visible.

26 Mr. Austin said this application was pre Gateway, so is a legal existing non-conforming lot.
27 One of the reasons this is before the Board as an amendment to a site plan is that the
28 expansion of the parking area is within the 20% it can expand.

29 Mr. Jeremy Riecks asked about the lighting and asked if the lights were on a 20' pole on a
30 concrete base or will the fixture be mounted at 20'. Mr. Austin said that he believed it will
31 be mounted at 20' so if the base was 3', the pole would be 17'. Mr. Riecks wasn't sure how
32 the lighting of the storage area compares to other auto dealerships; this seems to him to be
33 almost as bright as the lighting that would be used in a front row. These can also be used
34 with an integral motion sensor which knocks the lumens down. He would like the applicant
35 to confirm that these lights have house side shields as it appears to be designated in the color.
36 Mr. Scamman said they have positioned the light on the 4 corners of the parking lot. Mr.
37 Baskerville said he can tell from looking at the lumens that the plan has been calculated
38 assuming it had shields, but he doesn't know from the plan if the installer would know which
39 side the shields go on.

40 Mr. Houghton said for consistency Honda should look to Subaru and try to keep the lighting
41 at certainly no brighter than they have. There was discussion around using L.E.D.s and what
42 the equivalent illumination would be in wattage.

1 Mr. Baskerville made a motion to accept the application for Seacoast Imported Autos, the
2 plans to add this parking lot as complete. Motion seconded by Mr. House. Motion carried
3 unanimously.

4 Mr. Baskerville made a motion to close the public hearing. Motion seconded by Ms.
5 Paladino. Motion carried unanimously.

6 Mr. Baskerville made a motion that the Board approve Seacoast Imported Auto doing
7 business as the Honda Barn, Tax Map 9 Lot 118 existing conditions and amended site plan
8 for this parking area with the condition that staff review the amended plan, make sure the
9 lighting shows the proper directional and shielding directions for installation. Motion
10 seconded by Mr. House. Motion carried unanimously.

11 **4. Public Meeting**

12 a. Zoning Ordinance changes—ADU, TRC/GCBD, etc.

13 Mr. Austin said he is completing the modifications and changes for the accessory dwelling units
14 as discussed at the previous Planning Board meeting and delving into the Gateway regulations
15 for Gateway Central and Outer zone. He anticipates some more changes for the Town Center
16 too. The draft amendments should be ready for the second meeting in September for the Board’s
17 consideration.

18 Mr. Austin informed the Board that due to the lack of participation, the Board of Selectmen have
19 disbanded the Town Center Revitalization Committee. The Selectmen has also instructed the
20 Town Planner and Town Administrator to attend initial meetings regarding the transportation
21 alternatives program and sidewalk grants to complete the original sidewalk application in the
22 Town Center. The Town will need to vote to allow a 20% match for the grant. Mr. House said
23 based from past experience it would be a good idea to put together some educational material so
24 the public will have a better understanding.

25 Mr. Paul Deschaine, Town Administrator shared some photos he took when in Portland, Oregon
26 lately of some dumpsters in a mixed use district. He explained that they were an integral part of
27 the parking lot which solved the problem with Stratham’s Gateway district where service or
28 delivery trucks can’t get around a building. Trash won’t be hanging out because the dumpsters
29 will be seen by customers so an effort is made to keep them looking tidy. Mr. Austin asked about
30 snow. Mr. Deschaine said it is more ice and rain in that area. Mr. House asked about odors
31 coming from the dumpsters. Mr. Deschaine said he ate in a nearby restaurant and couldn’t smell
32 anything. He feels that it is doable to have dumpsters like this.

33 Mr. House asked if any progress had been made concerning the water and sewer coming to
34 Stratham. Mr. Deschaine said there are still continuous negotiations with Exeter about the sewer.
35 A consultant firm has been hired to do more of the analysis in terms of what businesses would
36 be in the Gateway and what types of services they would demand. Mr. Austin said the consultant
37 had met with him and took away copies of the Master Plan, Gateway study, the Kleinfelder report
38 and every study that has been done in the past 10 years. He will be planning to come back with
39 his thoughts in mid-August. Mr. House asked if other people had been involved with the
40 discussions. Mr. Deschaine said they have had some, but he expects a wider participation in
41 October. Mr. House asked if the consultant will be providing time lines. Mr. Deschaine said he
42 thinks he can do some predictions, but it is the most difficult part.

43 Mr. Deschaine that the Town had closed on the Lane property; the easement on the Collector’s
44 Eye. They are waiting for the finalized details on the grant.

45

1 5. Mr. House made a motion to adjourn at 8:04 pm. Motion seconded by Mr. Baskerville.
2 Motion carried unanimously.

3

4