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5 **Stratham Technical Review Committee**  
6 **Meeting Minutes**  
7 **May 31, 2016**  
8 **Municipal Center**  
9 **10 Bunker Hill Avenue**  
10 **Time: 6:00 PM**  
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13 Members Present: Lucy Cushman, Chair  
14 Tom House, Vice Chair  
15 Jeff Hyland, Full Member  
16 Joe Johnson, Full Member  
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18 Members Absent: Nate Merrill, Full Member  
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20 Staff Present: Tavis Austin, Town Planner  
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22 **1. Call to Order/Roll Call**

23 The Chair took roll call.  
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25 **2. Review/Approval of Meeting Minutes.**

26 a. February 23, 2016

27 T. House made a motion to approve the minutes as presented. Motion seconded by T. Austin.  
28 Motion carried unanimously.

29 **3. Public Meeting(s).**

30 a. **71 Portsmouth Ave—Chris Allen, Group 1 Automotive Inc.—Proposed site**  
31 **reconfiguration with associated parking.**

32 Mr. Hyland recused himself as he will be the Landscape Architect on the project.

33 Neil Sander, representing the applicant and site engineer, reviewed the scope of the  
34 project. He provided an overview of the applicants needs for inventory parking and noted  
35 that the applicant is also seeking inventory storage options in Exeter. Mr. Sander also  
36 noted that the plans submitted for review had been developed in direct communication  
37 with the surrounding residential neighborhood—in particular, Raeder Drive and Doe  
38 Run.

39 Mr. Sander introduced J. Hyland, Ironwood Design, who discussed the landscaping  
40 improvements proposed with the project.

41 L. Cushman asked T. Austin for comments on the technical compliance of the project as  
42 related to the Gateway regulations. T. Austin provided discussion on the general lack of

1 gateway compliance of the project but that such was indicative of projects developed  
2 prior to the Gateway language. Specifically, the presented plans did not provide for  
3 Portsmouth Ave. sidewalk, street trees, or street lighting, there was no inclusion of  
4 'gateway streets' to the rear of the lot, no inclusion of pedestrian connectivity, open  
5 space, or bike racks. T. Austin finished by noting that he proposed landscaping  
6 improvements outlined by Ironwood Design, did reflect a design more in concert with  
7 the Gateway regulations. L. Cushman left the meeting at 6:40 PM. T. House assumed  
8 the role of chair.

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10 TRC Members discussed various aspects of the proposed design and its compatibility  
11 with the Gateway regulations. T. House asked if the public had any comments.

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13 Michael Keene, acknowledged that BMW had coordinated with the residents and that the  
14 plans submitted did reflect those discussions. He made additional comments on the trees  
15 proposed for the intersection of Portsmouth Ave and Raeder Drive asking that traffic  
16 sight lines take priority of landscaping given the volumes of traffic at that location,

17  
18 Jeremy Ricks, and another resident commented on the applicant's efforts to communicate  
19 with the neighbors. They further commented on the proposed lighting changes and  
20 offered to the applicant and TRC materials on screening for the lighting proposed with  
21 the project.

22  
23 T. Austin made a motion to recommend denial of the proposed project at 71 Portsmouth  
24 Ave as the submitted plans do comply with the Gateway regulations, despite the  
25 improved landscaping and neighborhood coordination. The motion was seconded by J.  
26 Johnson. All were in favor of the motions (3, 0, 0).

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28 The applicant thanked the Committee for their feedback and noted they would be  
29 proceeding to the Planning Board for a Preliminary Consultation for both Site Plan  
30 Review and Conditional Use Permits.

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32 T. House asked if there was other business for the TRC.

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34 M. Keene addressed the TRC regarding meeting notification referencing RSAs and  
35 whether or not the TRC was actually acting as a Design Review Committee under the  
36 statutes. T. House asked T. Austin to review the statutes and notification procedures  
37 accordingly.

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39 J. Johnson motioned to adjourn the meeting at 6:59 PM. T. Austin seconded the motion.  
40 All votes, AYE.