



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue, Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

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TOWN OF STRATHAM

Zoning Board of Adjustment

MEETING AGENDA

February 6, 2024, 7:00 pm

Stratham Municipal Center

10 Bunker Hill Avenue, Stratham, NH

1. Call to Order/Roll Call/Seating of Alternates

2. Approval of Minutes & Findings of Fact:

- a. December 12, 2023 ZBA Minutes
- b. Case #673 (3 Apple Way) Findings of Fact
- c. Case #674 (13-15 Stoneybrook Lane) Findings of Fact

3. Old Business:

- a. **Case #675: Gregory Gavutis (Applicant & Owner), 62 College Road, Tax Map 21, Lot 154, Zoned Residential/Agricultural.** Request for a variance from Section 12.6.1, Shoreland Protection District, to permit the installation of a ground-mounted solar array 123-feet from the edge of a tidal marsh where a minimum setback of 150-feet is required. *This application was postponed from the January 9, 2024 meeting at the request of the applicant.*

4. New Business:

- a. **Case #676: Jonathan Nichols (Applicant) Jonathan Nichols & Kim Tessier (Owners), Tax Map 22 Lot 126, 'Rear Lovell Road,' Zoned Manufactured Housing.** Request for an appeal from an administrative decision to grant an exception from NH RSA 674:41, which prohibits building on lots without road frontage, in order to construct a single-family home and associated improvements on a parcel without road frontage.

5. Adjournment

Note(s):

1. *Materials related to the above meeting are posted to the Zoning Board of Adjustment website at www.strathamnh.gov or are available for review at the Municipal Center and during normal business hours. For more information, contact the Stratham Department of Planning & Community Development at 603-772-7391 ext.180.*
2. *The Zoning Board of Adjustment welcomes public comments. Individuals wishing to address the Board must provide his or her name and address for publication in the Meeting Minutes. When deemed necessary, the ZBA Chair may limit the duration of public comments in order to ensure an efficient public meeting. Items may be taken out of order.*