



## 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

Fax (All Offices) 603-775-0517

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## TOWN OF STRATHAM

### Zoning Board of Adjustment

### MEETING AGENDA

**March 5, 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. February 6, 2024 ZBA Minutes
- b. Case #675 (62 College Road) Findings of Fact
- c. Case #676 (Rear Lovell Road) Findings of Fact

#### 3. New Business:

- a. **Request for Rehearing** – The Zoning Board will determine whether to grant a rehearing, requested by the Select Board, of the following application decided on January 9, 2024:

Case #674: Green & Company (Applicant), Boulders Realty Corp. (Owner), 13 & 15 Stoneybrook Lane, Tax Map 4, Lots 1 & 7, Zoned Special Commercial. Request for a variance from Table 3.6, *Table of Uses*, to permit the development of single-family dwelling units in a district where the use is not permitted. The applicant proposes 59 single-family dwellings on a single property under a condominium form of ownership.

- b. **Case #677: 325 Portsmouth LLC (Applicant & Owner), 325 Portsmouth Avenue, Tax Map 22, Lot 33, Zoned Route 33 Heritage.** Request for a special exception under Section 5.1.3 Expansion of Non-Conforming Structures, to permit the construction of a second-story deck and staircase that encroaches into the 20-foot side setback.

#### 4. Adjournment

*Note(s):*

1. *Materials related to the above meeting are posted to the Zoning Board of Adjustment website at [www.strathamnh.gov](http://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.*