



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

January 9, 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:

- a. December 12, 2023 ZBA Minutes

3. Old Business:

- a. **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. *This application was tabled from the December 12, 2023 meeting.*
- b. **Case #673: Marissa Caudill & David Merrill (Applicants), Apple Way Trust (Owner), 3 Apple Way, Tax Map 5, Lot 56, Zoned Residential/Agricultural.** Request for a variance from Section 2.1.26, *Definition of Dwelling*, and Table 3.6, *Table of Uses*, to permit the rental of a single-family dwelling unit for short-term or transient occupancies. *This application was postponed from the December 12, 2023 meeting at the request of the applicant.*

4. New Business:

- a. **Case #676: 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.

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 reserves the right to take items out of order.*
3. *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 Board of Adjustment Meeting Minutes. When deemed necessary, the ZBA Chair may limit the duration of public comments in order to ensure an efficient public meeting.*