



**Stratham Planning Board
AGENDA
April 20, 2022
Stratham Municipal Center
Hutton Room
Time: 7:00 PM**

The public may also access this meeting at the date and time above using this conference call information. Please dial **1-800-764-1559** and input **4438** when prompted for a user pin/code. Please follow the Chair's instructions delivered at the meeting in order to register comments during the public meeting.

If at any time during the meeting you have difficulty hearing the proceedings, please e-mail mconnors@strathamnh.gov.

1. Call to Order/Roll Call

2. Approval of Minutes:

- a. April 6, 2022 Minutes

3. Public Hearing:

- a. Lester & Catherine Carbonneau and Christopher Carbonneau (Owners) - Request for approval of an amendment to a Planning Board condition of approval placed on a subdivision approved on October 6, 2021 at 83 and 85 Bunker Hill Avenue (Tax Map 10, Lots 6 and 7), Zoned Residential Agricultural.
- b. Stratham Retail Management, LLC (Owner) - Request for approval of a Conditional Use Permit to allow the construction of a septic system that does not meet the Town minimum requirements under Section 20.1.4 (b) of the Zoning Ordinance for a parcel at 23 Portsmouth Avenue (Tax Map 4, Lot 13), Zoned Gateway Commercial. Applicant's representatives are Beals Associates, PLLC, 70 Portsmouth Avenue, Suite 2, Stratham, NH 03885 and Stonefield Engineering & Design, LLC, 92 Park Avenue, Rutherford, NJ 07070.

4. Public Meeting:

- a. Juliet Marine Realty, LLC (Owner) - Request for a Preliminary Consultation to review a conceptual master plan for a mixed use development to include 138 townhouse-style residential units and associated improvements and the conversion of the former NH Technical College building into a mixed-use facility at 275 Portsmouth Avenue (Tax Map 22, Lot 16), Zoned Flexible/Mixed Use Development. Applicant's representative is TFMoran, Inc., 48 Constitution Avenue, Bedford, NH 03110.
- b. Discussion with Rockingham Planning Commission regarding potential implementation of source water protection strategies
- c. Miscellaneous Community Planning Issues

5. Adjournment

Full text of the agenda and related information can be found on file with the Stratham Planning Department and posted on the Town website at <https://www.strathamnh.gov/planning-board>. All interested persons may be heard. Persons needing special accommodations and for those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.