



# TOWN OF STRATHAM

*Incorporated 1716*

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board's Office/ Administration/ Assessing 603-772-7391

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

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## PLANNING BOARD MEETING AGENDA

**February 15, 2023, 7:00 pm**

**Stratham Municipal Center, Room A**

**10 Bunker Hill Avenue Stratham NH**

### **1. Call to Order/Roll Call**

### **2. Approval of Minutes:**

- a. February 1, 2023 Planning Board Minutes

### **3. Public Meeting:**

- a. JP Morgan Chase & Co. (Applicant), NP Stratham, LLC c/o Northstar Centers, LLC (Owners) -- Request for Preliminary Consultation to review a site plan for a proposed 3,322 square-foot bank with drive-through service facilities and associated improvements at 20 Portsmouth Avenue, (Map 4, Lot 14), Zoned Gateway Commercial. Applicant's representative is Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.
- b. EVgo Services, LLC c/o OWL Services (Applicant), NP Stratham, LLC c/o Northstar Centers, LLC (Owners) -- Request for Expedited Planning Board Approval to permit the replacement of seven parking spaces with six Level 3 electric vehicle charging stations and associated improvements at 20 Portsmouth Avenue (Map 4, Lot 14), Zoned Gateway Commercial. Applicant's representative is WB Engineers + Consultants, 1101 Wootton Parkway, Rockville, MD 20852.

### **4. Public Hearing:**

- a. The Planning Board will hold a public hearing to clarify its decision in the application outlined below previously decided on December 8, 2021. This public hearing is the result of a decision of the Superior Court remanding this case to the Planning Board:

Aberdeen West Cooperative (Owners) - Request for approval of a Conditional Use Permit to construct a medium-scale, 90 kilowatt ground mounted solar array at the Aberdeen West Cooperative, Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36), Zoned Manufactured Housing/Mobile Home District. Owner/Applicant's representative is Horizons Engineering Inc., 34 School Street, Littleton, NH 03561.

*Agenda continued on following page*

- b.** Andrew J. Goddard (Owner) – Request for approval of a Site Plan Amendment and Conditional Use Permit to construct an accessory structure housing two residential units and associated improvements to an existing mixed-use site (office and residential) at 94 Portsmouth Avenue (Tax Map 13, Lot 89), Zoned Professional/Residential. Owner's representative is Emanuel Engineering, Inc., 118 Portsmouth Avenue, Stratham, NH 03885.

## **5. Adjournment:**

No new agenda items will be heard after 10:00 pm subject to the discretion of the Planning Board Chair.

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/or those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.