



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

PLANNING BOARD MEETING AGENDA

April 5, 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. March 15, 2023 Planning Board Minutes

3. Public Meeting:

- a. Lindt & Sprungli (USA), Inc. (Owner) -- Request for a Preliminary Consultation to review a site plan amendment for a proposed 3,500 square-foot building addition with loading docks and modifications to a driveway and parking area which would include impacts to the non-disturbance wetland buffer area at One Fine Chocolate Place (Tax Map 3, Lot 1), Zoned Industrial. Application submitted by The H.L. Turner Group, 27 Locke Road, Concord, NH 03301.
- b. Boulder Realty Corp. (Applicant), LaBonte Investment Realty, LLC (Owner) -- Request for Preliminary Consultation to review a site plan for a proposed 58-unit residential development at 13-15 Stoneybrook Drive, Zoned Special Commercial. Application submitted by Jones & Beach Engineers, Inc., P.O. Box 219, Stratham, NH 03885.

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.

The applicant has requested that this matter be postponed to the April 19, 2023 Planning Board meeting.

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- b. 94 Portsavo Stratham, LLC (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. *This application was tabled from the March 1, 2023 Planning Board meeting.*

5. Additional Items:

- a. Potential third-party review of upcoming Planning Board applications

6. Adjournment:

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

Additional information related to the proposed applications included in this agenda is on file with the Stratham Planning Department and will be posted on the Town website at <https://www.strathamnh.gov/planning-board> on Monday, April 3, 2023. 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.