



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 19, 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. April 5, 2023 Planning Board Minutes

3. Old Business:

- 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. *This matter was tabled from the February 15, 2023 meeting by the Planning Board and postponed from April 5, 2023 at the request of the applicant.* 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.

4. New Business:

- a. Piatti Revocable Trust (Owner) - Route 33 Heritage District application to construct a residential addition at 180 Portsmouth Avenue (Tax Map 17, Lot 81).
- b. Lindt & Sprungli (USA), Inc. (Owner) -- Request for approval of a site plan amendment and conditional use permit to allow 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.
- c. JP Morgan Chase & Co. (Applicant), NP Stratham, LLC c/o Northstar Centers, LLC (Owners) -- Request for approval of a site plan and conditional use permit to allow 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.

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.