



# 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

July 12, 2023, 7:00 pm

Stratham Municipal Center

10 Bunker Hill Avenue Stratham NH

### 1. Call to Order/Roll Call

### 2. Review and Approval of Minutes:

- a. June 21, 2023 Planning Board Minutes

### 3. Public Hearing (Old Business):

- a. JP Morgan Chase & Co. (Applicant) and NP Stratham LLC & Northstar Center LLC (Owners), Request for approval of a Site Plan and a Conditional Use Permit for a proposed 3,322 square foot Chase Bank with drive-thru service facilities and associated improvements at 20 Portsmouth Avenue (Tax Map 4, Lot 14). Application submitted by Bohler Engineering, 352 Turnpike Road, Southborough MA 01772. *The applicant has requested that this application, tabled from the June 21, 2023 meeting, be postponed to the August 2, 2023 Planning Board meeting.*
- b. Bradford Sawler (Applicant and Owner), Request for approval of a Site Plan Application to convert approximately 1,000 square-feet of an existing residential property into office space for a building company and to construct additional parking areas at 240 Portsmouth Avenue (Tax Map 22, Lot 89), Zoned Route 33 Heritage District. Survey prepared by Boudreau Land Surveying, 2 Beatrice Lane, Newmarket NH 03857. *This application was tabled from the June 21, 2023 meeting.*

### 4. Public Hearing (New Business): None

### 5. Other Business:

- a. The Planning Board will enter a non-public session, permitted under RSA 91-A:3 for the purposes of consideration or negotiation of pending claims or litigation.
- b. Discussion of proposed revisions to the Site Plan and Subdivision Regulations (continued)
- c. Miscellaneous Community Planning Issues

### 6. 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.