



# 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

**August 2, 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. July 12, 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 was postponed from the July 12, 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 July 12, 2023 meeting.*

### **4. Other Business:**

- a. Lone Tree Homes, LLC (Owner), Great Island Builders, LLC (Applicant) - Request for approval of an Expedited Planning Board Review application to allow a series of minor exterior improvements associated with the renovation of a bakery at 100 Portsmouth Avenue, Map 13, Lot 86, Zoned Professional Residential.
- b. Michael Flanagan, James Flanagan, and Ellis S. Grossman (Owners), James Flanagan (Applicant) – Request for modifications to a Route 33 Heritage District Application approval granted by the Planning Board on November 2, 2022 in order to modify two conditions of approval related to the demolition of a barn at 249 Portsmouth Avenue (Tax Map 22, Lot 6), Zoned Route 33 Heritage District.
- c. Miscellaneous Community Planning Issues

### **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.