



# 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 16, 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. August 2, 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 two Conditional Use Permits 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. *This application was tabled from the August 2, 2023 Planning Board meeting.*

### 4. Public Hearing (New Business):

- a. Robert Marshall of 85 College Road, Stratham, NH, Tax Map 20 Lot 7, Zoned Residential/Agricultural. Request for approval of a Conditional Use Permit under Section 11.4, Wetlands Conservation District, and Section 12.7, Shoreland Protection District, of the Zoning Ordinance to construct a driveway 88-feet from the mean high water mark of the Squamscott River, where a 100-foot separation distance is required, and approximately 70-feet from the edge of jurisdictional wetlands, where a 75-foot buffer is required.

### 5. Other Business:

- a. Gateway Commercial Business District Zoning Workshop
- b. '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.