



**Stratham Planning Board
AGENDA
September 1, 2021
Stratham Municipal Center
Hutton Room
Time: 7:00 PM**

The public may also access this meeting at the date and time above using this conference call information. Please dial **1-800-764-1559** and input **4438** when prompted for a user pin/code. Please follow the Chair's instructions delivered at the meeting in order to register comments during the public meeting.

If at any time during the meeting you have difficulty hearing the proceedings, please e-mail mconnors@strathamnh.gov.

1. Call to Order/Roll Call

2. Review/Approval of Meeting Minutes

- a. August 4, 2021 Minutes

3. Public Hearing:

- a. Richard D. Vitale (Owner) - Request for approval of a condominium subdivision to create two separate condominium units on the property, including one for a residential use and one for an office use, at 7 Emery Lane (Tax Map 13, Lot 44), Zoned Professional Residential. Applicant's representative is David W. Vincent, LLS, Land Surveying Services, P.O. Box 1622, Dover, NH 03821.
- b. Seacoast Modular Homes, Inc. (Owner & Applicant) - Request for approval of a Conditional Use Permit to allow the construction of a septic system that does not meet the Town requirements under Section 20.1.4 (a and b) of the Zoning Ordinance for a vacant lot on Union Road, (Tax Map 15, Lot 76), Zoned Residential Agricultural.
- c. Lester and Catherine Carbonneau (Owners) - Request for approval of a subdivision of portions of 83 and 85 Bunker Hill Avenue (Tax Map 10, Lots 6 and 7) to create one new residential lot, Zoned Residential Agricultural. Applicant's representative is Stonewall Surveying, P.O. Box 458, Barrington, NH 03825. ***This application has been postponed to the October 6, 2021 Planning Board meeting at the request of the applicant.***
- d. Proposed amendments of the Stratham Site Plan Regulations to revise Section 3.3, clarifying when Planning Board site plan review is required, and to adopt a new Section 3.4, to incorporate an Expedited Planning Board Review process, with subsequent sections renumbered.

4. Public Meeting:

a. NHDOT Ten Year Plan

b. Miscellaneous Community Planning Issues

5. Adjournment

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.