



**Stratham Planning Board  
AGENDA  
December 1, 2021  
Stratham Municipal Center  
Room A  
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](mailto:mconnors@strathamnh.gov).*

**1. Call to Order/Roll Call**

**2. Review/Approval of Meeting Minutes**

- a. November 17, 2021 Planning Board Minutes
- b. November 17, 2021 Planning Board/Heritage Commission Workshop Minutes

**3. Public Hearing:**

- a. Aberdeen West Cooperative (Owners) - Request for a determination on, or an amendment to, a condition placed on a 1988 site plan approval and for approval of a Conditional Use Permit and Site Plan to construct a 90 kilowatt ground-mounted solar array at the Aberdeen West Cooperative, Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36), Zoned Manufactured Housing. Applicant's representative is Horizons Engineering Inc., 34 School Street, Littleton, NH 03561. *(This application was postponed from the November 17, 2021 meeting)*
- b. Proposed 2022 Zoning Amendments
  - i. Flexible Mixed Use District. *To amend Section III by deleting Subsection 3.7 Flexible/Mixed-Use Development District in its entirety and replacing it with a revised Subsection 3.7 Flexible /Mixed Use Development District.*
  - ii. Growth Management & Innovative Land Control. *To delete Section XV Growth Management & Innovative Land Control in its entirety as this section includes a sunset provision to expire in March 2014 and is no longer enforceable.*

**4. Public Meeting:**

- a. ZJBV Properties, LLC (Owners) - Request for a Preliminary Consultation to review additional design concepts for a proposed 10,000 square-foot medical office building at 23 Portsmouth Avenue (Tax Map 4, Lot 13), Zoned Gateway Commercial. Applicant's representative is Stonefield Engineering and Design, 120 Washington Street, Suite 201, Salem, MA 01970.

**b. Discussion of proposed 2022 Zoning Amendments**

**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.