



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

ZONING BOARD OF ADJUSTMENT MEETING AGENDA AUGUST 4, 2026, 7:00 PM

1) CALL TO ORDER/ROLL CALL/SEATING OF ALTERNATES

2) PLEDGE OF ALLEGIANCE

3) APPROVAL OF MINUTES

A. Meeting minutes from July 7, 2026

4) PUBLIC HEARING (OLD BUSINESS)

A. CONTINUED FROM JULY 7, 2026.

Case #692: Cates Living Trust, Richard W. & Lynn A. Cates (Owner), request for a variance from Section 4.2 Table of Dimensional Requirements for continuous frontage for 37.5' of frontage for each new lot, where 200' is required for each new lot; and 75' currently exists for Lot 8. The location is 130 Winnicutt Road, Tax Map 14, Lot 8, in the Residential Agricultural Zoning District.

Link to Plan Set: [130 Winnicutt](#)

5) PUBLIC HEARING (NEW BUSINESS)

A. Case #693: Steven & Amy Houle Cates (Owners) request a variance from Section 4.2 (Table of Dimensional Requirements) of the Stratham Zoning Ordinance to permit the construction of an eight-foot-high privacy fence located twenty (20) feet from the front setback on a corner lot, where a minimum thirty-foot (30-foot) front setback is required. The property is located at 4 Tilton Drive, Stratham, New Hampshire 03885, Tax Map 6, Lot 215, within the Wetlands Conservation Overlay District and the Residential Agricultural Zoning District.

Link to Plan Set: [4 Tilton](#)

6) OTHER BOARD BUSINESS

7) ADJOURNMENT

Materials related to the above meeting are posted to the Zoning Board of Adjustment website at www.strathamnh.gov or are available for review at the Municipal Center and during normal business hours. For more information, contact the Stratham Building Department at 603-772-7391 ext.180.

The Zoning Board of Adjustment welcomes public comments. Individuals wishing to address the Board must provide his or her name and address for publication in the Meeting Minutes. When deemed necessary, the ZBA Chair may limit the duration of public comments to ensure an efficient public meeting. Items may be taken out of order.

A motion to enter Non-Public Session in accordance with RSA 91-A:3 may occur at any time during the meeting.