



**Stratham Conservation Commission
Public Meeting
AGENDA**

Thursday, October 23, 2025, 7:00 pm

RESCHEDULED from Wednesday, October 22, 2025, Second Revision

This meeting of the Stratham Conservation Commission will be held at the Stratham Municipal Center located at 10 Bunker Hill Avenue, Stratham, NH 03885.

I. Public Session

a. Welcome and Roll Call

b. Meeting Minutes

- September 24, 2025 meeting minutes

c. New business

d. Coastal Conservation Commission Roundtable

e. Discussion on November meeting date. The next Conservation Commission meeting is scheduled for Wednesday, November 26, 2025.

II. Town & Other Business

Land Use applications - Link to application materials: [Pending Applications | Town of Stratham NH](#).

1. Brendan Sheehan (Applicant and Owner) request for a Design Review of a proposed residential development at 210 Portsmouth Avenue (Tax Map 21, Lot 81) in the Route 33 Legacy Highway Heritage District and the Wetland Conservation Overlay. The project includes the construction of nine duplexes, each with two-bedroom units, and a community building under condominium ownership while retaining the existing duplex and barn. Application submitted by Beals Associates, 70 Portsmouth Avenue, Stratham NH 03885.
2. Kelly and Michael Guarascio (Applicant and Owner) request for approval of a Conditional Use Permit to construct a 17-foot by 32-foot swimming pool within the wetlands setback at 4 Tuckers Trail (Tax Map 24, Lot 48) in the Residential/Agricultural Zoning District.
3. Boulders Realty Corp. (Applicant and Owner), Request for Design Review for a proposed housing development consisting of 20 residential lots with approximately 49 units at 13 and 15 Stoneybrook Drive, Zoned Special Commercial. Application submitted by Jones & Beach Engineers, Inc., P.O. Box 219, Stratham, NH 03885.

III. Mailbox

IV. Non-Public

V. Adjourn