



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

Conservation Commission Meeting Minutes December 4, 2025, 7:00 p.m.

Members present: Bruce Cote, Brad Jones, Bob Keating, Allison Knab, Chris West

Members absent: Dan McAuliffe, Ryan Olsen, Tim Copeland (alternate)

Non-members present: Vanessa Price, Director of Planning and Building

The meeting was called to order at 7:00 p.m.

Minutes:

Mr. Olsen motioned, Mr. Jones seconded a motion to approve the October minutes as written. The motion passed unanimously.

Land Use Application, 13/15 Stoney Brook Lane

Paige Libbey of Jones & Beach and Brenden Walden of Gove Environmental Services presented the project at 13 and 15 Stoney Brook Lane (Map 4, Lots 1 & 7 and Exeter Tap Map 51, Lot 10). The project is 77 acres, of which 30 acres will not be developed. Ms. Libbey provided a history of the project; the property was zoned commercial but approved for residential use by the ZBA. Following a settlement with the Select Board, the developers agreed to a mix of unit sizes. The current proposal has 22 townhouses and 28 single family homes on 20 conventional lots. The project will require an Alteration of Terrain permit and a wetland permit for the stream crossing. The AoT plan requires a stormwater plan.

The proposed road would be private. They are interested in Commission feedback on a proposal to have the right-of-way be 50 feet where 60 feet is required, and for a smaller setback in the front yards from the ROW. They believe these changes will allow less encroachment in the wetland buffers.

Ms. Knab asked about the planned road width and if 22 feet instead of 24 feet was an option; this would result in less impervious surface.

Mr. Cote noted that the 30 acres referred to as open space is primarily wetlands and therefore not true open space. Mr. Cote also asked if there were plans for sound suppression for the lots along Route 101. He asked about public access; this is not currently planned for.

Ms. Price noted that the initial plan did not meet the town's wetland ordinances, and the Planning Board requested a redesign. They are meeting again on Dec. 17th to discuss the plan submittal that is before the Conservation Commission tonight.

Ms. Knab asked about the total amount of wetland disturbance.

Ms. Libbey stated this was not identified as of yet.

Ms. West asked about Lot 1, which is primarily wetlands, and has an existing home on this lot.

Ms. Knab asked about lots 17 and 18. The crossing to reach these lots will result in buffer impacts.

Members asked about other specific lots and their concerns regarding the wetland buffer impacts, the well radius lot coverage on each individual lot, tidal concerns, location access from the treatment plant, no public access to the river, adequate parking requirements for the multifamily units, wetland signage, and the open space was primarily wetlands, which is not usable space for recreation.

The project leads said there would be community systems for the septic and water.

Ms. Knab asked about the possibility of fencing and signage to make residents aware of the wetlands and reduce future encroachments. Ms. Libbey was familiar with Rollins Farm, which has fences. Ms. Knab expressed concern about stormwater mitigation.

Mr. Keating asked about the leach fields in the cul-de-sac and the need for pumping from many of the lots. He did not believe the plan was anywhere near final. Mr. Cote asked about storm modeling and runoff from major storm events.

The Commission did not oppose the requested reduction in the ROW or setbacks from the ROW. They did have concerns about future pools and sheds, etc., and suggested formalizing their restriction in some way. The Commission will write a letter to the Planning Board with its suggestions.

Town and Other Business

- Ms. Price discussed the letter from Southeast Land Trust regarding the proposed development at 210 Portsmouth Avenue. SELT is the primary easement holder on Barker's Farm, which is an abutter to the project. The town holds a Primary Executory Interest. The proposed project could have major impacts on groundwater and surface water resources; the property has shared wetlands with Barkers. The paved drive also does not currently comply with the 20-foot setback requirement for adequate fire access. Ms. Price noted that the proposed project still has many issues that would have to be resolved before a formal application submission.
- The Select Board had requested input from the Commission on the road naming at 80 and 80R Winnicutt Road. The Commission reviewed a memo of November 12, 2025, from the Heritage Commission with name suggestions. They agreed with the use of Gallant Road and Stockbridge Road as primary road names. The Commission supported the use of soil names for the three small private names; secondarily, they would recommend the grass names. Ms. Price will relay this information to the developer and the Select Board.
- The Commission needs to submit a report for the Town Report. Ms. Knab will draft this.
- We received an invoice from ERSLAC for \$350 in dues. Ms. Knab motioned, and Mr. Keating seconded a motion in support of paying this from the Commission's operating budget line. The motion passed unanimously.

Mr. West motioned, Mr. Keating seconded a motion to adjourn at 8:25 p.m. The motion passed unanimously.

Respectfully submitted by Allison Knab