



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

PLANNING BOARD MEETING AGENDA

May 15, 2024, 7:00 pm

Stratham Municipal Center

10 Bunker Hill Avenue, Stratham NH

1. Call to Order/Roll Call

2. Review and Approval of Minutes:

- a. April 17, 2024 Planning Board Minutes

3. Preliminary Consultation:

- a. Anthony Fusco (Applicant), Charles B. Rocha Revocable Trust and Lori J. Rocha Revocable Trust (Owners) – Request for Preliminary Consultation to discuss potential development of a single-family home at 23 Winding Brook Lane (Tax Map 16, Lot 1), which would require encroachments into the Wetland Conservation and Shoreland Protection Districts, Zoned Residential Agricultural. Applicant is represented by NH Land Consultants, PLLC, 683C First NH Turnpike, Northwood, NH 03261.

4. Public Hearing (Old Business):

- a. Chinburg Properties, Inc. (Applicant), Lanzillo Irrevocable Trust (Owner) - Request for approval of a proposed conventional subdivision of 189 Bunker Hill Avenue, Tax Map 6, Lot 167, into six buildable lots served by a new road. The parcel is Zoned Residential/Agricultural. Application submitted by Beals Associates, 70 Portsmouth Avenue, Stratham, NH 03885. *This application was tabled from the April 17, 2024 Planning Board meeting.*

5. Public Hearing (New Business):

- a. Peter Agrodnia, North Easterly Surveying (Applicant), Lovell Road Trust and Joyce Rowe Revocable Trust (Owners) –Request for approval of a Lot Line Revision between 28 Lovell Road, Tax Map 22, Lot 77 and 45 Gifford Farm Road, Tax Map 22, Lot 76. The parcels are Zoned Manufactured Housing.
- b. Jonathan Nichols (Applicant and Owner) – Request for approval of a Conditional Use Permit to construct a driveway that encroaches into the Wetlands Conservation District at Rear Lovell Road, Tax Map 22, Lot 126. The parcel is Zoned Manufactured Housing. The applicant is represented by Altus Engineering, 133 Court Street, Portsmouth, NH 03801.

- c. Albany Road-200 Domain LLC (Applicant and Owner) – Request for approval of a Site Plan Amendment associated with a building addition and conversion of an existing industrial building to accommodate multi-tenant industrial uses and a Conditional Use Permit to allow for construction of pedestrian accessways and a driveway that encroaches into the Wetlands Conservation District at 200 Domain Drive, Tax Map 1, Lot 3, Zoned Industrial. The applicant is represented by Tighe & Bond, 177 Corporate Drive, Portsmouth, NH 03801. **Update 5/15/2024:** *The applicant is requesting that this application be postponed to the June 5, 2024 Planning Board meeting.*

6. Adjournment

No new agenda items will be heard after 10:00 pm subject to the discretion of the Planning Board Chair. 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 but must state their name and address for the public record. 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.