



# 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

January 8, 2025, 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. December 18, 2024 Planning Board Minutes

**3. Public Meeting (New Business):**

- a. McFarland Ford (Applicant) and Wilma K. Guilfoyle Revocable Trust of 1991 (Owner), Request for a Preliminary Consultation for a redevelopment project that includes demolition of an existing structure and construction of two new car dealerships at 50 Portsmouth Avenue, Tax Map 9, Lot 17, Zoned Gateway Commercial Business District. Link to applications materials: [Pending Applications | Town of Stratham NH](#).
- b. 57 Portsmouth Ave LLC (Applicant and Owner), Request for a Preliminary Consultation for a redevelopment project that includes demolition of existing structures and construction of a new car dealership at 57 Portsmouth Avenue, Tax Map 9, Lot 6, Zoned Gateway Commercial Business District. Link to applications materials: [Pending Applications | Town of Stratham NH](#).

**4. Public Hearing (New Business):**

- a. Copley Properties LLC (Applicant) and Helen E. Gallant Revocable Trust of 1995 (Owner), request for approval of a Subdivision application and Conditional Use Permit for a proposed subdivision of 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57, into a Residential Open Space Cluster Development with 28 single-family residential lots, and five (5) joined-array lots each with four (4) separate single-family units, for a total of 48 units. The parcels are Zoned Residential/Agricultural.

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

- b. Discussion of Potential Zoning Amendments

1. Professional/Residential District architectural and site design standards.
2. Wetlands Ordinance.
3. Clarification on Maximum Residential Density in Section IV, Dimensional Requirements.

**5. Adjournment**

No new agenda items will be heard after 10:00 pm subject to the discretion of the Planning Board Chair. The Chair, at his discretion, may introduce discussion items not included in the agenda or hear applications in a different order than they appear on the agenda. 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 application materials should contact the Stratham Planning Department at (603) 772-7391, Option 4.