



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

PUBLIC HEARING PLANNING BOARD MEETING AGENDA

June 4, 2025, 7:00 pm

1. CALL TO ORDER

2. ROLL CALL

3. REVIEW AND APPROVAL OF MINUTES

A. May 21, 2025, Planning Board Minutes

B. May 7, 2025, Non-Public Meeting Minutes

4. CMA Engineers, Inc.

Town Engineer presenting on road design and retention systems.

5. ONGOING BUISNESS:

A. 41 Portsmouth Avenue LLC (Applicant) and 41 Portsmouth Avenue Realty LLC (Owner) request for a Site Plan Review for a new 30,000 square foot auto dealership at 41 Portsmouth Avenue, Tax Map 9, Lot 4 in the Gateway Commercial Business and Residential/Agricultural Districts.

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

B. Land Bank Properties, LLC (Applicant) and Dorothy P. Thompson (Owner) request for approval of a Condominium Subdivision, Conditional Use Permit, and Route 33 Heritage District Application at 217 Portsmouth Avenue, Tax Map 21, Lot 88 in the Route 33 Legacy Highway Heritage District.

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

C. Copley Properties LLC (Applicant) and Helen E. Gallant Revocable Trust of 1995 (Owner), request for approval of a Residential Open Space Cluster Subdivision and Conditional Use Permit for a proposed subdivision of 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57, Zoned Residential/Agricultural.

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

D. Review of Site Plan & Subdivision Regulations

6. MISCELLANEOUS

7. ADJORNMENT

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 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.