



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 18, 2025, 7:00 pm

1. CALL TO ORDER

2. ROLL CALL

3. REVIEW AND APPROVAL OF MINUTES

- A. June 4, 2025, Planning Board Minutes

4. ONGOING BUISNESS:

- A. 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](#).

5. NEW BUSINESS:

- A. Copley Properties, LLC (Applicant) and CAT Trust (Owner) request for approval of a Site Plan, Conditional Use Permit, and Route 33 Heritage District Application for an approximate 4,535 SF, three-unit, multi-family structure consisting of 3-bedroom units. The location is 301 Portsmouth Avenue (Tax Map 22, Lot 24), in the Route 33 Legacy Highway Heritage Zoning District.

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

- B. Emmanuel Engineering (Applicant) and Stratham School District c/o SAU16 (owner) request for Preliminary Consultation for educational additions to the Stratham Memorial School located at 39 & 40 Gifford Farm Road (Tax Map 18, Lot 106 &107), in the Manufactured Housing/Mobile Home and Residential/Agricultural Zoning District.

6. MISCELLANEOUS

- A. Review of Site Plan Regulations

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.