



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

July 2, 2025, 7:00 pm

1. CALL TO ORDER

2. ROLL CALL

3. REVIEW AND APPROVAL OF MINUTES

A. June 18, 2025, Planning Board Minutes

4. ONGOING BUSINESS:

A. 41 Portsmouth Avenue LLC (Applicant) and 41 Portsmouth Avenue Realty LLC (Owner) request a Site Plan Review and Conditional Use Permit 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. 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](#).

C. 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](#).

D. 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. – *Amendment to the Notice of Decision*.

5. MISCELLANEOUS

A. Discussion of Planning Board Goals for 2025.

6. 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 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.