



# 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

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## PLANNING BOARD MEETING AND PUBLIC HEARING AGENDA

**September 3, 2025, 6:30 pm**

### **1. CALL TO ORDER**

### **2. ROLL CALL**

### **3. REVIEW AND APPROVAL OF MINUTES**

A. Planning Board Minutes

### **4. PUBLIC MEETING (NEW BUSINESS):**

A. Lane Property Discussion.

### **5. PUBLIC HEARING (ONGOING 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. 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](#)

### **6. PUBLIC MEETING (NEW BUSINESS):**

A. Red Barn Property LLC (Applicant and Owner) request for a Preliminary Consultation to construct residential, detached duplex units with a private driveway at 210 Portsmouth Avenue (Tax Map 21, Lot 81), Route 33 Legacy Highway Heritage Zoning District.

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

### **7. PUBLIC HEARING (NEW BUSINESS):**

A. Adoption of Amended Site Plan Regulations.

### **8. MISCELLANEOUS**

### **9. 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.