



Stratham Planning Board Meeting Minutes

October 15, 2025

Stratham Municipal Center

Time: 6:00 pm

Members Present: Thomas House, Chair (arrived 6:24 pm)
David Canada, Vice Chair
Mike Houghton, Select Board's Representative
Chris Zaremba, Regular Member (arrived 6:25 pm)
John Kunowski, Regular Member
Nate Allison, Alternate Member (arrived 6:24 pm)

Members Absent: None

Staff Present: Vanessa Price, Director of Planning and Building; Jeff Denton, Stratham Fire Chief; and Matt Newton, Stratham Fire Inspector

1. Call to Order and Roll Call

Mr. Canada called the meeting to order at 6:11 pm and took the roll call.

2. Approval of Minutes

A. October 1, 2025, Planning Board meeting minutes

Mr. Kunowski made a motion to approve the meeting minutes from October 1, 2025. Mr. Houghton seconded the motion. All voted in favor, and the motion passed.

3. Public Meeting:

A. Planning Board Work Session

1. Discussion on Road Design

Ms. Price explained that the Fire Chief and Fire Inspector are here at the request of the Planning Board to discuss Stratham's road design requirements and how they relate to public safety. Ms. Price turned the discussion over to Chief Denton.

Chief Denton gave a presentation to the Board on issues they have encountered with respect to recent projects and how fire and life safety are not being adequately addressed. He introduced Matt Newton, the Fire Inspector, who described issues they have with communicating with applicants on the requirements of the State Fire Code. Chief Denton explained the complexity of State Fire Code interpretation.

Mr. Canada noted that Mr. House arrived at 6:24 pm, and he turned the chair of the meeting over to Mr. House.

Staff and the Board discussed the creation of a Technical Review Committee that would be available during regular working hours for the purpose of having a coordinated Town Department review of applications with an applicant. Staff and Board agreed there is value in a TRC. Staff

45 stated further discussion will be held during the proposed zoning amendments later in the meeting.
46

47 **4. Public Hearing:**

48 A. Eric Salovitch of Northam Survey, LLC (Applicant) for Towne Family Revocable Trust (Owner)
49 requests a minor subdivision application with waivers for the creation of two condominium lots
50 from the existing structure with no changes to the land area located at 6 Fifield Lane (Tax Map 6,
51 Lot 127), in the Residential/Agricultural Zoning District.

52 Ms. Price stated that nothing has changed since the Preliminary Consultation. There are two
53 waivers from checklist items that the Board must approve prior to determining if the application is
54 complete. The proposed HOA documents have not been submitted. She stated there were no
55 comments from the fire chief, police chief, DPW, or Code Enforcement for this project.
56

57 Eric Salovitch of Northam Survey described that waivers are requested from HISS mapping and
58 test pits. The Board agreed to grant a waiver from HISS mapping because the structure exists and
59 there is no new construction.
60

61 **Mr. Houghton made a motion to approve a waiver for Tax Map 6, Lot 27, to not require
62 HISS mapping as per the November 20, 2024, Subdivision Regulation 2.3.2.d. Mr. Zaremba
63 seconded the motion. All voted in favor, and the motion passed.**
64

65 Mr. Salovitch described the waiver from test pits. The waiver was submitted due to scheduling.
66 The subdivision requires approval from the State, and they submitted the waiver, hoping to be
67 granted a conditional approval from the Planning Board. The test pits were dug this morning and
68 witnessed by Mike Cuomo of the Rockingham County Conservation District. The results were
69 favorable, and there is an existing leach field. They did not make the submittal deadline to provide
70 test pits to the Planning Board, but the waiver is part of the application. He also submitted the
71 condominium documents to Ms. Price today. The Board reviewed the test pit information
72 submitted at the meeting and determined that a waiver is not required.
73

74 **Mr. Canada made a motion to withdraw the waiver from the November 20, 2024, Subdivision
75 Regulations Section 2.3.2.e, test pits. Mr. Houghton seconded the motion. All voted in favor,
76 and the motion passed.**
77

78 **Mr. Houghton made a motion to accept the application as complete. Mr. Zaremba seconded
79 the motion. All voted in favor, and the motion passed.**
80

81 Mr. Salovitch described changes from the Preliminary Consultation. They addressed comments on
82 the site plan that they received from Ms. Price on October 7, which include adding a 75-foot
83 protective well radius, adding a signature block to all pages, adding waivers granted to the plan,
84 and adding the NHDES subdivision approval number to the plan.
85

86 Mr. Canada asked if the well radius can extend onto an abutting property.
87

88 Mr. Salovitch replied that it is an existing well installed in the 1970s. You can, as part of a
89 subdivision have overlapping well radii where typically a nitrate easement would be required
90 for each lot. Realistically, there is nothing preventing the abutter from constructing a septic system
91 within the radius because there is no easement in place. However, this is a typical situation for
92 existing, older lots of record.
93

95 Mr. Canada asked if this was a new well, would it need an easement.
96

97 Mr. Salovitch replied Yes.
98

99 Mr. House commented that for the final mylar recording, the driveway should be added.
100

101 Mr. Zaremba asked if this is allowed while being only one acre because it is pre-existing and that
102 information is available in the Town's records. Ms. Price replied yes, and she spoke with the
103 assessor who confirmed it was built as a two-family residential home and has operated as such.
104

105 Mr. Kunowski asked if there were any comments from abutters. Ms. Price replied no.
106

107 Mr. Allison asked if the two parking spaces outside the garage currently exist. Mr. Salovitch
108 replied yes, and the basement exists. Mr. Allison commented that it looks difficult to get into the
109 parking space behind the garage. Mr. Salovitch had a similar concern but explained the limited
110 common areas for each unit and how they will work.
111

112 **Mr. Zaremba made a motion to open the hearing to the public. Mr. Kunowski seconded the**
113 **motion. All voted in favor and the motion passed.** No members of the public spoke.
114

115 **Mr. Zaremba made a motion to close the hearing to the public. Mr. Kunowski seconded the**
116 **motion. All voted in favor and the motion passed.**
117

118 Ms. Price described changes to the draft Notice of Decision that she discussed with the project
119 team.
120

121 **Mr. Kunowski made a motion that the Planning Board conditionally approve, subject to the**
122 **conditions stated in a draft Notice of Decision dated October 15, 2025, as revised, the minor**
123 **subdivision application with waivers for the creation of two condominium lots from the**
124 **existing structure. The location is 65 Fifield Lane (Tax Map 6, Lot 127), in the**
125 **Residential/Agricultural Zoning District. This is subject to the "Condominium Site Plan for**
126 **Towne Family Revocable Trust of Tax Map 6 Lot 127, 6 Fifield Lane, Stratham NH, County**
127 **of Rockingham" prepared by Northam Survey and dated October 10, 2025. Mr. Canada**
128 **seconded the motion. All voted in favor, and the motion passed.**
129

130 B. Adoption of Subdivision Regulations: Wetland signage

131 Ms. Price explained changes from the sign details based on Board comments at the last meeting.
132 The Board agreed with the final changes.
133

134 **Mr. Zaremba made a motion to open the hearing to the public. Mr. Canada seconded the**
135 **motion. All voted in favor and the motion passed.** No members of the public were present.
136

137 **Mr. Zaremba made a motion to close the hearing to the public. Mr. Canada seconded the**
138 **motion. All voted in favor and the motion passed.**
139

140 **Mr. Houghton made a motion to approve the amendments to the Subdivision regulations.**
141 **Mr. Zaremba seconded the motion. All voted in favor, and the motion passed.**
142

143 5. Public Meeting

144 A. Proposed 2026 Zoning Amendments.

145 Ms. Price presented her staff memo on proposed zoning amendments to the Residential Open
146 Space Cluster Subdivision including edits to the objectives, permitted uses, adding procedures,
147 changes to lot sizes and setbacks, removing density bonuses, and specifying the requirement for a
148 homeowner's association. The Board provided comments that Ms. Price will incorporate into the
149 amendments.

150
151 Ms. Price initiated a discussion on establishing impact fees. Mr. Canada and Mr. Zaremba are not
152 in favor. Mr. Houghton considered it could be thoughtfully added.

153
154 Ms. Price asked if the Board would like another working session before the first public hearing for
155 zoning amendments.

156
157 The Board would like to move to a public hearing on November 5th and place it first on the agenda.

158
159 **6. Adjournment**

160
161 **Mr. Houghton made a motion to adjourn at 9:30 pm. Mr. Zaremba seconded the motion. All**
162 **voted in favor, and the motion passed.**

163
164 *Respectfully submitted by Susan Connors*