



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

PLANNING BOARD MEETING AGENDA

February 4, 2026, 7:00 pm

1. CALL TO ORDER

2. ROLL CALL

3. REVIEW AND APPROVAL OF MINUTES

A. Planning Board Minutes from January 21, 2026.

4. PUBLIC MEETING

- A. Eric Salovitch of Northam Survey, LLC (Applicant) for Towne Family Revocable Trust (Owner) requests a minor subdivision application with waivers for the creation of two condominium lots from the existing structure with no changes to the land area located at 6 Fifield Lane (Tax Map 6, Lot 127), in the Residential/Agricultural Zoning District. **Request for a 30-Day extension.**
- B. 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. **Request for a six-month extension.**
- 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. **Request for a six-month extension.**

5. PUBLIC HEARING

- A. Bruce Bisbano (Applicant) and Roger Groux, Thirty-Eight Portsmouth Ave LLC (Owner) request for approval of a Site Plan Amendment for the existing Citizens Bank at 36 Portsmouth Avenue (Tax Map 9, Lot 117) in the Gateway Commercial Business District. Proposed changes include expanding the existing bank building by closing in the drive-through while retaining a drive-up ATM, updated landscaping, and the conversion of one parking space into an EV parking space. **Continued from January 21, 2026.**
- B. Packer Brook Holdings LLC (Applicant and Owner) request for approval of a Site Plan and Conditional Use Permits for a Mixed-Use Development. This development is to include a Light Manufacturing Facility and proposed construction within the wetland setback. The project involves constructing a new ±6,110 square foot office/shop for a residential contracting business. This facility will be located behind an existing single-family residence, which will continue to operate in its current capacity. The location is at 170 Portsmouth Avenue (Tax Map 17, Lot 86) in the Route 33 Legacy Highway Heritage Zoning District.

6. MISCELLANEOUS

7. ADJOURN

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. All interested persons may be heard but must state their name and address for the public record. Persons needing special accommodation and/or those interested in viewing application materials should contact the Stratham Planning Department at (603) 772-7391, Option 4.