



# 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 AGENDA

**March 4, 2026, 7:00 pm**

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. REVIEW AND APPROVAL OF MINUTES

A. Planning Board Minutes from February 4, 2026.

### 4. PUBLIC HEARING

A. Continued from February 4, 2026.

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. **(Asking for a Continuance.)**

B. Bond release for 149 & 151 Portsmouth Ave.

### 5. PUBLIC MEETING

A. Preliminary Conceptual Consultation for Site Plan Amendment.

ICL Autos (Applicant) and M & E Jespersen Realty LLC (Owner) request a Preliminary Consultation to construct a 2,390 SF addition to the rear of the Porsche Dealership to include service bays, lunchroom, bathroom, mechanical, and tool storage space located at 60 Portsmouth Avenue (Tax Map 9, Lot 14) in the Gateway Commercial Business Zoning District.

B. Discussion on Subdivision Regulations.

### 6. MISCELLANEOUS

### 7. ADJOURN

No new agenda items will be heard after 10:00 p.m., 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.