



# 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

**April 15, 2026, 7:00 pm**

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. REVIEW AND APPROVAL OF MINUTES

A. Planning Board Minutes from April 1, 2026.

### 4. PUBLIC HEARING (NEW BUSINESS):

A. Extension Request for an additional 120 days.

Lindt & Sprungli (USA) Inc. (Applicant and Owner) request for a Site Plan Amendment to extend the existing dead-end fire lane to the existing parking area to create a fire access loop around the southeast side of the existing building #1. The property is located at One Fine Chocolate Place (Tax Map 3, Lot 1) in the Industrial District. Application submitted by Tighe & Bond, Inc., 177 Corporate Drive, Portsmouth NH 03801.

### 5. PUBLIC HEARING (OLD BUSINESS):

A. Continued from April 1, 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.

### 6. PUBLIC HEARING (NEW BUSINESS):

A. Brendan Sheehan (Applicant and Owner) request for Subdivision, Conditional Use Permit, and Route 33 Heritage District applications for a proposed residential development at 210 Portsmouth Avenue (Tax Map 21, Lot 81) in the Route 33 Legacy Highway Heritage District and the Wetlands Conservation Overlay District. The project includes the construction of four duplexes (two-bedroom units), while retaining the existing duplex and barn. Conditional Use Permits are required for construction in wetland, wetland buffer, and/or wetland setback areas for a shared driveway, a dry hydrant to an existing pond, three of the duplexes, water supply well installation, and stormwater infrastructure. The applications were submitted by Beals Associates, 70 Portsmouth Avenue, Stratham NH 03885.

B. Ben Collins (Applicant and Owner) request for a Conditional Use Permit for a proposed swimming pool, patio surround, and fence at 11 Treat Farm Road (Tax Map 14, Lot 167) in the Residential-Agricultural District and the Wetlands Conservation Overlay District. The project includes the construction of a 16-foot by 40-foot swimming pool, patio surround, and fence within the wetlands setback.

### 7. PUBLIC HEARING: SUBDIVISION REGULATIONS

A. The purpose of the hearing is to review and solicit public comments on proposed amendments to the Stratham Subdivision Regulations. Link: [2026 Subdivision Regulation Amendments](#).

### 8. PUBLIC MEETING: SUBDIVISION REGULATIONS

A. Discussion on Section 2.4.2.ii.

### 9. MISCELLANEOUS

### 10. 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.