



# 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

**May 6, 2026, 7:00 pm**

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. REVIEW AND APPROVAL OF MINUTES

A. Planning Board Minutes from April 15, 2026.

### 4. PUBLIC HEARING (OLD BUSINESS): Continued from April 15, 2026.

A. 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. **Request for continuance to the May 20, 2026, Planning Board meeting.**

B. Packer Brook Holdings LLC (Applicant and Owner) request for approval of a Site Plan and Conditional Use Permit 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 Route 33 Legacy Highway Heritage Zoning District. The applications were submitted by Altus Engineering, LLC, 133 Court Street, Portsmouth, NH 03801. Link to site and architectural plan set: [170 Portsmouth Avenue](#)

### 5. PUBLIC MEETING (NEW BUSINESS):

A. Viewpoint Sign & Awning (Applicant) and Haralampos Sidiropoulos Revocable Trust (Owner) request for a Preliminary Consultation for a site plan for Dunkin Donuts signage located at 46 Portsmouth Avenue (Tax Map 9, Lot 114) in the Gateway Commercial Business Zoning District. The application was submitted by Viewpoint Sign & Awning.

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

A. ICL Autos (Applicant) and M & E Jespersen Realty LLC (Owner) request for a Site Plan Amendment 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. The application was submitted by Jones and Beach Engineers, Inc., 85 Portsmouth Ave, Stratham, NH 03885. Link to plan set: [60 Portsmouth Avenue](#).

### 7. PUBLIC MEETING (NEW BUSINESS):

A. Technical Corrections of the 2026 Stratham Zoning Ordinance

### 8. MISCELLANEOUS

A. Planning Board Training Opportunities

B. Master Plan Working Meeting

### 9. 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 their 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.**

**A motion to enter Non-Public Session in accordance with RSA 91-A:3 may occur at any time during the meeting.**