



# 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

**JUNE 3, 2026, 7:00 pm**

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. REVIEW AND APPROVAL OF MINUTES

A. Planning Board Minutes from May 20, 2026.

### 4. PUBLIC HEARING (OLD BUSINESS): Continued from May 20, 2026.

A. Viewpoint Sign & Awning (Applicant) and Haralampos Sidiropoulos Revocable Trust (Owner) request for a Site Plan Amendment 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. **Requested Continuance.**

### 5. PUBLIC HEARING (OLD BUSINESS): Continued from May 6, 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. Link to plan: [11 Treat Farm Road](#)

B. 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](#).

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

A. Preliminary Conceptual Consultation for Subdivision

Rick and Lynn Cates (Owner) request a Preliminary Consultation for a two-lot subdivision located at 130 Winnicutt Road (Tax Map 14, Lot 8) in the Residential-Agricultural Zoning District.

B. Review of NHDES Major Wetland Dredge & Fill Application for a proposed subdivision at 80 & 80R Winnicutt Road. NHDES File Number: 2026-01170 for 80 & 80R Winnicutt Road.

Link to application: [Wetland Application](#)

Link to NHDES application receipt: [NHDES Letter](#)

### 7. MISCELLANEOUS

A. MS4 Permit Updates for Stormwater Regulations

B. 2026 Stratham Open Space & Connectivity Plan – Schedule Public Hearing

C. Stratham Hill Park Charette Public Engagement: Thursday, June 11, 2026 - 5:30 to 7:30 at the Stratham Municipal Center, 10 Bunker Hill Ave, Stratham, NH.

### 8. 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.**