



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

JUNE 17, 2026, 7:00 pm

1. CALL TO ORDER

2. ROLL CALL

3. REVIEW AND APPROVAL OF MINUTES

A. Planning Board Site Walk Minutes from May 28, 2026.

B. Planning Board Minutes from June 3, 2026.

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

A. 217 Portsmouth Ave LLC (Applicant and Owner) request for a Route 33 Heritage District Application for revised architecture at an approved Condominium Subdivision located at 217 Portsmouth Avenue, Tax Map 21, Lot 88 in Route 33 Legacy Highway Heritage Zoning District. The application was submitted by Emanuel Engineering, Inc. **APPLICATION HAS BEEN WITHDRAWN.**

B. 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.

Link to plan set: [210 Portsmouth Plan Set](#) (June 2026)

Link to architectural renderings: [210 Portsmouth Floor Plans & Renderings](#)

5. PUBLIC MEETING (NEW BUSINESS):

A. MS4 Permit Presentation & Discussion on Site Plan Regulations for Stormwater Regulations.

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

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 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.