



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

July 8, 2026, 7:00 pm

1. CALL TO ORDER
2. ROLL CALL
3. REVIEW AND APPROVAL OF MINUTES
 - A. Planning Board Minutes from June 17, 2026
4. PUBLIC HEARING (OLD BUSINESS):
 - A. Continued from June 3, 2026:

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. **APPLICATION HAS BEEN WITHDRAWN.**

- B. Continued from June 17, 2026:

Red Barn Property LLC (Applicant and Owner) request for approval of a major subdivision, Route 33 Heritage District application, and Conditional Use Permits required for Wetlands Conservation District and Wetlands Setback disturbances construction in wetland, wetland no-disturbance buffer, and wetland setback areas for a shared driveway, well installation, barn, and stormwater infrastructure. The location is 210 Portsmouth Avenue (Tax Map 21, Lot 81) in the Route 33 Legacy Highway Heritage Zoning District and the Wetlands Conservation Overlay District. The applications were submitted by Beals Associates. **Resubmittal # 3 Review.**

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

5. PUBLIC MEETING (NEW BUSINESS):
 - A. Extension Request for 80 & 80R Winnicutt Road
 - B. Extension Request for 41 Portsmouth Avenue LLC
 6. PUBLIC HEARING (NEW BUSINESS):
 - A. 41 Portsmouth Avenue LLC (Applicant & Owner) request a Site Plan Review Application for phasing the site plan for a new 30,000 square foot auto dealership located at 41 Portsmouth Avenue (Tax Map 9, Lot 4) in the Gateway Commercial Business and Residential/Agricultural Districts. The application was submitted by Emanuel Engineering, Inc.

Link to site plan set: [41 Portsmouth Avenue LLC](#)

Link to Turning Templates: [41 Portsmouth Turning Templates](#)

Link to Updated Stormwater: [41 Portsmouth Stormwater Calculations](#)

7. PUBLIC MEETING (NEW BUSINESS):
 - A. Preliminary Conceptual for Vogel Vet Parking Site Plan
 - B. 89 & 91 Portsmouth Updated Plan
 - C. Bond Release Request by Golf Club of New England for Arnold Palmer Dr.

8. MISCELLANEOUS

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.