



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 SEPTEMBER 2, 2026, 7:00 pm

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **REVIEW AND APPROVAL OF MINUTES**
 - A. Planning Board Minutes from August 19, 2026.
4. **PUBLIC HEARING (NEW BUSINESS):**
 - A. **170 Portsmouth Ave. Compliance Hearing**

Packer Brook Holdings LLC (Applicant and Owner) requests final approval of a Site Plan for a Mixed-Use Development of 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.

Link to plan set: [170 Portsmouth \(August 6, 2026\)](#)

Link to: [NRCS Soils Report](#)

5. **PUBLIC MEETING (NEW BUSINESS):**
 - A. 102R/104 Portsmouth Ave. Preliminary Consultation: NHSPCA Expansion of Parking

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.