



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 16, 2026, 7:00 pm

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. REVIEW AND APPROVAL OF MINUTES**

A. Planning Board Minutes from September 2, 2026

4. PUBLIC HEARING (NEW BUSINESS):

- A. Red Barn Property LLC (Applicant and Owner) requests approval of a Conditional Use Permit for disturbance within the wetland setback associated with the proposed location of seven (7) parking spaces. The subject property is located at 210 Portsmouth Avenue (Tax Map 21, Lot 81) within Route 33 Legacy Highway Heritage Zoning District and the Wetlands Conservation Overlay District.

Consideration of this application will occur in conjunction with Agenda Item 5A.

5. PUBLIC HEARING (OLD BUSINESS):

A. Continued from August 19, 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.

Applicant is seeking conditional approval.

Link to plan set: [210 Portsmouth Plan Set](#) (Sept. 1, 2026)

Link to architectural renderings and floor plans for Duplex 1: [210 Portsmouth Floor Plans and Rendering Duplex 1](#)

Link to architectural renderings and floor plans for Duplex 2-4: [210 Portsmouth Floor Plans & Renderings](#)

Link to Drainage Analysis: [NH-1566 Drainage Analysis 2026.09.01](#)

Link to NHDOT Permit: [NHDOT Permit](#)

Public Hearing was continued from the Planning Board meeting of August 19, 2026, to September 16, 2026, at 7:00 PM, located at the Stratham Municipal Center, 10 Bunker Hill Avenue, Stratham, NH.

6. PUBLIC MEETING (NEW BUSINESS):

- A. Recommendation to the Select Board: Bond Amount Developer Agreement, 60 Portsmouth Ave.

7. MISCELLANEOUS

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.