



Stratham Planning Board Meeting Minutes
January 21, 2026
Stratham Municipal Center
Time: 7:00 pm

Members Present: Thomas House, Chair
Mike Houghton, Ex-Officio Select Board Member
Chris Zaremba, Regular Member
John Kunowski, Regular Member
Nate Allison, Alternate Member

Members Absent: David Canada, Vice Chair

Staff Present: Vanessa Price, Director of Planning and Building

1. Call to Order and Roll Call

Mr. House called the meeting to order at 7:00 pm and took roll call. Mr. House appointed Mr. Allison as a voting member for this meeting.

2. Approval of Minutes

A. January 7, 2026, Planning Board meeting minutes

Mr. Zaremba made a motion to approve the meeting minutes from January 7, 2026. Mr. Kunowski seconded the motion. All voted in favor, and the motion passed.

3. Public Hearing

A. Bruce Bisbano (Applicant) and Roger Groux, Thirty-Eight Portsmouth Ave LLC (Owner) request for approval of a Site Plan Amendment for the existing Citizens Bank at 36 Portsmouth Avenue (Tax Map 9, Lot 117) in the Gateway Commercial Business District. Proposed changes include expanding the existing bank building by closing in the drive-through while retaining a drive-up ATM, updated landscaping, and the conversion of one parking space into an EV parking space.

Ms. Price announced that the Applicant requested a continuance to the next meeting to address items that caused the application to be incomplete.

Mr. Zaremba made a motion to continue the application to the meeting on February 4. Mr. Kunowski seconded the motion. All voted in favor, and the motion passed.

B. Proposed 2026 ZO Amendments

44 Ms. Price described minor changes discussed at the last meeting that have been incorporated for
45 tonight. Changes include removing references to multi-family housing in open space cluster
46 developments, clarifying that developments can be either single-family dwellings or duplexes, and
47 clarifying that individual lots can be either single-family dwellings or duplexes.
48

49 The Board discussed limiting developments to either all single-family dwellings or all duplexes
50 and determined that the development can be either all single-family or all duplexes or a
51 combination of single-family and duplexes. The Board also agreed to increase the frontage for
52 duplexes to 100 feet from 75 feet in order to match the frontage requirement for single-family
53 dwellings.
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55 **Mr. Zaremba made a motion to close the public portion of the hearing. Mr. Kunowski**
56 **seconded the motion. All voted in favor and the motion passed.**
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58 **Mr. Zaremba made a motion that the Planning Board approve to substantially amend**
59 **Section VIII Residential Open Space Cluster Development, including remembering sections,**
60 **and to strengthen the design criteria and yield plans for Residential Open Space Cluster**
61 **Development, preserve rural character, protect historical structures, protect ecological**
62 **resources, create greenway networks, increasing requirements for open space to amend lot**
63 **size and setbacks; limiting density and remove array and multi-family housing; and move to**
64 **town ballot. Mr. Kunowski seconded the motion. All voted in favor and the motion passed.**
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66 C. Planning Board Rules of Procedure 67

68 Ms. Price presented the Board with updates from the last meeting on amendments to the Planning
69 Board's Rules of Procedure. A fee for Special Event Permits was added to the document that was
70 previously approved by the Board in 2022. Tonight is the public hearing to adopt the Rules of
71 Procedure with the fee schedule and then Ms. Price will send the fee schedule to the Select Board
72 for adoption.
73

74 **Mr. Zaremba opened the hearing to the public. Mr. Kunowski seconded the motion. All voted**
75 **in favor, and the motion passed.** No members of the public spoke.
76

77 **Mr. Zaremba closed the hearing to the public. Mr. Kunowski seconded the motion. All voted**
78 **in favor, and the motion passed.**
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80 **Mr. Zaremba made a motion to approve the Planning Board's Rules of Procedure and**
81 **recommend that the Select Board approve the fees. Mr. Kunowski seconded the motion. All**
82 **voted in favor, and the motion passed.**
83

84 4. Miscellaneous 85

86 A. Road detail standards 87

88 Mr. Allison presented some suggested changes to the cul-de-sac details in the Subdivision
89 Regulations to accommodate turning movements for large vehicles like fire trucks, delivery trucks,
90 and school buses. He suggested an increase from 22 feet to 24 feet as the road standard which is
91 supported by the fire department. Mr. Allison discussed his proposed changes with the DPW who
92 was supportive. Other changes include updating cul-de-sac standards so that the right-of-way
93 width is consistent all the way around the cul-de-sac where currently the width varies and adding

94 one-way signage and possibly no parking signage. The Board also favorably discussed requiring
95 that roads over 1,000 feet must be looped.

96
97 B. New Hampshire 33 Corridor Study

98
99 Ms. Price announced that there will be a public engagement meeting for the NH 33 Corridor Study
100 that will be held at the Municipal Center on Tuesday, January 27th at 6:00 pm. The purpose of the
101 meeting is for NHDOT to provide background information on a current study which extends from
102 the NH 33/US 1 intersection in Portsmouth to NH 33/NH 108 intersection in Stratham and to gather
103 public input into the study effort.
104

105 **5. Adjournment**

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107 **Mr. Zaremba made a motion to adjourn at 8:06 pm. Mr. Kunowski seconded the motion. All**
108 **voted in favor, and the motion passed.**

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110 *Respectfully submitted by Susan Connors*