



Stratham Planning Board Meeting Minutes
March 4, 2026
Stratham Municipal Center
Time: 7:00 pm

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

Members Absent: Chris Zaremba, Regular Member

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.

2. Review and Approval of Minutes

A. February 4, 2026, Planning Board meeting minutes

Mr. Canada made a motion to approve the meeting minutes from January 21, 2026, with a change to line 129 to reflect that the motion was misspoken and the intent was to approve the extension for the 80 and 80R Winnicutt Road subdivision conditional approval. Mr. Kunowski seconded the motion. All voted in favor, and the motion passed.

3. Public Hearing

A. Packer Brook Holdings LLC (Applicant and Owner) request for approval of a Site Plan and Conditional Use Permits for a Mixed-Use Development. This development is to include 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. Request for a Continuance.

Ms. Price stated that the Applicant requested a continuance to April 1st due to the project currently undergoing third-party engineering review.

Mr. Kunowski made a motion to continue the Packer Brook Holdings LLC application to the April 1st meeting. Mr. Canada seconded the motion. All voted in favor, and the motion passed.

45 B. Bond release for 149/151 Portsmouth Avenue

46
47 Ms. Price explained that there is a request to release the bond from Perlowski Properties for the
48 property located at 149 and 151 Portsmouth Avenue. Perlowski Properties has completed the
49 requirements under the Performance and Escrow Agreement dated May 18, 2018, for the
50 infrastructure improvements as stated in the construction cost estimate. The DPW Director and
51 Building Inspector/Code Enforcement have no issue with releasing the bond. The requested action
52 from staff is for the Planning Board to make a recommendation to the Select Board to release the
53 performance bond.

54
55 **Mr. Kunowski made a motion that the Planning Board recommend to the Select Board to**
56 **release the performance bond for Pulaski Properties LLC, of the property 149 to 151**
57 **Portsmouth Avenue, as they have met the conditions of their performance and escrow**
58 **agreement dated May 18, 2018. Mr. Canada seconded the motion. All voted in favor, and the**
59 **motion passed.**

60
61 **4. Public Meeting**

62 A. ICL Autos (Applicant) and M & E Jespersen Realty LLC (Owner) request a Preliminary
63 Consultation to construct a 2,390 SF addition to the rear of the Porsche Dealership to include
64 service bays, lunchroom, bathroom, mechanical, and tool storage space located at 60 Portsmouth
65 Avenue (Tax Map 9, Lot 14) in the Gateway Commercial Business Zoning District.

66
67 Mr. House introduced the project, and he stated that this type of application is preliminary, and
68 comments stated during this meeting on the application are not binding, but are only advisory.

69
70 Ms. Price gave a brief overview of the project, which is an expansion for service bays, and the
71 applicant met with staff prior to submitting the application. No zoning issues were identified. They
72 will likely need to file an update to their NHDOT approval for an expansion of use.

73
74 Erik Poulin, Jones & Beach Engineers, is representing the Applicant. The project includes an
75 approx 2,400 square foot addition in two sections to provide additional service space, break room,
76 and bathroom spaces. There will be either no additional impervious area or a very minor additional
77 impervious area on the site. Existing drive lanes around the building will be maintained and still
78 function as they are now. They consulted with NHDOT, who confirmed the project will need a
79 driveway permit, but Mr. Poulin anticipates it will be only an administrative procedure. He does
80 not expect there to be any changes to the traffic counts that will be significant enough to impact
81 the main road. There will be a small drainage adjustment to the stormwater. A tree well will be
82 relocated and reset. A drainpipe will need to be placed underneath the addition. There is an existing
83 retaining wall, and no other way to get water from the front of the site to the rear than what is
84 proposed. They will coordinate with the architect to ensure that the pipe is installed with sufficient
85 bearing capacity. An additional sewer run will come from the addition to accommodate a small
86 bathroom and breakroom for techs. They will submit an amendment to the septic design to the
87 State. Propane tanks will need to be rotated and reconnected to the building. One floor drain
88 holding tank will need to be relocated, one will remain, and a third will be installed for the addition.
89 They will provide a photometric plan with the full application. No landscaping is proposed to be
90 removed, and no additional landscaping is proposed due to the construction being in the rear of the
91 building.

92
93 Mr. House asked if the holding tanks are like an oil and sand separator. Mr. Poulin explained they
94 capture anything that goes into a floor drain, and when the level gets to a point, an alarm will

95 trigger, signifying the need to pump them out. Nothing in the floor drain system gets into the
96 stormwater or the septic system.

97
98 Mr. Canada, Mr. Houghton, and Mr. Kunowski all asked minor questions clarifying some details
99 and labeling on the plans.

100
101 Mr. Canada asked if the total size of the addition is 2,390 square feet. Mr. Poulin replied yes.

102
103 Mr. Houghton asked if the lighting changes would be limited to the back. Mr. Poulin replied yes,
104 that they will just need to reset some existing lighting.

105
106 Mr. Kunowski asked if the exterior cladding would match the existing building. Mr. Pouline
107 replied yes, and they will provide an elevation plan for all four sides.

108
109 Mr. Allison noted what might be a typo in the name of a street on the locus plan, that Middle Road
110 might be Frying Pan Lane.

111
112 Mr. Poulin stated he would look into that. Mr. Poulin stated he would like the Board's thoughts on
113 a waiver for wetland delineation. As part of the original design, there was a wetlands permit, and
114 the retaining wall was set. Everything on the downside of that retaining wall is wet, but this project
115 is completely staying on the building side of the retaining wall. The wetland line is basically the
116 toe of that wall. They would like to get back into the Planning Board quickly, and with the current
117 snow cover, it'd be difficult to do that, so they plan to request a waiver for that requirement, if the
118 Board is comfortable with that. Mr. Allison asked if they are planning any disturbance there. Mr.
119 Poulin replied no. Mr. Allison stated that the limit of the impervious surface is where the shed is.
120 Mr. Poulin agreed and added they are staying inside the current development area, and they don't
121 want to mess with the wall.

122
123 Mr. Canada asked if they are working close to the retaining wall, and if it will be undermined. Mr.
124 Poulin replied no, they are working close to it, and they will have a structural engineer review it to
125 make sure everything will function properly. Mr. Canada suggested they include a copy of the
126 structural engineer's report with the final application.

127
128 Mr. Allison commented that a silt fence or some sort of barrier should be placed prior to
129 construction, so it is obvious that construction should not go across the wall.

130
131 **Mr. Canada made a motion that the Planning Board close the Preliminary Consultation for**
132 **60 Portsmouth Avenue. Mr. Kunowski seconded the motion. All voted in favor, and the**
133 **motion passed.**

134
135 B. Discussion on Subdivision Regulations

136
137 Ms. Price presented proposed revisions to the Subdivision Regulations. The major points to discuss
138 are the type of roadways, some roadway design criteria, fire protection, and open space cluster
139 developments. She is waiting for a quote from CMA Engineers to draft new figures for the
140 regulations. The Board decided to table this discussion for a future meeting due to New Members.

141
142 **5. Miscellaneous**

143 A. Potential new Planning Board members

145 There were two residents in the audience who applied to be on the Planning Board, Jay and Ruben.
146 Mr. House invited them to introduce themselves, which they did, and the board recommends their
147 applications to go before the Select Board to fill their full time and alternate member roles.
148

149 **6. Adjourn**

150 **Mr. Canada made a motion to adjourn at 7:44 pm. Mr. Kunowski seconded the motion. All**
151 **voted in favor, and the motion passed. All voted in favor, and the motion passed.**
152

153 *Respectfully submitted by Susan Connors*