



Stratham Planning Board Meeting Minutes
March 18, 2026
Stratham Municipal Center
Time: 7:00 pm

Members Present: Thomas House, Chair
Chris Zaremba, Regular Member
John Kunowski, Regular Member (virtually)
Tedd Tramaloni, Ex-Officio Select Board Member
Nate Allison, Alternate Member

Members Absent: None

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. March 4, 2026, Planning Board meeting minutes

Mr. Zaremba made a motion to approve the meeting minutes from March 4, 2026. Mr. House seconded the motion. All voted in favor, and the motion passed.

Mr. House appointed Mr. Allison as a voting member for the meeting.

3. Public Meeting

A. Discussion on Subdivision Regulations

Ms. Price introduced proposed subdivision regulations with revisions to fire protection standards, Open Space Cluster Subdivisions, performance and maintenance guarantee for new projects, and road construction design standards. She stepped through the drafted amendments. The Board had a productive discussion and provided comments on the proposed language.

Ms. Price announced that she received a quote from the Town's consulting engineer to prepare road design graphics for the subdivision regulations. She will work with administration to determine if funds are available.

The Board agreed to a public hearing date of April 1 for the subdivision revisions reviewed tonight.

B. Chair and Vice Chair Nominations

The Board agreed to nominate Mr. House as Chair and Mr. Kunowski as Vice-Chair for the Planning Board.

C. Planning Board Member Representatives

1. Heritage Commission

45 The Board had previously agreed to nominate Mr. Kunowski as the Planning Board Representative
46 on the Heritage Commission.

47
48 Ms. Price will verify if the Select Board needs to vote on the nominations.
49

50 2. Technical Review Committee

51 The Board agreed to nominate Mr. Kunowski, and Mr. House as an alternate as an ad-hoc Planning
52 Board Representative on the TRC until a permanent TRC representative can be assigned.
53

54 4. Miscellaneous

55 A. NHDOT Route 108/Bunker Hill Ave Intersection Improvements

56 Ms. Price announced that the New Hampshire Department of Transportation will hold a meeting on
57 the proposed Route 108/Bunker Hill Ave intersection improvements on April 2, 2026. The doors open
58 at 5:30 pm for a one-hour presentation at 6:00 pm.
59

60 B. NHMA training for Board Members

61 Ms. Price announced that she is scheduling a training for all board and committee members by NHMA
62 on RSA Chapter 91-A and meeting mechanics.
63

64 C. Results of Town Meeting Zoning Amendments

65 Ms. Price announced that all proposed zoning amendments passed at town meeting.
66

67 5. Non-public session: RSA 91-A:3, II(c)

68 **Mr. Zaremba made a motion to enter non-public session. Mr. Tramaloni seconded the motion.**
69 **All voted in favor and the motion passed.** The non-public session was postponed.
70

71 **Mr. Zaremba made a motion to exit non-public session. Mr. Allison seconded the motion. All**
72 **voted in favor and the motion passed.**
73

74 6. Miscellaneous

75 A. Potential new Planning Board member

76 There was one resident in the audience, Jonathan Caldwell, who applied to be on the Planning Board.
77 Mr. House invited him to introduce himself, which he did.
78

79 7. Non-public session: RSA 91-A:3, II(c)

80 **Mr. Zaremba made a motion to enter non-public session at 8:36 p.m. Mr. Allison seconded the**
81 **motion. All voted in favor and the motion passed.**
82

83 **Mr. Zaremba made a motion to exit non-public session at 8:55 p.m. Mr. Allison seconded the**
84 **motion. All voted in favor and the motion passed.**
85

86 **Mr. Zaremba made a motion to seal the minutes. Mr. Allison seconded the motion, because it**
87 **would affect adversely the reputation of any person other than the member of this board. All**
88 **voted in favor and the motion passed.**
89

90 8. Adjourn

91 **Mr. Tramaloni made a motion to adjourn at 8:56 pm. Mr. Allison seconded the motion. All voted**
92 **in favor, and the motion passed. All voted in favor, and the motion passed.**
93

94 *Respectfully submitted by Susan Connors*