



1 **Stratham Planning Board Meeting Minutes**

2 **April 1, 2026**

3 **Stratham Municipal Center**

4 **Time: 7:00 pm**

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6 **Members Present:** Thomas House, Chair  
7 Chris Zaremba, Regular Member  
8 John Kunowski, Regular Member  
9 Tedd Tramaloni, Ex-Officio Select Board Member  
10 Nate Allison, Alternate Member

11  
12 **Members Absent:** None

13  
14 **Staff Present:** Vanessa Price, Director of Planning and Building

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16 **1. Call to Order and Roll Call**

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

19  
20 **2. Review and Approval of Minutes**

21 A. March 18, 2026, Planning Board meeting minutes

22 **Mr. Kunowski made a motion to approve the meeting minutes from March 18, 2026. Mr.**  
23 **Zaremba seconded the motion. All voted in favor and the motion passed.**

24  
25 **3. Public Hearing**

26 A. Packer Brook Holdings LLC (Applicant and Owner) request for approval of a Site Plan and  
27 Conditional Use Permits for a Mixed-Use Development. This development is to include a Light  
28 Manufacturing Facility and proposed construction within the wetland setback. The project involves  
29 constructing a new ±6,110 square foot office/shop for a residential contracting business. This  
30 facility will be located behind an existing single-family residence, which will continue to operate  
31 in its current capacity. The location is at 170 Portsmouth Avenue (Tax Map 17, Lot 86) in the  
32 Route 33 Legacy Highway Heritage Zoning District.

33  
34 Ms. Price presented an email from Altus Engineering on behalf of the Applicant requesting an  
35 extension to the April 15<sup>th</sup> meeting to allow time for them to respond to engineering comments.

36  
37 **Mr. Zaremba made a motion to continue the Packer Brook Holdings application to the**  
38 **meeting on April 15. Mr. Kunowski seconded the motion. All voted in favor and the motion**  
39 **passed.**

40  
41 B. Subdivision Regulations

42 Ms. Price described edits to the proposed Subdivision Regulations since the last Planning Board  
43 meeting.

45 Mr. Zaremba suggested additional places where guardrail needs to be changed to guide rail.

46  
47 Mr. Allison suggested a correction to 24 feet of pavement width instead of 22 feet for major access  
48 roads in Table 1, Roadway Design Criteria.

49  
50 Ms. Price completed the presentation and asked if the Board would like to adopt these regulations  
51 tonight. She added that she will bring to the Board at a later date a proposed new section for  
52 subdivision amendments. The Board decided to approve the current amendments tonight.

53  
54 **Mr. House opened the public hearing. (No public comment given.)**

55  
56 **Mr. Kunowski made a motion to close the public hearing. Mr. Zaremba seconded the motion. All voted in favor and the motion passed.**

57  
58  
59 **Mr. Zaremba made a motion to approve the subdivision regulations as posted for the public**  
60 **hearing notice and to consider the additional proposed amendments at the April 15, 2026**  
61 **Planning Board meeting as a public hearing. All voted in favor and the motion passed.**

62  
63 **4. Miscellaneous**

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

65 Ms. Price announced that DOT will be at the Town tomorrow to discuss the Bunker Hill Ave and  
66 Route 108 Intersection. The doors open at 5:30 pm and the presentation is at 6:00 pm.

67  
68 B. Town-wide cleanup day

69 Ms. Price announced that the town-wide cleanup day is scheduled for Saturday, April 25, 2026.

70  
71 B. Trainings

72 Ms. Price announced there will be an NHMA Right-to-Know Training for the Planning Board,  
73 Select Board, Zoning Board, and other commissions on April 14, 2026.

74  
75 Ms. Price announced that the Business and Economic Affairs, Office of Planning and Development  
76 has a webinar training, "You're a board member, now what" that will be broadcast in April and  
77 also recorded.

78  
79 **5. Adjourn**

80 **Mr. Zaremba made a motion to adjourn at 7:30 pm. Mr. Kunowski seconded the motion. All**  
81 **voted in favor, and the motion passed. All voted in favor, and the motion passed.**

82  
83 *Respectfully submitted by Susan Connors*