



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
PUBLIC MEETING MINUTES
SITE WALK AT 210 PORTSMOUTH AVENUE.
STRATHAM, NH 03885
MAY 28, 2026, 6:00 PM**

1. CALL TO ORDER at 6:00 PM.

Attendees:

Brendan Sheehan, Owner of 210 Portsmouth Ave.
Thomas House, Planning Board Chair
John Kunowski, Planning Board Vice Chair
Tedd Tramaloni, Ex-Officio Planning Board Select Board Member
Jay Fraprie, Planning Board Member
Susan Fraprie, Resident
Forrest Barker, Abutter, Barker's Farm
Edie Barker, Abutter, Barker's Farm
Bob Keating, Conservation Commission
Ryan Olsen, Conservation Commission
Miles Mewhorter, Abutter, Hills at Crocket Farm Association
Vanessa Price, Town of Stratham, Director of Building and Planning

2. PUBLIC MEETING (NEW BUSINESS):

Brendan Sheehan, the applicant and owner, is requesting a Subdivision, Conditional Use Permits, and Route 33 Heritage District approvals for a proposed residential development at 210 Portsmouth Avenue (Tax Map 21, Lot 81). This project is located in the Route 33 Legacy Highway Heritage District and the Wetlands Conservation Overlay District.

The plan includes the construction of four duplexes, each consisting of two bedrooms, while retaining the existing duplex and barn. Conditional Use Permits are necessary for construction within wetland areas, wetland buffers, and wetland setback areas. This includes permits for a shared driveway, three of the duplexes, installation of a water supply well, and stormwater management infrastructure.

The purpose of the meeting is for the applicant and their engineer to guide a tour of the proposed development area, primarily for fact-finding and familiarization purposes.

The Planning Board Public Hearing is scheduled for June 17, 2026, at 7:00 PM, at the Stratham Municipal Center, located at 10 Bunker Hill Avenue, Stratham, NH.

Mr. Sheehan led the site walk with the attendees.

- Reviewed the exterior conditions of the existing barn.

- Red stakes on the property marked the middle of the ROW for the driveway.
- Discussed the site changes: location of the leach field to the front of the property, duplex one to the front, barn will be relocated into the wetland buffer area.
- Discussion of the location of the wetland delineation.
- Location of where the north culvert under the road is proposed in the wetland area.
- Location of the rock wall between the property owner and the abutter.
- Walked down the mowed area, which demonstrated the proposed roadway.
- Fire Truck turnaround area location stated at the end of the roadway and showed location of the edge of the back wetland.
- Owner pointed out the orange and pink flags of the test pit locations.
- Owner pointed out the location of the septic systems that are 100' away from the water body (existing pond onsite).
- Discussion that the drainage on the site goes into the existing pond.
- Question on the location of the abutter's (Barker's Farm) irrigation pond near the front of the property.
- Forrest Barker commented that the Town is in drought conditions (D2); 7th driest year.
- Edie Barker answered the question of what their irrigation pond is used for. The Irrigation Pond is spring-fed and collects water from runoff; it travels from Barker's property onto Sheehan's property. Sometimes there is standing water. The irrigation pond on Barker property services the crop fields on Barker's.
- Mr. Sheehan described the roadway design; it will be pitched toward the pond, a super-elevated design.

3. ADJOURN

The meeting concluded at 6:22 PM.

Minutes taken by Vanessa Price.