



Stratham Planning Board Meeting Minutes
August 11, 2026, 4:00 pm
Stratham Municipal Center

Members Present: Thomas House, Chair
John Kunowski, Vice Chair
Jay Fraprie, Regular Member
Tedd Tramaloni, Ex-Officio Select Board Member

Members Absent: Nate Allison, Alternate

Staff Present: Vanessa Price, Director of Building and Planning

1. Call to Order and Roll Call

Mr. House called the meeting to order at 4:05 pm and took roll call.

2. PUBLIC MEETING (NEW BUSINESS):

A. Discussion on Zoning Amendments.

Ms. Price reviewed potential zoning ordinance amendment topics and proposed rough draft versions with the Planning Board to gather preliminary input before further discussion with other Town boards and commissions. Ms. Price discussed potential revisions to Section 3.10 based on recent development activity within the district. Discussion focused on possible overlap between the Historic District Advisory Committee (HDAC) and Heritage Commission review processes and opportunities to clarify and streamline their respective roles. Staff also noted the Heritage Commission's concerns regarding the use of vinyl materials within the district. Proposed amendments will be discussed with the Heritage Commission at its September 8, 2026, meeting. The Planning Board provided preliminary input to move forward with the proposed changes and to come back to a future meeting with additional revisions to include the removal of vinyl and stucco as building materials within the zoning district design specifications. The Board also discussed what the requirements for exhibits should be, and to make them not as stringent as the current applications are being processed. Ms. Price discussed that these would be exhibits required before the public hearing, such as the plan set, applications, renderings, and the creation of a checklist. She also discussed that she would inquire with the Heritage Commission at their meeting in September. The board discussed that the language in the construction of an addition should be addressed.

Ms. Price discussed potential revisions to Section 11, particularly the Conditional Use Permit (CUP) criteria and procedures. Since the 2024 amendments took effect, questions have arisen regarding the application of the CUP criteria, the limitations associated with approvals, and the overall review process. The Planning Board discussed Section 11.4 Prohibited uses and wanted to include, along with structures, building, street, alley, driveway or parking areas, wells, dams, septic systems, accessory structure, and impervious surfaces. The Planning Board deliberated that the CUP economic advantage alone is not a reason for proposed construction. Ms. Price gave language on how the City of Portsmouth addresses this in its zoning ordinance, and the board deliberated a change or to remove that criterion, but wanted to consider the input of the Conservation Commission.

45

46 Ms. Price concluded that there will be a discussion of the proposed amendments with the Conservation
47 Commission at a future meeting.

48 Ms. Price asked the Board whether it wished to reconsider adding language to the Zoning Ordinance to
49 allow for the assessment of impact fees. She noted that the Select Board had asked the Planning Board to
50 revisit the issue due to changes in Board membership and the growing demand for police, fire, and EMS
51 services associated with population growth. The Board held a lengthy discussion regarding potential
52 zoning and regulatory considerations related to impact fees. Members discussed whether impact fees
53 might be appropriate for commercial development but not necessarily for residential development. The
54 Board also discussed other mechanisms through which new development could help offset costs
55 associated with growth. Following discussion, the Board agreed to table the matter for consideration at a
56 future meeting.

57 Ms. Price introduced a discussion regarding the need to further clarify Zoning Ordinance provisions
58 related to recreational vehicles and campers. She explained that there have been several code
59 enforcement concerns involving recreational vehicles being used as permanent residences or as
60 accessory dwelling units (ADUs). The Board supported exploring additional regulations and
61 clarification within the Zoning Ordinance regarding the use of recreational vehicles and campers.

62 The Board also discussed holding a future public meeting regarding the proposed Zoning Ordinance
63 amendments after receiving input from the Heritage Commission and Conservation Commission.

64 **3. Adjourn:**

65

66 **Mr. Kunowski made a motion to adjourn at 4:00 p.m. Mr. Fraprie seconded the motion. All voted**
67 **in favor, and the motion passed.**

68

69 *Respectfully submitted by Vanessa Price*