Stratham Planning Board Meeting Minutes
October 21, 2026, 7:00 pm
Stratham Municipal Center

Members Present: Tom House, Chair
John Kunowski, Vice Chair
Jay Fraprie, Regular Member
Jameson Paine, Regular Member

Members Virtual: Tedd Tramaloni, Ex-Officio Select Board Member

Members Absent: None

Staff Present: Vanessa Price, Director of Planning and Building

Call to Order and Roll Call:

Mr. Tramaloni is attending the meeting remotely and stated that he is not in the Town of Stratham due to attending to urgent family matters. Mr. House called the meeting to order at 7:04 pm and took roll call.

Review and Approval of Minutes:

A. Planning Board Minutes from September 16, 2026.

Mr. Kunowski made a motion to approve the minutes from the September 16th, 2026 meeting as drafted. Mr. Paine seconded the motion. Roll call vote: Mr. Tramaloni – Aye; Mr. Paine – Aye; Mr. Fraprie – Aye; Mr. Kunowski – Aye; and Mr. House – Aye. Motion passed.

B. Planning Board Minutes from October 7, 2026.

Mr. Kunowski made a motion to approve meeting minutes from October 7, 2026, as drafted. Mr. Fraprie seconded the motion. Roll call vote: Mr. Tramaloni – Aye; Mr. Paine – Aye; Mr. Fraprie – Aye; Mr. Kunowski – Aye; and Mr. House – Aye. Motion passed.

Public Hearing:

A. Amended Site Plan Regulations continued from October 7, 2026, with corrections.

Ms. Price introduced the topic. She stepped through changes from the October 7th version including removing reference to minor site plans but defining minor and major changes to approved plans; cleaning up the submission process to reference calendar days; changes in third-party review and construction observation, suspension of work, and refunds; bond review process; and changes in the stormwater addendum.

Ms. Price read aloud a public comment letter received from a resident, Forrest Barker. Ms. Barker requested that the Board consider requiring hydrogeological assessments for new developments, including an evaluation of total water demand and potential effects of neighboring wells, wetlands, and agricultural

water supplies. She encouraged restricting groundwater-fed lawn irrigation in new developments. If irrigation is allowed, its demand should be included in the assessment, particularly during drought conditions. She also asked that the Board require the use of native plants suited to local conditions in landscaping plans and suggested that if these comments belong in the subdivision regulations instead, to please consider them there. Ms. Price suggested areas in the Site Plan Regulations where these could be required. The Board appreciated Ms. Barker's comments and is in favor of drafting language to add to regulations.

Mr. House asked if there are any additional comments from the public. There were none.

Mr. Fraprie made a motion to close the public comment portion of the hearing. Mr. Kunowski seconded the motion. Roll call vote: Mr. Tramaloni – Aye; Mr. Paine – Aye; Mr. Fraprie – Aye; Mr. Kunowski – Aye; and Mr. House – Aye. Motion passed.

Mr. Fraprie made a motion to approve the updates to the site plan regulations as presented. Mr. Paine seconded the motion. Roll call vote: Mr. Tramaloni – Aye; Mr. Paine – Aye; Mr. Fraprie – Aye; Mr. Kunowski – Aye; and Mr. House – Aye. Motion passed.

The Board discussed Ms. Barker's comments on restricting irrigation systems and native plantings. They agreed that Ms. Price should consult with the Rockingham Planning Commission on hydrogeological assessment and irrigation practices. Mr. Kunowski noted that the regulations already address native plantings. The Board agreed that the landscaping regulations are sufficient.

Mr. Kunowski voiced a request for a future amendment regarding parking spaces and RSA 674:16, which was effective 9/13/2026. He believes the table in the Site Plan Regulations needs revision.

Public Meeting:

A. Recommendation to the Select Board: Bond Amount & Developer Agreement for new light manufacturing building located at 170 Portsmouth Ave.

Ms. Price explained that the project at 170 Portsmouth would like to get the building process started. A Developer's Agreement was required in the Notice of Decision, and the applicant has asked for Planning Board support for their bond amount of $132,090.14. They have not decided if it will be cash or a letter of credit but will have that decision made before the Select Board meeting. The fee has been reviewed by the Town's consulting engineer. There was no discussion from the Board.

Mr. Kunowski made a motion that the Planning Board approve and set the required bond amount for the project at 170 Portsmouth Avenue in the amount of $132,090.14 and recommend that the Select Board approve the bond amount and the associated developer agreement and authorize its execution. Mr. Fraprie seconded the motion. Roll call vote: Mr. Tramaloni – Aye; Mr. Paine – Aye; Mr. Fraprie – Aye; Mr. Kunowski – Aye; and Mr. House – Aye. Motion passed.

B. Discussion on Land Use Fees

Ms. Price presented proposed revisions to land use board fees, including removing minor and major site plan review, adding site plan amendment, to the Route 33 Legacy Highway Heritage District application fees, and for Special Event Permits. The Board agreed to move the proposed changes to public hearing.

C. Zoning Amendments Work Session

Ms. Price discussed the draft Zoning Amendments for the Route 33 Heritage District, the Wetlands Conservation District, Accessory Dwelling Units, Signs, and the Town Center Table of Uses. Additional amendments for rezoning, recreational vehicles and campers, impact fees, site plan requirements in Zoning Ordinance, and the Building Ordinance will be presented at a later date.

She stepped through changes to draft language for the Wetlands Conservation District and Accessory Dwelling Units based on comments from the Board the last time they discussed this.

The Board was in favor of removing the Conditional Use Permit process for construction in wetlands or their buffers.

Ms. Price described the 2026 NH RSA amendments to Accessory Dwelling Units and incorporating Zoning Amendments to meet the RSA.

Ms. Price provided the Board with comments from the Heritage Commission on the Table of Uses in the Town Center District.

D. Stratham Open Space & Connectivity Plan

Ms. Price discussed setting a date for a public hearing to adopt the Stratham Open Space & Connectivity Plan into the Master Plan. The Board agreed to November 4, 2026.

Adjournment

Mr. Fraprie made a motion to adjourn at 10:22 p.m. Mr. Kunowski seconded the motion. Roll call vote: Mr. Tramaloni – Aye; Mr. Paine – Aye; Mr. Fraprie – Aye; Mr. Kunowski – Aye; and Mr. House – Aye. Motion passed.

Minutes respectfully submitted by Susan Connors