TOWN OF STRATHAM

Incorporated 1716
10 Bunker Hill Avenue, Stratham, NH 03885
Planning Department 603-772-7391, option 4
www.strathamnh.gov

CONDITIONAL USE PERMIT APPLICATION

1. APPLICANT & PROPERTY OWNER INFORMATION:			
Applicant Name:	Red Barn Property LLC, c/o Brendan Sheehan		
Phone #:	[redacted]	Email Address:	[redacted]
Mailing Address:	Red Barn Property LLC, 6 Shore Drive, Greenland, NH 03840		
Property Owner Name (If different from Applicant):			
Phone #:		Email Address:	
Mailing Address:			

3. PROPERTY INFORMATION:			
Street Address:	210 Portsmouth Avenue	Parcel ID(s):	Tax Map 21 Lot 81
Total parcel area:	11.12 ☑ acres ☐ SF	Property Deed Information:	Book: 6543 Page: 1271
Existing Use of Property:	Residential Duplex with barn structure.		

Zoning District(s): Check all that apply.

- ☐ Commercial/Light Industrial/Office
- ☐ Flexible/Mixed Use Development
- ☐ Gateway Commercial Business
- ☐ Industrial
- ☐ Manufactured Housing/Mobile Home
- ☐ Professional/Residential
- ☐ Residential/Agricultural
- ☐ Retirement Planned Community
- ☑ Route 33 Legacy Highway Heritage
- ☐ Special Commercial
- ☐ Town Center

Overlay District(s): Check all that apply.

- ☐ Aquifer Protection
- ☐ Floodplain Management
- ☐ Shoreland Protection
- ☑ Wetland Conservation

2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)			
Company Name:	Beals Associates, PLLC	Contact:	Christian Smith
Phone #:	[redacted]	Email Address:	[redacted]
Mailing Address:	70 Portsmouth Avenue, Third Floor, Stratham, NH 03885		
Company Name:	Northam Survey	Contact:	Eric Salivitch
Phone #:	[redacted]	Email Address:	[redacted]
Mailing Address:	750 Central Avenue Suite N, Dover, NH 03820		

4. DESCRIPTION OF PROJECT: (Attach a separate sheet if necessary.)

Describe the proposed use or activity that requires a Conditional Use Permit:

Develop property with 4 proposed duplex residential units on a private driveway. The existing duplex residence will remain and the existing barn will be relocated on site.

A Conditional Use Permit is required for the construction of a well and water/electrical lines within the 50-foot Wetlands Setback.

5. CONDITIONAL USE PERMIT INFORMATION:

Check all that apply and attach a separate sheet providing justification for the applicable Conditional Use Permit criteria.

- ☐ Uses Permitted By Conditional Use Permit – ZO §3.6
- ☐ Flexible/Mixed Use Development District – ZO §3.7.4
- ☐ Gateway Commercial Business District – ZO §3.8.6
- ☐ Town Center District – ZO §3.9.6
- ☐ Solar Energy Systems – ZO §5.13
- ☐ Signage – ZO §7.3
- ☐ Residential Open Space Cluster Development – ZO §8.6
- ☒ Wetlands Conservation District – ZO §11.5 and/or 11.6
- ☐ Shoreland Protection District – ZO §12.7
- ☐ Sewage Sludge and Residential Septage Application – ZO §14.3.4
- ☐ Telecommunication Facilities – ZO §19.8
- ☐ Sanitary Protection & Septic Ordinance – ZO §20.3

I declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I have read and agree to abide by the regulations and conditions of approval listed on this application. I understand that my misrepresentations of submitted data may invalidate any approval of this application.

Same as Owner

Signature of Applicant	*Print Applicant's Name*	*Date*
[redacted]	Brendan Sheehan	11/3/2026
Signature of Property Owner	*Print Property Owner's Name*	*Date*

8. AUTHORIZATION TO ENTER THE SUBJECT PROPERTY:

I hereby authorize members of the Stratham Planning Board, Planning Department, Conservation Commission and other pertinent Town Departments and Boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

[redacted]	Brendan Sheehan	11/3/2026
Signature of Property Owner	*Print Property Owner's Name*	*Date*

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items MUST be submitted to the Planning Department by close of business on the officially posted submittal date:

- ☒ **Nine (9) copies of the completed and signed CUP application form, abutters list, and all supporting documentation.**
  The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The property owner MUST sign the application form.
- ☒ **One (1) full size and nine (9) 11" x 17" prints of the plan set (if applicable).** Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- ☒ **Application fee and Notice costs.** All checks are to be made payable to the Town of Stratham.
  1. CUP Application Filing fee - $100.00 plus notice costs.
  2. Notice Costs - $50.00 plus $10.00 per abutter/easement holder/owner/applicant/consultant.
- ☒ **Two (2) sets of abutter/easement holder/owner/applicant/consultant mailing labels.**

PLEASE DO NOT WRITE BELOW THIS LINE – FOR PLANNING DEPARTMENT USE ONLY

Application Fee:_____ Check Number:_____

Public Notice Fee:_____ Check Amount:_____

Abutter Notice Fee:_____ Check Payor:_____

BEALS · ASSOCIATES *PLLC*

70 Portsmouth Avenue
3rd Floor, Suite 2
Stratham, N.H. 03885
603 – 583 - 4860

~~March 25, 2026~~ Revised November 3, 2026

Chairperson
Town of Stratham Planning Board
10 Bunker Hill Road
Stratham, NH 03885

RE: Conditional Use Permit – **Drilled Well and Water/Electrical Lines**
Zoning Ordinance Sections 11.6
210 Portsmouth Avenue – Residential Development; Tax Map 21 Lot # 81

Members of the Board:

As part of the Application for **Conditional Use Permit for a drilled well and water/electrical lines** within the 50-foot Wetlands Setback, the following addresses the conditions of Section 11.6 of the Stratham Zoning Ordinance:

11.6 <u>Conditional Uses in the Wetlands Setback:</u>

a. The proposed construction is essential to the productive use of the land not within the Wetlands Conservation District and where upland area considered for development is not smaller (acreage) than the wetlands area and no-disturbance buffer (acreage) being impacted.

The proposed well and water/electrical lines are necessary to provide water service to the development and are located completely outside of the Wetlands Conservation District (i.e., wetlands). The property's narrow configuration, wetlands and associated buffers, required locations of the roadway, buildings, and septic systems, and state-mandated well separation distances significantly limit feasible well locations. The proposed well is located outside the wetlands and the 25-foot No-Disturbance Buffer, minimizing impacts while allowing reasonable use of the upland areas.

- Upland area considered for development: **1.12 acres**
- Wetlands and No-Disturbance Buffer impact: **0.00 acres**

b. Design and construction methods will be utilized to minimize detrimental impact upon the wetland.

Impacts within the 50-foot Wetlands Setback are limited to well drilling, access, and temporary trenching for water/electrical lines. Erosion and sediment controls, including double silt barriers between disturbed areas and wetlands, will be implemented. Disturbance associated with

water/electrical lines is located primarily within areas already proposed for bioretention pond construction, minimizing additional disturbance attributable to this CUP.

The Buffer Enhancement Plan (BEP) will improve habitat quality, stormwater filtration, and ecological function within the Wetland Conservation District. No wetland filling or disturbance within the 25-foot No-Disturbance Buffer is proposed, and the work will not adversely affect wetland hydrologic or ecological functions.

c. The proposed construction design includes provisions for restoration of the site as nearly as possible to its original grade and condition.

Disturbance is limited to a single well location and underground water/electrical lines, with no direct wetland alterations or changes to drainage patterns resulting from this work. All disturbed areas will be restored as closely as practicable to existing grades and seeded to reestablish lawn.

d. No feasible alternative exists.

The requested relief is necessary to provide water service given the site's physical constraints and state-mandated well separation distances. Wells cannot be located beneath buildings or paved surfaces, and required separation distances from septic systems further restrict placement. Two proposed wells closer to Route 33 have been removed from the project and a larger, single well further from Route 33 and the abutting irrigation pond is proposed as the single well to serve the site. Alternative well locations, including shifting well(s) farther east, would result in greater no-disturbance and wetland buffer impacts. The proposed layout minimizes disturbance while maintaining a functional site design and incorporating buffer enhancements consistent with the intent of the Wetland Conservation District.

e. Economic advantage alone is not the reason for the proposed condition.

The requested relief does not increase the number of dwelling units or the overall intensity of development. The proposed layout accommodates the development while minimizing impacts to wetlands and associated buffer areas. The requested relief is driven by the site's physical and regulatory constraints and the need to provide water service, rather than economic advantage alone.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal