



Stratham Zoning Board of Adjustment Meeting Minutes
December 16, 2025
Stratham Municipal Center
Time: 7:00 pm

Members' Present: Drew Pierce, Chair
Brent Eastwood, Vice Chair
Lucy Cushman, Member
Donna Jensen, Member

Members Absent: None

Staff Present: Jason Durrance, Building Inspector, Code Enforcement Officer

1. Call to Order/Roll Call

Mr. Pierce called the meeting to order at 7:00 pm and took roll call. Mr. Pierce made it known that there are only four members present which is one member short of a full Board.

2. Approval of Minutes:

a. July 1, 2024

Ms. Cushman made a motion to approve July 1, 2024, meeting minutes as drafted. Mr. Eastwood seconded the motion. All voted in favor; motion passed.

3. New Business:

A. a. Case #683: Bruce Scamman (Applicant) and Stella D Scamman Revocable Trust (Owner), Tax Map 9, Lot 7, Zoned Residential/Agricultural and Gateway Commercial Business. Request for approval of a variance from Section 5.1.2 Expansion of Non-Conforming Uses.

Bruce Scamman, Applicant, started by explaining the buildings on the lot and previous Zoning cases that lead to the current use. Mr. Scamman stated he believes he doesn't need a variance and it's not an expansion of use and all he plans on doing is expanding the footprint of the 1-bedroom residence.

Mr. Pierce mentions to the board that he agrees that a variance is not needed and asked the board members if they agree.

Jason Durrance, Building and Code Enforcement Officer for the Town of Stratham, stated that this application is in the Gateway Commercial Business District and Residential use is not allowed, only for multifamily. He adds that the expansion is only going to be used for storage.

Lucy Cushman stated that the current use existed before the Zoning Ordinance changed to only allow Multi family and Donna Jensen agrees.

Mr. Pierce asked about the height of the ceiling for the storage area and Mr. Scamman replied that at the lowest part it's 2 feet. Mr. Pierce adds that for that space to be considered a bedroom, it would have to meet current Building code requirements on ceiling height which it doesn't.

Mr. Pierce makes a motion to deny hearing the application for case # 683 Bruce Scamman (Applicant) and Stella D Scamman Revocable Trust (Owner), Tax Map 9, Lot 7, Zoned Residential/Agricultural and Gateway Commercial Business. Request for approval of a variance from Section 5.1.2 Expansion of Non-Conforming Uses due to not having the jurisdiction, Ms. Cushman Seconds, all in favor. Motion passes 4-0.

- B. **b. Case #684:** FastSigns of Portsmouth, Jesse O'Rourke (Applicant) and OSJ of Stratham, LLC (Owner), Tax Map 5, Lot 1, Zoned Gateway Commercial Business. Request for approval of a variance from Section 7.11.c, Alteration, Relocation, and Replacement of a Non-Conforming sign.

Mr. Pierce states that the applicant is not present, and Mr. Durrance mentions that they were notified with an email about the case hearing date and times.

Mr. Pierce opens the hearing to the public.

Mr. Pierce makes a motion to continue case #684 FastSigns of Portsmouth, Jesse O'Rourke (Applicant) and OSJ of Stratham, LLC (Owner), Tax Map 5, Lot 1, Zoned Gateway Commercial Business. Request for approval of a variance from Section 7.11.c, Alteration, Relocation, and Replacement of a Non-Conforming sign. to the next scheduled hearing on January 6, 2026. Mr. Eastwood Seconds the motion. All in Favor. Motion Passes 4-0.

- C. **c. Case #685:** Myra Citrin (Applicant) Appeal from Administrative Decision. Stratham Planning Board decision for 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57. Zoned Residential/Agricultural.

Mr. Pierce starts by mentioning that the board needs to resolve a legal question. The question is, was this application submitted in a timely manner which was outside of the 30-day window. Mr. Pierce mentions that it would be detrimental to allow an appeal to be heard if submitted after that time frame. Ms. Jensen mentions that the 30 days started after the Planning Board made their vote and the application was submitted on day 31 and agrees that it should not be heard.

Mr. Pierce makes a motion to deny the hearing for case #685 Myra Citrin (Applicant) Appeal from Administrative Decision. Stratham Planning Board decision for 80 and 80R Winnicutt Road, Tax Map 14, Lots 56 and 57. Zoned Residential/Agricultural. Ms. Jensen seconds the motion. All in favor. Motion passes 4-0.

The board and the members of the public had a lengthy discussion of rule and procedures of how the Planning Board works and the Zoning Board Works with appeals.

Mr. Pierce makes a motion to approve the Zoning Board of Adjustment Rules and Procedures with the changing under cancellation, instead of present board members to board members present, and changing the word clerk on the fourth line of that paragraph, to town staff member. Also change some formatting issues. Ms. Cushman Seconds. All in Favor. Motion passes 4-0.

93 **4. Adjournment**
94 Mr. Pierce stated that the meeting was adjourned at 7:55 p.m.
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96 *Respectfully submitted by Michael Lamb*