



Stratham Zoning Board of Adjustment Meeting Minutes
July 7, 2026
Stratham Municipal Center
Time: 7:00 pm

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

Member Absent: Drew Pierce, Chair

Staff Present: Vanessa Price, Director of Planning and Building

1) CALL TO ORDER/ROLL CALL/SEATING OF ALTERNATES

Mr. Eastwood called the meeting to order at 7:03 pm and took roll call. Mr. Eastwood made it known that there are only three members present, which is two members short of a full Board.

2) PLEDGE OF ALLEGIANCE

3) APPROVAL OF MINUTES

A. Meeting minutes from March 31, 2026.

Ms. Cushman made a motion to approve the March 31, 2026, meeting minutes as corrected. Ms. Jensen seconded the motion. All voted in favor; motion passed 3-0.

B. Meeting minutes from May 5, 2026.

Ms. Jensen made a motion to approve the May 5, 2026, meeting minutes as written. Ms. Cushman seconded the motion. All voted in favor; motion passed 3-0.

4) PUBLIC HEARING (NEW BUSINESS)

Case #692: Cates Living Trust, Richard W. & Lynn A. Cates (Owner), request for a variance from Section 4.2 Table of Dimensional Requirements for continuous frontage for 37.5' of frontage for each new lot, where 200' is required for each new lot; and 75' currently exists for Lot 8. The location is 130 Winnicutt Road, Tax Map 14, Lot 8, in the Residential Agricultural Zoning District.

Mr. Eastwood started the meeting by mentioning that there are only three members present, which is one member short of their current four-member board, and the applicant would need all three members present to approve the variance. Kevin Baum, Attorney at Hoefle, Phoenix, Gorman and Roberts, representing the owners, stated that they would like to continue the meeting to the next scheduled meeting on August 4, 2026, to have a full board present.

Mr. Eastwood made a motion to continue Case #692: Cates Living Trust, Richard W. & Lynn A. Cates (Owner), request for a variance from Section 4.2 Table of Dimensional Requirements for continuous frontage for 37.5' of frontage for each new lot, where 200' is required for each new lot; and 75' currently

exists for Lot 8. The location is 130 Winnicutt Road, Tax Map 14, Lot 8, in the Residential Agricultural Zoning District. Ms. Jensen seconded the motion. All voted in favor; motion passed 3-0.

5) OTHER BOARD BUSINESS

No additional board business was discussed. Ms. Price stated they are still looking for a full board member and alternates for the ZBA.

6) ADJOURNMENT

Ms. Cushman made a motion to adjourn the meeting at 7:10 pm. Ms. Jensen seconded the motion. All voted in favor; motion approved.

Respectfully submitted by Michael Lamb