



**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
SITE WALK AT 105 WINNICUTT ROAD
STRATHAM, NH 03885
SEPTEMBER 22, 2026, 5:00 PM**

1. CALL TO ORDER at 5:00 PM.

Attendees: Drew Pierce, ZBA Chair
Brent Eastwood, ZBA Vice Chair
Lucy Cushman, ZBA Member
Donna Jensen, ZBA Member
Joe O'Callaghan, Building Inspector/Code Enforcement
Kirk Trachy & Gail Avery, Owners
Catherine Carlisle, 4 Chestnut Way, Abutter
Gerry Gelinas, 107 Winnicutt Road, Abutter

2. PUBLIC MEETING

Case #694: Sons on the Beach Trust, Kirk Trachy & Gail Avery, Trustees (Owners) request variances from Section 5.4.3 Regulations and Section 5.4.3(d) of the Stratham Zoning Ordinance to permit more than one (1) accessory dwelling unit (ADU) and to allow the size of the ADU to be less than 400 sq ft. The property is located at 105 Winnicutt Road, Stratham, New Hampshire 03885, Tax Map 14, Lot 88, within the Residential/Agricultural Zoning District.

The purpose of the meeting is for the applicant to guide a tour of the proposed development area, primarily for fact-finding and familiarization purposes. Site meeting was held at 105 Winnicutt road pertaining to a proposed ADU use on the property.

Status Review:

- The reason for the visit was to examine the existing conditions of a previously permitted constructed storage shed, that had been converted into a proposed habitable space. Permits were not applied for electrical or plumbing work.
- Board members walked the property looking at dimensional setbacks and performed an interior inspection of the structure.
- The Building Inspector also walked the property and also inspected the interior of the main house, where he was asked to confirm that the house has an existing apartment on the second floor and that the house is a 2-family dwelling. His son and family live on the first floor and Mr. Trachy and Ms. Avery live on the second floor. There is plenty of off-street parking available.
- Mr. Trachy did explain he would like to use the structure as an ADU for roughly 6-9 months of the year for guests who visit. He also handed out to all the members of the board a copy of New Hampshire new zoning laws from July 1, 2026, Section 674:72 stating the new rules and regulation

for ADU's on single family zoned properties. The Building Inspector has confirmed that an accessory structure in place before July 1, 2025, whether or not it meets district dimensional setbacks can be used as an ADU.

The Zoning Board of Adjustment Public Hearing is scheduled for October 6, 2026, at 7:00 PM, at the Stratham Municipal Center, located at 10 Bunker Hill Avenue, Stratham, NH.

3. ADJOURN

The meeting concluded at approx.. 5:45 p.m.

Respectfully submitted by Joe O'Callaghan