



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board's Office/ Administration/ Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

PUBLIC HEARING

Wednesday, April 15, 2026, at 7:00 PM

Town of Stratham Planning Board

Stratham Subdivision Regulations

Pursuant to NH RSA 674:16, 675:3, and 675:7, notice is hereby given that a public hearing will be held by the Stratham Planning Board on **Wednesday, April 15, 2026, at 7:00 PM** at the Stratham Municipal Center, 10 Bunker Hill Avenue, Stratham, NH. The purpose of the hearing is to review and solicit public comments on proposed amendments to the Stratham Subdivision Regulations. This notice provides a topical description of each proposed amendment; a full copy of the proposed amendments is available at the Municipal Center during regular business hours and on the Town's website. For more information, contact the Planning Department at (603) 772-7391, option 4. The changes intended are as follows:

2.1.2 Subdivision Permits and Site Plans:

- a. In all cases where any amendment of any such subdivision plat is proposed, the applicant must also secure the approval of the amendment from the Planning Board. **The applicant would file any amendment under the formal application process.**
- b. No building permit may be issued for the construction or alteration of any building or structure within the purview of these Regulations until an approved subdivision plat or amendments thereto have been secured by the applicant and presented to the Building Inspector. The Planning Board shall certify on each subdivision plat or amendments thereto whether or not the plat meets the requirements of these Regulations and other regulations and ordinances of the Town of Stratham.
- c. In cases where a variance is required from the Zoning Ordinance, the applicant shall first present the plan to the Planning Board so as to allow the Board to render a decision at a public hearing. (Added 7/89) (Rev. 8/99 and 6/00)
- d. At the Applicant's request, the Planning Board may, at its sole discretion, waive the general requirements for a complete application, in accordance with these regulations, in order to advance the application to the Zoning Board of Appeals. Said waivers would be granted for the sole purpose of accepting the application, thereby providing the Board with jurisdiction to render a formal decision on the plan. Waivers of any or all of these general requirements shall be granted on a one time only basis and shall not be considered as justification for any future waivers of said regulations. The applicant assumes all risk of any further zoning relief that may be found necessary as a result of subsequent Planning Board reviews of the application. (Rev. 6/00)

2.14 MODIFICATION TO PLANS: (Added 10/25)

2.14.1 General Guidance:

If at any time after the Planning Board approval, the applicant determines that unforeseen conditions make it necessary, or preferable, to modify the design, the applicant shall present the modification to the Town Planner in writing. The Town Planner will determine how to proceed with the design change, and if the design change is minor or major.

2.14.2 Minor Design Change:

- a. Minor design changes do not appreciably change the nature of the development and do not require waivers from Town Regulations. Examples of minor design changes are relocating proposed utilities; ~~or~~ relocating proposed driveways ~~or houses~~.
- b. Minor design changes require a field sketch for review, and if approved, the minor design change shall be documented in the as-built drawings.
- c. Minor design changes require ~~Town Planner~~ Planning Board approval, **but do not require submission of a new application or a public hearing.** ~~and~~ They may also require approval from Department Heads.

2.14.3 Major Design Change:

- a. Major design changes alter the nature of the development, how it functions, or the longevity of the infrastructure. Examples of major design changes are: modifying the roadway design, stormwater treatment system(s), ~~or~~ property boundaries.
- b. The Planning Board may consider waiver requests when reviewing major design change.
- c. Major design changes require **submission of an amended subdivision application and** Planning Board approval **after public hearing**, and may require amending the Notice of Decision or Approved Plans.

2.14.4 Fees: Any request for review and approval of a modification to an approved Plan shall be accompanied by a fee of an amount to be determined in accordance with the Fee Schedule.