



# 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

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## PLANNING BOARD MEETING AGENDA

**November 1, 2023, 7:00 pm**

**Stratham Municipal Center**

**10 Bunker Hill Avenue, Stratham NH**

### 1. Call to Order/Roll Call

### 2. Review and Approval of Minutes:

- a. October 18, 2023 Planning Board Minutes

### 3. New Business:

- a. Racheal King-Reynolds (Applicant), Brothers Plaza Partners, LLC (Owner), 72 Portsmouth Avenue, Unit 111, Stratham, NH, Tax Map 9 Lot 8-111, Zoned Gateway Commercial Business District - Request for approval of a Conditional Use Permit under Section 3.6, Table of Uses, to relocate a dog training facility and day camp, classified as a kennel under the Zoning Ordinance, from Unit 112 to Unit 111. The use will expand from a 1,188 square-foot facility serving 15 dogs to a 1,944 square-foot facility serving a total of 50 to 60 dogs.

### 4. Other Business:

- a. Discussion of proposed zoning amendments for 2024
- b. Consideration of Draft 2024 Planning Board Schedule

### 5. Adjournment

No new agenda items will be heard after 10:00 pm subject to the discretion of the Planning Board Chair. Full text of the agenda and related information can be found on file with the Stratham Planning Department and posted on the Town website at <https://www.strathamnh.gov/planning-board> . All interested persons may be heard. Persons needing special accommodations and /or those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.



**Stratham Planning Board Meeting Minutes**  
**October 18, 2023**  
**Stratham Municipal Center**  
**Time: 7:00 pm**

**Members Present:** Thomas House, Chair  
David Canada, Vice Chair  
Mike Houghton, Select Board's Representative  
Chris Zaremba, Regular Member  
Nate Allison, Alternate Member

**Members Absent:** John Kunowski, Regular Member

**Staff Present:** Mark Connors, Director of Planning and Community Development

**1. Call to Order/Roll Call**

Mr. House called the meeting to order at 7:00 pm and took roll call.

**2. Approval of Minutes**

a. October 4, 2023

**Mr. House made a motion to approve the October 4, 2023 meeting minutes. Mr. Canada seconded the motion. All voted in favor and the motion was approved.**

**3. Public Hearing:**

a. Public hearing to adopt amendments to Stratham Site Plan Regulations including to Sections III Scope & Requirements, Section IV Application Procedures and Requirements, Section V Design & Construction Requirements. The proposed amendments relate to application processes and notification fees, criteria qualifying projects for site plan review, and required materials for site plan applications.

Mr. Connors presented a summary of proposed amendments including:

- Update the definition of abutter to include reference to the NH RSA abutter definition.
- Add regular mail abutter notification for preliminary consultation applications for which no abutter notification currently exists and also add regular mail abutter notifications for applications that require certified mailing. The net effect would be a \$2 new or additional fee for each abutter.
- Clarify the required preliminary consultation application materials.
- Require that the preliminary consultation takes place prior to submittal of a site plan application.

- 44 • Establish a submittal deadline for written abutter comments.
- 45 • Updates to abutter and public notice fees for preliminary consultations and site plan
- 46 reviews.
- 47 • Clarify that the Board has the right to call upon a technical expert and charge to the
- 48 applicant the costs of doing so.
- 49 • Update the recording costs to include the cost of town staff delivering materials to the
- 50 Registry of Deeds.
- 51 • Removing outdated language that references the Rockingham Planning Commission
- 52 Circuit Rider Planner.
- 53 • Require all plans under review to be stamped by a licensed surveyor and a professional
- 54 engineer.
- 55 • Clarify plan requirements to include compliance with parking requirements, locations of
- 56 fire hydrants/ponds/cisterns, and wetlands stamped by a certified Wetlands Scientist.
- 57 • Remove the requirement for a licensed landscape architect to stamp plans.
- 58 • Clarify the lighting plan should be a photometric plan.
- 59 • Add a 95-day review period for regional impact projects in accordance with State Law.
- 60 • Remove the requirement that the Select Board has to approve an application extension.

61  
62 Mr. Houghton asked for clarification on the removal of the requirement for a licensed landscape  
63 architect. He asked if a landscape architect is still required. Mr. Connors replied that a landscape  
64 plan is required but it can be submitted by another professional such as an engineer. Mr. Canada  
65 asked if an amended landscape plan approved for a project on Stratham Heights Road was  
66 implemented. Mr. Connors replied yes. Mr. House asked what the value of a landscape architect  
67 is. He added that the site plan is prepared with topographic and drainage information. Mr.  
68 Houghton replied that a landscape architect is a person with a level of education regarding plant  
69 varieties and what is applicable for the climate. Mr. Houghton is fine with a designer not being  
70 licensed but it is beneficial for the person to be part of a landscaping organization. Mr. Allison  
71 stated that a landscape architect is a 4-year degree program with courses related to dendrology,  
72 layouts, and conceptual drainage. He added that the primary expertise is knowing what each  
73 individual tree proposed needs for soils, water, planting depth, etc. He agrees that a licensed  
74 landscape architect isn't necessary in all projects, but he recognizes the education involved with  
75 being licensed. Mr. Canada has personal knowledge of a person without a license who completes  
76 landscape design in conjunction with other projects and is completely competent. He added that  
77 the plan is ultimately up to the owner and if the owner chooses plantings that require a lot of care,  
78 then that is their choice as they will need to replace the plantings if they die. He agrees that a  
79 licensed landscape architect is not needed. Mr. Allison stated the requirement has been removed,  
80 so it is not an issue. Mr. Connors and Mr. House replied that the requirement for a stamp has been  
81 removed, but the regulations still have landscape criteria. Mr. House asked if that addresses Mr.  
82 Houghton's comments. Mr. Houghton replied that he believes the requirement was added years  
83 ago because the Board was not pleased with the landscaping completed in some developments. He  
84 added that there are people without licenses who are capable, but there are many that are not. He  
85 agrees that the licensing and stamp may be more than what is needed for many projects, but  
86 someone with competence should design the plan. Mr. Zaremba asked when a landscape plan is  
87 required, for example is one required for someone adding a garage. Mr. Connors replied not for a  
88 garage and that a plan is required for commercial, multifamily, or subdivision projects. Mr.  
89 Zaremba replied that based on that perhaps a licensed individual should be required. Mr. Connors  
90 added that the landscape standards are not changing, just the requirement for a licensed person.  
91 Mr. Zaremba asked if, for example, he could create a landscape plan not knowing what would

92 survive. Mr. Connors suggested a change that would list other professions that could create a plan.  
93 Mr. Zaremba stated that landscaping is more important for site plan projects where screening is  
94 necessary vs. for a subdivision. Mr. Houghton suggested changing landscape architect to landscape  
95 professional. Mr. House stated that the Board needs to review the landscape design standards  
96 before December. Mr. Houghton agreed and reiterates that he thinks some sort of landscape  
97 professional needs to prepare the plan.

98  
99 **Mr. Zaremba made a motion to open the public hearing. Mr. Houghton seconded the motion.**  
100 **All voted in favor and the motion was approved.**

101  
102 No members of the public requested to speak.

103  
104 **Mr. Canada made a motion to open the public hearing. Mr. Zaremba seconded the motion.**  
105 **All voted in favor and the motion was approved.**

106  
107 **Mr. Zaremba made a motion that the Planning Board adopt amendments to the Stratham**  
108 **Site Plan Regulations including to Section 3 Scope and Section 4 Application Procedures and**  
109 **Requirements relating to site plan application processes and notification fees, criteria**  
110 **qualifying projects for site plan review, and required materials for site plan applications, as**  
111 **stipulated in the staff memorandum dated October 18, 2023. Mr. Canada seconded the**  
112 **motion. All voted in favor and the motion was approved.**

#### 113 114 4. New Business:

##### 115 116 a. Discussion of proposed zoning amendments for 2024

117  
118 Mr. Connors presented an updated staff memo on proposed zoning amendments. One amendment  
119 will exempt small sheds from property line, Shoreland Zone, and wetlands setback requirements.  
120 Mr. Canada asked if the Building Inspector would inspect the location when complete. Mr.  
121 Connors replied yes.

122  
123 The next amendment is to clarify when a property survey or wetlands delineation is required for  
124 small building projects. The Board discussed this in September and the consensus was discretion  
125 should be given to the Building Inspector to determine when a survey or wetlands delineation  
126 would be required. Mr. Connors presented draft language to incorporate the building inspector's  
127 authority. Mr. Canada asked if language could be added that the Building Inspector would require  
128 surveys when it is reasonable as opposed to requiring it for every application. Mr. Allison added  
129 that a site visit by the building inspector might be warranted to determine when a wetlands  
130 delineation would be required. Mr. Canada suggested the phrase 'when it's not self-evident'. Mr.  
131 Allison stated that would require the Building Inspector to review the property in person. Mr.  
132 Houghton agreed that upon a site review the Building Inspector could use their discretion to  
133 warrant additional actions and that the Inspector would need to substantiate their decision in  
134 writing or with photographs. Mr. House agrees with a site observation. Mr. Connors summarized  
135 that he will draft language on this topic for the next meeting. He added that the decision could be  
136 appealed if it is the Building Inspector's sole decision.

137  
138 Mr. Connors presented two options for proposed changes to the Route 33 Heritage District in  
139 relation to the three residential units per acre allowance: 1) exclude wetlands, steep slopes, and  
140 conservation easements from the lot area used to calculate the maximum density potential of a

141 parcel or 2) lower the maximum density to two units per acre on parcels that are greater than 1.5  
142 acres, require a Conditional Use Permit to approve up to three units on a lot less than 1.5 acres,  
143 and require that all multi-family structures be located within 800 feet of the Route 33 frontage. Mr.  
144 Canada stated that he did not think the purpose of the District was to increase density, so he agrees  
145 with reducing it to two units per acre and suggested also excluding the wetlands, steep slopes, and  
146 conservation easements exclusion. Mr. Zaremba and Mr. Houghton are supportive of Mr. Canada's  
147 suggestion. Mr. Zaremba asked the significance of 800 feet. Mr. Connors replied that he chose a  
148 distance that is approximately one-third of a depth of a particular parcel in the District that could  
149 have significant development and that only about six properties would be affected.  
150

151 Mr. Canada suggested another zoning change to allow ground-mounted medium-sized solar arrays  
152 by right if they follow certain qualifications. He believes this is a use that should be encouraged.  
153 Mr. Zaremba would entertain it under certain conditions. Mr. House agrees it can be reviewed. Mr.  
154 Allison reviewed the current process and commented that currently the Board could deny the  
155 project if sufficient screening is not allowed. If the projects are reviewed only by the Building  
156 Department, then there could still be some level of review of screening or location. The problem  
157 with allowing by right means that it can be placed in a location that harms a neighbor's visual  
158 impact, so Mr. Allison would like to ensure some level of town review is completed for that  
159 purpose, but agrees it can be allowed by right. Mr. Canada gave the example that the construction  
160 of a garage doesn't require review by the neighbors and it is reviewed by the Town and must meet  
161 certain requirements such as setbacks. He suggested that the conditions to allow it, such as greater  
162 property line setbacks, could be created that are specific to solar arrays. Mr. House suggested that  
163 a property owner might not be aware of certain restrictions, for example the Shoreland Zone. Mr.  
164 Allison and Mr. Canada replied it would be the responsibility of the Building Inspector to find  
165 those restrictions. Mr. Zaremba asked the size difference between small and medium and asked  
166 what size has been recently approved by the Planning Board. Mr. House replied that both sizes  
167 have been before the Board recently. Mr. Connors replied that all ground-mounted solar arrays  
168 need Planning Board review. Mr. House asked if solar is in the Master Plan. Mr. Connors replied  
169 that the Master Plan broadly encourages alternative energy. Mr. Canada stated that 1,750 to 40,000  
170 square feet is a medium system. Mr. Houghton was surprised at the 40,000 SF maximum. Mr.  
171 Canada suggested that the definition could be changed to reduce the maximum size classified as a  
172 medium-scale system. Mr. Connors will draft some language for review.  
173

## 174 **b. Miscellaneous Community Planning Issues**

### 175 1. 2023 PREP State of Our Estuaries Report

176 Mr. Connors presented a summary of the 2023 State of Our Estuaries reported prepared by the  
177 Piscataqua Region Estuaries Partnership. Stratham is on the southern area of Great Bay and the  
178 Town is almost completely in the Great Bay Watershed with the eastern portion of Stratham in the  
179 Winnicutt River Watershed which also drains into Great Bay. Great Bay and Little Bay are the  
180 only bays in New Hampshire. They are unusual in that they are far from the coastline (almost 8  
181 miles), where bays are normally an inlet off the ocean. PREP tracks 20 indicators related to water  
182 quality and rates the trends as positive, cautionary, or negative. Six of the 20 indicators are positive  
183 which include seaweed, conserved lands, shellfish harvesting, nitrogen loading, nutrient  
184 concentrations, and bacteria. Areas identified as negative are salt marsh, beach advisories, and  
185 softshell clams. Mr. Connors segued the presentation into MS4 Requirements.  
186  
187  
188

### 189 2. MS4 Requirements

190 In Stratham, Parkman Brook is impaired for chloride and as part of Stratham's MS4 permit issued  
191 by the US Environmental Protection Agency (EPA), Stratham needs to implement a Salt Reduction  
192 Plan. Mr. Canada asked what the alternative to salt is. Mr. House and Mr. Allison replied sand.  
193 Mr. Connors added that pre-treating with brine before storms is a suggestion to reduce salt usage.  
194 Mr. Connors displayed a map showing very few town-owned roads within 500 feet of Parkman  
195 Brook and notes that Route 101 and Route 108 which are maintained by the State both cross the  
196 brook. Mr. Zaremba asked if the Town follows State green salting guidelines and what are the  
197 guidelines. Mr. Connors replied that a requirement of the permit is that the Town has to implement  
198 pre-treatment. The Town also needs to look at roads within 500 feet of Parkman Brook to  
199 determine where salt can be reduced.  
200

201 A culvert project on Squamscott Road will replace two 18-inch pipes with an 8-foot crossing with  
202 a natural bottom. Construction is proposed for the summer of 2024.  
203

204 The Federal government regulates water quality in surface waters. Industrial waste disposal in the  
205 1950s and 1960s severely degraded water quality. The federal Clean Water Act was passed to  
206 address point source discharges to surface waters. The biggest remaining contributor to water  
207 quality issues is stormwater pollution. Therefore the EPA passed an administrative measure which  
208 issues permits to municipalities for their stormwater systems. Some of the requirements include  
209 annual reporting to EPA, street sweeping, catch basin cleanings, enacting stormwater pollution  
210 land development requirements, monitoring and inspecting construction activities, ensuring proper  
211 maintenance of stormwater facilities, and performing public education. Mr. Allison asked if the  
212 Town is planning to inspect the oil and water separators in the stormwater infrastructure in his  
213 development and if there are companies that can be hired to clean them. Mr. Connors replied that  
214 he is aware of some companies that could be contracted and he can provide a list to Mr. Allison.  
215

## 216 5. Adjournment

217  
218 **Mr. Zaremba made a motion to adjourn the meeting at 8:09 pm. Mr. Canada seconded the**  
219 **motion. All voted in favor and the motion was approved.**



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Fax (All Offices) 603-775-0517

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**TO:** Planning Board Members

**FROM:** Mark Connors, Director of Planning & Community Development

**FOR:** November 1, 2023

**RE:** Racheal King-Reynolds (Applicant), Brothers Plaza Partners, LLC (Owner), 72 Portsmouth Avenue, Unit 111, Stratham, NH, Tax Map 9 Lot 8-111, Zoned Gateway Commercial Business District - Request for approval of a Conditional Use Permit under Section 3.6, Table of Uses, to relocate a dog training facility and day camp, classified as a kennel under the Zoning Ordinance, from Unit 112 to Unit 111. The use will expand from a 1,188 square-foot facility serving 15 dogs to a 1,944 square-foot facility serving a total of 50 dogs.

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## BACKGROUND INFORMATION:

In 2021, the Planning Board approved a Conditional Use Permit to allow the operation of a dog training facility and day camp at 72 Portsmouth Avenue, Unit 111. This retail condominium unit is 1,188 square-feet and is part of a shopping center that includes several different uses including retail spaces, medical offices, and small restaurants. The business has been operational for the past 2.5 years. The operator is proposing to relocate the business to a larger unit within the same shopping center that is 1,944 square-feet and to allow for more dogs in one time in the facility. The original approval included a condition limiting the facility to no more than 15 dogs at any one time and the applicant is proposing to serve as many as 50 dogs at one time.

The Stratham Zoning Ordinance classifies any use as “Any premises, site, or portion thereof, where 5 or more dogs 10 weeks in age or other are bred, raised, trained, or kept for any reason...” So therefore, for the purposes of zoning land uses, this use is classified as a kennel. The Zoning Ordinance traditionally requires kennels to be sited on parcels that are five acres or larger and to maintain 100-foot setbacks, which is not the case on the subject parcel. However, the use is proposed for the Gateway Commercial Business District, which allows for relief from deviations of the Zoning Ordinance through a Conditional Use Permit. Since the proposed relocation represents an expansion of the kennel use, it requires a Conditional Use Permit to move forward.

## APPLICATION INFORMATION:

The applicant has provided information related to the proposed use in the application. The Planning Board should listen to the applicant’s presentation and should be comfortable the use can operate in harmony with its neighbors and meets the Town’s Conditional Use Permit criteria (see Page 4). The Planning Department has not received any complaints from other businesses or residents during its operation, however the Parks & Recreation Director has noted that the business

frequently makes use of the adjacent park at the Municipal Center complex. It's important that while utilizing public facilities, the business follows all local ordinances and requirements. As such, staff has included a proposed condition that no unleashed activities or training occur within public parks (Condition #7).

A business overseeing up to 50 dogs at any single time may represent a potentially disruptive use, so staff has drafted several conditions to minimize any potential impacts. For example, the draft conditions require dogs be leashed at all times when outside the facility, that adequate staffing be in place to oversee dogs (the applicant has noted the use will operate with a 5:1 ratio of dogs to employees and staff has included a condition that not exceed a ratio of 8:1 at any point), and a condition requiring that unresolved complaints merits additional consideration by the Planning Board.

#### DRAFT MOTIONS:

If the Board is generally comfortable with the proposed use, the following draft motion is offered:

##### *Conditional Use Permit - For Approval*

I move that the Planning Board approve the Conditional Use Permit application, submitted by Racheal King-Reynolds, to allow the operation of a dog training and day camp, classified as a kennel under the Zoning Ordinance, at 72 Portsmouth Avenue, Unit 111, Tax Map 9 Lot 8-11, Zoned Gateway Commercial Business District, as the Planning Board has determined the application meets all of the Conditional Use Permit criteria per the Board's deliberations, subject to the following conditions.

1. Prior to the start of operation, the applicant shall obtain all necessary building and safety permits and occupancy permits as required by the Stratham Fire and Building Departments.
2. The business shall be operated in general conformance with the application materials provided by the applicant, except for restrictions included in this approval.
3. The applicant shall be responsible to ensure that dogs are leashed at all times when outdoors on the site, including while entering or exiting the facility.
4. The applicant shall be responsible to ensure the prompt collection and disposal of animal waste in trash receptacles.
5. Overnight boarding of animals at the facility shall be prohibited.
6. The business must be staffed appropriately at all times and not exceed a ratio of dogs to employees of 8:1 in the facility at any one point. Under no circumstance shall more than 50 dogs be maintained at facility at any point.
7. When utilizing public parks, dogs must be leashed at all times and waste must be promptly collected and disposed of. Training of dogs, or any unleashed activities, shall be prohibited at public parks.
8. This approval is only valid if the previous kennel use in Unit 112 is completely discontinued.
9. If the Planning Director is not able to mediate any complaints lodged against the business or if there is reasonable information that the business is operating outside the conditions of its Planning Board approval, the application shall return to the Planning Board for additional consideration.

##### *Conditional Use Permit - For Denial*



I move that the Planning Board deny the Conditional Use Permit application, submitted by Racheal King-Reynolds, operation of a dog training and day camp, classified as a kennel under the Zoning Ordinance, at 72 Portsmouth Avenue, Unit 111, Tax Map 9 Lot 8-11, Zoned Gateway Commercial Business District, as the Planning Board has determined the application does not meet [state the Conditional Use Permit criteria and why the application does not meet the criteria].



*Stratham Conditional Use Permit Criteria:*

*Footnotes to Table 3.6 Table of Uses. Criteria Required for Consideration of a Conditional Use Permit. A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following conditional use permit criteria:*

- i. Spirit and Intent of the Ordinance: The proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.
- ii. Conformity to Zoning Ordinance: That there are no existing violations of the Stratham Zoning Ordinance on the subject property.
- iii. Site suitability: The site is suitable for the proposed use which includes the following:
  1. Adequate vehicular and pedestrian access for the intended use.
  2. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
  3. The absence of environmental constraints (floodplain, steep slope, etc.).
  4. The availability of appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and similar utilities.
- iv. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and

height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.

v. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

vi. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, the architectural treatment of the front or street elevation, the location of the principal entrance, and the material and colors proposed to be used.

vii. Preservation of natural, cultural, historic, and scenic resources: The proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, shore land buffers, significant wildlife habitat, stonewalls, mature tree lines, cemeteries, graveyards, designated historic buildings or sites/landscapes, scenic views, view sheds, and the establishment, protection, and promotion of agricultural uses of the site.

viii. Impact on property values: There will be no greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone;

ix. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.

x. Fiscal impacts: The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.

xi. Public Interest: The permit is in the public interest





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**Planning Board  
NOTICE OF DECISION**

**Applicant:** Racheal King-Reynolds  
The Wagging Tail, LLC

**Application Type:** Request for approval of a Conditional Use Permit to operate a dog training business (classified under the Stratham Zoning Ordinance as a kennel) at Stratham Plaza, 72 Portsmouth Avenue, Tax Map 9, Lot 18-112. Application submitted by Racheal King-Reynolds, The Wagging Tail LLC, Exeter, NH.

**Property:** 72 Portsmouth Avenue, Unit 112, Tax Map 9, Lot 18-112

This notice provides confirmation that the Stratham Planning Board, at its meeting of May 5, 2021 and after a public hearing, approved a Conditional Use Permit to allow a dog training business, classified as a kennel under the Zoning Ordinance, at the Stratham Shopping Center 72 Portsmouth Avenue, Unit #112, Tax Map 9, Lot 18-112. The Planning Board based its review on all materials submitted by the applicant. The Planning Board deliberations are incorporated into the Planning Board Meeting Minutes, available for review online at [www.strathamnh.gov](http://www.strathamnh.gov) or in person at the Stratham Municipal Center.

All of the materials related to this application, including plans, reports and correspondence, and meeting minutes are contained in the Planning Department's files and are available for public review.

As part of this application, the Planning Board also approved a waiver to waive the Conditional Use Permit application requirement to provide a site plan.

The Planning Board approved the Conditional Use Permit subject to the following conditions:

1. The Applicant shall obtain all necessary building and safety approvals required by the Stratham Building and Fire Departments.

2. The business shall be operated in general conformance with the descriptions and materials provided by the Applicant.
3. The business shall be responsible for ensuring that all dogs remain leashed at all times when outdoors at the site, including while entering or exiting the facility.
4. The Applicant shall be responsible for the prompt collection and disposal of animal waste in the trash receptacle.
5. Overnight boarding of animals at the facility shall be prohibited.
6. No more than 15 dogs shall be maintained inside the facility at one time.
7. The Applicant shall provide Town staff periodic access to the facility to ensure adherence to the conditions of the Conditional Use Permit approval.

If you have any questions regarding this approval, please do not hesitate to contact Mark Connors, Town Planner, at (603) 772-7391, x. 147 or [mconnors@strathamnh.gov](mailto:mconnors@strathamnh.gov).

  
\_\_\_\_\_  
Planning Board Chair

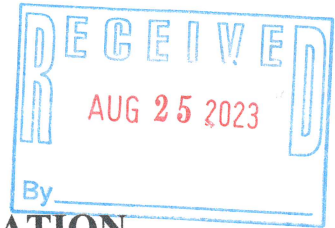
5.18.21  
Date



FILE COPY

# TOWN OF STRATHAM

10 Bunker Hill Avenue, Stratham NH 03885  
Planning Department (603) 772-7391  
www.strathamnh.gov



## CONDITIONAL USE PERMIT APPLICATION

<b>1. APPLICANT &amp; PROPERTY OWNER INFORMATION:</b>					
APPLICANT NAME:		Racheal King-Reynolds			
Phone #:	903-948-5853	Email Address:	thewaggingtail603@yahoo.com		
Mailing Address:	176 Concord Way Portsmouth NH. 03801				
PROPERTY OWNER NAME (If different from Applicant):		Frank Catapano			
Phone #:	(603) 264-5400	Email Address:	frank@OTHLLC.com		
Mailing Address:	OTH Holding LLC. P.O. Box 334 Stratham, NH. 03885				
<b>3. PROPERTY/PROJECT INFORMATION:</b>					
Street Address:	72 Portsmouth Ave. Unit 112 and unit 111				Stratham NH. 03885
Tax Map:	9	Lot(s):	8-111	Zoning District(s):	GCRD
Existing Use of Property:	Dog Training				
<b>2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)</b>					
COMPANY NAME:		Contact:			
Phone #:		Email Address:			
Mailing Address:					
COMPANY NAME:		Contact:			
Phone #:		Email Address:			
Mailing Address:					
<b>4. CONDITIONAL USE PERMIT INFORMATION: (CHECK ALL THAT APPLY)</b>					
<p>For the following projects, complete Section 5.A. of this application:</p> <input checked="" type="checkbox"/> Uses Permitted By Conditional Use Permit – refer to Zoning Ordinance Section 3.6 for details <input type="checkbox"/> Flexible/Mixed Use Development District – refer to Zoning Ordinance Section 3.7.3 for details <input type="checkbox"/> Affordable Senior Housing – refer to Zoning Ordinance Section 5.7.2 for details. <input type="checkbox"/> Multi-Family, Workforce, and Elderly Affordable Housing – refer to Zoning Ordinance Section 5.8 for details. <input type="checkbox"/> Residential Open Space Cluster Development – refer to Zoning Ordinance, Section 8 for details. <input type="checkbox"/> Sewage Sludge and Residential Septage Application – refer to Zoning Ordinance Section 14.3.4 for details, <input type="checkbox"/> Telecommunication Facilities – refer to Zoning Ordinance Section 19.7 for details.			<p>For the following projects, complete Section 5.B. of this application:</p> <input type="checkbox"/> Wetlands Conservation District – refer to Zoning Ordinance Section 11.4 for details <input type="checkbox"/> Shoreland Protection District – refer to Zoning Ordinance Section 12.7 for details <p>For the following projects, complete Section 5.C. of this application:</p> <input type="checkbox"/> Sanitary Protection & Septic Ordinance – refer to Zoning Ordinance Section 20.3 for details <p>For the following projects, complete Section 5.B. and 5.D of this application</p> <input type="checkbox"/> Solar Energy Systems – refer to Zoning Ordinance Section 5.14 for details <p>For the following projects, complete Section 5.B. and 5.E. of this application</p> <input checked="" type="checkbox"/> Gateway Commercial Business District – refer to Zoning Ordinance Section 3.8 for details.		

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

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

This is a dog training facility / kennel. We will also have dogs coming for "camp" or off site Adventures / hikes. All dogs are leashed with a trainer at all times very structured. Looking to expand to unit 111 while keeping 112. We would like to have a total of 50-60 dogs. 12-14 Training dogs. 30-40 camp dogs Adding 7 new Employees to our Staff

5A. Before the Planning Board considers the approval of an application for a Conditional Use Permit, the Applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

1. Describe how the proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.

Building is existing, no permanent changes will be made.

2. Describe any existing violations of the Stratham Zoning Ordinance on the subject property.

Building is existing, no permanent changes will be made, or None.

3. Describe how the site is suitable for the proposed use. In your response, please address the following:

- a. Adequate vehicular and pedestrian access for the intended use.
- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
- c. The absence of environmental constraints (floodplain, steep slope, etc.)
- d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

a. yes b. yes c. yes d. yes  
There is an existing parking lot, well + septic system approved for the units.

4. Describe how the external impacts of the proposed use, including those related to building height and scale, site design, traffic, noise, odors, lighting, and other features will be no greater than impacts of adjacent uses or other uses permitted in the District.

No, will only be often during bussiness day time hours. All dogs waste will be promptly disposed properly.

5. Describe if the proposed layout and design of the site will be incompatible with the established character of the neighborhood and how the Applicant will mitigate any external impacts of the use on the neighborhood.

Building is existing, no permanent changes will be made.

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

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

This is a dog training facility. Our services include: Dog training, camp for dog graduates to continue their training skills to assist their owners to be successful. All of our programs are extremely structured, dogs are not loose in the unit. Our human to dog ratio is 1:5. We would like to increase our dog total to the maximum of 50 dogs according to staffing. Dogs are transferred on leash at all times, and crated between sessions.

5A. Before the Planning Board considers the approval of an application for a Conditional Use Permit, the Applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

1. Describe how the proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.

2. Describe any existing violations of the Stratham Zoning Ordinance on the subject property.

3. Describe how the site is suitable for the proposed use. In your response, please address the following:
  - a. Adequate vehicular and pedestrian access for the intended use.
  - b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
  - c. The absence of environmental constraints (floodplain, steep slope, etc.)
  - d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

4. Describe how the external impacts of the proposed use, including those related to building height and scale, site design, traffic, noise, odors, lighting, and other features will be no greater than impacts of adjacent uses or other uses permitted in the District.

5. Describe if the proposed layout and design of the site will be incompatible with the established character of the neighborhood and how the Applicant will mitigate any external impacts of the use on the neighborhood.



6. Describe if the design of any new buildings or structures or the modification of existing buildings or structures on the site will be incompatible with the established character of the neighborhood. Design includes scale, height, massing of buildings/structures, roof line, materials, colors, etc.

The building is existing, No permanent changes will be made.

7. Describe if the proposed use of the site, including all related development activities, will preserve the identified natural, cultural, historic, and scenic resources on the site and if the use will degrade such identified resources on abutting properties.

No permanent changes will be made.

8. Describe if the project will result in a greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone.

The proposed commercial use will be in an existing property. Therefore there will be no decrease in property value.

9. Describe how the project provides adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and if other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation.

We will bag all waste to a designated bin and dispose of it daily.

10. Describe if the proposed use will have a fiscal impact on the Town. In your response please detail any demand on municipal and school related services and resources.

Helping local dogs and their families get the training they need.

11. Describe how the permit is in compliance with the ordinance and in the public interest.

The Wagging Tail 603 currently has a waiting list through October for training. Training is in high demand with the increase of dogs purchased during COVID.

5B. A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for the construction of roads and other access ways, and for pipelines, powerlines, and other transmission lines provided that all of the following conditions are found to exist:

1. Explain how the proposed construction is essential to the productive use of land not within the wetlands conservation district.

Is an existing strip mall, with an existing parking lot and access to all utilities and ready for business.

2. Detail how the design and construction methods will minimize detrimental impact to the wetland.

The building is existing, No permanent changes will be made.

3. Explain how the proposed construction design of powerlines, pipelines, or other transmission lines includes provisions for restoration of the site as nearly as possible to its original grade and condition.

The building is existing, No permanent changes will be made.

4. Detail what alternatives were considered.

The building is existing, No permanent changes will be made.

5. Explain the economic advantage for the proposed construction. However, please note that economic advantage alone is not reason for proposed construction.

The building is existing, No permanent changes will be made.

5C. Upon application to the code enforcement officer, where a design fails to meet the requirements of section 20, the Planning Board has the authority to waive the general requirements of this section and may grant a special permit to construct a sewage disposal system provided the following provisions are met:

1. Explain how the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which complies more fully with this section of the ordinance.

/ / / / / / / / / /

2. Explain how the design and construction of the proposed use will, to the extent practicable, be consistent with the purpose and intent of this section.

/ / / / / / / / / /

3. Detail how the Applicant has exceeded other applicable minimum design requirements in an effort to mitigate impacts resulting from the limitations of the site.

/ / / / / / / / / /

5D. For Solar Energy System projects complete the following:

1. Will utility connections associated with the solar energy system be placed underground?  YES  NO  
If any connections will not be provided underground, describe why this accommodation is necessary.

/ / / / / / / / / /

2. Will the solar energy system be placed in the rear or side yard of the property?  YES  NO  
If the system is not proposed for the rear or side yard, include a description on a separate sheet detailing why placement of the system in the rear or side yard is not feasible.

3. Include a separate sheet describing how the application meets the requirements of the Solar Energy Systems Ordinance (Section 5.13 of the Zoning Ordinance), including:

- a.) Describe what efforts to minimize visual impacts associated with the solar energy system, have been incorporated into the plan and application.
- b.) Describe the complete extent of any clearing of natural vegetation, including land excavation, associated with the installation of the solar energy system.
- c.) For medium- and large-scale systems, include a plan in the application detailing how the site will be returned to its pre-development state in the event the system is abandoned.

**5E.** For projects in the Gateway Commercial Business District complete the following:

1. Describe how the request is consistent with the Gateway Commercial Business District Master Plan including the following elements: a.) Contributes to the physical definition of streetscapes and public spaces; b.) Includes adequate accommodations for pedestrians and vehicles; c.) Street and building design; d.) Architecture and landscape design; e.) Open space and public gathering places; f.) Consistency with the intent and purpose of the Gateway Business District Ordinance (Section 3.8 of the Zoning Ordinance); and g.) Does not unduly impact adjacent properties and uses in the District.

The building, (Existing strip mall) with access to the street is existing via the parking lot. We will be adding a business sign.

2. Describe how the application accomplishes at least one of the following objectives:

- a.) Improves public safety within the community;
- b.) Provides environmental or natural resource benefit or protection;
- c.) Provides a measurable public benefit.

A. The Wagging Tail 663 LLC. will improve public safety within the community by providing training to dogs and their families struggling with behavioral problems. And a place for them to come after they graduate to maintain their training; dog socialization, and more.

**7. APPLICANT'S CERTIFICATION:**

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.

[Signature] Racheal King-Reynolds 8/23/23  
Signature of Applicant Print Applicant's Name Date

[Signature] Frank J. Catapano 8/23/2024  
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.

[Signature] Frank J. Catapano 8/23/2023  
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:

- Completed and signed CONDITIONAL USE PERMIT APPLICATION FORM and ABUTTERS LIST.**  
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 eight (8) 11" x 17" prints of the site plan or site plan set.** Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- Application fee and Abutter Mailing Fees.** All checks are to be made payable to the **Town of Stratham.**
  - 1. Preliminary Consultation - \$75.00.
  - 2. Filing fee - \$100.00.
  - 3. Notice Costs - \$150.00, plus \$8.00 157! per abutter for the costs of all notice requirements including the cost of postage for certified mail, reproduction costs, and any publication and/or posting costs.
- Two (2) sets of Abutter mailing labels.**

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

Application Received Date: \_\_\_\_\_  
Application Fee: \_\_\_\_\_  
Public Notice Fee: \_\_\_\_\_  
Abutter Notice Fee: \_\_\_\_\_

Date of Public Hearing Notice: \_\_\_\_\_  
Check Number: \_\_\_\_\_  
Check Amount: \_\_\_\_\_  
Check Payor: \_\_\_\_\_

## List of Abutters

Pursuant to RSA 676:4, the State Law of New Hampshire, the Town of Stratham is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail. The applicant must obtain the abutter information from the records of the tax assessor's office in order to process the conditional use permit application.

Abutter is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly across the street or stream from the land under consideration by the planning board. For a condominium or other collective form of ownership, abutter means the officers of the collective or association.

Owner:

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code
9	111-112	Frank J. Catapano	72 Portsmouth Ave.	Stratham	NH	03885

Applicant (if different from owner):

Company Name	Contact Name	Street Address	City/Town	State	Zip Code
The Wagging Tail 803	Rachel King-Reynolds	176 Concord Way	Portsmouth	NH	03801

Professional(s) who worked on the plan (surveyor, engineer, wetland scientist, consultant, etc.):

Company Name	Contact Name	Street Address	City/Town	State	Zip Code

Conservation Easement Holder:

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code

Abutters: (Type or print below or attach list from Stratham GIS online.)

Tax Map	Lot	Owner Name	Street Address	City/Town	State	Zip Code



# 100 foot Abutters List Report

Stratham, NH  
August 25, 2023

## Subject Properties:

Parcel Number: 09-008-000 CAMA Number: 09-008-000 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: STRATHAM/TPN TRUST TASSOS P NASSOSS C/O KEVIN SHULTZ-REMAX SHORELI PO BOX 61 HAMPTON, NH 03843
Parcel Number: 09-008-000 CAMA Number: 09-008-101 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: BROTHERS PLAZA PARTNERS, LLC PO BOX 334 STRATHAM, NH 03885
Parcel Number: 09-008-000 CAMA Number: 09-008-102 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: STRATHAM PLAZA PARTNERS, LLC P.O. BOX 312 STRATHAM, NH 03885
Parcel Number: 09-008-000 CAMA Number: 09-008-103 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: BROTHERS PLAZA PARTNERS, LLC PO BOX 334 STRATHAM, NH 03885
Parcel Number: 09-008-000 CAMA Number: 09-008-104 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: WASHINGTON, SHARICKA 72 PORTSMOUTH AVENUE UNIT 104 STRATHAM, NH 03885
Parcel Number: 09-008-000 CAMA Number: 09-008-105 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: MAM KATT, LLC 72 PORTSMOUTH AVENUE UNIT 105 STRATHAM, NH 03885
Parcel Number: 09-008-000 CAMA Number: 09-008-106 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: RILEYFINN PROPERTY LLC 24 EXETER HIGHLAND DRIVE EXETER, NH 03833
Parcel Number: 09-008-000 CAMA Number: 09-008-107 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: LNM & TJM PROPERTIES, LLC C/O BAREFOOT MEDICAL SPA 72 PORTSMOUTH AVENUE, SUITE 10 STRATHAM, NH 03885
Parcel Number: 09-008-000 CAMA Number: 09-008-108 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: LNM & TJM PROPERTIES, LLC C/O BAREFOOT MEDICAL SPA 72 PORTSMOUTH AVENUE, SUITE 10 STRATHAM, NH 03885
Parcel Number: 09-008-000 CAMA Number: 09-008-109 Property Address: 72 PORTSMOUTH AVENUE	Mailing Address: STRATHAM PLAZA PARTNERS, LLC PO BOX 312 STRATHAM, NH 03885



www.cai-tech.com

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# 100 foot Abutters List Report

Stratham, NH  
August 25, 2023

Parcel Number: 09-008-000  
CAMA Number: 09-008-110  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: LINWOOD, LLC  
4 LINWOOD LANE  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-111  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: BROTHERS PLAZA PARTNERS, LLC  
PO BOX 334  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-112  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: STRATHAM PLAZA PARTNERS, LLC  
PO BOX 312  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-113  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: FITZSIMMONS REALTY LLC C/O  
TRISOME FOODS  
5 PONDVIEW DRIVE  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-114  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: STRATHAM PLAZA PARTNERS, LLC  
PO BOX 312  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-115  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: STRATHAM PLAZA PARTNERS, LLC  
P.O. BOX 312  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-116  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: BEAM FITNESS AND TUTORING, LLC  
24 CASWELL DRIVE  
GREENLAND, NH 03840

Parcel Number: 09-008-000  
CAMA Number: 09-008-117  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: BROTHERS PLAZA PARTNERS, LLC  
PO BOX 334  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-118  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: SOUSA SAWYER JEAN TRSTEE JEAN  
SAWYER SOUSA 01 REVOC TRS  
C/O STATE FARM INSURANCE 72  
PORTSMOUTH AVENUE #118  
STRATHAM, NH 03885

Parcel Number: 09-008-000  
CAMA Number: 09-008-119  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: BROTHERS PLAZA PARTNERS, LLC  
PO BOX 334  
STRATHAM, NH 03885



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# 100 foot Abutters List Report

Stratham, NH  
August 25, 2023

Parcel Number: 09-008-000  
CAMA Number: 09-008-120  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: TM REAL ESTATE LLC  
16 ROLLINS ROAD  
EPPING, NH 03042

Parcel Number: 09-008-000  
CAMA Number: 09-008-121  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: TM REAL ESTATE LLC  
16 ROLLINS ROAD  
EPPING, NH 03042

Parcel Number: 09-008-000  
CAMA Number: 09-008-201  
Property Address: 72 PORTSMOUTH AVENUE

Mailing Address: BECK PROPERTIES, LLC C/O MARY  
DUCHARME  
39 POWDER HILL ROAD  
BEDFORD, NH 03110

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## Abutters:

Parcel Number: 09-009-000  
CAMA Number: 09-009-000  
Property Address: 70 PORTSMOUTH AVENUE

Mailing Address: M.A.S.S. REALTY LLC  
70 PORTSMOUTH AVENUE  
STRATHAM, NH 03885

Parcel Number: 13-001-000  
CAMA Number: 13-001-000  
Property Address: 71 PORTSMOUTH AVENUE

Mailing Address: SSS REALTY, LLC  
800 GESSNER ROAD SUITE 500  
HOUSTON, TX 77024

Parcel Number: 13-129-000  
CAMA Number: 13-129-000  
Property Address: 10 BUNKER HILL AVENUE

Mailing Address: TOWN OF STRATHAM  
10 BUNKER HILL AVENUE  
STRATHAM, NH 03885



[www.cai-tech.com](http://www.cai-tech.com)

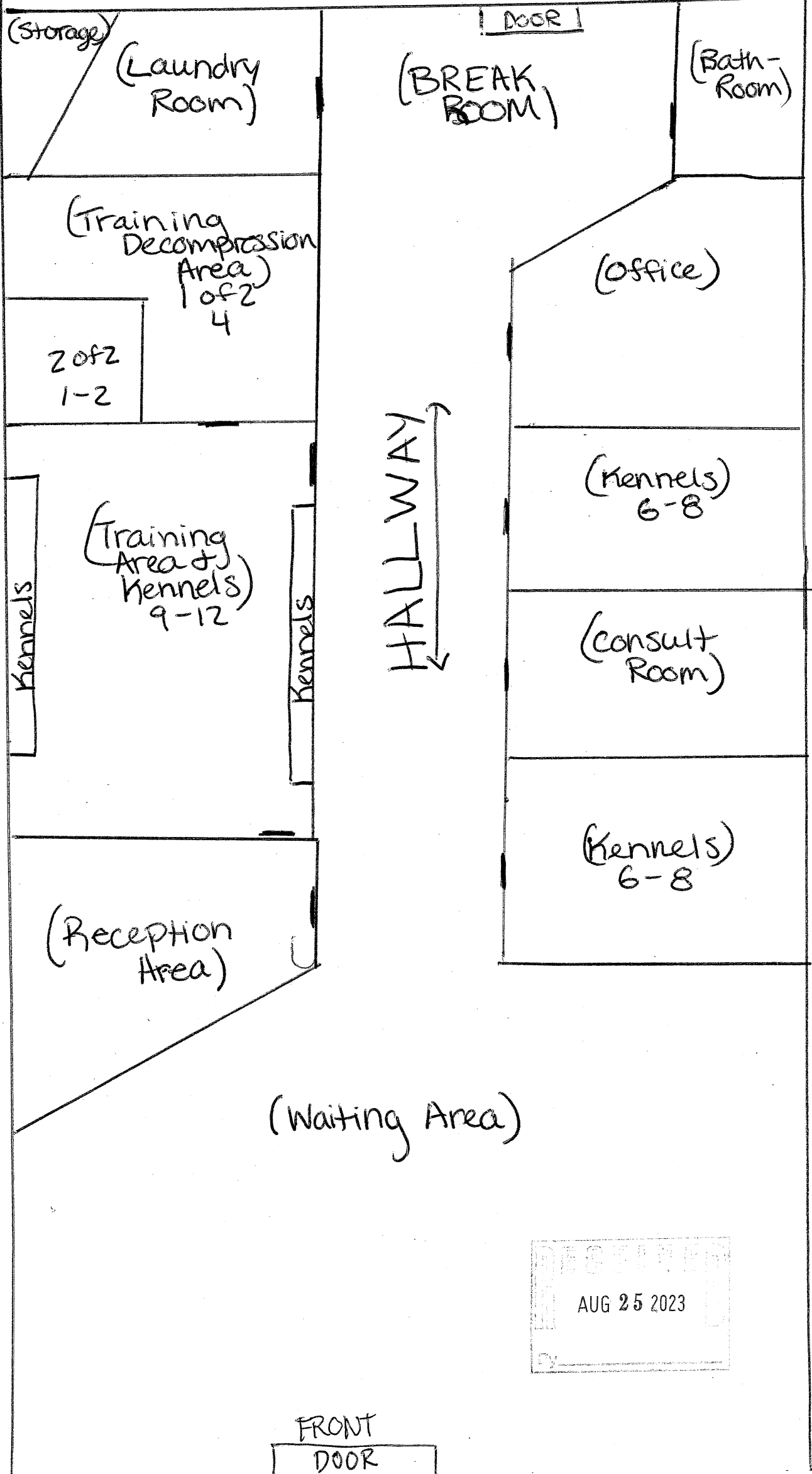
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8/25/2023

Page 3 of 3



unit 111 Squ ft. \_\_\_\_\_



RECEIVED  
AUG 25 2023  
By \_\_\_\_\_

Unit 112 Sqft. \_\_\_\_\_

(Bathroom)

DOOR

(Decompression  
Camp  
Area)  
2-4

(Storage)

(Kennels)  
6

(CAMP  
SPACE)

Kennels  
12

SOUND PROOF WALL

↑  
UNIT 111

RECEIVED  
AUG 25 2023

(Office  
Area)

FRONT  
DOOR



# TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-4741 • FAX (603) 775-0517

## Planning Board 2024 Schedule of Regular Board Meetings

Submittal Deadline for Completed Application & Materials		FOR	Regular Planning Board Meetings & Public Hearing Dates	
Wednesday	December 6, 2023		Wednesday	January 3, 2024
Wednesday	December 20, 2023		Wednesday	January 17, 2024
Wednesday	January 10, 2024		Wednesday	February 7, 2024
Wednesday	January 24, 2024		Wednesday	February 21, 2024
Wednesday	February 7, 2024		Wednesday	March 6, 2024
Wednesday	February 21, 2024		Wednesday	March 20, 2024
Wednesday	March 6, 2024		Wednesday	April 3, 2024
Wednesday	March 20, 2024		Wednesday	April 17, 2024
Wednesday	April 3, 2024		Wednesday	May 1, 2024
Wednesday	April 17, 2024		Wednesday	May 15, 2024
Wednesday	May 8, 2024		Wednesday	June 5, 2024
Wednesday	May 22, 2024		Wednesday	June 19, 2024
Wednesday	June 12, 2024		Wednesday	July 10, 2024
Wednesday	July 10, 2024		Wednesday	August 7, 2024
Wednesday	July 24, 2024		Wednesday	August 21, 2024
Wednesday	August 7, 2024		Wednesday	September 4, 2024
Wednesday	August 21, 2024		Wednesday	September 18, 2024
Wednesday	September 4, 2024		Wednesday	October 2, 2024
Wednesday	September 18, 2024		Wednesday	October 16, 2024
Wednesday	October 9, 2024		Wednesday	November 6, 2024
Wednesday	October 23, 2024		Wednesday	November 20, 2024
Wednesday	November 6, 2024		Wednesday	December 4, 2024
Wednesday	November 20, 2024		Wednesday	December 18, 2024
Wednesday	December 11, 2023		Wednesday	January 8, 2025

### NOTES:

- **All items required for a complete application must be submitted by 12:00 p.m. on the deadline day.**
- Incomplete applications will not be included on the Planning Board agenda. Applicants are advised to contact the Planning Department at least one week prior to a Planning Board submittal to ensure that all materials are included and the application is complete.
- Meetings are held at the Stratham Municipal Center, 10 Bunker Hill Avenue, beginning at 7:00 p.m.
- This schedule may change at any time subject to Board approval.
- The Application deadline is the soonest an application may be heard by the Board, but depending on the number of applications, submitting by the deadline may not secure a place on the desired agenda.
- Please note that all applications are reviewed on a first submittal basis and all applications will be reviewed within the statutory time requirements.