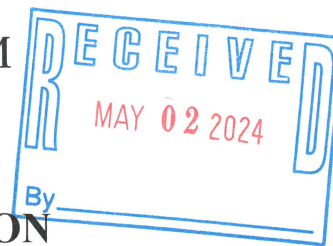




# TOWN OF STRATHAM

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



## SUBDIVISION APPLICATION

### 1. CHECKLIST SUMMARY:

- This completed application (including all application package contents noted in the Subdivision Checklist) must be filed with the Planning Board's Agent no later than 12:00 PM on the deadline day published in the Planning Board's Schedule of Regular Board Meetings.
- Fees may be paid by cash, check, or credit card. Make checks payable to the Town of Stratham. Credit card payments are subject to additional user fees.

**Application:**  Preliminary Consultation  Minor Subdivision Review\*  
 (check one)  Lot Line Revision  Major Subdivision Review\*\*

\*A minor subdivision is one that will not create more than 3 lots and does not require construction of a road.

\*\*A major subdivision is one that creates more than 3 lots or includes construction of a road.

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the Subdivision Checklist. Please note that an incomplete application will not be accepted for processing.

### 2. APPLICANT AND PROPERTY OWNER INFORMATION:

APPLICANT NAME:	Anthony Fusco		
Phone #:	603 828 5746	Email Address:	Anthonyfusco@foxconstructionllc.com
Mailing Address:	196 Nottingham Rd Deerfield NH 03037		
PROPERTY OWNER NAME (If different from Applicant):	Lori & Charles Rocha		
Phone #:		Email Address:	
Mailing Address:			

### 3. PROPERTY/PROJECT INFORMATION:

Street Address:	23 Winding Brook Drive Stratham NH 03885		
Tax Map:	16	Property Deed Information:	Book: 6418 Page: 2733
Lot(s):	1	Total parcel area (SF):	Total parcel area (acres): 1.5
Zoning District(s): Check all that apply.		Overlay District(s): Check all that apply.	
<input type="checkbox"/> Commercial/Light Industrial/Office	<input checked="" type="checkbox"/> Residential/Agricultural	<input checked="" type="checkbox"/> Aquifer Protection	
<input type="checkbox"/> Flexible/Mixed Use Development	<input type="checkbox"/> Retirement Planned Community	<input type="checkbox"/> Floodplain Management	
<input type="checkbox"/> Gateway Commercial Business	<input type="checkbox"/> Route 33 Legacy Highway Heritage	<input checked="" type="checkbox"/> Shoreline Protection	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Special Commercial	<input checked="" type="checkbox"/> Wetland Conservation	
<input type="checkbox"/> Manufactured Housing/Mobile Home	<input type="checkbox"/> Town Center		
<input type="checkbox"/> Professional/Residential			

### 4. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)

COMPANY NAME:	NH Land Consultants, PLLC	Contact:	Scott Frankiewicz
Phone #:	603 942 9220	Email Address:	Scott@nhlandconsultants.com
Mailing Address:	683C First NH Turnpike Northwood NH 03261		
COMPANY NAME:	Hurley Environmental	Contact:	Luke Hurley
Phone #:	603 583 1745	Email Address:	Luke@Hurleyelp.com
Mailing Address:	PO Box 356 Epsom NH 03234		

**5. PROJECT DESCRIPTION:**

Briefly describe your existing and proposed use(s):

The proposed plan for the lot is to construct a single family house.

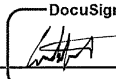
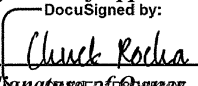
Existing Number of Lots:	1	Existing Total Impervious Surface Area (SF):	
Proposed Number of Lots:	1	Proposed Total Impervious Surface Area (SF):	

**6. APPLICANT'S CERTIFICATION:**

I/We declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I/We have read and agree to abide by the regulations of the Town of Stratham. I/We understand that any misrepresentations of submitted data may invalidate any approval of this application. If the use is not operated in compliance with these regulations, the permit may be revoked by the Code Enforcement Officer or the Zoning Board of Adjustment.

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, or your property, to ensure compliance with all Stratham Zoning, Subdivision and/or Site Plan Review regulations while your application is under consideration. The Town accepts electronic signatures on this application. Electronic signatures carry the same validity, enforceability and admissibility, as handwritten signatures.

I/We authorize Chuck Rocha to submit this application to the Stratham Planning Board and to act as the professional and primary contact representing this application before the Stratham Planning Board. Communications related to this application, including those from the Stratham Planning Department, will be directed to this representative.

<p>DocuSigned by:</p> <p></p> <p>Signature of Applicant</p>	<p><u>Anthony Fusco</u></p> <p>Print Applicant's Name</p>	<p><u>05/01/2024</u></p> <p>Date</p>
<p>DocuSigned by:</p> <p></p> <p>Signature of Owner</p>	<p><u>Chuck Rocha</u></p> <p>Print Owner's Name</p>	<p><u>5/2/2024</u></p> <p>Date</p>

**SCHEDULE OF FEES FOR PLAN SUBMISSION**

Fees will be calculated by Planning Department Staff with payment due at the time of final plan submission for the following:

- Preliminary Consultation - \$75.00 plus \$2.00 per abutter/applicant/consultant for regular mail.
- Lot Line Revision - \$150.00 plus notice costs.
- Minor Subdivision - \$150.00 for the first lot, plus \$100.00 for each lot or unit thereafter plus notice costs.
- Major Subdivision - \$250.00 for the first lot, plus \$100.00 for each lot or unit thereafter plus notice costs.
- Notice Costs - \$150.00 plus \$10.00 per abutter/applicant/consultant for the costs of all notice requirements including newspaper publication, and postage for certified mail and regular mail.

Please note that additional Special Investigative, Recording, and Municipal Review costs may apply. Review the Site Plan Review Regulations for more information and contact the Town Planner with questions.

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

Application Fee: <u>75.00</u>	Check Number: <u>2006</u>
Public Notice Fee: <u>NA</u>	Check Amount: <u>95.00</u>
Abutter Notice Fee: <u>20.00</u>	Check Payor: <u>Fox Construction</u>



# 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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## LEGAL/PUBLIC NOTICE OF PUBLIC HEARING Town of Stratham Planning Board

Notice is hereby given that the Planning Board will hold a public meeting on Wednesday, May 15, 2024 at 7:00 pm in the Town Municipal Center located at 10 Bunker Hill Avenue, Stratham, NH. The following Preliminary Consultation Application will be heard:

1. Anthony Fusco (Applicant), Charles B. Rocha Revocable Trust and Lori J. Rocha Revocable Trust (Owners) – Request for Preliminary Consultation to discuss potential development of a single-family home at 23 Winding Brook Lane (Tax Map 16, Lot 1), which would require encroachments into the Wetland Conservation and Shoreland Protection Districts, Zoned Residential Agricultural. Applicant is represented by NH Land Consultants, PLLC, 683C First NH Turnpike, Northwood, NH 03261.

A Preliminary Consultation is a non-binding discussion with the Planning Board. It is not a public hearing and the Planning Board will not render any decisions related to the application. The meeting simply provides the applicant the opportunity to present a conceptual plan and obtain preliminary feedback from the Planning Board. As an abutting property owner, you are being notified of the Planning Board meeting consistent with Town of Stratham regulations.

*Copies of the application materials may be viewed at the Planning Department in the Stratham Municipal Center or may be accessed on the town webpage at <https://strathamnh.gov/planning-board> under the 'Pending Applications' tab on the left side of the screen. Application materials will be posted to the webpage within one week of the meeting date. Please contact (603) 772-7391, ext. 184 or [planning@strathamnh.gov](mailto:planning@strathamnh.gov) for more information.*



# 100 feet Abutters List Report

Stratham, NH  
May 07, 2024

## Subject Property:

Parcel Number: 16-001-000  
CAMA Number: 16-001-000  
Property Address: 23 WINDING BROOK DRIVE

Mailing Address: ROCHA, CHARLES B. III REVOCABL  
ROCHA, LORI J. REVOCABLE TRUST  
19 WINDING BROOK DRIVE  
STRATHAM, NH 03885

## Abutters:

Parcel Number: 12-092-000  
CAMA Number: 12-092-000  
Property Address: 12 EVERGREEN WAY

Mailing Address: HAZO FAMILY REVOCABLE TRUST 20  
HAZO, PETER A. & SUSAN D. - TR  
12 EVERGREEN WAY  
STRATHAM, NH 03885

Parcel Number: 12-093-000  
CAMA Number: 12-093-000  
Property Address: 8 EVERGREEN WAY

Mailing Address: HAWKINS, JILL A. REVOCABLE TRU  
HAWKINS, JILL A.-TRUSTEE  
8 EVERGREEN WAY  
STRATHAM, NH 03885

Parcel Number: 12-094-000  
CAMA Number: 12-094-000  
Property Address: 19 WINDING BROOK DRIVE

Mailing Address: ROCHA, CHARLES B. III REVOCABL  
ROCHA, LORI J. REVOCABLE TRUST  
19 WINDING BROOK DRIVE  
STRATHAM, NH 03885

Parcel Number: 16-002-000  
CAMA Number: 16-002-000  
Property Address: 25 WINDING BROOK DRIVE

Mailing Address: KEMPER, ROBERT L.  
25 WINDING BROOK DRIVE  
STRATHAM, NH 03885

Parcel Number: 16-016-000  
CAMA Number: 16-016-000  
Property Address: 24 WINDING BROOK DRIVE

Mailing Address: GOLDING, STEPHEN T. TRUST OF 2  
GOLDING, CAROLYN E. TRUST OF 2  
24 WINDING BROOK DRIVE  
STRATHAM, NH 03885

Parcel Number: 16-017-000  
CAMA Number: 16-017-000  
Property Address: 22 WINDING BROOK DRIVE

Mailing Address: SHAHEEN, DANIEL J. SHAHEEN, JULIE  
22 WINDING BROOK DRIVE  
STRATHAM, NH 03885

Parcel Number: 16-018-000  
CAMA Number: 16-018-000  
Property Address: 4 EVERGREEN WAY

Mailing Address: RESCH, JOHN RESCH, BRIDGET  
4 EVERGREEN WAY  
STRATHAM, NH 03885

NH LAND CONSULTANTS  
683C FIRST NH TURNPIKE  
NORTHWOOD NH 03261

ANTHONY FUSCO  
196 NOTTINGHAM ROAD  
DEERFIELD NH 03037



www.cai-tech.com

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