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6 **Stratham Zoning Board of Adjustment**  
7 **Meeting Minutes**  
8 **January 7, 2014**  
9 **Municipal Center, Selectmen's Meeting Room**  
10 **10 Bunker Hill Avenue**  
11 **Time: 7:00 PM**  
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14 **Members Present:** **Arol Charbonneau, Chairman**  
15 **Kirk Scamman, Full Time Member**  
16 **Jim Elliott, Alternate**  
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18 **Members Absent:** **Chris Brett, Full Time Member**  
19 **Garrett Dolan, Full Time Member**  
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21 **Staff Present:** **Terry Barnes, Building Inspector/Code Enforcement Officer**  
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23 **1. Call to Order/Roll Call.**

24 The Chairman took roll call. He explained that 2 applications were scheduled for tonight's  
25 meeting, however letters had been received from the attorneys of both applicants requesting a  
26 continuance until January 21, 2014 due to there only being 3 members present tonight.

27 The Chairman started by reading out the first continuance request from Tim Phoenix,  
28 attorney for the applicant Mr. Kevin Roy.

29 Mr. Scamman made a motion to have cases # 593 and 594 moved to January 21, 2014 at 7:00  
30 PM. Motion seconded by Mr. Elliott. Motion carried unanimously.

31 The Chairman then moved to read the second continuance request from James F. Laboe,  
32 attorney for the applicant Lindt & Sprungli.

33 Mr. Scamman made a motion to continue cases # 595, 596, 597, and 598 until January 21,  
34 2014. Motion seconded by Mr. Elliott. Motion carried unanimously.

35 **2. Approval of Minutes.**

36 a. August 13, 2013

37 b. October 22, 2014

1 Mr. Scamman made a motion to accept the minutes of October 22, 2013 for Ledgeview  
2 Realty. Motion seconded by Mr. Elliott. Motion carried unanimously.

3 The minutes from August 13, 2013 could not be approved as not all 3 members were present  
4 for the cases heard that evening.

5 **3. Public Hearing(s).**

6 a. **Case No. 593 – Kevin Roy, 64 Portsmouth Avenue, Stratham, NH 03885, Tax Map**  
7 **9, Lot 12 for the property located at 257 Portsmouth Avenue, Stratham, NH 03885,**  
8 **Tax Map 22 Lot 8.** A request for a Variance from Article XI, Section 11.5.3 of the  
9 Stratham Zoning Ordinance to permit a structure within the 50’ wetlands buffer setback.  
10 *(Continuance request until January, 21, 2014).*

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12 b. **Case No. 594 – Kevin Roy, 64 Portsmouth Avenue, Stratham, NH 03885, Tax Map**  
13 **9, Lot 12 for the property located at 257 Portsmouth Avenue, Stratham, NH 03885,**  
14 **Tax Map 22 Lot 8.** A request for a Variance from Article III, Section 3.6.F of the  
15 Stratham Zoning Ordinance to allow the construction of a commercial use within the  
16 Residential/Agricultural zone district. *(Continuance request until January, 21, 2014).*

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18 c. **Case No. 595 – Lindt & Sprungli, One Fine Chocolate Place, Stratham, NH 03885,**  
19 **Tax Map 3, Lot 1.** A request for a Variance from Article IV, Section 4.2, Table of  
20 Dimensional Requirements of the Stratham Zoning Ordinance to allow the installation of  
21 a pavement within 7’ of the rear/side property lines within the Industrial Zoning district.  
22 *(Continuance request until January, 21, 2014).*

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24 d. **Case No. 596 – Lindt & Sprungli, One Fine Chocolate Place, Stratham, NH 03885,**  
25 **Tax Map 3, Lot 1.** A request for a Variance from Article IV, Section 4.1.3. Dimensional  
26 Requirements of the Stratham Zoning Ordinance to allow a 42.7’ building separation  
27 between an existing building and the construction of a new building within the Industrial  
28 Zoning district. *(Continuance request until January, 21, 2014).*

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30 e. **Case No. 597 – Lindt & Sprungli, One Fine Chocolate Place, Stratham, NH 03885,**  
31 **Tax Map 3, Lot 1.** A request for a Variance from Article IV, Section 4.2, Table of  
32 Dimensional Requirements of the Stratham Zoning Ordinance to permit the construction  
33 of a 46’ building in height within the Industrial Zoning district. *(Continuance request*  
34 *until January, 21, 2014).*

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36 f. **Case No. 598 – Lindt & Sprungli, One Fine Chocolate Place, Stratham, NH 03885,**  
37 **Tax Map 3, Lot 1.** A request for a Variance from Article XI Section 11.5.3.d to allow  
38 construction of an access road and parking facility within the 50’ wetland buffer and to  
39 allow the dredging and filling of 5,950 square feet of wetlands which will impact the 25’  
40 “no disturbance” wetlands buffer. *(Continuance request until January, 21, 2014).*

41 **4. Miscellaneous.**

42 There were no miscellaneous items to report.

1 **5. Adjournment.**

2 Mr. Scamman made a motion to adjourn at 7:04 PM. Motion seconded by Mr. Elliott.  
3 Motion carried unanimously.

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