



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue, Stratham, NH 03885

Planning Department 603-772-7391

www.strathamnh.gov

CONDITIONAL USE PERMIT APPLICATION

1. APPLICANT & PROPERTY OWNER INFORMATION:

Applicant Name:			
Phone #:		Email Address:	
Mailing Address:			
Property Owner Name (If different from Applicant):			
Phone #:		Email Address:	
Mailing Address:			

3. PROPERTY INFORMATION:

Street Address:		Parcel ID(s):	
Total parcel area:	_____ <input type="checkbox"/> acres <input type="checkbox"/> SF	Property Deed Information:	Book: _____ Page: _____
Existing Use of Property:			
Zoning District(s): Check all that apply. <input type="checkbox"/> Commercial/Light Industrial/Office <input type="checkbox"/> Flexible/Mixed Use Development <input type="checkbox"/> Gateway Commercial Business <input type="checkbox"/> Industrial <input type="checkbox"/> Manufactured Housing/Mobile Home <input type="checkbox"/> Professional/Residential <input type="checkbox"/> Residential/Agricultural <input type="checkbox"/> Retirement Planned Community <input type="checkbox"/> Route 33 Legacy Highway Heritage <input type="checkbox"/> Special Commercial <input type="checkbox"/> Town Center		Overlay District(s): Check all that apply. <input type="checkbox"/> Aquifer Protection <input type="checkbox"/> Floodplain Management <input type="checkbox"/> Shoreland Protection <input type="checkbox"/> Wetland Conservation	

2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)

Company Name:		Contact:	
Phone #:		Email Address:	
Mailing Address:			
Company Name:		Contact:	
Phone #:		Email Address:	
Mailing Address:			

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

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

5. CONDITIONAL USE PERMIT INFORMATION: (Check all that apply and attach a separate sheet if necessary.)

For the following, complete Section 5.A. of this application:

- ☐ Uses Permitted By Conditional Use Permit – ZO §3.6
- ☐ Flexible/Mixed Use Development District – ZO §3.7.4
- ☐ Multi-Family, Workforce, and Elderly Affordable Housing – ZO §5.7.4
- ☐ Residential Open Space Cluster Development – ZO §8.6
- ☐ Sewage Sludge and Residential Septage Application – ZO §14.3.4
- ☐ Telecommunication Facilities – ZO §19.8

For the following, complete Section 5.B. of this application:

- ☐ Wetlands Conservation District – ZO §11.4
- ☐ Shoreland Protection District – ZO §12.7

For the following, complete Sections 5.A and 5.D. of this application:

- ☐ Solar Energy Systems – ZO §5.13

For the following, complete Sections 5.A. and 5.E. of this application:

- ☐ Gateway Commercial & Town Center Districts – ZO §3.8.6 or 3.9.6

For the following, complete Section 5.C. of this application:

- ☐ Sanitary Protection & Septic Ordinance – ZO §20.3

For the following, complete Section 5.F. of this application

- ☐ Signage – ZO §7.3

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 conditions have been met:

1. *Spirit & Intent of the Zoning Ordinance and Master Plan.* Describe how the proposed development is located on a site in which there are no existing violations of the Stratham Zoning Ordinance and will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.
2. *Site Suitability.* Describe how the site is suitable for the proposed use, including:
 - 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.

3. *External Impacts.* Describe how the external impacts of the proposed use on abutting properties and the neighborhood are no greater than the impacts of surrounding 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, exterior lighting, and glare.

4. *Character of development and impact on natural, cultural, historic, and scenic resources.* Describe how the proposed layout and design of the site, buildings, and structures will be compatible with the established character of the neighborhood, including but not limited to the relationship of the development to the street, the scale, height, and massing of the building, architectural design, buffering from adjacent properties, and provisions for pedestrian and vehicular access. Describe how the proposed use and development shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources. Describe how the Applicant will mitigate any external impacts of the use on the neighborhood.

5. *Impact on Property Values.* 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.

6. *Fiscal Impacts.* Describe if the proposed use will have a fiscal impact on the Town including any demand on municipal and school related services and resources.

7. *Public Interest.* Describe how the permit will be in the public interest (i.e. there is no benefit to the public by denying the permit).

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.
2. Detail how the design and construction methods will minimize detrimental impact to the wetland.
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.
4. Detail what alternatives were considered.
5. Explain how economic advantage alone is not the reason for the proposed construction.

6. Describe best management practices designed to mitigate wetland/wetland buffer impacts such as, but not limited to, low impact development techniques, stormwater design practices, easements or other deed restrictions, or on/off site improvements designed to limit future development of associated project parcels and/or impacts to wetlands or wetland buffers thereon.

5C. Upon application to the code enforcement officer, where a design fails to meet the requirements of Section XX of the Zoning Ordinance, 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, describe why placement of the system in the rear or side yard is not feasible.

3. Describe 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 or Town Center Districts 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 or Town Center Ordinances (Sections 3.8 or 3.9 of the Zoning Ordinance); and g.) Does not unduly impact adjacent properties and uses in the District.

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.

5F. For applications involving signage, please address how the application meets the following criteria:

1. Describe how the applications meets the following purpose statements of the Sign Ordinance:

- a) Encourage the effective use of signs as a means of communication in Stratham.
- b) Protect the health, safety, and welfare of the public, with a specific focus on improving pedestrian and traffic safety by reducing distractions to motorists and limiting the visual impacts of signage along roadways.
- c) Maintain and enhance the appearance and aesthetic environment of Stratham, including of the community's commercial corridors.
- d) Maintain and enhance the rural, agricultural, and historical character of Stratham.
- e) Control visual clutter along roadways and on buildings and encourage high-quality professional standards in sign design and display.
- f) Promote signs that are harmonious in color, material and lighting with the buildings and surroundings to which they relate, while minimizing the adverse effects of signs on nearby public and private property.
- g) Retain and enhance the Town's ability to attract and encourage economic development and community vitality.
- h) To reduce light pollution and glare associated with exterior lighting sources and to preserve and enhance the visibility of night-time skies in all areas of Stratham.

2. Describe how the proposed deviation from the Sign Ordinance is to the smallest extent necessary to both comply with the purpose statements of this Ordinance and to fulfill the objectives of the applicant.

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 of Applicant

Print Applicant's Name

Date

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 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:

- ☐ **Nine (9) copies of the 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 nine (9) 11" x 17" prints of the plan set (if applicable).** 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 (Optional) - \$75.00 plus \$2.00 per abutter/applicant/consultant for regular mail.
 2. CUP Application Filing fee - \$100.00 plus notice costs.
 3. 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.
- ☐ **Three (3) sets of abutter/applicant/consultant mailing labels.**

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

Application Fee: _____

Check Number: _____

Public Notice Fee: _____

Check Amount: _____

Abutter Notice Fee: _____

Check Payor: _____