



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue, Stratham, NH 03885

Planning Department 603-772-7391

www.strathamnh.gov

CONDITIONAL USE PERMIT CRITERIA

Table 3.6, Table of Uses

APPLICANT & PROPERTY OWNER INFORMATION:			
Applicant Name:			
Property Owner Name (If different from Applicant):			
PROPERTY INFORMATION:			
Street Address:		Parcel ID(s):	
CUP CRITERIA:			
<p>ZO Section 3.6, Additional Notes 3.b. 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:</p>			
<p>1. <i>Spirit & Intent of the Zoning Ordinance and Master Plan.</i> 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.</p>			
<p>2. <i>Site Suitability.</i> Describe how the site is suitable for the proposed use, including:</p> <ol style="list-style-type: none"> Adequate vehicular and pedestrian access for the intended use. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services. The absence of environmental constraints (floodplain, steep slope, etc.) 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 of the site shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties.

5. *Impact on Property Values.* Describe how 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.

6. *Fiscal Impacts.* Describe how the proposed use will not have a negative fiscal impact on the Town.

7. *Public Interest.* Describe how the permit will be in the public interest.