



Stratham Board of Adjustment
AGENDA
July 27, 2021
Time: 7:00 PM

The public may also access this meeting at the date and time above using this conference call information. Please dial **1-800-764-1559** and input **4438** when prompted for a user pin/code. Please follow the Chair's instructions delivered at the meeting in order to register comments during the public meeting.

1. Call to Order/Roll Call/Seating of Alternates

2. Approval of Minutes

a. June 8, 2021

3. Public Meeting

The Board shall decide whether to grant or deny the following Special Exception:

- Case #661, Stephen Carter, 2 Emery Lane, Map 13 Lot 58, Residential Agricultural Zoning District.

The applicant requests a Special Exception as specified in Section 5, Article 13 of the Stratham Zoning Ordinance to allow a Home Occupation, the proposed use is a business that develops software and control systems for factory automation.

- 4. New Business:** ZBA training by NHMA is forthcoming, date to be determined based on the presenter availability.

5. Other Business:

6. Adjourn

Note(s):

1. *Materials related to the above meeting are available for review at the Municipal Center and during normal business hours. For more information, contact the Stratham Building/Code Enforcement Office at 603-772-7391 ext.180.*
2. *The Zoning Board of Adjustment reserves the right to take items out of order and to discuss and/or vote on items that are not listed on the agenda.*



**Stratham Zoning Board of Adjustment
Meeting Minutes
June 8, 2021
Municipal Center/Virtual Meeting/Conference Call
Time: 7:09 PM**

Members Present: Drew Pierce, Chairman
Bruno Federico, Full Time Member
Amber Dagata, Full Time Member
Garrett Dolan, Full Time Member (arrived 7:20 pm)
Richard Goulet, Alternate

Members Absent: Phil Caparso, Vice-Chair

Staff Present: Shanti Wolph, Code Enforcement Officer/Building Inspector

1. Call to Order/Roll Call

Mr. Pierce called meeting to order and took roll call. Mr. Pierce asked Mr. Goulet to be a voting member in place of Mr. Caparso for this meeting. Mr. Goulet agreed.

2. Approval of Minutes

a. May 25, 2021

Ms. Dagata made a motion to accept the May 25, 2021 meeting minutes as submitted. Ms. Goulet seconded the motion. Motion passed unanimously.

3. Public Hearing(s)

a. Case #660, Brent Eastwood, 17 Gifford Farm Road, Map 18, Lot 98, Residential Agricultural Zoning District.

Pursuant to Section 17, Article 17.8.1 of the Stratham Zoning Ordinance the applicant is appealing an Administrative decision that play sets are not structures as defined by Section 2, Article 2.1.67 of the Stratham Zoning Ordinance, therefore setbacks are not required. The applicant asserts that the definition of structure includes play structures and must adhere to setbacks in Section 4, Article 4.1 through 4.2 in the Stratham Zoning Ordinance.

Mr. Pierce stated the Board will decide whether to approve or deny an Administrative Appeal:

Amongst other responsibilities, the board of adjustment decides cases where a claim is made that the administrative officer has incorrectly interpreted the terms of the ordinance such as a

45 district boundary or the exact meaning of an article or term. Most zoning ordinances contain
46 terms that may be confusing and are, therefore, open to interpretation. An ordinance may fail
47 to define what is meant by such requirements as “distance from a road.” Does this mean
48 distance from the pavement, shoulder, side ditch, or right-of-way? An honest difference of
49 opinion may easily occur as to the exact meaning when applied to specific circumstances.

50
51 The zoning board of adjustment does have the power to hear and decide appeals if it is alleged
52 there is error in any order, requirement, decision, or determination made by an administrative
53 official in the enforcement of any zoning ordinance adopted pursuant to RSA 674:16; and in
54 exercising its powers, the zoning board of adjustment may reverse or affirm, wholly or in
55 part, or may modify the order, requirement, decision, or determination appealed from and
56 may make such order or decision as ought to be made and, to that end, shall have all the
57 powers of the administrative official from whom the appeal is taken.

58
59 The process that we’ll be following is to first hear the applicant present his case, afterwards
60 the Board will have an opportunity to ask questions. Then the Board will hear from anyone
61 that would like to speak in opposition to the applicants appeal, and from anyone that is in
62 support of the applicant’s appeal. When speaking to the Board please first state your name
63 and address.

64 Brent Eastwood, 17 Gifford Farm Road, stated he feels his neighbor placed a play structure in
65 an inappropriate place where there were many other options. Mr. Eastwood stated he has no
66 he is not familiar with planning boards or zoning board of adjustment boards and has become
67 more familiar. Mr. Eastwood explained he called the building department at the beginning of
68 construction and a site visit was scheduled. Once the site inspection took place, Mr.
69 Eastwood received information that the play structure was exempt from building permits
70 because the NH code does not require building permits. Mr. Eastwood then received
71 information that the definition of “structure” in the zoning ordinance sounded like a play
72 structure or playset. Mr. Eastwood stated he believes a playset to be an “A” frame with just
73 swings and play structures have become quite large over the years. Mr. Eastwood explained
74 the play structure in question is average, not huge, and does not have a concrete foundation
75 but it is fixed into the ground. Mr. Eastwood read the definition of structure in the current
76 zoning ordinance. Mr. Eastwood explained there are examples given and play structure are
77 not included, but the zoning ordinance states the examples “are not limited to”. Some of the
78 examples are smaller in size than the play structure in question (i.e. platforms, shelters,
79 greater than 6 foot fences). Mr. Eastwood questioned at what point does a play structure
80 becomes a structure that should adhere to the setbacks. Mr. Eastwood stated the play
81 structure is within 6 feet of his garden fence on the lot line. Mr. Eastwood explained he had a
82 conversation with his neighbor, Mr. Zabel at 15 Gifford Farm Road, and explained the safety
83 aspect of the swing set being so close to trees and his garden fence. According to Mr.
84 Eastwood, Mr. Zabel stated the play structure is on his property and that is where it is. Mr.
85 Eastwood stated Mr. Connors, Stratham Town Planner, made an Administrative Decision that
86 playsets are not considered structures per the definition of 2.1.67. Mr. Eastwood stated he is
87 before the board for a second opinion to that decision. Mr. Eastwood stated the structure is
88 closer to his house than their own house. Mr. Eastwood submitted pictures and diagrams for
89 the board to review.

90
91 Mr. Pierce opened the hearing to board questions. Ms. Dagata asked Mr. Eastwood to
92 confirm the location of the play structure. Mr. Eastwood explained the location noted on the
93 plan and stated the play structure’s closest point is to the neighbor’s garage and the closest
94 point to his house is the screened in porch. Mr. Pierce asked Mr. Eastwood is suggesting the

neighbor relocate the play structure 14 feet to the interior of their property. Mr. Eastwood stated yes, that would be 20 feet. Mr. Pierce asked if it was moved whether Mr. Eastwood would no longer see the play structure. Mr. Eastwood stated it would be tolerable.

Mr. Pierce asked if there was guidance being offered by the Code Enforcement. Mr. Wolph asked Mr. Eastwood to confirm the measurements of the structure. Mr. Federico asked Mr. Eastwood if there were conversations with the neighbor while the structure was being assembled. Mr. Eastwood stated he did not see the neighbor that day but he did communicate via text regarding the location. Mr. Eastwood explained on the left post of the tower section the posts on the far back corner were dug in. Mr. Federico questioned if the play structure is attached to the ground with spikes or footings. Mr. Eastwood stated no. Mr. Federico questioned why it is being considered permanent if it is not attached to the ground. Mr. Federico explained his length of service in planning and zoning and stated a permanent structure is when there are footings or attached to something holding it on the ground.

Mr. Wolph stated a structure can be considered temporary or permanent. Mr. Wolph explained the question is whether a structure needs to meet setbacks.

Mr. Wolph, Town of Stratham Building Inspector & Code Enforcement Officer, introduced Mark Connors, Town Planner, and explained they reviewed the situation on the applicant's property and together made a joint administrative decision. In this scenario the applicant is appealing a decision of the Stratham Building Inspector and the Stratham Town Planner, respectively the Municipal Officials. The decision was made that playsets or playground equipment do not constitute structures and therefore do not meet the criteria to require they meet the minimum setback distances from wetlands and property lines.

In Stratham we do not have language in our Zoning Ordinance that specifically allows or disallows swings or other playground equipment to be located within the property line setback area. Historically and without conflict, playsets or playground equipment have not been required to meet the structural setbacks. The setbacks for the properties involved in this application are 30-feet from the front property line and 20-feet from the side and rear property lines.

The Zoning Ordinance (not building) does offer the following definition of a structure:

2.1.67 Structure: *Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground. Structure includes, but are not limited to, buildings, mobile home, bridges, trestles, towers, framework, hoop houses, tanks or group of tanks exceeding a total of 500 gallons (excluding septic tanks), tunnels, stadiums, platforms, shelters, piers, wharfs, signs, fences and retaining walls over six feet (6') in height, swimming pools, or the like. Where Stratham Zoning Ordinance is silent, then the most current edition of the State Building Code shall be assumed to apply. (Revised 3/90, 3/11, 3/20)*

The definition includes a number of very specific and less common uses, including hoop houses (which are greenhouses), stadiums, signs, piers, and wharfs, but is silent on playsets or playground equipment. Mr. Eastwood argues that playsets or playground equipment includes towers and platforms and must therefore be considered structures. The Zoning Ordinance does not include zoning "definitions" for platforms or towers, as zoning definitions can sometimes differ from their more commonly understood definitions. The Ordinance does include over 100

other references to the term ‘tower’, but all of those references are specific to small wind energy systems, airport control towers, meteorological towers, or most frequently for telecommunications or cellular phone towers. All of these uses are a great deal more expansive and intrusive than playsets and playground equipment.

There are no other references to the term ‘platform’ in the Ordinance, apart from under the definition for structures. The Merriam-Webster Dictionary defines platform as “a usually raised horizontal surface.” Mr. Eastwood is correct that playsets do typically incorporate these features, however this definition is so broad that it would encapsulate virtually all common household yard equipment, including steps, walking paths, tables, benches, and several other items.

Playsets are very common features of residential properties. Staff believes it is much more likely that if the intent was for playsets or playground equipment to be considered structures (and meet the structural setbacks), they simply would have been included in the definition, among the 18 other specific items (hoop houses, wharfs, stadiums, etc.) referenced in the zoning definition.

Moreover, Stratham’s definition of structure includes a key sentence: “*Where Stratham Zoning Ordinance is silent, then the most current edition of the State Building Code shall be assumed to apply.*” Considering that “playsets or other playground equipment” are not listed, they would be considered silent, and we would be directed to the most current edition of the State Building Code for guidance.

R105.2 Work exempt from permit. *Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:*

Building:

8. Swings and other playground equipment.

Granted, this is from the Building Code and does not address Zoning setbacks, but recall we were sent here directly from our Zoning Ordinance. Considering that a permit is not required, and without it being specified in Zoning, “swings or other playground equipment” wouldn’t be required to meet the typical structural setback requirements. Enforcement would be very challenging since the Town does not require any permits or approvals to install a playset or playground equipment and therefore does not have any accounting of where these items are located in town. Essentially without a permit requirement, the Town would need a separate approval process for residents intending to install a playset for their children.

Mr. Wolph stated staff reached out to several other New Hampshire communities for clarification in how they treat playsets and playground equipment. All of the municipalities included on the following pages do not consider playsets structures and do not require them to meet the structural setbacks. Although Stratham’s definition is not perfectly identical to any other community, it does include very similar language to many of the communities who do not regulate playsets in this manner. For example, Durham’s definition is very similar and Hudson includes references to towers and platforms.

Mr. Goulet questioned where the 100 foot come into play. Mr. Wolph explained there is an exemption from the building permit requirements for shed's under 100 square feet. Mr. Wolph explained once a structure is over 100 square feet and requires a permit the setback requirement needs to be followed. Mr. Connors explained there was a consultation with the Town Attorney and whether the town interpretation was correct. The Town Attorney agreed the interpretation was reasonable and accurate. Mr. Connors also reached out the NH Municipal Association and they agreed the way the definition of structure is written it does not include playsets or playground equipment.

There were no comments in favor or opposition of this Appeal for Administrative Decision.

Mr. Eastwood questions blow up swimming pools, chicken coops, etc. Mr. Wolph stated swimming pools are listed in the NH State Building as non-exempt swimming pools. Any pool that has 24 inches of water or greater requires a permit, any pool that has electricity going to it requires a permit.

Mr. Federico made a motion to close the public hearing to further comments. Mr. Dolan seconded the motion. Motion carried unanimously.

Mr. Dolan made a motion to approve the Administrative Decision that playsets are not structures as defined by Section 2, Article 2.1.67 of the Stratham Zoning Ordinance, therefore setbacks are not required. Ms. Dagata seconded the motion. Motion has been approved by a vote of 5:0.

Mr. Pierce reminded the applicant there is a 30 day appeal process to the Board's decision.

The Board would like to thank you coming out this evening. Next we'll move on to New Business.

4. New Business:

- a. Mr. Pierce stated Member Phil Caparso has opted to resign from vice chair. A motion is in order, from one of the voting members, to elect a new vice chair. Mr. Dolan made a motion to nominate Amber Dagata as Vice Chair. Mr. Goulet seconded the motion. Motion carried unanimously.

5. Other Business:

- a. At their next meeting the Select Board will need to accept Mr. Caparso's resignation as a regular member and then appoint him as an alternate member. The Board will then need to appoint Mr. Goulet as a regular member. Respectively the two members will carry out each other's terms.

6. Mr. Dolan made a motion to adjourn at 8:10 pm. Mr. Goulet seconded. Motion passed unanimously.

Note(s):

1. Materials related to the above meeting are available for review at the Municipal Center during normal business hours. For more information, contact the Stratham Building/Code Enforcement Office at 603-772-7391 ext.180.
2. The Zoning Board of Adjustment reserves the right to take items out of order and to discuss and/or vote on items that are not listed on the agenda.



TOWN OF STRATHAM

INCORPORATED 1716
10 BUNKER HILL AVENUE - STRATHAM NH 03885
VOICE (603) 772-4741 - FAX (603) 775-0517
www.strathamnh.gov

7/27/21

- RE: Case #661, Stephen Carter
2 Emery Lane, Map 13 Lot 58
Residential Agricultural Zoning District

Staff Review

The Code Officer has been to the property and determined that there is ample parking.

Should the Special Exception be approved, Staff recommends the following condition be included:

1. *The Building Inspector shall perform a Life Safety Inspection on the property prior to the Business being opened.*

17.8.2 Special Exceptions:

- a. The Board shall hear and decide requests for special exceptions provided for in this Ordinance. The Board shall grant requests for special exceptions which are in harmony with the general purpose and intent of this Ordinance and meet the standards of this Subsection. Appropriate conditions as set forth in Subsection 17.8.2.d. may be placed on special exception approvals when necessary. The Board shall deny requests for special exceptions that do not meet the standards of this Section.

The Board will confirm that the applicant has met the following standards:

- c. Special Exceptions: shall meet the following standards:
 - i. Standards provided by this Ordinance for the particular use permitted by special exception;
 - ii. No hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials;
 - iii. No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood on account of the location or scale of buildings and other structures, parking area, access ways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;
 - iv. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;
 - v. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools;
 - vi. No significant increase of storm water runoff onto adjacent property or streets.

The Board can require these additional conditions if applicable:

- d. Special Exception Approvals: may be subject to appropriate conditions including the following:
- i. Front, side, or rear yards in excess of the minimum requirements of this Ordinance;
 - ii. Screening of the premises from the street or adjacent property by walls, fences, or other devices;
 - iii. Modification of the exterior features or buildings or other structures;
 - iv. Reasonable limitations on the number of occupants and methods and times of operation;
 - v. Grading of the premises for proper drainage;
 - vi. Regulation of design of access drives, sidewalks, and other traffic features;
 - vii. Regulation of the number, size, and lighting of signs more stringent than the requirements of this Ordinance.

Because this Special Exception request is for a Home Occupation there are additional conditions that shall be met.

The Board can simply read through these conditions on their own and then vote that the applicant has or has not met all of the conditions of 5.13.2:

5.13.2 Conditions:

A special exception for a home occupation shall be allowed subject to Section 17.8.2 and the following conditions and standards set forth below:

- a. The total area occupied, including storage in accordance with “f” below, by a home occupation shall utilize an area of no more than twenty five percent (25%) of the total floor area of finished floor space of the dwelling, including the basement if finished as habitable space, and does not change the residential character of the premises thereof. (Amended 3/19)
- b. The home occupation and the conduct thereof shall not impair the residential character of the premises and/or reasonable use, enjoyment and value of other residential property in the neighborhood. Further, such business shall not be injurious, noxious, or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke, vibration, and noise.
- c. Home occupation shall be allowed only for a single-family residence and shall be carried on strictly by the owner of the principal building, who shall reside in said building or tenant (with owner's written permission) residing in the principal building. The residential use is established prior to the business use.
- d. The granting of a special exception use shall be deemed to authorize the identified or particular use. The special exception shall expire if the authorized use ceases for more than twelve (12) months for any reason. The approval of a new application shall be required for reinstatement of the special exception use.
- e. There shall be no more than two (2) persons outside the immediate family employed or otherwise engaged in the conduct of the business therein;
- f. Storage in an accessory building or exterior storage may be permitted as a condition of the special exception granted by the Zoning Board of Adjustment. Exterior storage must be screened from neighboring views by either a solid fence, evergreens of an adequate height and bulk at the time of planting or by an existing combination of natural foliage and longer distances, to be determined sufficient by the Code Enforcement Officer.
- g. Accessory finished goods may be provided for sale in conjunction with the home occupation, sold and stored in allowed home occupation space only.

- h. The home occupation shall not be such that it requires regular or frequent service by heavy commercial trucks greater than 26,000-pound gross vehicle weight since this would adversely impact the character of the neighborhood.
- i. Sufficient off-street parking for the employee and clients is to be provided. Any required deliveries can only be made by vehicles consistent with normal residential activities between the hours of 7:00 a.m. and 7:00 p.m. The outside parking of not more than two business vehicles on the lot are permitted in all residential zoned districts provided the vehicles:
 - 1. Do not exceed 26,000 pounds gross vehicle weight.
 - 2. Are used as a means of transportation to and from the resident's place of business and location of business activity.
 - 3. Are not loaded with flammable, noxious, or dangerous materials.
 - 4. Vehicle must be registered with the Town.
- j. The business shall not be contrary to any covenants of conditions contained on the deed to the property.
- k. Not more than one sign or other advertising device is to be displayed on the property and it shall not exceed a size of four (4) square feet. Signs will not be lighted from within or by exterior spot lighting.

Sincerely,

Shanti Wolph
Building Inspector/Code Enforcement Officer
603-772-7391 x182
swolph@strathamnh.gov



TOWN OF STRATHAM
BOARD OF ADJUSTMENT
SPECIAL EXCEPTION APPLICATION

CASE # 661

OWNER & APPLICANT INFORMATION:

APPLICANT: Stephen Carter PHONE NUMBER: (603) 235-3334
EMAIL ADDRESS: SCARTER@LTsoftware.com
MAILING ADDRESS: 2 Emery Lane STRATHAM NH 03885
STREET ADDRESS TOWN/CITY STATE ZIP
PROPERTY OWNER: SAME PHONE NUMBER: _____
(IF SAME AS APPLICANT, WRITE "SAME") EMAIL ADDRESS: _____
MAILING ADDRESS: _____
STREET ADDRESS TOWN/CITY STATE ZIP

CONSULTANTS/PROFESSIONAL SUPPORT:

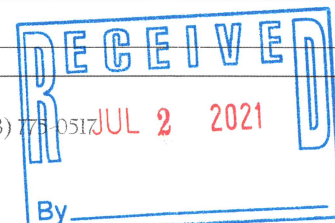
NAME: _____ PHONE NUMBER: _____
EMAIL ADDRESS: _____
BUSINESS MAILING ADDRESS: _____
STREET NUMBER TOWN/CITY STATE ZIP
NAME: _____ PHONE NUMBER: _____
EMAIL ADDRESS: _____
BUSINESS MAILING ADDRESS: _____
STREET NUMBER TOWN/CITY STATE ZIP

SECTION I. PROPERTY LOCATION/DESCRIPTION:

LOCATION: 2 Emery Lane STRATHAM NH 03885
STREET NUMBER TOWN/CITY STATE ZIP
TAX MAP: 13 LOT(S): 58 Zoning District(s): RA Overlay District(s): _____
SPECIAL CONDITIONS OF THE PROPERTY: _____

SECTION II. APPLICATION FOR SPECIAL EXCEPTION:

A SPECIAL EXCEPTION, AS SPECIFIED IN SECTION 5, ARTICLE 5.13 OF THE ZONING ORDINANCE IS REQUESTED TO PERMIT: (DESCRIBE THE PROPOSED USE OR ACTIVITY THAT REQUIRES SPECIAL EXCEPTION PERMIT)
FOR THE DEVELOPMENT OF SOFTWARE AND CONTROL SYSTEMS
FOR FACTORY AUTOMATION.
WE HAVE NO CUSTOMER FOOT TRAFFIC



SECTION II. APPLICATION FOR SPECIAL EXCEPTION: (CONTINUED)

PLEASE EXPLAIN HOW THE PROPOSAL MEETS THE SPECIAL EXCEPTION CRITERIA AS SPECIFIED IN ARTICLE XVII, SECTION 17.8.2 OF THE ZONING ORDINANCE:

- I. THE PROPOSED USE MEETS THE STANDARDS PROVIDED BY THIS ORDINANCE FOR THE PARTICULAR USE PERMITTED BY SPECIAL EXCEPTION BECAUSE:

Section 5.13 Home Occupation

- II. NO HAZARD TO THE PUBLIC OR ADJACENT PROPERTY ON ACCOUNT OF POTENTIAL FIRE, EXPLOSION, OR RELEASE OF TOXIC MATERIALS WILL RESULT BECAUSE:

There Are NO FIRE HAZARDS OR TOXIC SUBSTANCES USED FOR THIS BUSINESS.

- III. NO DETRIMENT TO PROPERTY VALUES IN THE VICINITY OR CHANGE IN THE ESSENTIAL CHARACTERISTICS OF A RESIDENTIAL NEIGHBORHOOD ON ACCOUNT OF THE LOCATION OR SCALE OF BUILDINGS AND OTHER STRUCTURES, PARKING AREA, ACCESS WAYS, ODOR, SMOKE, GAS, DUST, OR OTHER POLLUTANT, NOISE, GLARE, HEAT, VIBRATION, OR UNSIGHTLY OUTDOOR STORAGE OF EQUIPMENT, VEHICLES OR OTHER MATERIALS WILL OCCUR BECAUSE:

THIS BUSINESS HAS NO FOOT TRAFFIC, IS NOT OPEN TO THE PUBLIC, AND ALL BUSINESS FUNCTIONS ARE CONDUCTED INDOORS.

- IV. NO CREATION OF A TRAFFIC SAFETY HAZARD OR A SUBSTANTIAL INCREASE IN THE LEVEL OF TRAFFIC CONGESTION IN THE VICINITY AS A RESULT OF THE PROPOSAL BECAUSE:

THIS BUSINESS WILL IMPOSE NO INCREASE IN TRAFFIC BECAUSE IT HAS NO FOOT TRAFFIC AND IS NOT OPEN TO THE PUBLIC.

- V. THE USE WILL NOT RESULT IN THE EXCESSIVE DEMAND ON MUNICIPAL SERVICES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, WASTE DISPOSAL, POLICE AND FIRE PROTECTION, AND SCHOOLS BECAUSE:

THIS BUSINESS IS NOT OPEN TO THE PUBLIC AND HAS NO FOOT TRAFFIC

- VI. THERE WILL BE NO SIGNIFICANT INCREASE OF STORM WATER RUNOFF ONTO ADJACENT PROPERTY OR STREETS AS A RESULT OF THE PROPOSED USE BECAUSE:

NO EXTERNAL MODIFICATIONS INCLUDING PAVING WILL BE REQUIRED.

SECTION II. APPLICATION FOR SPECIAL EXCEPTION: (CONTINUED)

Special Exception Approvals: may be subject to appropriate conditions including the following:

- i. Front, side, or rear yards in excess of the minimum requirements of this Ordinance;
- ii. Screening of the premises from the street or adjacent property by walls, fences, or other devices;
- iii. Modification of the exterior features or buildings or other structures;
- iv. Reasonable limitations on the number of occupants and methods and times of operation;
- v. Grading of the premises for proper drainage;
- vi. Regulation of design of access drives, sidewalks, and other traffic features;
- vii. Regulation of the number, size, and lighting of signs more stringent than the requirements of this Ordinance.

SECTION II. APPLICATION FOR SPECIAL EXCEPTION: (CONTINUED)**SPECIAL EXCEPTION – ADDITIONAL CRITERION**

SEVERAL TYPES OF SPECIAL EXCEPTIONS HAVE SPECIFIC CRITERION THAT MUST BE MET IN ADDITION TO SECTION 17.8.2 OF THE ZONING ORDINANCE. IF YOUR PROJECT IS COVERED BY ONE (OR MORE) OF THE BELOW SITUATIONS, INCLUDE YOUR ANSWERS TO THE REQUIRED CRITERIA AS SPECIFIED IN THE REFERENCED SECTION OF THE STRATHAM ZONING ORDINANCE AS AN ATTACHMENT UNDER SECTION II. TO THIS APPLICATION.

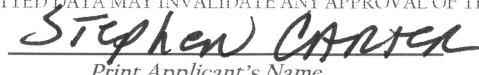
1. SECTION 3.6, FOOTNOTES, 4. ADULT USES.
2. SECTION 3.6, FOOTNOTES, 2. RETAIL SALES IN AN INDUSTRIAL ZONING DISTRICT.
3. SECTION 5.1.3 EXPANSION OF NON-CONFORMING STRUCTURES.
4. SECTION 5.4. ACCESSORY APARTMENTS.
5. SECTION 5.II. DAY- CARE FACILITIES.
6. SECTION 5.13. HOME OCCUPATIONS.
7. SECTION 7.9.A.IX. SERVICE/CIVIC ASSOCIATION SIGNS: INSTALLATION OF SIGNS.
8. SECTION 12.6.4 SHORELAND PROTECTION DISTRICT - SPECIAL EXCEPTION FOR LOTS OF RECORD: TO PERMIT THE ERECTION OF A STRUCTURE WITHIN THE SHORELAND PROTECTION DISTRICT.
9. SECTION 13.4.H. AQUIFER PROTECTION DISTRICT - SPECIAL EXCEPTION FOR LOTS OF RECORD: TO PERMIT THE ERECTION OF A STRUCTURE WITHIN THE AQUIFER PROTECTION DISTRICT ON A NON-CONFORMING LOT.
10. SECTION 19.4.2. TELECOMMUNICATION FACILITIES - USE DISTRICTS: CONSTRUCTION OF NEW TELECOMMUNICATIONS TOWER IN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS.
11. SECTION 20.1.5.F. SANITARY PROTECTION AND SEPTIC ORDINANCE: TO CONSTRUCT A SEPTIC DESIGN AND DISPOSAL AREA THAT FAILS TO MEET THE REQUIREMENTS OF SECTION 20.
12. SECTION 20.4.I. SANITARY PROTECTION AND SEPTIC ORDINANCE – VACANT LOTS OF RECORD: A SEPTIC DESIGN AND DISPOSAL AREA THAT FAILS TO MEET THE REQUIREMENTS OF SECTION 20.

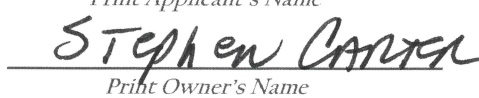
SECTION III. APPLICANT CERTIFICATION:


I DECLARE UNDER PENALTY OF PERJURY THAT ALL OF THE SUBMITTED INFORMATION IS TRUE AND VALID TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THERE IS NO VIOLATION OF THE APPROVED ORDINANCES, CODES, AND/OR REGULATIONS OF THE TOWN OF STRATHAM. 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.

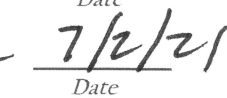

Signature of Applicant


Signature of Owner


Print Applicant's Name


Print Owner's Name


Date

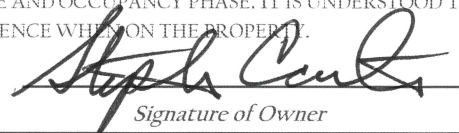

Date

NOTES:

1. APPLICATION MUST BE SIGN SIGNED BY THE OWNER OF THE PROPERTY OR OTHER PERSON HAVING THE LEGAL RIGHT TO APPLY AS AN AGENT OF THE OWNER. IF SIGNED BY A PERSON OTHER THAN THE OWNER OF THE PROPERTY DOCUMENTATION OF THE LEGAL RIGHT TO APPLY AS AN AGENT OF THE OWNER MUST BE SUPPLIED AT THE TIME THE APPLICATION SUBMITTAL.
2. IF APPLICANT IS RENTING/LEASING SUBJECT PROPERTY/STRUCTURES, SAID APPLICANT MUST HAVE A SIGNED LETTER FROM THE OWNER STATING THEIR PERMISSION TO CONDUCT PROPOSE BUSINESS PROJECT ON THEIR PROPERTY. THIS LETTER MUST INCLUDE THE PROPERTY OWNER'S NAME, CURRENT ADDRESS, AND TELEPHONE NUMBER.

SECTION IV. AUTHORIZATION TO ENTER THE SUBJECT PROPERTY:

I HEREBY AUTHORIZE MEMBERS OF THE STRATHAM ZONING BOARD OF ADJUSTMENT, CODE ENFORCEMENT, PLANNING DEPARTMENT, AND OTHER PERTINENT TOWN DEPARTMENTS AND BOARDS/COMMISSIONS 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 Owner


Print Owner's Name


Date

SECTION V. 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 SPECIAL EXCEPTION 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 ZONING BOARD OF ADJUSTMENT. THE TERM ABUTTER SHALL ALSO INCLUDE THE OWNER AND APPLICANT. FOR A CONDOMINIUM OR OTHER COLLECTIVE FORM OF OWNERSHIP, ABUTTER MEANS THE OFFICERS OF THE COLLECTIVE OR ASSOCIATION.

OWNER:

MAP	LOT	PROPERTY OWNER	STREET ADDRESS	TOWN	STATE	ZIP
		Stephen CARTER	2 Emery Lane	Stratham	NH	03885

APPLICANT (IF DIFFERENT FROM OWNER):

MAP	LOT	APPLICANT	STREET ADDRESS	TOWN	STATE	ZIP

SURVEYOR AND/OR ENGINEER:

MAP	LOT	NAME OF COMPANY	STREET ADDRESS	TOWN	STATE	ZIP

CONSERVATION EASEMENT HOLDER:

MAP	LOT	PROPERTY OWNER	STREET ADDRESS	TOWN	STATE	ZIP

[illegible]

Signature of Applicant

MAP AND LOT

7/2/21
DATE

FOR OFFICE USE ONLY		
Date Received:	7/2/2021	Fee(s) Paid: \$ 285.00
Date of Notice:	7/13/2021	Cash/Check: # 1189
Date of Public Hearing:	7/27/2021	Code Enforcement Officer:

Tax Stamps: \$ _____

WARRANTY DEED
Statutory Short Form

JOHN D. DECKER and MARILYN R. DECKER, husband and wife, of 2 Emery Lane, Stratham, Rockingham County, New Hampshire 03885, for consideration paid, grant to **THE EMERY LANE BARN, LLC**, a New Hampshire limited liability company, of 38 Dover Road, Durham, Strafford County, New Hampshire 03824, with **WARRANTY COVENANTS**:

A certain piece or parcel of land with the buildings thereon situated on the westerly side of Emery Lane, so-called, in Stratham, Rockingham County, New Hampshire, being shown as Lot #1 containing 2.58 acres, more or less, on "Subdivision Plan, Winding Brook, located in Stratham, N.H., Prepared for William and Barbara Krooss", scale 1" = 100', dated March 4, 1985, and recorded in the Rockingham County Registry of Deeds as Plan #D-13506, bounded and described as follows:

Beginning at a point on the northwesterly side of Winding Brook Drive, so-called, at the southwesterly point of the premises herein conveyed and thence running N 30 degrees 36' 16" E a distance of 337.92 feet along Lot #2 on said Plan to a point; thence turning and running S 63 degrees 30' 30" E a distance of 253.05 feet to a point on the westerly side of said Emery Lane; thence turning and running S 13 degrees 04' 46" W a distance of 208.43 feet along Emery Lane to a point; thence continuing S 24 degrees 37' 50" W a distance of 156.18 feet still along Emery Lane to a point; thence turning and running S 89 degrees 17' 41" W along the arc of a curve to the right with a radius of 25.00 feet and a length of 38.96 feet still along Emery Lane and along said Winding Brook Drive to a point; thence running N 21 degrees 36' 23" W along the arc of a curve to the right with a radius of 784.63 feet and a length of 295.89 feet along Winding Brook Drive to a point; thence continuing N 44 degrees 27' 50" W a distance of 16.65 feet still along Winding Brook Drive to the point of beginning.

MEANING AND INTENDING to describe and convey the same premises conveyed in Warranty Deed of Lutz N. Wallem, Trustee of Emery Lane Realty Trust to John D. Decker and Marilyn R. Decker dated May 28, 2002 and recorded at the Rockingham County Registry of Deeds at Book 3776, Page 1976.


The Grantors release all rights of homestead.

Real property taxes assessed against the premises for the tax year beginning 1 April 2020 shall be prorated between the parties as of the date of delivery of the deed.

EXECUTED this 5th day of November, 2020



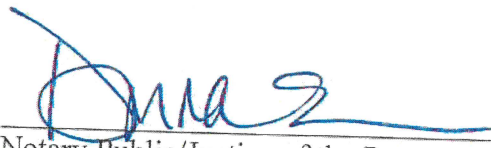
John D. Decker



Marilyn R. Decker

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

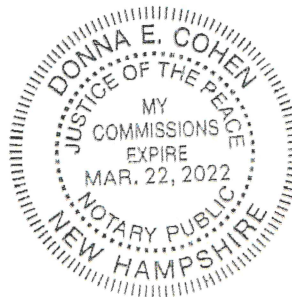
The foregoing instrument was acknowledged before me this 5th day of November, 2020, by **John D. Decker and Marilyn R. Decker** who are known to me or satisfactorily proven to me to be the persons whose names are subscribed herein, and who executed the foregoing instrument for the purposes herein contained.



Notary Public/Justice of the Peace

Print Name: _____

My Commission Expires: _____



LT Software Solutions, Inc.

WORLD-CLASS AUTOMATION PROVIDER



What's the correct solution for your application?



- Software & Applications Development
- System Review & Design
- System Simulation
- Installation / Startup
- Cost Estimates
- Training & Ongoing Support

LTSS will make your automation problems go away!

L T Software Solutions, Inc. (LTSS) specializes in providing individual machine control and plant wide automation solutions based on Siemens and Rockwell PLCs and HMI Systems. LTSS can assist you with all aspects of your project ranging from the design, programming, implementation, and start-up of individual machine controls or plant wide process control systems.

LTSS focuses on the implementation of control systems using structured PLC and HMI programming environments such as Siemens STEP 7, STEP 5, WinCC, and Rockwell / Allen-Bradley's RSLogix, RSView SE, and RSView 32.

LTSS is a US corporation with more than 35 years of Automation Experience dedicated to providing comprehensive, integrated solutions to today's complex automation requirements. LTSS can provide the right solutions for your needs.

LTSS Designs & Implements:

- Discrete Manufacturing Systems
- HMI / Host Systems
- High Voltage AC & DC Switch Gear / Breaker Control
- Process Control Systems
- Remote Telemetry units (RTUs)
- Plantwide Networks (Local & Remote)

LTSS Provides the Following Services:

- Software Design & System integration
- Project Management
- Troubleshooting of Existing Installations
- Engineering Support
- Commissioning and Training
- System Upgrades & conversions

Some of the things we have done ...

Marine

LTSS provides PLC / Graphics based marine solutions for vessels ranging in size from 60 meter pleasure yachts to nuclear powered aircraft carriers. Our proven applications include Tank Level Control & Fuels Totalization, List Control, AFFF Control, Machinery Control, Vessel Integrity, Fire Systems, EOT / POT, and Diesel or Steam Propulsion Systems.

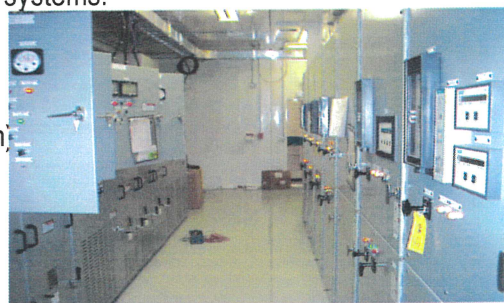


- CVN68 (USS Nimitz – JP5 Fuels)
- CV67 (USS Kennedy – Heavy Fuels)
- Tarago (HVAC & Fire Dampers)
- Valkyrie (Shore Power System)
- M/Y Martha E (Vessel Control System)
- CVN Class Propulsion Control
- Washington St. Ferries (HVAC & Fire Dampers)
- M/Y Blue Horizon (Control System)
- Armada de Mexico (Propulsion Control)
- M/Y Intent (Vessel Monitoring System)

Transportation & Communications

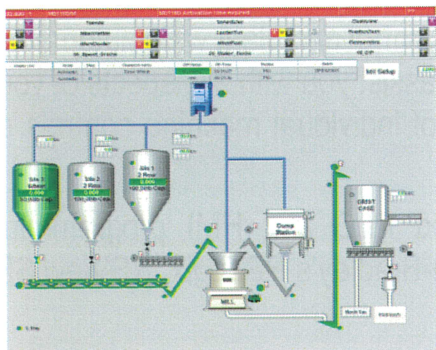
LTSS provides PLC based control and monitoring systems for high and medium voltage AC/DC switch gear used in commuter light rail systems. LTSS also supplies SCADA and Remote Telemetry units for light rail systems.

- Tren Urbano (High Voltage AC Rail)
- Tren Urbano (High Voltage DC Rail)
- SouthWest Corridor (High Voltage DC OCS Rail)
- Platte Valley (High Voltage DC OCS Rail)
- Tren Urbano (Passenger Train RTU system)
- Chevron Oil Pipeline (Southwest US SCADA/RTU System)



Food Beverage & Process Control

LTSS provides PLC and WinCC based process control systems for high-speed plant wide control. We have extensive experience with beverage brewing, fermenting, bottling, and packaging. Our Process control applications include extensive PID control, Predictive Ramp/Soak profiling and Thin Film dancer control.

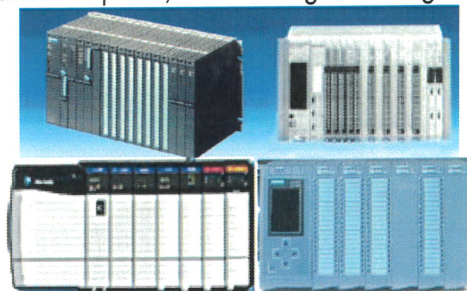


- Boston, MA (Brewery Control)
- Burlington, VT (Brewery Control)
- Somersworth, NH (Medical Packaging)
- Boston, MA (Chocolate Production)
- Camarillo, CA (Multi Platen Presses)
- Nashua, NH (Multi Platen Vacuum Press)
- Worcester, MA (High Tonnage Presses)
- Worcester, MA (Calender System)
- Somersworth, MA (Calender System)
- Bristol, NH (Bonded Piston Seals)
- Portland, ME (High Precision Grinding)
- Milford, CT (Razor Blade Production)
- Bristol, NH (OEE / Production Data)
- Dartmouth, MA (Thin Metals Annealing Furnace)

System Upgrades

LTSS can upgrade your existing PLC systems to current Simatic S7 or Rockwell 5000 systems. The extensive I/O communications capability of Siemens and Rockwell PLCs will allow you to keep most of your I/O investment in place, while taking advantage of today's more capable CPUs.

- TI-405, TI-505 Upgrades to Siemens S7-400, S7-300, and S7-1500
- Documentation Translation from German to English
- Siemens S5-150S/U, S5-135U upgrades to S7-400, S7-300, and S7-1500
- Full upgrade and support capabilities for European systems



LT Software Solutions, Inc. ([LTSS](#)) is a system integrator in Portsmouth, New Hampshire that specializes in providing individual machine control and plant wide automation solutions based on Siemens PLCs and HMI Systems. [LTSS](#) can assist you with all aspects of your project ranging from the design, programming, implementing, and start-up of individual machine controls or plant-wide process control systems.

System Upgrades

Your Simatic S5 or Simatic T1 control system has served you well for many years but as time goes by you are finding that it is more and more difficult to locate replacement parts and technical competency for your products.

You are probably asking yourself:

When should I make the transition to new technology?

How do I make that transition and will it hurt?

Where will the transition be made?

What impact will this have on down time and how much will it cost?

Who can help me with the transition?

These are all good questions, and LT Software Solutions makes the answers clear.

When: The time to make the transition is sooner than later. The search for replacement parts and someone who actually knows what to do with them is only going to get more difficult. Even though Siemens does an excellent job of supporting mature products (Probably better than anyone else in this industry) the bottom line is you are just not going to be able to find those replacement parts and talent forever.

How: Making the transition to Simatic S7 products is actually easier than you might think. Siemens has done their homework as far as it relates to maintaining your I/O investment. The extensive I/O communications capability of Siemens PLCs will allow you to keep most of your I/O investment in place, while taking advantage of the more capable Simatic S7 CPUs. As far as the base software is concerned, in some cases the transition can be easy. Siemens provides conversion software that does a good job of making a first pass of the conversion of your program and will allow many of your existing S5 or T1 Ladder Logic programs to be moved to an S7 application. As long as the source application is simple ladder logic the initial portion of the conversion is actually quite painless.

By just replacing your processor and main rack as an initial step you can minimize your transition expense. As budgets allow or as your plant expands you can choose to upgrade additional portions of your system to the latest Siemens technology.

Once you have made the transition to the Siemens Step7 programming environment you can then take advantage of a complete software support structure that will handle all of your Siemens S7 programming requirements.

Where: In most cases [LTSS](#) can perform the conversion in our facility with very little interruption in your process. Of course we will need access to your system to perform the upgrade, but the impact will be minimal during the upgrade process.

What: [LTSS](#) can simulate most systems at our facility prior to startup. This minimizes the effect on your system availability. In most cases some down time will be required, but our special simulation techniques and extensive knowledge of all Siemens PLCs will minimize the down time impact of a system upgrade.

Who: [LTSS](#) can help with all of the finishing details that are required to complete the simple conversion and with the total conversion of more complex control systems where the methods may not be so straightforward.

[LTSS](#) also offers the following upgrade services

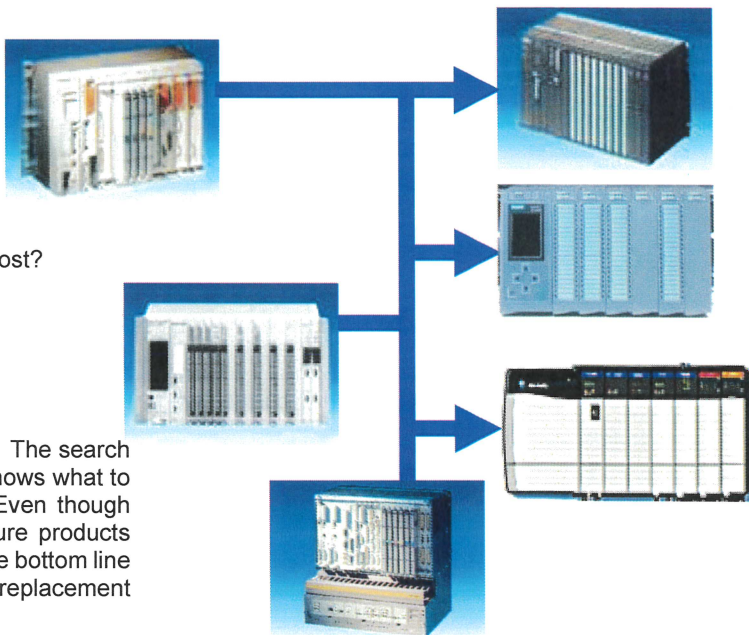
Dedicated color graphics processors (CP526, 527, 528, DISIT256, and DIMOS) to Siemens WinCC

Documentation Translation from German to English

Full Upgrade and Support Capabilities for European Developed Systems

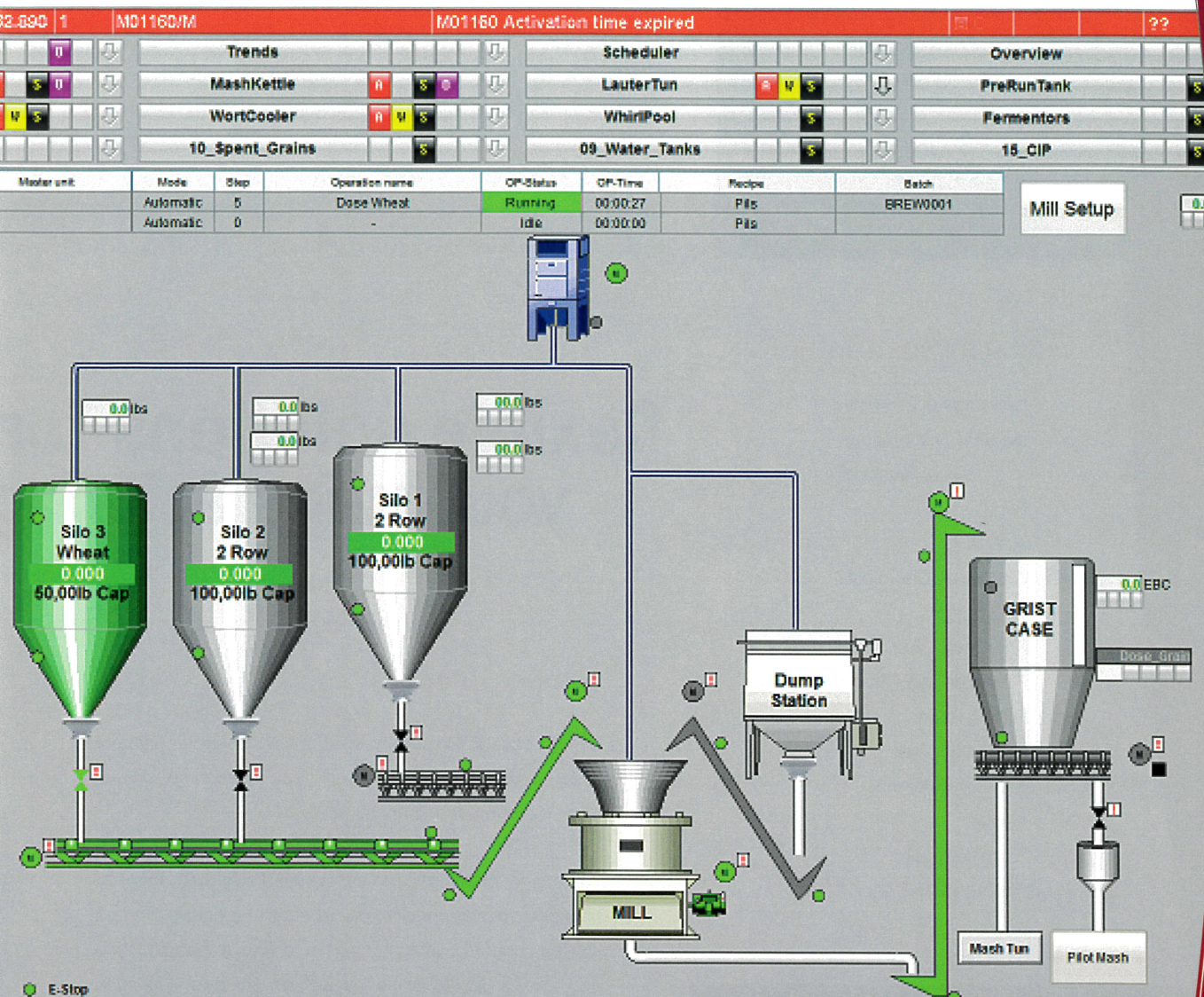
Upgrade from AB and GE systems to Siemens S7

LT Software can be reached in Portsmouth at (603) 431-5877 or on the web at www.LTSoftware.com



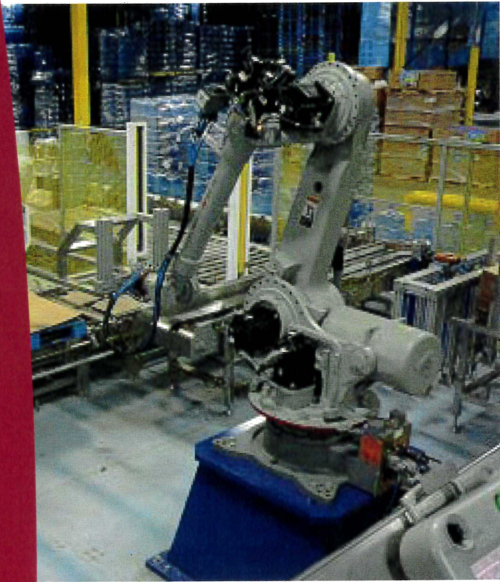
LT Software Solutions, Inc.

WORLD-CLASS AUTOMATION PROVIDER



simplifying Automation

consulting
engineering
troubleshooting
solutions



Automation at work for you

AUTOMATING YOUR MANUFACTURING NEEDS TO MEET YOUR GOALS

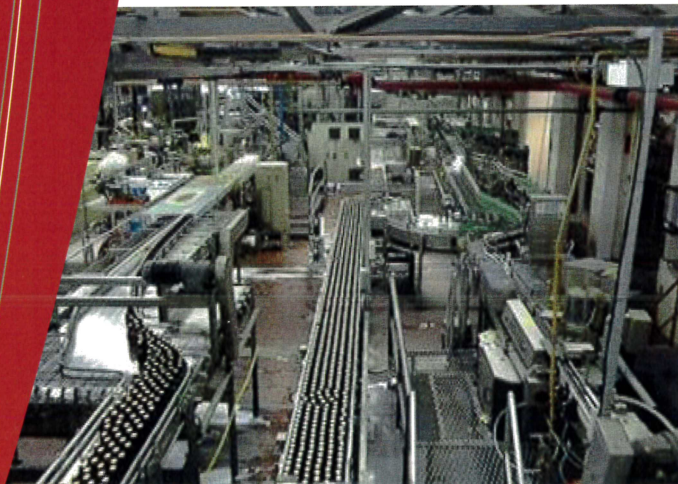
At LT Software Solutions, Inc. (LTSS) we have been developing, converting and improving the performance of PLC based systems for over 25 years gaining widespread integration knowledge and experience, especially with Siemens® and Allen Bradley® PLCs (legacy & current models). We also have extensive experience with other US and international PLC control and process batching products.

LTSS specializes in individual OEM plant wide automation to all plant electrical Panels & SCADA Vision & Robotics Effectiveness, and Enterprise Solutions

Our focus is to support your system's unique requirements and goals through reduction of downtime to increasing productivity and improved quality control.

INDUSTRY SOLUTIONS

- ✓ Beverage & Brewing
- ✓ General Automation
- ✓ Information Systems
- ✓ Food
- ✓ Marine
- ✓ Oil, Gas & Chemical
- ✓ Packaging
- ✓ Pharmaceutical & Biologics
- ✓ Plastic & Thin Film
- ✓ Pulp & Paper
- ✓ Semiconductor
- ✓ Remote Telemetry
- ✓ Textile
- ✓ Transportation
- ✓ Water/Waste Water



flexible solutions for your manufacturing

BUSINESS FOCUS

LTSS' focus is to identify solid solutions and implement them proficiently for our customer's business, manufacturing and financial goals.

We supply detailed technical proposals (gratis), proof of concept, software and hardware control's installation and startup, panel building, onsite or offsite troubleshooting and Service Agreements, as well as process simulation with in-house testing tools.

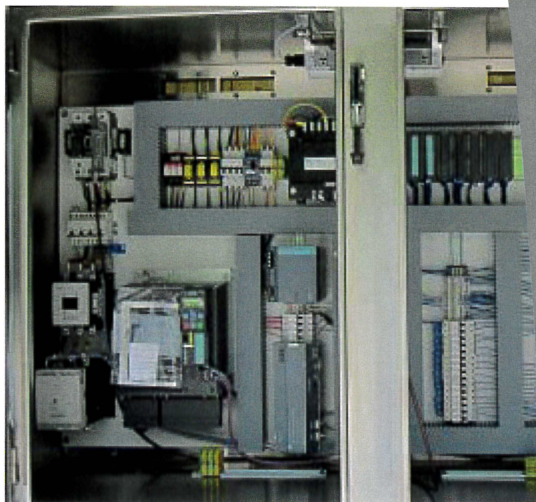
Our skilled software separates us from the rest. We have developed an object oriented software library of proven code which has been tested with the vast number of control and automation applications we've implemented. This unique proficiency allows us to provide a quicker, smarter and the best solution approach.

We understand manufacturing challenges and strive to make every project the most important project company wide.

OUR GOALS

LTSS specializes in providing added value services for manufacturing plants, integration of skids and automation solutions. Our expertise spans various systems: PLCs, Networking, Operator Interface Systems, Drive Controls, Telemetry, Pneumatic Controls, Overall Equipment Effectiveness, as well as Information Management, Data Analytics, and Batch & DCS Systems.

Through all aspects of your project, from the initial planning to the final implementation.

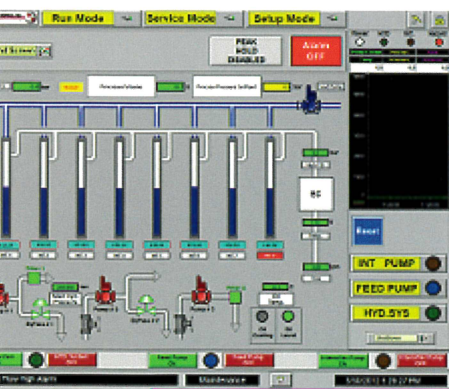


OUR AUTOMATION EXPERTISE WILL PROVIDE A PLANNED RESULT

goals

AUTOMATION CONSISTENCY

LTSS can proudly identify hundreds of projects we have completed, not one has been a failure. The company's

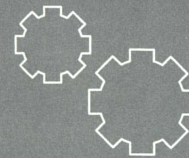


reliability and integrity in-house is due to the stable oversight of the same President, Stephen Carter and the team he has recruited and trained.

We are a U.S. corporation with more than 100 years of automation knowledge and experience dedicated

to today's intricate manufacturing requirements. LTSS can be your automation partner and solve your controls challenges, whether they are large or small.

We are proud to have the confidence of our customers, as one stated, ***"LTSS will make your automation problems go away!"*** .

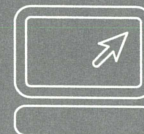


CONVERSIONS

LTSS specializes in providing seamless conversions between

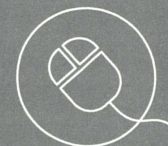
PLC types or from manual to automated controls. We have extensive experience converting Siemens® S5 PLCs to Siemens®

S7 PLCs, as well as converting Siemens® PLCs to Allen Bradley® PLCs and vice versa.



SERVICE AGREEMENTS

Every manufacturing plant has challenges, especially pressures for nonstop production to meet customer demands. If downtime presents a critical problem in your process, you should consider a service agreement provided by the LTSS Technical Support Team.



RETURN ON INVESTMENT

LT Software Solutions, Inc. can help you solve your automation and manufacturing challenges. In today's automation environment we all face difficulties with new platforms, obsolete hardware, old machines and budget limitations. Let LTSS help you plan for better manufacturing investments and retain your existing assets.

CUSTOMER TESTIMONIALS

"I've had the honor to have known and worked with Steve and his company LTSS on many projects over the last twelve years. I've been in the business for over 20 years and I have not met anyone that even comes close to Steve's talent in PLC software. Steve is simply the best in the business. He has completed many highly complicated mission critical software automation projects always on-time and within budget. He is a professional of rare talent and also a very good and trustworthy person. I give Steve my highest recommendation."

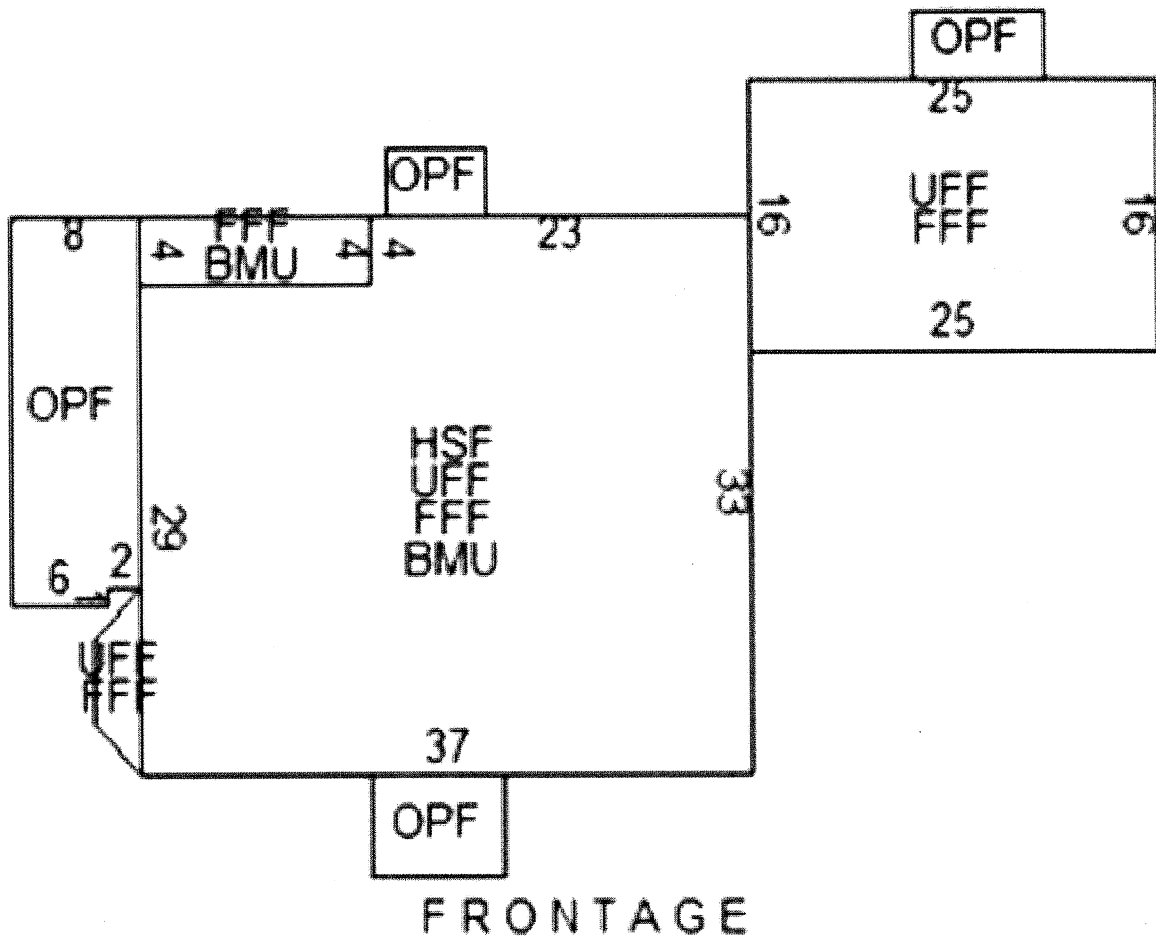
"The Navy as all Military Industries is always demanding the best in technology and the highest standards in products and services, furthermore, knowledgeable and RELIABLE people. In the period I served in the Navy, we hired Steve several times, he was responsible for the SCADA systems used in Frigates and Corvettes, and Proudly I state that Steve fulfilled and went beyond all our expectations, always providing prompt and accurate support. He and his team performed outstanding work. I highly recommend Steve (LT Software Solutions) for your next project."

LT Software Solutions, Inc.
235 West Road, Suite #4
Portsmouth, NH 03801
603.431.5877 ph
603.431.5872 fax
www.ltsoftware.com

LT Software Solutions, Inc.
WORLD-CLASS AUTOMATION PROVIDER

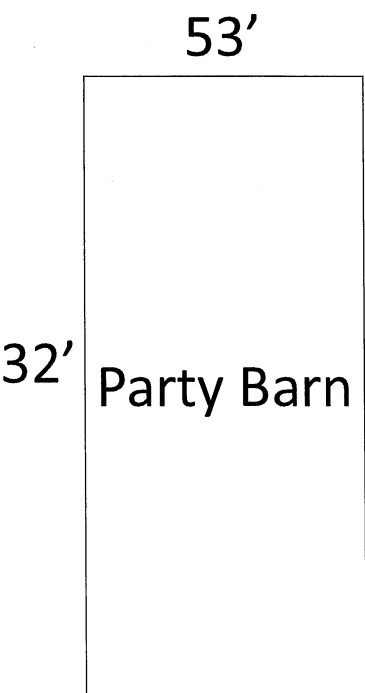
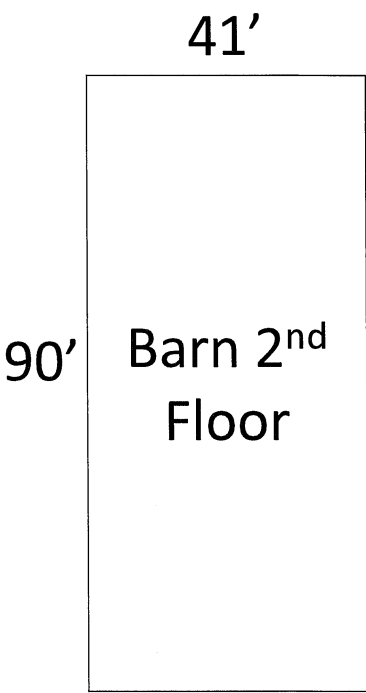
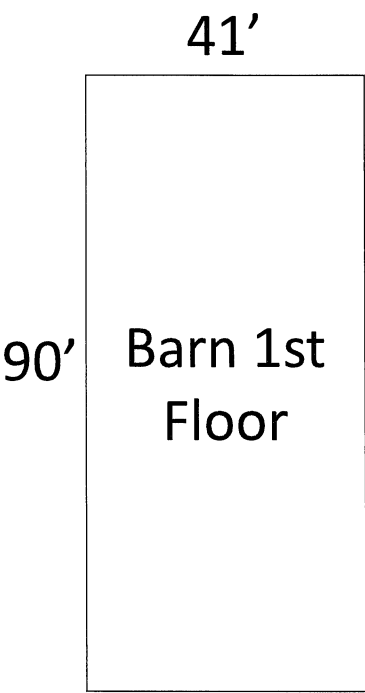
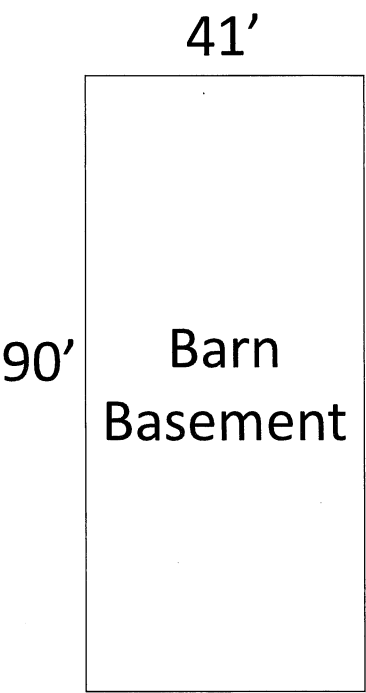
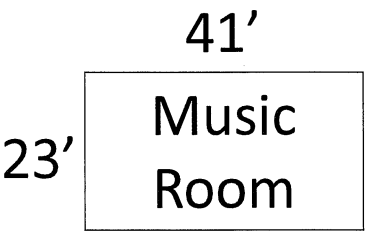


House Dimensions

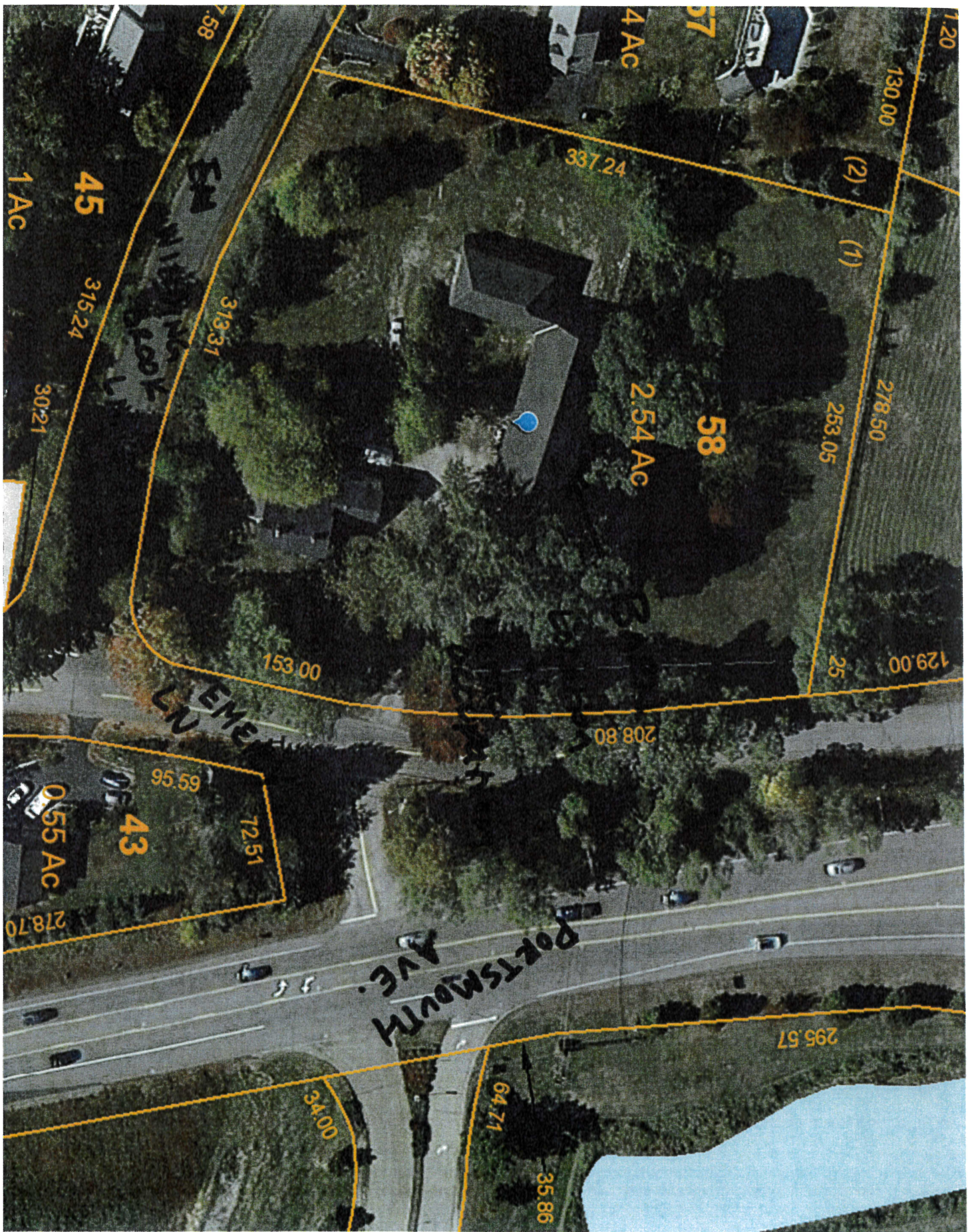


House 1st Floor	1,645	50 x 33
House 2nd Floor	1,589	48 x 33
House 3rd Floor	1,165	35 x 33
Inlaw 1st Floor	400	16 x 25
Inlaw 2nd Floor	400	16 x 25
House Total	4,799	

Barn Dimensions



Barn Basement	3,690	41 x 90
Barn First Floor	3,690	41 x 90
Barn Second Floor	3,690	41 x 90
Party Barn	1,696	53 x 32
Music Room	943	41 x 23
	13,709	





TOWN of STRATHAM
10 Bunker Hill Avenue, Stratham NH 03885
Office (603) 772-7391 Fax (603) 775-0517
www.StrathamNH.gov



HOME OCCUPATION PERMIT APPLICATION FORM

- ☐ Please submit one copy of the Home Occupation Permit Application Form and the following information:
- A brief narrative describing the nature of the home occupation and providing details of the business and its scope of operation.
 - A sketch and/or drawing of the floor plan of the residence, clearly showing the dimensions of the living area and the area to be or currently used for the business and a plot plan of the property showing provisions for off-street parking and proposed outside storage area (if applicable).
 - A copy of the deed must be submitted as part of the application to the Board when applying for the Special Exception.
- ☐ Fees: \$35.00 Home Occupation Permit. \$35.00 for the Renewal of Home Occupation Permit (required every three years).
Please make check payable to "Town of Stratham".

1. GENERAL INFORMATION (Please print or Type)

NAME OF PROPOSED/EXISTING BUSINESS

LT Software Solutions, Inc

APPLICANT NAME

Stephen Cantor

Phone#: 603 235-3334 Email Address:

Fax #: 603 431-5872 SCANTOR@LTSoftware.com

APPLICANT ADDRESS

Street Address

Town/City

State

ZIP

2 Emery Lane

STRATHAM NH 03885

PROPERTY OWNER NAME
(If different from Applicant)

Phone#:

Fax #:

Email Address:

PROPERTY OWNER ADDRESS

Street Address

Town/City

State

ZIP

Map:

000013

Lot(s):

000058

Total parcel area: _____ (s.f.)

(acres)

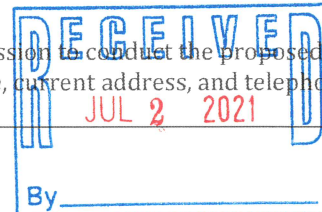
2.58

Zoning District(s):

RA

OWNER'S INFORMATION IF APPLICANT IS RENTING

You must have a signed letter from the owner stating that you have their permission to conduct the proposed/existing business on their property. This letter must include the property owner's name, current address, and telephone number.



2. PROJECT/BUSINESS DESCRIPTION

Briefly describe your proposed/existing business:

Development of Software And Factory Control Systems. Software And Control Systems Will be Created / Assembled. These Systems Will Then be Installed ON-SITE AT our customer's Facilities

Total Square Footage of Residence: 3817 (s.f.) Total Square Footage Used For Business: 954 (s.f.)

Is this area located in the house? ☐ In the garage? ☐ Other? ☒

Please describe: The BARN 2ND FLOOR

Number Of Total Employees And Relationship To Owner: 2 + owner

Describe the type(s)/number(s) of vehicles/equipment/materials used for the Business. Please be specific: only personal vehicles

Describe the nature and location of any storage of vehicles/equipment/materials: Storage of supplies inside of the BARN

Does the business involve use and/or storage of flammable/chemical/hazardous materials? Yes ☐ No ☒
If Yes, please describe and discuss where/how they will be stored and in what quantity:

How are products distributed and/or services provided to customers? we have no foot traffic

Our Equipment And Services Are Delivered To our customers

How are products/materials delivered to residence? UPS, FedEx, USPS

Frequency: AS Required

Does the business involve personal transactions with customers/clients? Yes ☐ No ☒

If yes, where are the transactions proposed to occur?

Hours and Days of Operation of Business: M-F 8AM TO 5 PM

3. 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. If the home occupation is not operated in compliance with these regulations, the permit may be revoked by the Code Enforcement Office or the Zoning Board of Adjustment.

 Signature of Applicant	<u>Stephen Carter</u> Print Applicant's Name	<u>7/2/21</u> Date
 Signature of Owner	<u>Stephen Carter</u> Print Owner's Name	<u>7/2/21</u> Date

PLEASE DO NOT WRITE BELOW THIS LINE - FOR BUILDING DEPARTMENT USE ONLY

4. HOME OCCUPATION PERMIT COMMENTS AND REVIEW (For Town Use Only)

ZONING BOARD OF ADJUSTMENT CASE NUMBER: 661

APPLICATION RECEIVED/FILED: 7/2/2021

APPROVAL DATE: _____

DENIAL DATE: _____

HOME OCCUPATION PERMIT NUMBER: _____

CODE ENFORMENT OFFICER SIGNATURE

DATE



100 foot Abutters List Report

Stratham, NH

July 09, 2021

Subject Property:

Parcel Number: 13-058-000
CAMA Number: 13-058-000
Property Address: 2 EMERY LANE

Mailing Address: CARTER, STEPHEN M. REVOCABLE T
CARTER, STEPHEN M. -TRUSTEE
2 EMERY LANE
STRATHAM, NH 03885

Abutters:

Parcel Number: 13-041-000
CAMA Number: 13-041-000
Property Address: 4 EMERY LANE

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

Parcel Number: 13-043-000
CAMA Number: 13-043-000
Property Address: 5 EMERY LANE

Mailing Address: STILES, KIM LEVINE STILES,
THEODORE ROLLIN
5 EMERY LANE
STRATHAM, NH 03885

Parcel Number: 13-045-000
CAMA Number: 13-045-000
Property Address: 1 WINDING BROOK DRIVE

Mailing Address: TONELLI, MATTHEW F. DE MAIO,
YOLANDA M.
1 WINDING BROOK DRIVE
STRATHAM, NH 03885

Parcel Number: 13-057-000
CAMA Number: 13-057-000
Property Address: 4 WINDING BROOK DRIVE

Mailing Address: ASPROGIANNIS, DARCY J.
ASPROGIANNIS, DIMITRIOS P.
4 WINDING BROOK DRIVE
STRATHAM, NH 03885

Parcel Number: 13-059-000
CAMA Number: 13-059-000
Property Address: 3 PATRIOTS ROAD

Mailing Address: EMANUEL, KATHERINE A. TRUST
EMANUEL, KATHERINE & FRED TRUS
6 PATRIOTS ROAD
STRATHAM, NH 03885

Parcel Number: 13-060-000
CAMA Number: 13-060-000
Property Address: 5 PATRIOTS ROAD

Mailing Address: EMANUEL, KATHERINE A. TRUST
EMANUEL, KATHERINE & FRED TRUS
6 PATRIOTS ROAD
STRATHAM, NH 03885

13-069-000
Property Address: 118 Portsmouth Ave

Emanuel Co Inc
6 Patriots Rd
Stratham, NH 03885



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7/9/2021

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Hand delivered

X Stephen M. Carter Revocable Trust
2 Emery Lane
Stratham, NH 03885

X Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

7020 3160 0001 8707 8200

X Kim Levine Stiles
Theodore Rollin
5 Emery Lane
Stratham, NH 03885

X Richard Vitale
7 Emery Lane
Stratham, NH 03885

7020 3160 0001 8707 8217

X Mathew F. Tonelli
Yolanda M. DeMaio
1 Winding Brook Drive
Stratham, NH 03885

X Darcy J Asprogiannis
Dimitrios P. Asprogiannis
4 Winding Brook Drive
Stratham, NH 03885

7020 3160 0001 8707 8224

7020 3160 0001 8707 8231

X Katherine A. and Fred Emanuel Trust
6 Patriots Rd
Stratham, NH 03885

X Emanuel Co Inc.
6 Patriots Rd.
Stratham, NH 03885

7020 3160 0001 8707 8248

7020 3160 0001 8707 8255