



T.D. Brouillette Land Surveying
39 Park Street
Exeter, NH 03833
(603)772-4394

Licensed Land Surveyor & Septic Designer

FOUNDATION CERTIFICATION

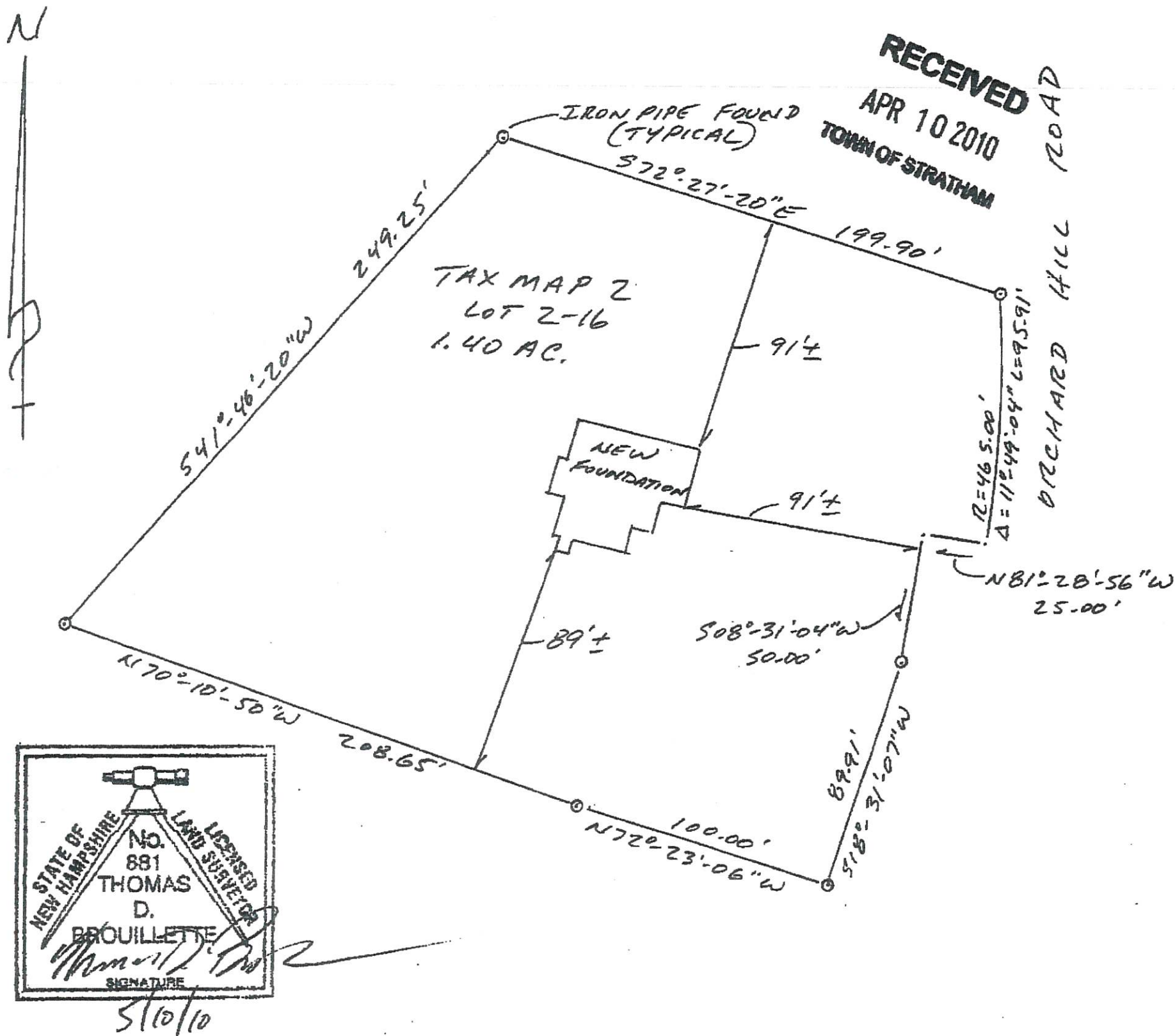
Job #: ORCHARD HILL ROAD-WHITE

Scale: 1"=60'

Date: 5-10-10

NOTE: THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

TAX MAP 2 LOT 2-16 ORCHARD HILL ROAD
STRATHAM N.H.



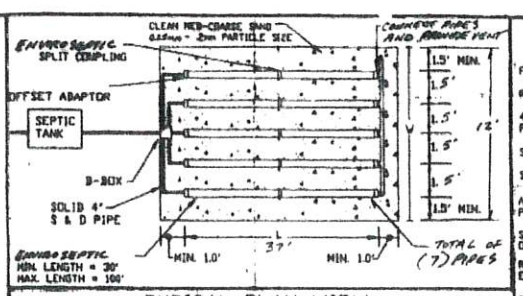
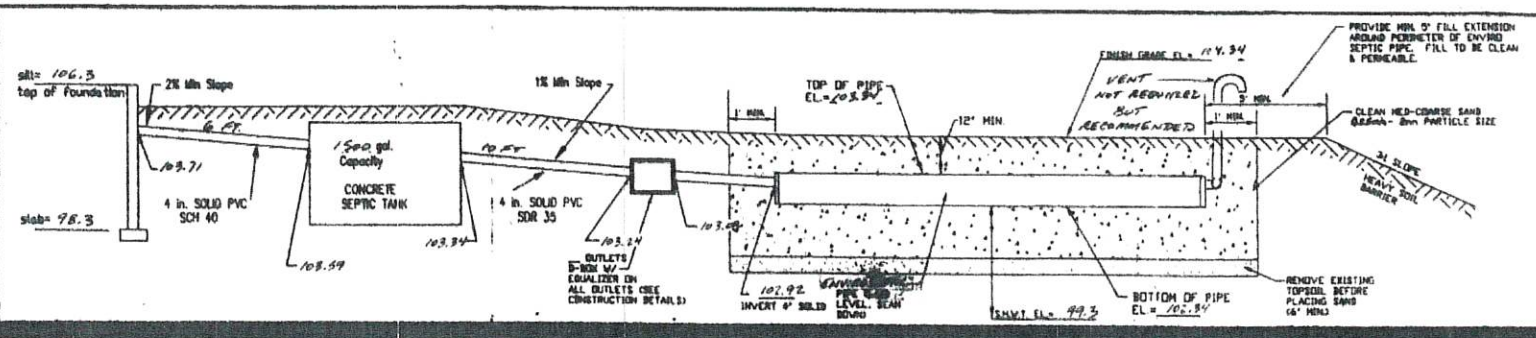
I HEREBY CERTIFY THAT THE FOUNDATION IS LOCATED ON THE
GROUND AS SHOWN AND CONFORMS TO THE ZONING BY LAWS OF
THE TOWN OF STRATHAM N.H. I FURTHER CERTIFY THAT THE
FOUNDATION DOES NOT LIE WITHIN AN ESTABLISHED FLOOD
HAZARD AREA

THOMAS D. BROUILLETTE LLS BBI

5-10-10
DATE



RECEIVED
FEB 14 2020
By

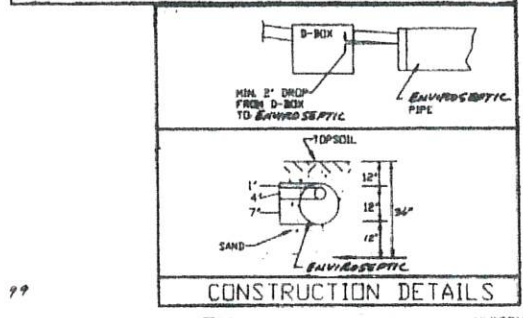


GENERAL NOTES

FILL TO BE MEDIUM TO COARSE-TEXTURED SAND (0.25mm-2.0mm).
REMOVE TOPSOIL BEFORE PLACING FILL.
4 INCH THICK IMPERVIOUS BARRIER AROUND PERIMETER OF FILL.
SIDE SLOPES OF FILL = 3:1 (HORIZONTAL:VERTICAL).
SEPTIC TANK TO BE SEALED AND GRADED.
ALL SEALANT TO BE NON-SHRINK HEARTY OR THICK PLASTIC CEMENT.
SYSTEM WILL BE REPLACED IN SAME LOCATION IN CASE OF FAILURE.
RECOMMENDED CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS.
CROWN SYSTEM TO SHED RAINWATER.
IF GARBAGE GRINDERS ARE DESIRED, SEPTIC TANK BOX LARGER SLOPE SYSTEM AWAY FROM HOUSE.
NO SURFACE WATER OR WELLS WITHIN 75'.
2 FT. FILL EXTENSION.

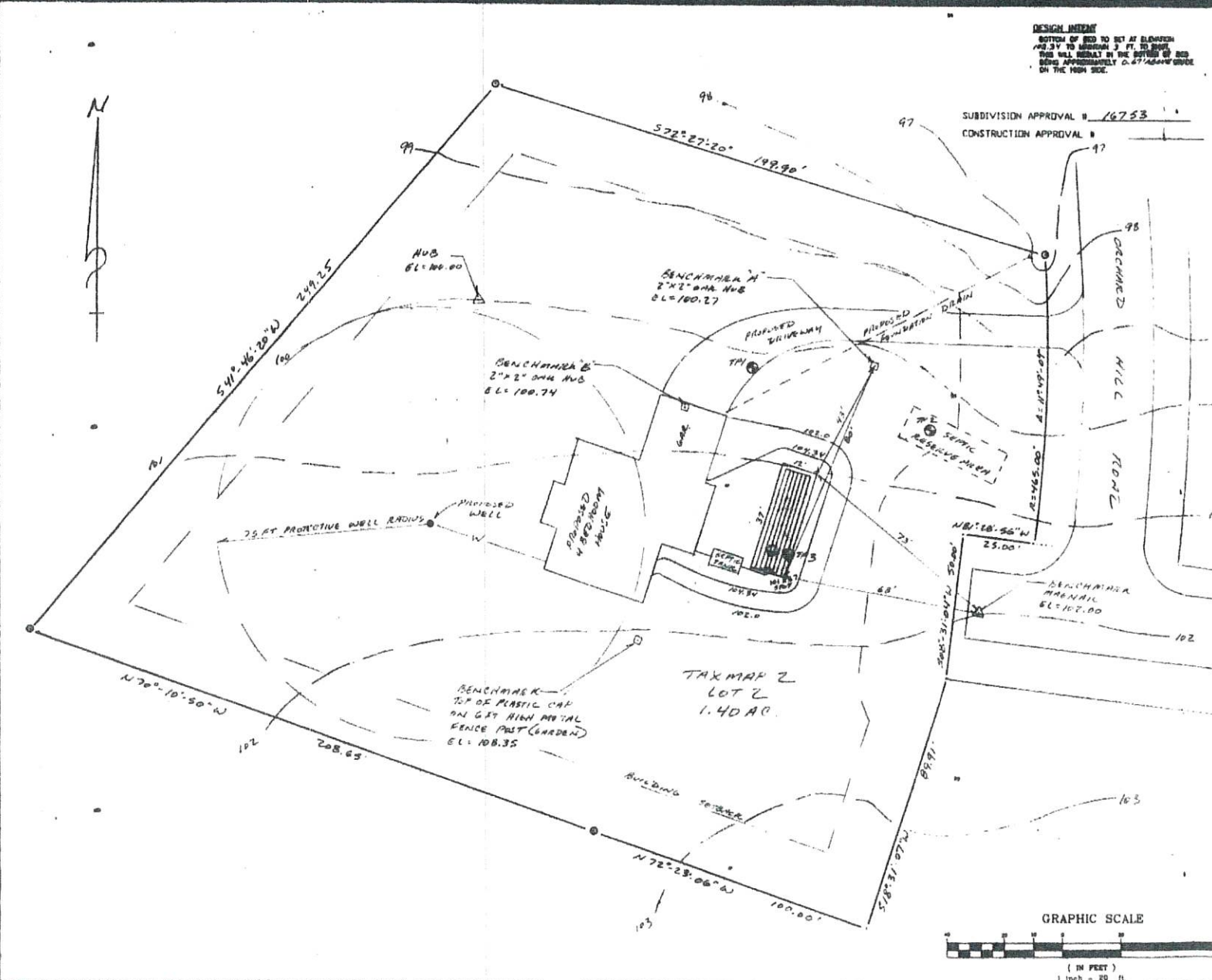
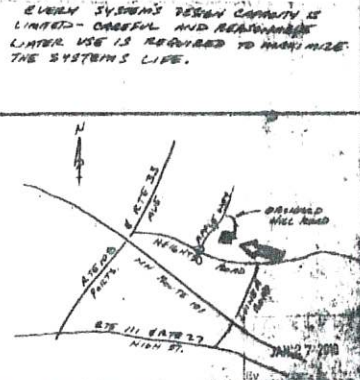
DESIGN CALCULATIONS

4 BEDROOM RESIDENTIAL HOME = 600 GALLONS
600 GPD @ 1.0 MIN/INCH @ 32" = 1100 SF. REQUIRED
1100 SF. X 6 REDUCTION FOR ENVIROSEPTIC = 660 SF.13 = 1.5
220' L.F. OF ENVIROSEPTIC PIPE REQUIRED
245' L.F. OF ENVIROSEPTIC PIPE PROVIDED
BED DIMENSIONS 12' X 37' (7 PIPES 35' LONG)



TEST PIT DATA

PERFORMED 1-14-20
100 TPI 0'-6" FSL LOOSE GRAN. 10YR 4/3
6"-24" FSL GRAN. F.R. 10YR 6/8
24"-60" FSL GRAN. F.R. 10YR 5/4
SOMewhat FIRM IN PLACE.
ESHAUT = 28" ROOTS = 28" LEDGE = N/O H2O = 60"
TP2 0'-5" FSL LOOSE GRAN. 10YR 4/3
5"-28" FSL GRAN. F.R. 10YR 6/8
28"-60" FSL GRAN. F.R. 10YR 5/4
SOMewhat FIRM IN PLACE.
ESHAUT = 28" ROOTS = 28" LEDGE = N/O H2O = 60"
TP3 0'-5" FSL LOOSE GRAN. 10YR 4/3
0'-28" FSL GRAN. F.R. 10YR 6/8
28"-62" FSL GRAN. F.R. 10YR 5/4
SOMewhat FIRM IN PLACE.
ESHAUT = 28" ROOTS = 28" LEDGE = N/O H2O = 60"
PERL RATE: 10 MIN/INCH @ 30"
N.R.O.S. SOIL TYPE: PAXTON/WOODBRIDGE.



REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
N.H. DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION

APPROVED
Town of Stratham
Septic System Examiner
1/24/20 [Signature]
19410 [Signature]

SUBSURFACE DISPOSAL SYSTEM
TAX MAP LOT 2-2-16
ORCHARD HILL ROAD
STRATHAM, N.H.
SCALE: 1"=20'
DATE: 1-25-20

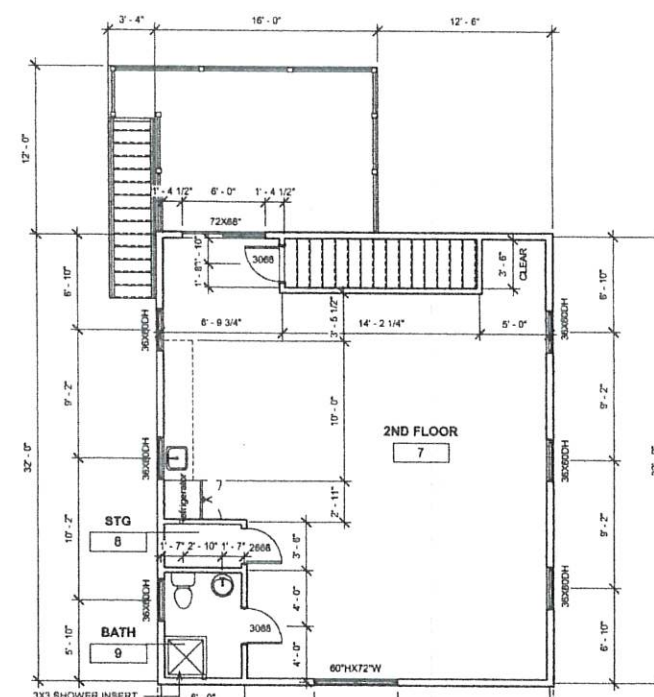
PREPARED FOR: JASON W. [Signature]
17 APPLE WAY STRATHAM, NH 03105

SCALE: DATE: JOB: SHT.



Architectural elevation drawing of a two-story house. The drawing includes the following dimensions and features:

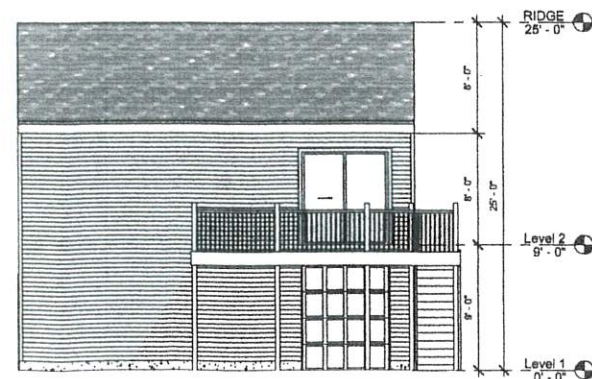
- Roof:** Total width is 14'-3". Eaves on both sides are 5'-4 1/2". The roof pitch is 12/12.
- Dormer:** The dormer window is 5'-4 1/2" wide.
- Walls:** The main roofline is 14'-3" wide. The side wall on the left is 6'-0" high.
- Windows:** A central dormer window with a 12/12 pitch. A side window is 6'-0" high.
- Garage Doors:** Two large garage doors are shown at the base of the house.
- Staircase:** A side staircase is shown on the left side of the house.
- Level Markers:** The drawing indicates "RIDGE 25'-0\"", "Level 2 9'-0\"", and "Level 1 0'-0\"".



This architectural floor plan depicts a three-bedroom residence with a Great Room, a bathroom, a powder room, a closet, and a stone front porch. The layout includes the following details:

- Great Room (4):** A large central living area with a fireplace on the left wall and a large window on the right wall. It is adjacent to a stone front porch (14'-6" x 8'-0").
- Bedrooms:** Three bedrooms are located on the left side of the plan, each with a window and a closet. The dimensions for the bedrooms are 12'-0" x 12'-0", 12'-0" x 12'-0", and 12'-0" x 12'-0".
- Bathroom:** A full bathroom is located in the top right corner, featuring a bathtub, toilet, and vanity. The dimensions are 7'-0" x 7'-0".
- Powder Room (3):** A small powder room is located adjacent to the bathroom, featuring a toilet and vanity. The dimensions are 7'-0" x 7'-0".
- Closet (2):** A closet is located adjacent to the powder room, featuring a wardrobe and hanging space. The dimensions are 7'-0" x 7'-0".
- Stone Front Porch:** A large stone front porch (14'-6" x 8'-0") is located on the right side of the plan, adjacent to the Great Room.
- Dimensions:** The overall dimensions of the house are 36'-0" wide by 36'-0" deep. The stone front porch is 14'-6" wide by 8'-0" deep. The Great Room is 12'-0" wide by 12'-0" deep. The bedrooms are 12'-0" wide by 12'-0" deep. The bathroom is 7'-0" wide by 7'-0" deep. The powder room is 7'-0" wide by 7'-0" deep. The closet is 7'-0" wide by 7'-0" deep.
- Other Features:** The plan includes a fireplace in the Great Room, a large window in the Great Room, and a stone front porch. The plan also shows a staircase leading up to the bedrooms and a closet for each bedroom.

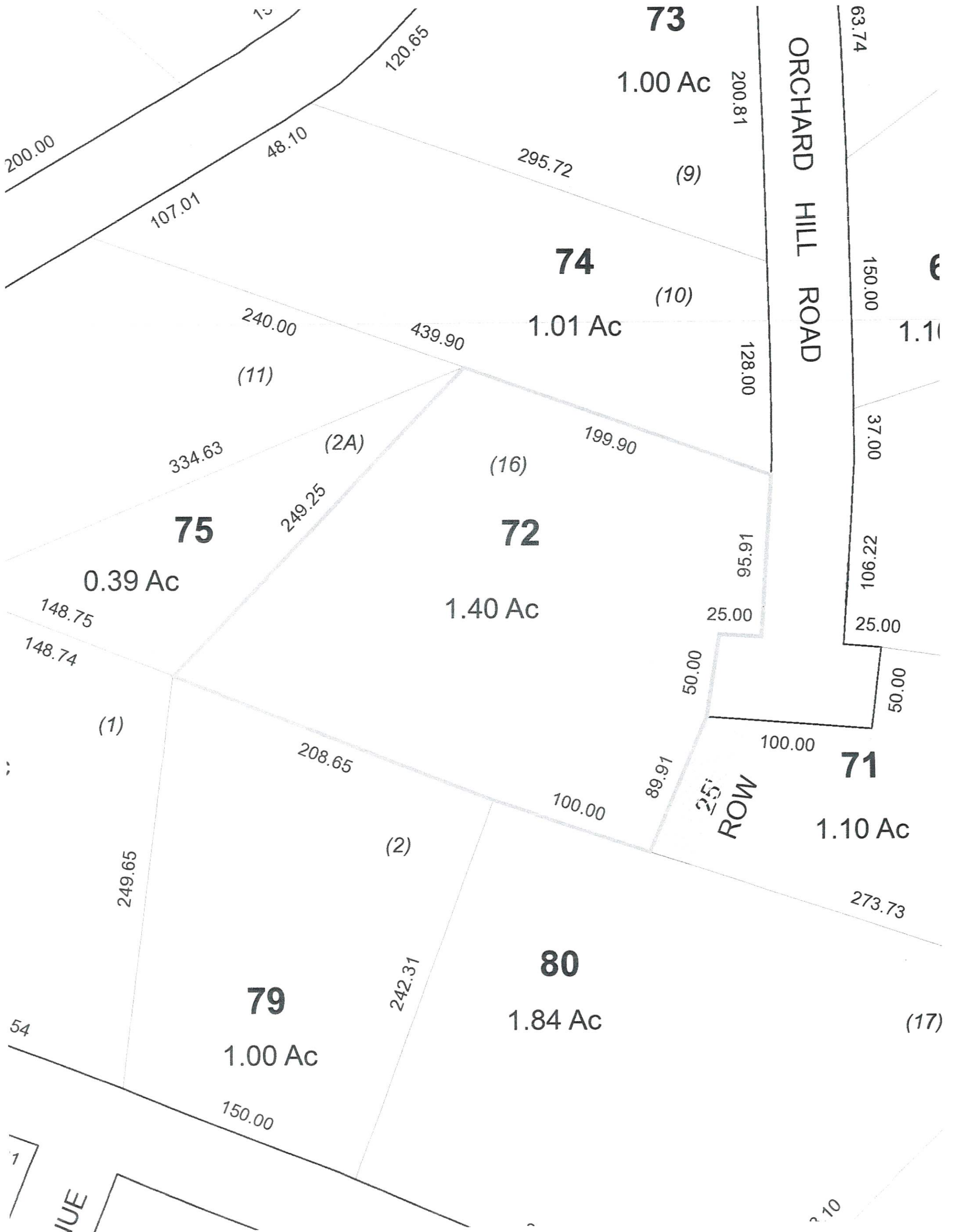
① FIRST FLOOR PLAN
3/16" = 1'-0"

[illegible]

Scale $3/16" = 1'-0"$

RECEIVED
FEB 14 2020
By _____

[illegible]



RECEIVED
FEB 14 2020
By _____

Cindy May Gibb
8 Orchard Hill Road
Stratham NH 03885
February 14, 2020

Town of Stratham NH
10 Bunker Hill Road
Stratham NH 03885

To Whom it May Concern,

Please find attached everything I believe is necessary to accompany my application for a Special Exception for a part-time, by appointment only, Wellness Studio as a home occupation.

I plan to attend the next Zoning Board hearing on Tuesday, March 24 at 7 p.m. I am submitting this paperwork to you now a few weeks before the deadline in hopes that if I have anything missing, I have time to re-submit prior to the submission deadline on March 3rd.

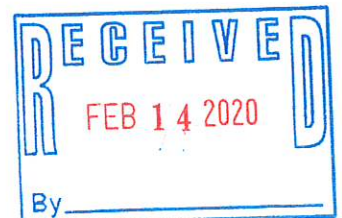
I am easily reached via cell phone or email as listed below. I will be away on vacation from February 22, returning March 1, although still reachable should you need to contact me.

Thank you very much for your assistance and your consideration!

In gratitude,



Cindy May Gibb
(603) 817-1743
cindymay38@gmail.com





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

Vortex Bar

APPLICANT NAME

Cynthia M. Gibbs

Phone#:

(603) 817-

Fax#:

1743

Email Address:

Cindymay38@gmail.com

APPLICANT ADDRESS

Street Address

Town/City

State

ZIP

8 Orchard Hill Rd.

Stratham

NH

03885

PROPERTY OWNER NAME
(If different from Applicant)

Same

Phone#:

as above

Fax#:

Email Address:

as above

PROPERTY OWNER ADDRESS

Street Address

Town/City

State

ZIP

Same

Map:

5

Lot(s):

72

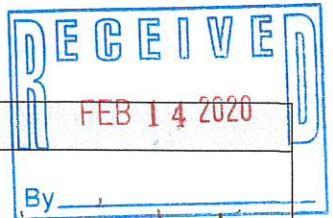
Total parcel area: $\frac{60,984}{1040}$ (s.f.)
(acres)

Zoning District(s):

Res/Agri

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:

The Vortex Bar is a wellness studio offering 1:1 services including Reiki, Guided Meditation, Yin yoga, Nutritional Counseling, barre style personal trng. I am also looking to collaborate w/ other local practitioners to offer small group work-shop-type events. These will be perhaps monthly + limited to only a handful of participants. Hours will be by appointment only + no signage is required or desired.

Total Square Footage of Residence: 3871 (s.f.) Total Square Footage Used For Business: 868 (s.f.)

Is this area located in the house? ☐ ^{ABOVE} ~~In the garage?~~ ☐ Other? ☐

Please describe: 2nd story of newly built 2-car garage

Number Of Total Employees And Relationship To Owner: 1 - (self)

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

Describe the nature and location of any storage of vehicles/equipment/materials: N/A

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: N/A

How are products distributed and/or services provided to customers? 1:1 services which client books either online or on-site

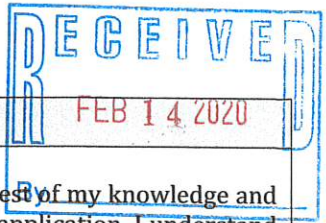
How are products/materials delivered to residence? N/A

Frequency: N/A

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

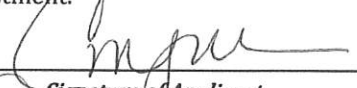
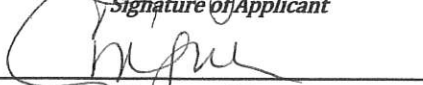
If yes, where are the transactions proposed to occur? Either online or on-site

Hours and Days of Operation of Business: By appointment only + occasional scheduled workshops



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

Signature of Owner

Cynthia M. GIBB
Print Applicant's Name
Cynthia M. GIBB
Print Owner's Name

2/14/2020
Date
2/14/2020
Date

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

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

ZONING BOARD OF ADJUSTMENT CASE NUMBER: _____

APPLICATION RECEIVED/FILED: _____

APPROVAL DATE: _____

DENIAL DATE: _____

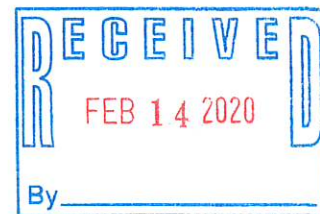
HOME OCCUPATION PERMIT NUMBER: _____

CODE ENFORMENT OFFICER SIGNATURE

DATE



**TOWN OF STRATHAM
BOARD OF ADJUSTMENT
SPECIAL EXCEPTION APPLICATION**



CASE # _____

OWNER & APPLICANT INFORMATION:

APPLICANT: Cynthia M. GIBB PHONE NUMBER: (603) 817-1743
EMAIL ADDRESS: Cyndymay38@gmail.com
MAILING ADDRESS: 8 Orchard Hill Rd. Stratham NH 03885
STREET ADDRESS TOWN/CITY STATE ZIP
PROPERTY OWNER: Same PHONE NUMBER: Same
(IF SAME AS APPLICANT, WRITE "SAME") EMAIL ADDRESS: Same
MAILING ADDRESS: Same
STREET ADDRESS TOWN/CITY STATE ZIP

CONSULTANTS/PROFESSIONAL SUPPORT:

NAME: N/A 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: 8 Orchard Hill Rd Stratham NH 03885
STREET NUMBER TOWN/CITY STATE ZIP
TAX MAP: 5 LOT(s): 72 Zoning District(s): Res/Agri Overlay District(s): _____

SPECIAL CONDITIONS OF THE PROPERTY: _____

SECTION II. APPLICATION FOR SPECIAL EXCEPTION:

A SPECIAL EXCEPTION, AS SPECIFIED IN SECTION 5, ARTICLE 13 OF THE ZONING ORDINANCE IS REQUESTED TO PERMIT: (DESCRIBE THE PROPOSED USE OR ACTIVITY THAT REQUIRES SPECIAL EXCEPTION PERMIT)

- Home Occupation – the proposed use is as a Wellness Studio offering private 1:1 nutritional counseling, —
— personal training Yin Yoga and Barre instruction, energy work sessions (Reiki), guided meditation. This —
— would be part-time and hours by appointment only (no set "open" hours). I am also interested in —
— collaborating with other practitioners within the Stratham community to offer fun, relaxing small-group —
— workshops, perhaps on a monthly basis. —

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:

This part-time business use would be clearly secondary to our residential usage. All conditions will be met (see reverse for explanation of each).

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

No fire, toxic materials or anything that would potentially cause an explosion will ever be utilized with the provision of any of my offered services.

- 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:

My services will be offered in our newly built studio above new detached 2-car garage which actually increases the property value. It looks very residential, in keeping with the neighborhood. None of the above listed pollutants (or any unlisted pollutants) will ever be present.

- 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:

I plan see clients one at a time and by appointment only. They will utilize our existing driveway to park. If hosting a workshop, participation will be limited and if vehicles to happen to spill into the street, it would be no different than if we had guests visiting who parked on the street. I should mention that these infrequent workshops will be no more than 2-3 hours in length at the most.

- 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:

Due to the small amount of clients on the premises, water and sewer usage will be minimal. There will be no reason or occasion to use more water than normal. Police and fire protection will also remain unchanged, and there will be no impact on schools.

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

Storm water runoff onto adjacent property or streets will remain unchanged from current residential runoff.

I.

- a) The total area occupied for business use is less than 25% of the total square footage of the entire residence, including the finished basement. Total square footage = 3,871. Total square footage of studio = 868. Therefore, the studio square footage is <23% of the total square footage. Also, the finished garage addition w/studio above fits in beautifully with the residential character of the premises within.
- b) The home occupation and conduct thereof will be very peaceful, serene and quiet, thereby not impairing the residential character of the premises. There will be no injurious, noxious or offensive odors, fumes, dust, smoke, etc. ever.
- c) As the owner of the residence, I will be the only one working within the home occupation. I will continue to reside onsite, and it is my residence primarily, part time place of business, secondarily.
- d) I am looking for the special exception to be granted only for the aforementioned use and nothing else. Should I not utilize the space for it's proposed use for 12 months, I understand it will expire, and I understand I must re-apply for reinstatement.
- e) There will be no one outside the immediate family, nor anyone in the family employed or engaged in the conduct of the business, other than myself.
- f) There will be no accessory building storage or exterior storage necessary for this proposed use.
- g) I am unsure as to whether I will sell any accessory finished goods, however, I understand that if I do, they will be sold and stored in the allowed home occupation space only.
- h) There will never be any regular or frequent service by heavy commercial trucks greater than 26,000 pound gross vehicle weight.
- i) There is sufficient off street parking in our driveway for clients. There will be no business vehicles. Any required deliveries will be in keeping with that of a residential delivery, and never outside of the 7am-7pm time slot.
- j) The business is not contrary to any covenants of conditions contained on the deed to the property.
- k) No signage is required or desired.

In addressing Subsection 17.8.2.d (Special Exception Approvals), all conditions are satisfied and/or not applicable.

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; ✓ *NA*
- ii. Screening of the premises from the street or adjacent property by walls, fences, or other devices; ✓ *NA*
- iii. Modification of the exterior features or buildings or other structures; ✓ *NA*
- 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; ✓ *NA*

SECTION II. APPLICATION FOR SPECIAL EXCEPTION: (CONTINUED)

SPECIAL EXCEPTION – ADDITIONAL CRITERION

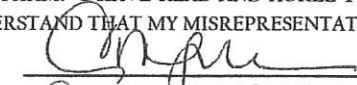
SEVERAL TYPES OF SPECIAL EXCEPTIONS HAVE SPECIFIC CRITERION THAT MUST BE MET IN ADDITION TO SECTION 17.8.2 OF THE ZONING ORDINANCE. IF YOUR PROJECT IS COVERED BY ONE(OR MORE) OF THE BELOW SITUATIONS, INCLUDE YOUR ANSWERS TO THE REQUIRED CRITERIA AS SPECIFIED IN THE REFERENCED SECTION OF THE STRATHAM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

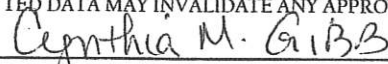
- NA* 1. SECTION 3.6, FOOTNOTES, 4. ADULT USES.
- NA* 2. SECTION 3.6, FOOTNOTES, 2. RETAIL SALES IN AN INDUSTRIAL ZONING DISTRICT.
- NA* 3. SECTION 5.1.3 EXPANSION OF NON-CONFORMING STRUCTURES.
- NA* 4. SECTION 5.4. ACCESSORY APARTMENTS.
- NA* 5. SECTION 5.11. DAY-CARE FACILITIES.
- 6. SECTION 5.13. HOME OCCUPATIONS.
- NA* 7. SECTION 7.9.A.IX. SERVICE/CIVIC ASSOCIATION SIGNS: INSTALLATION OF SIGNS.
- NA* 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.
- NA* 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.
- NA* 10. SECTION 19.4.2. TELECOMMUNICATION FACILITIES - USE DISTRICTS: CONSTRUCTION OF NEW TELECOMMUNICATIONS TOWER IN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS.
- NA* 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.
- NA* 12. SECTION 20.4.1. SANITARY PROTECTION AND SEPTIC ORDINANCE – VACANT LOTS OF RECORD: A SEPTIC DESIGN AND DISPOSAL AREA THAT FAILS TO MEET THE REQUIREMENTS OF SECTION 20.

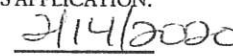


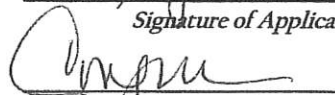
SECTION III. APPLICANT CERTIFICATION:

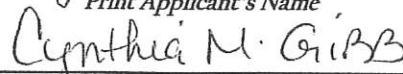
I DECLARE UNDER PENALTY OF PERJURY THAT ALL OF THE SUBMITTED INFORMATION IS TRUE AND VALID TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THERE IS NO VIOLATION OF THE APPROVED ORDINANCES, CODES, AND/OR REGULATIONS OF THE TOWN OF STRATHAM. I HAVE READ AND AGREE TO ABIDE BY THE REGULATIONS AND CONDITIONS OF APPROVAL LISTED ON THIS APPLICATION. I UNDERSTAND THAT MY MISREPRESENTATIONS OF SUBMITTED DATA MAY INVALIDATE ANY APPROVAL OF THIS APPLICATION.

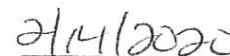

Signature of Applicant


Print Applicant's Name


Date


Signature of Owner


Print Owner's Name

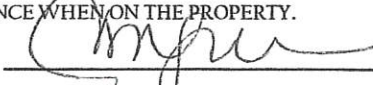

Date

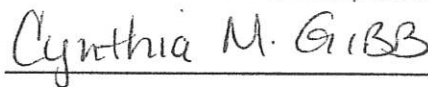
NOTES:

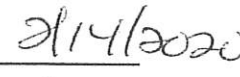
1. APPLICATION MUST BE SIGN SIGNED BY THE OWNER OF THE PROPERTY OR OTHER PERSON HAVING THE LEGAL RIGHT TO APPLY AS AN AGENT OF THE OWNER. IF SIGNED BY A PERSON OTHER THAN THE OWNER OF THE PROPERTY DOCUMENTATION OF THE LEGAL RIGHT TO APPLY AS AN AGENT OF THE OWNER MUST BE SUPPLIED AT THE TIME THE APPLICATION 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
5	2a	Cynthia M. GIBB	8 Orchard Hill Rd	Stratham	NH	03885

APPLICANT (IF DIFFERENT FROM OWNER):

MAP	LOT	APPLICANT	STREET ADDRESS	TOWN	STATE	ZIP
Same						

SURVEYOR AND/OR ENGINEER:

MAP	LOT	NAME OF COMPANY	STREET ADDRESS	TOWN	STATE	ZIP

CONSERVATION EASEMENT HOLDER:

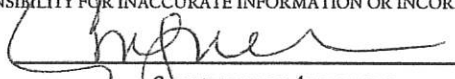
MAP	LOT	PROPERTY OWNER	STREET ADDRESS	TOWN	STATE	ZIP



ABUTTERS:

	MAP	LOT	PROPERTY OWNER(S)	STREET ADDRESS	TOWN	STATE	ZIP
①	5	69	Seth + Melissa Gahr	5 Orchard Hill Rd	Stratham	NH	03885
②	5	70	David P. Barr	7 Orchard Hill Rd	Stratham	NH	03885
③	5	71	Joshua + Kimberly Cooper	9 Orchard Hill Rd	Stratham	NH	03885
④	5	74	Rick + Elaine Hayden	6 Apple Way	Stratham	NH	03885
⑤	5	75	Sandra Bouras	4 Apple Way	Stratham	NH	03885
⑥	5	76	Bouras				
⑦	5	78	Gregory Babbini + Chelsey Campbell-Babbini	49 Stratham Heights Rd	Stratham	NH	03885
⑧	5	79	William McCarthy + Ana Luisa Egana	51 Stratham Heights Rd	Stratham	NH	03885
⑨	5	80	JOHN KUNDUSKI + Richard Benefield	55 Stratham Heights Rd	Stratham	NH	03885

THE ABOVE ABUTTER LISTING REFLECTS THE MOST CURRENT ASSESSING RECORDS AND THE STRATHAM ZONING BOARD OF ADJUSTMENT IS RELEASED FROM ANY RESPONSIBILITY FOR INACCURATE INFORMATION OR INCORRECT ABUTTER NOTIFICATION.


SIGNATURE OF APPLICANT

5-72
MAP AND LOT

2/14/2020
DATE

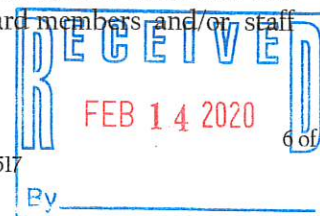
FOR OFFICE USE ONLY

Date Received:	Fee(s) Paid: \$
Date of Notice:	Cash/Check: #
Date of Public Hearing:	Code Enforcement Officer:



INSTRUCTIONS FOR SPECIAL EXCEPTION PERMIT

1. The Zoning Board of Adjustment strongly recommends that, before making any application, you become familiar with the Stratham Zoning Ordinance and with New Hampshire TITLE LXIV, Revised Statutes Annotated, RSAs, Chapters 672-677, covering planning and zoning.
2. Application forms are available at the Office of the Code Enforcement Officer and on the Town website <https://www.strathamnh.gov/board-adjustment/pages/zoning-forms-information>. The most current form provided must be used.
3. Clarification of the Zoning Ordinance and assistance in completing the application can be obtained from the Code Enforcement Officer, Town Planner, or Land Use Assistant. Legal assistance should be obtained from the applicant's legal counsel.
4. Correctness of information submitted is the responsibility of the applicant.
- ✓ 5. Applications must be complete and legible, either typed or printed in ink. Incomplete or illegal applications will be returned and must be resubmitted.
6. Zoning district information may be obtained from the Planning Office or Code Enforcement Officer.
7. For an application to be scheduled on the next available Zoning Board of Adjustment agenda, the following items must be submitted to office of the Code Enforcement Officer or Planning Department by 12:00 pm (noon) on the officially posted submittal date:
 - a. Completed and signed Special Exception Application Form and Abutter List.
The application will not be placed on the Zoning board of Adjustment agenda unless all required signatures are on the application. The application must be signed by the property owner. Signature by anyone else or other representation at the meeting must be approved in writing by the property owner.
 - b. Plans and site/project information:
 - I. Three (3) full size and seven (7) 11"x17", if applicable, copies of the survey, plot plan, site plan and/or subdivision plan set showing the location and dimensions of all structures, properties lines, septic design, or other pertinent information/data.
 - II. Nine (9) copies of any additional documents/information that you wish the board to consider at the public hearing (e.g. letters, deeds, etc.)
 - c. Application fee and Abutter Mailing Fees (All checks are to be made payable to the Town of Stratham).
 - I. Filing Fee - \$100.00.
 - II. Notice Costs - \$150.00, plus \$5.00 per abutter for the costs of all notice requirements including the cost of postage for certified mail, reproduction costs, and any publication and/or posting costs.
 - c. Abutter Mailing Labels - Three (3) complete Sets of Labels, No Envelopes;
** Town of Stratham and all individuals requiring notification (property owner, legal counsel, engineering firms, etc.) must be included on the abutter list.
8. The completed application along with all other necessary paperwork and fees must be submitted to the Stratham Zoning Board of Adjustment at least 20 days prior to the date of the meeting you wish to attend. A date, time, and place will be set for the public hearing and notice will be sent to the applicant and all other necessary individuals.
9. The Town will publish notice of the meeting in a newspaper of general circulation and mail certified letters to abutters.
10. In signing the application form, the applicant authorizes members of the Board and/or staff to enter into and view the premises for the purposes of understanding the request being made. Board members and/or staff may or may not choose to view the site.





T.D. Brouillette Land Surveying

39 Park Street
Exeter, NH 03833
(603)772-4394

Licensed Land Surveyor & Septic Designer

FOUNDATION CERTIFICATION

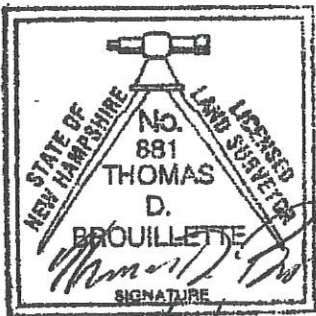
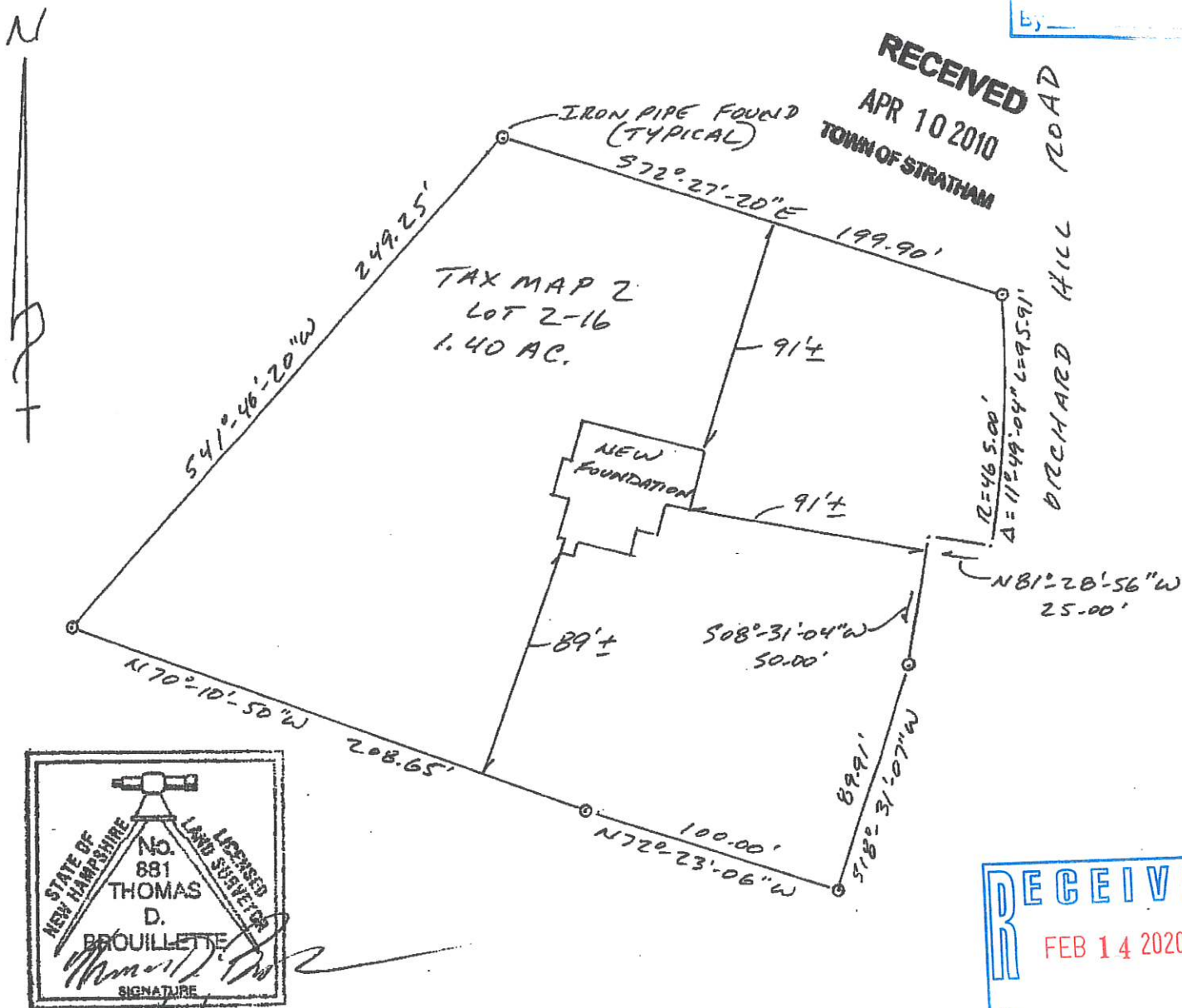
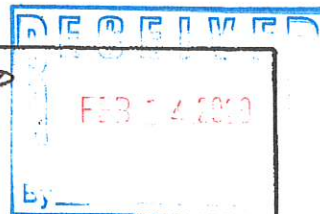
Job #: ORCHARD HILL ROAD-WHITE

Scale: 1"=60'

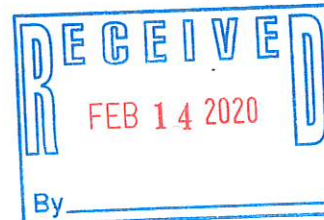
Date: 5-10-10

NOTE: THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

TAX MAP 2 LOT 2-16 ORCHARD HILL ROAD
STRATHAM N.H.



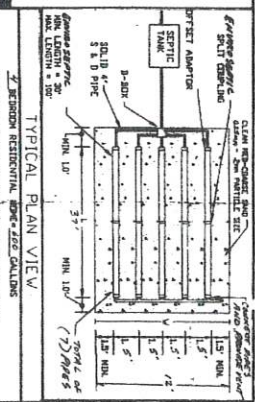
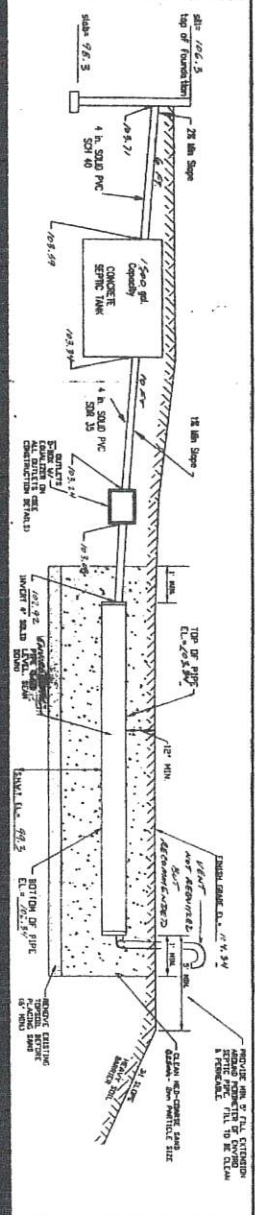
5/10/10



I HEREBY CERTIFY THAT THE FOUNDATION IS LOCATED ON THE
GROUND AS SHOWN AND CONFORMS TO THE ZONING BY LAWS OF
THE TOWN OF STRATHAM N.H. I FURTHER CERTIFY THAT THE
FOUNDATION DOES NOT LIE WITHIN AN ESTABLISHED FLOOD
HAZARD AREA

THOMAS D. BROUILLETTE LLS BBI

5-10-10
DATE

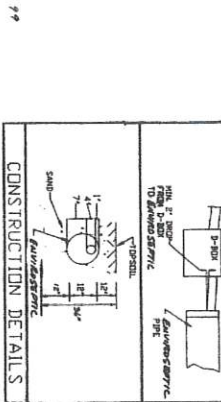


DESIGN CALCULATIONS

1. REQUIRED RESISTANCE, $R_{REQ} = 250,000$ LBS

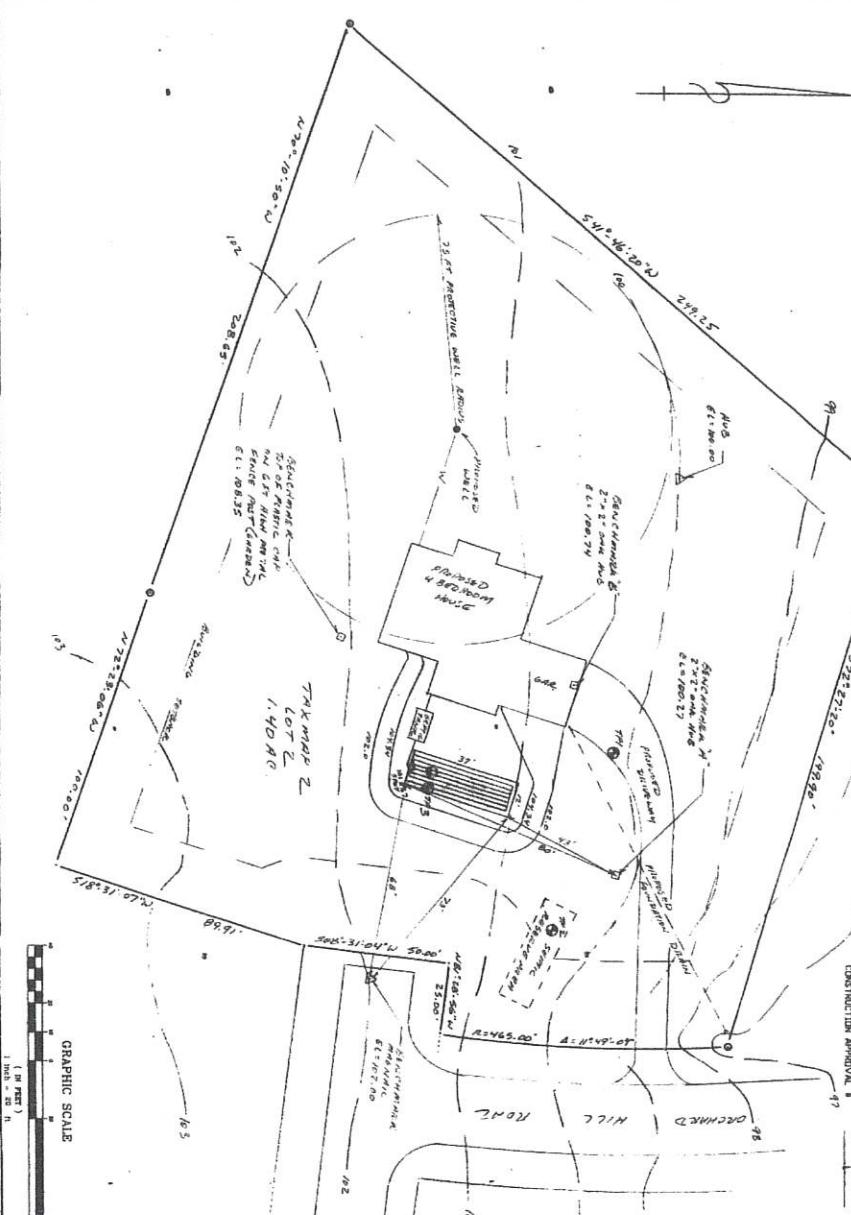
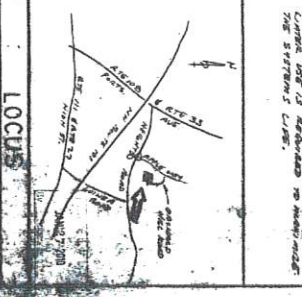
2. REQUIRED RESISTANCE, $R_{REQ} = 250,000$ LBS

3. REQUIRED RESISTANCE, $R_{REQ} = 250,000$ LBS



TEST PIT DATA

77.1 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.2 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.3 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.4 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.5 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.6 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.7 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.8 0.5% FSC (SOIL SAMPLE) 1978 YRS
 77.9 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.0 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.1 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.2 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.3 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.4 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.5 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.6 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.7 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.8 0.5% FSC (SOIL SAMPLE) 1978 YRS
 78.9 0.5% FSC (SOIL SAMPLE) 1978 YRS
 79.0 0.5% FSC (SOIL SAMPLE) 1978 YRS



SUBSURFACE DISPOSAL SYSTEM

TAKE MAP LOT 2-2-16

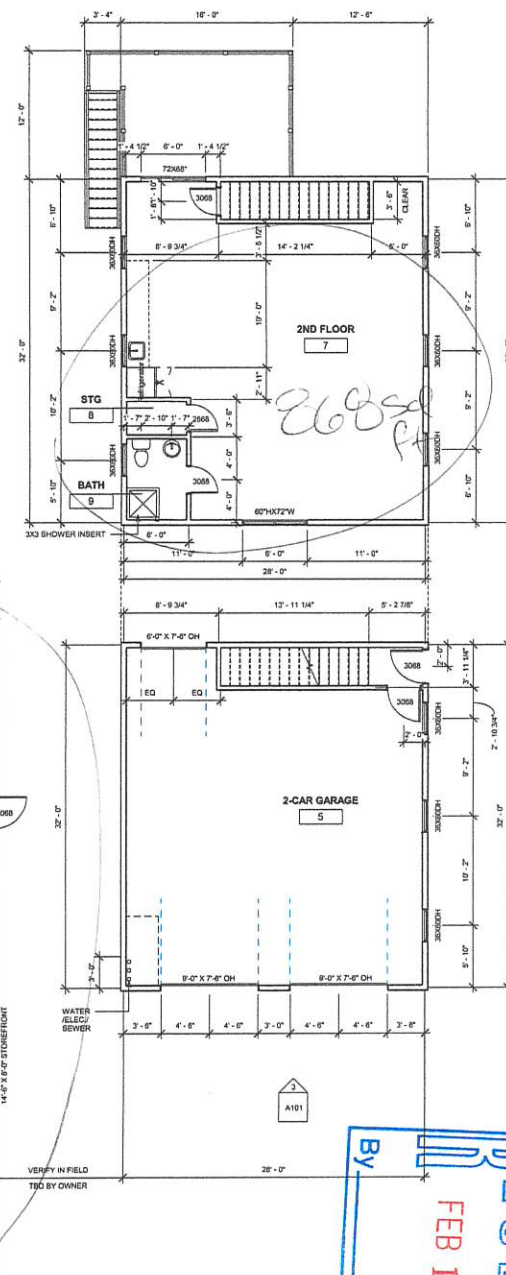
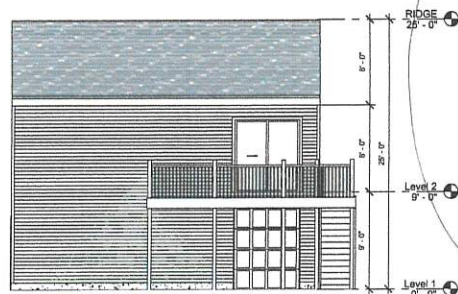
ORCHARD HILL ROAD

STRAIGHT HILL

SCALE: 1\"/>

RECEIVED

14 2020


$$\begin{array}{r} 3003 + 868 = \\ 3871 \\ 25\% = 968 \\ 868 < 968 \end{array}$$
[illegible]

8 ORCHARD HILL
FIRST FLOOR
PLAN

Project Number	Project Number
Date	11.20.2019
Drawn By	TBD
Checked By	Checker
A101	
Scale	3/16" = 1'-0"

[illegible]

2ND FLOOR

7

STG
8

BATH
9

3X3 SHOWER INSERT

60"X72"W

Handwritten Calculation:

sq footage -
Main house 3,003
+ Studio + 868
Total 3,871
868 is 23% total

Dimensions:

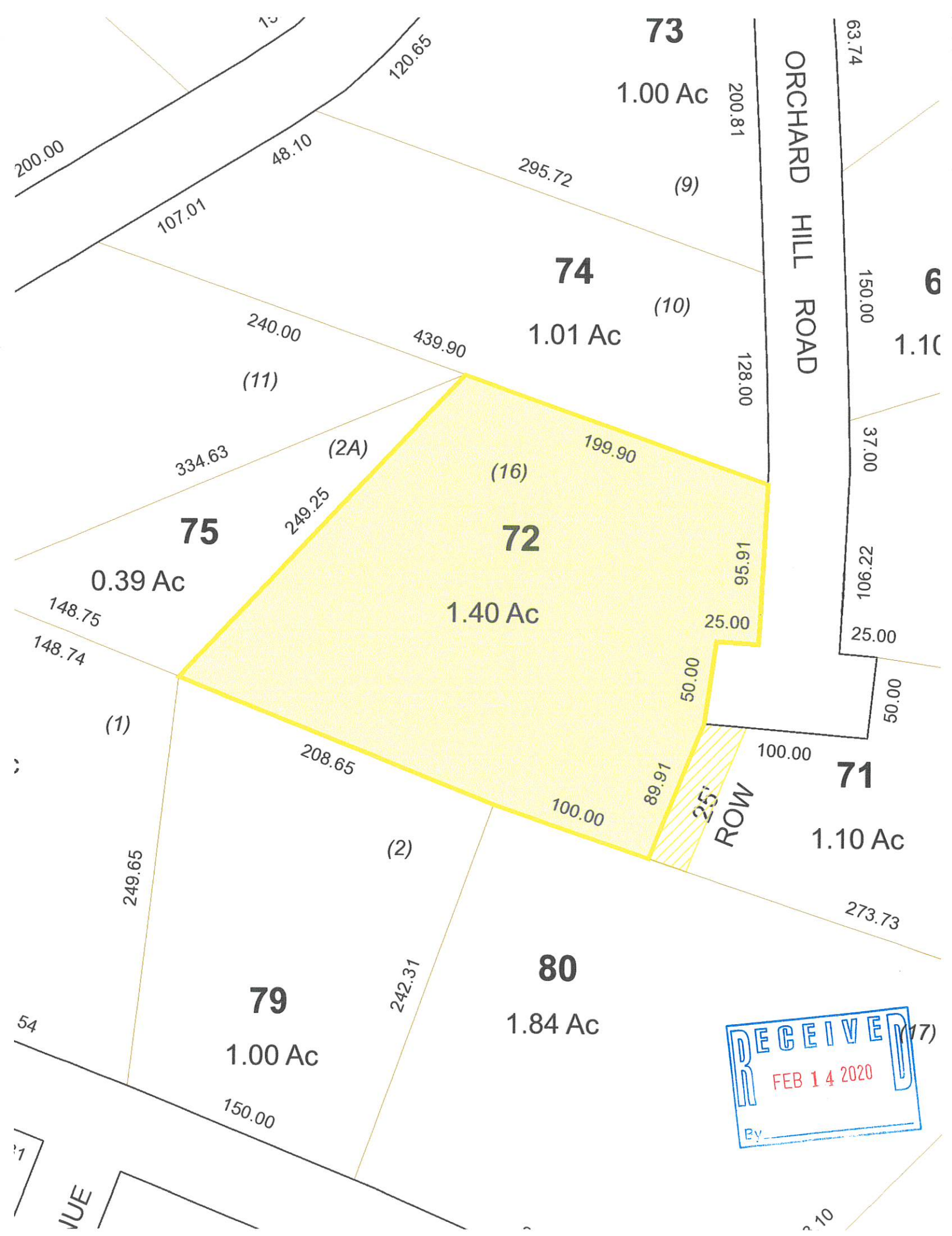
- Overall Width: 3' - 4" + 16' - 0" + 12' - 6" = 28' - 0"
- Overall Depth: 12' - 0" + 6' - 10" + 9' - 2" + 10' - 2" + 5' - 10" = 32' - 0"
- Top Section: 1' - 4 1/2" + 6' - 0" + 1' - 4 1/2" = 12' - 6"
- Left Section: 1' - 8" + 1' - 10" = 2' - 10"
- Right Section: 3' - 6" CLEAR
- Bottom Section: 1' - 7" + 2' - 10" + 1' - 7" = 5' - 10"
- Room Dimensions: 8' - 9 3/4", 14' - 2 1/4", 5' - 0", 10' - 0", 2' - 11", 3' - 6", 4' - 0", 4' - 0", 6' - 0", 11' - 0", 6' - 0", 11' - 0", 28' - 0"

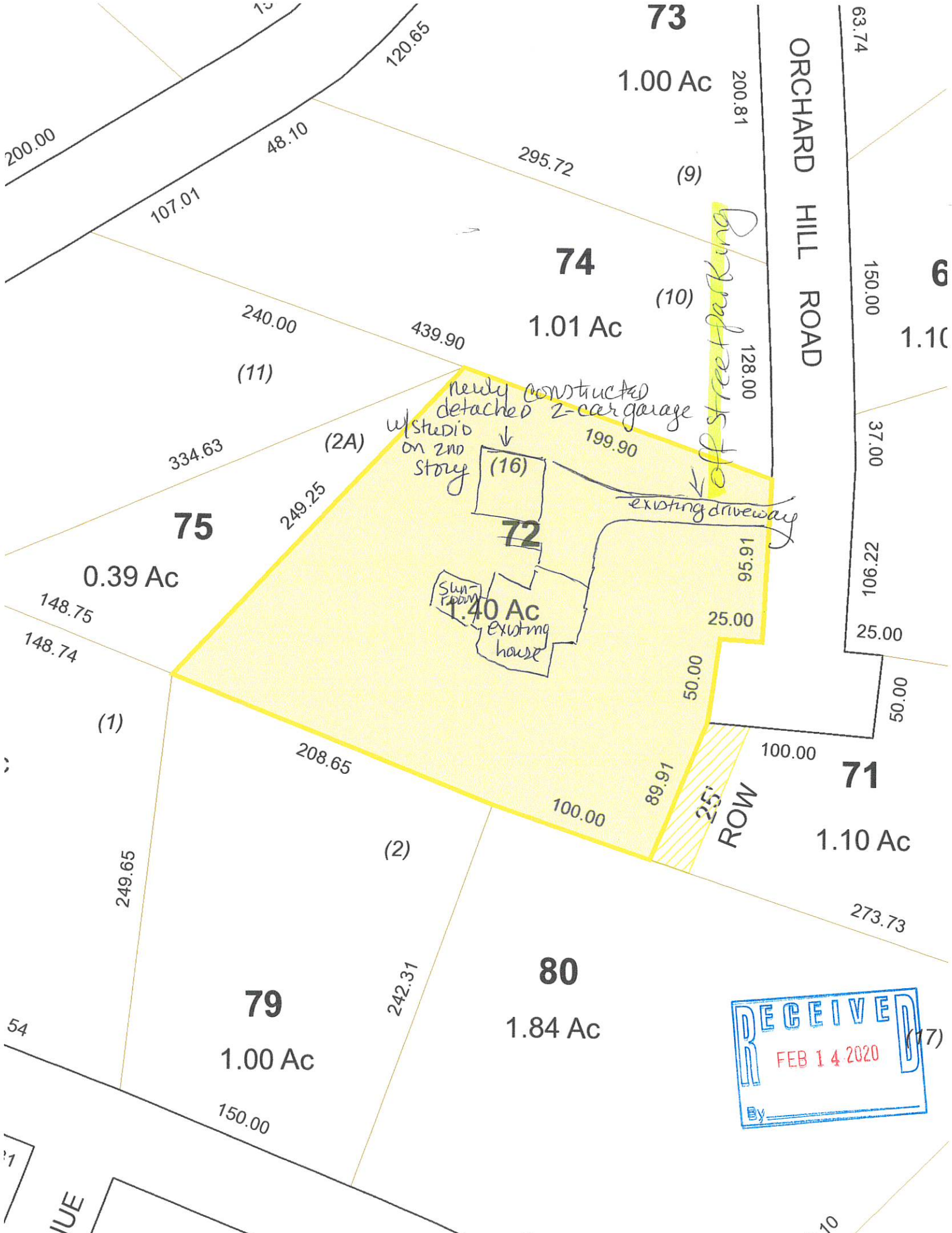
2' - 11" ~~✓~~

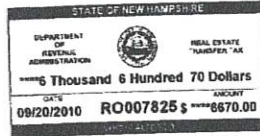
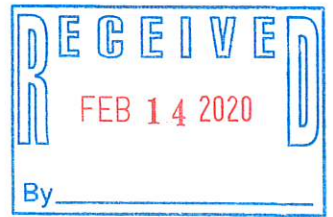
Sq footage -

Main house	3,003
+ Studio	+ 868
Total	<u>3,871</u>

868 is $< 23\%$ total







WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JP Ventures Construction, LLC, By Jason White, Owner, a corporation of 17 Apple Way, Stratham, NH 03885 for consideration paid grant(s) to Neil J. Gibb and Cynthia M. Gibb, husband and wife as joint tenants with rights of survivorship of 6 Crestview Terrace, Stratham, NH 03885 as with Warranty Covenants:

A certain tract or parcel of land with the buildings thereon situate in Stratham, County of Rockingham State of New Hampshire, more particularly described as follows:

Beginning at a concrete bound at the corner of Lot #10 as shown on the below described plan and Orchard Hill Road, so-called; thence running along said Orchard Hill Road in a Southerly direction along a curve to the right with a radius of 465.00 feet a distance of 95.93 feet to a concrete bound; thence turning and running N 81° 28' 56" W a distance of 25.00 feet to a point; thence turning and running around a hammer head on Orchard Hill Road, S 08° 31' 04" W a distance of 50 feet to a point; thence along a right of way to Lot #17 as shown on said Plan; S 16° 31' 07" W a distance of 89.91 feet to a point at Lot #17; thence turning and running along said Lot # 17 N 72° 23' 06" W a distance of 100.00 feet to an iron pipe; thence along Lot #2 on said Plan N 70° 10' 50" W a distance of 208.65 feet to an iron pipe; thence turning and running N 41° 46' 20" W a distance of 249.25 feet to a point at Lot #10; thence turning and running along said Lot #10, S 72° 27' 20" E a distance of 199.90 feet to the point of beginning.

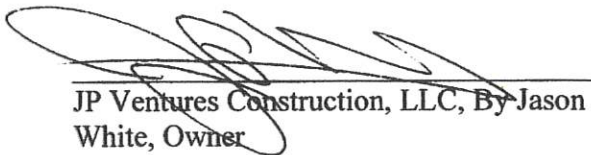
Meaning and intending to describe and convey the same premises as conveyed to JP Ventures Construction, LLC, By Jason White, Owner, a corporation by deed of Bernard Loewenthal and Ilana Loewenthal dated February 17, 2010 and recorded in Book 5092, Page 0018, Rockingham Registry of Deeds.

040663

2010 SEP 20 PM 3:45

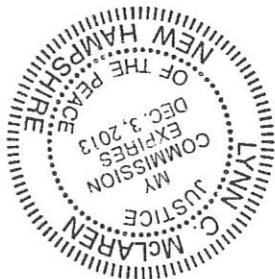
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

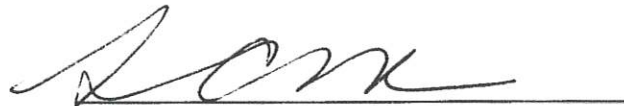
Executed this 20th day of September, 2010 .

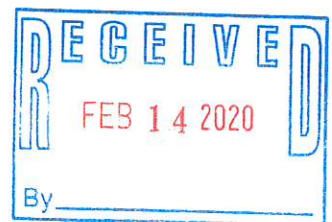

JP Ventures Construction, LLC, By Jason
White, Owner

State of New Hampshire
County of Rockingham

Then personally appeared before me this 20th day of September, 2010 , duly authorized on behalf of JP Ventures Construction, LLC, By Jason White, Owner, and acknowledged that he/she executed the same for the purposes contained therein.




Notary Public/Justice of the Peace
Commission Expiration:





Property Card: 8 ORCHARD HILL ROAD
Town of Stratham, NH

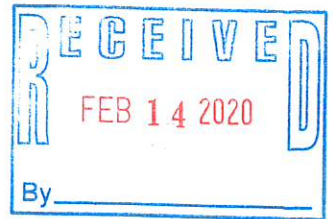


	<p>Parcel ID: 05-072-000</p> <p>Owner: GIBB, NEIL J. Co-Owner: GIBB, CYNTHIA M. Mailing Address: 8 ORCHARD HILL ROAD STRATHAM, NH 03885</p>
<p>General Information</p> <p>Land Use: 1F RES Zone: RA RES/AGRI Land Area in Acres: 1.4 Current Use: N Waterfront: 0</p>	<p>Assessed Value</p> <p>Land: \$212,400 Buildings: \$415,700 Extra Features: \$20,300 Total: \$648,400</p> <p>Sale History</p> <p>Book/Page: 5145-2016 Sale Date: 9/20/2010 Sale Price: 444667</p>
<p>Building Details</p>	
<p>Model Description: COLONIAL Gross Living Area: 3003 Year Built: 2010 Stories: 2.00 STORY FRAME</p>	<p>No. Bedrooms: 4 No. Baths: 2.5</p>



100 foot Abutters List Report

Stratham, NH
January 29, 2020



Subject Property:

Parcel Number: 05-072-000
CAMA Number: 05-072-000
Property Address: 8 ORCHARD HILL ROAD

Mailing Address: GIBB, NEIL J. GIBB, CYNTHIA M.
8 ORCHARD HILL ROAD
STRATHAM, NH 03885

Abutters:

Parcel Number: 05-069-000
CAMA Number: 05-069-000
Property Address: 5 ORCHARD HILL ROAD

✓ Mailing Address: GAHR REVOCABLE TRUST, SETH & M
GAHR, SETH L. & MELISSA H. -TR
5 ORCHARD HILL ROAD
STRATHAM, NH 03885

Parcel Number: 05-070-000
CAMA Number: 05-070-000
Property Address: 7 ORCHARD HILL ROAD

✓ Mailing Address: BARR, DAVID P. BARR, ANNE Y.
7 ORCHARD HILL ROAD
STRATHAM, NH 03885

Parcel Number: 05-071-000
CAMA Number: 05-071-000
Property Address: 9 ORCHARD HILL ROAD

✓ Mailing Address: COOPER, JOSHUA M. COOPER,
KIMBERLY A.
9 ORCHARD HILL ROAD
STRATHAM, NH 03885

Parcel Number: 05-074-000
CAMA Number: 05-074-000
Property Address: 6 APPLE WAY

✓ Mailing Address: HAYDEN, RICHARD F. HAYDEN, ELAINE
M.
6 APPLE WAY
STRATHAM, NH 03885

Parcel Number: 05-075-000
CAMA Number: 05-075-000
Property Address: OFF APPLE WAY

✓ Mailing Address: BOURAS, SANDRA - TRUSTEE BOURAS
REALTY TRUST 8/12/10
4 APPLE WAY
STRATHAM, NH 03885

Parcel Number: 05-076-000
CAMA Number: 05-076-000
Property Address: 4 APPLE WAY

✓ Mailing Address: BOURAS, SANDRA - TRUSTEE BOURAS
REALTY TRUST 8/12/10
4 APPLE WAY
STRATHAM, NH 03885

Parcel Number: 05-078-000
CAMA Number: 05-078-000
Property Address: 49 STRATHAM HEIGHTS RD

✓ Mailing Address: BABBIN, GREGORY R. CAUDILL-
BABBIN, CHELSEY I.
49 STRATHAM HEIGHTS ROAD
STRATHAM, NH 03885

Parcel Number: 05-079-000
CAMA Number: 05-079-000
Property Address: 51 STRATHAM HEIGHTS RD

✓ Mailing Address: MCCARTHY, WILLIAM R. EGANA, ANA
LUISA
51 STRATHAM HEIGHTS ROAD
STRATHAM, NH 03885

Parcel Number: 05-080-000
CAMA Number: 05-080-000
Property Address: 55 STRATHAM HEIGHTS RD

✓ Mailing Address: KUNOWSKI, JOHN F. BENEFIELD,
RICHARD D.
55 STRATHAM HEIGHTS
STRATHAM, NH 03885



www.cai-tech.com

1/29/2020

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1



TOWN OF STRATHAM

INCORPORATED
1716

10 BUNKER HILL AVENUE • STRATHAM NH
03885

VOICE (603) 772-4741 • FAX (603) 775-0517 •
www.strathamnh.gov

4/22/20

RE: 8 Orchard Hill Rd
Map 05 Lot 72
ZBA #654 – Special Exception Home Occupation

I've reviewed the application for Special Exception and found the information provided to be adequate, and the application complete.

These are some key factors that would indicate the proposed use is appropriate for the neighborhood, the application is more detailed and exhaustive:

1. No signage is required or requested
2. Hours to be appointment only-no walk ins
3. Total square footage of residence is 3,871. That would allow 967 sq' for the business.
Square footage of proposed business will be only 868 sq'.
4. No storage required
5. Adequate parking space

As the applicant has met all of the Stratham Zoning requirements of 17.8.2 Special Exceptions and also 5.13 Home Occupations, Staff recommends that the Special Exception for Home Occupation be granted.

Sincerely,

Shanti Wolph
Building Inspector/Code Enforcement Officer
603-772-7391 x180
swolph@strathamnh.gov