

## Memorandum

To: Members of the Planning Board  
From: Liz Durfee, AICP, Planner  
Date: April 20, 2021

### **Subject: Rene Kahr Home Occupation at 46 Moharimet Drive, Tax Map 4 Lot 19**

#### **Overview**

Applicant has submitted a CIP for a Level II Home Occupation, which is permitted in the Agricultural Residential District. The lot is not located within the Aquifer and Wellhead Protection Overlay District or the Wet Area Conservation Overlay. The proposed business is auto wholesale for resale to a retail or wholesale dealer. Storage and reconditioning of vehicles in Madbury will be limited to one (1) vehicle at any given time for a maximum period of (1) month. It is possible that the vehicle may be stored outside but no work would be done on the vehicle outside. The proposed business is not a repair shop and the applicant states that no hazardous materials, recycling of parts, or any other activities typically found at repair shops would be present. Hours are 9AM-5PM. The area proposed to be used for the home occupation is the 484 sqft garage, which is approximately 11% of the gross area of the structure. There will be no employees.

#### **Recommended Items to Discuss with Applicant and Conditions of Approval**

- Clarify the proposed location for outdoor parking.
- Is any signage desired?
- Approximately how many vehicles will be washed per week? Applicant should register with NHDES to indirectly discharge to groundwater in accordance with Env-Wq 402.33 and provide a copy of the registration to the Town.
- What days of the week will the business operate?