

Conditional Use Permits
November 20, 2014

New Section to be added to the Madbury Zoning Ordinance either as a new Article or as a new section under the General Provisions Article.

11/20/14: Last set of revision markings all accepted. Subsequent revisions are marked.

ARTICLE XXX. CONDITIONAL USE PERMITS

A. Authority

The Town of Madbury adopts this Article pursuant to the authority granted under RSA 674:16 and more specifically RSA 674:16 II and 674:21 relative to innovative land use controls.

B. Purpose and Application

1. The purpose and intent of a Conditional Use Permit is to allow certain uses that are required to be reviewed by the Planning Board and are not normally permitted under conventional zoning provisions
2. Land uses requiring Conditional Use Permits are identified in the various districts and overlay district articles in this Zoning Ordinance.
3. Any use lawfully established prior to the adoption, extension or application of this Article that is now subject to a Conditional Use Permit may continue in the same manner and to the same extent as conducted prior to said adoption or extension of this Article. A Conditional Use Permit shall be secured from the Planning Board before the use or structure or building in which said use is conducted may be altered, added to, enlarged, expanded or moved from one location to another on the lot where said use is located.

C. Procedures

1. Application for Conditional Use Permit
 - a. Application for a Conditional Use Permit may be made by the owner of the affected property or his designated agent on a form available from the Planning Board. Applicants should include all relevant information for Planning Board consideration.
 - b. The completed application and nonrefundable **fee** shall be submitted to the Planning Board.
2. Procedure for Consideration.
 - a. The Planning Board shall consider the application at its next regular meeting following the public notice process.
 - b. A Conditional Use Permit application and review may be accomplished concurrently with Site Plan Review or Subdivision Application in accordance with relevant procedures and requirements.
 - c. The Planning Board shall determine what documentation and information is required to evaluate the application.

Comment [RES1]: Check Baord authority to set fees.

D. Approval Criteria

The Planning Board shall grant a Conditional Use Permit if it determines that the proposal conforms to all of the following criteria:

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1. The site is suitable for the proposed use. Considerations include:
 - a. Adequate vehicular and pedestrian access for the intended use.
 - b. Adequate public services to serve the intended use including emergency services, schools, and other municipal services.
 - c. The absence of environmental constraints (e.g., floodplains, steep slopes).
 - d. Appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and utilities.

Comment [RES2]: Awkward, don't have a better idea

2. External impacts:

The impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. Considerations shall include traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. The location, design, nature and intensity of the use shall not have an adverse effect on the surrounding environment.

Comment [RES3]: Very broad

3. Character of the site development:

The proposed layout and design shall be compatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood.

4. Preservation of natural, cultural, historic, and scenic resources:

The proposed use including all related development activities shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such resources identified on abutting properties.

5. Other approval criteria and use restrictions specific to the district(s) (including overlay districts) applicable to the site.

E. Limitations and Restrictions of Approved Use

1. A Conditional Use Permit shall stipulate any limitations or restrictions of use determined by the Planning Board to be necessary to further the objectives of this ordinance and the Master Plan, or which would otherwise allow the general conditions of this article to be satisfied.
2. Conditional Use Permit limitations and restrictions shall ensure long-term compliance with these objectives. Periodic actions such as monitoring, reports, inspections, Planning Board review, or reapplication may be required.

F. Approval of Application and Granting of Conditional Use Permit.

1. Upon approval, the Planning Board shall issue a Conditional Use Permit including the *limitations or restrictions of use* itemized in brief on the face of the permit. The Conditional Use Permit Notice of Decision and any Findings of Fact shall be recorded at the Strafford County Registry of Deeds.

G. Termination and Transferability.

Once granted, a Conditional Use Permit with its terms and conditions shall:

- a. Run with the lot, building, structure or use and shall not be affected by changes in ownership.
- b. Terminate twelve (12) months from the date of authorization if the authorized use has not begun:
 - 1) Unless otherwise *specified* in the conditions of approval; or

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- 2) Unless the applicant can demonstrate good reason(s) at a public hearing before the Planning Board why the permit should be extended.

H. Denial of application

1. If an application is denied by the Planning Board, no resubmittal of an application for a Conditional Use Permit for the same or similar use may be made for one (1) year from the date of denial.
2. A resubmitted application shall be treated as a new application.
3. A revised or updated application may be submitted at any time if the Planning Board determines that:
 - a. Revisions to the application are substantial and warrant reconsideration
OR
 - b. Relevant circumstances have changed to an extent that justifies reconsideration.