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CONDITIONAL USE CRITERIA

1. SITE SUITABILITY

- a. The site suitable for the proposed use. The proposed driveway will not impact the wetlands, and will remain 24' away from the poorly drained soils. The driveway will match the conditions of the existing driveway where it splits.
- b. The driveway will serve a private residence only.
- c. The proposed driveway is not within protective shoreland or does not fall into an area of steep slopes.
- d. Utilities will be brought onto the site with underground service following the westerly side of the proposed driveway. Water and sewer will be on-site in the area of the proposed residence.

2. EXTERNAL IMPACTS

The proposed construction is private single-residence and will not impact the neighborhood any differently than the existing uses in the vicinity.

3. CHARACTER OF THE SITE DEVELOPMENT

The proposed construction will be compatible with the zoned use for the Residence C zoning district. The proposed use is single-family residential and will not require off-street parking or pedestrian access.

4. CHARACTER OF THE BUILDINGS AND STRUCTURES

The CUP is for the driveway, but the proposed building will be constructed based on the dimensional standards provided in the Zoning Ordinance.

5. PRESERVATION OF NATURAL, CULTURAL, HISTORIC, AND SCENIC RESOURCES

The proposed driveway location is situated in the best location to prevent disturbance to observed wetlands. The driveway will need to open some interior stone walls to access the desired building location and avoid the wetlands.

6. IMPACT ON PROPERTY VALUES

The proposed work should have no negative impacts on the property values in the vicinity.

7. AVAILABILITY OF PUBLIC SERVICES & FACILITIES

Water supply and sewage disposal will be on-site and designed and approved by town and state standards.

8. FISCAL IMPACTS

The proposed driveway will not have a fiscal impact on the Town of Durham.