

Proposed Amendment to Article IV, Section D:5

5. Special Exception:

Special Exception Use may be permitted by the Board of Adjustment, provided the following conditions have been met:

- i. ~~The specific site is an appropriate location for such use.~~ **The preliminary site plan is reasonable for the location.**
- ii. ~~There is adequate area~~ **The site is able to provide** for safe and sanitary sewage disposal.
- iii. The **proposed** use will not adversely affect the adjacent area.
- iv. There will be no nuisance or hazard created.
- v. ~~Adequate and appropriate~~ **Suitable** facilities ~~will be provided~~ for the proper operation of the ~~proposed~~ use **will be provided**.
- vi. ~~The use will not impair the aesthetic values exhibited by the surrounding neighborhood.~~ **The appearance of the proposed use is consistent with the desired appearance and character of the Town as described in the Master Plan and Town of New Hampton Zoning Ordinance.**
- vii. ~~The building, parking and/or driveway shall not exceed 40% of the lot.~~ **The development of any lot, including any building or impermeable area, shall not exceed the Maximum Lot Coverage in the applicable zoning district.**
- viii. Agritourism activity must not adversely affect adjacent properties, public roads, public sidewalks or have a negative impact on public safety. There must be **adequate** parking and other facilities to support the public traffic. There must not be a negative effect on soil or water resources.
- ix. **The applicant shall present a preliminary traffic study reviewed with New Hampshire DOT for driveway permits or entrances and exits onto the state highway or an approved driveway permit granted by the appropriate town officials if the state highway is not concerned**