

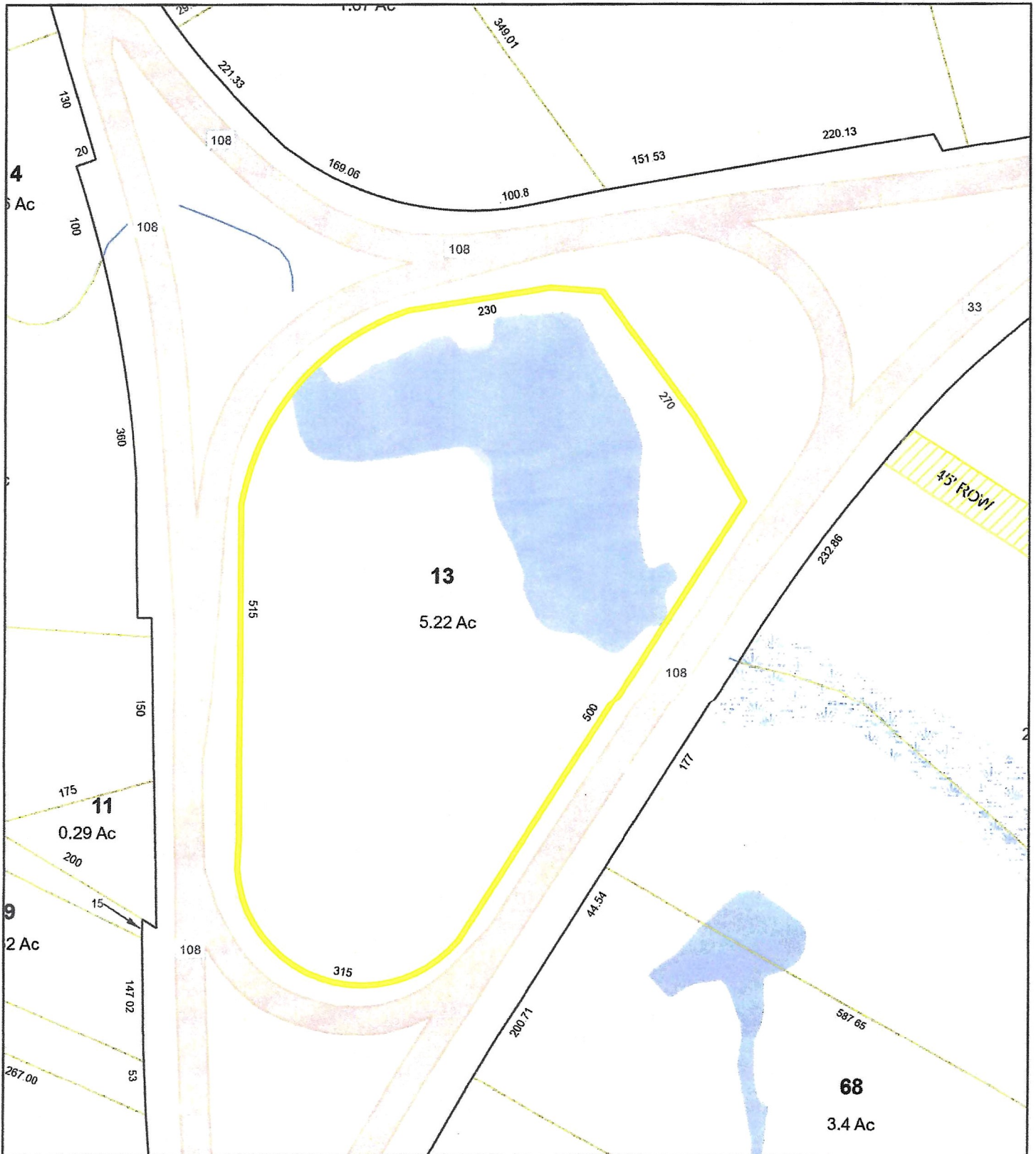
Stratham, NH

1 inch = 138 Feet

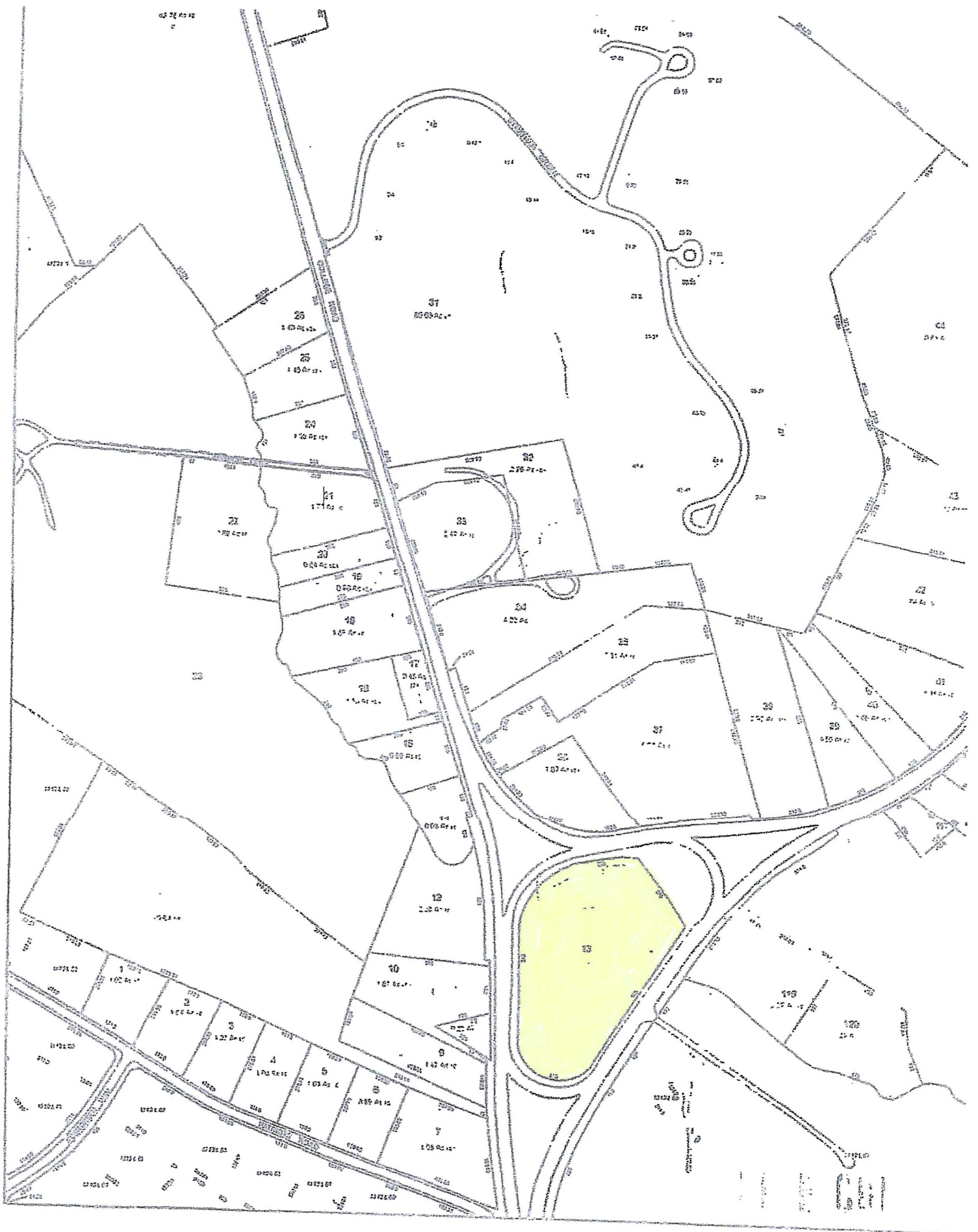


www.cai-tech.com

July 23, 2024



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3.6 TABLE OF USES: (Rev. 3/13, 3/14, 3/16, 3/17,3/20)

USES:	ZONING DISTRICT										
	R/A	MAH	PRE	TC	G CBD	SC	CLIO	IND	33HD ¹¹		
A. RESIDENTIAL USES:											
1. Single-Family Dwelling.	P	P	P	P	X	X	X	X	P		
2. Two-Family Dwelling.	P	P	P	P	X	S/C	X	X	P		
3. Multi-Family Dwelling in accordance with Section 5.7 of this Ordinance.	X	X	C	P	C	C	C	X	C		
4. Cluster Developments by conditional use permit in accordance with Section VIII of this Ordinance. (Rev. 3/99)	C	X	C	P	C	C	X	X	C		
5. Workforce Housing in accordance with Section 5.7 of this Ordinance.	C	X	C	P	C	C	C	X	C		
6. Planned Retirement Communities in accordance with Section 5.6 and 5.7 of this Ordinance ¹⁵ .	X	X	X	X	X	X	X	X	X		
7. Manufactured Housing.	P	P	X	P	C	X	X	X	X		
8. Mobile Homes; in accordance with Section IX of this Ordinance.	X	P	X	X	X	X	X	X	X		
9. Home Occupations in accordance with Sections 2.1.27, 5.13 (3/10).	S/C	S/C	S/C	S/C	X	X	X	X	S/C		
10. Accessory Dwelling Units in accordance with Section 5.4. (Rev. 3/90, 3/05, 3/17, 3/18, 3/22)	P	P	P	P	X	X	X	X	P		
11. Mixed-Use Development (Adopted 3/24)	X	X	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	X	X	C		

USES:	ZONING DISTRICT										
	R/A	MAH	PRE	TC	G CBD	SC	CLIO	IND	33HD ¹¹		
B. TEMPORARY RESIDENTIAL USES											
1. Overnight and Day Camps, Cottage Colonies, Vacation Resorts, and similar Recreational Facilities.	S/C	S/C	X	X	C	X	X	X	C		
2. Bed and Breakfast Inns.	S/C	S/C	S/C	P	C	P	P	X	P		
3. Hotels, Motels, and Hostels. (Rev. 3/98)	X	X	X	P	C	P	C	X	X		

USES:	ZONING DISTRICT										
	R/A	MAH	PRE	TC	G CBD	SC	CLIO	IND	33HD ¹¹		
C. OUTDOOR/ RECREATIONAL USES:											
1. Forestry, Wildlife, Timber Preserves, Reservoirs, and Nature Study areas.	P	P	P	P	P	P	P	P	P		
2. Public Parks and Playgrounds.	P	P	P	P	P	P	S/C	S/C	P		
3. Commercial Riding Stables and Riding Trails.	S/C	S/C	X	X	X	X	X	X	C		
4. Historic Building or Site open to public.	P	P	P	P	P	P	P	P	P		
5. Recreational Camping Parks, Recreational Areas, Residential Tenting and Recreational Vehicles.	S/C	S/C	X	X	P	X	X	X	C		

USES:	ZONING DISTRICT										
	R/A	MAH	PRE	TC	G CBD	SC	CLIO	IND	33HD ¹¹		
D. AGRICULTURAL / FORESTRY USES:											
1. Agriculture and Agritourism including Dairying, Livestock, Animal and Poultry Raising, Tilling of Soil, Horticulture, Crop Production, including customary accessory uses.	P	P	P	P ¹	P	P	P	P	P		
2. Tree Farming, Commercial Timbering, Non-commercial Harvesting of Forest Products.	P	P	X	P ¹	P	P	P	P	P		

3.6 TABLE OF USES: (CONTINUED)

USES:	ZONING DISTRICT										
	R/A	MAH	PRE	TC	G CBD	SC	CLIO	IND	33HD ¹¹		
E. INSTITUTIONAL USES:											
1. Educational Facilities.	S/C	S/C	X	P	C	S/C	S/C	S/C	P		
2. Day-Care Facilities. (Rev. 3/95)	S/C	S/C	S/C	P	C	S/C	C	S/C	P		
3. Community Centers, Art Galleries and Small Performing Arts Venues (limited to a total occupancy of no more than 50 persons).	S/C	S/C	S/C	P	C	X	C	X	P		
4. Non-profit Lodges and Fraternal Organizations.	S/C	S/C	X	P	C	X	X	S/C	P		
5. Hospitals.	X	X	X	P	C	S/C	S/C	S/C	X		
6. Nursing Homes and Rehabilitation Centers.	X	X	X	P	C	S/C	S/C	S/C	C		
7. Funeral Home or Parlor.	X	X	X	P	C	S/C	S/C	S/C	X		
8. Place of Worship/Religious Use. (Rev. 3/89 and 3/23)	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷	p ¹⁷		
9. Cemetery.	P	P	P	P	C	X	X	X	P		
10. Public Utilities.	S/C	S/C	S/C	P	C	S/C	S/C	S/C	S/C		
11. Municipal Buildings.	P	P	P	P	C	P	P	P	P		

F. COMMERCIAL USES:

1. Retail Sales. (Rev. 3/13)	X	X	C ²	P	P	P	P	S/C ³	C ¹⁶
2. Personal Services. (Rev. 3/13)	X	X	P	P	P	P	P	P	C
3. Commercial Services. (Rev. 3/13)	X	X	X	P	P	P	P	P	C
4. Professional Office. (Rev. 3/13)	X	X	P ⁴	P	P	P	P	P	P
5. Banks & Lending Institutions.	X	X	S/C	P	P	P	P	P	C
6. Small Restaurants (under 2,500 square-feet of gross interior space).	X	X	C	P	P	P	P	C ⁹	C
7. Large Restaurants (over 2,500 square-feet of gross interior space).	X	X	X	P	P	P	P	C ⁹	X
8. Brew Pubs.	X	X	X	P	P	P	P	C ⁹	X
9. Nano Breweries ¹² .	X	X	X	P	P	P	P	P	C
10. Wineries.	X	X	X	C	P	P	P	X	C
11. Motor Vehicle Dealerships ¹³ , Automobile Service Facilities, and Gasoline Stations.	X	X	X	X	C	X	X	X	X
12. Parking Lots or Parking Garages as a primary use ¹⁴ .	X	X	X	X	X	X	X	X	X
13. Veterinary Hospitals.	X	X	X	P	C	P	P	X	S/C
14. Kennels, with a minimum lot size of five acres and a structure setback of a minimum of 100 feet from all lot lines.	S/C	X	X	X	C	S/C	S/C	X	S/C
15. Airports, Runways, Control Towers, Administration Buildings, Hangars.	X	X	X	X	X	X	X	X	X
16. Drive-through services.	X	X	X	C	C	X	X	X	X
11. Mixed-Use Development (Adopted 3/24)	X	X	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	X	X	C

3.6 TABLE OF USES: (CONTINUED)

USES:	ZONING DISTRICT									
	R/A	MAH	PRE	TC	G CBD	SC	CLIO	IND	33HD ¹¹	
F. COMMERCIAL USES:										
17. Society for Prevention of Cruelty to Animals. (Rev. 3/97)	S/C	X	P	X	X	X	X	X	X	
18. Adult Uses. (Adopted 3/93)	X	X	X	X	S/C ⁵	S/C ⁵	X	X	X	
19. Special Promotional Sales & Displays ⁶ . (Adopted 3/96)	X	X	X	P	P	P	P	X	X	
20. Self Storage or Warehousing. (Adopted 3/99)	X	X	X	X	C ⁷	C ⁷	C ⁷	X	X	
21. Small Conference Center or Event Venue (with a capacity of 50 or fewer occupants).	X	X	X	P	P	P	X	X	C	
22. Large Conference Center or Event Venue (with a capacity of more than 50 occupants).	X	X	X	P	P	P	X	X	X	
23. Movie Theater, Indoor Entertainment Complex. (Adopted 3/09)	X	X	X	P	P	P	X	X	X	

G. INDUSTRIAL USES:

1. Manufacturing, Assembly, Fabricating Operations.	X	X	X	X	C	X	C	P	X
2. Research and Development, Corporate, and Business Offices.	X	X	X	P	C	P	P	P	X
3. Warehousing and Wholesaling Operations.	X	X	X	X	C	S/C	C	P	X
4. Freight and Trucking Terminals.	X	X	X	X	C	S/C	C	S/C	X
5. Bulk Storage and Distribution of Goods, except Fuels.	X	X	X	X	X	X	C	P	X
6. Bulk Storage of Fossil Fuels.	X	X	X	X	X	X	X	X	X
7. Earth Products Removal subject to the provisions of Section X.	P	P	X	X	C	P	P	P	C
8. Commercial Sawmills.	X	X	X	X	X	S/C	X	S/C	X
9. Junk Yards, Recycling Centers.	X	X	X	X	X	X	X	S/C	X
10. Special Promotional Sales & Displays ⁶ . (Adopted 3/96)	X	X	X	P	P	P	P	X	X
11. Maker Space.	X	X	C	P	P	P	P	P	C
12. Light Industrial. (Adopted 3/98)	X	X	X	X	X	P ⁸	P	P	C
13. Light Manufacturing Facility ¹⁰ .	X	X	X	C	C	C	C	P	C

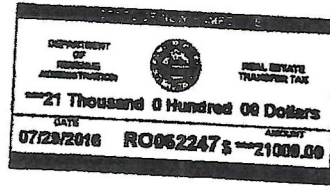
LEGEND

X - Not Permitted

P - Permitted

C- Permitted by Conditional Use Permit only

S/C - Projects that require Site Plan Review also require a Conditional Use Permit. Projects with no site work that triggers Site Plan Review would proceed via Special Exception



032910

2016 JUL 29 PM 2:12

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we, ROBERT H. NEILY and JANET M. NEILY, husband and wife, for consideration paid, grant to TONAL HEART PROPERTY MANAGEMENT LLC, having an address of 132 Portsmouth Avenue, Stratham, New Hampshire, with WARRANTY COVENANTS, the following described premises:

A certain tract of land with the buildings thereon situated in Stratham, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning on the Northerly side of the State Highway leading from Exeter to Portsmouth, known as Portsmouth Avenue, at the Southeasterly corner of the tract herein conveyed, and the Southwesterly corner of land now or formerly of one Thompson, thence following said State Highway Southwesterly to a point; thence following the curve Westerly and to the right of said State Highway to a point on the highway leading from Portsmouth to Exeter; thence continuing along said highway Northerly and turning to the right in a Northeasterly direction following said State Highway leading from Portsmouth to Exeter to a point; thence continuing along said State Highway to the Northeast corner of the tract herein conveyed and the land of said Thompson; all bounds to this point are bounded by the State Highway; thence running Southeasterly bounding on said Thompson land to the State Highway and point of beginning.

Meaning and intending and hereby conveying the property which bounded all around by the State highways with the exception of that portion at the Northeast corner thereon which bounds on said Thompson's land.

Meaning and intending to convey the same premises conveyed to Robert H. Neily and Janet M. Neily by virtue of a deed from Grayson D. Kirtland and Kitty Lou Kirtland dated March 18, 1998 and recorded at the Rockingham County Registry of Deeds in Book 3276, Page 1901.

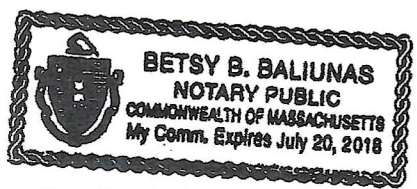
Dated this 26th day of July, 2016.

Robert H. Neily
Robert H. Neily

Janet M. Neily
Janet M. Neily

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Dukes County

Personally appeared this 26th day of July, 2016, the above-named, Janet M. Neily, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes contained therein. Before me,



Betsy B. Baliunas
Notary Public
My commission expires: July 20, 2018

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared this 29th day of July, 2016, the above-named, Robert H. Neily, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes contained therein. Before me,

Michelle LaCount
Michelle LaCount/Justice of the Peace
My commission expires: 05/02/2012

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Robert H. Neily and Janet M. Neily, husband and wife, of 132 Portsmouth Avenue, Stratham, County of Rockingham, State of New Hampshire,

FOR CONSIDERATION PAID, grant to the Town of Stratham, a municipal corporation duly organized and existing under law, with a principle place of business at 10 Bunker Hill Avenue, Stratham, County of Rockingham, State of New Hampshire, the perpetual right and easement to enter upon the property of the Grantor, situated on the Southerly side of New Hampshire State Route 33, commonly referred to as Portsmouth Avenue, at or near its intersection with New Hampshire Route 108, commonly referred to as College Road, at the Westerly or Northwesterly end of the Mill Pond, so called, and to access the pond for the following purposes:

1. To withdraw water from the pond for use by the Town of Stratham for any and all fire protection purposes;
2. To access, repair, maintain, inspect, reconstruct, or replace periodically with more current technology, the hydrants, the sumps, screens, mechanical fixtures and equipment associated with the installation and operation of the hydrants previously installed in the Mill Pond by the Stratham Volunteer Fire Department and to treat and test as necessary the water in the Mill Pond to assist the Town of Stratham in determining the conservation practices necessary to keep the pond free of those aquatic plants and fauna that adversely affect the water quality of the pond to the detriment of the operation of the hydrants;
3. To dredge, as necessary, the Mill Pond so as to remove therefrom the unnecessary silt, debris, aquatic plants and fauna that adversely affect the water quality of the pond and the operation of the hydrants and associated equipment;

Conveyed with right and easement is the ability to pass and re-pass from Portsmouth Avenue and/or College Road over and upon the property of the Grantor at all reasonable times, with such people and equipment as may be necessary, to effectuate the purposes contained herein. The area that the Town of Stratham may access in exercising the rights, powers and responsibilities granted to it by this easement deed shall generally be kept within an area of 20 feet on either side of the existing hydrants, their underground piping, and the inlets supplying the hydrants along the edge of the Mill Pond.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

091535

2002 OCT 16 PM 2:30

It shall be the sole responsibility of the Town of Stratham to apply proper conservation management practices, to maintain the hydrants and to undertake any and all repair work contemplated or necessary in the furtherance of this easement. The Town of Stratham shall hold Robert H. Neily and Janet M. Neily, their heirs, successors, or assigns, harmless from any and all manner of claim, either at law or in equity, rising out of or resulting from the implementation or utilization by the Town of Stratham of the easement rights afforded to the Town pursuant to the terms of this easement deed.

Robert H. Neily and Janet M. Neily covenant and agree that they have the full right, title and authority to convey the foregoing rights and privileges and will defend the same against the claims or demands of all person claiming by, from or under them.

Meaning and intending to convey easement rights in and over a portion of the premises conveyed to Robert H. Neily and Janet M. Neily by Warranty Deed of Grayson D. Kirtland and Kitty Lou Kirtland, dated March 8, 1988 and recorded in Rockingham County Registry of Deed at Book 3276, Page 1901.

And we, the said Grantors, release all rights of homestead and other interest therein.

As this conveyance is a non-contractual transfer, no revenue stamps are required.

Executed this 10 day of October, 2002.

[Signature]
Robert H. Neily

[Signature]
Janet M. Neily



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

October 10, 2002

Personally appeared, Robert H. Neily and Janet M. Neily, known to me, or satisfactorily proven to be the persons whose names are subscribed to the foregoing and acknowledged that they executed the same for the purposes therein contained.

Before me, Debra Moline
Print or Type Name: Debra Moline
Justice of the Peace/Notary Public
My Commission Expires: 9/27/2007

TOWN OF STRATHAM

10 BUNKER HILL AVE

STRATHAM, NH 03885

Office Hours

MON. 8:30-7:00, TUE, WED, THUR. 8:30-4:00,
FRI. 8:00-12:30 (closed 12:00-12:30 MON-THUR)
(603) 772-4741

Invoice Summary

Current Owner

TONAL HEART PROPERTY MANAGEMENT LLC
132 PORTSMOUTH AVENUE
STRATHAM, NH 03885

Billed Owner

TONAL HEART PROPERTY MANAGEMENT LLC
132 PORTSMOUTH AVENUE
STRATHAM, NH 03885

Invoice Number: 2024P01 044106

Bill Amount: \$9,585.00

Invoice Type: Property Tax

Due Date: 07/01/2024

Interest Rate: 8 %

Map Lot Sub: 000017 000013 000000

Per Diem: 0

Location: 132 PORTSMOUTH AVENUE

Book & Page: 5738 0460

Principal Due: \$0.00

***Interest Due:** \$0.00

Penalties Due: \$0.00

***Total Amount Due:** \$0.00

Exemptions & Credits

Assessments

Taxable Districts

	\$0	Land:	\$507,700
	\$0	Current Use:	No
	\$0	Building:	\$410,400
	\$0	Assessment:	\$918,100
Exempts:	\$0	Net Assmnt:	\$918,100
		Acres:	5.22

Transaction Activity

Date	Activity	Amount	Int. Paid	Penalty	Int. Due
06/13/2024	Payment of \$9,585.00 (#40172597)	(\$ 9,585.00)	\$ 0.00	\$ 0.00	\$ 0.00