

A. Conditional Uses.

A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for the construction of roads and other access ways, and for pipelines, power lines, and other transmissions lines, provided that all of the following conditions are met:

1. The proposed construction is essential to the productive use of land, ~~and not part of the Wetlands Areas.~~
2. Design, construction and maintenance methods will be such as to minimize detrimental impact upon the wetland and will include restoration of the site as nearly as possible to its original grade and condition.
3. No alternative route which does not cross a wetland or which has less detrimental impact on the wetland is feasible.
4. Cost of the proposed construction compared to alternatives shall not be a consideration in granting or denying the permit.
5. The Conservation Commission has had the opportunity to review and comment.

[Language for the 2025 Town Warrant](#)

[Article \\_\\_\\_\\_, Amendment Number 2.](#)

[To see if the Town will vote to amend Article X, Section G, 1, of the Sutton Zoning and Building Ordinance to streamline the consideration of applications for wetland crossings for access to property through the existing Conditional Use Permit process. The full text of the proposed amendment is posted for review at the Sutton Town Hall and on the Sutton webpage.](#)