

TOWN OF HILL SITE PLAN REVIEW REGULATIONS

ADOPTED BY THE PLANNING BOARD ON _____, 2005
AFTER PUBLIC HEARING ON _____, 2005

SITE PLAN REVIEW REGULATIONS

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SITE PLAN REVIEW REGULATIONS

SECTION I. AUTHORITY

Pursuant to the authority vested in the Planning Board by the voters of the Town of Hill on March 17, 1990 and in accordance with the provisions of 674:43 and 44, New Hampshire Revised Statutes Annotated, as amended, the Hill Planning Board hereby adopts the following regulations governing the development or change or expansion of use of tracts for nonresidential uses or multi-family dwelling units (more than two units), whether or not such development includes a subdivision or resubdivision of the site.

SECTION II. PURPOSE

The purpose of the Site Plan Review process is to protect the public health, safety and welfare; to promote balanced growth; to promote the timing of development to prevent premature and uncoordinated development of land without the adequate provision of public services and facilities; to ensure sound site utilization; to avoid development which may result in negative environmental impacts; and to guide the character of development. The Site Plan Review Procedure in no way relieves the developer or his/her agent from compliance with the Zoning Ordinance, Land Subdivision Regulations or any other ordinance which pertains to the proposed development. No site plan will be approved until it complies in all respects with any and all pertinent ordinances and regulations.

SECTION III. SCOPE OF REVIEW

Whenever any development or change or expansion of use of a site is proposed or whenever any changes are proposed that differ from an existing site plan as previously approved by the Planning Board; before any construction, land clearing, building development or change is begun and before any permit for the erection of any building or authorization for development on such site shall be granted, the owner of the property or his authorized agent shall apply for and secure from the Planning Board approval of such proposed site development in accordance with procedures outlined in this regulation.

The Planning Board shall have the responsibility for making the final decision as to the necessity of Site Plan Review. Where there is any doubt as to whether or not a project requires Site Plan Review, the affected party should request a determination from the Board.

SECTION IV. DEFINITIONS

The definitions contained in the Hill Zoning Ordinance and the Hill Land Subdivision Regulations shall apply to these Regulations.

The following words are specifically defined:

Development: Improvements on a tract of land including the construction of new structures, the enlargement of existing structures, physical changes made to the site to accomodate an intended use, or a change in use of an existing site or facility.

Multi-family use: Any structure that contains dwelling units for more than two families.

SECTION V. APPLICATION PROCEDURE

The application procedures as outlined in the Hill Land Subdivision Regulations shall apply to Site Plan Review.

A. Preliminary Review and Waiver of Submission Requirements

The Board may provide for a preliminary review of site plans to determine which standards are applicable and which submission requirements should be waived. Criteria the Board will use to determine whether an application qualifies include, but are not limited to, the following:

1. When there is a change in use, but no new construction.
2. When new construction is no greater than 2,500 square feet in area.
3. When site impacts are not expected to be significant, in terms of traffic, noise, parking, lighting, etc.

Under the preliminary review procedure, the Board may waive certain submission requirements. The Board may grant a waiver of the entire site plan review procedure or any of the submission requirements related to the standards in Section X (General Standards) if requested by the applicant, provided that the applicant provides a written request stating their reasons supported by sufficient technical documentation to demonstrate that any impacts will be minimal and comply with Town standards. The Board may waive the need to have an engineered plan. If there is no subdivision of land, the board may waive the requirement to have a copy filed with the Registry of Deeds. The granting of a waiver is solely at the discretion of the Planning Board.

SECTION VI. SUBMISSION REQUIREMENTS

A completed application shall consist of the following items unless a written request for waiver(s) is granted by the Board:

A. A completed application form, accompanied by:

1. names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing;
2. names, addresses and seal of all persons preparing the plat, as applicable;
3. names and addresses of all holders of conservation, preservation or agricultural preservation restrictions or any other known easement and right-of-way applicable to the tract;
4. payment to cover filing and notification fees;

5. one mylar and three paper copies of the Plat, prepared according to the standards of the NH Land Surveyors Association and the County Register of Deeds as per RSA 676:4, as follows:
 - a. Plats shall be at any scale between 1"= 20' and 1"=400'.
 - b. The outside dimensions of the plat shall be 8½" X 11", 11" X 17", 17" X 22", or 22" X 34", or as may be otherwise specified by the County Registry of Deeds.
 - c. The material composition shall be suitable for electronic scanning and archiving by the Registers of Deeds.
 - d. All plats shall have a minimum ½" margin on all sides.
 - e. All title blocks should be located in the lower right hand corner, and shall indicate:
 - 1) type of survey
 - 2) owner of record
 - 3) title of plan
 - 4) name of the town(s)
 - 5) tax map and lot number
 - 6) plan date and revision dates;
6. a letter of authorization from the owner, if the applicant is not the owner.

B. Plat Submission Items

1. Name of project or identifying title; names and addresses of owners of record; and tax map and lot number.
2. North arrow, date of the plat, scale appropriate to the scope of the development; name and address of person preparing the plat; signature block for Planning Board approval.
3. Vicinity sketch at an appropriate scale showing the location of the site in relation to the existing public streets; and the zoning district(s).
4. Physical features and uses of abutting land within 200 feet of the site.
5. Boundary lines, their source, approximate dimensions and bearings, and the lot area in acres and square feet.
6. The shape, size, height, location and use of existing and proposed structures located on the site and those existing within 200 feet of the site.
7. Location, name and widths of any existing and proposed roads on the property and those existing within 200 feet of the site. New roads shall be constructed in accordance with the provisions contained in the Town of Hill Land Subdivision Regulations.

8. Final road profiles, center line stationing and cross sections.
9. Location of existing and proposed sidewalks and driveways, with indication of direction of travel for any which are one-way. Both vehicular and pedestrian circulation shall be shown.
10. Identification of access to the site, sight distance at the access point(s), curb cuts and proposed changes (if any) to existing streets; and copy of any driveway permit(s).
11. Location and total number of parking spaces; loading spaces and other similar facilities associated with the use.
12. A landscape plan, describing the number, location, types, and size of all existing and proposed landscaping and screening.
13. The location, type, and nature of all existing and proposed exterior lighting and signage.
14. Water courses, ponds, standing water, rock ledges, stone walls; existing and proposed foliage lines; open space to be preserved; and any other man-made or natural features.
15. The size and location of all existing and proposed water mains, sewers, culverts, proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.
16. The location and distance to any fire hydrants and/or fire ponds.
17. Existing and proposed topographic contours based upon the USGS topographical data, with spot elevations where necessary.
18. Soil and wetland delineation (see Appendix A).
19. Location of percolation tests and test results; and outline of 4,000 square-foot septic area with any applicable setback lines;
20. Location of existing and proposed well, with 75-foot radius on its own lot.
21. Copy of certification by a licensed septic designer that an existing system is adequate to meet the needs of the proposed use.
22. Location of any existing or proposed easements, deed restrictions, covenants.
23. Base flood elevations and flood hazard areas, based on available FEMA maps.
24. The size and location of all existing and proposed public service connections, gas, power, phone, fire alarm, both overhead and underground.

C. Other (as applicable)

- 1) Plan for Stormwater Management and Erosion Control (See Section X).
- 2) State subdivision approval for septic systems; septic design approval; or certification by septic designer of adequacy of existing system.
- 3) Alteration of Terrain Permit from NH Department of Environmental Services.
- 4) State/Town driveway permit.

- 5) Report from the Fire Chief, Police Chief, and/or Town Conservation Commission.
- 6) Approval for municipal water/sewer connections.
- 7) Any deed restrictions; and all deeds covering land to be used for public purposes, easements and rights-of-way over property to remain in private ownership, and rights of drainage across private property, submitted in a form satisfactory to the Board's counsel.
- 8) Any other state and/or federal permits.
- 9) An impact analysis may be required, which takes into account the following items to the extent the Board deems applicable:
 - a) *Demographic Description*
 - b) *Community Facilities Impacts*
 - c) *Environmental Impacts*
- 10) Any additional reports or studies deemed necessary by the Board to make an informed decision. Should the Board determine that some or all of the above-described information is to be required, the applicant will be notified in writing within ten (10) days of the meeting at which the determination was made. The board may require a registered engineer or other consultant to prepare reports, provide information or review an application on any matter related to the application. The cost of such engineer or consultant shall be paid by the Applicant prior to approval or disapproval of the Final Plat.

D. "As Built" Plans

Supplemental information may be required by the Board to update the final plat to reflect "as built" conditions and details. The plan shall show any easements and dedicated roadways. A security bond may be required to guarantee performance of the applicant's obligations as described herein.

SECTION VII. DEVELOPMENTS HAVING REGIONAL IMPACT

All applications shall be reviewed for potential regional impacts (see Appendix B). Upon such a finding, the Board shall furnish the regional planning commission(s) and the affected municipalities with copies of the minutes of the meeting at which the determination was made. The copies shall be sent by certified mail within 72 hours of the meeting. At least 14 days prior to the scheduled public hearing, the Board shall notify by certified mail the regional planning commission(s) and the affected municipalities of the date, time and place of the hearing, and of their right to appear with the status of abutters to offer testimony concerning the proposal.

SECTION VIII. SPECIAL FLOOD HAZARD AREAS

A. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which

approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

B. The Board shall require that all subdivision proposals and other proposed new developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data. Sufficient evidence (construction drawings, grading and land treatment plans) shall be submitted so as to allow determination that:

- 1) all such proposals are consistent with the need to minimize flood damage;*
- 2) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and*
- 3) adequate drainage is provided so as to reduce exposure to flood hazards.*

SECTION IX. PERFORMANCE GUARANTEE

As a condition of approval, the planning board shall require the posting of a security in an amount sufficient to defray the costs of construction of streets and public utilities. The amount of the security shall be based on an estimate of costs provided by the applicant; the amount of the security shall also include fees to cover the cost of periodic inspections. At the discretion of the Planning Board, the proposed security shall be reviewed by a licensed engineer. All costs of such review shall be paid by the applicant.

The security shall be approved as to form and sureties by the Board and the municipal counsel. Where electric lines or other utilities are to be installed by a corporation or public utility, a letter of intent shall be required stating that the work will be done in a reasonable time and without expense to the Town. Each approved plat shall contain a time limit for the completion of all improvements. The performance guarantee shall be released in phases as portions of the secured improvements or installations are completed and approved by the Board or its designee, in accordance with the plan approved by the Board.

SECTION X. GENERAL STANDARDS

A. Design of development should fit the existing natural and manmade environments with the least stress:

1. Site preparation is to be conducted with minimal disturbance to existing vegetation. Stripped topsoil is to be piled and reused on the site where needed. A minimum of 4 inches of topsoil is to be placed on the disturbed area. The site shall be adequately landscaped, as delineated in a landscape plan.
2. Landscape treatment shall consist of natural, undisturbed vegetation or features, or newly installed ground cover, shrubs, or trees where appropriate.

3. Grading and filling must be conducted to minimize the alteration of surface and subsurface drainage to, toward or across abutting properties, unless the written consent of the abutting landowner is obtained.

B. Illumination:

1. all signs shall comply with the requirements of the Hill Zoning Ordinance
2. Outdoor lights shall not shine on abutting properties, public highways or streets
3. Outdoor lighting shall be limited to the minimum required for advertising, safety and security
4. The locations of all signs and outdoor lights shall be subject to the approval of the board .

C. Pedestrian Safety:

Sidewalks shall be provided for pedestrian traffic to provide connection between the main entrances of business, housing or industrial establishments and parking areas. In the event that pedestrian shoppers or employees are reasonably anticipated, provision shall be made for sidewalks running from the street line to the establishments. All such sidewalks shall be at least six (6) inches above grade and protected by curbing.

D. Off-street Parking and Loading Requirements:

1. Sufficient off-street loading and/or unloading space must be provided, including off-street areas for maneuvering of anticipated trucks or other vehicles. Maneuvers for parking and/or loading or unloading must not take place from a public street.
2. Adequate off-street parking shall be provided for all customers, employees, or others normally present during times of peak demand.

A). Minimum number of parking spaces

- 1). The minimum number of parking spaces shall be determined based on the following criteria:
 - a. Automobile service stations- one space per gas pump island plus two spaces per service bay plus one space per employee in the largest shift
 - b. Beauty parlors and barber shops – two spaces per barber or beautician
 - c. Business or professional offices – one space per 400 square feet of gross floor area plus one space per two employees in the largest shift
 - d. Places of public assembly where capacity cannot be measured by seats one space per 100 square feet of assembly area.
 - e. Residential units – two spaces per dwelling unit

- f. Public and private schools (K through college) – one space per 500 square feet of gross floor area other than classrooms plus one space per teaching station
- g. Nursery schools and day care centers – one space per five children at maximum capacity
- h. Restaurants, theaters, churches, and places of assembly with fixed seats – one space per four seats at maximum seating capacity plus one space per two employees in the largest shift.
- i. Motels, hotels, tourist homes and boarding houses – one space per sleeping room plus one space per two employees in the largest shift
- j. Industrial establishments, including manufacturing, research, or testing facilities – one space per two employees in the largest shift
- k. Wholesale establishments, warehouses, and storage buildings – one space per 1500 square feet of floor space
- l. Retail and general commercial establishment – one space per 400 square feet of gross floor area.

- 2). The board may approve fewer spaces if the applicant provides documentation showing, and the board finds, that the proposed number of spaces will be more than adequate.

B) Parking specifications

- 1). Each parking space shall be not less than 8.5 feet wide and shall have a minimum area of 170 square feet exclusive of drives or aisles.
- 2). Travel lanes shall not be less than 22 feet wide for 90 degree angle parking; 18 feet wide for 60 degree angle parking; 12 feet wide for 45 degree angle parking; or 10 feet wide for 30 degree angle parking.
- 3) All parking areas shall be designed and surfaced in a manner which will prevent erosion and the raising of dust.

E. Screening:

Appropriate screening/buffers are to be maintained or installed to provide privacy and noise reduction to residential areas abutting nonresidential sites:

- 1. Buffer strips (10 feet minimum – distance largely dependent upon the density of development in the area) must be maintained between proposed use and residential uses. Buffer strip between nonresidential and residential uses must contain vegetation that will screen nonresidential uses from sight of the residential uses during winter months.
- 2. Storage areas must be fenced or screened from on-site or adjoining parking and neighboring properties.
- 3. Litter (garbage) collection areas must be screened.

4. The use of either fencing or hedges is permitted.

F. Street Access

Traffic access from public streets must be designed to ensure the safety of both vehicles and pedestrians, and to provide adequate entry for emergency vehicles.

- a) roadways or entry ways entering opposite a street or another commercial drive shall be laid out either directly opposite the existing street or drive, or be offset with a maximum of one hundred fifty feet between center lines
- b) The applicant shall obtain approval for the location and design of the proposed access/egress point from the Town Road Agent or the New Hampshire Department of Transportation, as appropriate. Access to public streets shall meet the requirements of the Town of Hill and the New Hampshire Department of Transportation and shall conform to whichever standards are higher as well as provide easy access for EMS.
- c) The board may require off-site improvements, at the applicant's expense, if it finds that those improvements are required for safety or to accommodate expected traffic.
- d) Roadways or drives intended for public travel shall have a minimum graded width of 32 feet, and a minimum pavement width of 20 feet.
- e) Maximum grade shall be 10 percent; curves shall be designed to safely accommodate fire equipment and other vehicles under adverse weather and traffic conditions
- f) No slope for cut or fill shall be steeper than 3 horizontal to 1 vertical
- g) traffic circulation, pedestrian access parking and loading facilities and emergency and fire access shall be designed to ensure safety on the site
- h) fire access, with sufficient setback to ensure safe deployment of firefighting equipment shall be provided on all sides of a commercial building.

G. Water Supply and Sewage Disposal Systems

Water supply and sewage disposal systems must be sized to adequately meet the needs of the proposed use under the regulations of the NH Water Supply and Pollution Control Commission and/or the Town of Hill regulations. It shall be the responsibility of the applicant to provide adequate information to prove that the area of the lot is adequate to permit the installation and operation of an individual sewerage disposal system, and that existing systems are adequate to serve the needs of the proposed development.

H. Fire Protection

Applications for new subdivisions shall be required to address water supply needs for fire protection. The Fire Chief shall review all proposals to determine whether or not water supply should be addressed for that particular proposal; if so, the following requirements apply:

1. The Fire Chief shall complete an inspection of the proposed site to evaluate the availability of existing water supply in the area.
2. The Fire Chief shall implement all applicable provisions of the National Fire Prevention Association's Standard on Water Supplies for Suburban and Rural Fire Fighting.
3. The Fire Chief shall determine the type, location and spacing of any water supply (such as fire ponds, cisterns, etc.)
4. Following the inspection and evaluation, the Fire Chief will submit his findings in writing to the Planning Board.
5. All proposed developments, whether including the provision of hydrants or other water supply facilities, shall be accessible to firefighting and other emergency equipment.

I. Stormwater Management and Erosion Control

1. The applicant shall submit stormwater management and erosion control plan when one or more of the following conditions are proposed:
 - a. A cumulative disturbed area exceeding 20,000 square feet.*
 - b. Construction of a street or road.*
 - c. A subdivision involving three or more dwelling units.*
 - d. The disturbance of critical areas, such as steep slopes, wetlands, floodplains.*
2. Standard agricultural and silvicultural practices are exempt from these provisions.
3. All stormwater management and erosion control measures in the plan shall adhere to the "Erosion and Sediment Control Design Handbook for Developing Areas of New Hampshire", published by the Rockingham County Conservation District, and the "Model Stormwater Management and Erosion Control Regulation", published by the NH Association of Conservation Districts, Water Quality Committee.
4. The applicant shall bear final responsibility for the installation, construction, and disposition of all stormwater and erosion control measures required by the Board. Site development shall not begin before the plan is approved.

J. Erosion and Sedimentation Plan:

A plan for construction sequence and timing shall be scheduled to minimize the risks of erosion, and control the transport and sedimentation of earth materials by stormwater runoff. The erosion and sedimentation plan shall include the following considerations:

- a) The time of year for construction shall be scheduled to minimize the exposure of large unvegetated areas to heavy rains or snowmelt, and to maximize the time available for seeding to take hold before winter.

- b) The project shall be sequenced so that sedimentation basins, stormwater diversion channels, and other erosion/sedimentation devices are in place before large areas of vegetation are cleared, or steep slopes are cut.
- c) Lines of hay bales or siltation fence shall not be considered adequate controls in most situations. Mulching, diversion ditches and similar devices to minimize erosion shall be preferred where appropriate. Whenever practical, natural vegetation shall be retained, protected and supplemented.
- d) Make provision to accomodate the increased run-off caused by changed soil and surface conditions during and after development. Sediment basins or other acceptable techniques may be required. Divisions, sediment retention basins and other such devices, shall be constructed prior to any on-site grading or disturbance of existing surface material.
- e) Show control measures both during construction and any permanent controls to remain after construction.
- f) Identify, locate and show elevation, grades and/or contours at intervals of not more than two (2) feet for the existing and proposed drainage ways, drainage easements, drainage structures, and water bodies.
- g) Identify and relatively locate, proposed erosion and sediment control measures and structures and after development.
- h) Include drawings and specifications for each proposed soil erosion and sediment control measure and structure in accordance with the Town regulations and the Merrimack County Conservation District standards.
- i) Include drawings, details and specifications for proposed flood hazard prevention measures and structures and for proposed storm water retention basins.
- j) Ensure that stripping of vegetation, regarding or other development will be done in such a way that will minimize soil erosion. Temporary seedings and/or mulching may be required by the board to protect exposed critical areas during development. Whenever practical, natural vegetation shall be retained protected and supplemented.

K. Underground fuel storage tanks

Underground fuel storage tanks shall comply with the standards of the NH Water Supply and Pollution Control Division, as set forth in Part Env-WS 411, NH Code of Administrative Rules.

L. Noise:

In lieu of any other regulations governing noise in the Town, the following provisions shall apply:

1. Noise levels shall not exceed the standards set forth below (measured in DB(A)'s):

	DAYTIME	NIGHTTIME
Residential Uses	60	50
Commercial Uses	65	55
Industrial Uses	70	65

2. Daytime hours are between 7 A.M. and 8 P.M. Nighttime hours are between 8 P.M. and 7 A.M.
3. Measurements shall be made at the property line, at least four (4) feet from ground level, using a soundlevel meter meeting the standards prescribed by the American National Standards Institute.
4. Construction authorized by a building permit allows an increase to 75 DBA for daytime hours.

M. Pollution Control:

To avoid undesirable and preventable elements of pollution such as noise, smoke, soot, particulate, or any other discharges into the environment which might prove harmful or a nuisance to persons, structures, groundwater, or adjacent properties is that the applicant will employ the best standards and technology economically available at the time.

N. Protection of Natural and Historic Features:

All significant natural and historic features on the site, such as large or unusual trees, natural stone outcroppings, stone walls, etc. shall be shown on the plan. Board approval shall be obtained before removal of such features.

O. Where required by law, all buildings shall have access for handicapped persons.

P. Where appropriate, installation of any new utilities and/or transmission lines shall be buried underground.

SECTION XI. REVOCATION OF PLANNING BOARD APPROVAL

An approved and recorded subdivision plat may be revoked by the Board in whole or in part, under the following circumstances: (1) at the request of or by agreement with the applicant; (2) when any requirement or condition of approval has been violated; (3) when the applicant has failed to perform any condition of approval within the time specified or

within four years; (4) when four years have elapsed without any vesting of rights and the plan no longer conforms to applicable regulations; or (5) when the applicant has failed to provide for the continuation of adequate security.

SECTION XII. ADMINISTRATION AND ENFORCEMENT

A. These regulations shall be administered by the Planning Board. The enforcement of these regulations is vested with the Selectmen. The Selectmen shall not issue any building permit for construction that requires site plan approval until or unless such planned construction has received site plan approval by the Board.

B. Waivers: Any portion of these regulations may be waived or modified when, in the opinion of the Board, strict conformity would pose an unnecessary hardship to the applicant and such waiver would not be contrary to the spirit and intent of these regulations.

C. Penalties and Fines: Any violation of these regulations shall be subject to a civil fine as provided in RSA 676:16 and 676:17, as amended.

D. Appeals: Any person aggrieved by a decision of the Planning Board may appeal said decision to the superior court pursuant to RSA 677:15, except when a disapproval by the Board is based upon non-compliance with the zoning ordinance, in which case an appeal can be taken to the Board of Adjustment.

SECTION XIII. VALIDITY

If any provision of these regulations shall be held invalid for any reason by a court, such holding shall not invalidate in any manner any other provision contained herein.

SECTION XIV. AMENDMENTS

These regulations may be amended by a majority vote of the Planning Board after at least one (1) public hearing following the notification procedure outlined in RSA 675.

SECTION XV. EFFECTIVE DATE

These regulations, and any amendments thereto shall take effect upon their adoption, and all other site plan review regulations, or part thereof inconsistent therewith, are hereby repealed.

These Site Plan Review Regulations have been adopted by the Hill Planning Board after a duly noticed public meeting held on _____.

Planning Board Certification:

APPENDIX A:

REQUIREMENTS FOR SOILS AND WETLANDS DATA

SECTION I: DEFINITIONS

"Average area" means the total acreage of the property, exclusive of very poorly drained soils, divided by the total number of proposed lots. (Use of average acre here assumes that all lots are roughly the same size.)

"Bedrock within 18 inches of the soil surface" meets the definition of either lithic or paralithic material. At least 75% of delineated areas must meet this definition with no more than 15% of the area having soil properties more limiting (i.e., hydric conditions).

"Indurated" means a rock or soil hardened or consolidated by pressure, cementation, or heat.

"Limiting physical features" means rock outcrops, steep slopes >35%, soils with bedrock within 18 inches of the soil surface, and very poorly drained areas.

"Lithic material" means unaltered material that is continuous, coherent, and indurated. The material qualifies for an "R" designation as a master layer (USDA soil survey Manual, 1993, pg. 121). Plant and tree roots cannot enter except in cracks. Hand digging with a spade is impractical. Some lithic material can be ripped with heavy power equipment. The material must be in a strongly-cemented or more cemented rupture resistance class. Granite, quartzite, and indurated limestone or sandstone are examples.

"Non-limiting" means the area, exclusive of very poorly drained soils, rock outcrops, bedrock within 18 inches of the soil surface, and soils with steep slopes greater than 35 percent.

"Paralithic material" means a relatively unaltered material that has an extremely weakly cemented to moderately cemented rupture-resistance class. The material qualifies for a "Cr" designation as a subordinate distinction within a master soil layer (USDA soil survey Manual, 1993, pg. 124). Cementation or bulk density are such that plant and tree roots cannot enter except in cracks. The material can be hand dug with a spade with much difficulty. Commonly these materials consist of weathered or weakly consolidated bedrock.

"Soil surface" refers to the top of the first mineral layer.

SECTION II: REQUIREMENTS FOR SOILS AND WETLANDS DATA IN SUBDIVISION/SITE PLAN REVIEW REGULATIONS

LEVEL 1: Delineation of Wetlands and Surface Waters for all Subdivision/Site Plan Review Applications

Information on wetlands and surface waters shall be provided on the plan with identification and delineation of the resources in accordance with the definitions and standards specified in Step A and B of this section. The written documentation specified in Step C shall be included on the plan and certified by the stamp of a qualified professional.

Step A: Wetlands Delineations

Wetlands are to be identified and delineated according to the following standards and/or methodologies:

- Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, Environmental Laboratory, Department of the Army, 1987.

- Field Indicators for Identifying Hydric Soils in New England, Version 2, New England Interstate Water Pollution Control Commission, 1998.
- Chapters Wt 100-800 of the NH Code of Administrative Rules, April 21, 1997

Step B: Surface Waters Delineation

Surface Waters are to be identified and delineated in accordance with RSA 485-A: 2, XIV, NH Water Pollution and Waste Disposal and NH Code of Administrative Rules pursuant to 485-A.

Step C: Written Documentation

A written statement shall be included on the subdivision or site plan, certified by the stamp of the Certified Wetland Scientist (CWS) or Permitted Septic Designer (PSD), that all wetlands and surface waters on-site have been delineated in accordance with the standards specified in Steps A and B above.

Additional Information Required for Level 1 Based on the Type of Proposal

1. If a project proposed for subdivision or site plan review is served by public water and sewer, no additional soils data needs to be submitted for the purpose of determining suitability of the site for subsurface wastewater disposal systems. Additionally, if the site development calls for structures and/or impervious cover or alteration of an area greater than 100,000 square feet, or 50,000 square feet within the protected shoreland, then the applicant should file a site specific application under NH Code of Administrative Rules Env-Ws 415 and RSA 485-A: 17, significant alteration of terrain. Approval of the permit specified in these rules and statute is required by DES.
2. If the project **meets at least one** of the following three development intensity criteria, then the applicant should submit Site Specific Soil Map (SSS Map) information as specified in subsection D:
 - a. The average area is less than two (2) acres in area and is not served by either municipal water or sewer.
 - b. The average area is less than one (1) acre in area and is served by municipal water, but not sewer. Or,
 - c. The non-limiting, upland, contiguous area on any proposed lot is less than 20,000 square feet.
3. For all other projects, the applicant should comply with the data requirements of Level 2.

LEVEL 2: Confirmation of County Soil Survey Maps and Identification of Limiting Physical Features

Step A: Identification of Soil Complexes with Dramatically Different Characteristics

If any of the soil map units on the property, as mapped by the NRCS county soil survey, is a complex of soils with dramatically different characteristics that would have an impact on use and management of the property, then the applicant must provide SSSMS information as required in Level 3.

If the soils mapped by the NRCS county soil survey do not include one of these complexes, continue to Step B.

Step B: Confirmation of NRCS County Soil Survey Map

The following information is required to be submitted for confirmation of the NRCS county soil survey:

1. A copy of the NRCS county soil survey with the subdivision or site plan location and approximate boundaries superimposed on the soil map. The copy of the county soil survey

must be provided at the same scale as the original county soil survey. This is important, so that the limitations of the information provided at the scale of the survey are not misunderstood by the users.

2. A representative number of detailed soil profile descriptions to characterize variations in the landscape for each mapped unit, based on NRCS standards as described in the Field Book for Describing and Sampling Soils; Version 1.1 National Soil Survey Center, NRCS, 1998. These profile descriptions are to be included in a narrative report for the project.

The applicant is required to evaluate and submit detailed soil profile descriptions to document that the conditions on site are adequate to support the proposed use and management of the property. The standards and/or methodologies for doing this are listed below. These sources should be cited directly on the plan. If the proposal meets the requirements of Step B, then Level 2 information is potentially adequate for local review, provided that the NRCS soil survey information is determined to be sufficient for the proposed use and management of the property.

Standards

The required tasks under Level 2 are to be carried out according to the standards found in the following documents:

- Field Book for Describing and Sampling Soils: Version 1.1 National Soil Survey Center, NRCS, 1998.
- Keys to Soil Taxonomy, Eighth Edition, USDA/NRCS 1998.
- NRCS Official Series Description Sheets and/or published map unit descriptions, USDA/NRCS.

Methods

1. A minimum of one soil profile description shall be completed per soil map unit within the plan area, as depicted on the NRCS county soil survey.
2. The soil will be described in sufficient detail, so as to support or refute that identified properties are within, or similar to those of the soil series used to name the map unit.
3. Soils descriptions should be carried out in areas suspected of having the greatest likelihood of contrasting soil features. Some map units will require more than one soil description to document soil variability. The map unit purity standards from Site Specific Soil Mapping Standards for New Hampshire and Vermont, Version 2.0, Society of Soil Scientists of Northern New England Publication No. 3, 1999, will apply.
4. The location(s) of the soil profile description(s) used to corroborate the NRCS soil series shall be shown on the plan, with a reference to the description(s) in the narrative report for the project.
5. A detailed comparison between each soil profile description and the representative pedon (a description of a small three-dimensional area of soil that is typical of the soil series in the county) for that soil from the county soil survey shall be included in the detailed narrative for the project. The NRCS Official series Description Sheets and/or NRCS published map unit descriptions for each mapped unit are to be used as references.
6. A written statement that the soil profile description(s) from the site adequately reflect the range of characteristics for the series, as described in the county soil survey. The statement shall indicate that the county soil survey adequately represents soil and landscape characteristics, such that site specific land use decisions can be made without further soil investigations. This statement is to be certified by the stamp of the CSS or PSD. If this statement cannot be made, proceed to Level 3.
7. A narrative report for the project which summarizes the information compiled in Step B. This shall include a determination of whether limiting physical features are present on the parcel and indicate the specific mapped soil units where these occur. If any limiting physical

features are identified on-site, then Step C is required.

If the on-site investigations confirm the nature and properties of the soils as reflected by the soil map, consistent with the intended use and intensity of development, as Level 2 review is potentially adequate for the planning boards' purposes. However, the planning board may, at its discretion, require submission of on-site soils data.

Step C: Identification of Limiting Physical Features

In addition to the information required in Steps A and B, the information specified below is required for identification and documentation of limiting physical features. This can either be done as a stand-alone document or as an amendment or addendum to the narrative prepared under Step B.

1. Delineation of the limiting features, specifically rock outcrops, steep slopes >35%, soils with bedrock within 18 inches of the soil surface, and very poorly drained areas on-site. These features are to be shown on the plan.
2. A detailed description of each limiting physical feature, based on NRCS standards, in a narrative report for the project, with reference to its location on the plan. This can either be done as a stand-alone document or as an amendment or addendum to the narrative prepared under Step B.
3. A written statement that the limiting physical features identified above would not have a significant impact on use and management of the property. This statement is to be certified by the stamp of the SSS or PSD. If this statement cannot be made, then proceed to Level 3.
4. A written statement that limiting physical features are present on the parcel(s) and that either (1) a SSS Map (Level 3) is required, or (2) not required, with supporting documentation for this position. This determination is to be certified by the stamp of the CSS or PSD.

If a SSS Map is required, then proceed to Level 3.

Level 3: Site Specific Soil (SSS) Map for Intense Development and for Sites with Limiting Features

If required, an applicant shall submit a site specific soil map prepared in accordance with Site Specific Soil Mapping Standards for New Hampshire and Vermont Version 2.0, Society of Soil Scientists of Northern New England Publication No. 3, 1999. This is to be certified by the stamp of the CSS.

APPENDIX B:

CRITERIA FOR DETERMINING REGIONAL IMPACT

Impact Criteria shall include, but not be limited to, the following items. These shall in no way be considered exhaustive, but rather guidelines for the Board to follow in making a determination of impact on a neighboring municipality.

A. RESIDENTIAL DEVELOPMENT: Proposals for lots or dwellings that would increase the existing housing stock of the town by more than 25%.

B. COMMERCIAL DEVELOPMENT: Proposals for new or expanded space of 50,000 square feet or greater.

C. INDUSTRIAL DEVELOPMENT: Proposals for new or expanded space of 100,000 square feet or greater.

D. OTHER FACTORS TO BE CONSIDERED:

1. Proximity to other municipal boundaries.
2. Traffic impacts on the regional road network.
3. Potential effect on groundwater, surface water and wetlands that transcend municipal boundaries.
4. The potential to disturb or destroy a significant or important natural environment or habitat.
5. The necessity for shared public facilities such as schools or solid waste disposal.
6. Anticipated emissions such as light, noise, smoke, odors, or particulates.
7. The potential for accidents that would require evacuation of a large area.
8. The generation and/or use of any hazardous materials.