

Antrim Planning Board
Town of Antrim, NH
P.O. Box 517
66 Main Street
Antrim, NH 03440
(603) 588-6785 x 246

Ms. Jane Murray, Secretary
New Hampshire Site Evaluation Committee
New Hampshire Department of Environmental Services
P.O. Box 95
29 Hazen Drive
Concord, NH 03302-0095

July 31, 2012

Re: Docket No. 2012-001 Application of Antrim Wind Energy, LLC for a Certificate of Site
and Facility for a Renewable Energy Facility

Dear Murray:

Enclosed please find enclosed 10 copies of pre-filed testimony Martha E. Pinello on behalf of the
Intervenor Antrim Planning Board.

Sincerely,

Martha E. Pinello
Antrim Planning Board



Martha E. Pinello

Enclosures

Martha E. Pinello,
Antrim Planning Board
July 31, 2012

1 **The State of New Hampshire**

2 **Site Evaluation Committee**

3 **Docket # 2012-01**

4 **Application of Antrim Wind Energy, LLC**

5 **Pre-Filed Testimony of Martha E. Pinello**

6 **For the Antrim Planning Board**

7 **July 31, 2012**

8

9 **Q: Please state your name for the record.**

10 A. Martha E. Pinello

11

12 **Q: Where do you live?**

13 A: 318 Smith Road, Antrim.

14

15 **Q: How long have you lived at your present home?**

16 A; Twenty eight years.

17

18 **Is your residence located within sight or hearing of the proposed wind tower development?**

19 A: Not to my knowledge.

20

21 **Q: Could you briefly outline your education?**

22 A: I received a BA from the University of Vermont in Anthropology and then completed

23 my MA at the University of Massachusetts–Boston combining History, Archaeology

24 Botany. I have also earned 35 graduate credits from Keene State College in education

25 focusing on middle school science and education for students with special needs.

26

27 **Q: Are you presently employed?**

28 A: Yes. I am one of three principal investigators employed by Monadnock

29 Archaeological Consulting based in Stoddard, NH.

30

31 **Q: What sort of work does that involve?**

A: We carry out archeological investigations for clients, mostly state agencies such as the NH Department of Transportation, various municipalities and private developers which are required by statutes such as Section 106 of the National Historic Preservation Act or by internal regulations of the client to determine archaeological conditions in advance of construction or other activities.

Q: Does this work involve project management?

A: Yes. In many cases, we do this work with multiple people and have to observe strict budgets and timelines. Also, we frequently work with multiple agencies. As a result, projects have to be planned and managed carefully. The projects range from small teams of two to teams of 21 in the field and 10 in the laboratory for collections, care and analysis and interpretation.

Q: Could you give the committee some examples of the projects you have managed.

A: As early as 1983, I started managing projects in which we carried out archaeological investigations along the proposed route of a highway for the NH DOT. In 1985, I was part of the management team for a similar project investigating the proposed route of a power transmission line for HydroQuebec. Other projects have involved a proposed site for dredge spoil for a Trident submarine base; the archeological part of a Natural Resources Inventory for a new New York state park; similar work for the gardens at The Mount Edith Wharton's estate in Lenox, Massachusetts; receipt of the largest Save America's Treasures grant ever issued; and a 10 acre historic sites museum in Portsmouth, NH.

Q: I am going to show you a document which has been marked MEP Exh A.

56 **Can you tell us what it is?**

57 A: It is a copy of my resume.

58

59 **Q: Do your professional projects take place in a complex regulatory environment?**

60 A: Yes. As a general rule, they are governed by Section 106 of the National Historic
61 Preservation Act which, in and of itself, is a complex regulatory environment setting both
62 substantive and procedural standards. I have conducted projects in New Hampshire,
63 Massachusetts, Maine and New York all of which regulate archaeological research.
64 Additionally, clients – such as the DOT and the military – have internal regulations
65 which may be complex.

66

67 **Q: Now, apart from your professional life, have you been involved in municipal affairs?**

68 A: Yes, on March 8, 2011, I was elected to the Antrim Planning Board. Before that,
69 I served in an appointed position as a member and sometime Chairman of the Antrim
70 Conservation Commission from 1989 until early 2011.

71

72 **Q: In that connection, have you attended training sessions on the responsibilities**
73 **of municipal office holders?**

74 A: Yes, I have attended many training sessions, mostly those having to do with the
75 Conservation Commission. I have also attended training sessions dealing with the legal
76 aspects of historic preservation, easements, road law and similar topics. I also attended the
77 OEP training sessions for Planning Board members.

78

79 **Q: Have you also been engaged in other public service activities?**

A Yes, I have served on a number of boards and committees including as a trustee of my church; as a Girl Scout leader; the “Brown Bag” committee providing family support services to Antrim; I worked with committee members to establish a before-school program; “Operation Santa” providing family support at Christmas time; the Main Street centennial celebration committee in Antrim; and various other civic committees.

Q: Before your election to the Planning Board, had you engaged in any planning activities?

A: Yes. In 1986, I was appointed by the Antrim Select Board to serve on regional The Citizens Task Force to prepare a response to a proposal of the United States Department of Energy to site a nuclear waste repository in seven towns including western Antrim. My particular job on that committee – in addition to our overall responsibilities – was to locate and document historic structures which would be affected by the proposal. We located and photographed many such structures and prepared a factual report to refute the DOE’s summary assertion that the site was relatively free of items of historic interest. The DOE withdrew its proposal and shifted its interest to Yucca Flats. In 1994 and 1995, the town received a proposal from a private developer to build a private prison at a site in northern Antrim. Once again, the ordinance did not contemplate this precise activity. I was appointed to an ad hoc committee which ultimately made recommendations to change our Zoning Ordinance and Site Plan Review Regulations to allow a prison development. In the event, the developer ultimately withdrew the project.

Q: Are you “for” the Antrim Wind Project or are you “against” the Antrim Wind Project?

104 A: Neither. I am “for” insuring that the process is sound and “for” a full development of the
105 facts in advance of deciding whether to support or oppose the project. I am “for” adherence
106 to the Town Land use ordinances and site plan regulations.

107

108 **Q: What is the purpose of this testimony?**

109 A: the purpose of my testimony is to provide the Evaluation Committee (sometimes “the
110 Committee” and sometimes “the SEC”) with information regarding the subdivision and site plan
111 regulations in the Town of Antrim, NH with respect to the Antrim Wind Energy proposal. This
112 information is given to assist the SEC when considering local land use ordinances and
113 Subdivision and Site Plan Regulations when deliberating the siting of the Antrim Wind Energy
114 facility.

115

116 **Q. Does the Town of Antrim have Subdivision and Site Plan**
117 **Review Regulations?**

118 A: Antrim adopted subdivision and site plan regulations in 1968. These central land use planning
119 documents have been amended by the Planning Board
120 and the citizens of Antrim. The rules of the SEC allows the
121 Committee to take into account the Antrim Land Use Ordinance and Subdivision and Site
122 Plan Regulations.

123

124 **Q: Is the current set of regulations in Antrim appropriate for making those**
125 **determinations?**

126 A: Antrim has made a series of choices about land use, which are

reflected in its Zoning Ordinance and the associated regulations. They are based on prior decisions of the town – expressed through town meeting votes – about land use in various districts.

Q. Does the Antrim Zoning Ordinance have regulations regarding the district's lot size, frontage and setbacks?

Yes, these are in the Zoning Ordinance under Lot and Area Requirements

Lot and Area Requirements

1. Minimum: 130,000 square feet.
2. Minimum lot frontage: 300 feet.
3. Minimum lot depth: 300 feet.
4. Minimum front yard setback: 75 feet.
5. Minimum side yard setback: 50 feet each side.
6. Minimum rear yard setback: 50 feet.
7. Maximum lot coverage: 25 percent.
8. Maximum height for all buildings: 2 1/2 stories or 35 feet, whichever is less.
9. Back Lots (See Article XIV Supplemental Regulations)

Q: What are the Antrim Zoning Ordinance Supplemental Regulations for back lots?

A: The supplemental regulations for back lots are found in Article XIV – Supplemental Regulations (Adopted March 14, 1989; Amended March 13, 2007).

R. Back Lots: (Adopted March 10, 1992 & Amended March 11, 2008) One back lot shall be allowed for each front lot with the following provisions.

1. The front lot shall: Meet all the requirements for the district in which it is located.

2. The back lot shall:

Have a minimum lot size of not less than three (3) times the required lot size for the district in which it is located.

Have a minimum frontage of fifty (50) feet which shall serve as access right-of-way owned in fee simple by the owner of the back lot. The area of the right-of-way shall be included in the size of the back lot.

Meet all the other yard requirements of the district in which it is located. In the back lot, the front yard setback will be measured from the property line closest to the nearest street right-of-way line.

3. Creation of back lots will require normal subdivision approval.

4. The further subdivision of back lots after their establishment will require additional subdivision approval from the Planning Board.

Q. Does the Antrim Zoning Ordinance have regulations regarding the Highway Business District's lot size, frontage and setbacks?

A: Yes, these are set forth in of Article V.C.

Q: Does the Antrim Planning Board have the authority to create and enforce Subdivision and Site Plan Regulations?

A: Yes the authority derives from the General Court in the RSAs and the Antrim Town Meeting.

Section I: Authority

Pursuant to the authority vested in the Antrim Planning Board by the voters of the Town of Antrim in accordance with the provisions of the New Hampshire RSA 674:35 and 674:43, the Antrim Planning Board adopts the following Subdivision and Site Plan Review Regulations. These regulations govern the subdivision of land and the development or expansion of use of tracts for nonresidential uses and multi-family dwelling units other than one and two family dwelling units and conversion apartments. These regulations also apply to any change of use, additions or alterations that change the outward appearance of a structure used for nonresidential or multi-family purposes.

Q: What is the purpose of the Antrim Subdivision and Site Plan Regulations?

A: The purpose of the Antrim Subdivision and Site Plan Regulations is articulated in Section II.

A. The purpose of the Subdivision and Site Plan Regulations is to provide for:

1. The harmonious and aesthetically pleasing development of the Town of Antrim and its environs.
2. The proper arrangement and coordination of streets within subdivisions in relation to other existing or C. Lot, Yard, and Height Requirements

1. Lot Requirements: Areas not served by public sewer and water:

- a. Minimum lot size: 90,000 square feet
- b. Minimum lot frontage: 200 feet
- c. Minimum lot depth: 200 feet
- d. Minimum front yard setback: 50 feet from the street or highway right-of-way line.
- e. Minimum side yard setback: 20 feet
- f. Minimum rear yard setback: 20 feet.
- g. Maximum lot coverage for principal and accessory structures: 40 percent.
- h. Maximum height for all buildings: 2 1/2 stories or 35 feet whichever is less.
- i. Duplex dwellings: see Article IV Section C - Lot, Yard and Height requirements.
- j. Multi-family and elderly dwellings: see Article IV Section C - Lot, Yard and Height requirements.

Lot Requirements:

2. Lot Requirements: Areas served by public sewer and water:

Same as required in Article IV Section C.1.

D. Special Setback (Buffer Strip) Provisions

An establishment engaged in commercial activity shall maintain as green space fifty percent (50%) of the front, side and rear yard setback areas. The front yard setback shall be landscaped and the side and back yard setbacks shall be maintained to provide a reasonable measure of protection to the adjacent properties as determined by Site Plan Review.

223 **Q: Are there requirements for back lots.**

224 A: Yes, they are the same as in Article IV described previously in the testimony for the Rural
225 Conservation District.

226

227 **Q: Does the Town of Antrim have a current Subdivision and Site Plan Regulations?**

228 A: Yes, The current Subdivision and Site Plan Regulations was approved after a public hearing
229 by a vote of the Antrim Planning Board in 2008. The Town of Antrim has had Subdivision and
230 Site Plan planned streets or with other features of the Town of Antrim.

231 3. Suitably located streets of sufficient width to accommodate existing and prospective traffic.

232 4. Open space of adequate size and proportions to allow for sufficient light and air.

233 5. Access for firefighting apparatus to buildings.

234 B. Further, these regulations provide against such scattered or premature subdivision of land or
235 development as would involve danger or injury to health, safety or prosperity by reason of:

236 1. The lack of water supply or protection of groundwater quality.

237 2. Inadequate drainage or flooding of neighboring properties.

238 3. Inadequate roads, school facilities, fire protection, or other public services.

239 4. Excessive expenditure of public funds for the supply of such services.

240 5. Undesirable and preventable elements of pollution such as noise, smoke, soot, particulates, or
241 many other discharge into the environment which might prove harmful to persons, structures, or
242 property.

243

244 **Q: Does the Subdivision and Site Plan Regulations provide a procedure for proposed a**
245 **subdivision or site plan?**

246 A: Yes, the Planning Board has a comprehensive and timely procedure for subdivision of land or
247 a Site Plan. It is described in Section IV of the regulations.

248 Section IV: Procedure

Whenever any subdivision of land or Site Plan is proposed, before any construction, land clearing or building development is begun, before any permit for the erection of any structure is issued and before any plat may be filed with the Hillsborough County Registry of Deeds, the applicant or the applicant's authorized agent shall apply for, and secure, approval of the proposed subdivision and/or site plan. The procedure, including the optional pre-application review provisions, for securing such approval.

Details of this procedure are in the Antrim Subdivision and Site Plan Regulations (MEP Exh B).

Q: Does the Antrim Subdivision and Site Plan Regulations make a distinction for size or number lots for a subdivision?

A: Yes, the regulations make a distinction between a major and minor subdivision. This is addressed in Section IV.B.2 and C.

2. Minor Subdivision--To qualify as a minor subdivision a proposal shall not constitute the creation of more than two new lots in addition to an existing lot from which the subdivision is made, or involve the construction of a road or other improvements. The Planning Board may require additional information as deemed necessary in certain situations and is not limited to only the submission requirements listed under B,3. Additionally, the Board may require a major subdivision plan be prepared should the proposal significantly impact the concerns herein contained.

C. Major Subdivisions Major subdivisions shall include all subdivisions which create more than two new lots in addition to an existing lot from which the subdivision is made or involves the construction of a road or other improvements. The Board may require additional information as deemed necessary in certain situations and is not limited to only the subdivision requirements listed under C,1.

This ends my testimony

Exhibit MEP A: Martha Pinello Resume

Exhibit CAL C: Antrim Town Zoning Ordinance

Exhibit MEP B: Town of Antrim Subdivision and Site Plan Regulations

Martha E. Pinello

Education

University of Massachusetts-Boston, M.A. History/Anthropology, 1989
Concentration in: archaeological botany, history, and archaeology
University of Vermont, B.A. Anthropology, 1978

Work Experience

Principal Investigator Monadnock Archaeological Consulting, LLC . Responsible for design and implementation of data recovery plans for mitigation of historical sites; archival research, site excavation, collection care, site analysis and reporting. 2005 to present.

Consultant Providing site examination at the design phase for building and landscape restoration, coordination of archaeological services for project teams. Collection strategies and analysis of botanical remains from historic and Native American sites. Projects include: Abyssinian Meeting House, Portland, ME; The Vale, Waltham, MA, The Codman Estate and Gropius House Lincoln, MA all owned by Historic New England, The Mount, Edith Wharton Restoration, Inc. Lenox, MA. January 1996 to 2005.

Project Archaeologist and Co-Principal Investigator, Victoria Bunker, Inc. Responsible for design and implementation of data recovery plans for mitigation of historical sites; archival research, site excavation, collection care, site analysis and reporting. 1983-1996.

Chief Archaeologist Strawberry Banke Museum, Inc. Portsmouth, New Hampshire.

Director of archaeology program for the 10-acre historic sites museum. Responsible for teaching volunteers and students in public archaeology programs, curation of 30 archaeological sites collection, development of site interpretation with landscape, properties, curatorial and education staff. Directed a staff of professional archaeologists, volunteers, graduate students, and interns. July 1985 to Sept. 2006.

Selected Reports and Publications

2011 Archaeology at the Abyssinian Meeting House, 73-75 Newbury Street, Portland, Maine. Prepared for the Committee to Restore the Abyssinian. Monadnock Archaeological Consulting, LLC.

2010 Archaeology Survey of the Boardman House, Saugus, Massachusetts. Prepared for Historic New England. Monadnock Archaeological Consulting, LLC.

with Robert G. Goodby

2007 Phase IA Archaeological Sensitivity Assessment for the Pearl Lake Brook Dam, Lisbon, NH.

Report prepared for the Town of Lisbon, NH. Monadnock Archaeological Consulting, LLC.

with Robert G. Goodby

2007 Phase IA Archaeological Sensitivity Assessment, Tilton Farm Site (27RK0433), Auburn, New Hampshire. Report Prepared for Lamphere Construction, Inc. Monadnock Archaeological Consulting, LLC

with Robert G. Goodby

2006 Phase I-An Archaeological Sensitivity Assessment Durham-Newmarket NHDOT Project 13080 STP-TE-X-51333(009). Prepared for Rizzo & Associates.

with Timothy L. Binzen and F. Timothy Barker

2001 Results of An Archaeological Investigation in 2000 for Historic Landscape Restorations at the Mount, Lenox Massachusetts. Prepared for Edith Wharton Restoration, Inc. with UMass Archaeological Services, Amherst.

and Carolyn White

2000 "An Archaeological Site Examination of the Historic Plant Nursery at The Vale the Lyman Estate, Waltham, Massachusetts. Prepared for the Society Preservation of New England Antiquities, Boston

Jessica Desany and Ann-Eliza Lewis

1999 Phase I Archaeological Site Investigation of the Marshall Wharf Site (SB20) Strawberry Banke Museum Portsmouth, New Hampshire. Volume I and II.

and Jessica Desany

1999 An Archaeological Site Investigation of the Paul and Manning Wharves (SB17) Strawberry Banke Museum Portsmouth, New Hampshire. Volume I and II.

and Rebecca Hatch McKernan

1999 Shapiro Site Archaeology Report (SB18) Strawberry Banke Museum Portsmouth, New Hampshire. Volume I and II.

and Carolyn White

1999 Archaeological Field Examination Report The Italian Garden at the Codman Estate Lincoln, Massachusetts. Prepared for Mohr and Sereidin Landscape Architects, Inc. Portland, Maine and the Society for the Preservation of New England Antiquities, Boston.

with Carolyn White and Allison Corning

1997 James House Archaeological Survey. Prepared by Strawberry Banke Museum for the NH State Office of Planning and the James House Association, Hampton, NH.

1996 "The Homestead Once at North Road, Brentwood, New Hampshire." The New Hampshire Archeologist. Vol. 36 (1) pp. 16-37.

Contributor, Richard Candee, Editor

1995 *Building Portsmouth*. Portsmouth Advocates, Portsmouth, NH

Selected Education Programs and Teaching Experience

- Visiting Instructional Professor Archaeology, Department of Behavioral Science Franklin Pierce College Rindge, New Hampshire. Fall Semester 2006.
- "Becoming Americans: Archaeology and the Shapiro Family." A Family Activity, Archaeology Fair, American Archaeological Institute Annual Meeting, Boston. January 5. 2005
- Faculty, Landmark Events in Portsmouth, New Hampshire, and the Transformation of American Identity, 1765-1800 and 1890-1920. Landmarks of American History Workshops for Schoolteachers, National Endowment for the Humanities- We the People. July 2004.
- Project Archaeology, Training program for teachers using archaeology in the classroom. Strawberry Banke Museum Archaeology Dept. Host. Bureau of Land Management. July 2004.
- Immigrants, Migrants and Yankees, 1880-1930, Research Team Leader, Grant awarded by the Center for the Study of Community, UNH and Strawberry Banke Museum. 2004-2005.
- Reading Rocks, programs for children 4 to 10 years old at four seacoast libraries, NH State Library Summer Reading Program. Summer 2004.
- Visiting Lecturer, Behavioral Sciences, Franklin Pierce College, Rindge. Fall 2003.
- Discover Newfoundland, Shared in preparation for heritage tour of Southern Avalon Peninsula. Visited and negotiated with cultural institutions, restaurants, and lodging facilities for 10-day tour. Fall 2003.
- Field Assistant, Archaeology Field School Franklin Pierce College. Summer 2001, 2003, 2005.
- Lecturer, Department of History, University of New Hampshire Durham. Spring 2000.
- Archaeological Curator, "Prized Possessions: The Story of Ceramics in Everyday Life." The Lloyd and Vivian Hawes Collection, Strawberry Banke Museum. 2000-2003.
- Co-Curator, Treasures to Trash, Trash to Treasures. A Ceramic Exhibition. Portsmouth Historic House Associates. June 1997 to October 1998.

- Historic Landscape Consultant for the documentary of the book *A Midwife's Tale: The Diary of Martha Ballard Moore* by Laurel Thatcher Ulrich. Spring 1996.
- Lecturer, Department of History, Keene State College Keene, NH. Spring 1993.

Selected Lectures

- Edith Wharton: Her Garden and Literature. Hancock Guild, Hancock NH March 2011.
- Immigrants, Migrants and Yankees, Archaeology of Immigration at Strawberry Banke Museum, North East Anthropological Association Annual Meeting, Lake Placid, NY. April 4, 2005.
- "Strawberry Banke Landscape History, Extreme Makeover" Portsmouth Historic House Associates. February 12, 2005
- "Immigrants, Migrants, and Yankees, Puddle Dock 1880-1930." Tour and Lecture Annual Conference of the Center for the Study of Community, Portsmouth, NH. October 22& 23, 2004.
- "Portsmouth in the 17th Century." Little Harbor School Portsmouth, NH. Web Cast, "Live from Jamestown" The History Channel. October 22, 2001.
- "Twenty Years Reminiscences of Landscape Archaeology in New England." Invited speaker for the Annual Meeting of the Council for Northeast Archaeology, Sturbridge, MA. May 20. 2001
- "A Regional Prospective of Archaeological Ceramic Finds with Case Studies from Newbury and Portsmouth." with Dr. Mary C. Beaudry, Boston University. China Students' Club of Boston, Inc. April 23, 1998.

Memberships

- China Students' Club of Boston, Inc.
- Conference for NorthEast Historical Archaeology
- Council for NorthEast Archaeology
- Maine Historic Archaeology Peer Annual Gathering
- New Hampshire Archaeological Society
- New Hampshire Historical Society
- New Hampshire Preservation Alliance
- Society for American Archaeology
- National Association of Science Teachers

ANTRIM SUBDIVISION & SITE PLAN REVIEW REGULATIONS

**Antrim, New Hampshire
Last Amended: June 19, 2008**

**Subdivision Regulations Originally Adopted
March 12, 1968**

**Subdivision Regulations Amended
February 5, 1975
August 11, 1977
January 29, 1979**

**Subdivision Regulations Adopted (Previous Versions Rescinded)
December 12, 1980**

**Subdivision Regulations Amended
December 17, 1981**

**Site Plan Review Regulations Adopted
March 14, 1989**

**Subdivision & Site Plan Review Regulations Re-Adopted
September 26, 1991**

**Amended
October 15, 1992
January 2, 2003
December 18, 2003
January 20, 2005
February 2, 2006
September 21, 2006
March 19, 2007
February 27, 2008
June 19, 2008**

ANTRIM SUBDIVISION AND SITE PLAN REGULATIONS

TABLE OF CONTENTS

	<u>Page No.</u>
Section I - Authority	4
Section II - Purpose	4
Section III - Definitions	4
Section IV - Procedure	5
Pre-application Review	5
Subdivision or Site Plan Application	6
Board Action on Completed Application	7
Section V - Submission Requirements for the Subdivision of Land	7
Application	7
Lot Line adjustment, Annexation, or Minor Subdivision	8
Major Subdivision	12
Section VI - Submission Requirements for Site Plan Review	18
Submission Requirements for Home Based Businesses	18
Submission Requirements for Minor Site Plan and Additions to Home Occupations	19
Submission Requirements for Major Site Plan Review	20
Section VII - Performance Bonds	27
Section VIII - Inspection, Approval and Acceptance of Improvements, Installations and Facilities	28
Section IX - General Standards and Requirements	28
Lots	28
Bounds	29
Design and Layout of Buildings	29
Sanitary Systems	30
Parking Requirements	31
Driveway Permits	31

Roadways	33
Road Construction	33
Storm Water Drainage for Roadways	35
Preparation of Public Roadways	35
Erosion and Sediment Control	36
Storm Water Drainage Plan	39
Plan for Disposal of Waste Generated During Construction	39
Community Facilities impact Analysis	39
High Intensity Soils Map	40
Ground Control	40
Special Flood Hazard Areas	41
Section X - Recording of Plat	42
Section XI - Waiver	42
Section XII - Enforcement	42
Appendix A - Antrim Road Acceptance, Reopening, & Reclassification Policy	43

SUBDIVISION and SITE PLAN REVIEW REGULATIONS

Section I: Authority

Pursuant to the authority vested in the Antrim Planning Board by the voters of the Town of Antrim in accordance with the provisions of the New Hampshire RSA 674:35 and 674:43, the Antrim Planning Board adopts the following Subdivision and Site Plan Review Regulations. These regulations govern the subdivision of land and the development or expansion of use of tracts for nonresidential uses and multi-family dwelling units other than one and two family dwelling units and conversion apartments. These regulations also apply to any change of use, additions or alterations that change the outward appearance of a structure used for nonresidential or multi-family purposes.

Section II: Purpose

A. The purpose of the Subdivision and Site Plan Regulations is to provide for:

1. The harmonious and aesthetically pleasing development of the Town of Antrim and its environs.
2. The proper arrangement and coordination of streets within subdivisions in relation to other existing or planned streets or with other features of the Town of Antrim.
3. Suitably located streets of sufficient width to accommodate existing and prospective traffic.
4. Open space of adequate size and proportions to allow for sufficient light and air.
5. Access for firefighting apparatus to buildings.

B. Further, these regulations provide against such scattered or premature subdivision of land or development as would involve danger or injury to health, safety or prosperity by reason of:

1. The lack of water supply or protection of groundwater quality.
2. Inadequate drainage or flooding of neighboring properties.
3. Inadequate roads, school facilities, fire protection, or other public services.
4. Excessive expenditure of public funds for the supply of such services.
5. Undesirable and preventable elements of pollution such as noise, smoke, soot, particulates, or any other discharge into the environment which might prove harmful to persons, structures, or property.

Section III: Definitions

Definitions as adopted as the official Definitions for the Town of Antrim.

Section IV: Procedure

Whenever any subdivision of land or Site Plan is proposed, before any construction, land clearing or building development is begun, before any permit for the erection of any structure is issued and before any plat may be filed with the Hillsborough County Registry of Deeds, the applicant or the applicant's authorized agent shall apply for, and secure, approval of the proposed subdivision and/or site plan. The procedure, including the optional pre-application review provisions, for securing such approval is as follows:

A. Pre-application Review (optional)

Prior to formal submission of the application, the applicant may meet with the Planning Board to discuss a proposal without any binding decisions being made by either Planning Board or applicant. A pre-application review of subdivision and/or site plan proposal is divided into two phases:

1. Conceptual Consultation: RSA 676:4,II (a) & (c). Without the requirement of formal public notice, the prospective applicant may arrange to meet with the Planning Board at a regularly scheduled meeting for a preliminary consultation. Such consultation shall be directed at a review of procedural requirements. Discussions shall be of a general nature only and no decisions shall be made. No application form is required and no time limit is imposed for the conceptual consultation.

2. Design Review RSA 676:4,II (b) & (c). In order to engage in discussion concerning the specific details of a proposed subdivision or site plan, the prospective applicant may file an application for preliminary design review. This meeting is not a public hearing but public notice must be given not less than ten (10) days prior to the meeting and all abutters notified by certified or registered mail return receipt requested. A public notice of such hearing shall also be published in a newspaper of general circulation in the Town at least ten (10) days prior to said hearing. The notice shall include a general description of the proposal and shall identify the prospective applicant and the location of the proposal. No conclusions made at such a meeting are binding on either the Planning Board or the applicant.

- a. An application shall be filed at least twenty-two (22) days prior to the regular meeting of the Planning Board at which it is to be discussed and all fees to cover administration and cost of notices must be paid.

- b. The preliminary review application shall be made by the owner of the property or his duly authorized agent and shall include the following:

- (1) Three copies of the application form provided by the Planning Board accompanied by the names and addresses of abutters as indicated in town records with one set of address labels.

- (2) Three copies of a site survey showing pertinent features of the site, major topographical features of

the site, proposed layout of lots and streets, watercourses and wetlands, and any soils information that has been gathered.

c. Material presented during this phase shall be stamped "Design Review" but any information not modified or changed and meeting the requirements may be filed as part of the completed application and noted accordingly. If the applicant fails to submit a completed subdivision or site plan application within six (6) months, all materials must be updated and resubmitted.

B. Subdivision or Site Plan Application

1. The completed application shall be filed with the Secretary or Chairman of the Planning Board no less than twenty-two (22) days prior to the meeting at which the application will be formally submitted to the Planning Board. The application shall be made by the owner of the property or his duly authorized agent. The completed application shall consist of a completed copy of the application form provided by the Planning Board, a completed check list, and compliance with all of the requirements and specifications required for either the subdivision of land or site plan review, including: the presentation of all required drawings, layouts, reports or other technical data, the payment of all fees as required by the Planning Board in accordance with their fee schedule, and the names and addresses of all abutters as indicated in town records and address labels for same. All fees and the cost of mailing notice of all public hearings to abutters shall be paid by the applicant prior to the hearing.

2. The Planning Board shall use the requirements of these regulations to determine if an application is complete. An application must be either accepted or rejected, by roll call vote of the Planning Board, within 30 days of receipt of the application. An application will be accepted as complete if all requirements of these regulations have been met. However, if there are any missing components to the application, checklist, or plat(s), the applicant should/must submit written waivers for the missing items and/or if written waivers are not applicable or submitted, the Planning Board reserves the right to accept a partially completed application if it determines there is sufficient information to allow the board to begin deliberation, that missing items will be received in a timely manner, allowing deliberation to be completed and an informed decision rendered, within the statutory allotted time. Acceptance of an application as complete does not ensure approval of the application. In cases of non-acceptance of any application submitted to the Board, the grounds for such non-acceptance shall be stated in the minutes or records of the Planning Board and the applicant shall be notified of the action taken in writing not more than ten (10) days after the date of such action. (Amended January 18, 2007)

3. The Planning Board shall hold a public hearing for formal acceptance of the completed application. The applicant and abutters shall be notified, not less than ten (10) days prior to the hearing, by certified mail return receipt requested of the

time and place of such hearing. A public notice of such hearing shall also be published in a newspaper of general circulation in the Town at least ten (10) days prior to said hearing. The notice shall include a general description of the proposal that is the subject of the application and shall identify the applicant and the location of the proposal. All of the cost of notification shall be paid by the applicant.

C. Board Action on Completed Application.

1. The Planning Board shall consider the completed application within thirty (30) days following its acceptance. The Board shall act to approve, conditionally approve or disapprove within ninety (90) days after acceptance, subject to extension or waiver as provided in RSA 676:1, (f).

2. The Planning Board may refer the Subdivision or Site Plan to a consultant or consultants for review and comment. The applicant shall bear all costs of such consultants unless they have received a waiver under Section IX. Prior to referral, the applicant shall post a performance guarantee assuring payment of such services.

3. Changes to drawings and information requested of the applicant during the review process shall be submitted to the Town Planner seven (7) calendar days prior to the date of a continued hearing. Failure to do so may, at the discretion of the Planning Board Chairman, result in the scheduled hearing to be cancelled and rescheduled to a later date. (Adopted January 18, 2007)

4. Unless otherwise stated, all conditions of approval granted by the Planning Board must be met within one year from the date conditional approval is granted. Failure to meet this one-year deadline by the applicant will result in the approval being deemed null and void. The applicant may file an application with the Planning Board to extend the deadline for meeting conditions, providing that such filing is received by the Planning staff thirty (30) days prior to the expiration date. (Adopted January 18, 2007)

5. Before final approval is granted, a performance guarantee shall be posted covering the estimated cost of all on-site and off-site road(s), drainage, utility, parking, landscaping, erosion and sediment control improvements, any other improvements which are subject to those provisions in the General Regulations and Requirements (Section IX) governing the manner of installation or construction and the cost of the Town's inspection during the construction process.

Section V: Submission Requirements for the Subdivision of Land

A. Application

1. Fully executed and signed copies of the subdivision Application in triplicate giving:

- a. Location of site, zoning district, tax map number and lot number.
 - b. Names of any adjoining streets.
 - c. Names and addresses of the owner(s) of record the applicant, the persons or firm preparing the map and abutting landowners.
 - d. All minor subdivision applications shall be accompanied by one set of address labels for abutters and all major subdivision applications shall be accompanied by three sets of address labels for abutters.
2. A written statement of purpose of the subdivision shall be a note on the subdivision plan. (Amended 2/2/06)
 3. Plats for subdivisions shall have a survey of the entire lot. A prior survey may be used provided that it shows metes and bounds, meets all current subdivision regulations for surveys and is acceptable to the surveyor preparing the current subdivision plan by a note on the plan to that effect. (Amended 2/2/06)

B. Lot Line Adjustment, Annexation or Minor Subdivision

1. Lot Line Adjustment or Annexation--To qualify as a Lot Line Adjustment or Annexation, a proposal shall not constitute the creation of any new lot(s). These provisions shall be limited only to the exchange or transfer of land between existing adjacent lots. Such provisions shall not apply to any exchange which shall cause the creation of any substandard lot as per the Town of Antrim Zoning Ordinance, save those cases where a variance has been granted for such.
2. Minor Subdivision--To qualify as a minor subdivision a proposal shall not constitute the creation of more than two new lots in addition to an existing lot from which the subdivision is made, or involve the construction of a road or other improvements. The Planning Board may require additional information as deemed necessary in certain situations and is not limited to only the submission requirements listed under B,3. Additionally, the Board may require a major subdivision plan be prepared should the proposal significantly impact the concerns herein contained.
3. Information required for all Lot Line Adjustments, Annexations and Minor Subdivisions.
 - a. Eight (8) copies of a plan or plat drawn at a scale no greater than 1 inch = 100 feet. A scale of 1 inch = 50 feet may be required if all details cannot be shown clearly at the greater scale. All plans shall be 22 x 34 inches. Oversized drawings will not be accepted. (Amended 2/2/06)

(1) Name and address of the person or firm preparing the plan.

(2) A vicinity sketch showing the location of the site in relation to the surrounding public street system. (Amended 2/2/06)

(3) North arrow, scale, date of original drawing and date of all subsequent changes.

(4) Current zoning classification (including overlaying districts, tax map and lot number) of the property and the location of any district boundaries if located within the site including the fifty (50) foot intrusion into the less restrictive district. (Amended 10/15/92 and 2/2/06)

(5) Property boundary lines, distances and bearings of such plotted to scale.

(6) Names of all current abutting property owners with deed book and page #'s. (Amended 2/2/06)

(7) Names, location and classification of all abutting streets.

(8) Lot number, area of the parcel (in square feet and acres), and street frontage. The Major lot retains the primary lot number. Subdivided lots are numbered -1, -2, etc. (Amended 2/2/06)

(9) Location of all buffers and setbacks by use of dashed lines.

(10) All existing buildings and driveways. (Amended 2/2/06)

(11) Location of wetlands and one hundred year flood elevation line (or a note if not) applicable (source of 100-year flood line - i.e. FEMA community/panel #) The Planning Board reserves the right to have these areas delineated by a Wetland Scientist or a Soil Scientist. (See Section IX,Q) (Amended 12/18/2003; Amended 2/2/06)

(12) Location of waterbodies, streams, rock ledges, cemeteries, drainage ditches and bridges if applicable or a note if there are none. The Planning Board reserves the right to have these areas delineated by a Wetland Scientist or a Soil Scientist. (Amended 12/18/03; Amended 2/2/06)

(13) Location of all easements on record as of the date of the preparation of the plan if applicable or a note if there are none. (Amended 2/2/06)

(14) All existing utilities. (Amended 2/2/06)

(15) Boundary lines, dimensions, setback lines and area of proposed lots. (See Section IX,A) (Amended 2/2/06)

(16) Location and type of all proposed and existing monuments.

(17) Location of all soil test pits, test borings, percolation test pits, and 4000 sq. ft. septic area on each proposed lot (for lots less than 5 acres and for lots within Shoreland Protection). (Amended 2/2/06)

(18) The existing grades, drainage systems and topographical contours at intervals not exceeding five (5) feet, with spot elevations where the grade is less than two (2) percent. Also, all low points, and high points and other areas needing spot elevations shall be shown using dashed lines. Contour lines are to be field run or photogrammetric and not interpolations of USGS maps. The source of the data shall be shown. (Amended 2/2/06)

(19) Ground control. (See Section IX,P)

(20) In the case of Annexations, a note indicating the property to which the lot will be annexed and that the lot from which the parcel is taken will remain a legal lot. (Added 10/15/92)

(21) A cover sheet showing the entire project whenever it cannot be shown at the required scale on a single plan of 22" x 34".

(22) Seal and signature of a duly licensed land surveyor in the State of New Hampshire attesting that:

(a) All bounds are set.

(b) A Note stating that the survey close(s) within one (1) foot/fifteen thousand (15,000) feet for lots within the Village Business District, Residential District, Lakefront Residential District, and Highway Business District and one (1) foot/seven thousand five hundred (7,500) feet in the Rural and Rural Conservation District. (Amended 2/2/06)

(c) The data set forth on this plan is based upon an actual field survey of the premises shown.

(23) Blocks for the endorsement by the owner and the Chairman and Secretary of the Planning Board. (Amended 2/2/06).

(24) Legend showing symbols, hatching and line types shown on the plan. (Adopted 2/2/06)

(25) Existing soils delineation based on the "Soils Survey of Hillsborough County, New Hampshire, Western Part" and a legend which explains the map symbols. (Adopted 2/2/06)

(26) If a variance or special exception was granted by the Antrim Zoning Board of Adjustment, a note on the plan stating what the variance was for and the date of the variance. (Adopted 2/2/06)

(27) Written Request for Waiver's, if any. (Adopted 2/2/06)

(28) The location of the proposed and existing wells with protective radius shown for each lot. (Adopted 2/2/06)

(29) Approval of the Antrim Planning Board for a Special Use Permit to disturb the 25' wetland buffer. (Adopted 2/2/06)

b. Additional Information

(1) Copies of deed restrictions or protective covenants for each definitely restricted section shall be submitted to the Board and boundaries of such shall be accurately presented on the submitted plan if applicable or a note if there are none. (Amended 2/2/06)

(2) Written approval from the Antrim Sewer and Water Department if such approval is required by the Planning Board. (Amended 2/2/06)

(3) Written Approval by the NHDES Subsurface Systems Bureau for the subdivision. (Amended 2/2/06)

(4) Written Approval of the New Hampshire Department of Transportation or the Antrim Road Agent for siting driveways & curb cuts with adequate lines of sight. (Amended 2/2/06)

(5) Site Specific Permit as specified by the NHDES Water Division. (Adopted 2/2/06)

4. Final Plan Submission.

a. A request for final approval of a plat or plan shall be accompanied by a final plan of such proposal legibly and clearly drawn as follows:

(1) The plan shall show all items required in the preliminary layout.

(2) The plan shall have a revision block giving the date and nature of all revisions since the date of original plan submitted.

(3) One Mylar and four dark line copies must be submitted.

(4) The seal and signature of a licensed land surveyor in the State of New Hampshire attesting that all bounds are set

b. Additional Approvals--Copies of all State and Town approvals and permits as follows:

(1) Written Approval of the NH DES Wetlands Bureau for relocation, filling, dredging or re-channeling of any natural or manmade drainage area, river, stream, pond, wet area, etc. (Amended 2/2/06)

c. No changes shall be made after the final plan has been approved without resubmission to the Planning Board for approval of such changes.

d. Prior to the final approval, the Planning Board shall have received, reviewed and accepted any consultant's report required by the Board with respect to the Subdivision Plan including Town Counsel review of covenants, easements and security documents. (Amended 2/2/06)

e. Prior to signature of the plan and its release for recording, a performance guarantee shall be posted established covering the estimated cost of all on-site and off-site road(s), drainage, utility, parking, landscaping, erosion and sediment control improvements, setting of bounds, and any other improvements which are subject to those provisions in the General Regulations and Requirements (Section IX) governing the manner of installation or construction and the cost of the Town's inspection during the construction process. (Amended 2/2/06)

C. Major Subdivisions

Major subdivisions shall include all subdivisions which create more than two new lots in addition to an existing lot from which the subdivision is made or involves the construction of a road or other improvements. The Board may require additional information as deemed necessary in certain situations and is not limited to only the subdivision requirements listed under C,1.

1. Information required for all Major subdivisions.

a. Eight (8) copies of a plan or plat drawn at a scale no greater than 1 inch = 100 feet. A scale of 1 inch = 50 feet may be required if all details cannot be shown clearly at the greater scale. All plans shall be 22" x 34". Oversized drawings will not be accepted. (Amended 2/2/06)

- (1) Name and addresses of the person or firm preparing the plan.
- (2) A vicinity sketch showing the location of the site in relation to the surrounding public street system. (Amended 2/2/06)
- (3) North Arrow, scale, date of original drawing and revision block.
- (4) Current zoning classification (including overlaying districts, tax map and lot number) of the property and the location of any district boundaries if located within the site including the fifty (50) foot intrusion into the less restrictive district. (Amended 10/15/92 and 2/2/06)
- (5) Property boundary lines, distances and bearings of such plotted to scale.
- (6) Names of all current abutting property owners with deed book and page #'s. (Amended 2/2/06)
- (7) Names, location and classification of all abutting streets.
- (8) Lot number, area of the parcel (in square feet and acres), and street frontage. The Major lot retains the primary lot number. Subdivided lots are numbered -1, -2, etc. (Amended 2/2/06)
- (9) Location of all buffers and setbacks by the use of dashed lines.
- (10) The location and size of all existing buildings and driveways. (Amended 2/2/06)
- (11) Location of wetlands and one hundred-year flood elevation line if (or a note if not) applicable (source of 100-year flood line- i.e. FEMA community/ panel #). The Planning Board reserves the right to have these areas delineated by a Wetland Scientist or a Soil Scientist. (Amended 12/18/2003; Amended 2/2/06)
- (12) Location of waterbodies, streams, rock ledges, cemeteries, drainage ditches and bridges if applicable or a note if there are none. The Planning Board reserves the right to have these areas delineated by a Wetland Scientist. (Amended 12/18/2003; Amended 2/2/06)
- (13) Location of all easements on record as of the date of the preparation of the plan if applicable or a note if there are none. (Amended 2/2/06)
- (14) All existing utilities. (Amended 2/2/06)

(15) Location and type of all proposed and existing monuments.

(16) Location of all soil test pits, test borings, percolation test pits, and 4000 sq. ft. septic area on each proposed lot (for lots less than 5 acres and for lots within Shoreland Protection) unless otherwise required by the Planning Board. (Amended 2/2/06)

(17) The existing grades, drainage systems and topographical contours at intervals not exceeding five (5) feet, with spot elevations where the grade is less than two (2) percent. Also, all low points, high points and other areas needing spot elevations shall be shown using dashed lines. Contour lines are to be field run or photogrammetric and not interpolations of USGS maps. The source of the data shall be shown. (Amended 2/2/06)

(18) Ground control. (See Section IX,P)

(19) Location and width of all proposed streets, sidewalks and other public ways and their grades, profiles and rights-of-ways. Location of handicap ramps for all sidewalks. Engineering specifications for paved areas, bridges and/or culverts as required. (See Section IX,E,F,G,H,I & J)

(20) A circulation plan of the interior of the lot showing provision for both auto and pedestrian circulation. An access plan showing means of access to the site and any proposed changes to existing public streets including any traffic control devices necessary in conjunction with the proposed site development plan.

(21) Location and design of all other proposed improvements for:

(a) Water supply showing location and size of water mains, fire hydrants and valves.

(b) Location of the existing effluent disposal area(s). Amended 2/2/06

(c) The location, size, grade and invert elevation of sanitary and/or storm sewers.

(d) Electric power supply with location of utility poles or underground conduits. If the utility company(s) requires an easement to provide service, no final approval shall be granted by the Planning Board until such easements are secured.

(22) Provisions for control of erosion and sedimentation both permanent and temporary (during construction). (See Section IX,K)

(23) A storm water drainage plan. (see Section IX,L)

(24) A plan for the disposal of waste generated on the site during development. (See Section IX,M)

(25) Construction drawings including but not limited to roads, walks, steps, curbing and drainage structures prepared by a Professional Engineer.
(Amended 2/2/06)

(26) The location of any common lands and/or dedication of land for public or common ownership if applicable or a note if there are none. (See Section IX,C) (Amended 2/2/06)

(27) The location of easement, deed restrictions, dedications and covenants if applicable or a note if there are none with the following additional requirements: (Amended 2/2/06)

(a) Where the topography is such as to make difficult the inclusion of any facilities mentioned above within the public ways so laid out, the submitted layout shall show the boundaries of proposed permanent easements over or under private property. Easements shall not be less than fifteen (15) feet in width and shall have satisfactory access to existing or proposed public ways or as determined by the Board.

(b) Any existing or proposed easements shall be shown by a fine dashed line and clearly labeled and identified on the plan. If the easement is being dedicated on the plan, it shall be properly set out in the owner's certificate of dedication. If an easement shown on the plan is already on record, its recorded reference must be shown.

(c) The accurate outline of all property that is offered for dedication for public use must be designated, with the purpose indicated thereon, and of all property that may be reserved by deed restrictions or protective covenant in the deed for the common use of the property owners in the subdivision. Tracts offered for dedication other than for streets or easements should be designated by letter or number.

(28) A cover sheet showing the entire project whenever it cannot be shown at the required scale on a single plan of 22" x 34".

(29) Seal and signature of a licensed land surveyor in the State of New Hampshire attesting that:

(a) All bounds are set.

(b) A note stating that the survey close(s) within one (1) foot/fifteen thousand (15,000) feet for lots within the Village Business District, Residential District, Lakefront Residential District and Highway Business District and one (1) foot/seven thousand five hundred (7,500) feet in the Rural and Rural Conservation District.
(Amended 2/2/06)

(c) The date set forth on this Plan is based upon an actual field survey of the premises shown.

(30) Blocks for the endorsement by the owner and the Chairman and Secretary of the Planning Board.
(Amended 2/2/06).

(31) Legend showing symbols, hatching and line types shown on the plan. (Adopted 2/2/06)

(32) Existing soils delineation based on the "Soils Survey of Hillsborough County, New Hampshire, Western Part" and a legend which explains the map symbols or site specific soil mapping when required by the Planning Board. (Adopted 2/2/06)

(33) If a variance or special exception was granted by the Antrim Zoning Board of Adjustment, a note on the plan stating what the variance was for and the date of the variance. (Adopted 2/2/06)

(34) The location of the proposed and existing wells with protective radius shown for each lot. (Adopted 2/2/06)

b. Additional Information

(1) The phasing of project construction, if staged.

(2) Copies of deed restrictions or protective covenants for each definitely restricted section shall be submitted to the Board and boundaries of such shall be accurately presented on the submitted plan if applicable or a note if there are none.
(Amended 2/2/06)

(3) Written Approval from the Antrim Sewer and Water Department if such approval is required by the Planning Board. (Amended 2/2/06)

(4) Written Approval by the NHDES Subsurface Systems Bureau for the subdivision. (Amended 2/2/06)

(5) Written Recommendation of the Fire Safety Officer if requested. (Amended 2/2/06)

(6) Written Approval of the New Hampshire Department of Transportation or the Antrim Road Agent for siting driveways & curb cuts with adequate lines of sight. (Amended 2/2/06)

(7) Site Specific Permit as specified by the NHDES Water Division. (Amended 2/2/06)

* (8) The applicant may be required to submit the following:

(a) Community Facilities Impact Study (See Section IX,N)

(b) Soil Erosion and Sediment Control Plan (See Section IX,K,2)

(c) Site Specific Soil Survey (See Section IX,O) (Amended 2/2/06)

*Should the Planning Board determine some or all of the information described in Section V,C,1,b (8) above is to be required, the applicant shall be notified in writing within ten (10) days after the public hearing described in Section IV(3) above of the necessity to submit the information deemed a requirement by the Planning Board.

(9) The Board shall determine whether or not the development, if approved, could reasonably be construed as having the potential for regional impact.

2. Final Plan Submission.

a. A request for final approval of a plat or plan shall be accompanied by a final plan of such proposal legibly and clearly drawn as follows:

(1) The plan shall show all items required in the preliminary layout.

(2) The plan shall have a revision block giving the date and nature of all revisions since the date of original plan submitted

(3) One Mylar and four dark line copies must

be submitted.

(4) The seal and signature of a licensed land surveyor in the State of New Hampshire attesting that all bounds are set.

b. Additional Approvals--Copies of all State and Town approvals and permits as follows:

(1) Written Approval of the NH DES Wetlands Bureau for relocation, filling, dredging or re-channeling of any natural or manmade drainage area, river, stream, pond, wet area, etc. (Amended 2/2/06)

(2) Written approval of the Antrim Planning Board for a Special Use Permit to disturb the 25' wetland buffer. (Added 2/2/06)

c. No changes shall be made after the final plan has been approved without resubmission to the Planning Board for approval of such changes.

d. Prior to the final approval, the Planning Board shall have received, reviewed and accepted any consultant's report required by the Board with respect to the Subdivision Plan including Town Counsel review of covenants, easements and security documents. (Amended 2/2/06)

e. Prior to signature of the plan and its release for recording, a bond shall be posted or escrow account established covering the estimated cost of all on-site and off-site road(s), drainage, utility, parking, landscaping, erosion and sediment control improvements, setting of bounds, and any other improvements which are subject to those provisions in the General Regulations and Requirements (Section IX) governing the manner of installation or construction and the cost of the Town's inspection during the construction process. (Amended 2/2/06)

Section VI: Submission Requirements for Site Plan Review

A. Submission Requirements for Home Based Businesses and Change of Use. This includes proposals for uses which customarily or may properly be carried on entirely within a dwelling or other structure accessory to the dwelling, or the change of use of any existing building. This does not include any enlargement of the buildings.

1. Application

a. Fully executed and signed copies of the Building Permit Application in triplicate.

b. Fully executed and signed copies of the Home Occupation and change of Use Application in triplicate including:

(1) Location of site, zoning district, tax map number, lot number, names of any adjoining streets, names and addresses of the owners of record, of the applicant and abutting land owners. Amended 2/2/06)

(2) Area to be used for commercial purposes.

(3) Signed release for the Building Inspector to examine the property to see if it is suitable for the proposed use.

(4) A written statement describing the purpose of the proposed project and giving sufficient detail to determine compliance with the Town Ordinances and Regulations.

2. Plan of Development--A plot plan diagram (engineered plan not necessary), in triplicate, showing the following:

a. Shape and dimensions of the interior area to be used.

b. Any additions or changes to be made in the plumbing or electrical wiring.

c. The shape and dimensions of the proposed parking area.

d. Driveways and flow of traffic entering and exiting the site.

e. Location, size and character of all signs and exterior lighting.

3. Written Approval of the New Hampshire Department of Transportation or the Antrim Road Agent. (Amended 2/2/06)

B. Submission Requirements for Minor Site Plan and additions to Home Occupations. Minor Site Plan Reviews include proposals which involve six hundred (600) square feet, or less, of additional interior space for commercial activity.

1. Application

a. Fully executed and signed copies of the Minor Site Plan Review Application in triplicate including:

(1) Location of site, zoning district, tax map number, lot number, names of any adjoining street, names and addresses of the owners of record, of the applicant and abutting land owners. (Amended 2/2/06)

(2) Nature of change: Addition or Change of Use.

(3) Type of building: Residential, Commercial or Industrial.

(4) Area to be used for commercial purposes.

(5) Signed release for the Building Inspector to examine the property to see if it is suitable for the proposed use.

b. A written statement describing the purpose of the proposed project and giving sufficient detail to determine compliance with Town Ordinances and Regulations.

2. Plan of Development -- plan diagram (engineering plan not necessary), in triplicate showing the following:

a. Shape and dimensions of the interior area to be used.

b. Any additions or changes to be made in plumbing or electrical wiring.

c. Any changes in the sewage disposal system.

d. The shape and dimensions of the proposed parking area.

e. Driveways and flow of traffic entering and exiting the site.

f. Location, size and character of all signs and exterior lighting.

g. Provisions for storage and removal of rubbish.

h. Additions to inns, hotels and restaurants shall have handicap access if the enlargement has a value in excess of twenty five percent (25%) of its current value.

3. Additional Information

a. Written recommendation of the Fire Safety Officer if requested. (Amended 2/2/06)

b. Written approval from the Antrim Sewer and Water Department if such approval is required by the Planning Board. (Amended 2/2/06)

c. Written approval of the New Hampshire Department of Transportation or the Antrim Road Agent for siting driveways and curb cuts with adequate lines of sight. (Amended 2/2/06)

d. Written approval by the NH DES Subsurface Systems Bureau for any additions to any existing septic system, the construction of any new septic system, or to additions of buildings on a septic system. (Amended 2/2/06)

e. Written approval of the Antrim Planning Board for a Special Use Permit to disturb the 25' wetland buffer. (Amended 2/2/06)

C. Submission Requirements for Major Site Plan Review All commercial development and multi-family dwellings other than two family and conversion apartments, whether or not such development includes a subdivision or re-subdivision of the site, and which do not qualify for a Minor Site Plan Review shall include and be in full compliance with the requirements for a Major Site Plan Review listed below.

1. Application

a. Fully executed and signed copies of the Major Site Plan Review Application in triplicate, giving the location of the site, zoning district, tax map number, lot number, parcel number(s), name and addresses of the owners of record, of the applicant, of the persons or firm preparing the map, and abutting land owners with four (4) sets of address labels, along with the names of all adjoining streets.

b. A written statement describing the purpose of the proposed project, giving sufficient detail to determine compliance with the provisions of Site Plan Review Regulations and the Town Ordinances and Regulations in effect.

2. Any Major Site Plan Review which includes a subdivision of the site shall meet all the requirements of the subdivision of land.

3. Plan of Development- Eight (8) copies of a plan or plat drawn at a scale no greater than 1 inch = 100 feet. A scale of 1 inch = 50 feet may be required if all details cannot be shown clearly at the greater scale. All plans shall be 22 x 34 inches. Oversized drawings will not be accepted. (Amended 2/2/06)

a. Existing and Data information

(1) Name and address of the person or firm preparing the plan.

(2) A vicinity sketch showing the location of the site in relation to the surrounding public street system. (Amended 2/2/06)

(3) North arrow, scale, date of original drawing and revision block.

(4) Current zoning classification (including overlaying districts, tax map, and lot number) of the property and location of any district boundaries if located within the site including the fifty (50) foot intrusion into a less restrictive district. (Amended 2/2/06)

(5) Property boundary lines, distances, and bearings of such plotted to scale. (Amended 2/2/06)

(6) Names of all current abutting property owners with deed book and page numbers. (Amended 2/2/06)

- (7) Names, location and classification of all abutting streets.
- (8) The lot number, area of the parcel (in square feet and acres), and street frontage.
- (9) Location of all buffers and setbacks for buildings, wetlands, parking and loading required by the Zoning Ordinance by use of dashed lines.
- (10) The location, size, shape and height of all existing and proposed buildings, including any expansion or changes of existing structures with typical elevations and floor plans (See Section IX, C), and any existing or proposed parking areas or driveways. (Amended 2/2/06)
- (11) Location of all existing buildings, intersecting roads or driveways within two hundred (200) feet of the parcel.
- (12) Location of wetlands and one hundred year flood elevation line (or a note if not applicable); including the source of 100-year flood line - i.e. FEMA community/ panel #). The Planning Board reserves the right to have these areas delineated by a Wetland Scientist. (See Section IX,Q). (Amended 2/2/06)
- (13) Location of waterbodies, streams, rock ledges, cemeteries, drainage ditches and bridges if applicable or a note if there are none. The Planning Board reserves the right to have there areas delineated by a Wetland Scientist. (Amended 2/2/06)
- (14) Location of all easements on record as of the date of the preparation of the plan if applicable or a note if there are none.
- (15) All existing utilities. (Amended 2/2/06)
- (16) The existing grades, drainage systems and topographical contours at intervals not exceeding five (5) feet, with spot elevations where the grade is less than two (2%) percent. Also, all low points, high points, and other areas needing spot elevations shall be shown using dashed lines. Contour lines are to be field run or photogrammetric and not interpolations of USGS maps. The source of such data shall be shown. (Amended 2/2/06)
- (17) Ground Control. (See Section IX,P)
- (18) A cover sheet showing the entire project whenever it cannot be shown at the required scale on a single plan of 22" x 34".

(19) Seal and signature(s) of a licensed engineer or licensed land surveyor attesting (with a note stating) that the survey close(s) within one (1) foot/fifteen thousand (15,000) feet for lots within the Village Business District, Residential District, Lakefront Residential District, and Highway Business District and one (1) foot/seven thousand five hundred (7,500) feet in the Rural and Rural Conservation District and the data set forth on this plan is based upon the actual field survey of the premises shown. (Amended 2/2/06)

(20) Blocks for the endorsement by the owner, the Chairman, and the Secretary of the Planning Board. Amended 2/2/06)

b. Proposed Development

(1) The shape, size, height and location of the proposed structures, including any expansion or changes of existing structures, with typical elevations and floor plans. (See Section IX,C)

(2) Proposed streets, driveways, parking spaces and sidewalks, with indication of the direction of travel for one-way streets, and drives and inside radii of all curves. The width of streets, driveways and sidewalks. Sidewalks shall be provided with handicap ramps. The total number of parking spaces, loading spaces, and loading facilities shall be shown. (See Section IX,E,F & G)

(3) The location of all points of access to town roads and State highways.

(4) Street centerlines and rights-of-way lines and locations of adjacent streets and other public property within at least one hundred (100) feet of the subdivision or site. Street names, bearing and distances along centerlines.

(5) Street, sidewalk and bikeway cross sections and profiles, location of handicap ramps for all sidewalks, engineering specifications for paved areas, bridges and/or culverts as required. (See Section IX,H,I & J)

(6) A circulation plan of the interior of the lot showing provision for both auto and pedestrian circulation. An access plan showing means of access to the site and proposed changes to existing public streets including any traffic control devices necessary in conjunction with the proposed site development plan. (See Section IX,G)

(7) A utility plan showing:

- (a) Water supply showing location and size of water mains, fire hydrants and valves.
 - (b) Location of the existing effluent disposal area(s). (Amended 2/2/06)
 - (c) The location, size, grade and invert elevation of sanitary and/or storm sewers.
 - (d) Storage tanks: location, size, type and protective barriers, if required.
 - (e) Location of utility poles and a layout indicating how the site will be served by electric, telephone, and any other public utility. If the utility company(s) requires an easement to provide service, no final approval shall be granted by the Planning Board until such easements are secured.
- (8) Exterior lighting plan and proposed signs or instructional devices to be located on the site, including sign orientation, size, height and elevation view.
- (9) Provisions for storage and removal of rubbish.
- (10) Plans for snow removal and storage.
- (11) Existing and proposed topography of the site at a five (5) foot interval of two (2) foot contour if major changes to the existing topography are being proposed.
- (12) Provisions for control of erosion and sedimentation both permanent and temporary (during construction). (See Section IX,K)
- (13) A storm water drainage plan. (See Section IX,L)
- (14) A plan for the disposal of waste generated on the site during development. (See Section IX,M)
- (15) Construction drawings including but not limited to roads, walks, steps, curbing and drainage structures.
- (16.) A general landscaping plan and planting schedule, including the treatment of buffer areas and the location and types of trees and vegetation to be planted.
- (17) The location, type and size of other screening, including fences and walls.

(18) The location of any common lands and/or dedication of land for public or common ownership. (See Section IX, C)

(19) Provisions for fire safety, prevention and control.

(20) The location of easement, deed restrictions, dedications and covenants, with the following additional requirements:

(a) Where the topography is such as to make difficult the inclusion of any facilities mentioned above within the public ways so laid out, the submitted layout shall show the boundaries of proposed permanent easements over or under private property. Easements shall not be less than fifteen (15) feet in width and shall have satisfactory access to existing or proposed public ways or as determined by the Board.

(b) Any existing or proposed easements shall be shown by a fine dashed line and clearly labeled and identified on the plan. If the easement is being dedicated by the plan, it shall be properly set out in the owner's certificate of dedication. If an easement shown on the plan is already on record, its recorded reference must be shown.

(c) The plan shall contain an accurate outline of all property that is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed restrictions or protective covenant in the deed for the common use of the property owners in the subdivision. Tracts offered for dedication other than for streets or easements should be designated by letter or number.

(21) Other information:

(a) The phasing of project construction, if staged.

(b) Copies of deed restrictions or protective covenants for each definitely restricted section shall be submitted to the Board and boundaries of such shall be accurately presented on the submitted plan if applicable or a note if there are none. (Amended 2/2/06)

(c) Written Approval from the Antrim Sewer and Water Department if such approval is required by the Planning Board. (Amended 2/2/06)

(d) Written Approval by the NH DES Subsurface Systems Bureau for any additions to any existing septic system or the construction of any new septic systems. (Amended 2/2/06)

(e) Written recommendation of the Fire Safety Officer if requested. (Amended 2/2/06)

(f) Written Approval of the New Hampshire Department of Transportation or the Antrim Road Agent for siting driveways & curb cuts with adequate lines of sight. (Amended 2/2/06)

(g) Site Specific Permit as specified by the NH DES Water Division.

* (h) The applicant may be required to conduct the following:

i. Community Facilities Impact Analysis. (See Section IX,N)

ii. Soil Erosion and Sediment Control Plan. (See Section IX,K,2)

iii. Site Specific Soil Survey. (See Section IX,O)

*Should the Planning Board determine some or all of the information described in Section VI,C,3,b(21),h, above is to be required, the applicant shall be notified in writing within ten (10) days after the public hearing described in Section IV (3) above of the necessity to submit that information deemed a requirement by the Planning Board.

4. Final Plan

a. A request for final approval of a plat or plan shall be accompanied by a final plan of such proposal legibly and clearly drawn as follows:

(1) The plan shall show all items required in the preliminary layout.

(2) The plan shall have a revision block giving the date and nature of all revisions since the date of the original plan submitted to the Planning Board.

(3) One Mylar and Four (4) dark line copies must be submitted. (Amended 2/2/06)

b. Additional Approvals--Copies of all state and town approvals and permits:

(1) Written Approval of the NH DES Wetlands Bureau for relocation, filling, dredging or re-channeling of

any natural or manmade drainage area, river, stream, pond, wet area, etc. (Amended 2/2/06)

(2) Written approval of the Antrim Planning Board for a Special Use Permit to disturb the 25' wetland buffer. (Added 2/2/06)

c. No changes shall be made after the final plan has been approved without resubmission to the Planning Board for approval of such changes.

d. Prior to final approval, the Planning Board shall have received and reviewed any consultant(s) report(s) required by the Board with respect to the Site Plan including Town Counsel review of covenants, easements, and security documents. (Amended 2/2/06)

e. Prior to the signature of the plan and its release for recording, a bond shall be posted or escrow account established covering the estimated cost of all on-site and off-site road(s), drainage, utilities, parking, landscaping, erosion and sediment control improvements, any other improvements which are subject to those provisions in the General Regulations and Requirements (Section IX) governing the manner of installation or construction and the cost of the Town's inspection during the construction process. (Amended 2/2/06)

Section VII: Performance Guarantee

A. The applicant shall post a performance guarantee assuring payment for a consultant or consultants requested by the Planning Board for review of the Subdivision and/or Site Plan Application and during the hearing process.

B. Prior to the signature of the plan its release for recording, the developer shall post a performance guarantee any time there are provisions in the plat for the construction of improvements.

1. The performance guarantee shall cover the estimated cost of all on-site and off-site road(s), drainage, utility, parking, landscaping, erosion and sediment, control improvements, and any other improvements which are subject to those provisions in the General Regulations and Requirements (Section IX) governing the manner of installation or construction and the cost of the Town's inspection during the construction process.

2. The performance guarantee shall assure the filing of an "as built" plan with the Board of Selectmen upon completion of the project.

3. The Board of Selectmen may authorize release of the performance guarantee for a project contingent upon the completion of minor changes or unfinished work and the posting of a performance guarantee to cover the estimated cost of such work.

4. The applicant shall provide a performance guarantee in an amount and with surety and conditions satisfactory to the Planning Board and Board of Selectmen and reviewed by Town Counsel, providing for and securing to the Town of Antrim the actual construction and installation of such improvements and utilities within a period of time specified by the Planning Board and expressed in the performance guarantee; and further, the Town of Antrim shall have the power to enforce such performance guarantee by all appropriate legal and equitable remedies.

Section VIII: Inspection, Approval and Acceptance of Improvements, Installations or Facilities.

A. Subdivision and Site Plan Review approvals are granted subject to certification of compliance upon completion of any construction and prior to any use of the approved project. The certificate of compliance shall be issued by the Selectmen or their designated agent after final inspection affirms the project as completed, to be in conformity with all permits theretofore issued by the Town and other governmental agencies and all plans and information on which the permits were issued.

B. All construction procedures under Subdivision and Site Plan Review Regulations shall be observed, inspected, and certified by the Selectmen, their designated agent, or a registered professional engineer, selected by the Planning Board, and paid for by the applicant.

C. Minor necessary changes may be required by the Selectmen or their designated agent. An inspection shall be completed within seven (7) working days of the request.

D. A performance guarantee for the completion of minor unfinished work may be accepted by the Selectmen in lieu of the total completion of the project at that time and thereupon a certificate of compliance may be issued.

E. Before certification can be granted, an "as built" Final Plan shall be submitted showing the actual location and position of all roads and utilities. The plan shall include the license number and seal of a licensed engineer or land surveyor licensed in the State of New Hampshire preparing the plan and form for endorsement by the Selectmen or their designated agent.

Section IX: General Standards and Requirements

The following regulations shall govern the Subdivision of land and the Site Plan Review. The Planning Board may refer any proposed subject to these General Standards and Requirements to a consultant or consultants for review and comment. Prior to referral, the applicant shall post a performance guarantee assuring payment of such services.

A. Lots

1. Lot size and configurations shall meet all requirements of the Antrim Zoning Ordinance. Irregular lot configurations involving

extremely acute angles between lot boundary lines, abnormally narrow strips of land or other arrangements limiting normal utilization of the lot area shall be avoided.

2. All lots shall have their minimum frontage on a state highway (excluding limited access highways), a class V road or a street within an approved subdivision plan. Subdivisions will not be approved on roads shown on Town records and plans as Discontinued, Discontinued Subject to Gates and Bars or Class VI Roads.

3. Lots shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan.

B. Bounds

The surveyor shall set bounds or post a performance guarantee for the cost of the permanent monuments before final Planning Board approval and signing of the plan. Bounds must be set using the following requirements: 1" x 24" iron rod or 6" x 6" x 36" granite markers set to a depth of 30" and/or markers as approved in detail by the Planning Board at all corners and changes in angle of the lot lines and not more than one thousand (1,000) feet apart along a straight line.

C. Design and Layout of Buildings

1. The proposed use, building design and layout shall meet the provisions of the Antrim Zoning Ordinance, Subdivision Regulations, Site Plan Review Regulations and intent of the Master Plan.

2. The proposed use and design layout will be in such a location and of such size and character that it will be in harmony with the appropriate and orderly development of the surrounding area.

3. The proposed use, building design and layout shall be in such a location and shall be of such a size, and layout so that all possible nuisances emanating there from are minimized.

4. The proposed location and height of buildings or structures, location, nature and height of walls and fences, parking, loading and landscaping shall be such that they will not interfere with, discourage or prevent the appropriate development in the use of land adjacent to the proposed site or reasonably affect its value.

5. All new or enlarged inns, hotels and restaurants shall have handicap access.

6. Signs shall be in accordance with the regulations of the Antrim Zoning ordinance and in addition shall be so designed and located as not to present a hazard, glare or unattractive appearance to adjacent properties, motorists or pedestrians.

7. The land indicated on the plan shall be of such a character that it can be used for building purposes without danger to

public health or the general welfare. Any buildings located in Special Flood Hazard Areas shall meet the requirements of Article XII - Flood Plain Development District (FDD) of the Antrim Zoning Ordinance.

8. If proposed use provides for open space or parks before approval, the Planning Board may, in proper cases, require the plat to show a park or parks suitably located for playground or other recreational purposes. The Planning Board may, by appropriate endorsement on the plat, require that no building be erected upon such park or parks without its approval. Areas set aside for parks or playgrounds to be dedicated or to be reserved for common use of all property owners by covenant in the deed, whether required or not required by the Planning Board, shall be of reasonable size and character for neighborhood playgrounds or other recreational uses.

9. The design shall provide adequate safeguards against undesirable and preventable elements of pollution such as noise, smoke, soot, particulates, odor, electrical disturbance or any other discharge into the environment which might prove to be harmful or a nuisance to persons, structures or adjacent properties.

10. The landscape shall be preserved in its natural state insofar as is practical by minimizing tree and soil removal. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

11. The proposed development shall be related harmoniously to the existing terrain, and to the use, scale and proportions of existing and proposed buildings in the vicinity that have functions or visual relationships to the proposed development.

12. All open space shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties.

13. Any outside storage of rubbish and waste of any description shall be restrained by the use of a container or confined space to prevent refuse from being scattered by animals or weather.

14. Exposed storage areas, exposed machinery installations, service areas, truck loading areas and similar accessory uses and structures shall be subject to such setbacks, screen plantings or other screening and buffering methods as shall reasonably be required to prevent these areas from being incongruous with the existing or contemplated environment and surrounding properties.

15. Appropriate screening, as deemed necessary by the Planning Board, shall be required in cases to shield adjacent properties from incompatible uses.

D. Sanitary Systems

1. In areas not currently served by public sewer systems, it shall be the responsibility of the developer or his agent to provide information to prove that the area of each lot is adequate to permit the installation and operation of a sewage disposal system adequate to serve the development.
2. A septic approval by the New Hampshire Water Supply and Pollution Control Division is required for lots of less than five (5) acres and for all site plan developments.
3. The Board, when it deems necessary, may require that said plan contain a certification by a certified soils engineer and/or scientist as to the information therein contained. All fees shall be paid by the developer.

E. Parking Requirements

1. Off-street parking spaces shall be provided for every new structure, the enlargement of an existing structure, the development of a new land use or any change in an existing use in its entirety in accordance with the Antrim Zoning Ordinance Off Street Parking, Loading and Unloading Regulations.
2. Required off-street parking spaces shall continue to serve the uses or structures for which they were intended so long as said use or structure remains.
3. When the computation of required parking or loading spaces results in the requirements of a fractional space, any fraction over one-half shall require one space.
4. All off-street parking, loading or unloading shall be suitably improved, graded, surfaced and maintained so as to cause no nuisance from dust or storm drainage including ice and snow removal. Provisions will be made for snow removal to insure that no snow will be pushed, shoveled or placed in a public way.
5. Required off-street parking shall be provided on the same lot as the principal use it is required to serve, or when practical difficulties, as determined by the Planning Board, prevent its establishment upon the same lot; it shall be established no further than three hundred (300) feet from the closest lot line.
6. All parking areas shall be designed so as to prevent soil erosion and shall be included in the soil erosion and sediment control plan.

F. Driveway Permits

Any one desiring to construct, alter, repair or relocate a driveway in order to obtain access to an existing or proposed street or roadway, shall first apply for and obtain a permit from the Road Agent of the Town of Antrim or the State Highway Department, which permit shall provide for the construction, alteration, repair or relocation of such driveway in accordance with the following specifications:

1. Any driveways having access on a State highway must comply with RSA 236:13.
2. No construction of any driveway shall be conducted without such permit.
3. No use of such driveway (except of a temporary nature during construction) shall take place until the Road Agent shall inspect the construction of the driveway and certify that said driveway conforms to the specifications set forth in this regulation.

4. General Specifications

- a. Minimum width at property line 20 feet.
 - b. Minimum distance between drives (same side of road) 50 feet in residential areas and 100 feet in rural areas.
 - c. Minimum distance from intersection (same side of road) 50 feet in residential areas and 100 feet in rural areas.
 - d. Minimum all seasons safe sight distance 200 feet.
5. in case of rear lots with private driveways to local streets, the above requirements shall be at the discretion of the Planning Board.
6. Upon any application for a driveway permit, the applicant shall confer with the Road Agent who shall determine specifications and other aspects of construction of said driveway as the Road Agent deems necessary in order to provide for adequate drainage, snow removal, safety, etc. to prevent interference with the proper use of existing access roads. It shall be a requirement of construction, that such specifications of the Road Agent be complied with prior to the use of such driveway.

- a. All driveway culverts shall be smooth interior corrugated high density polyethylene pipe with a minimum diameter of fifteen (15) inches and a minimum cover of one and one-half (1½) times the diameter of the culvert.
(Amended June 19, 2008)
- b. All driveways shall have a negative grade at the road unless otherwise authorized by the Road Agent.
- c. The driveway grade shall not exceed ten percent (10%) unless authorized by the Road Agent and the Antrim Planning Board.

7. Shared Driveways (Adopted 01/20/05)

- a. A shared driveway shall serve no more than two lots.
- b. The shared portion of the driveway shall be a minimum of twenty (20) feet wide.

- c. The shared portion of the driveway shall not extend more than fifty (50) feet from the intersection with the highway.
- d. Easements protecting the right of way for property owners must be incorporated into the land deeds.

G. Roadways

1. All roads shall conform to the standards of class V Roads or better, shall meet all specifications of this section, and shall be approved by the Planning Board.
2. No street shall be recommended for acceptance by the Board of Selectmen until it has been approved by the Planning Board in accordance with this ordinance.
3. The right of way shall be fifty (50) feet.
4. Road Layout
 - a. New streets shall be so laid out as to accommodate the continuation of the principal streets in adjoining subdivisions or for their proper protection when adjoining property is not subdivided.
 - b. Street intersections and curves shall be so designed as to permit adequate visibility for both pedestrian and vehicular traffic.
 - (1) Unless two streets or roads entering an intersection are directly opposite each other, the minimum distance from another intersection shall be 100 feet.
 - (2) Minimum all seasons safe site distance 300 feet.
 - (3) Minimum radii of curves at intersections 30 feet at the curb line. The radii may be increased for heavy traffic flows, commercial or industrial activity.
 - (4) When a traffic impact study indicates, space must be provided for turning lanes as indicated.
5. Dead end streets shall be equipped at the closed end with a cul-de-sac or turn-around having a minimum radius of seventy-five (75) feet from the center of the circle to the right-of-way and with a grade not to exceed two percent (2%).
6. If a road is to be offered up for acceptance by the Town it must be paved per paragraph H.12 and certified by a professional engineer that it meets or exceeds Class V specifications at the time of acceptance. (Adopted 12/18/03)

H. Road Construction

1. All roads shall be constructed to meet the standards of Class V roads or better.
2. The right of way shall be fifty (50) feet.
3. The finished surface of the traveled way shall not be less than the width of connecting Town roads unless specifically approved by the Planning Board. The minimum width required shall be eighteen (18) feet. The road shall have at least four (4) foot gravel shoulders on each side of the traveled way before tapering off at a 3:1 slope to the ditch line.
4. The grade of a road shall not be less than one (1) percent nor more than ten percent (10%) unless specifically approved by the Planning Board.
5. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having no greater than a two percent (2%) rate at a distance of sixty (60) feet, measured from the nearest right of way line of the intersecting street unless specifically approved by the Planning Board.
6. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance. The sight distance profile shall allow for four (4) feet at the ditch line.
7. All loam, stumps and other improper road foundation material within the limits of the roadway and shoulders shall be removed. In embankment areas, suitable foundation materials shall be placed in one (1) foot layers and compacted, to form a suitable sub-grade.
8. Ledge and boulders shall be removed to a minimum of at least twenty-four (24) inches below base course gravel and replaced with sand or bank run gravel.
- *9. Base course gravel shall consist of a minimum of twenty four, (24) inches of compacted gravel. It shall be applied in two (2) separate twelve (12) inch compacted layers. The base course shall contain no stone measuring larger than six (6) inches in diameter.
- *10. Finish gravel shall consist of six (6) inches of crushed gravel.
- *Note: The quality of the gravel must meet or exceed the standards outlined in the State of New Hampshire Standards and Specifications for Road and Bridge Construction as approved and Adopted in 1971.
11. All culverts under roadways shall be of reinforced concrete or smooth interior corrugated high density polyethylene pipe with

a minimum diameter of fifteen (15) inches and minimum cover of three to four (3-4) feet to final grade. There shall be headers on all inlets and spreaders on all outlets unless otherwise approved by the Planning Board. (Amended June 19, 2008)

12. Paved roads shall consist of three inches of hot bituminous concrete. It shall be applied in two (2) courses: a two (2) inch base course and a one (1) inch wearing course. The thickness specified shall be compacted. Pavement shall be applied by an approved paving contractor and in accordance with the State of New Hampshire Standards and Specifications for Road and Bridge Construction, Department of Transportation, 2002 as subsequently amended and/or superseded. (Amended 12/08/03)

13. The deadline for applying bituminous concrete is November 1 or when weather conditions are not acceptable as determined by the Town of Antrim Road Agent or the Planning Board Engineer.

I. Storm Water Drainage for Roadways

1. Proper drainage shall be installed subject to the storm water drainage plan as approved by the Planning Board and the Planning Board Engineer.

2. Natural watercourses shall be cleaned out and increased in size where necessary to handle storm run off. A permit must be obtained for any dredging and filling of streams or wetlands for the State of New Hampshire Department of Environmental Services Wetlands Board.

3. Drainage ditches shall be twelve (12) to eighteen (18) inches in depth with a 3:1 slope from the road surface to the bottom of ditch. Riprap is required in areas where water flow is excessive.

4. Storm drainage systems shall be designed to adequately handle a fifty (50) year storm frequency.

5. Culverts fifteen (15) inches or greater in diameter shall be of reinforced concrete or smooth interior corrugated high density polyethylene pipe having a minimum of three to four (3-4) feet of cover to final grade. There shall be headers on all inlets and spreaders on all outlets unless otherwise approved by the Planning Board. (Amended June 19, 2008)

6. Closed drainage may be required depending upon the steepness of the slope and/or the length of the slope. Closed drainage shall have catch basins every two hundred fifty (250) feet or less.

J. Preparation of Public Roadways.

1. Monuments of granite or concrete six (6) inches on the top and thirty-six (36) inches long shall be set with six (6) inches exposed above ground at all street corners and angle points in the street line as well as at the ends of all curves. All street lines shall have monuments set at a maximum of one thousand (1000) feet apart.

2. Sidewalks and curbing shall be constructed as directed by the Planning Board. All curbs shall be of either granite or concrete. All sidewalks shall have handicap ramps at suitable locations. The expense shall be borne by the developer.

3. Driveway culverts shall be installed if required at the direction of the Road Agent. This expense shall be borne by the developer.

4. Street signs, culverts and guardrails shall be installed as directed by the Road Agent. The expense shall be borne by the developer.

5. It shall be the responsibility of the developer planning and constructing a new road to do the following:

a. Advise the Planning Board and the Road Agent of his intent in order to secure approval of the proposed right-of-way.

b. Request an inspection and approval of the right-of-way after each of the following operations. The inspection shall be made by the Planning Board, the Planning Board Engineer and/or the Road Agent. The cost of inspection shall be borne by the developer.

(1) Clearing and grubbing.

(2) Installing drainage.

(3) Course gravel.

(4) Finish gravel.

(5) Surfacing.

(6) Loam, seeding, guard rails, signs and general cleanup.

(7) Monumentation.

c. The developer shall work from grade stakes set at fifty (50) foot stations along the length of the right-of-way. All stakes are to be intact when inspections are made.

d. Before final inspection, the developer shall remove all trash from the right-of-way and repair any damage to the road or shoulders.

K. Erosion and Sediment control

A soil erosion and sediment control plan shall be provided for all major subdivisions and major site plans where the soil surface is to be disturbed. Applicants may request the Planning Board to waive this requirement upon recommendation of the Hillsborough County Conservation District.

1. Definitions

- a. Certification means a signed, written approval by the Planning Board that a soil erosion and sediment control plan complies with the applicable requirements of the regulations.
- b. County Conservation District means the Hillsborough County Conservation District (HCCD).
- c. Development means any construction or grading activities to improved or unimproved real estate.
- d. Disturbed Area means an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.
- e. Erosion means the detachment and movement of soil or rock fragments by water, wind, ice or gravity.
- f. Grading means any excavation, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.
- g. Inspection means the periodic review of sediment and erosion control measures shown on the certified plan.
- h. Sediment means solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.
- i. Soil means any unconsolidated mineral or organic material of any origin.
- j. Soil Erosion and Sediment Control Plan means a scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

2. Erosion and Sediment Control Plan

- a. To be eligible for certification, a soil erosion and sedimentation control plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the likelihood of excessive storm water runoff from the proposed site, based on the best available technology. Such principles, methods and practices necessary for certification are found in the **EROSION AND SEDIMENT CONTROL DESIGN HANDBOOK FOR DEVELOPING AREAS OF NEW HAMPSHIRE (1987)** as amended. Alternative principles, methods and practices may be used with prior approval of the Planning Board. Said plan shall conform to and contain all items listed in the application requirements for a Major Subdivision or Site Plan.

b. Site development shall not begin unless the soil erosion and sediment control plan is approved by the Planning Board, those control measures, and facilities in the plan scheduled for installation prior to site development are installed and functional.

c. Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the approved plan.

d. All control measures and facilities shall be maintained in effective condition to ensure the compliance of the approved plan.

e. The estimated costs of measures required to control soil erosion and sedimentation, as specified in the certified plan, may be covered in a performance guarantee acceptable to the Planning Board.

3. Minimum Acceptable Standards

a. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the planning considerations in the **EROSION AND SEDIMENT CONTROL DESIGN HANDBOOK FOR DEVELOPING AREAS OF NEW HAMPSHIRE (1987)**, as amended. Soil erosion and sediment control plans shall result in a development that: minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off site erosion and/or sedimentation.

b. The minimum standards for individual measures are those in the **EROSION AND SEDIMENT CONTROL DESIGN HANDBOOK FOR DEVELOPING AREAS OF NEW HAMPSHIRE (1987)**, as amended. The Planning Board may grant exceptions when requested by the applicant, in writing, if technically sound reasons are presented.

c. The Soil Conservation Service method is outlined from Appendix I of the **EROSION AND SEDIMENT CONTROL DESIGN HANDBOOK FOR DEVELOPING AREAS OF NEW HAMPSHIRE (1987)**, as amended, shall be used in determining peak flow rates and volumes of run off unless an alternative method is approved by the Planning Board.

4. Issuance of Certification or Denial

a. The Planning Board shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of this regulation or deny certification when the development proposal does not comply with these regulations.

b. Prior to certification, any plan submitted to the municipality may be reviewed by the Hillsborough County Conservation District which may make recommendations

concerning such a plan, provided such review shall be completed within thirty (30) days of the receipt of such a plan.

c. The Planning Board may forward a copy of the development proposal to the Conservation Commission, other review agency or consultant for review and comment.

5. Inspections shall be made by the Planning Board, the Building Inspector or other designated agent during development to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained. The Planning Board may require the permittee to verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being operated and maintained.

L. Storm Water Drainage Plan.

1. The existing and proposed method of handling storm water.
2. The direction of flow of the run off using arrows.
3. The location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins and storm sewers.
4. Engineering calculations used to determine drainage and piping requirements based upon a fifty (50) year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surface (such as paving and building area) being proposed.

M. Plan for Disposal of Waste Generated During Development

1. The treatment and/or disposal of any displaced ledge and/or rocks.
2. The treatment and/or disposal of tree stumps, loam, dredgings, or subsoil.

N. Community Facilities Impact Analysis

1. Demographic Description - The analysis must identify the demographic market the project intends to serve, including:
 - a. Average family size.
 - b. Numbers and ages of families.
 - c. Anticipated time period to fill all units or lots.
2. Community Facilities Impact - The applicant shall conduct analysis of the following:
 - a. Estimated impact on sewage disposal system, including flow estimates and assessment of capacity.

- b. Estimated impact on the water system, including flow estimates, capacity and assessment of existing or potential water pressure.
- c. Estimated impact on the traffic system, including impact of traffic on immediate existing road structures.
- d. Estimated impact on the school system.
- e. Estimated impact on public safety providers including police, fire and ambulances.
- f. Estimated impact on solid waste disposal system.
- g. Estimated impact on existing storm water management systems, including flow and water quality.
- h. Estimated impact on recreation resources.
- i. Any other study deemed appropriate by the Planning Board.

O. High Intensity Soils Maps

- 1. High intensity soils maps are to be provided for major site plans and major subdivision plans on those occasions deemed necessary by the Board due to wetland, septic or drainage considerations.
- 2. The high intensity soils maps shall be prepared by a certified soil scientist who is qualified by the Hillsborough County Conservation District.
- 3. A high intensity soils map shall be drawn at a scale no greater than 1 inch = 100 feet and identified and mapped in accordance with high intensity soils mapping standards as adopted by the Hillsborough County Conservation District.
- 4. A paper copy of the high intensity soils survey shall be provided to the Planning Board. In addition to the soils information provided by the survey, the map shall have on it the following:
 - a. The signature of the certified soils scientist.
 - b. Any qualifying notes made by the soils scientist.
- 5. If a soils classification provided on the high intensity soils map is in dispute, the Planning Board may request an evaluation of the soil designations by the Hillsborough County Conservation District.

P. Ground Control

- 1. Ground control shall be marked, by the applicant, both on the site and on the plan map(s). The ground control shall consist of

numbered flags, stakes, walls, trees or other easily identifiable points on the property. These points will be well distributed throughout the site at a density of not less than four (4) points per acre. The numbered points must be identified by number on the plan. The purpose of this requirement is to provide easy identification for all parties required or interested in examining the site.

2. All wetland areas, prior to tree cutting and clearing shall be staked and flagged twenty-five (25) feet from the wetland boundary. These stakes shall be a maximum of fifty (50) feet apart for straight boundaries and twenty-five (25) feet apart for curved boundaries.

Q. Special Flood Hazard Areas

1. All proposals for development governed by these regulations having lands identified as Special Flood Hazard Areas (SFHA) by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Hillsborough, NH" dated [September 2007 - Insert Final Map Effective Date], together with the associated Flood Insurance Rate Maps (FIRMS) dated [September 2007 - Insert Final Map Effective Date] as amended, shall meet the requirements of Article XII--Flood Plain Development District (FDD) of the Antrim Zoning ordinance. (Amended February 18, 2007)

a. Base flood elevation (the level of the one hundred (100) year flood elevation line) data shall be provided for that portion of proposals within the Special Flood Hazard area.

b. All development proposals shall be reviewed to determine whether such proposals meet the requirements of the Zoning ordinance.

c. All installations shall be inspected by the Building inspector or other designated agent before they are certified for use.

2. Requirements for subdivisions and site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) are as follows: (Added 01/02/2003, Amended February 18, 2007)

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 Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).

c. The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:

- (i) All such proposals are consistent with the need to minimize flood damage;
- (ii) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and
- (iii) Adequate drainage is provided to reduce exposure to flood hazards.

Section X: Recording of Plat (Amended January 18, 2007)

A. Subdivision plats shall be recorded by the Planning staff within thirty (30) days of receipt of the final drawings. Plans to be recorded will have all the required signatures, and any expenses for filing will be borne by the applicant in advance.

B. Prior to the recording of any plats in the registry of deeds which are not subdivisions, the surveyor shall file, for information purposes only, a copy of the survey with the Planning Board.

Section XI: Waivers

Upon a request in writing (Adopted February 2nd 2006) from an applicant or upon a motion of any regular member, the Board may vote to waive, in whole or in part, the requirements of Section V, VI and/or Section IX when the proposed Subdivision or Site Plan involves either no structural changes or only minor structural expansion, or when, in the majority opinion of the Board, the literal enforcement of the regulation would create an unnecessary hardship due to unique characteristics of the site in question, and such waiver would not adversely compromise the purpose or intent of the Subdivision and Site Plan Review Regulation.

Section XII: Enforcement

The Board of Selectmen is charged with the responsibility to enforce the provisions of these regulations.

Appendix A: Antrim Road Acceptance, Reopening, and Reclassification Policy

A. ACCEPTANCE OF A NEW ROAD

In accordance with RSA 674:40-a, the authority to accept dedicated streets was delegated to the Board of Selectmen by the legislative body of the Town of Antrim at the March 6, 1973 Town Meeting by vote in the affirmative on Article 16.

The following procedures shall apply to any person proposing to create a new road or highway, in conjunction with an application for subdivision or site plan review, intended to be dedicated to the Town of Antrim for acceptance by the Town:

1. The proposed road design, prepared in accordance with the Town of Antrim Subdivision and Site Plan Review Regulations and Road Design Specifications, shall be submitted to the Planning Board with an application for subdivision or site plan review. A note on the subdivision plan should clearly indicate the applicant's intention to dedicate the proposed new highway or road to the Town.
2. Upon receipt of a subdivision or site plan review application showing a proposed new road to be dedicated to the Town, the Planning Board Secretary will distribute copies of the plans to the Board of Selectmen, Town Planner, Road Agent, Police Chief, and Fire Chief for review and comment. Comments provided by these local officials will be considered by the Planning Board during the initial acceptance and final approval stages of the application review process.
3. The Planning Board will review the application in accordance with 676:4, including the proposed road design, and may ask the Town's consulting engineer to review and comment on the proposed road design to ensure the plan is in conformance with the Town's regulations and road design specifications. Such review shall be at the expense of the applicant.
4. Should the Planning Board vote to approve the application, the applicant should be aware that the Planning Board's approval to proceed does not constitute acceptance of the road, or that the Town will take over the road. This can be done only by the Board of Selectmen after the road has been completed and built to the Town's requirements and satisfactory confirmation of same is received from the Planning Board and the Town's consulting engineer(s).
5. The developer shall be responsible for providing and installing all standard street signs and lighting as recommended by the Police Department and required by the Planning Board for all highways and roads at his expense.
6. Once the highway or road has met all requirements for completion, it shall be posted "Private" until accepted by the Board of Selectmen.

7. a. Once the Planning Board has determined that the application has met all requirements, including final inspection by the Town's consulting engineer, the applicant or lot owners within the subdivision, may submit to the Board of Selectmen a written request to formally accept the road. Upon receipt of such a request, the Board of Selectmen will schedule a public hearing and render its decision considering whether there is public need for the highway.

b. Until such time as the road is accepted by the Board of Selectmen, it shall be the continuing responsibility of the creator of the road to provide for maintenance. This may be accomplished in several ways, including, but not limited to, the following:

- (1) The creation of an association with the authority to assess individual lot owners, subject to approval of the Planning Board.
- (2) Maintenance by the creator of the road.
- (3) Entering into a contract for maintenance with the Town.

8. Once the highway or road is accepted by the Board of Selectmen they will notify the Planning Board, applicant, Post Office, Road Agent, Conval School District, Fire Chief, and Police Chief. Once such a notice is disseminated, the Town will assume full responsibility for the road or highway which shall have the status of a public highway under RSA 229:1, deemed a Class V highway, and subject to the municipality's duty of regular maintenance as per RSA 674:40-a and set forth in RSA 231.

The Planning Board does not have the authority to accept a highway, and therefore, it is in the best interest of the applicant to consult with the Board of Selectmen at the earliest possible stage

B. REOPENING & RECLASSIFICATION OF HIGHWAYS

A previously discontinued highway may be reopened upon petition to the selectmen in accordance with RSA 231:22

The selectmen, upon petition, have the authority to reclassify an existing Class IV, Class V or Class VI highway in accordance with RSA 231:22-aV and RSA 231:8

The Planning Board does not have the authority to re-open or reclassify a highway, and therefore, it is in the best interest of the applicant to consult with the Board of Selectmen at the earliest possible stage.
(Adopted July 6, 2006)

The other 2 exhibits may be obtained at:

- http://www.antrimnh.org/Pages/AntrimNH_ZoneOrdinance/toc
- http://www.antrimnh.org/Pages/AntrimNH_Planning/subsitreview2008.pdf