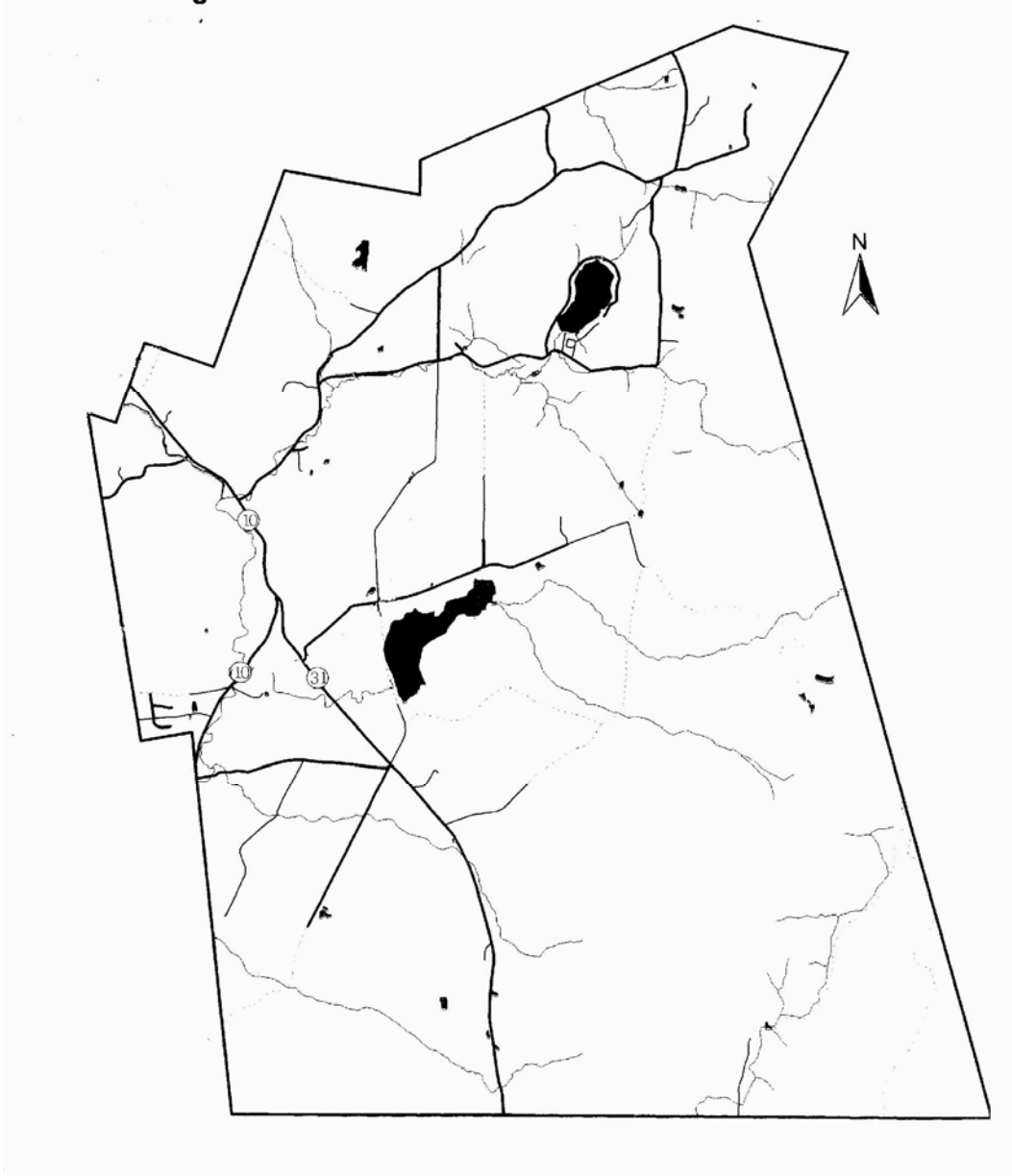


Town of Goshen



Site Plan Review Regulations

June 2005

Site Plan Review Regulations

Contents

Section I. Authority – 1

Section II. Purpose – 1

Section III. Scope of Review – 1

- A. Activities Subject to Site Plan Review – 1
- B. Activities Not Subject to Site Plan Review – 2

Section IV. Definitions – 3

Section V. General Requirements – 4

- A. Premature Development – 4
- B. Site Characteristics – 4
- C. Interaction with Adjacent Land – 5
- D. Tree Cutting Prior to Site Plan Application and Approval Prohibited – 5

Section VI. Application Procedure – 5

- A. Procedures When a Special Exception or Variance Is Required – 5
- B. Procedures When a Subdivision Approval Is Required – 5
- C. Preliminary Conceptual Consultation – 6
- D. Design Review Phase – 6
- E. Submission of Completed Application – 7
- F. Board Action on Completed Application – 7
- G. Failure of the Planning Board to Act – 8
- H. Conditional Approval – 8
- I. Public Hearing – 9
- J. Notification – 9
- K. Fees and Consultants – 10
- L. Site Inspections – 10

Section VII. Submission Requirements – 11

- A. Basic Application Submission Items – 11
- B. Plat Submission Items – 11
- C. Other Submission Items – 13
- D. “As Built” Plans – 15

Section VIII. Developments Having Potential Regional Impact – 16

Section IX. Special Flood Hazard Areas – 16

- A. Permits – 16
- B. Flood Hazard Data – 16

Section X. Performance Guarantees – 17

Section XI. General Standards – 17

- A. General Design of Development– 17
- B. Structures – 18
- C. Illumination and Signage – 18
- D. Pedestrian Safety – 18
- E. Off-Street Parking and Loading Requirements – 18
- F. Landscaping and Screening – 19
- G. Trash Storage and Disposal – 20
- H. Street Access and Traffic Pattern – 20
- I. Access to Public Land – 21
- J. Water Supply and Sewage Disposal Systems – 21
- K. Fire Protection – 21
- L. Stormwater Management and Erosion Control – 22
- M. Underground Fuel Storage Tanks – 22
- N. Noise – 22
- O. Pollution Control – 23
- P. Protection of Natural and Historic Features – 23
- Q. Handicapped Access – 23
- R. Utilities and Transmission Lines – 23
- S. Agricultural Practices – 23

Section XII. Changes and Alterations in an Approved Site Plan – 23

Section XIII. Revocation of Planning Board Approval – 24

Section XIV. Administration and Enforcement – 24

- A. Responsibility for Administration and Enforcement – 24
- B. Certificate of Completion – 24
- C. Waivers – 24
- D. Penalties and Fines – 24
- E. Appeals – 24

Section XV. Validity – 25

Section XVI. Amendments – 25

Section XVII. Effective Date – 25

Appendix A. Requirements for Soils and Wetlands Data – A-1

Appendix B. Criteria for Determining Regional Impact – B- 1

Town of Goshen

Site Plan Review Regulations

Section I. Authority

Pursuant to the authority vested in the Planning Board by the voters of the Town of Goshen on March 12, 2005, and in accordance with the provisions of 674:43 and 44, New Hampshire Revised Statutes Annotated, the Goshen Planning Board hereby adopts the following regulations governing the development or change or expansion of use of tracts for nonresidential uses or multi-family dwelling units (structures containing more than two dwelling units), whether or not such development includes a subdivision or resubdivision of the site.

Section II. Purpose

The purpose of the Site Plan Review process is to protect the public health, safety, and welfare; to promote balanced growth; to promote the timing of development to prevent premature and uncoordinated development of land without the adequate provision of public services and facilities; to ensure sound site utilization; to avoid development which may result in negative impacts on the environment or property values; and to guide the character of development.

The Site Plan Review procedure does not relieve a developer or his or her agent from compliance with the Goshen Zoning Ordinance and Subdivision Regulations, and any other state or local requirement or regulation that pertains to a proposed development. No site plan will be approved until it complies in all respects with all pertinent ordinances and regulations.

Whenever the regulations governing Site Plan Review differ from those prescribed by any statute, ordinance, or other regulation concerning the same subject, the provision that imposes the greater restriction or the higher standard shall govern, to the extent not contrary to law.

Section III. Scope of Review

A. Activities Subject to Site Plan Review

Whenever any development or change or expansion of use of a site is proposed that involves nonresidential or multi-family dwelling units, or which materially alters an existing site plan previously approved by the Planning Board, the owner of the property or his authorized agent, before any construction, land clearing, building

development or change is begun, and before any permit for the erection of any building or other authorization for development on such site is granted, shall apply for and secure from the Planning Board approval in accordance with procedures outlined in these regulations.

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

1. Whether the proposal involves new construction for nonresidential or multi-family use;
2. Whether the proposal involves a change of use category, for example, from residential to commercial, or from single family to multi-family;
3. Whether the proposal involves external modifications or construction for nonresidential or multi-family use, including parking lots;
4. Whether the proposal involves expansion of a building or intensification of use, including agricultural practices, that would result in a change in noise, parking, lighting, traffic volume or patterns, or other such impact;
5. Whether the proposal involves a property that has not received Site Plan Review from the Planning Board for previous non-residential or multi-family use.

B. Activities Not Subject to Site Plan Review

The following activities are not subject to Site Plan Review:

1. Proposals that involve no change in use or level of activity, and which do not materially alter the layout shown on an already-approved site plan.
2. Internal building modifications to a nonresidential use that do not affect the scale or impact of the existing use.
3. A re-use of a premise for which Site Plan approval already has been granted, provided the new use is not different in type or impact, and does not materially alter the approved layout.

Section IV. Definitions

Terms used in these Regulations are defined below. If the definition for a particular term is not included here, then the definitions contained in the Goshen Zoning Ordinance and the Goshen Subdivision Regulations shall apply to these Regulations.

- A. **Abutter:** Means: (1) any person whose property adjoins or is directly across the street or stream from the land under consideration by the Planning Board; (2) any person who owns land within 200 feet of the land under consideration; and (3) affected municipalities and the regional planning commission(s) in the event of developments having regional impact. For purposes of receiving testimony only, and not for purpose of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII.
- B. **Application, Complete:** Means a Plat and all accompanying materials and fees as required by these regulations.
- C. **Approval:** Means recognition by the Planning Board, certified by written endorsement on the Plat, that the Plat meets the requirements of these Regulations.
- D. **Approval, Conditional:** Means recognition by the Planning Board, certified by written endorsement on the Plat, that the Plat will not be finally approved or recorded until such time as certain Conditions of Approval, set forth by the Board, are met, as described in RSA 676:4, I(i). For purposes of these regulations, "conditional approval" does not include an approval subject to conditions which must be met as part of the construction or implementation of the plan.
- E. **Frontage:** Means that side of a lot abutting a street or body of water and ordinarily regarded as the front of the lot.
- F. **Plat:** Means the map, drawing or chart on which the site plan is presented to the Board for approval, and which, if approved, will be recorded in the Sullivan County Registry of Deeds.
- G. **Public Hearing:** Means a meeting, notice of which must be given per RSA 675:7 and 676:4, I(d), at which the public is allowed to offer testimony.
- H. **Public Meeting:** Means a regular business meeting of the Planning Board as required per RSA 673:10 or a meeting for which posting is given per RSA 91-A:2. Notice must be posted at least 24 hours in advance and the meeting must be open to the public, although participation by the public is at the discretion of the Board.

- I. ***Right-of-Way***: Means a strip of land for which legal right of passage has been granted by the landowner to provide access to a lot which lacks adequate frontage.
- J. ***Setback***: The distance between a building or structure and the nearest property line, wetland, or sewage disposal system.
- K. ***Sewage Disposal System (Individual)***: Means any onsite sewage disposal or treatment system that receives either sewage or other wastes, or both. For the purposes of this regulation, this means all components of the system, including the leachfield.
- L. ***Street***: Means a Class V or better public highway which is regularly maintained for vehicular travel, or a roadway which has been approved as shown on a subdivision plat or street plat approved by the Planning Board, and which has been constructed and improved to the Board's street standards applicable at the time of such approval.

Section V. General Requirements

A. Premature Development

The Board may deny site plan approval for development which, in the judgment of the Board, constitutes scattered or premature development of land which would involve danger or injury to the public health, safety, or prosperity by reason of the lack of water supply, sewage disposal, drainage, transportation, schools, fire protection, solid waste management capacity, or other public services which would necessitate the excessive expenditure of public funds for the supply of such service.

B. Site Characteristics

Any site shall be of such a character that it can be used safely for the construction and installation of the improvements proposed by the applicant without excessive grades, inadequate drainage, or other hazardous conditions.

The development shall conform to the extent possible to the natural topography of the site. The extent of site clearing shall be reflected on the plat and shall be kept to the minimum required for the construction of buildings and improvements, taking into consideration the need for pedestrian and vehicular safety and the need for light and air. Natural cover shall be retained to supplement required landscaping to the extent possible and reasonable. Landscaping shall be provided in all projects and shall be in keeping with the character of the area where the site is located, the purpose of the development, and the location of buildings and improvements.

C. Interaction with Adjacent Land

The proposed location and height of buildings or structures, walls and fences, parking, loading, landscaping, and snow removal shall be designed so as to not interfere with or discourage the appropriate development or use of land adjacent to the proposed site or unreasonably affect its value.

Areas of a site to be developed shall promote a sense of community through landscape changes which provide the general public with paths, seating, view points, and the like.

D. Tree Cutting Prior to Site Plan Application and Approval Prohibited

Tree cutting for the purpose of site development, including roads, utility lines, drainage facilities, view for lots, and/or building sites is prohibited prior to final site plan approval by the Planning Board and subsequent issuance of an Intent to Cut Permit by the Board of Selectmen.

If a landowner makes application to the Planning Board for a site plan review and it appears to the Board that the landowner has already cut trees for the layout of a site, including roads, utility lines, drainage facilities, views for lots, and/or building sites, then the Planning Board shall request the Board of Selectmen to pursue such cutting as a violation of these Regulations, the Goshen Subdivision Regulations, and/or RSA 227-J:9, II.

Section VI. Application Procedure

A. Procedures When a Special Exception or Variance Is Required

When a Special Exception or Variance is required by the Zoning Ordinance, the applicant shall first obtain the Special Exception or Variance before applying for Site Plan approval. Additional conditions may be required by the Planning Board as part of the Site Plan approval. Any conditions imposed by the Zoning Board of Adjustment shall not be diminished by the requirements contained in these Regulations. The condition which imposes the greater restriction or higher standard shall be controlling.

B. Procedures When Subdivision Approval Is Required

When both Subdivision and Site Plan approvals are required on a proposed development, the Planning Board may hold the Site Plan Review at the same time as the hearing required for the Final Plat by the Subdivision Regulations.

C. Preliminary Conceptual Consultation

1. The applicant may request a meeting with the Planning Board to discuss a proposal in conceptual form and in general terms. Although this phase is strictly optional, the Board strongly suggests that applicants take the opportunity to resolve any issues at this early stage. Such pre-application consultation shall be informal and directed toward:
 - a. Reviewing the basic concepts of the proposal.
 - b. Reviewing the proposal with regard to the master plan and zoning ordinance.
 - c. Reviewing the proposal for a preliminary determination of potential regional impacts, in accordance with the criteria listed in Appendix B, "Criteria for Determining Regional Impact."
 - d. Explaining the state and local regulations that may apply to the proposal.
 - e. Determination of whether the proposal is a major or minor site plan, and discussion of what items will be required to be submitted with the complete application.
2. Preliminary conceptual consultation shall not bind the applicant or the Board. Such discussion may occur without formal public notice, but must occur only at a regular or posted meeting of the Board.
3. Statements made by Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application.

D. Design Review Phase

1. Prior to submission of an application for Board action, an applicant may request to meet with the Board or its designee for non-binding discussions beyond the conceptual and general stage, involving more specific design and engineering details of the potential application.
2. The design review phase may proceed only after proper notification, as set forth below in Section VI.J, "Notification."
3. Statements made by Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application.
4. A rough sketch of the site shall be provided, showing at least the following:
 - a. Location of lot lines.
 - b. Lot measurements.

- c. Location of buildings and other development features.
- d. Existing and proposed streets surrounding the site.

E. Submission of Completed Application

1. A completed application for final site plan approval shall be filed with the Planning Board only at a regular Board meeting. A completed application shall consist of all data required in subsections A, B, and C of Section VII of these regulations, "Submission Requirements."
2. At the next meeting for which notice as set forth below can be posted – or within 30 days from the date of filing of the application – the Board will determine whether the application is complete and will vote on its acceptance as a completed application.
3. If the Board determines that the application is incomplete, the Board shall refuse to accept the application and shall notify the applicant of the information, procedures, or other requirements necessary for the application to be complete.
4. A vote to accept an application as complete shall only occur at a meeting of the Planning Board after due notification has been given as set forth below in Section VI.J, "Notification." Acceptance will be by affirmative vote of a majority of the Board members present.
5. Once an application has been accepted as complete by the Board, the Board shall begin formal consideration of the plan, as described below in Section VI.F, "Board Action on Completed Application."

F. Board Action on Completed Application

1. The Board shall begin consideration of the Completed Application upon its acceptance as complete. The Board shall act to approve, conditionally approve, or disapprove the Completed Application within 65 days of acceptance.
2. The Board may apply to the Selectmen for an extension not to exceed an additional 90 days before acting to approve, conditionally approve, or disapprove an application. An applicant may waive the requirement for Board action within the time periods specified in these regulations and provide consent to such extension as may be mutually agreeable.
3. Approval of the application shall be certified by written endorsement on the Plat and signed and dated by the Chairman of the Board. The Board shall issue a "Notice of Site Plan and Agreement," to the following effect:

Notice is hereby given that the property located at _____ and owned by _____ has been subject to Site Plan Review in the Town of Goshen. These proceedings have resulted in an approved site plan dated _____, entitled, _____, and stamped by _____. These proceedings also resulted in an agreement entered into by the Town of Goshen and _____, dated _____. Both the site plan and the agreement may be reviewed at the Goshen Town Office during regular business hours.

*Signed: _____
Planning Board Chairman*

4. An approved site plan Plat shall be recorded at the Sullivan County Registry of Deeds within 90 days of approval.
5. The grounds for approval or disapproval of an application shall be set forth in a written decision provided to the applicant. The written decision and the minutes of the meeting at which the Board voted to approve or disapprove an application shall be available for public inspection within 144 hours of that vote.

G. Failure of the Planning Board to Act

1. In the event that the Planning Board does not act on an accepted application within the prescribed time period, the applicant may petition the Selectmen to issue an order directing the Planning Board to act within 30 days, as set forth in RSA 676:4, I(c)(1).
2. If the Planning Board fails to act within 40 days of receiving this directive from the Selectmen, the Selectmen must approve the application unless they identify in writing that the plan does not comply with a local regulation. In the event the Selectmen fail to act, the applicant may petition the superior court to approve the plan.

H. Conditional Approval

The Board may grant Conditional Approval of an application. When the applicant provides evidence to the Board that all Conditions of Approval have been met, the Conditional Approval will become final. The applicant shall not proceed with any other part of the development, beyond any work required to fulfill the Conditions of Approval, until the Plat has been signed and recorded.

If the applicant has not complied with the Conditions of Approval within one year, the Board's approval is considered null and void and the applicant must submit a new site plan application.

A further public hearing is not required for final approval of a Plat if the Conditions of Approval:

1. Are administrative in nature and involve no discretionary judgment on the part of the Board; or
2. Involve the applicant's possession of permits and approvals granted by other boards or agencies, such as the Department of Transportation, the Wetlands Board, or Water Supply and Pollution Control Division; provided, however, that any subsequent change to the plan required by such approvals shall require further site plan review by the Board.

All other Conditions of Approval shall require a hearing, with notice as set forth below in Section VI.J, "Notification," at which the Board shall determine whether the conditions have been fulfilled.

I. Public Hearing

Prior to the approval or denial of an application, a public hearing shall be held, with proper notification, as set forth below in Section VI.J, "Notification."

J. Notification

1. Notice of a design review, submission of a completed application, or public hearing shall be given by the Board to the abutters, the applicant, holders of conservation, preservation or agricultural preservation restrictions, and every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any Plat submitted to the Board.
2. Notice shall be by certified mail, mailed at least ten (10) days prior to the meeting. The public will be given notice at the same time, by posting at the Town Hall and the Post Office, and publication in a local newspaper.
3. The notice shall give the date, time, and place of the Planning Board meeting at which the application will be considered; it shall specify the purpose of the meeting (design review, submission of completed application, or public hearing); it shall include a general description of the proposal which is to be considered; and it shall identify the applicant and the location of the proposal.
4. If the notice for the public hearing was included in the notice of submission or any prior notice, additional notice of the public hearing is not required. Additional notice is not required of an adjourned session of a hearing provided that the date, time, and place of the adjourned session is made known at the prior meeting.

K. Fees and Consultants

1. The applicant shall be responsible for all fees incurred by the processing of applications. Failure to pay such costs shall constitute valid grounds for the Board to terminate further consideration and to disapprove the Plat without a public hearing.
2. Fees must be paid according to the Schedule of Site Plan Review Fees, as adopted by the Goshen Planning Board. The Board will not proceed with any application until the application fees are paid. All other pertinent fees will be billed and are due upon receipt of billing.
3. It shall be the responsibility of the applicant to pay reasonable fees for special investigative studies, environmental assessments, professional review of documents, administrative expenses, and other matters which may be required for the Board to make an informed decision on a particular application. For any fee whose amount is not specified in the Schedule of Site Plan Review Fees, the Board shall not make a final decision to impose such a fee before first giving the applicant an opportunity to be heard concerning its reasonableness and amount.
4. If consultants are required, the applicant shall deposit fees with the Planning Board in accordance with the Schedule of Site Plan Review Fees. This money shall be placed in an escrow account and dispersed by the Town to the consultants for the Board, based on actual costs as detailed on invoices. The Town shall pay all consultation fees promptly when they are billed. If the escrow account is depleted, then the applicant shall reimburse the Town for any additional costs for consulting services within 30 days of the date of the Town's billing. The Board shall discontinue any further consideration of an application if such additional costs are not promptly repaid to the Town. If there is an unexpended balance in the escrow account after a final decision has been made by the Board and after all costs for consultants to the Board have been paid, then this balance shall be refunded to the applicant.

L. Site Inspections

1. Whenever the Board deems it necessary for the consideration of an application to visit the site, the Board shall arrange a time that is reasonable for the applicant.
2. Such a site inspection shall be posted as a meeting of the Board pursuant to RSA 91-A, with minutes kept as required for all meetings.
3. All applications are deemed to be conditioned upon the owner allowing access to the property, to the extent reasonable and necessary to properly review the application. A landowner's denial of reasonable access may result in a denial of an application for lack of sufficient information.

Section VII. Submission Requirements

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

A. Basic Application Submission Items

1. Completed Application Form.
2. Written summary describing the proposed site development and the proposed uses, including: days and hours of operation; number of employees; extent of normal and maximum customer and business traffic, including truck deliveries; traffic flows on connecting roads, special traffic problems and how the applicant proposes to mitigate these; data and calculations used to arrive at the number of parking spaces specified; the need for utility services by type; and any other descriptive information which will clarify the proposal to the Board. Any future changes or expansion of use that can reasonably be foreseen at the time of the initial application shall be described in this statement.
3. Names and address of all abutters, determined from public records not more than five (5) days before the day of filing.
4. Names, addresses, and professional qualifications of all persons preparing the Plat.
5. Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions.
6. Payment to cover application fees. The Board will not proceed with any application until the application fees are paid.
7. Two mylars and four paper copies of the Plat, prepared according to the standards of the New Hampshire Land Surveyors Association and the Sullivan County Registry of Deeds.
8. A letter of authorization from the owner, if the applicant is not the owner.

B. Plat Submission Items

1. Name of project or identifying title; names and addresses of owners of record; and tax map and lot number.
2. North arrow; date of preparation of the Plat and dates of any revisions; scale appropriate to the scope of the development; name and address of person preparing the Plat; signature block for Planning Board approval.

3. Seal of a professional engineer or licensed land surveyor registered in the State of New Hampshire.
4. Vicinity sketch at an appropriate scale showing the location of the site in relation to the existing public streets; and the zoning district(s).
5. Physical features and uses of abutting land within 200 feet of the site.
6. Boundary lines, their source, approximate dimensions and bearings, and the lot area in acres and square feet. This information shall be based on a perimeter boundary survey bearing the seal of a licensed surveyor, unless the Board waives this requirement based on a showing by the applicant that, in the context of the particular application, accurate boundaries are not material to any of the standards contained in Section XI, "General Standards."
7. Shape, size, height, location, and use of existing and proposed structures located on the site and those existing within 200 feet of the site. (A "Structure Plan" is also required as a separate submission item; see Section VII.C.3, below.)
8. Location, name, and widths of any existing and proposed roads on the property and those existing within 200 feet of the site. Any new roadway shown which, in the determination of the Planning Board, will serve the same traffic function as a Street – for example because it provides access to multiple residences or businesses – shall be required to be constructed in accordance with the street standards contained in the Goshen Subdivision Regulations.
9. Final road profiles, center line stationing, and cross sections.
10. Location of existing and proposed sidewalks and driveways, with indication of direction of travel. Both vehicular and pedestrian circulation shall be shown.
11. Identification of access to the site, sight distance at the access point(s), curb cuts, and proposed changes (if any) to existing streets; and copy of any driveway permit(s).
12. Location and total number of parking spaces; loading spaces and other similar facilities associated with the use. (See the standards for parking and loading areas in Section XI.E.)
13. Location, types, and size of all existing and proposed landscaping and screening, with an indication of existing vegetation that will be preserved and existing vegetation that will be removed. (A "Landscaping and Screening Plan" is also required as a separate submission item; see Section VII.C.2, below.)
14. Location of proposed open space areas, recreation areas, and conservation easements.

15. Location, type, and nature of all existing and proposed exterior lighting and signage.
16. Water courses, ponds, standing water, rock ledges, stone walls; existing and proposed foliage lines; open space to be preserved; and any other man-made or natural features.
17. Size and location of all existing and proposed water mains, sewers, culverts, proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage. Location of any known water supply and sewer-related facilities on neighboring properties within 75 feet of the lot lines of the subject property.
18. Location and size of existing and planned facilities and provisions for storage and disposal of animal bio-waste matter. (See the standards for agricultural practices in Section XI.S.)
19. Location and distance to any fire hydrants and/or fire ponds.
20. Existing and proposed topographic contours based upon the USGS topographical data, with spot elevations where necessary. The maximum permitted contour interval shall be 5 feet.
21. Soil and wetland delineation (see Appendix A, "Requirements for Soils and Wetlands Data").
22. Location of percolation tests and test results; certification of the official witnessing the tests; and outline of 4,000 square-foot septic area with any applicable setback lines.
23. Location of existing and proposed well(s) on the subject property, with 75-foot radius on its own lot. Location of any known wells on neighboring properties within 75 feet of the lot lines of the subject property.
24. Copy of certification by a licensed septic designer that an existing system is adequate to meet the needs of the proposed use.
25. Location of any existing or proposed easements, deed restrictions, or covenants.
26. Base flood elevations and flood hazard areas, based on available FEMA maps.

C. Other Submission Items

Note: Any of the plans required by the following paragraphs may be combined onto a single sheet, if the combination is logical, and if all information remains clearly legible

and distinguishable. The Board may require combined plans to be separated if any information is not presented in a clear, legible and enforceable format.

1. Stormwater Management and Erosion Control Plan, if applicable. See Section XI.L, "Stormwater Management and Erosion Control," for applicability and standards for this plan.
2. Landscaping and Screening Plan, including but not limited to: location, general type, size, and quality of existing vegetation; existing vegetation to be saved; methods and details for protecting existing vegetation during construction and an erosion control plan; locations and labels for all proposed plants; plant lists or schedules with the botanical and common name showing the required and proposed quantities, spacing, and size of all proposed landscape material at the time of planting; location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courtyards, or paved areas; and planting and installation details as necessary to ensure conformance with all required standards. See Section XI.F, "Landscaping and Screening," for landscaping and screening standards for this plan.
3. Structure Plan, which provides plans and elevations of all existing structures to remain and proposed structures on the site showing how they will meet the standards set forth in Section XI.B, "Structures." Floor plans shall show the breakdown of the floor area and the proposed use(s). Plans shall be drawn to a scale of 1/8 inch equals 1 foot or larger. In addition, the plan shall provide elevations, height, size, character, composition, and layout of all signs. Photographs, 5" x 7" in size, of the four elevations of all existing structures which are to remain unchanged may be substituted for drawings.
4. Utility Plan, showing location of and provisions for fresh water supply sufficient for fire protection; electrical services and equipment; phone, cable, and communications lines; fuel storage and distribution lines and equipment; and air conditioning, including cooling towers. New utilities and/or transmission lines shall be buried underground.
5. Trash Disposal Plan, which indicates how the applicant proposes to store and dispose of trash and recyclable materials. The plan shall include an itemization of any expenses that may impact the Town of Goshen. See Section XI.G, "Trash Storage and Disposal," for standards for this plan.
6. State approval for septic systems; septic design approval where applicable; or certification by septic designer of adequacy of existing system.
7. Alteration of Terrain Permit from NH Department of Environmental Services.
8. State or Town driveway permit, as applicable.

9. Approvals from the Goshen Fire Chief, Goshen Police Chief, Goshen Road Agent or New Hampshire Department of Transportation, and Goshen Conservation Commission, as applicable.
10. Approval for any municipal water/sewer connections.
11. Any other applicable state and/or federal permits.
12. Any applicable deed restrictions; and all deeds covering any land to be dedicated to use for public purposes, any related easements and rights-of-way over property to remain in private ownership, and any related rights of drainage across private property, submitted in a form satisfactory to the Board's counsel.
13. Estimated timetable for construction and completion of buildings, parking facilities, other development features, and landscaping.
14. An impact analysis may be required, which takes into account the following items to the extent the Board deems applicable:
 - a. Demographic Description
 - b. Community Facilities Impacts
 - c. Environmental Impacts
15. Any additional reports or studies deemed necessary by the Board to make an informed decision. Such requirements may be imposed by the Board if deemed necessary, even after an application has been accepted as complete by the Board. Fees for such requirements shall be paid as set forth in Section VI.K, "Fees and Consultants."

If the Board determines that impact analyses and/or additional reports or studies are required, the Board will notify the applicant in writing within ten (10) days of the meeting at which the determination was made.

D. "As Built" Plans

When construction is complete, the applicant shall submit supplemental information to the Planning Board to update the final Plat to reflect "as built" conditions and details. All "as-built" changes that differ from the approved plan shall be designated in red on a copy of the Plat and submitted in triplicate. The applicant's bond or other security shall not be released until the Planning Board certifies that construction is in reasonable accordance with the Board's final approval.

Section VIII. Developments Having Potential Regional Impact

All applications shall, at or before the time of completeness review, also be reviewed for potential regional impacts, in accordance with the criteria listed in Appendix B, "Criteria for Determining Regional Impact." If the Board determines that the proposal may have any potential regional impacts, then the Board shall, before it opens public hearings on the application, furnish the regional planning commission(s) and the affected municipalities with copies of the minutes of the meeting at which the determination was made. The copies shall be sent by certified mail within five working days of the meeting. At least 10 days prior to the scheduled public hearing, the Board shall notify by certified mail the regional planning commission(s) and the affected municipalities of the date, time and place of the hearing, and of their right to appear with the status of abutters to offer testimony concerning the proposal. The applicant shall be responsible for paying the costs of the required mailings and notifications.

Section IX. Special Flood Hazard Areas

A. Permits

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. Flood Hazard Data

The Board shall require that all site plan proposals include base flood elevation data for any portion of the site that is within a flood hazard area as shown on the most current federal Flood Insurance Rate Maps. (Such maps are available at the Goshen Town Office.) Sufficient evidence (construction drawings, grading and land treatment plans) shall be submitted so as to allow determination that:

1. All such proposals are consistent with the need to minimize flood damage;
2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
3. Adequate drainage is provided so as to reduce exposure to flood hazards; and
4. All such proposals are in compliance with the Goshen Floodplain Development Ordinance.

Section X. Performance Guarantees

As a condition of approval, the Planning Board shall require the applicant to post security in a form acceptable to the Board, as follows:

1. The security shall be in a form acceptable to the Town's legal counsel, and shall be in an amount sufficient to permit the Town, in the event of default by the applicant, to construct and install drainage, erosion control, landscaping, parking, streets, utilities, traffic control, and other non-building improvements necessary to prevent adverse impacts on neighboring property and the public interest, as determined by the Board.
2. The amount of the security shall be based on an estimate of costs which are provided by the applicant and which are approved by the Board. The amount of the security shall also include fees to cover the cost of periodic inspections. At the discretion of the Planning Board, the amount of the proposed security shall be reviewed by a licensed engineer. All costs of such professional review shall be paid by the applicant.
3. Where electric lines or other utilities are to be installed by a corporation or public utility, a letter of intent shall be required stating that the work will be done in a reasonable time and without expense to the Town. Each approved Plat shall contain a time limit for the completion of all improvements.
4. The security must be in place before the Board approves and records the site plan.

The performance guarantee may be released in phases as portions of the secured improvements or installations are completed and approved by the Board or its designee, in accordance with the plan approved by the Board.

Section XI. General Standards

A. General Design of Development

1. The design of the development shall fit into the existing natural and man-made environments.
2. Site preparation shall be conducted with minimal disturbance to existing vegetation. Stripped topsoil shall be stockpiled for reuse on the site when landscaping takes place.
3. Grading and filling shall be conducted to minimize the alteration of surface and subsurface drainage to, toward, or across abutting properties, unless the written consent of the abutting landowner is obtained.

B. Structures

The Structure Plan submitted with the application (see Section VII.C.3) shall conform to the following standards for structures:

1. New structures shall be designed to reflect and blend in with the natural landscape and the existing architecture of the neighborhood. They shall, to the maximum extent practical, be designed to reflect Goshen's rural character, and the heritage of the region, which is largely agricultural and residential.
2. Buildings shall be designed to create exterior space which facilitates community gathering and use and which takes into account the needs of pedestrians.
3. Existing structures which are a part of Goshen's heritage shall whenever practicable be preserved and re-used if they are architecturally valuable.

C. Illumination and Signage

The standards for outdoor lighting and signage are as follows:

1. Outdoor lighting and signage shall conform to the provisions of the Goshen Zoning Ordinance.
2. Outdoor lighting and signage are restricted to that which is necessary for security and advertising of the property.

D. Pedestrian Safety

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

E. Off-Street Parking and Loading Requirements

1. Sufficient off-street loading and/or unloading space must be provided, including off-street areas for maneuvering of anticipated trucks or other vehicles. Maneuvers for parking and/or loading or unloading must not take place from a public street.
2. Access, parking and loading areas are to be constructed so as to minimize dust, erosion, and runoff conditions that would have a detrimental effect on abutting or neighboring properties.

3. Where feasible, the use of permeable pavement is encouraged in order to reduce the need for installation of drainage facilities to accommodate runoff. However, the Board may require that access, parking, and loading areas be conventionally paved.
4. In site plans of more than one use, the aggregate number of parking spaces shall be apportioned based on the various uses, with respective areas designated on the plan.
5. Parking lots in excess of ten spaces shall include landscaping to provide some reasonable amount of shading for parking areas, to break up the mass of parking areas, and to facilitate pedestrian and traffic flow and safety.

F. Landscaping and Screening

The Landscaping and Screening Plan submitted with the application (see Section VII.C.2) shall conform to the following standards:

1. The site shall be landscaped in keeping with the general requirements for site characteristics described in Section V.B and with the standards for the design of the development described in Section XI.A.
2. A minimum of 4 inches of topsoil shall be placed on disturbed areas before any landscape planting takes place.
3. Landscape treatment shall consist of natural, undisturbed vegetation or features, or newly installed ground cover, shrubs, or trees where appropriate.
4. All landscaping shall be in conformity with the standards set forth by the American Society of Landscape Architects.
5. Landscaping shall be provided which is in keeping with the character of the area where the site is located, the purpose of the development, and the location of buildings and improvements. The main emphasis of the landscaping effort shall be to enhance the appearance of the property as viewed from adjacent streets and properties, so as to avoid an adverse impact on neighboring properties and real estate values.
6. Appropriate buffer strips are to be observed and screening is to be maintained or installed to provide privacy and noise reduction to abutters and neighbors of the proposed development site:
 - a. Buffer strips in accordance with the setbacks specified in the Goshen Zoning Ordinance must be maintained between the exterior lot lines of the subject property and neighboring or abutting properties. These buffer strips must

contain vegetation that will provide year-round screening of the new development from the sight of existing residential uses.

- b. Trash collection areas and containers and other storage areas must be screened from on-site or adjoining parking and neighboring properties.
- c. With Planning Board approval, fencing may be employed as an acceptable alternative to vegetation for certain uses.

G. Trash Storage and Disposal

The Trash Disposal Plan submitted with the application (see Section VII.C.5) shall conform to the following standards:

1. The plan shall conform to Goshen's current standards for recycling and solid waste management, as specified by the Goshen Board of Selectmen.
2. All new buildings and expansions or changes of use of existing buildings that require Site Plan Review shall provide for a trash container room within the building or a trash container enclosure outside the building.
3. Containers and enclosures shall be situated so that they do not cause nuisance or offense to abutters and shall be screened from view.
4. Any business that produces special waste, such as organic matter, shall provide sealed containers within the enclosures or appropriate containers as required by applicable regulations.
5. For storage of recyclable materials, the enclosure area shall be large enough to accommodate the materials and their containers.

H. Street Access and Traffic Pattern

Access to public streets shall meet the requirements of the NH Department of Transportation and/or the Town of Goshen, as applicable under RSA 236:13. Any new roadway which, in the determination of the Planning Board, will serve the same traffic function as a Street – for example because it provides access to multiple residences or businesses – shall be required to be constructed in accordance with the street standards contained in the Goshen Subdivision Regulations. The internal traffic pattern shall accommodate the proposed use, as well as providing easy, unimpeded access for emergency vehicles.

I. Access to Public Land

There shall be no unreasonable limitations or restrictions placed on any roads or any access areas that might have the effect of controlling or impeding public access to land within the site which is dedicated to or to be dedicated to public use.

J. Water Supply and Sewage Disposal Systems

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

An applicant wishing to use an existing system shall be required to provide written evidence that the system has been tested by a licensed waste disposal engineer, who has verified that the system is adequate to handle the proposed increase in load.

K. Fire Protection

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

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

L. Stormwater Management and Erosion Control

1. The applicant shall submit a Stormwater Management and Erosion Control Plan when one or more of the following conditions are proposed:
 - a. A cumulative disturbed area exceeding 20,000 square feet
 - b. Construction of a street or road
 - c. A site plan involving three or more dwelling units
 - d. The disturbance of critical areas, such as steep slopes (as specified in the Goshen Zoning Ordinance), wetlands, or floodplains.
2. Standard agricultural and silvicultural practices are exempt from these provisions.
3. All stormwater management and erosion control measures in the plan shall adhere to: *Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire*, Rockingham County Conservation District, August 1992 and any subsequent revisions; and *Best Management Practices for Urban Stormwater Runoff*, NH Department of Environmental Services, January 1996 and any subsequent revisions.
4. The applicant shall bear final responsibility for the installation, construction, and disposition of all stormwater and erosion control measures required by the Board. Site development shall not begin before the plan is approved.

M. Underground Fuel Storage Tanks

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

N. Noise

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

1. Noise levels shall not exceed the general baseline noise levels of the existing surrounding neighborhood.
2. Daytime and nighttime baseline measurements shall be made at the property line, at least four feet from ground level, using a sound level meter meeting the standards prescribed by the American National Standards Institute.

3. Daytime hours are between 7 A.M. and 5:30 P.M. Nighttime hours are between 5:30 P.M. and 7 A.M.
4. Construction authorized by a building permit shall allow an increase to 75 DBA for daytime hours.

O. Pollution Control

Undesirable elements of pollution such as noise, smoke, soot, particulate, or any other discharges into the environment which might prove harmful or a nuisance to persons, structures, groundwater, or adjacent properties shall not be permitted.

P. Protection of Natural and Historic Features

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

Q. Handicapped Access

All buildings, parking lots, and other improvements must meet the standards as set forth in the Americans with Disabilities Act, and applicable federal regulations promulgated under that Act.

R. Utilities and Transmission Lines

Any new utilities and/or transmission lines shall be buried underground.

S. Agricultural Practices

Animal manures, fertilizers, and compost must be stored in accordance with *Manual of Best Management Practices for Agriculture in New Hampshire*, NH Department of Agriculture, Markets, and Food, August 1998, and any subsequent revisions.

Section XII. Changes and Alterations in an Approved Site Plan

If at any time before or during the construction of the site plan unforeseen conditions make it necessary or desirable for the applicant to modify the location or design of any of the required work, the Board may, after a duly noticed hearing, authorize such modifications which shall be set forth in writing and signed by the Chairman of the Board.

Section XIII. Revocation of Planning Board Approval

An approved site plan Plat may be revoked by the Board for any of the reasons set forth in RSA 676:4-a, using the procedure set forth in that statute.

Section XIV. Administration and Enforcement

A. Responsibility for Administration and Enforcement

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

B. Certificate of Completion

No building or other improvement shall be used or occupied prior to the issuance of a Certificate of Completion, except on such terms as the Planning Board may have authorized as part of its decision. A Certificate of Completion shall not be issued until the site improvements have been completed and are in conformance with the approved Site Plan. Before a Certificate of Completion is issued, all construction and site preparation debris shall be removed and the site left in a neat and orderly condition. The Certificate of Completion shall be issued by the Building Inspector, who shall consult with the Planning Board in an open public meeting about any uncertain issues.

C. Waivers

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

D. Penalties and Fines

Any violation of these regulations shall be subject to any and all penalties and remedies as set forth in RSA 676:15, 676:17, 676:17-a, 676:17-b, and any other law applicable to the enforcement of local land use violations.

E. Appeals

Any person aggrieved by a decision of the Planning Board may appeal said decision to the superior court pursuant to RSA 677:15, except when a disapproval by the

Board is based upon non-compliance with the zoning ordinance, in which case an appeal can be taken to the Zoning Board of Adjustment.

Section XV. Validity

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

Section XVI. Amendments

These regulations may be amended by a majority vote of the Planning Board after at least one (1) public hearing following the notification procedure set forth above in Section VI.J, "Notification."

Section XVII. Effective Date

These regulations, and any amendments thereto, shall take effect upon their adoption.

Appendix A

Requirements for Soils and Wetlands Data

Section I. Definitions

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

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

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

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

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

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

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

“Soil surface” refers to the top of the first mineral layer.

Section II. Requirements for Soils and Wetlands Data in Subdivision Regulations and Site Plan Review Regulations

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

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

Step A: Wetlands Delineations

Wetlands are to be identified and delineated according to the following standards and/or methodologies (and any subsequent revisions thereto):

- Corps of Engineers Wetlands Delineation Manual, Technical Report Y- 87-1, Environmental Laboratory, Department of the Army, 1987.
- Field Indicators for Identifying Hydric Soils in New England, Version 2, New England Interstate Water Pollution Control Commission, 1998.
- Chapters Wt 100-800 of the NH Code of Administrative Rules, April 21, 1997.

Step B: Surface Waters Delineation

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

Step C: Written Documentation

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

B. Additional Information Required Based on the Type of Proposal

1. If a project proposed for subdivision or site plan review is served by public water and sewer, no additional soils data needs to be submitted for the purpose of determining suitability of the site for subsurface wastewater disposal systems.

Additionally, if the site development calls for structures and/or impervious cover or alteration of an area greater than 100,000 square feet, or 50,000 square feet within the protected shoreland, then the applicant should file a site specific application under NH Code of Administrative Rules Env-Ws 415 and RSA 485-A: 17, significant alteration of terrain. Approval of the permit specified in these rules and statute is required by DES.

2. If the project **meets at least one** of the following three development intensity criteria, then the applicant should submit Site Specific Soil Map (SSS Map) information as specified in subsection D:
 - a. The average area is less than two (2) acres in area and is not served by either municipal water or sewer.
 - b. The average area is less than one (1) acre in area and is served by municipal water, but not sewer. Or,
 - c. The non-limiting, upland, contiguous area on any proposed lot is less than 20,000 square feet.
3. For all other projects, the applicant should comply with the data requirements of Level 2.

C. Level 2: Confirmation of County Soil Survey Maps and Identification of Limiting Physical Features

Step A: Identification of Soil Complexes with Dramatically Different Characteristics

- If any of the soil map units on the property, as mapped by the NRCS county soil survey, is a complex of soils with dramatically different characteristics that would have an impact on use and management of the property, then the applicant must provide SSS Map information as required in Level 3.
- If the soils mapped by the NRCS county soil survey do not include one of these complexes, continue to Step B.

Step B: Confirmation of NRCS County Soil Survey Map

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

1. A copy of the NRCS county soil survey with the subdivision or site plan location and approximate boundaries superimposed on the soil map. The copy of the county soil survey must be provided at the same scale as the original

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

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

The applicant is required to evaluate and submit detailed soil profile descriptions to document that the conditions on site are adequate to support the proposed use and management of the property. The standards and/or methodologies for doing this are listed below. These sources should be cited directly on the plan.

If the proposal meets the requirements of Step B, then Level 2 information is potentially adequate for local review, provided that the NRCS soil survey information is determined to be sufficient for the proposed use and management of the property.

Standards

The required tasks under Level 2 are to be carried out according to the standards found in the following documents (and any subsequent revisions thereto):

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

Methods

A minimum of one soil profile description shall be completed per soil map unit within the plan area, as depicted on the NRCS county soil survey. The soil will be described in sufficient detail, so as to support or refute that identified properties are within, or similar to, those of the soil series used to name the map unit.

Soils descriptions should be carried out in areas suspected of having the greatest likelihood of contrasting soil features. Some map units will require more than one soil description to document soil variability. The map unit purity standards from Site Specific Soil Mapping Standards for New Hampshire and Vermont, Version 2.0, Society of Soil Scientists of Northern New England Publication No. 3, 1999, and any subsequent revisions, will apply.

- The location(s) of the soil profile description(s) used to corroborate the NRCS soil series shall be shown on the plan, with a reference to the description(s) in the narrative report for the project.
- A detailed comparison between each soil profile description and the representative pedon (a description of a small three-dimensional area of soil that is typical of the soil series in the county) for that soil from the county soil survey shall be included in the detailed narrative for the project. The NRCS Official series Description Sheets and/or NRCS published map unit descriptions for each mapped unit are to be used as references.
- A written statement that the soil profile description(s) from the site adequately reflect the range of characteristics for the series, as described in the county soil survey. The statement shall indicate that the county soil survey adequately represents soil and landscape characteristics, such that site specific land use decisions can be made without further soil investigations. This statement is to be certified by the stamp of the CSS or PSD. If this statement cannot be made, proceed to Level 3.
- A narrative report for the project which summarizes the information compiled in Step B. This shall include a determination of whether limiting physical features are present on the parcel and indicate the specific mapped soil units where these occur. If any limiting physical features are identified on-site, then Step C is required.
- If the on-site investigations confirm the nature and properties of the soils as reflected by the soil map, consistent with the intended use and intensity of development, as Level 2 review is potentially adequate for the planning boards' purposes. However, the planning board may, at its discretion, require submission of on-site soils data.

C. Step C: Identification of Limiting Physical Features

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

- Delineation of the limiting features, specifically rock outcrops, steep slopes greater than 35%, soils with bedrock within 18 inches of the soil surface, and very poorly drained areas on-site. These features are to be shown on the plan.
- A detailed description of each limiting physical feature, based on NRCS standards, in a narrative report for the project, with reference to its location on the plan. This can be done either as a stand-alone document or as an amendment or addendum to the narrative prepared under Step B.

- A written statement that the limiting physical features identified above would not have a significant impact on use and management of the property. This statement is to be certified by the stamp of the CSS or PSD. If this statement cannot be made, then proceed to Level 3.
- A written statement that limiting physical features are present on the parcel(s) and that either (1) a SSS Map (Level 3) is required, or (2) not required, with supporting documentation for this position. This determination is to be certified by the stamp of the CSS or PSD. If a SSS Map is required, then proceed to Level 3.

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

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

Appendix B

Criteria for Determining Regional Impact

Criteria for determining whether a proposed project might have a regional impact shall include, but not be limited to, the items listed below. These items shall in no way be considered exhaustive, but rather guidelines for the Planning Board to follow in making a determination of impact on a neighboring municipality.

- A. **Residential Development:** Proposals for lots or dwellings that would increase the existing housing stock of the town by more than 25%.
- B. **Commercial Development:** Proposals for new or expanded space of 50,000 square feet or greater.
- C. **Industrial Development:** Proposals for new or expanded space of 100,000 square feet or greater.
- D. **Other Factors to Be Considered:**
 - 1. Proximity to other municipal boundaries.
 - 2. Traffic impacts on the regional road network.
 - 3. Potential effect on groundwater, surface water and wetlands that transcend municipal boundaries.
 - 4. The potential to disturb or destroy a significant or important natural environment or habitat.
 - 5. The necessity for shared public facilities such as schools or solid waste disposal.
 - 6. Anticipated emissions such as light, noise, smoke, odors, or particulates.
 - 7. The potential for accidents that would require evacuation of a large area.
 - 8. The generation and/or use of any hazardous materials.