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ANTRIM SUBDIVISION AND SITE PLAN REVIEW REGULATIONS

**Antrim, New Hampshire
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**Amended
October 15, 1992
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December 18, 2003
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SUBDIVISION AND SITE PLAN REGULATIONS

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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

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.

...e copies of a site survey showing pertinent
... of the site, major topographical features of
..., 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. An application will be accepted only if all requirements of these regulations have been met. In case 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.

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



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ditionally approve or disapprove within ninety
eptance, subject to extension or waiver as
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 bond or establish an escrow account assuring payment of such services.

3. Before final approval is granted, 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, 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 ~~describing the subdivision.~~ 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

provisions shall not apply to any exchange or the creation of any substandard lot as per the Planning 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. ~~Four (4) copies;~~ 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 ~~have a maximum size for each drawing of 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 (~~suggested scale 1 inch = 500 feet~~) 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)



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ation of all buffers and setbacks by use of
lines.

(10) All existing buildings and driveways ~~by use of dotted lines.~~ (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 #) (Amended 2/2/06)

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)

(12) Location of waterbodies, streams, rock ledges, cemeteries, drainage ditches and bridges if applicable or a note if there are none. (Amended 2/2/06)

The Planning Board reserves the right to have these areas delineated by a Wetland Scientist or a Soil Scientist. (Amended 12/18/03)

(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 ~~services such as sewer and water utilities.~~ (Amended 2/2/06)

(15) ~~Lot numbers,~~ 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) ~~One Mylar and Four dark line copies must be submitted.~~ (Deleted 2/2/06)



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~~plan shall have a note block giving any reasons of approval. (Deleted 2/2/06)~~

(22) 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)

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

(24) 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 will 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. The closure may be reduced to one (1) foot/three hundred (300) feet in the Rural Conservation District with the permission of the Antrim Planning Board. (Amended 2/2/06)

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

(25) ~~Form Blocks~~ for the endorsement by the owner and the Chairman and Secretary of the Planning Board. the applicant if other than the owner and the Planning Board. (Amended 2/2/06).

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

(27) 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)

(28) 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)

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

the location of the proposed and existing wells
protective radius shown for each lot. (Adopted

(31) 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.
~~Copies of all existing or proposed deed restrictions,
covenants or rights of ways, etc. applying to the
property. (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) Approval by the NHDES Subsurface Systems Bureau
for the subdivision. Certifications by the State
Water Supply and Pollution Control Division for the
subdivision and/or the condition of all existing
septic systems. (Amended 2/2/06)

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

(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 size of the sheets shall not measure more
than 22" x 34". (Deleted 2/2/06)~~

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

~~(3) The plan shall be drawn at a scale no greater
than 1 inch = 100 feet. A scale of 1 inch = 50 feet
will be required if it is necessary to show details
clearly. (Deleted 2/2/06)~~

~~(4) A cover sheet showing the entire project whenever
it cannot be shown at the required scale on a single
plan of 22" x 34". (Deleted 2/2/06)~~

plan shall have a revision block giving the nature of all revisions since the date of plan submitted.

(6) ~~The plan shall have a note block giving any conditions of approval. which reads, "Subject to conditions as noted in the Decision of approval granted (date)." (Amended 2/2/06)~~

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

(8) The seal and signature of a licensed land surveyor in the State of New Hampshire attesting that:

(a) All bounds are set.

~~(b) The survey will close 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. The closure may be reduced to one (1) foot/three hundred (300) feet in the Rural Conservation District with permission of the Antrim Planning Board. (Deleted 2/2/06)~~

~~(c) The data set forth on this plan is based upon an actual field survey of the premises shown. (Deleted 2/2/06)~~

~~(9) Form for endorsement by the owner, the applicant if other than the owner and the Planning Board. (Deleted 2/2/06)~~

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

~~(1) Approval of the New Hampshire Water Supply and Pollution Control Division of any proposed septic system(s) or additions to buildings or a septic system. (Deleted 2/2/06)~~

~~(2) Approval of the New Hampshire Wetlands Board and/or the Antrim Board of Adjustment 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)~~

~~(3) Approval of the New Hampshire Department of Transportation or the Antrim Road Agent for any required driveway permits or curb cuts. (Deleted 2/2/06)~~

~~Before final approval of the site plan, written approval of the Antrim Sewer and Water Department shall be received if such approval is required by the Planning Board. (Deleted 2/2/06)~~

~~(5) Site Specific Permit as specified by the New Hampshire Water Supply and Pollution Control Division. (Deleted 2/2/06)~~

~~(6) Approval of the Antrim Planning Board for a Special Use Permit to disturb the 25' wetland buffer. (Deleted 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)

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. ~~Four (4) copies;~~ 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 ~~have a maximum size for each drawing of 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.

vicinity sketch (~~suggested scale 1 inch = 500~~
showing the location of the site in relation to
surrounding public street system. (Amended
2/2/06)

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

(4) Current zoning classification (including
overlying 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 ~~by use of solid lines~~. (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 #). (Amended 2/2/06)
The Planning Board reserves the right to have these
areas delineated by a Wetland Scientist or a Soil
Scientist. (Amended 12/18/2003)

(12) Location of waterbodies, streams, rock ledges,
cemeteries, drainage ditches and bridges if
applicable or a note if there are none. (Amended
2/2/06) The Planning Board reserves the right to have
these areas delineated by a Wetland Scientist.
(Amended 12/18/2003)

(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 ~~services such as sewer and water~~
utilities. (Amended 2/2/06)

~~numbers, boundary lines, dimensions, setback
and area of all proposed lots. (Deleted 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) unless otherwise required by the Planning Board. (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, 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) 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)

(21) 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.

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

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

(b) ~~Wastewater disposal including size and location of all piping, holding tanks, leach field, etc. or connections with the public sewer system.~~ 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

ility company(s) requires an easement to provide service, no final approval shall be granted by the Planning Board until such easements are secured.

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

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

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

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

(27) 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)

(28) 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

Measurements should be designated by letter or number.

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

(30) 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 will 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. The closure may be reduced to one (1) foot/three hundred (300) feet in the Rural Conservation District with permission of the Antrim Planning Board. (Amended 2/2/06)

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

(31) Form Blocks for the endorsement by the owner and the Chairman and Secretary of the Planning Board. the applicant if other than the owner and the Planning Board. (Amended 2/2/06).

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

(33) 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)

(34) 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)

(35) 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.

...es of deed restrictions or protective
plans for each definitely restricted section
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.
Copies of all existing or proposed deed restrictions,
covenants or rights of ways, etc. applying to the
property. (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) Approval by the NHDES Subsurface Systems Bureau
for the subdivision. Certifications by the State
Water Supply and Pollution Control Division for the
subdivision and/or the condition of all existing
septic systems. (Amended 2/2/06)

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

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

(7) Site Specific Permit as specified by the ~~New
Hampshire Water Supply and Pollution Control
Division~~ 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) ~~High Intensity~~ 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.

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 size of the sheets shall not measure more
than 22" x 34".~~ (Deleted 2/2/06)

plan shall show all items required in the
primary layout.

(3) ~~The plan shall be drawn at a scale no greater than 1 inch = 100 feet. A scale of 1 inch = 50 feet will be required if it is necessary to show details clearly.~~ (Deleted 2/2/06)

(4) ~~A cover sheet showing the entire project whenever it cannot be shown at the required scale on a single plan of 22" x 34".~~ (Deleted 2/2/06)

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

(6) The plan shall have a note ~~block giving any conditions of approval.~~ which reads, "Subject to conditions as noted in the Decision of approval granted (date)." (Amended 2/2/06)

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

(8) The seal and signature of a licensed land surveyor in the State of New Hampshire attesting that:

(a) All bounds are set.

(b) ~~The survey will close 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. The closure may be reduced to one (1) foot/three hundred (300) feet in the Rural Conservation District with permission of the Antrim Planning Board.~~ (Deleted 2/2/06)

(c) ~~The data set forth on this plan is based upon an actual field survey of the premises shown.~~ (Deleted 2/2/06)

(9) ~~Form for endorsement by the owner, the applicant if other than the owner and the Planning Board.~~
(Deleted 2/2/06)

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

(1) ~~Approval of the New Hampshire Water Supply and Pollution Control Division of any proposed septic system(s) or additions to buildings or a septic system.~~ (Deleted 2/2/06)

~~Approval of the New Hampshire Wetlands Board
the Antrim Board of Adjustment 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)~~

~~(3) Approval of the New Hampshire Department of
Transportation or the Antrim Road Agent for any
required driveway permits or curb cuts. (Deleted
2/2/06)~~

~~(4) Before final approval of the site plan, written
approval of the Antrim Sewer and Water Department
must be received if such approval is required by the
Planning Board. (Deleted 2/2/06)~~

~~(5) Site Specific Permit as specified by the New
Hampshire Water Supply and Pollution Control
Division. (Deleted 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 occupations (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.



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dated and signed copies of the Home Occupation 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. ~~One set of address labels for abutters.~~ (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 for ~~any required~~ siting driveways and curb cuts with adequate lines of sight. (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. ~~One set of address labels for abutters.~~ (Amended 2/2/06)



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ure 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 ~~Approval~~ 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 ~~any required~~ siting driveways and curb cuts with adequate lines of sight. (Amended 2/2/06)

d. Written approval by the NH DES Subsurface Systems Bureau ~~of the New Hampshire Water Supply and Pollution Control Division~~ for any additions to any existing septic system,

tion of any new septic system, or to additions
on a septic system. (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- ~~Four (4) copies;~~ 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 ~~have a maximum size for each drawing of~~ 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 (~~suggested scale 1 inch = 500 feet~~) 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. ~~if located within the site or an area of one thousand (1000) feet surrounding the site.~~ (Amended 2/2/06)

property boundary lines, distances, and bearings
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. ~~by use of solid lines.~~ (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. ~~services such as sewer
and water.~~ (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

ations of USGS maps. The source of such data
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 ~~will~~ 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) ~~Form~~ Blocks for the endorsement by the owner,
the Chairman, and the Secretary of the Planning
Board. ~~the applicant if other than the owner and 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)

circulation plan of the interior of the lot 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). ~~Wastewater disposal, including the size and location of all piping, holding tanks, leach fields, etc. or connections with the public sewer system.~~ (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)

struction drawings including but not limited
s, walks, steps, curbing and drainage
es.

(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:



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(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 ~~State Water Supply and Pollution Control Division~~ 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 ~~any required~~ 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. ~~New Hampshire Water Supply And Pollution Control 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. ~~High Intensity~~ 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:

~~size of the sheets shall not measure more
x 34". (Deleted 2/2/06)~~

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

~~(3) The plan shall be 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. (Deleted 2/2/06)~~

~~(4) A cover sheet showing the entire project whenever it cannot be shown at the required scale on a single plan of 22" x 34". (Deleted 2/2/06)~~

(5) 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.

(6) The plan shall have a note which reads "Subject to conditions as noted in the Decision of approval granted (date)." blank giving any conditions of approval. (Amended 2/2/06)

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

~~(8) The seal and signatures(s) of a licensed engineer or licensed land surveyor attesting that the survey will close within one (1) foot/fifteen thousand (15,000) feet and the data set forth on this plan is based upon an actual field survey of the premises shown. (Deleted 2/2/06)~~

~~(9) Form for endorsement by the owner, the applicant if other than the owner and the Chairman & Secretary of the Planning Board. (Deleted 2/2/06)~~

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

~~(1) Approval of the New Hampshire Water Supply and Pollution Control Division of any proposed septic system(s) or additions to buildings on a septic system. (Deleted 2/2/06)~~

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

~~(3) Approval of the New Hampshire Department of Transportation or the Antrim Road Agent for any required driveway permits or curb cuts. (Deleted 2/2/06)~~

~~Before final approval of the site plan, written approval of the Antrim Sewer and Water Department and the Antrim Fire Department must be received if such approval is required by the Planning Board. (Deleted 2/2/06)~~

~~(5) Site Specific Permit as specified by the New Hampshire Water Supply and Pollution Control Division. (Deleted 2/2/06)~~

(6) 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. ~~Before final approval is granted and~~ 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 Bonds

A. The applicant shall post a bond or establish an escrow account 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 bond any time there are provisions in the plat for the construction of improvements.

1. The bond or escrow account 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.

ensure the filing of an "as built" plan with the town upon completion of the project.

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

4. The applicant shall provide a bond or other security 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 bond or other security; and further, the Town of Antrim shall have the power to enforce such bonds and other securities 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 bond or other acceptable security 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



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may refer any proposed subject to these
nts to a consultant or consultants for review
the applicant shall post a bond or establish
an escrow account 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 bond 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.

ed inns, hotels and restaurants shall have

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



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these areas from being incongruous with the related 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



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Construct, alter, repair or relocate a driveway in 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 culverts shall be galvanized steel pipe with a minimum diameter of twelve (12) inches and minimum cover of twelve (12) inches.
 - 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)

- b. Driveway shall serve no more than two lots. 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)

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.

Under roadways shall be of reinforced concrete
galvanized steel with a minimum diameter of fifteen
(15) inches and minimum cover of three to four (3-4) feet. There
shall be headers on all inlets and spreaders on all outlets
unless otherwise approved by the Planning Board.

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 corrugated galvanized steel having a
minimum of three to four (3-4) feet of cover to final grade.
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.

ing shall be constructed as directed by the
curbs shall be of either granite or concrete.
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



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ation of the Hillsborough County Conservation

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

ed in the application requirements for a
ision 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 bond or other assurance 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.

certification, any plan submitted to the Planning Board may be reviewed by the Hillsborough County Planning Board 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:

Impact on sewage disposal system, including
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

shall be marked, by the applicant, both on the 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 in the "Flood insurance Study for the Town of Antrim, New Hampshire" dated April 1, 1981 together with the associated Flood Boundary and Floodway Maps of the Town of Antrim as amended shall meet the requirements of Article XII--Flood Plain Development District (FDD) of the Antrim Zoning ordinance.

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 of public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located and constructed to minimize or eliminate flood damage.

d. Adequate drainage systems shall be provided to reduce exposure to flood hazards within the development or the surrounding properties.

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

2. Requirements for subdivisions having land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP). (Added 01/02/2003)

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

General Water Pollution Control Act Amendments of
S.C. 1334.

- b. The Planning Board shall require that all subdivision proposals 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

A. Unless otherwise specified in the approval by the Planning Board a plat shall be recorded by the licensed land surveyor preparing the plat or his designated agent within thirty (30) days of approval or it will be considered null and void.

B. The surveyor shall provide the Planning Board with a copy of any plat that is going to be recorded.

C. The surveyor shall notify the Planning Board when the plat is recorded giving the number and date recorded.

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.