



*Town of North Hampton
Planning Board
233 Atlantic Avenue – 2nd Floor
North Hampton, NH 03862*

Barbara Kohl, Chairman

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Form: PB10

Dear Applicant,

The attached checklist is provided to help you in the preparation of your application. The Application Review Committee (ARC) uses this document in developing recommendations to the full Board about whether to accept jurisdiction for each application. The ARC also uses it and offers it to you as a guide as to what regulations and ordinances may be considered while reviewing applications. Any recommendations that the ARC makes to the Board will be given to you, and you may act upon the information as you see fit. Recommendations by the ARC are not binding on the Board as a whole, but often give advice that may expedite the review process.

If you agree with recommendations of the ARC, you are encouraged to provide updated or additional documentation. In order for the Board to consider new or updated materials, they must be submitted at least three business days before the meeting at which the Board is scheduled to consider your application. Please do not expect the Board to consider new or revised materials presented on the day of the meeting.

The checklist is based on information from the Zoning Ordinance, Subdivision Regulations, and Site Plan Review Regulations for North Hampton. For further details, you may purchase a copy of these regulations from the Town Office for \$25 or you may review them on line at the Town's web-site: <http://www.northhampton-nh.gov>, then, then select "Town Government" then select "Planning and Zoning Regulations"

North Hampton Subdivision Regulation Requirements

ARC Checklist

The following provides information that Applicant and Planning Board members should consider when proposing/evaluating subdivisions. It is not intended to be as thorough as the Subdivision Regulation but can serve as a checklist to help expedite the approval process and assist Applicants in providing complete proposals. This is also the checklist that the Application Review Committee uses to review proposals and provide inputs to the full Board. Note that the controlling document is the "North Hampton Subdivision Regulations"

General Regulations include

1. Construction, land clearing or building development should not begin until PB approval obtained as evidenced by the recording of the approved plan (IVA-C.)
2. Proposal must not have a detrimental effect on the abutters, the neighborhood, and the environment of the town (V D.).
3. Are off-site improvements required (to assure public health, safety and general welfare, etc)? (V E.)
4. Does proposal have regional impact? If so, see RSA 36:57 (VI I.)
5. If applicant is not the landowner, is there written authorization from owner for applicant to appear in their behalf? (V F.1.)
6. Have inputs been received from all town departments (BI, Highways, Fire, Police, Conservation, School Board) (V F.2.)
7. Public hearing not required for minor lot line adjustments (additional lots or increased development potential created from change) but abutters must be notified and heard upon request (V F.3.)
8. Pre-application reviews should either be a "Preliminary Consultation" or a "Design Review". Preliminary does not require abutter notification, design review does (VI A 1&2)
9. Filing fees must be paid before the application is considered (VI A.2, VIB.1)
10. Notice to abutters and the Town Office, Library and local newspaper shall be given at least 10 days prior to the application hearing (VI D 1 & 2).
11. Notice to include date, time and location of PB meeting, general description of the proposal, applicant, and location of proposal (VI D.3)
12. All outstanding fees must be paid before Recording of subdivision plan. Recording fee equals Registry recording fee + Town administrative fee. (VI G.1.)
13. Fees include: \$50 per lot created by subdivision (\$50 min or \$200 min if street is to be constructed), + \$100 for design review hearing + notice fee of \$8.00 per abutter + landowner + professional whose seal appears on the drawing. Additional fees may be assessed to cover review expenses.
14. Formal Applications should be filed with the Town on forms provided by the Town. "Submitted material shall be complete and include material described in Section VIII. Should an application be found incomplete, the Board shall notify the applicant, requesting that the necessary documentation be submitted and informing the applicants that no further consideration of the application can be made until the application is complete." (VI.B.1)

Section VIII, Completed Application Requirements

- ___ Town's application form completely filled out (VIII.A.1)
- ___ Abutter's List (on three sets of Avery 5160 labels): mailing addresses of abutters, owner of record (and applicant if different) and professionals whose seal appears on drawing. (VIII.A.2)
- ___ Ensure that fees have been paid (VIII.A.3)
- ___ Fourteen copies of plan (VIII.A.4)
- ___ Abutters located on plan (VIII.B.2)
- ___ Scale $\leq 1" = 80'$ (VIII.B.3)
- ___ Subdivision plan name (VIII.B.4)
- ___ Owners of record and applicant if different (VIII.B.5)
- ___ Date, North arrow, locus map (VIII.B.6)
- ___ Name, license #, signature & seal of surveyor & engineer if applicable (VIII.B.7)
- ___ Tax map and parcel numbers (VIII.B.8)
- ___ Zoning district references (include overlay) (VIII.B.9)
- ___ Endorsement block for PB approval (VIII.B.10) (typically with 7 lines)
- ___ Surveyed property lines including angles or bearings, distances, monument locations and size of entire parcel. (VIII.B.11)
- ___ Surveyor attestation (VIII.B.11)
- ___ Title and deed references (VIII.B.12)
- ___ Easements and rights of way (VIII.B.13)
- ___ Variances and Special Exceptions and their dates of approval by ZBA (VIII.B.14)
- ___ Existing and proposed topographic contour boundaries at 2 foot intervals (VIII.B.15)
- ___ Natural features such as water courses, ponds, wetlands, rock ledges, tree lines (VIII.B.16)
- ___ Applicable setback requirements (VIII.B.16)
- ___ 100-year flood elevation contour (VIII.B.16) Note: All Subdivision proposals and other proposed new developments > 5 acres shall include base flood elevation data. (IX.F.2.)
- ___ Location of existing & proposed streets, driveways, parking, pavement, & buildings (VIII.B.17)
- ___ Size and location of all proposed public and private utilities including water, gas, power, telephone, & cable lines, fire alarm connection, & other utilities (VIII.B.18)
Note: Utilities are to be underground (IX.A.2.)
- ___ Stormwater drainage control plan including catch basins, culverts, drains (VIII.B.20)
- ___ Stormwater calculations of volume and frequency of runoff. (VIII.B.20)
- ___ Size & location of sewage disposal facilities, primary & secondary leach bed sites (4,000 sq. ft.), (VIII.B.18)
- ___ Location & results of test pits & percolation tests. (VIII.B.25)
- ___ Location of existing & proposed fire hydrants, street lighting, & fencing (VIII.B.21)
- ___ Designs of any bridges or culverts required (VIII.B.23)
- ___ Centerline of all streets and center line stationing showing points of curvature and tangency. (VIII.B.24)
- ___ State and Federal Permits required such as for subdivision approval, sewage disposal, Wetlands "Dredge & Fill: permit, DOT driveway access, etc. (VIII.C.1-5)
- ___ Local driveway permit, if required (VIII.D.6)

Studies or Plans that may be required by the Planning Board per VIII.D

- _____ **Traffic impact analysis.** (VIII.D.1). May be required by PB due to the size or location, or any other traffic-generation characteristic of the development. (IX.C)
Note: Study (or PB) to evaluate traffic circulation, access, egress, adequacy of adjacent streets and intersections, sight distances, accident statistics, curb cuts, turning lanes, existing or recommended traffic signals, pedestrian safety, off-street parking and loading, emergency vehicle access (IX.C.1.a.-d.)
- _____ **Soil erosion and sedimentation control plan.** (VIII.D.2) Expected when:
 - a) proposal disturbs an area > 20,000 sq. ft., b) street construction, c) subdivision of ≥ 3 buildable lots, d) critical areas are being disturbed. (IX.B)
 - _____ All temporary erosion and sediment control measures shall be removed after final site stabilization. Trapped sediment and other disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within 30days (IX B.2.h.). (This should be specified as a note on the plan.)
 - _____ A security bond may be required to cover the actual construction, installation, and removal of the erosion and sediment control plan (IX B.3)
 - _____ Responsibility for maintenance of permanent measures for controlling soil erosion and sediment control shall be specified in the deed (IX B.4.)
 - _____ Provision shall be made for an agent of the Board to inspect to ensure compliance with the approved plan and that control measures are properly installed and maintained. Cost to be borne by the developer. (IX B.5.)
- _____ **High Intensity Soil Mapping.** (VIII.D.3) (to more specifically identify wetlands) including seal of licensed Soil Scientists)
- _____ **Wetland Conservation District Conditional Use Permit.** (VIII.D.4) as required by Zoning Section 409.10.
- _____ **Environmental Impact Analysis per Section XI.** (VIII.D.5) See #18 below.
- _____ **Any other applicable local permit required.** (VIII.D.6)

Requirements for the Subdivision of Land per Section IX (not covered above)

- _____ Note: Reserve strips of land being shall not be created which control access to land which is or may be dedicated to public use for streets or open space. (Sec IX A.1.)
- _____ Is on-site inspection warranted? (Sec IX A.3.) Can be done at any stage of proposal.
- _____ Does proposal conform to Zoning, Master Plan and other laws or regulations? (Sec IX A.5.)
- _____ Are there health, safety, or flood hazard issues to be addressed? (Sec IX A.6.)
- _____ Plan to show monuments adjacent to and within the subdivision. (Sec IX D.1.)
- _____ Concrete or granite monuments are at least 4 feet in length and 4 inches in diameter with drill hole at the center point. (IX D.2.)
- _____ Concrete or granite monuments are located at the beginning and end of each curve at each street intersection, at all front lot corners. (IX D.2.)
- _____ Iron pipes at least 4 feet in length shall be set at all other lot corners, at each end of all curves, at the point where a curve changes its radius, and at all angle points in any line. (IX D.2.)
- _____ All monuments shall be set two to six inches above finished grade. (IX D.2.)
- _____ In existing stone walls or ledge, a 1 inch deep drill hole may be set instead of required monument (IX D.2.)
- _____ If distance between monuments is > 400 feet, iron pipes are to be set at 200 feet intervals. (IX D.3.)

- _____ Certificate of Monumentation must be signed with seal of licensed land surveyor and submitted to PB before subdivision plan is signed off by PB Chairman. Exception to this is where a roadway is to be constructed. (IX D.4.b.& c.)
- _____ Security bonds to cover the cost of construction and installation of any required improvements within 3 years. Includes costs for roads, street improvements, drainage structures, utilities, etc. Estimated cost provided by applicant and reviewed by Towns Engineer (review paid for by applicant) (IX E.1.a. c.)
- _____ Security bond covering maintenance of roads and other improvements shall be required for a period of 3 years from the date of completion. The amount of the maintenance security shall be equal to 10% of the (1) cost of the improvement or (2) the amount of the original security, whichever is larger. (Sec IX E.3.a.)
- _____ If security bond is an irrevocable, self-calling letter of credit, it should be in the format approved by the Town. If not on Town's form, the letter of credit shall be reviewed and approved by the PB and Town counsel and the cost of this review paid by the applicant (Sec IX E.1.b.2)
- _____ All Federal and State permits have been received including Sec 404 of Federal Water Pollution Control Act (IX F.1.)
- _____ All proposals >50 lots or 5 acres, which ever is less, include base flood elevation data. (IX F.2.)
- _____ Drawings specifying grading and land treatment show that proposal: will minimize flood damage, shows that public utilities are located and constructed to minimize or eliminate flood damage, and shows that adequate drainage is provided to reduce exposure to flood hazards. (IX F. 3.)

Constructions Standards and Specification per Section X

- _____ All storm drainage pipes shall be >12 inches and stormwater system designed for a 100 year storm. (XC.1 & 2.)
- _____ All catch basins shall be pre-cast or solid block 4 feet in diameter and the outlet pipe at least 3 feet above bottom of barrel section and based on DOT specs. (XC.1.)
- _____ Stormwater pipes or drainage ditches crossing private land require easements deeded to the Town. (XC.4.)
- _____ Subdivisions not requiring a public water system will have mains, laterals to all lots, and connections for fire hydrants for future use when public water connection is available. (XD.2.)

Environmental Impact Analysis requirements per Section XI

- _____ Environmental Impact Analysis is required if >10 buildable lots. If <10 lots, PB may require EIA depending on location and the PB shall seek advice of Conservation Commission for this decision. EIA requirements are outlined in Sec XI

If roads are involved with Subdivision:

- ___ Centerline of all streets and center line stationing showing points of curvature and tangency. (VIII B.24)
- ___ Security bond posted for construction of roads (referenced Sec IX D.4.a.)
- ___ Concrete or granite monuments are located at the beginning and end of each curve at each street intersection, at all front lot corners. (IX D.2.)
- ___ Iron pipes at least 4 feet in length shall be set at all other lot corners, at each end of all curves, at the point where a curve changes its radius, and at all angle points in any line. (IX D.2.)
- ___ Any new street shall be at least as wide as connecting streets and must connect with an accepted street in the Town. (XA.1.)
- ___ Street right-of-way width must be > 50 feet. PB may require greater width and width may include sidewalks and grass strips in addition to roadway. (XA2)
- ___ No dead-end or cul-de-sac streets shall be allowed. If street has a turn around at its end and end contains at least a lot of legal size, the turn around will not be considered a cul-de-sac. (XA3.)
- ___ Any street starting in North Hampton and extending into another town must connect with an existing street in that town. (XA3)
- ___ Blocks must be > 400 feet. (XA4)
- ___ Grades of streets should be < 5% for major streets and < 8% for minor streets, all streets must be > .5%. (XA5)
- ___ All streets shall have a crown at the center with slopes >1/4" /ft. from crown to sideline of surfaced roadway. Maximum grade w/in 100 ft. of in intersection shall be 3%. (XA5)
- ___ Intersecting property lines at street intersections shall be joined with a curve of > 20 foot radius. Angle of two street intersections shall be > 75 degrees. (XA6)
- ___ Minimum centerline radius of curves and maximum degree of curvature shall be based on Table V-6 of "A Policy on Geometric Design of Highways and Streets 1984."
- ___ Streets which join or are in alignment with streets of abutting or neighboring properties shall bear the same name, new streets shall be named by the BOS (XA9)
- ___ Roadway specifications met: graded > 12 compacted inches with gravel (bank run gravel with no stones > 6 inches) covered with > 6 compacted inches of selected gravel, surfaced with > 3 inches of base and >1 inch of hot top in accordance with DOT specs. (XB.1. 4a)
- ___ Sidewalks, if required, are separated from shoulders by curbing or at least 3 feet of grass planting, and shall be 4 feet wide.
- ___ Finished road shall consist of at least 24 feet paved surface, 4 feet of graveled shoulders on each side of pavement, and a gutter area capable of conducting water from one catch basin to another such that the minimum length between catch basins is 400 feet. (XB.1.), maximum length between ditch and catch basin is 400 feet. (XC.2.)
- ___ In the roadway area, all stumps, rocks and ledge shall be removed and ledge kept at least two feet below the finished surface. (XB.2.)
- ___ Base course shall not be constructed during freezing weather or on wet or frozen sub-grade. (XB.4.b.)
- ___ Compaction shall be tested at the expense of the contractor by an approved lab designated by the Town and shall be compacted to a minimum dry density of 95%)
- ___ At all times during construction, the sub-grade and all ditches shall be maintained to drain the roadway. (XB.4.f.)
- ___ Gradation tests performed by an independent lab and approved by the State, will be required for each type of material and shall be paid for by the subdivider.