

# **SITE PLAN REVIEW REGULATIONS, TOWN OF TILTON, NEW HAMPSHIRE**

## **I. AUTHORITY**

Pursuant to the authority vested in the Town of Tilton Planning Board voted on at the March 14, 1992 Town Meeting in accordance with the provisions of N.H. RSA 674:43, as from time to time amended, the Town of Tilton Planning Board adopts the following regulations governing the review and approval or disapproval of the site plans for the development or change or expansion of use of tracts of nonresidential uses or for multifamily dwelling units, which are defined as any structures containing more than tow (2) dwelling units, whether or not such development includes a subdivision of the site. These regulations shall be entitled "Site Plan Review Regulation, Town of Tilton, New Hampshire".

## **II. PURPOSE**

The purpose of the Site Plan Review procedures shall be as follows and as may be further referenced in RSA 674:44.

- a. To provide for the safe and attractive development or change or expansion of use of the site and to guard against such conditions as would involve danger or injury to health, safety, or prosperity by reason of :
  - (1) Inadequate drainage or conditions conducive to flooding of the property or that of another;
  - (2) Inadequate protection for the quality of groundwater;
  - (3) Undesirable and preventable elements of pollution such as noise, smoke, soot, particles, or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties; and
  - (4) Inadequate provision for fire safety, prevention, and control.
- b. To provide for the harmonious and aesthetically pleasing development or the municipality and its environs; to promote the historic and aesthetic character of the town.
- c. To provide for open spaces and green spaces of adequate proportions;
- d. To require the proper arrangement and coordination of streets within the site in relation to other existing or planned streets or with features of the official map of the municipality;
- e. To require suitably located streets of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air, and access for fire fighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system;
- f. To require in proper cases, that plats showing new streets or narrowing or widening of such streets be submitted to the planning board for approval;

g. To require that the land indicated on plats submitted to the planning board shall be of such character that it can be used for building purposes without danger to health, and

h. To include such provisions as will tend to create conditions favorable for health, safety, convenience and prosperity.

The Site Plan Review procedure in no way relieves the developer, his/her agent, or individual from compliance with the Zoning Ordinance, Subdivision Regulations, or any other ordinance which pertains to the proposed development. No site plan will be approved until it complies in all respects to any and all pertinent ordinances and regulations.

### **III. DEFINITIONS**

For the purposes of these Site Plan Review Regulations, the meaning of terms used herein shall conform to the definitions found in the Town of Tilton Zoning Regulations and the Town of Tilton Subdivisions Regulations.

### **IV. PROCEDURE**

Site Plan Review shall be conducted in accordance with the procedural requirements contained in Subdivision Regulations, Section IV.

No building permit will be issued until approval of the site plan by the Planning Board is granted. The applicant will be notified by certified mail of approval or disapproval of the site plan.

### **V. WIRELESS TELECOMMUNICATIONS (Cellular Phones) (Adopted 1/24/2000)**

Any applicant who has been granted a special exception for construction of a telecommunications tower complex shall, in the interest of aesthetics and safety:

a. Provide written authorization for post construction inspection/certification by local authorities (e.g. building inspector) and / or a licensed engineer, at applicants expense, for compliance with federal, state and local regulations and structural integrity.

b. Ensure that the proposed tower will be structurally capable of supporting multiple facilities.

c. Provide for a setback radius to equal the height of the tower within which there are no residential structures.

d. Commit by written contract and financial assurance to restoration of the site to its original condition by way of removal of the entire tower complex when no longer needed.

### **VI. REQUIRED EXHIBITS and DATA**

The following items are required on the site plan(s):

a. Plan of all buildings with their type, size, location, and elevation of first floor slab.

b. An elevation view of all buildings indicating their height, bulk, and surface treatment.

c. Location of off street parking and loading spaces.

- d. The location, width, curbing and type of access ways and egress ways, plus streets within and around the proposed site.
- e. The size and proposed location of water and sewage facilities.
- f. The location of, elevation and layout of catch basins and other surface draining features
- g. Existing and proposed contours and finished grade elevations.
- h. The type, extent, and location of existing and proposed elevations.
- i. If a subdivision, then the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public use; all Subdivision Regulations shall apply.
- j. Natural features such as streams, marshes, lakes, or ponds. Such maps shall indicate which of such features are to be retained and which are to be removed or altered.
- k. A vicinity sketch showing the location of the site in relation to the surrounding public street system. (Scale 1" equals 500')
- l. Provide a legend for all site plan/subdivision plans.
- m. Any other exhibits or data the Planning Board may require in order to adequately evaluate the proposed development for Site Review.
- n. Any requested information asked for by the Board for a site plan/subdivision shall be provided to the Planning Board at least seven (7) calendar days prior to the continuation of the case. If the information has not been received, the Planning Board shall retain the option of further continuing the site plan/subdivision review.
- o. Pursuant to RSA 674:36, it shall be the responsibility of the developer, if the Board deems it necessary, to provide an accurately documented environmental and economic impact statement. Such statement may require documentation on drainage, erosion, forest productivity, ground and surface water quality, traffic safety, public services, and any other factors that could impact the short and long-term well being of the public in the Town of Tilton.
- p. Pursuant to RSA 674:44, V, as amended, it shall be the responsibility of the developer, if the Board deems it necessary, to pay reasonable fees for the review of documents, the cost of special investigative studies, Board administrative fees and other matters which may be required by particular applications.

**VII DESIGN AND CONSTRUCTION REQUIREMENTS**

Design of development should fit the existing natural and man-made environments with the least stress.

- a. Site preparation is to be conducted with minimal disturbance to existing vegetation.
- b. Appropriate buffers are to be maintained or installed to provide privacy and noise reduction to residential areas abutting nonresidential sites.

- c. Provisions shall be made for snow storage during the winter months.
- d. Provisions shall be made for the site to be serviced by necessary utilities which may include but not limited to water, sewer, electrical, and gas.
- e. Provisions shall be made for outdoor lighting.
- f. Provision shall be made for protection of natural features.
- g. Where strict conformity to the Site Plan Review Regulations would cause undue hardship of injustice to the developer of the land, a site plan substantially in conformity with regulations may be approved by the Board provided the spirit of the regulations, public convenience and welfare may not adversely be affected, but only after a public hearing in the prescribed manner.

## **VIII ENFORCEMENT**

The Building Inspector shall enforce the Site Plan Review Regulations by way of on site inspection.

## **IX. FEES**

Application fee for Site Plan Review shall be \$100.00 (plus the abutter's mailings fee of \$10.00 for each abutter).

## **X. AMENDMENTS**

Amendments to these Site Plan Review Regulations shall be made in the same manner in which amendments to the Subdivision Regulations are made.

## **XI. SEPARABILITY**

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