

TOWN OF NEWFIELDS
LAND SUBDIVISION CONTROL REGULATIONS

Adopted: June 20, 2013

Amended to July 17, 2014
April 21, 2016

Cite as:
Newfields Subdivision Regulations, Section 10(A)(1) et seq.



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SECTION I AUTHORITY

Pursuant to the authority vested in the Newfields Planning Board by the voters of the Town of Newfields and in accordance with the provisions of Chapter 36, Sections 19-29, N.H. Revised Statutes ANNOTATED 1955, as amended, (*as NH RSA 674:35-36*), the Newfields Planning Board adopts the following regulations governing the subdivision of land in the Town of Newfields, New Hampshire.

Adopted Public Hearing December 17, 1974.

Comprehensive Revision June 20, 2013

SECTION II DEFINITIONS

- A. Cul-de-sac – A street, including loop streets, with only one point of access from an approved street with multiple points of access. **(Adopted 11/18/2004)**
- B. Engineer means the duly designated engineer of the Town of Newfields or, if there is no such official, the planning consultant or official assigned by the Newfields Planning Board.
- C. Street means and includes any accepted street, avenue, boulevard, road, alley, highway or other accepted way exclusive of driveways serving not more than two adjacent lots.
- D. Subdivider means the owner of record of land to be subdivided, or the agent of any such owner.

SECTION III PROCEDURE

See Separate Regulations: Town of Newfields Planning Board Regulations and Rules of Procedure for submission, hearing, and other procedural requirements. Published as a separate document and incorporated by reference herein as part of these regulations.

- A. Acceptance of Streets and Open Space. No street or open space will be accepted by the Town until such time as all improvements have been carried out as shown on the final plat, in accord with the requirements of these regulations, and subject to any conditions established by the Board at the time of final plat approval.

SECTION IV GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND

The subdivided shall observe the following general requirements and principles of land subdivision.

- A. Compliance with Regulations. No subdivision of land shall be made, and no land in any subdivision shall be sold or offered for sale or lease, and no street or utility construction shall be started until a final plat, prepared in accordance with the requirements of these regulations, has been approved by the Board, and other required permits have been obtained from appropriate State, Federal and local agencies. The subdivider shall familiarize himself with all State and Town regulations relative to health, buildings, roads and other pertinent data, so that he is aware of the obligations and standards expected. The subdivider may avail himself of the informal assistance of the Board before preparation of applications or plans.

- B. Character of Land for Subdivision. All land to be subdivided shall be, in the judgement of the Board, of such character that it can be used for building purposes without danger to public health or safety, or to the environment. Land subject to periodic flooding, poor drainage or other hazardous conditions, shall not ordinarily be subdivided. Land with inadequate capacity for sanitary sewage disposal shall not be subdivided, unless connected to public sewers. Plats for the subdivision of land shall conform with all regulations of the Board, the Zoning Ordinance, the Sanitary Code and other applicable by-laws, ordinances and regulations at both state and local levels.
- C. Land on Private Rights of Way. Land without frontage on an existing or proposed street shall not be subdivided, nor shall any subdivision of land result in the creation of a lot or parcel without frontage on a public street.
- D. The proposed subdivision shall conform to the zoning ordinance of the Town of Newfields. Where strict conformity to the Subdivision Regulations would cause undue hardship or injustice to the owner of the land, a subdivision plan substantially in conformity with regulations may be approved by the Board provided that the spirit of the Regulations and public convenience and welfare will not be adversely affected.
- E. In all subdivisions due regard shall be shown for all natural features such as large trees, water courses, historical spots, and similar community assets which, if preserved, will add attractiveness and value to the property.
- F. Reserve strips of land which, in the opinion of the Planning Board, show an intent on the part of the subdivider to control access to land dedicated or to be dedicated to public use shall not be permitted.
- G. There shall be adequate width and area on every lot after the erection of a residence to permit the parking within the lot of at least one car for each family dwelling unit.
- H. Scattered and Premature Subdivision. As provided in RSA 674:36.

The Planning Board may decline to approve a subdivision which it finds to be "scattered and/or premature" and which would, if approved, involve danger or injury to health, safety, or property by reason of the lack of water supply, drainage, sewerage, transportation, schools, or other public services and/or which would require excessive expenditure(s) of public funds for the supply of such services.

It is intended that this regulation shall promote balanced, responsible and desirable growth and to control the timing of development by avoiding haphazard, scattered and uncoordinated development. The evaluation which follows recognizes that development may be deemed "scattered and/or premature" if it involves or could involve the lack of, or would require an excessive expenditure of public funds to provide services, or would result in a cumulative neighborhood environment with respect to any or all of the following:

Distance to the nearest elementary school and effect on school bus transportation;

Potential fire protection problems owing to location and/or other special conditions relating to the development;

Potential police protection problems owing to location and/or other special conditions;

Potential snowplowing and other road maintenance problems owing to location;

Potential problems relating to collection of trash owing to location or other special conditions;

- Inadequacy of access streets or roads and/or sidewalks;
- Potential problems relating to on-site water supplies and/or sewerage disposal systems;
- Inadequacy of water supply for fire protection purposes;
- Potential drainage impact problems;
- Conditions otherwise requiring excessive expenditure public funds; and
- Other potential problems within the meaning and purpose of this Section.

If it is determined by the Planning Board that the proposed subdivision is, using the above criteria, scattered or premature unless special off-site improvements are made, including with respect to adversely impacted services, the Planning Board may require the developer to make such improvements or to address such adverse impacts on facilities or services as conditions to the approval of the subdivision. These may consist of but not be limited to the following:

- Improve any access street, existing or to be constructed to appropriate street and road standards, whether or not the Town does or will own these;
- Build or reconstruct sidewalks if these be deemed necessary to the public safety;
- Construct static water supplies with dry hydrants for fire protection purposes;
- Provide such traffic control facilities as are deemed necessary for the public safety.

The Planning Board will consider all impacts of the proposed subdivision on facilities and services and may, if it deems necessary, apportion to the developer those costs which can be properly assessed against the development as are found to be required because of the development.

If it is determined by the Planning Board that the proposed subdivision, using the above criteria, is scattered and/or premature and that the off-site improvements cannot be made to cure the adverse conditions, the Planning Board may decline to approve such subdivision until at such time as these adverse conditions are determined by the Planning Board to be curable.

- I. Areas set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by covenant in the deed, whether or not required by the Board, shall be of reasonable size and character for neighborhood playgrounds or other recreational uses.
- J. In areas not currently served by public sewer systems it shall be the responsibility of the subdivider or his agent to provide adequate information to prove that the area of each lot is adequate to permit the installation and operation of an individual sewage disposal system. Such information shall consist of the report of the Engineer regarding percolation and pit test *in accordance with the requirements of the Town of Newfields Zoning Ordinance*. The subdivider or his agent shall be required to provide the necessary equipment and labor for the making of these tests.
- K. Open Space. In the subdivision of five or more lots the Board may require that the plat show one or more

sites of character, size, shape and location suitable to be used as a neighborhood open space or park of an area not to exceed 15% of the total area of the subdivision. This open space may be offered for dedication to the town or remain privately owned, provided that sufficient legal restrictions, are recorded in the deeds deemed by town counsel to be sufficient to assure its permanent use as open space.

- L. Performance Bond. Except in the case of a subdivision in which each lot is on an existing, improved and accepted street, no final plat filed with the Board shall be approved until the subdivider shall have completed all improvements in accord with these and all other State and Town regulations and ordinances or until the subdivider has filed with the Board, security in an amount equal to the estimated cost as prepared by the Board's Engineer to complete the construction of the streets, public improvements, drainage structures, and other utilities, together with maps, plans, and supporting data, accompanied by either: **Amended March, 1988**
 - 1. A surety bond, issued by a surety company authorized to do business in New Hampshire, to be filed with the governing body in form and amount satisfactory to it; or
 - 2. Cash, or savings bank book properly endorsed to the Town, in an amount to be determined by the governing body, and to be deposited with it.
 - 3. A letter of credit in an amount and form approved by the Board after consultation with Town Counsel. **Adopted March, 1988**

In the case of electric lines or other utilities to be installed by a public utility corporation or a municipal department, a statement shall be received in writing from such public utility, corporation or municipal department that the work will be done within a reasonable time and without expense to the Town and that the utilities will be placed underground, if this has been agreed.

Each approval of a plat shall contain a time limit within which streets and public improvements shall be completed, not to exceed 3 years, unless extended with the owner's consent by the Board.

Upon completion of improvements and approval by the Town agent, surety covering maintenance of roads and improvements for a period of 2 years from completion may be required in an amount based on the cost of such improvements, as approved by the governing body.

The performance guaranty shall not be released until the governing body has certified completion of the public utilities and improvements in substantial accordance with the requirements, and deeds covering the land to be used for public purposes, easements and rights-of-way over property to remain in private ownership, and rights-to-drain onto or across private property are submitted in a form satisfactory to the Town Counsel. All recording fees shall be borne by the subdivider.

- M. Minor Subdivisions. For a minor subdivision, the Board may waive the filing of a preliminary plat. Submission documents for minor subdivisions shall be as required for final plats. All State and local approvals shall be obtained as required elsewhere herein, prior to final approval by the Board.

SECTION V THE PLAT

Subdividers shall file with the Board three copies of a layout at a scale of not more than 100 feet to the inch showing or accompanied by the following information:

- A. Proposed subdivision name; name and address of owner of record; subdivider and designer; date, north

point and scale.

- B. Names of owners of record of abutting properties, abutting subdivision names, streets, easements, building lines, alleys, parks and public open spaces and similar faces regarding abutting property.
- C. Location of existing and proposed property liens and their approximate dimensions, existing easements, buildings, watercourses, ponds or outstanding water, rock ledges and other essential features.
- D. Existing water mains, sewers, culverts, drains and proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.
- E. Location, name and widths of existing and proposed streets and highways with their grades and profiles and the elevations of sufficient points on the property to indicate the general topography of the property.
- F. Where the topography is such as to make difficult the inclusion of any facilities mentioned above, within the public area so laid out, the preliminary layout shall show the boundaries of proposed permanent easements over or under private property. Such easements shall be not less than 10 feet in width and shall have satisfactory access to existing or proposed public ways.
- G. Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication and a copy of such private deed restrictions as are intended to cover part or all of the tract.
- H. Preliminary designs of any bridges or culverts which may be required.
- I. Where the plat submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted.

SECTION VI THE APPROVED PLAT

- A. The final plat submitted for approval and subsequent recording shall be in permanent black ink, on a permanent reproducible polyester film. It shall be submitted in (3) three originals and (4) four blue or black line prints. The size of the sheets shall conform to the requirements of the Register of Deeds of Rockingham County for filing. A margin of at least one inch shall be provided outside ruled border lines on three sides and of at least two inches along the left side for binding. Adequate space shall be available on the map for the necessary endorsement by the proper authorities. The drawings shall be of a final plat shall be consistent with the approved preliminary plat.
- B. The final plat shall show:
 - 1. Proposed subdivision name or identifying title, the name and address of owner of record and subdivision and the name and seal of the engineer and/or the land surveyor licensed by the State of NH, the date, scale and North Point.
 - 2. Final disposition of land into lots, streets, open spaces, drainage courses and any easements running with the land. The subdivision plat shall be based on a boundary survey with a maximum error of closure of 1 in 10,000 certified by an engineer or surveyor registered in the State of New Hampshire. Distances shall be to the nearest 100th of a foot and bearings to the nearest 10

seconds. Stations, radii, curve data and paving widths for proposed streets lot dimensions, areas in square feet and acres, consecutive numbering of lots; Street lines, building lines, and pedestrian ways.

Accurate locations of all easements, either on or off the site. A written acknowledgement of the subdivider's responsibility for maintenance, and the assumption by him of liability for injuries and damages that may occur on any land to be dedicated for public use, until such land has been legally accepted by the Town.

Approved names of proposed streets;

Accurate locations of all monuments to be set at street intersections, points of curvature and tangency of curved streets and at angles of lots or as required by the engineer.

Existing and proposed contours at 5 foot intervals;

Existing and proposed plans for telephone, electricity and gas utilities;

Proposed methods of sanitary sewerage and computations therefore,

Soils data showing results and locations of percolation tests and test pits undertaken in accordance with water safety. Pollution Control Commission criteria, unless public sewers are to be used.

Proposed storm drainage accompanied by a drainage analysis map and computations for the entire watershed area; methods of supplying water;

Final road profiles and cross sections;

If the subdivision abuts a state highway, or if a proposed street intersects a state highway, a written statement from the New Hampshire Department of Public Works and Highways approving any proposed driveway or street access with such state highway;

If a subdivision is to be served by a public water supply or by public sewers, a statement from the Department involved, attesting to the availability of such service.

If a subdivision requires easements for drainage, a sewerage access or utility connection across non-owned non-public property, executed easements for such purposes approved by town counsel.

SECTION VII ROAD AND UTILITY STANDARDS

The following improvements shall be installed and constructed by the subdivider to the satisfaction of the Board.

- A. All street, sewer and drain construction and all materials used for same shall conform to all requirements of the Town of Newfields and subject to the inspection and final approval of the Board.

Construction Standards. Street construction shall be in accord with the requirements of Section VII of the regulations which govern street construction in residential subdivisions, except in cases of areas which may be subject to heavy vehicles, a higher construction standard may be required by the Board.

Pavement and drainage facilities, curbs and sidewalks, when required, shall be installed and constructed in

accordance with the standard specifications of the Town of Newfields and in all cases must be constructed under the supervision of the Engineer.

- B. Street Design. Street patterns shall give due regard to existing streets, contours, natural features, and provide safe and adequate circulation. Where required by the Board, provision shall be made for the extension of the street pattern to the edge of abutting undeveloped property.
1. Where a subdivision abuts an existing street with an inadequate alignment or right-of-way width, the subdivision plat shall include in the street dedication all land needed to meet the standards established by these regulations and as approved by the Board.
 2. The arrangement of streets in the subdivision shall provide for the continuation of the principle streets in adjoining subdivisions or for their proper projection when adjoining property is not subdivided.
 3. No street or highway right-of-way shall be less than 50 feet in width and the Board may require it to be more if a greater street width is warranted in the opinion of the Board. The apportioning of the street widths among roadway, sidewalks and possible grass strips shall be subject to the approval of the Board.
 4. Grades of all streets shall not exceed 5% for major streets and 8% for minor streets. On minor streets, grades shall not exceed 5% on horizontal curves. No street shall have a grade of less than 1%. **Amended March, 1988**
 5. Except where impracticable because of the character of the land, streets shall intersect so that within 75 feet of the intersection of the street lines are at right angles, and the grade within 100 feet does not exceed three percent. No structure or planting shall impair corner visibility. The plan of any proposed subdivision shall show all work required to connect and complete the improvements and utilities between the proposed street pattern and existing streets.
 6. Intersecting property lines at street intersections shall be joined by a curve of at least 20 foot radius.
 7. Except where near-future connections are required by the Planning Board, dead-end or cul-de-sac streets shall not in general exceed 650 feet in length, and shall be equipped with a turn-around roadway at the closed end with a minimum radius of 90 feet from the center to the outside edge of the right-of-way. Minimum pavement width shall be 20'. Minimum sidewalk width when required 5', minimum shoulder width 2 feet on each side. Cul-de-sac streets (including loop roads) require a minimum road length of 150 feet before the beginning of a cul-de-sac bulb or loop intersection. Measurement of cul-de-sac streets shall be from the centerline of the nearest approved street with multiple points of access, at its intersection with the cul-de-sac street, to the most distant point at the end of the cul-de-sac street, as measured along the street centerline. Cul-de-sacs shall not service more than 6 lots or fewer than 4 lots. Cul-de-sac center islands shall be landscaped. Landscaping design and maintenance plan to be approved by the Planning Board. Amended 8/18/2005
 8. Streets with a projected Average Daily Traffic (ADT) of 500 trips or more per day shall be categorized as "major streets". Streets with less than 500 trips per day shall be categorized as "minor streets". Traffic projections shall be made by the Board or their Engineer based on each proposed lot within the subdivision generating an average of 10 trips per day, plus any through traffic. **Adopted March, 1988**

9. Design criteria for horizontal and vertical geometry other than specified herein on Table 1, shall be in accordance with the latest "Policy on Geometric Design of Highways and Streets" as published by the American Association of State Highway and Transportation Officials (AASHTO). The design speed for minor streets shall be 30 miles per hour, and 40 miles per hour for major streets.

Adopted March, 1988

C. Street Name. Streets which join or are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the Town of Newfields.

D. Street Construction. The area of each street shall be cleared and cleaned of all stumps, brush, roots, and boulders; and will not be used for fill. All loam and other yielding material shall be removed to a minimum depth of 5' below finished grade, and replaced with suitable material. Ledge occurring anywhere in the full cross-section of the roadway must be cleared to a minimum depth of twelve (12) inches below the finished grade.

1. The sub-grade material shall be shaped to within one half (1/2) inch of true grade and compacted to 95% of maximum density (AASHTO T-180). The subgrade shall be inspected and approved by the Board's Engineer prior to placing the gravel base course which shall consist of twelve (12) inches of bank run gravel and six (6) inches of crushed gravel (material specifications as per NHDPW).

Amended March, 1988

2. Base course shall not be constructed during freezing weather or on a wet or frozen sub-grade. Blading and rolling shall be required to provide a smooth, even, and uniformly compacted course true to cross-section and grade. Compaction shall continue until 95% of maximum density at optimum moisture content is obtained. A minimum slope of the finished base course shall be 1/4 inch per foot or as may be required on curbs or on super elevations.

3. Any portion of the base course material which is not accessible to means of proper compaction with rolling equipment shall be compacted thoroughly by methods satisfactory to the Town Engineer.

4. At all times during construction, the sub-grade and all ditches shall be constructed and maintained so that the drainage will not be impeded. Suitable compaction may be obtained with sufficient passes of a loaded 4-5 cubic yard dump truck.

5. The top four (4) inches of the base course shall not contain stones over three (3) inches in diameter. The gravel pit shall be acceptable to the Town Engineer.

6. The gravel base course shall be inspected and approved by the Board's Engineer prior to paving of the street. The street shall be paved to a width of twenty (20) feet. The pavement shall consist of two and one half (2 1/2) inches of binder hot plant mix bituminous concrete and one and one half (1 1/2) inches of top hot plant mix bituminous concrete (See Roadway Typical Section, Figure 1). All depths to be a compacted measurement and construction and materials specifications to be as per NHDPW. **Amended March, 1988**

E. Drainage Design

1. The subdivider shall provide for the disposition of surface water run-off that may exist either previously to or as a result of, the subdivision. Such drainage facilities shall be located in the street

right-of-way, where feasible, or in easements satisfactory to the Board. Where it is proposed that storm water run-off from the subdivision will not be directed in its entirety to the right-of-way of a public highway, but will in part affect any downstream or adjacent properties, approval of any plan proposing the disposition of storm water run-off on to adjacent properties, shall be conditioned on the execution and submission of discharge easement rights for such purposes granted by any affected downstream property owners.

2. Drainage facilities shall, in all cases, be large enough to accommodate potential run-off from the entire upstream drainage area, whether inside or outside the subdivision, under conditions of maximum development permitted by the zoning and/or subdivision regulations.
3. The subdivider shall bear the full cost of providing such storm water drainage structures, excepting however, he shall not be required to bear the estimated cost of excess capacity when such excess capacity is desired by the municipality to accommodate existing or future subdivision of lands in which the subdivider has no present financial interest, with the following exception; the subdivider shall always pay the full cost of any storm sewer pipe or drain 24" or less in diameter.
4. No natural water course shall be altered or obstructed in such a way as to reduce the natural run-off capacity unless approved substitute means of run-off are provided. The Board may require culverts or other sub-surface drainage installations where it deems necessary.
5. Provision shall be made for culverts or other drainage structures across the width of any driveway which crosses a water course.
6. In no case shall pipe of less than twelve (12) inches in diameter be used and it may be larger when deemed necessary by the Board. The subdivider shall show the size and location of existing storm drain facilities that the proposed new subdivision will tie into and shall plot these on preliminary plans submitted to the Board for approval. When required, complete run-off computations for designing pipe sizes will be submitted. These computations will be based on the Burkli-Zeigler or Rational Formula (See Table 2 for drainage design criteria). **Amended March, 1988**

F. Drainage Construction

1. Pipes shall be of reinforced concrete or approved equal. All pipes shall be laid true to line and grade as shown on plans. Each section will have a full firm bearing throughout its entire length. All joints shall be made of Portland Cement Mortar and jute. All pipe shall have at least two feet, six inches (2'6") of cover above the top of the pipe and reinforced concrete pipe shall be used wherever the cover is less than three feet, six inches (3'6").
2. Catch basins and manholes shall be built to the lines, grades, dimensions, and designs shown on the plans and as directed, with necessary approved frames, grating and covers, and shall be constructed in accordance with the Water Supply and Pollution Control Commission.
3. Catch basins shall be placed on the street so that the greatest distance water will have to flow over the surface shall not be over three hundred (300) feet. Catch basins shall not be less than three (3) feet in depth, measuring from the invert on the outlet pipe. Manholes are required at all points in the main drains where there is a change of grade or change in line, also at all points where feeder pipes enter the main drain.
4. Concrete head walls shall be constructed at the open ends of any drain pipe where the same serve

as outlets to the drainage system. These head walls shall be of the shape and size directed by the Board.

G. Stormwater Management

General Objectives

- It is the General Objective for the Town of Newfields that all stormwater shall be treated onsite and no runoff should discharge untreated to municipal systems or significant natural resources from the development site (whether closed or open drainage).
- For residential lots it is recommended that onsite management for stormwater should follow the NHDES 10-65 rule that provides that a site contain no more than 10% effective impervious cover (EIC) and leave 65% of the lot in an undisturbed or natural state.

1. Applicability

- a. Any development that shows more than 10,000 square feet of disturbance shall comply with these regulations.
- b. For sites that disturb less than 10,000 square, the Planning Board may grant an exemption if the amount of the total site impervious cover created does not exceed 5,000 square feet and the site does not disturb land within 250 feet of a surface water body or wetland.

For subdivisions of residential lots, the proposed stormwater management plan must include reasonable anticipated impacts from individual lot development.

The Planning Board may grant an exemption considering the presence of one or more of the following standards.

- i. All runoff from new impervious surfaces and structures shall be directed to a filtration/infiltration device or properly discharged to a naturally occurring or fully replanted and vegetated area with slopes of 15 percent or less and with adequate controls to prevent soil erosion and concentrated flow.
- ii. Impervious surfaces for parking areas and roads shall be minimized to the extent possible (including minimum parking requirements for proposed uses).
- iii. All runoff generated from new impervious surfaces shall be retained on the development site and property, or it is determined that the biological and chemical properties of the receiving waters will not be degraded by the stormwater runoff from the development site.
- iv. Determination of compliance with standards i.-iii. Above will be made by the Planning Board on a case by case basis as site conditions and constraints will differ greatly between various redevelopment proposals.

2. Best Management Practices

Proposed measures shall be in accordance with the latest edition of the NH Stormwater Management Manual Volume 2.

3. Water Quality Protection

Stormwater management plans shall be designed to protect the water quality or the Town of Newfields water bodies and water supply contribution areas.

- a. All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials shall meet the standards of the New Hampshire Department of Environmental Services (NHDES).
- b. All projects under review by the Planning Board of such magnitude as to require a stormwater permit from EPA or NHDES shall comply with the standards of EPA and/or NHDES AOT program, with respect to the export of total suspended solids and other pollutants.

4. Stormwater Management for New Development

All proposed stormwater management and treatment systems shall meet the following performance standards.

- Stormwater and erosion and sediment control BMPs shall be located outside any buffer zone required by the zoning ordinance unless otherwise approved by the Planning Board.
- Low Impact Design site planning and design strategies should be used to the maximum extent practicable in order to reduce the generation of the stormwater runoff volume for both new development and redevelopment projects.
- All stormwater treatment areas shall be planted with native plantings appropriate for the site conditions: grasses, shrubs and/or other native plants in sufficient numbers and density to prevent soil erosion and to promote proper treatment of the proposed runoff.
- All areas that receive rainfall runoff must be designed to drain within a maximum of 72 hours for vector control.
- Runoff from snow and salt storage areas shall enter treatment areas before being discharged to receiving waters or allowed to infiltrate into the groundwater.
- All runoff shall be directed into recessed vegetated and landscape areas designed for treatment and/or filtration to minimize impervious cover.
- A development plan shall include provisions to retain stormwater on the site by using the natural flow patterns of the site. Runoff from impervious surfaces shall be treated to achieve 80% removal of Total Suspended Solids and 50% removal of both total nitrogen and total phosphorus using appropriate treatment measures, as specified in the NH Stormwater Manual. Volumes 1 and 2 (December 2008 as amended) or other equivalent means. Where practical, the use of natural, vegetated filtration and/or infiltration BMPs or subsurface gravel wetlands for water quality treatment is preferred given its relatively high nitrogen removal efficiency.
- Measures shall be taken to control the post-development peak rate runoff so that it does not exceed pre-development runoff for the 2-year, 10-year and 25-year, 24-hour storm events. Similar measure shall be taken to control the post-development runoff volume to infiltrate the groundwater recharge volume GRV according to the following ratios of Hydrologic Soil Group (HSG) type versus infiltration rate multiplier: HSG-A: 1.0; HSG-B: 0.75; HSG-C: 0.4; HSG-D: 0.15. For sites where infiltration is limited or not practicable, the applicant must demonstrate that the project will not create or contribute to water

quality impairment. Infiltration structures shall be in locations with the highest permeability on the site. Measures shall be taken to protect against on and off-site peak flow to prevent overloading of existing downstream facilities.

- The biological and chemical properties of the receiving waters shall not be degraded by the stormwater runoff from the development site.
- The design of the stormwater drainage system shall provide for the disposal of stormwater without flooding or functional impairment to streets, adjacent properties, downstream properties, soils, or vegetation.
- The design of the stormwater management systems shall take into account upstream and upgradient runoff that flows onto, over, or through the site to be developed or re-developed and provide for this contribution of runoff.
- Appropriate erosion and sediment control measures shall be installed prior to any soil disturbance such that the area of disturbance shall be kept to a minimum. Disturbed areas shall be stabilized within thirty (30) days.
- Measures shall be taken to control erosion within the project area. Sediment in runoff water shall be trapped and retained within the project area using approved measures. Wetland areas and surface waters shall be protected from sediment.
- All temporary 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 prior to removal of temporary control measures.
- Every effort shall be made to use pervious parking surfaces as an alternative to impervious asphalt or concrete for general and overflow parking areas. Pervious pavement shall be appropriately sited and designed for traffic and vehicle loading conditions.
- Whenever practicable, native site vegetation shall be retained, protected, or supplemented. Any stripping of vegetation shall be done in a manner that minimizes soil erosion.

5. Applicability for Redevelopment

General Objectives

- Criteria for redevelopment are critical to the effectiveness of any non-point source pollution management strategy. Redevelopment criteria leverage the economic incentives of commercial property updates to improve water quality conditions much like electrical code enforcement requires redevelopments to improve standards prior to issuance of an occupancy permit.
- Stormwater requirements for redevelopment vary based upon the amount of site surface area that is covered by existing impervious surfaces. In order to determine the stormwater requirements for redevelopment projects, the percentage of the site covered by existing impervious areas must be calculated.
 - a. For sites meeting the definition of a redevelopment project and having less than 40% existing impervious surface coverage, the stormwater management

requirements will be the same as other new development projects, however the requirements may be met either on-site or at an approved off-site location, within the same watershed within Newfields, provided the applicant satisfactorily demonstrates that impervious area reduction, LID strategies and BMPs have been implemented on-site to maximum extent practicable.

- b. For redevelopment sites with more than 40% existing impervious surface coverage, stormwater shall be managed for water quality in accordance with one or more of the following techniques, listed in order of preference:
 - i. Implement measures onsite that result in discontinuation or treatment of at least 30% of the existing impervious cover as well as 50% of the additional proposed impervious surfaces and pavement areas through the application of porous media; or other low impact design techniques to provide treatment for at least 50% of the entire site area.
- c. In cases where the applicant demonstrates, to the satisfaction of the Planning Board, that on-site treatment has been implemented to the maximum extent possible or is not feasible, the Board may grant an exemption to these requirements.

6. Maintenance Criteria

Stormwater management and sediment and erosion control plans shall be incorporated as part of any approved site plan or subdivision plan. The owner of record of the property shall record a notice of these plans at the Registry of Deeds. The notice shall be attached to the property deed and apply to all persons that may acquire any property subject to the approved stormwater management and sediment control plans. The notice shall reference the requirements for maintenance pursuant to the stormwater management and erosion and sediment control plans as approved by the Planning Board.

7. Inspection of Stormwater and Sediment/Erosion Control Infrastructure

The Planning Board may require routine inspections to insure compliance with the approved stormwater management and sediment and erosion control plans. Such inspections shall be performed by a designated agent with appropriate certifications at reasonable times to the landowner. If permission to inspect is denied by the landowner, the designated agent may secure an administrative inspection warrant from the district or superior court under RSA 595-B Administrative Inspection Warrants. Expenses associated with inspections shall be the responsibility of the applicant/property owner.

H. Sewer and Water Construction

1. Sewer pipes and related appurtenances, such as manholes and connecting Y's shall be constructed in conformity with specifications and approval of the State of New Hampshire Water Supply and Pollution Control Commission and the Town of Newfields.
2. Water pipes and related equipment, such as hydrants and main shutoff valves shall be constructed to serve all lots on each street in the subdivision. Laterals shall be constructed from all utilities in the street right-of-way to the street property line of each building lot. Any habitable building constructed in the subdivision shall have house connections installed, and extended into the building.
3. The subdivider shall protect all utilities and appurtenances installed under these rules and

regulations from any and all damages until the entire subdivision is completed and the streets accepted by the Town. Any damages to these utilities and appurtenances, prior to acceptance of the street, shall be repaired in a manner satisfactory to the Board.

4. Proper connections shall be made with the existing public water system. Where adjacent property is not subdivided, provision shall be made for proper projections of the systems by continuing appropriate sewer and water mains to the exterior boundaries of the subdivision at such size and grade as will allow for the projections.

I. Fire Protection (**Adopted May 19, 2005**)

1. In the case of subdivisions which do not have access to adequate water for fire fighting purposes, the Board may, after consultation with the Fire Department, require the construction of a cistern, fire pond, dry hydrant, or combination of the above, as deemed necessary.
 - (a) Residential subdivisions of 2 lots and lot line adjustments are exempt from this requirement.
 - (b) Residential subdivisions of 3 lots to a maximum of 30, without municipal water service, require one (1) 15,000-gallon underground water storage tank, with a maximum distance of 1500 ft. between storage tank and outermost structure. Additional storage tanks are required for distances greater than 1500 ft.
 - (c) Residential subdivisions of 31 lots to a maximum of 60, without municipal water service, require two (2) 15,000-gallon underground water storage tank, with a maximum distance of 1500 ft. between storage tank and outermost structure. Additional storage tanks are required for distances greater than 1500 ft.
 - (c) Residential subdivisions of 61 lots or more, without municipal water service, require three (3) 15,000-gallon underground water storage tank, with a maximum distance of 1500 ft. between storage tank and outermost structure. Additional storage tanks are required for distances greater than 1500 ft.
 - (e) Non-residential cistern requirements are specified under the Town of Newfields Site Review Regulations.
2. Upon approval by the Fire Department, an engineered fire pond or dry hydrant, may be substituted for cistern requirements.
3. Subdivisions with frontage on bodies of water may be required to provide easements at suitable intervals for access of fire fighting equipment to said bodies of water for fire fighting purposes. The Town of Newfields shall have the right to remove all growth and other obstructions from said easements and to improve them for the purpose intended.

J General

1. Granite bounds, at least 6" x 6" x 4' with 3/8 inch drill hole shall be used to define the approved Town Road layout at all points of tangency and points of curvature. All lot corners shall be marked with iron pipes or iron pins. **Amended March, 1988**
2. Grass Plots. All areas between the shoulder of the new street and the extent of cut or fill shall be rolled, loamed and seeded.

3. Shade trees wherever feasible shall not be removed. Where woodlands or suitable individual trees do not exist subsequent to construction, at least two trees two inches in diameter or larger, shall be planted on each lot. Trees should be placed at least five (5) feet from the right-of-way.

K. **Lighting (Adopted July 21,2005)**

1. **Purpose.** The purpose of this regulation is to ensure that lighting in residential subdivisions will not create safety hazards such as glare or diminish the quality of rural residential character by means of light trespass and excessive lighting. The intents of this regulation are to enhance and protect the quality of the rural New Hampshire dark night sky, to preserve Newfields' rural character, to enhance safety by providing limited lighting in areas when needed for security or safety, and to conserve energy and natural resources.
2. **Applicability.** The Planning Board may require lighting in any new residential subdivision, based on the Board's evaluation of the submitted plan. Any applicant required to provide information about lighting must submit the following information:
 - a) A visual photometric plan that demonstrates both light coverage and light spillage resulting from the proposed lighting plan;
 - b) Photometric data, such as that furnished by manufacturers, showing the angle of cut off or light emissions;
 - c) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
 - d) Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to pictures and drawings supplied by manufacturers.
3. **Prohibitions.** The following types of lighting are prohibited in new subdivisions:
 - a) **Mercury Vapor Lamps or Fixtures.** The installation of any mercury vapor fixture or lamp for use as outdoor lighting is prohibited.
 - b) **Laser Source Light.** The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal plane is prohibited.
 - c) **Searchlights.** The operation of searchlights is not permitted.
 - d) **Neon.** Neon lighting is prohibited.
 - e) **Security Lighting.** Spot Lights, flood lights, and other bright security lighting shall be limited in such as fashion so as to not direct light onto neighboring property. Continual lighting must be shielded so as to not produce glare or light trespass onto neighboring property.
4. **Aesthetics.** All new lighting in residential subdivisions shall contribute to the harmonious appearance of the development and the surrounding neighborhoods. Lighting shall be consistent with the architectural style of buildings. Lighting pole height shall be designed in proportion to building height and shall not exceed the lighting needs of the particular neighborhood.

SECTION VIII. ENFORCEMENT

- A. These regulations shall be enforced by the Board or its duly authorized representative.
- B. As provided in RSA 36:27, any owner, or agent of the owner, of any land located within a subdivision who transfers or sells any land, before a plat of the said subdivision has been approved by the Planning Board and recorded or filed in the office of the Board and recorded or filed in the office of the Register of Deeds shall forfeit and pay a penalty of five-hundred dollars for each lot, or parcel so transferred or sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties.

SECTION IX. AMENDMENTS

These regulations may be amended or rescinded by the Planning Board but only following public hearing on the proposed change. The Chairman or Secretary of the Planning Board shall transmit a record of any change so authorized to the Register of Deeds of Rockingham County.

TABLE 1
ROADWAY DESIGN CRITERIA

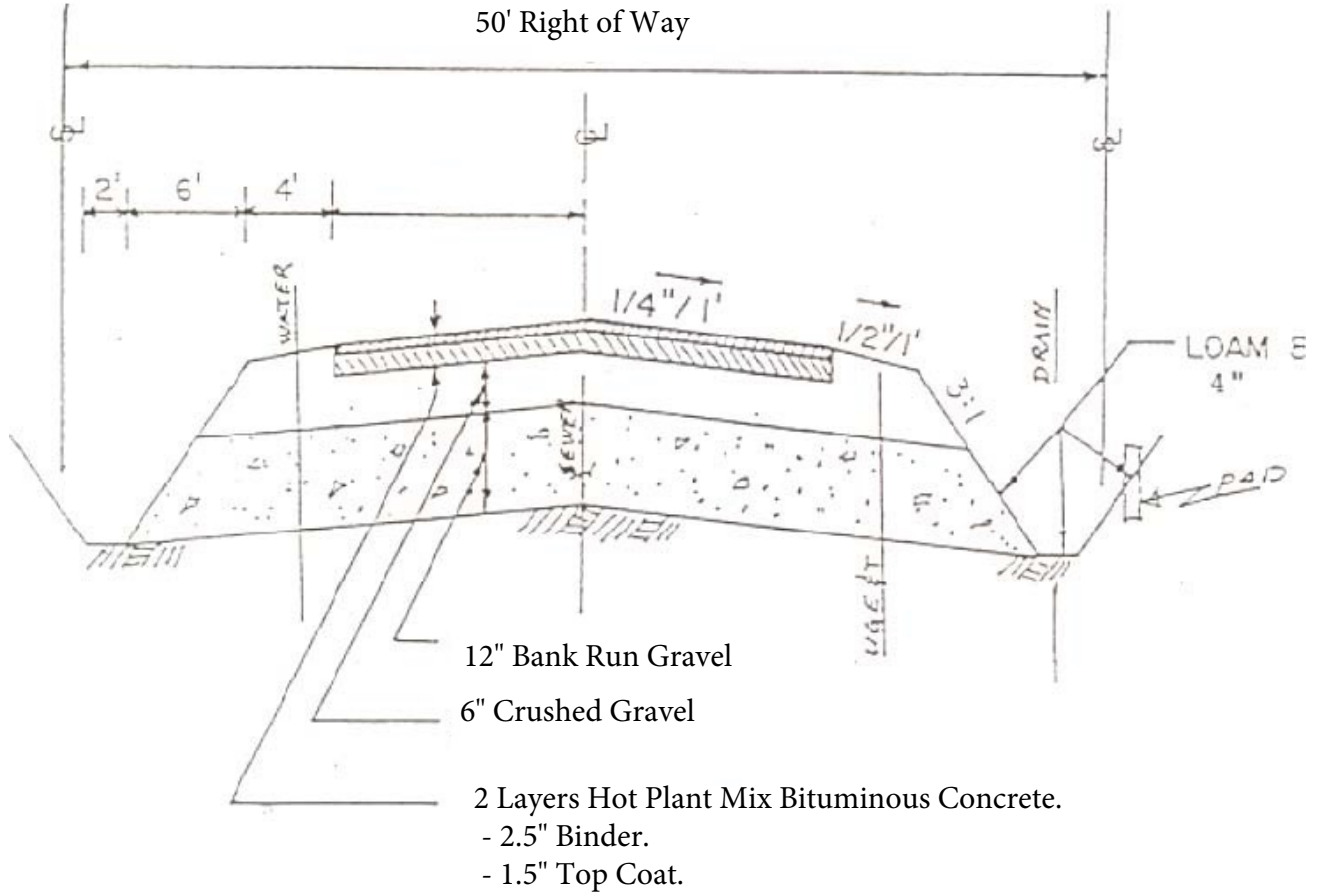
	<u>Minor Street</u>	<u>Major Street</u>
Design Speed	30 mph	40 mph
Right of Way Width	50 feet	50 feet
Pavement Width	20 feet	20 feet
Minimum Centerline Radius	400 feet	600 feet
Minimum Curb Radius	30 feet	40 feet
Minimum Profile Grade	1%	1%
Maximum Profile Grade	8%	5%
Maximum Profile Grade on Horizontal Curves	5%	5%
Minimum Stopping Sight Distance	200 feet	325 feet
Minimum Corner Intersection Sight Distance *	310 feet	415 feet
Depth of Gravel Base	18 inches	18 inches
Depth of Bituminous Concrete Binder	2 1/2 inches	2 1/2 inches
Depth of Bituminous Concrete Top	1 1/2 inches	1 1/2 inches

***Measured at a point on the centerline of the proposed street 40 feet off the edge of pavement of the intersected street.**

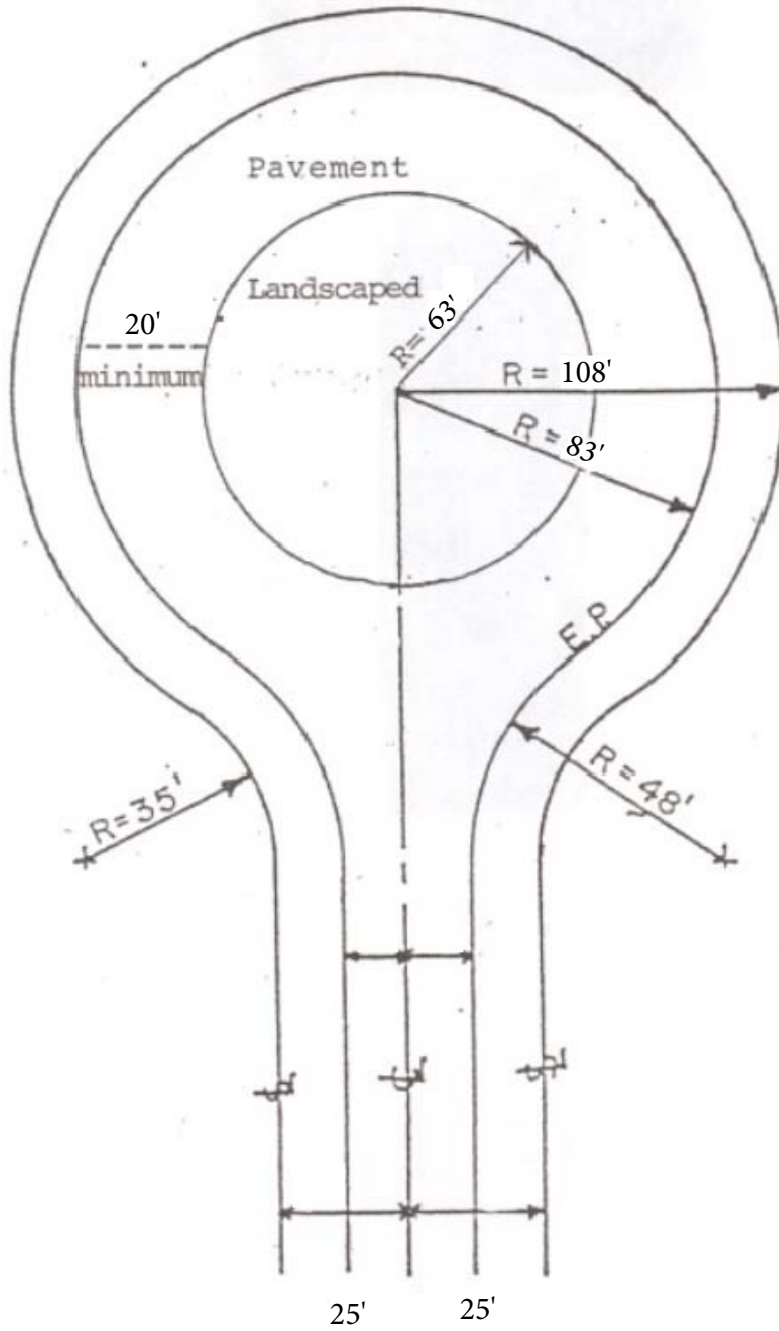
Town of Newfields

TYPICAL ROAD SECTIONS

For complete requirements see Section VII



TYPICAL DETAIL PAVED TURNAROUND
See Section VII(B)(7)



HAMMERHEAD DETAIL

