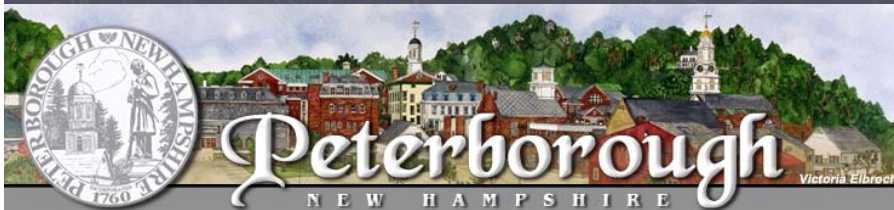


Planning Board Roles and Responsibilities

Part 1



Carol Ogilvie, Director

Office of Community Development



You can please some
of the people some of
the time...

But you can't please
all of the people all
of the time.



OUTLINE

Customary Responsibilities (Required and Optional)

- ▶ Master Plan (RSA 674:2)
- ▶ Subdivision (RSA 674: 35 & 36)
- ▶ Site Plan Review (RSA 674: 43 & 44)
- ▶ Excavation (RSA 155-E)
- ▶ Driveways (RSA 236:13)
- ▶ Scenic Roads (RSA 231: 157-158)
- ▶ Capital Improvements (RSA 674: 5-8)
- ▶ Zoning (RSA 674: 16)

OUTLINE

Innovative Land Use Controls – Optional (RSA 674:21)

- ▶ Incentive Zoning
- ▶ Performance Zoning
- ▶ Floating Zone
- ▶ Environmental zoning
- ▶ Transfer of Development Rights
- ▶ Accessory Apartments
- ▶ Cluster Development (aka Open Space or Conservation)
- ▶ Planned Unit Development
- ▶ Impact Fees
- ▶ Phased Development
- ▶ Growth Management

The Master Plan

The Foundation of Land Use Regulations

“Planning is really hard; especially when it’s about the future.”

Yogi Berra



What is a Master Plan?

- ▶ Guide to development (RSA 674:1)
- ▶ Shows the Planning Board's recommendations for desirable development (RSA 674:2)
- ▶ Master Plan is not a regulatory document, BUT:
 - Without it, a zoning ordinance may be considered invalid.
- ▶ Public participation is essential.

Master Plan Components

▶ Must have:

- Vision Section
- Land Use Section

▶ May have:

- Transportation
- Community Facilities
- Economic Development
- Natural Resources
- Natural Hazards
- Recreation
- Utility and Public Service
- Cultural and Historic Resources
- Regional Concerns
- Neighborhood Plan
- Community Design
- Housing
- Energy
- Implementation

How often should a Master Plan be updated?

- ▶ RSA 674:3 recommends every 5 to 10 years
- ▶ NH OSP recommends every 5 years
- ▶ Rule of thumb:
 - When town conditions change significantly since last adoption/update
 - When zoning proposals being considered would be inconsistent with goals & objectives (Vision) of the current Master Plan

PREPARING A MASTER PLAN FOR YOUR COMMUNITY

A Handbook for Planning Board
Members, Planners and
Volunteers



Master Plan Statements:

- ◆ Existing villages and nodes are preferred for increasing density and providing a healthy mix of uses.
- ◆ Encourage the redevelopment of traditional neighborhoods and villages, rather than disconnected suburban models.

Example: Village Commercial District

§245-8

ZONING

§245-9

§ 245-9. Village Commercial District

A. Purpose and Intent. The purpose of the Village Commercial District (VCD) is to implement the Vision Section of the Peterborough Master Plan, which includes the support of compact settlement patterns, mixed use land development and walkable communities that increase accessibility for people of all ages. Specifically, the goals of this section are to:

- (1) concentrate development;
- (2) allow and encourage a vibrant mix of land uses;
- (3) encourage infill development and higher densities; and
- (4) provide a pedestrian-friendly environment.

B. Permitted Uses.

(1) In the Village Commercial District, land may be used and buildings may be erected, altered, or used in accordance with applicable regulations for the following:

- (a) residential.
- (b) commercial.
- (c) public/semi-public.
- (d) light industrial.

Except that gasoline stations or the storage or handling of any volatile or hazardous materials are not allowed within one thousand (1,000) feet of the Contoocook River.

(2) Any of these uses may be located independently on a lot however a mix of uses in one building or on one (1) lot is strongly encouraged.

C. Lot and Yard Standards.

(1) There are no minimum lot sizes, setbacks, or frontages required. However, the lot must be wide enough and configured so as to accommodate adequate access for fire and emergency equipment, appropriate setbacks, and buffering, as required by the Planning Board during Site Plan Review.

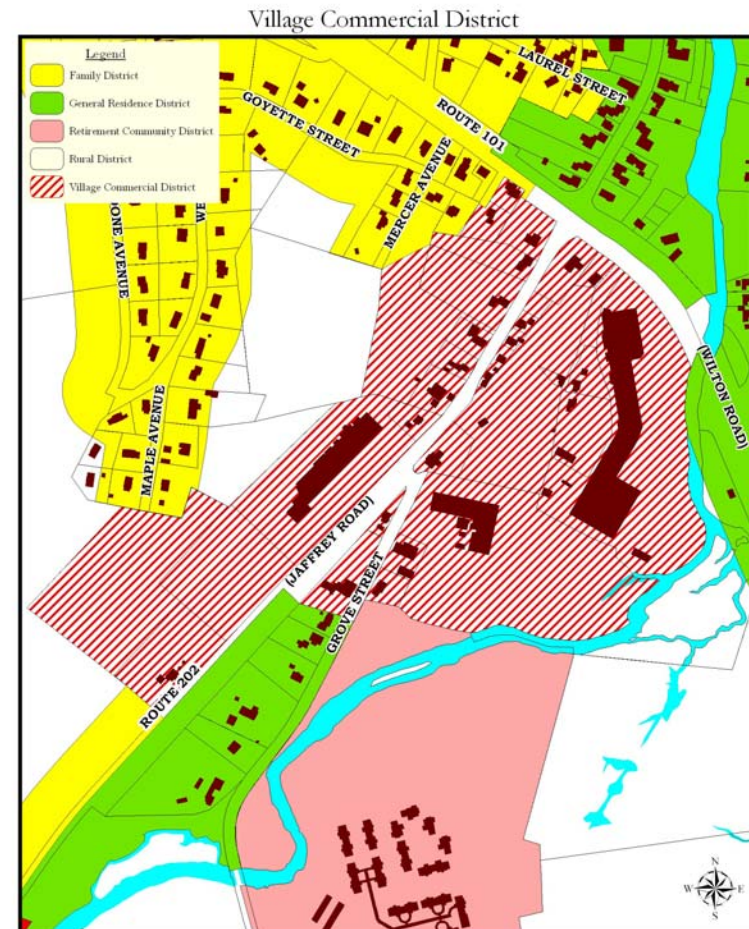
(2) In order to provide groundwater recharge and green space in the District, no lot may have more than eighty percent (80%) impervious cover. In the event that a proposal involves more than one (1) lot, the eighty percent (80%) would not be applied to each lot, but the entire subject area would be treated as one lot.

(3) Floor Area Ratio: The maximum FAR shall be 2.4 to 1.

D. Performance Standards. These standards do not apply when the only use of a lot is a single-family or two-family dwelling.

(1) Outside, uncovered, storage of vehicles, materials, or goods is prohibited, including storage trailers for these purposes. In no case shall designated parking or buffer areas be used for storage. For the purposes of this ordinance, "storage of vehicles" does not include those that are offered for sale at an approved vehicle sales establishment.

(2) Parking shall be located to the side or rear of the building, where practical. Any proposal that involves more than ten (10) parking spaces shall also provide for a bicycle rack.



NOTE: This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.

Example: West Peterborough District

ZONING

§ 245-9.1. West Peterborough District

A. Purpose and Intent. The purposes of the West Peterborough District are: to preserve the historic development pattern of West Peterborough; to allow development in the area to respond to changing lifestyles; to allow uses that are currently not permitted by the ordinance; and to implement the Vision of the Peterborough Master Plan, which includes the support of compact settlement patterns, mixed use land development, and walkable communities that increase accessibility for people of all ages. Specifically, the goals of this section are to:

- (1) concentrate development;
- (2) allow and encourage a vibrant mix of land uses appropriate to the area;
- (3) encourage infill development and higher densities; and
- (4) provide a pedestrian-friendly environment.

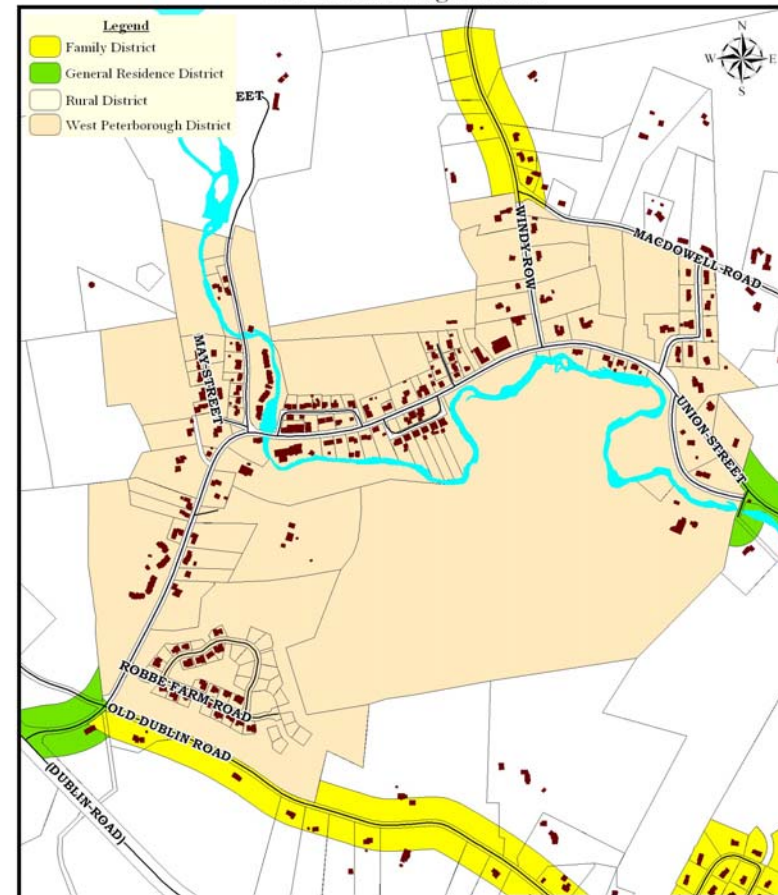
B. Permitted Uses.

- (1) In the West Peterborough District, land may be used and buildings may be erected, altered or used in accordance with applicable regulations for the following uses. All proposals for development, however, will be reviewed with consideration for the scale and character of the area, which includes, among other things, the type and amount of traffic that would be generated by the use. Any of these uses may be located independently on a lot. A mix of uses in one (1) building or on one (1) lot is also permitted, provided the site can adequately accommodate the activity.
 - (a) Residential Development – single-family, two-family, multi-family
 - (b) Retail Sales and Service.
 - (c) Personal and Professional Services and Offices.
 - (d) Restaurants.
 - (e) Lodging.
 - (f) Light Industry.
 - (g) Public/Semi-Public Uses.
 - (g) Associated Accessory Uses.

C. Lot and Yard Standards.

- (1) There are no minimum lot sizes or frontages required. However, the lot must front on an approved street and be wide enough and configured so as to site structures in accordance with the required setbacks.
- (2) A minimum setback of ten (10) feet from side and rear property lines is required. In addition, for non-residential uses, appropriate buffering will be provided, as determined by the Planning Board during Site Plan Review.
- (3) In order to provide groundwater recharge and green space in the District, no lot may have more than eighty percent (80%) impervious cover. In the event that a proposal involves more than one lot, the eighty percent (80%) would not be applied to each lot, but the entire subject area would be treated as one lot.
- (4) Density.
 - (a) Single-Family: Four (4) dwelling units per acre.

West Peterborough District



NOTE: This map only serves as a guide to Peterborough's Land Use Regulation Chapter 245. Written descriptions are the official Zoning Delineations.

Questions to ask during process:

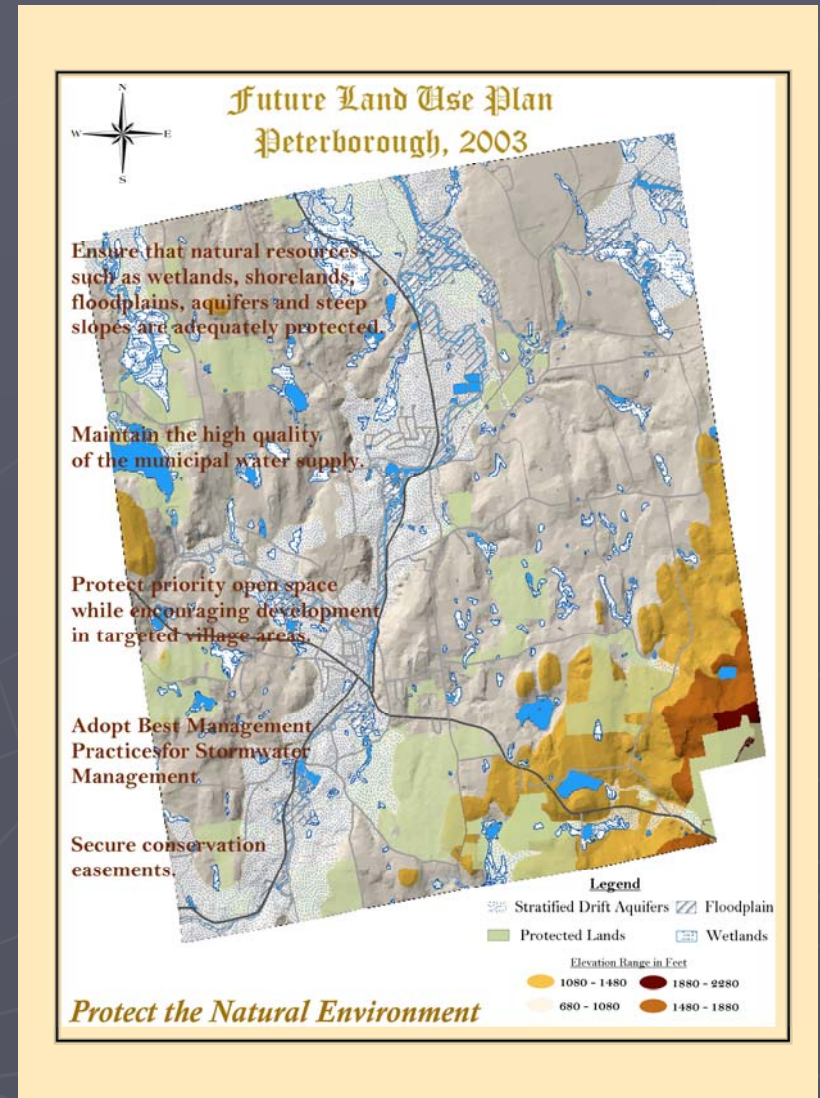
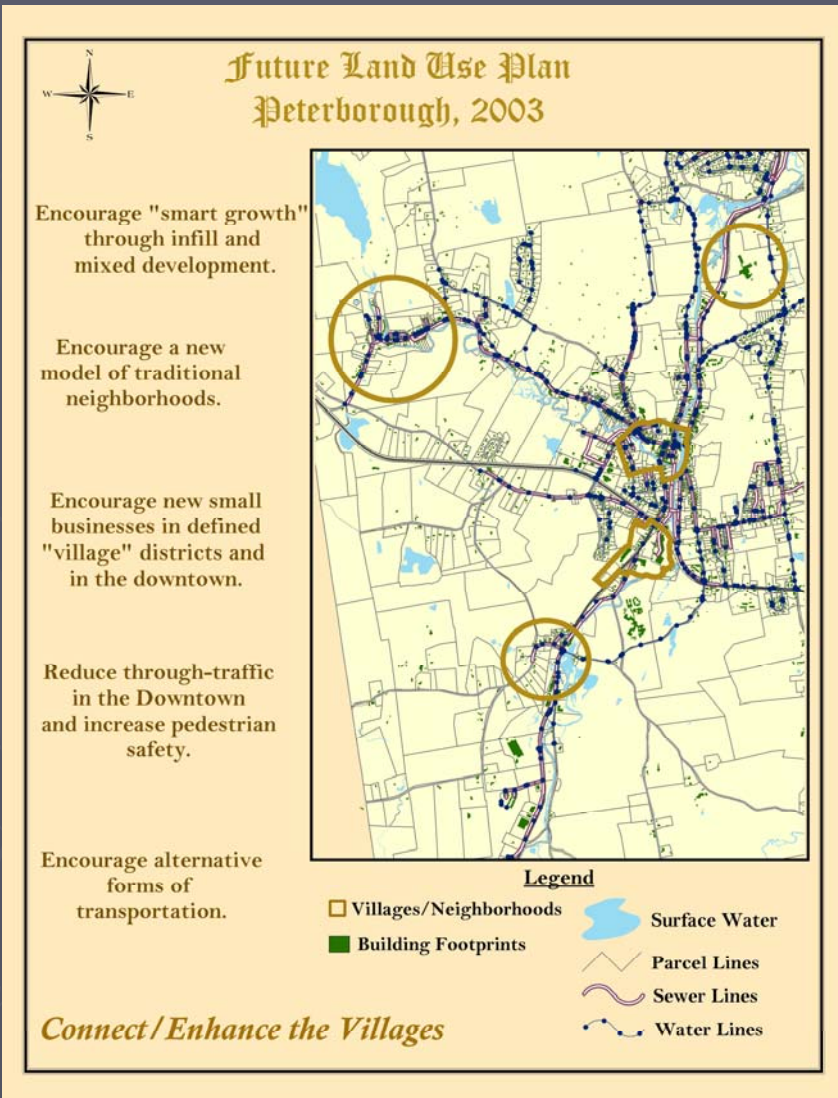
MOST IMPORTANT:

- ① What kind of town do you want? /
What DON'T you want?
- ② What would your town look like if
the current zoning ordinance were
fully implemented?

IS THIS
REALLY
WHAT
YOU
HAD IN
MIND?



Master Plan Implementation



PETERBOROUGH MASTER PLAN

Implementation Strategies

Recommendation	Responsible Town Party and/or Cooperating Entities	Regulatory Action	Non-Regulatory Action	Time Frame
Overall Recommendation: Establish a permanent Master Plan Oversight Committee whose task it would be to monitor, update, and amend the Master Plan at regular intervals. <i>[Accomplished by Selectmen, May2004]</i>				
Economic Vitality				
GOAL 1 – Promote economic vitality by encouraging new businesses and retaining established businesses in Town.	<ul style="list-style-type: none"> ▪ Economic Development Authority ▪ Office of Community Development ▪ Selectmen ▪ Chamber of Commerce 		<ol style="list-style-type: none"> 1. Encourage an affordable tax structure. 2. Develop marketing programs to advertise the various businesses and the positives of our Town and Region. Include campaigns and participation in on-going regional marketing efforts. <i>In place</i> 3. Designate a single entity to provide outreach to businesses. <i>In place</i> 	On-going
GOAL 2 – Examine and understand the relationship between the tax base and economic vitality.	<ul style="list-style-type: none"> ▪ Planning Board ▪ Economic Development Authority 	<ol style="list-style-type: none"> 1. Provide properly-zoned land to accommodate these identified businesses. <i>Addressed in part at 2004 Town Meeting. Under continued study.</i> 	<ol style="list-style-type: none"> 1. Maintain a healthy balance of taxable land between commercial, residential, and open space uses. 2. Identify those types of commercial entities that would deliver the most cost-effective dollars to the tax base and be acceptable to voters, and work to attract them to Peterborough. 	On-going On-going
GOAL 3 – Examine and improve the regional components essential for economic vitality.	<ul style="list-style-type: none"> ▪ Selectmen ▪ Economic Development Authority ▪ Child Care Task Force ▪ Monadnock Connect ▪ ConVal ▪ Chamber of Commerce 		<ol style="list-style-type: none"> 1. Support and/or facilitate efforts to provide adequate service in these areas: <ul style="list-style-type: none"> • Affordable housing/child care • Labor supply (quantity and quality) • High speed internet capability • Reliable cell phone service <p><i>Downtown now has free Wi-Fi.</i> <i>A cell tower was approved at the Country Club in 2004.</i></p>	On-going

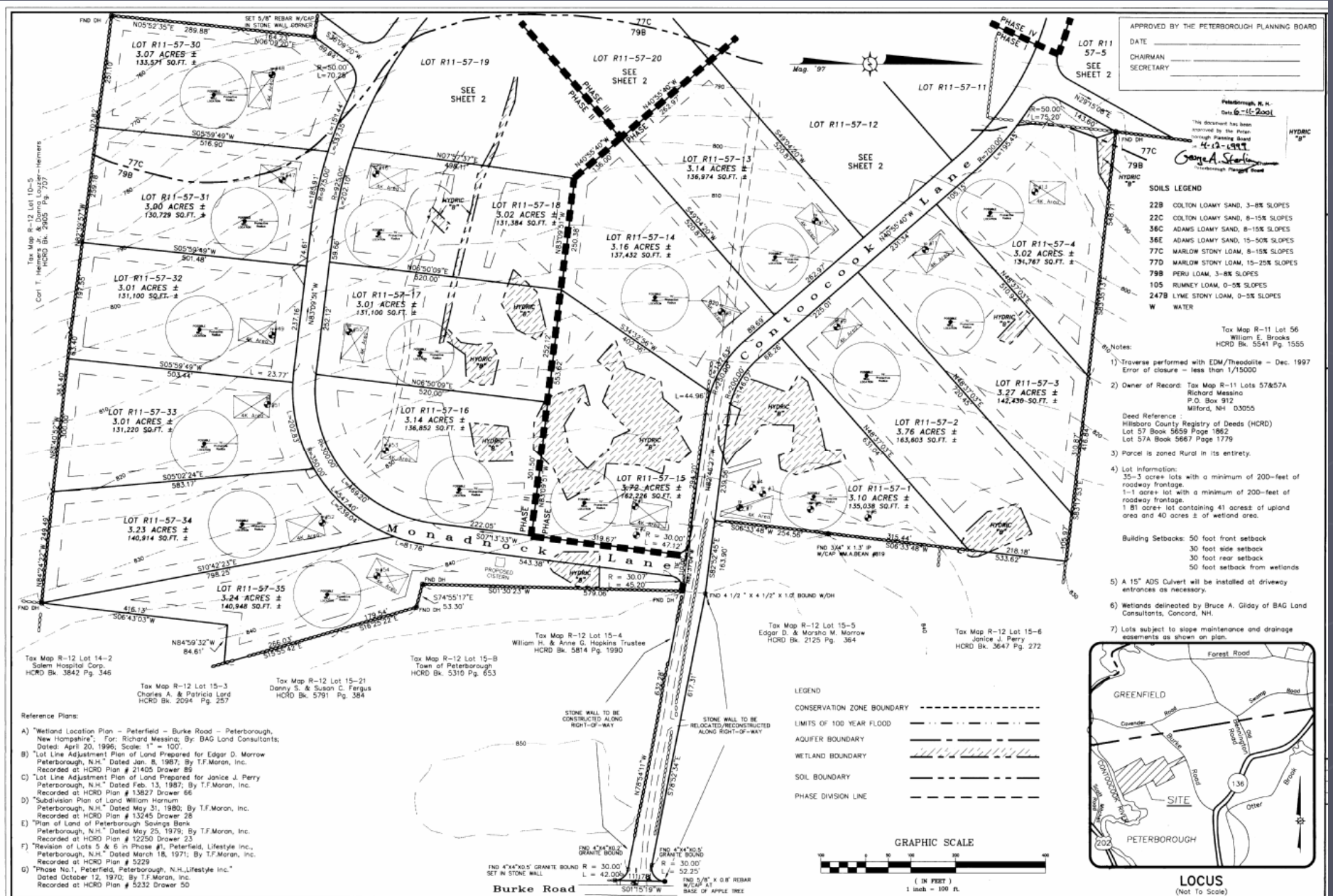
Subdivision



Purpose of Subdivision Regulations

- ▶ Authorized under RSA 674:35 & 36, a Planning Board may adopt regulations for the *“division of lots, tracts, or parcels of land into 2 or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development.”*
- ▶ Such regulations may:
 - Provide against scattered or premature subdivision.
 - Provide for the harmonious development of the municipality.
 - Require the proper arrangement of streets.
 - Provide for open spaces.
 - Require suitably located streets of sufficient width to accommodate existing and prospective traffic.
 - Require parks and playgrounds.
 - Require that the land be of such character that it can be used for building purposes without danger to health.
 - Prescribe minimum areas of lots so as to assure conformance with local zoning ordinances.
 - Include provisions which will tend to create conditions favorable to health, safety, convenience, or prosperity.

Typical Subdivision Plat



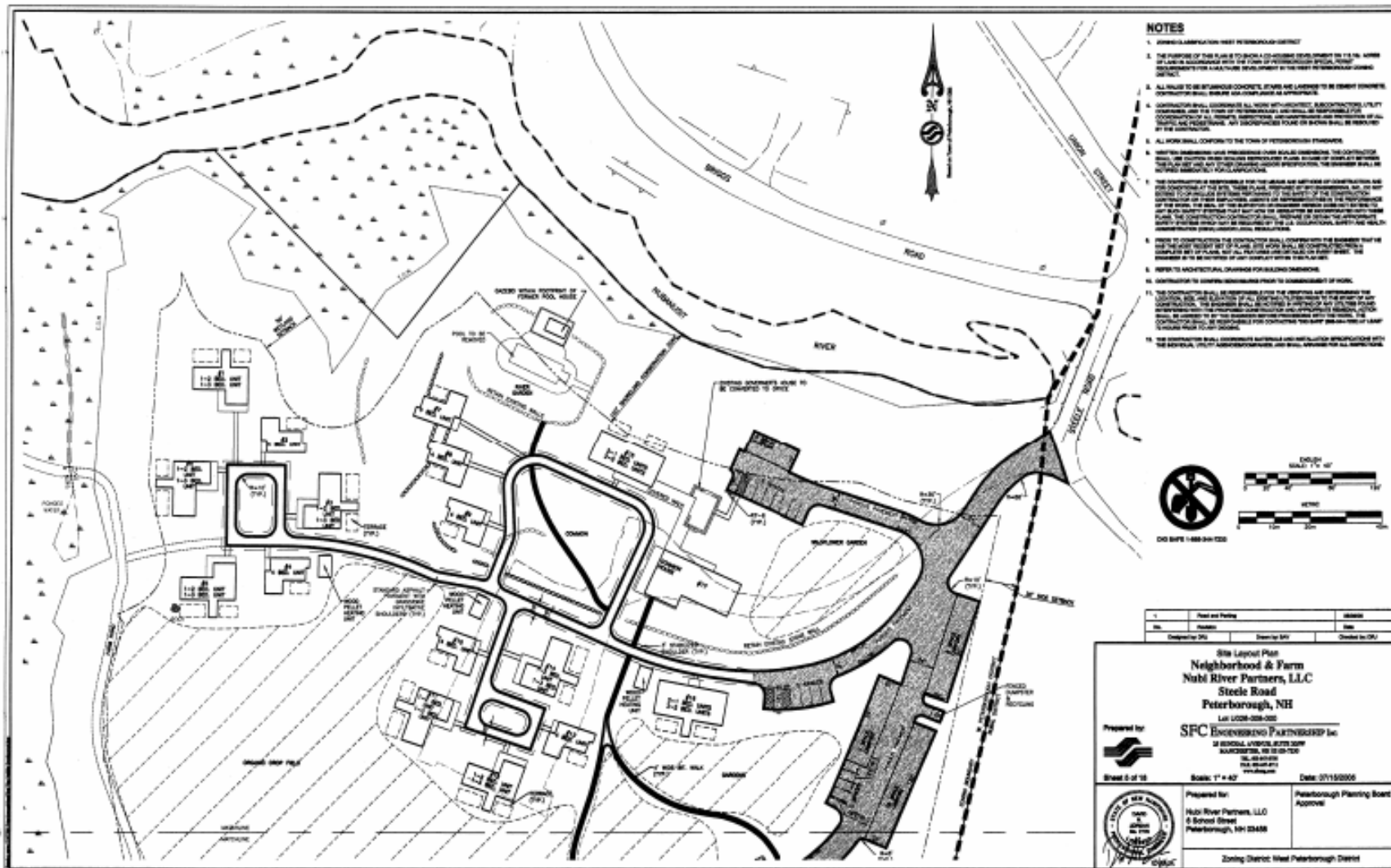
Site Plan Review



Purpose of Site Plan Review Regulations

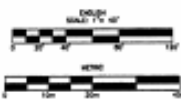
- Authorized under RSA 674:43 & 44, a Planning Board may review site plans *“for the development or change or expansion of use of tracts for nonresidential uses or for multi-family dwelling units...”* The board may adopt regulations that:
 - Provide for safe and attractive development
 - Guard against conditions that would involve danger or injury to health, safety, or prosperity, such as:
 - Flooding;
 - Inadequate groundwater protection;
 - Pollutants: noise, smoke, soot, particulates;
 - Inadequate fire safety.
 - Provide for open spaces
 - Require the proper arrangement and width of streets
 - Require that land be suitable to development without danger to health

Typical Site Plan



NOTES

1. APPROXIMATE WEST PETERBOROUGH DISTRICT
2. THE PURPOSE OF THIS PLAN IS TO SHOW A COMPLETE DEVELOPMENT OF THE AREA OF LAND AS SHOWN WITH THE PLAN OF PETERBOROUGH DISTRICT, WEST PETERBOROUGH DISTRICT, AND TO SHOW THE DEVELOPMENT OF THE WEST PETERBOROUGH DISTRICT.
3. ALL WALLS TO BE BUILT WITH CONCRETE, FOUNDATIONS TO BE BUILT WITH REINFORCED CONCRETE, FOUNDATIONS TO BE BUILT WITH REINFORCED CONCRETE, FOUNDATIONS TO BE BUILT WITH REINFORCED CONCRETE.
4. FOUNDATIONS SHALL BE BUILT WITH REINFORCED CONCRETE, FOUNDATIONS TO BE BUILT WITH REINFORCED CONCRETE, FOUNDATIONS TO BE BUILT WITH REINFORCED CONCRETE.
5. ALL FOUNDATIONS SHALL BE BUILT WITH REINFORCED CONCRETE, FOUNDATIONS TO BE BUILT WITH REINFORCED CONCRETE, FOUNDATIONS TO BE BUILT WITH REINFORCED CONCRETE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES.



Site Layout Plan
Neighborhood & Farm
Nabi River Partners, LLC
 Steele Road
 Peterborough, NH
 Lot 1028-008-002

Prepared by
SFC ENGINEERING PARTNERSHIP INC.
 10 BRIDGE STREET, SUITE 100
 PETERBOROUGH, NH 03458
 TEL: 603-883-1111
 WWW.SFCENGINEERING.COM

Sheet 2 of 18 Scale: 1" = 40' Date: 07/15/2020

Prepared for
Nabi River Partners, LLC
 10 Steele Road
 Peterborough, NH 03458

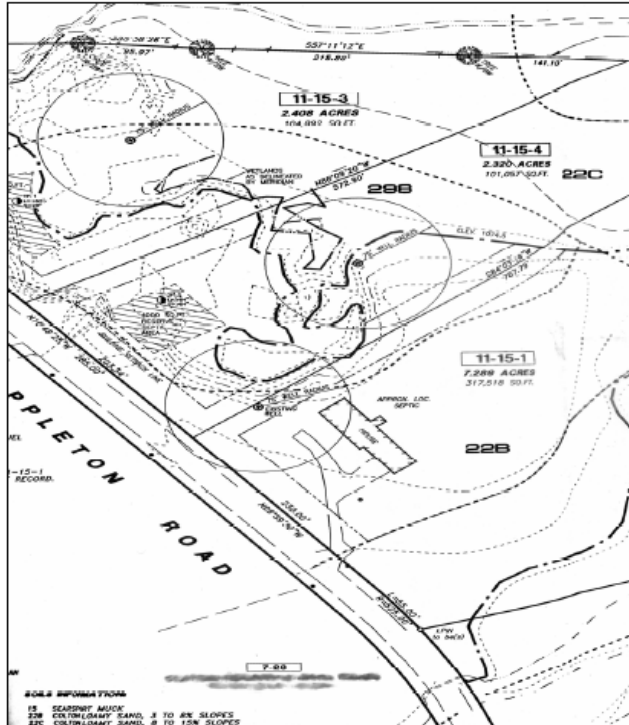
Approved by
 Peterborough Planning Board
 Approval

zoning: District: West Peterborough District
 Zoning: 03458-008-002-002

07/15/2020

Example References

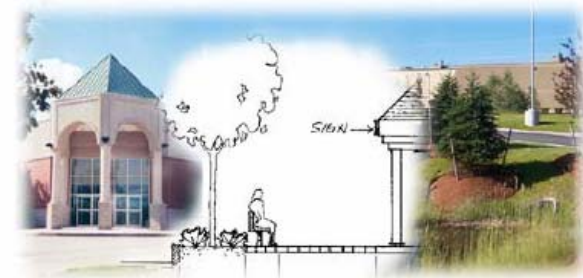
SUBDIVISION AND SITE PLAN REVIEW HANDBOOK



PREPARED BY THE SOUTHWEST REGION PLANNING COMMISSION
DECEMBER 2001

MODEL NON-RESIDENTIAL SITE PLAN REGULATIONS

JUNE 2002



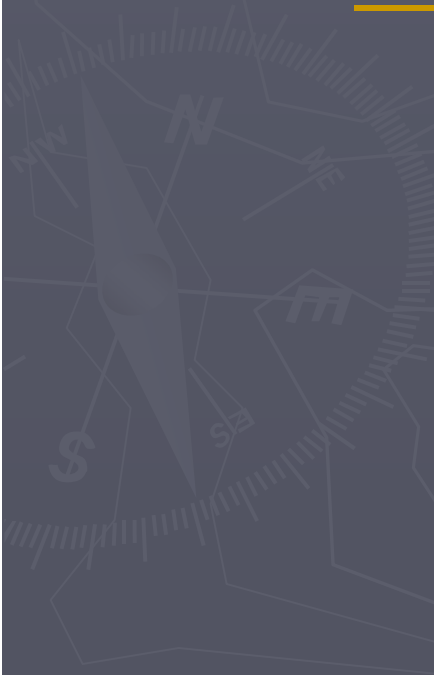
Prepared by the



with funding by New Hampshire Department of Environmental Services

This document was prepared by the Nashua Regional Planning Commission with financial assistance from the New Hampshire Department of Environmental Services. The contents of this document reflect the views of the Nashua Regional Planning Commission which is solely responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official views of the above agencies. This document does not constitute a standard, specification or regulation.

Excavation



Regulation of Excavations

- The New Hampshire Legislature has directly invested planning boards with the authority/responsibility to regulate RSA 155-E.
- RSA 155-E:11 authorizes the regulator (planning board) to adopt regulations as may be reasonably necessary to carry out the provisions of this chapter, including adopting a permit fee schedule.
- RSA 155-E requires that a local zoning ordinance address excavations in some manner, i.e., that opportunities for some of these resources must be allowed in at least some, but not necessarily all, areas in town.

Some Salient Issues to Consider

- ▶ What is and what is not an excavation?
- ▶ How much information should the applicant provide?
- ▶ What are reasonable conditions to place on a project?
- ▶ What about reclamation?

Process and Administration

- ▶ Process for adopting regulations same as for Subdivision and Site Plan
- ▶ Board must still regulation, even without regulations, but regulations provide the framework for processing applications
- ▶ Grandfathered operations sometimes require special care
- ▶ Handbook is a resource for process and development of regulations.

RSA 155-E:
THE LAW GOVERNING EARTH
EXCAVATIONS

*A HANDBOOK FOR NEW HAMPSHIRE
MUNICIPALITIES*



SOUTHWEST REGION PLANNING COMMISSION
1999

Driveways



➤ RSA 236:13 authorizes Planning Boards to adopt regulations that address the adequacy and safety of driveways.

Chapter 239

DRIVEWAY REGULATIONS
for the
TOWN OF PETERBOROUGH

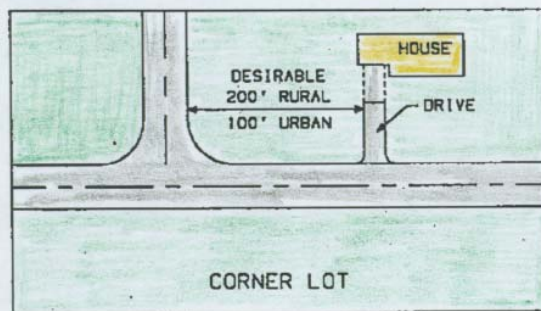
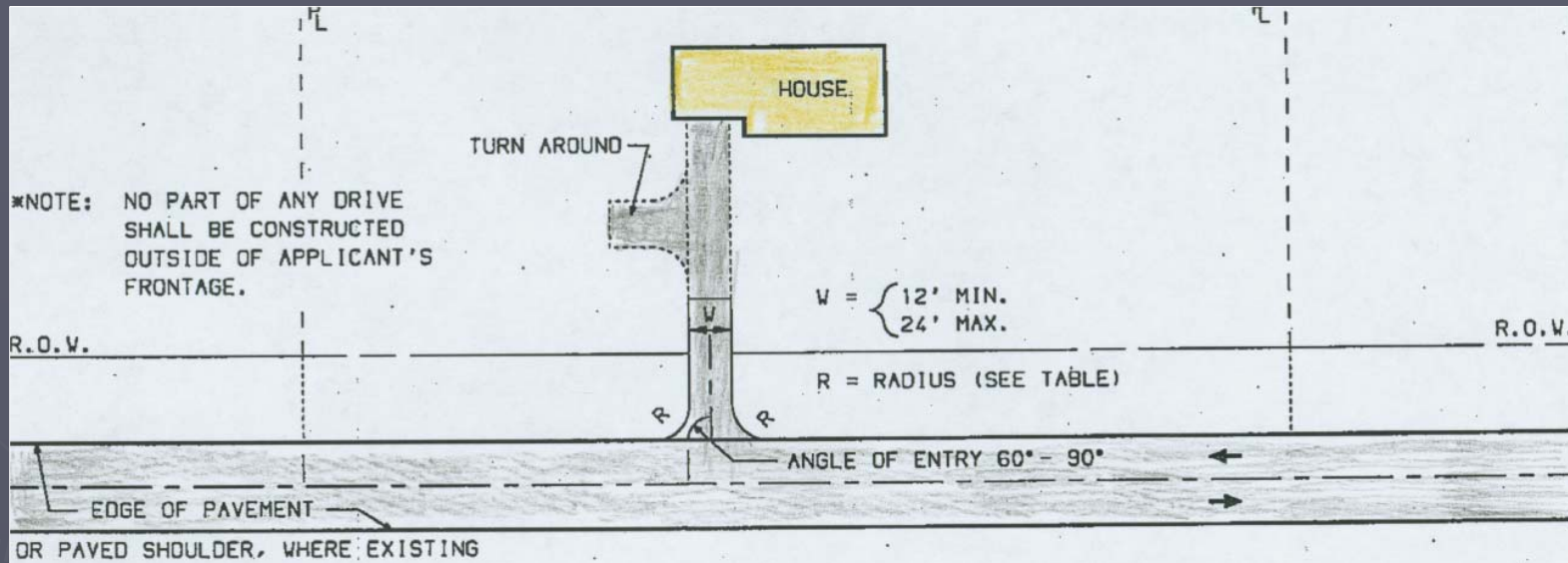
TABLE OF CONTENTS

<i>ARTICLE I</i>	<i>Authority and Purpose</i>	<i>1</i>
<i>ARTICLE II</i>	<i>Definitions</i>	<i>1</i>
<i>ARTICLE III</i>	<i>General Provisions</i>	<i>2</i>
<i>ARTICLE IV</i>	<i>Driveway Standards</i>	<i>2</i>
<i>ARTICLE V</i>	<i>Temporary Driveway Permits</i>	<i>6</i>
<i>ARTICLE VI</i>	<i>Procedures</i>	<i>6</i>
<i>ARTICLE VII</i>	<i>Administration and Enforcement</i>	<i>7</i>

- Regulations may deal with entire length of driveway, not just the intersection with the road.



DOT Graphic from the "Policy for the Permitting of Driveways..."



VALUES OF R (RURAL)

ANGLE OF ENTRY	W = DRIVE WIDTHS						
	12'	14'	16'	18'	20'	22'	24'
90°	15'	10'	10'	5'	5'	5'	5'
75°	20'	15'	10'	10'	5'	5'	5'
60°	20'	20'	15'	15'	10'	5'	5'

EVERY EFFORT SHOULD BE MADE TO CONSTRUCT NEW DRIVES AND TO REDIRECT EXISTING DRIVES TO AN ANGLE OF ENTRY OF 75° OR MORE

- 1) IN MOST CASES, URBAN R VALUES WILL BE LARGER
- 2) CURBING IF PRESENT, COULD BE FLARED TO FIT DRIVE, OR ENDED AS SHOWN ON FIGURE X

RESIDENTIAL DRIVE -- RURAL/URBAN

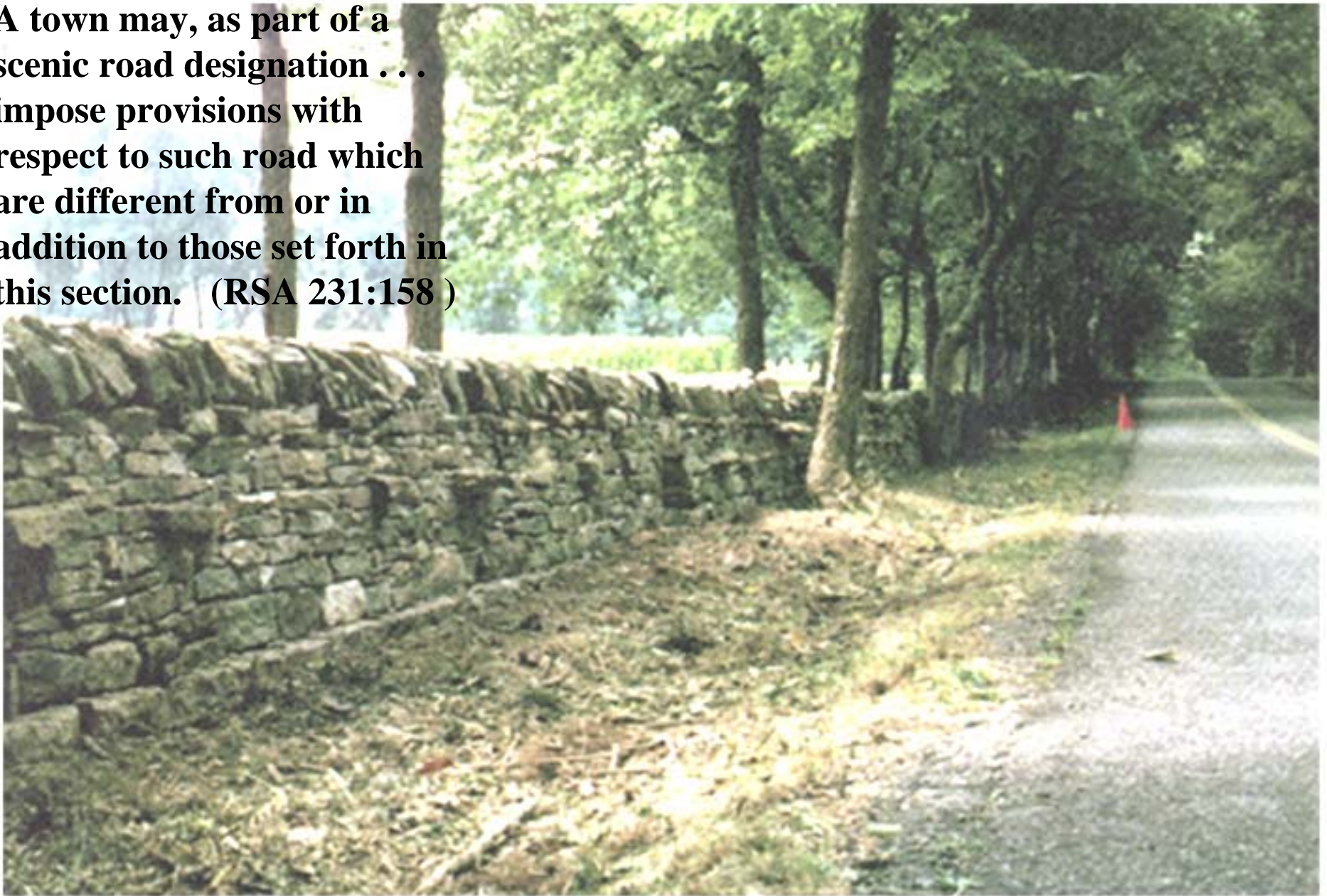
Scenic Roads



What are Scenic Roads?

- ▶ Town roads approved by the voters for such a designation
- ▶ Requires 10 signatures on a petition
- ▶ Once designated, no town or utility work can be done in the ROW without a public hearing with the Planning Board.
- ▶ Planning Board may adopt specific regulations

A town may, as part of a scenic road designation . . . impose provisions with respect to such road which are different from or in addition to those set forth in this section. (RSA 231:158)



Capital Improvement Program

What is a CIP?

- ▶ A recommended program of municipal improvements projected over a six-year period (RSA 674:5).

What is its purpose?

- ▶ To aid the Selectmen & budget committee in the preparation of the annual budget.

How is the purpose accomplished?

- ▶ After authorization by town meeting, the Planning Board or CIP Committee requests capital projects information from department heads and school boards.
- ▶ Planning Board or CIP Committee advises departments and submits recommendations to Budget Committee and/or Selectmen.

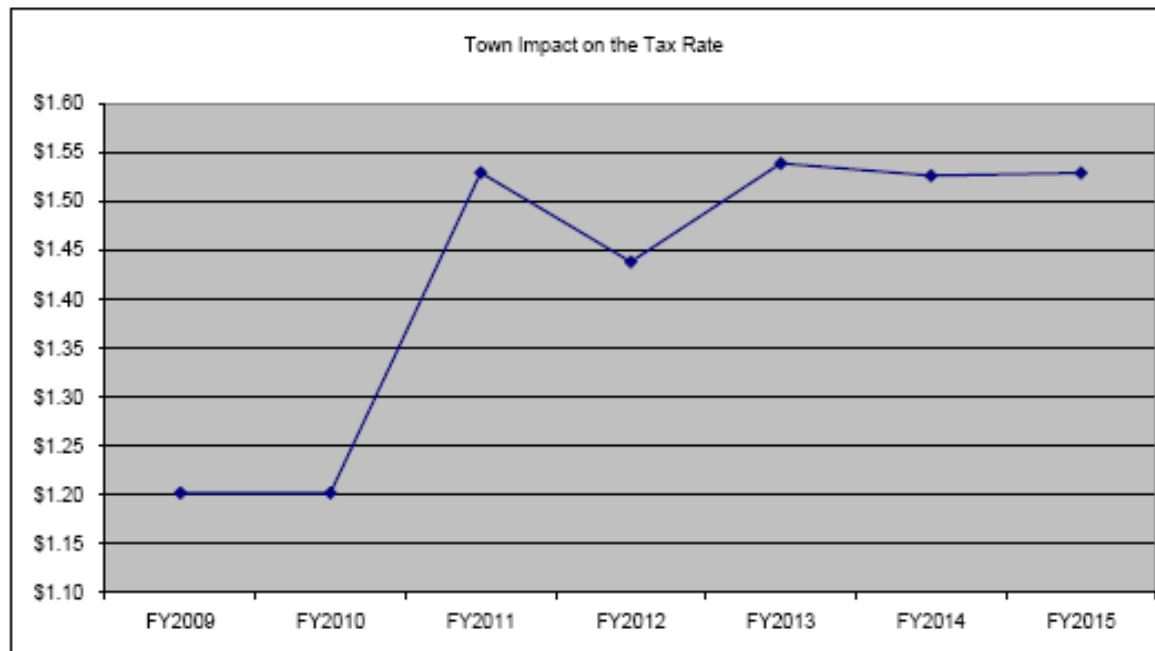
Example CIP Spreadsheet

Town of Peterborough Capital Improvements Program FY 2010 - 2015

1. COMMUNITY DEVELOPMENT	FY09 Approved	FY10	FY11	FY12	FY13	FY14	FY15	TOTAL	Method of Financing
Professional Services (GIS)					\$ 75,000			\$ 75,000	Capital Reserves
GIS Capital Reserve Fund	\$ 15,000		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	Taxation
Land Acquisition Capital Reserve Fund	\$ 25,000		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	Taxation
Sub-Total	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 115,000	\$ 40,000	\$ 40,000	\$ 275,000	
Minus Revenues	\$ (2,500)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (65,000)	\$ (5,000)	\$ (5,000)	\$ (84,000)	
Net Total	\$ 37,500	\$ (3,000)	\$ 37,000	\$ 37,000	\$ 50,000	\$ 35,000	\$ 35,000	\$ 191,000	
2. FIRE DEPARTMENT									
	FY09	FY10	FY11	FY12	FY13	FY14	FY15	TOTAL	Method of Financing
Ambulance 1 - (Lease/Purchase)						\$ 100,000	\$ 100,000	\$ 200,000	Participating Towns,
Ambulance 2 - (Lease/Purchase)			\$ 100,000	\$ 100,000				\$ 200,000	Taxation
Command Vehicle 1						\$ 40,000		\$ 40,000	Taxation
Command Vehicle 2			\$ 38,000					\$ 38,000	Taxation
Engine 1 Capital Reserve	\$ 100,000	\$ 100,000						\$ 100,000	Taxation
Engine 1 Purchase			\$ 470,000					\$ 470,000	Capital Reserve
Engine 2 Capital Reserve					\$ 165,000	\$ 165,000		\$ 330,000	Taxation
Engine 2 Purchase							\$ 500,000	\$ 500,000	Capital Reserve
Brush Truck Capital Reserve			\$ 25,000	\$ 25,000	\$ 25,000			\$ 75,000	Taxation
Brush Truck Purchase						\$ 75,000		\$ 75,000	Capital Reserve
Gear Replacement		\$ 20,000	\$ 20,000	\$ 20,000	20000	\$ 25,000	\$ 25,000	\$ 130,000	Taxation
Capital Equipment		\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 15,000	\$ 15,000	\$ 80,000	Taxation
Station Generator						\$ 25,000		\$ 25,000	Taxation
Sub-Total	\$ 100,000	\$ 132,500	\$ 665,500	\$ 157,500	\$ 222,500	\$ 445,000	\$ 640,000	\$ 2,263,000	
Minus Revenues	\$ (24,864)	\$ (24,864)	\$ (300,000)	\$ -	\$ -	\$ (75,000)	\$ (330,000)	\$ (729,864)	
Net Total	\$ 75,136	\$ 107,636	\$ 365,500	\$ 157,500	\$ 222,500	\$ 370,000	\$ 310,000	\$ 1,533,136	
3. INFORMATION TECHNOLOGY									
	FY09	FY10	FY11	FY12	FY13	FY14	FY15	TOTAL	Method of Financing
Technology Plan	\$ 62,800	\$ 66,100	\$ 58,600	\$ 58,900	\$ 52,300	\$ 54,100	\$ 50,000	\$ 340,000	Taxation
SSP Connectivity Plan								\$ -	
Emergency Communications								\$ -	
Sub-total	\$ 62,800	\$ 66,100	\$ 58,600	\$ 58,900	\$ 52,300	\$ 54,100	\$ 50,000	\$ 340,000	
Minus Revenues	\$ (9,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Total	\$ 53,800	\$ 66,100	\$ 58,600	\$ 58,900	\$ 52,300	\$ 54,100	\$ 50,000	\$ 340,000	

Town of Peterborough
Capital Improvements Program FY 2010 - 2015

GRAND TOTAL	\$ 1,078,300	\$ 1,160,600	\$ 2,395,100	\$ 1,184,900	\$ 2,473,800	\$ 1,318,100	\$ 1,402,000	\$ 9,934,500	
Minus Revenues	\$ 243,589	\$ 325,864	\$ 1,333,000	\$ 186,000	\$ 1,405,000	\$ 258,000	\$ 340,000	\$ 3,847,864	
TOTAL AFTER REVENUES	\$ 834,711	\$ 834,736	\$ 1,062,100	\$ 998,900	\$ 1,068,800	\$ 1,060,100	\$ 1,062,000	\$ 6,086,636	
Percent Increase		0%	27%	-6%	7%	-1%	0%		
	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015		
Town Impact on the Tax Rate	\$1.20	\$1.20	\$1.53	\$1.44	\$1.54	\$1.53	\$1.53		



THE PLANNING BOARD IN NEW HAMPSHIRE

A HANDBOOK FOR LOCAL OFFICIALS
JANUARY 2007

Prepared by:
NH OFFICE OF ENERGY AND PLANNING

DESIGN REVIEW	IV-24
.. Municipal Plans, Ordinances and Regulations	IV-24
.. Municipal Impact	IV-26
.. Physical Characteristics of the Site	IV-28
CHAPTER 5 - WORKING WITH OTHER BOARDS AND ORGANIZATIONS	
ZONING BOARD OF ADJUSTMENT & JOINT MEETINGS	V-1
BOARD OF SELECTMEN	V-2
CONSERVATION COMMISSION	V-3
REGIONAL PLANNING COMMISSIONS AND REGIONAL PLANS	V-3
STATE AGENCIES AND THE STATE DEVELOPMENT PLAN	V-4
.. The State Development Plan	V-4
CHAPTER 6 - CAPITAL IMPROVEMENTS PROGRAMMING	
THE PURPOSE OF THE CHAPTER	VI-1
WHY PREPARE A CAPITAL IMPROVEMENTS PROGRAM?	VI-1
STEPS IN THE PROCESS OF CAPITAL IMPROVEMENTS PROGRAMMING	VI-3
... Step 1. Organize for the CIP Process	VI-4
... Step 2. Define Capital Projects	VI-7
... Step 3. Prepare a Fiscal Analysis	VI-9
... Step 4. Review the Master Plan	VI-22
... Step 5. Solicit and Compile Projects	VI-26
... Step 6. Review Proposed Capital Projects	VI-32
... Step 7. Prepare the 6-year Project Schedule	VI-36
... Step 8. Adopt and Implement the Capital Improvements Program and Budget	VI-40
... Step 9. Update the Capital Improvements Program	VI-43
APPENDICES	
A. Sources of Assistance	A-1
- Contracts	A-1
- References	A-4
B. Public Notices for Subdivision and Site Plan Review	B-1
C. Rules of Procedure for Planning Boards	C-1
D. Checklist for Subdivision Review	D-1
E. Criteria for Determining Regional Impact	E-1
F. Procedure for Application Review	F-1
G. Example of Table of Contents for CIP	G-1
H. Application Packet Distribution & Collection for CIP	H-1

Zoning



Purposes of Zoning (RSA 674:17)

- ▶ To lessen congestion in the streets;
- ▶ To secure safety from fires, panic & other dangers;
- ▶ To provide light and air;
- ▶ To prevent overcrowding of land;
- ▶ To avoid undue concentration of population;
- ▶ To facilitate adequate transportation, solid waste facilities, water, sewerage, schools, parks, child daycare;
- ▶ To assure proper use of natural resources and other public requirements;
- ▶ To encourage the preservation of agricultural lands and buildings; and
- ▶ To encourage the installation and use of solar, wind, or other renewable energy systems.

Zoning Ordinance Power to Restrict (RSA 674:16)

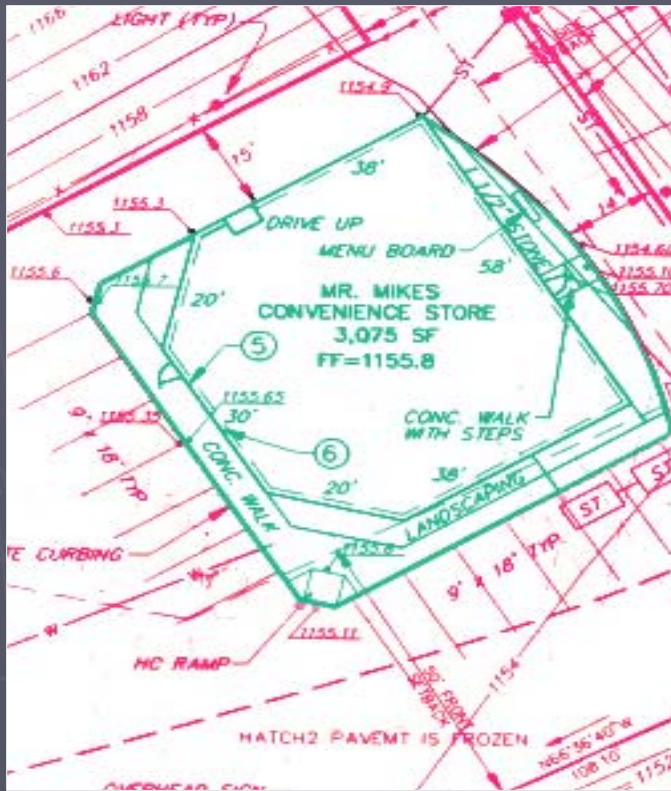
- ▶ Density of the Population
- ▶ Maximum building height/number of stories/size of building
- ▶ Lot size/% of lot coverage/size of yards and open space
- ▶ Location and use of buildings and land used for business, industrial, residential or other purposes

How are these purposes accomplished?

By regulating and restricting:

- ▶ The height, number of stories and size of buildings and other structures.

§ 245-19. "In the Village District, retail establishments shall not have a footprint greater than 2,000 sq. ft. in area."



§ 245-20. Maximum Height
A. Buildings. No building hereinafter erected in the town shall exceed three (3) stories in height above the ground.

B. Structures. No structure other than Wireless Communication Facilities ... shall exceed a total height of fifty (50) feet above the ground.

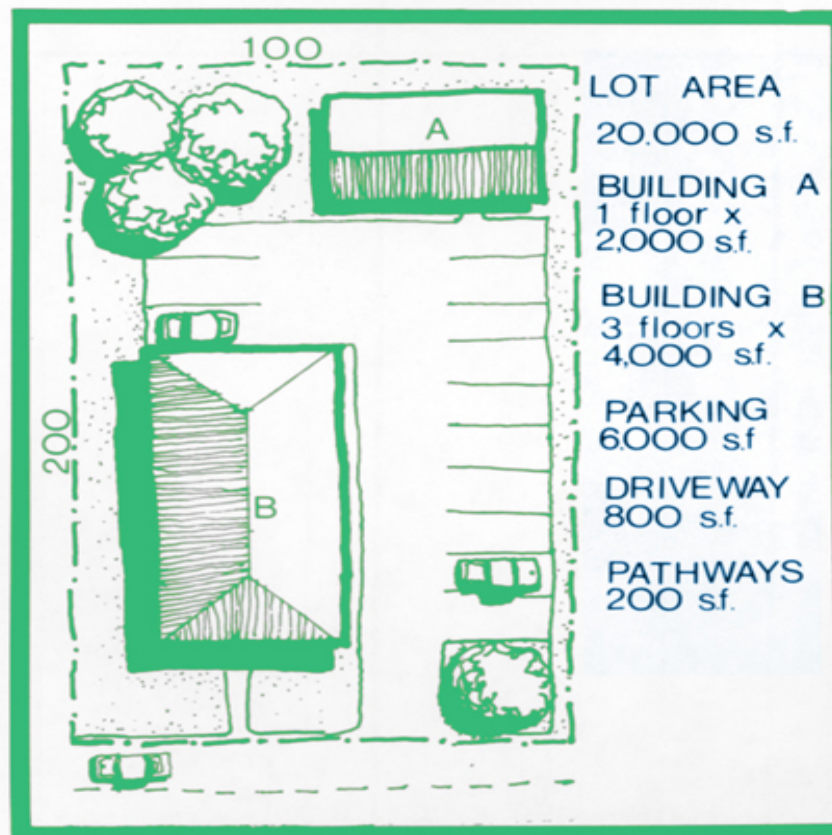


By regulating and restricting:

- The lot size, percentage of lot that may be occupied, and the size of the yards, courts, and other open spaces.

"The amount of lot coverage, consisting of all buildings, structures and parking facilities, shall be no more than 80% of the total lot area."

Coverage. Coverage is used as a measure giving the ratio of the area covered by construction to the total lot area. Floor area ratio (FAR) is the ratio of the sum of all floors (first, second, third, etc.), to the lot area. For calculating surface run-off, one also needs to know how much of the area is paved as well as covered by construction (impermeable surfaces), as compared to absorbent (permeable) surfaces such as grass or gravel. Example:



$$\text{Building Coverage} = \frac{4,000 + 2,000}{20,000} =$$

30%

$$\text{FAR} = \frac{(4,000 \times 2) + 2,000}{20,000} =$$

0.50

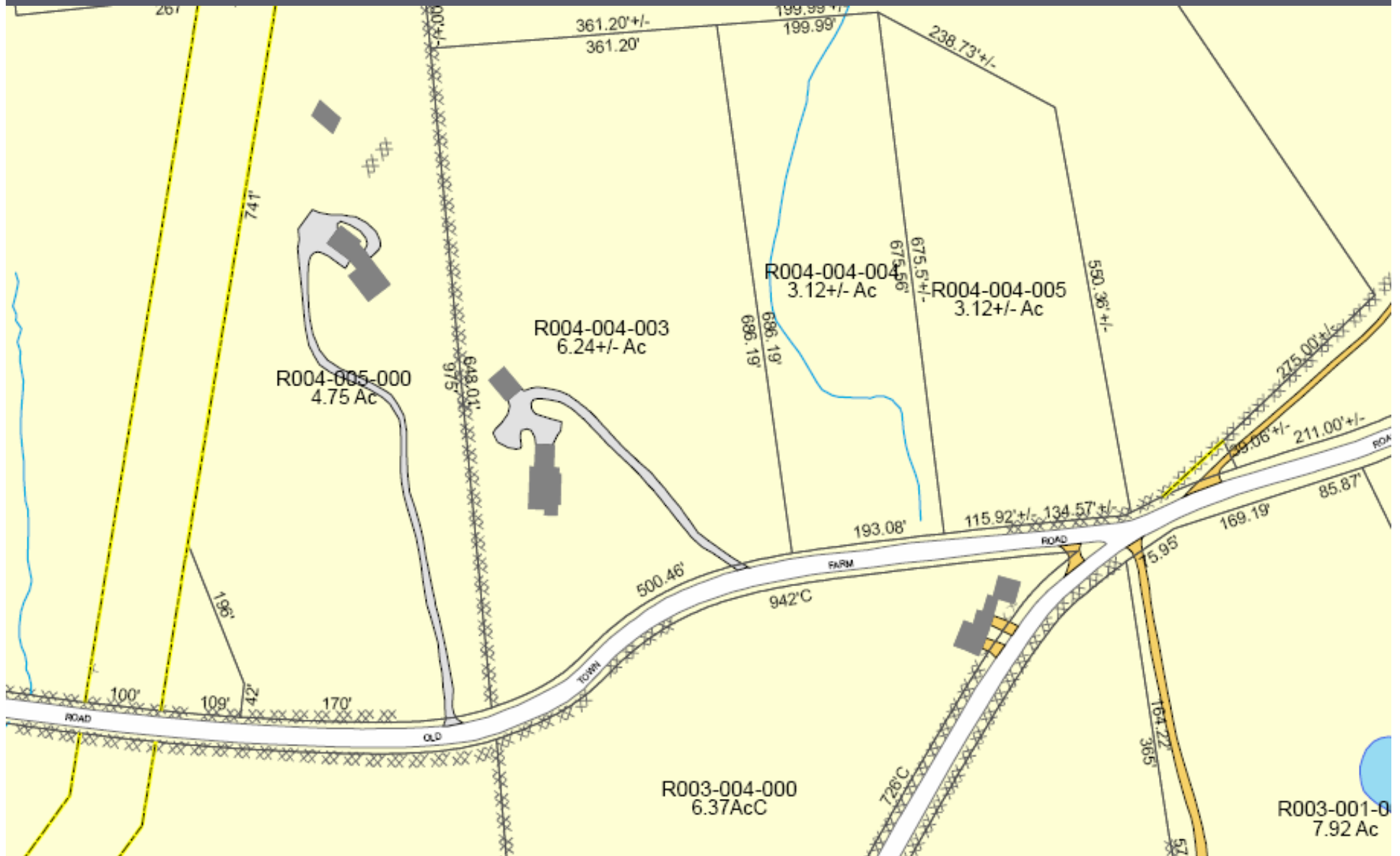
$$\text{Impervious Coverage} = \frac{6,000 + 7,000}{20,000} =$$

65%

By regulating and restricting:

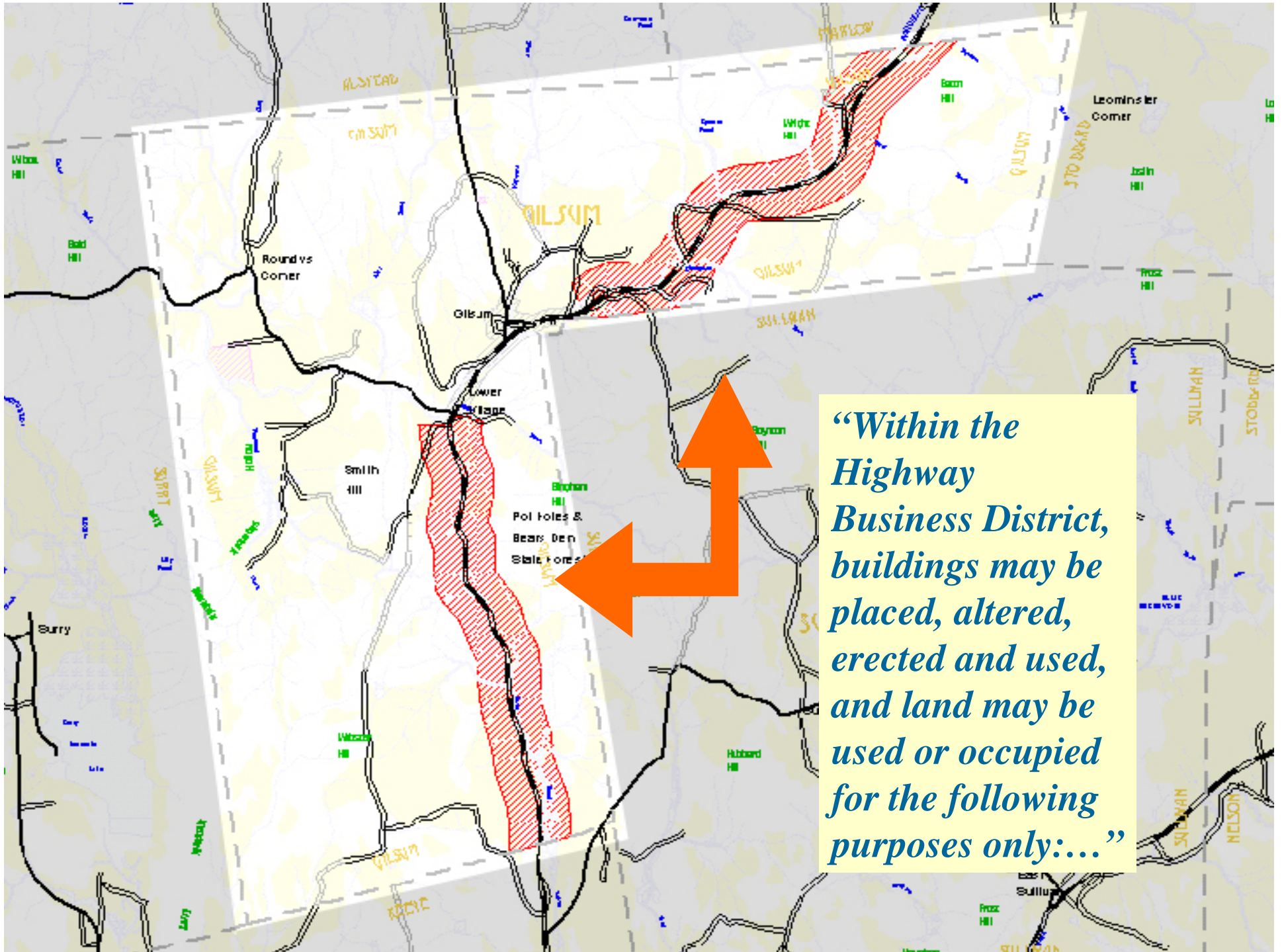
- The density of population

“Lots in the Rural District shall be at least 3 acres in size and have a minimum of 300 ft. of contiguous frontage.”



By regulating and restricting:

- ▶ The location and use of buildings, structures and land used for business, industrial, residential, or other purposes.



“Within the Highway Business District, buildings may be placed, altered, erected and used, and land may be used or occupied for the following purposes only:...”