

# TOWN OF DURHAM, NEW HAMPSHIRE



***\*PROPOSED NEW\****

## **SITE PLAN REGULATIONS**

### ***Part III – Development Standards, Articles 7-12***

*[SUGGESTED EDITS AND COMMENTS BY ROBIN MOWER, AUGUST 26, 2015]*

*Presented for Public Hearing on August 26, 2015*

*[\*Note. These regulations are one consolidated document consisting of:*

*Part I - General Provisions*

*Part II - Site Plan Review Process*

*Part III - Development Standards*

*Copies provided to the public may be broken up into five separate sections for ease of reading, including Part I; Part II; Part III, Articles 1-6; Part III, Articles 7-12; and Part III, Articles 13-17]*

Adopted by the Durham Planning Board: [date]

Most Recently Amended:

- 3) Aquifers, aquifer recharge areas, and groundwater
- 4) High groundwater, perched groundwater, shallow depth to ledge, poorly drained soils, and excessively well drained soils
- 5) Flood plains
- 6) Steep slopes (i.e., those greater than 15% where there is a change in elevation of at least 4 feet)
- 7) Exposed ledge or areas with frequent or large rock outcrops
- 8) Large boulders
- 9) Individual specimen trees (unusually large, old, rare, or attractive trees)
- 10) Unusual, rare, threatened, or valuable tree and plant communities. Mast stands shall be preserved to the extent practicable.
- 11) Special habitats crucial to maintaining wildlife populations, e.g., deer yards and vernal pools. The current New Hampshire Wildlife Action Plan should be used as a reference in determining these possible locations. Development shall be directed away from habitat types that are rare statewide. Deer yards shall be preserved to the extent practicable.

## Section 8.5 Energy Conservation

- 8.5.1 The Applicant shall submit a completed Energy Considerations Checklist. Except for those items on the checklist with which compliance is required by specific regulation, such as the standards under Chapter 38 of the Town of Durham Code of Ordinances, the applicant is encouraged (but not required) to satisfy the objectives contained in the checklist. Prior to Planning Board site plan approval, the checklist must be submitted and the applicant must meet with a representative of the Durham Energy Committee and the Building Inspector. Thus, the checklist is required prior to approval, not for acceptance of the application.
- 8.5.2 Buildings should be sited and developed to benefit from solar heating and passive cooling to the extent practicable. It is recognized that this goal may conflict with the provision in the Architectural Standards, where applicable, for buildings to be oriented toward the street, so balance should be sought.
- 8.5.3 Solar panels. Where the applicant will be including solar panels, the Planning Board may request, in coordination with the applicant, architectural drawings to identify solar-ready

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**Comment [1]:** Earlier query from Bubar and Mower: Should this coordinate with the zoning ordinance? Viz, 175-55. General Dimensional Controls:

. E. . Calculation of useable area. ...The unsuitable areas shall be deducted in the following order and no geographic area shall be deducted more than once: /.../

5. . All areas with a slope of twenty-five (25) percent or greater as identified on the HISS.

6. . Fifty (50) percent of the area with a slope between fifteen (15) and twenty-four (24) percent as identified on the HISS.

#### 9.4.4 Recycling and Reuse

- (a) Recycling shall comply with Chapter 118. Solid Waste of the Town of Durham Code.
- (b) Site plans shall include provisions for collection of recyclable materials. These provisions shall include an appropriate, dedicated physical space for recycling receptacles sized to support the planned occupant load. The site waste management plan shall require the applicant to provide supervision to ensure that occupants know and comply with Town recycling standards.
- (c) The waste management plan shall provide for single-stream recycling if the Town adheres to a single-stream recycling policy at the time an application is approved.

#### Section 9.5 Flammable and Combustible Liquids

- 9.5.1 All flammable and combustible liquids shall be contained and stored in accordance with the National Fire Protection Association's standards and the International Fire Code.
- 9.5.2 The location of all flammable, combustible and hazardous material storage shall be provided to the Fire Department along with a copy of all required Material Safety Data Sheets (MSDS) prior to Fire Department approval.

#### Section 9.6 Street Addressing

- 9.6.1 New street addresses will be issued by the Durham Fire Department for new developments and for additions to, changes to, and redevelopment of, existing sites, when appropriate.
- 9.6.2 The Town may stipulate that a private driveway or travel way serving a new development be given a separate street name, where appropriate. In such cases, the applicant shall apply for a new street name and install a street sign in accordance with Town standards.

### Article 10. Parking and Circulation Standards

- Section 10.1 Required Parking
- Section 10.2 Shared Parking and Reduction in Parking Spaces
- Section 10.3 ADA Accessibility Requirements
- Section 10.4 Parking Lot Design
- Section 10.5 General Requirements for Parking Lots and Circulation
- Section 10.6 Pavement Structure
- Section 10.7 Curbing
- Section 10.8 Surface materials
- Section 10.9 Loading

#### Section 10.1 Required Parking

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**Comment [2]:** The Town may not continue with this policy; there is some question about its efficacy and cost. Please consult with Peter Wolfe about this issue.