

LONDONDERRY, NH PLANNING BOARD **MINUTES OF THE MEETING OF JUNE 7, 2017 AT THE MOOSE HILL** **COUNCIL CHAMBERS**

I. Call to Order

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice Chair; Chris Davies, Secretary; Rick Brideau, Ex-Officio – Town Employee; Jim Butler, Town Council Ex-Officio; Giovanni Verani, Ex-Officio – Town Manager Appt; Scott Benson, Assistant Secretary; Ann Chiampa (alternate member); Roger Fillio (alternate member); Peter Commerford (alternate member)

Also Present:

Colleen Mailloux, Town Planner; Laura Gandia, Associate Planner; Kevin Smith, Town Manager; Richard Canuel, Senior Building Inspector; Beth Morrison, Recording Secretary

Chairman Rugg called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. He appointed alternate member A. Chiampa to vote for L. Reilly and alternate member P. Commerford to vote for A. Sypek.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES:

Member M. Soares made a motion to approve the minutes of May 10, 2017, as presented.

R. Brideau seconded the motion.

The motion was granted 3-0-3, with A. Rugg, A. Chiampa, and S. Benson abstaining.

The Chair voted in the affirmative.

B. REGIONAL IMPACT DETERMINATIONS: None.

C. DISCUSSIONS WITH TOWN STAFF: Town Planner Mailloux asked the Board about the July 5th meeting and the consensus was to hold a meeting on July 5th.

Town Planner Mailloux then introduced Kevin Smith, Town Manager, for a discussion of the Land Sale Agreement between the Town and Cross Farm Development, LLC. K. Smith explained how the Land Sale Agreement came to fruition with Cross Farm, as a result of the Board recommending that Cross Farm obtain access off of Route 102 due to traffic concerns. He pointed out that the only way for Cross Farm to obtain access was through

the old town pump area which is currently owned by New Hampshire Department of Transportation ("NHDOT"). K Smith explained the process of purchasing the land from NHDOT, first legislative approval to sell the land, then appraisal of the land, and finally offering the land to the municipality. He stated that that the process was undertaken and the land was appraised for \$360,000 dollars. He pointed out that the Land Sale Agreement between the Town and Cross Farm delineates how the sale will occur. He stated the Town will purchase the land for the appraised amount from NHDOT, plus any associated costs such as a land survey, and then Cross Farm will purchase the land from the Town for the same price plus reimbursement for any expenses the Town incurs in purchasing the property. K Smith summarized by stating that the Town recommends the purchase of the land to keep traffic off secondary roads. He concluded that the reason he is here is because state statutes require that any time the Town purchase or sell property, a meeting must take place with the Planning Board and Conservation Commission for a recommendation followed by two public hearings before the Town Council. He stated the first public hearing is slated for June 19, 2017 with the second being no later than 14 days after, and then the Council will make a decision.

Chairman Rugg opened up the discussion to the Board for questions. A. Chiampa asked if the access off of Route 102 would be the only one. K. Smith stated that per the Town ordinances the development would need a secondary access, which would be onto Adams Rd. A. Chiampa received clarification that recommending the purchase does not equate the approval of the project. K. Smith pointed out that the project could still be developed even if the developer did not obtain this access. C. Davies asked if there would be any regulatory issues that might arise. K. Smith stated that the agreement has been vetted through Mike Ramsdell, the Town attorney.

Member M. Soares made a motion to recommend the Land Sale Agreement between the Town and Cross Farm Development as outlined.

R. Brideau seconded the motion.

The motion was granted 9-0-0. The Chair voted in the affirmative.

Zoning Update –Richard Canuel, Senior Building Inspector, presented to the Board a history of enforcement issues with the long term storage of camping trailers and mobile homes. He noted one example where there are five trailers on the property (which is currently involved in litigation). He explained after consulting with the Town attorney, it was discovered that there were no regulatory provisions to restrict the number of trailers that someone could store on their property, how long they could store the trailers and what the use of the trailer. He explained that it was recommended by the Town attorney and the Town Manager for him to produce new language for regulatory provisions to assist with enforcement matters. He pointed out that the need for discretion in cases. He stated

that currently the language in section 2.3.1.2 reads "no lot in the agriculture residential zone, AR-1 district, may be used for the outside storage of more than one unregistered motor vehicle (in accordance with RSA 236:92) or the outside storage of more than one boat other than a row boat, canoe or other boat less than twenty (20) feet in length."

He proposed adding an additional sentence that reads "no more than one motor home, travel trailer or camper or other single recreational vehicle shall be stored on any lot in the AR-1 district. A motor home, travel trailer or other similar recreational vehicle shall not be used as accessory living space on any residential property in the AR-1 district." A. Rugg asked if the Town attorney has reviewed this proposed language. R. Canuel stated that he has not.

Chairman Rugg opened the discussion up to questions from the Board. R. Fillio asked about unregistered versus registered vehicles. R. Canuel stated the language is for unregistered vehicles. G. Verani asked about putting acreage in the language. R. Canuel explained that he felt the language should be open-ended with discretion for the code enforcement officer and avoid acreage restrictions. C. Davies suggested removing a number limitation and using the unsightly clause or ancillary living space language. M. Soares agreed with C. Davies. Town Planner Mailloux and R. Canuel suggested speaking with Attorney Ramsdell to see if the unsightliness clause would be defensible. P. Commerford also agreed that he would prefer not to have a specific number in the language. P. Commerford asked if a motor home was considered its own residence as a standalone unit. R. Canuel stated that the definition for the motor home is a living space but on a temporary basis not intended as accessory living space. A. Chiampa asked about tiny homes. R. Canuel stated that they do not meet building code or definition of a travel trailer. The Board thanked R. Canuel for his time.

A. Rugg noted that the official Woodmont ground breaking took place. He also asked Town Planner Mailloux if Attorney Ramsdell could provide a review for the two new members. L. Gandia explained to the Board that on June 22, 2017 there is a training open to all board members that covering the right-to-know law and how to effectively run a meeting.

III. Old Business- N/A

IV. New Plans/Conceptual/Non-binding Discussions

A. Application for formal review of a two lot subdivision, 211 Rockingham Road, Map 15 Lot 23, Zoned C-I/Commercial Overlay District, Anthony Iodice (Owner & Applicant)

Chairman Rugg read the case into record. G. Verani recused himself from this case. M. Soares was noted to have left the meeting at this time. S. Benson left

and R. Fillio was appointed to vote for him until he returned. A. Rugg stated there were seven voting members. Town Planner Mailloux stated there are no outstanding checklist items and recommended that the application be accepted as complete.

Member R. Brideau made a motion to accept the application as complete per Staff's Recommendation Memorandum date June 7, 2017.

C. Davies seconded the motion.

The motion was granted 7-0-0. Chairman Rugg noted that this starts the 65 day time frame in which the Board has to render a decision.

George Judd, Bedford Design, 177 E Industrial Park Dr., Manchester, NH 03109 addressed the Board representing Anthony Iodice. He noted that Anthony Iodice is the current owner of 211 Rockingham Road. He explained that this is simple two lot subdivision, of Lot 15-23, into two lots with no new roads. He pointed out on the plans the existing house which will remain on lot 23 and the second lot, which was the old Morrison junior high school, is a single family home that will be left on Lot 15-23-3. He noted the parcel is zoned C-1. He proposed a shared access along the common property line between the two existing parcels. He added that both homes are on public water and sewer. He explained he had two waivers for the Board to address. The first waiver is from section 4.01.C which involves the plan scale. He stated that he provided a 1"=50' to allow the plans to fit on one sheet. The second waiver is from section 3.1.4 requiring a traffic report. He pointed out that this subdivision has no change of use and no traffic increase. He concluded his presentation and welcomed any questions.

Town Planner Mailloux described the waivers and outlined the design review comments as outlined in the Staff Recommendation Memorandum dated June 7, 2017. She stated that staff supports the granting of the waivers.

Chairman Rugg asked the Board for questions. R. Brideau clarified that the original lot would have the lower number for a street address and the new lot would be the higher number.

Chairman Rugg asked for public input and there was none.

C. Davies made a motion to approve the waiver requests as outlined in the Staff Recommendation Memorandum dated June 7, 2017.

R. Brideau seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

C. Davies made a motion to grant conditional approval of the a two lot subdivision, 211 Rockingham Road, Map 15 Lot 23, Zoned C-I/Commercial Overlay District, Anthony Iodice (Owner & Applicant)

in accordance with plans prepared by Bedford Design Consultants, Inc. dated April 6, 2017, last revised May 12, 2017 with the following precedent conditions to be fulfilled within two years and prior to plan signature and subsequent conditions to be fulfilled as noted in the Staff Recommendation Memorandum dated June 7, 2017.

R. Brideau seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. The Applicant shall address any outstanding DRC review comments to the satisfaction of the Planning Department.
2. NHDES Subdivision approval number shall be noted on the plan.
3. All waivers shall be noted on the plan.
4. Easements shall reviewed and approved by the Town and executed copies be provided to the Town for recording.
5. The location of the conservation overlay district buffer placards shall be indicated on the plan.
6. All other required permits and permit approval numbers shall be noted on the plan.
7. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Subdivision Regulations.
8. The Applicant shall provide two separate checks each in the amount of \$25 (made payable to the Rockingham County Registry of Deeds) for LCHIP for the plan recording and the easement recording.
9. The Applicant shall note all general and subsequent conditions on the plans.

10. Financial guarantee be provided to the satisfaction of the Department of Public Works and Engineering if required.

11. Final engineering review.

PLEASE NOTE – If these conditions are not met within two (2) years of the meeting at which the Planning Board grants approval, the Board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

2. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

B. Application for formal review of lot line adjustment, Seven Jason Drive & 44 Rear Elwood Road, Map 5 Lots 41A & 52-34, Public Service Co. of NH d/b/a Eversource Energy (Owner – 44 rear Elwood Road - Map 5 Lot 41A) and Wang Family Trust (Owner – Seven Jason Drive - Map 5 Lot 52-34) and Eversource/PSNH (Applicant)

Chairman Rugg read the case into record.

Member C. Davies made a motion to accept the application as complete per Staff's Recommendation Memorandum date June 7, 2017.

R. Brideau seconded the motion.

The motion was granted 8-0-0. Chairman Rugg noted that this starts the 65 day time frame in which the Board has to render a decision.

Glen Johnson, licensed land surveyor for Vanasee Hangen Brustlin, Inc., Two Bedford Farms Dr., #200, Bedford, NH, 03110, addressed the Board. He explained this is a conveyance of approximately 540 SF with no changes to the buildable lot

52-34 and the Eversource lot 5-41-A (an unbuildable landlocked parcel which is a part its right of way). He concluded his presentation and welcomed questions.

Town Planner Mailloux described the design review comments and explained that there are seven waiver requests in total for the project. She reviewed the waiver requests as outlined in the Staff Recommendation Memorandum dated June 7, 2017 noting that waiver number #7 is not required for this project and recommended the Board not approve it. She explained that Staff recommends approving waiver requests 1-6 as outlined per the Staff Recommendation Memorandum dated June 7, 2017.

Chairman Rugg asked the Board for questions. G. Verani asked if the adjustment was due to a surveyor's error. G. Johnson stated that it was a remnant parcel that PSNH previously purchased and are now correcting. C. Davies recommended that waiver request number #1 read 1"=40'.

Chairman Rugg asked for public input and there was none. Chairman Rugg noted that J. Butler had step out of the room.

C. Davies made a motion to approve waiver requests #1-#6 as outlined in the Staff Recommendation Memorandum dated June 7, 2017, with the additional note in regards to wavier #1 to correct the typographical error from 1"=400' to 1"=40'.

R. Brideau seconded the motion.

The motion was granted 7-0-0. The Chairman voted in the affirmative.

C. Davies made a motion to grant conditional approval of the lot line adjustment, 7 Jason Drive & 44 Rear Elwood Road, Map 5 Lots 41A & 52-34, Public Service Co. of NH d/b/a Eversource and Wang Family Trust (Owners) and Eversource/PSNH (Applicant) in accordance with plans prepared by VHB dated March 17, 2017, last revised May 12, 2017 with the following precedent conditions to be fulfilled within two years and prior to plan signature and the general and subsequent conditions to be fulfilled as noted in the Staff Recommendation Memorandum dated June 7, 2017.

R. Brideau seconded the motion.

The motion was granted, 7-0-0. The Chairman voted in the affirmative.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. Any outstanding DRC comments shall be addressed.
2. All approved waivers shall be noted on the plan.
3. The Planning Board signature block shall be updated to conform with section 4.03 and Exhibit 6 of the Londonderry subdivision regulations.
4. The area (existing and proposed) of the subject parcels shall be stated in the plan notes.
5. The zoning designation of the subject parcels shall be stated in the plan notes.
6. The minimum lot area, frontages and setback dimensions of the zoning district shall be stated in the plan notes.
7. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Subdivision Regulations.
8. The Applicant shall provide a check in the amount of \$25 (made payable to the Rockingham County Registry of Deeds) for LCHIP.
9. The Applicant shall note all general and subsequent conditions on the plans.
10. Financial guarantee be provided to the satisfaction of the Department of Public Works and Engineering, if required.
11. Final engineering review.

PLEASE NOTE – If these conditions are not met within two (2) years of the meeting at which the Planning Board grants approval, the Board’s approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between

documents, the most recent documentation and this notice herein shall generally be determining.

2. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

V. Other Business

A. Zoning Update- Town Planner Mailloux noted that next week there will be a workshop on commercial overlays and building sizes. She also pointed out that John Vogl will be leaving the Town and will be missed. J. Butler returned.

VI. Adjournment

Member R. Brideau made a motion to adjourn the meeting at approximately 8.01 p.m. Seconded by S. Benson.

Motion was granted, 8-0-0.

The meeting adjourned at approximately 8:01 PM.

These minutes were prepared by Beth Morrison, Recording Secretary.

Respectfully Submitted,


Chris Davies, Secretary

These minutes were accepted and approved on July 5, 2017 by a motion made by M. Soares and seconded by R. Brideau.

STAFF RECOMMENDATION

To: Planning Board
From: Colleen P. Mailloux, AICP, Town Planner
John R. Trottier, PE, Assist. Dir. Of DPW

Date: June 7, 2017

Application: Application Acceptance and Public Hearing for formal review of a two lot subdivision, 211 Rockingham Road, Map 15 Lot 23, Zoned C-I/Commercial Overlay District, Anthony Iodice (Owner & Applicant)

- **Completeness: *There are no outstanding checklist items; Staff recommends the application be accepted as complete.***

Board Action Required: Motion that the Planning Board accept the application as complete the Staff Recommendation Memorandum dated June 7, 2017

- **Waivers:** The Applicant has requested the following waivers to the Subdivision Regulations:

1. The Applicant has submitted a waiver request from Section 4.01.C of the Subdivision Regulations to allow the use of a scale of 1"=50' for the subdivision and topographic plan. Staff **supports** this waiver as the plans are legible at the scale presented and can be shown on one sheet.
2. The Applicant has submitted a waiver request from Section 3.14 of the Subdivision Regulations to not provide a traffic impact analysis. Staff **supports** this waiver request as the lots are currently fully developed with residential and commercial uses and the proposed subdivision will not impact the traffic generated by the site.

Board Action Required: Motion that the Planning Board APPROVE waiver requests as outlined in the Staff Recommendation Memorandum dated June 7, 2017.

- **Recommendation:** Based on the information available to date, Staff recommends that the Planning Board CONDITIONALLY APPROVE this application with the Notice of Decision to read substantially as follows:

Board Action Required: Motion to grant conditional approval of the a two lot subdivision, 211 Rockingham Road, Map 15 Lot 23, Zoned C-I/Commercial Overlay District, Anthony Iodice (Owner & Applicant) in accordance with plans prepared by Bedford Design Consultants, Inc. dated May 12, 2017, last revised May 12, 2017 with the following precedent conditions to be fulfilled within two years and prior to plan signature and subsequent conditions to be fulfilled as noted in the Staff Recommendation Memorandum dated June 7, 2017.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. The Applicant shall address any outstanding DRC review comments to the satisfaction of the Planning Department.
2. NHDES Subdivision approval number shall be noted on the plan.
3. All waivers shall be noted on the plan.
4. Easements shall reviewed and approved by the Town and executed copies be provided to the Town for recording.
5. The location of the conservation overlay district buffer placards shall be indicated on the plan.
6. All other required permits and permit approval numbers shall be noted on the plan.
7. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Subdivision Regulations.
8. The Applicant shall provide two separate checks each in the amount of \$25 (made payable to the Rockingham County Registry of Deeds) for LCHIP for the plan recording and the easement recording.
9. The Applicant shall note all general and subsequent conditions on the plans.
10. Financial guarantee be provided to the satisfaction of the Department of Public Works and Engineering if required.
11. Final engineering review.

PLEASE NOTE – If these conditions are not met within two (2) years of the meeting at which the Planning Board grants approval, the Board’s approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
2. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

STAFF RECOMMENDATION

To: Planning Board
From: Colleen P. Mailloux, AICP, Town Planner
John R. Trottier, PE, Assist. Dir. Of DPW

Date: June 7, 2017

Application: Application Acceptance and Public Hearing for formal review of review of lot line adjustment, 7 Jason Drive & 44 Rear Elwood Road, Map 5 Lots 41A & 52-34, Public Service Co. of NH d/b/a Eversource Energy and Wang Family Trust (Owners) and Eversource/PSNH (Applicant)

- Completeness: *There are no outstanding checklist items; Staff recommends the application be accepted as complete.*

Board Action Required: **Motion to accept the application as complete per Staff's Recommendation Memorandum dated June 7, 2017**

- Waivers: The Applicant has requested the following 7 (seven) waivers to the Subdivision Regulations:
 1. The Applicant has submitted a waiver request from Section 4.01.C of the Subdivision Regulations to allow the use of a scale of 1"=400' for the subdivision and topographic plan. Staff **supports** this waiver as the plans are legible at the scale presented.
 2. The Applicant has submitted a waiver request from Section 3.11 of the Subdivision Regulations and Checklist Item III.22 to not indicate wetland limits on the plans. Staff **supports** this waiver request as the project is a minor lot line adjustment with an area of 540 square feet being added to an existing, developed residential lot and because there will be no residential development of the lot which is being reduced in size.
 3. The Applicant has submitted a waiver request from Section 3.11 of the Subdivision Regulations and Checklist Item III.23 to not delineate wetlands. Staff **supports** this waiver request as the project is a minor lot line adjustment with an area of 540 square feet being added to an existing, developed residential lot and because there will be no residential development of the lot which is being reduced in size.
 4. The Applicant has submitted a waiver request from Section 3.10 and 4.17 of the Subdivision Regulations to not provide a High Intensity Soli Study (HISS). Staff **supports** this waiver request as the lot line adjustment will increase the size of the existing residential house lot, and lot being reduced in size is a utility parcel that will not be further developed.
 5. The Applicant has submitted a waiver request from Section 4.17.28 of the Subdivision Regulations and Checklist Item III.28 to not provide 4K areas with test pits on all proposed lots. Staff **supports** this waiver request as the lots are already developed with an existing residential septic system on Map 5 Lot 52-34.

6. The Applicant has submitted a waiver request from Section 3.09.F.2 of the Subdivision Regulations and Checklist Item III.34 to not certify proper sight distance in meeting the requirements of Exhibit D2. Staff **supports** this waiver request as the driveway sign distance for the existing residential driveway was previously reviewed and approved in the subdivision that created that parcel.
7. The Applicant has submitted a waiver request from Checklist Item IV.1-4 to not provide the required project permits. As there are no additional project permits required (i.e. State Subdivision approval, NHDOT Driveway Permit, etc) **staff does not believe this waiver is required.**

Board Action Required: Motion to approve waiver requests #1-#6 as outlined in the staff recommendation memorandum dated June 7, 2017.

- **Recommendation:** Based on the information available to date, Staff recommends that the Planning Board **CONDITIONALLY APPROVE** this application with the Notice of Decision to read substantially as follows:

Board Action Required: Motion to grant conditional approval of the lot line adjustment, 7 Jason Drive & 44 Rear Elwood Road, Map 5 Lots 41A & 52-34, Public Service Co. of NH d/b/a Eversource and Wang Family Trust (Owners) and Eversource/PSNH (Applicant) in accordance with plans prepared by VHB dated March 17, 2017, last revised May 12, 2017 with the following precedent conditions to be fulfilled within two years and prior to plan signature and the general and subsequent conditions to be fulfilled as noted in the Staff Recommendation Memorandum dated June 7, 2017.

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1. Any outstanding DRC comments shall be addressed.
2. All approved waivers shall be noted on the plan.
3. The Planning Board signature block shall be updated to conform with section 4.03 and Exhibit 6 of the Londonderry subdivision regulations.

4. The area (existing and proposed) of the subject parcels shall be stated in the plan notes.
5. The zoning designation of the subject parcels shall be stated in the plan notes.
6. The minimum lot area, frontages and setback dimensions of the zoning district shall be stated in the plan notes.
7. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Subdivision Regulations.
8. The Applicant shall provide a check in the amount of \$25 (made payable to the Rockingham County Registry of Deeds) for LCHIP.
9. The Applicant shall note all general and subsequent conditions on the plans.
10. Financial guarantee be provided to the satisfaction of the Department of Public Works and Engineering, if required.
11. Final engineering review.

PLEASE NOTE – If these conditions are not met within two (2) years of the meeting at which the Planning Board grants approval, the Board’s approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
2. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.