

*Town of New Boston
New Boston Planning Board
PO Box 250
New Boston, NH 03070*

**AGENDA
TUESDAY
June 28, 2011**

- 6:30 PM** Public Hearing on Subdivision/Non-Residential Site Plan Review/Driveway Regulations.
SEE SEPARATE NOTICE BELOW
- 7:00 PM+/-** Discussion, re: Draft CIP Policy & Procedures Manual continued from May 24, 2011.
- 7:30 PM+/-** Miscellaneous business that may come before the Board and/or Planning Board discussions.

06/17/11
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PUBLIC NOTICE

**TOWN OF NEW BOSTON, N.H.
New Boston Planning Board
Notice of Public Hearing
Subdivision, Non-Residential Site Plan Review
and Driveway Regulations**

Notice is hereby given of a Public Hearing to be held in the New Boston Town Hall Conference Room starting at **6:30 PM on Tuesday, June 28, 2011**. The purpose of the hearing is to consider proposed amendments to the Subdivision, Non-Residential Site Plan Review and Driveway Regulations, as follows:

PUBLIC HEARING AT 6:30 P.M. ON PROPOSED AMENDMENTS TO THE SUBDIVISION REGULATIONS THAT WOULD:

Amend Section III-S, to reference the correct Statute; amend Section IV-E, to delete the requirement of a conditional approval of a preliminary plan and to add language regarding the end of the design review process; amend Section IV-F, 2, to delete the requirement for other approvals and/or permits from local and state agencies from the list of items required for a completed application and then move those requirements to Section IV-F, 3; amend Section IV-G, to add a new section 4, to include language that the Planning Board cannot consider an application incomplete if it requires permits or approvals from other governmental bodies; amend Section IV-I,2, to include language that the Planning Board may condition an approval upon receipt of State or federal permits but may not refuse to process an application without those other permits; amend Section IV-M,1, to include language that fees can be found in the Planning Board's Rules of Procedure; and, amend Section IV-M,3, to specify that the Planning Board may require an applicant to pay for special studies and reviews but not if those studies and reviews replicate something that was already done for the ZBA; amend Section V-E, to include language that special studies be submitted before final approval can be granted; amend Section V-U,D,2, to refer to the correct sub-section; amend Section V-U,E,1, by adding a new section: q, regarding access roads to drainage structures; amend Section VI-G to refer to the correct sub-section and, by deleting Section VI-M; amend Section VII-A, to delete the requirement that the final plat be consistent with the approved preliminary layout; amend Section VII-J, to refer to the correct sub-section; amend Section IX-B,2,p,i, to specify from where a cul-de-sac should be measured; and to add a new Section IX-B,2,ac, regarding Minimum Centerline Offset for Underground Utility Trenches; amend Section IX-B,5, to include language regarding driveways in cuts and fills; amend Section IX-I, for grammatical consistency and to include the submission details for plans and inspection funds; amend Section IX-J, Fire Protection Cistern Specifications, for grammatical consistency and to include the Fire Wards' and Town Engineer's requirements for plan submission and design details of pre-cast and fiberglass cisterns and by adding modular pre-cast concrete cisterns to the types of allowed cisterns; replace existing cistern details with revised cistern details; amend Section XII, Amendments, to

include reference to the correct State agency; and, renumber whatever sections necessary following the previous amendments.

PUBLIC HEARING IMMEDIATELY FOLLOWING ON PROPOSED AMENDMENTS TO THE NON-RESIDENTIAL SITE PLAN REVIEW REGULATIONS THAT WOULD:

Amend Section 2, to require submission of 11" x 17" copies of the site plan as part of the completed application; add to Section 2.4, language that third party review and consultation may be required at the applicant's expense as long as the review and consultation does not replicate something that was already done for the ZBA; add Section 4.18, Off-Street Parking, to include details of parking spaces, their size, design and numbers; amend Section 7.7, to include language that the Planning Board may condition an approval upon receipt of State or federal permits but may not refuse to process an application in the absence of these other permits.

PUBLIC HEARING IMMEDIATELY FOLLOWING ON PROPOSED AMENDMENTS TO THE DRIVEWAY REGULATIONS THAT WOULD:

Amend Section 9.6, to include language regarding driveways in cuts and fills; amend the Driveway Permit Form and the Driveway Certificate of Use to include language regarding driveways in cuts and fills; replace the Driveway Regulations Figure 1 with revised Driveway Regulations Figure 1 - Driveway Geometric Requirements.

COPIES OF THE FULL TEXT OF THE PROPOSED AMENDMENTS ARE AVAILABLE at the Town Hall Planning Department free of charge, during regular business hours, are posted in the Town at TDBank, Library, Post Office, Dodge's Store, Town Hall Lobby, and Planning Dept. bulletin board for viewing only, and will be available at the public hearing.

6/15/11

New Boston Planning Board