

ARTICLE VI – General ~~Subdivision~~ Requirements to be Observed by the Applicant

6.01 Impact of ~~Subdivision-Proposed Development~~ on Town Services – The following studies may be required, paid for by the applicant: if the Board feels that a proposed subdivision may have an adverse impact on Town services, the Board may require;

6.01(a) ~~A fiscal impact study conducted by an independent consultant, approved by the Board, at the cost of the applicant~~ Fiscal Impact Study: Such a study is required when a development would contain the equivalent of two (2) percent of the existing dwelling units within the Town or where the Planning Board finds that a commercial or industrial subdivision may have an adverse fiscal impact on the Town, the applicant must submit an analysis of the projected operating, maintenance and capital costs of the Town. The analysis must contain a summary of the services applicable to the development and of the capital facilities used to deliver the services;

i) **6.01(b)** ~~A traffic impact study~~ Traffic Impact Study: Where a proposed development will result in the generation of an average of two hundred (200) weekday vehicle trip ends (according to Trip Generation - An Informational Report, Institute of Transportation Engineers), the Applicant must submit a Traffic Impact Study to the Board.

1. Traffic Impact Study shall include, but not be limited to, information with respect to:
 - a. Estimated vehicular trips per day;
 - b. An analysis of approaches;
 - c. An analysis of the circulation and channelization patterns, a description and analysis of the location and type of existing and proposed traffic control devices;
 - d. Pedestrian traffic and systems; v. An analysis of signal warrants;
 - e. A description of the condition and capacity of the road network, and
 - f. Other analysis of specific impacts as identified by the Planning Board.

2. A “trip end” is defined as a vehicle movement either entering or leaving the site.

3. Examples of developments which would generate two hundred (200) weekday vehicle trip ends include (from Trip Generation, approximate values):

- a. 20 detached single family units,
- b. 40 manufactured housing units or condominium units, iii. 20 motel units,
- c. 17,000 gross square feet general office building,
- d. 1,700 gross square feet shopping center,
- e. 1,200 gross square feet high sit down restaurant
- f. 8,400 gross square feet medical office building or clinic,
- g. 4,000 gross square feet hardware/paint store, ix. Gasoline/service station,
- h. 1,200 gross square feet bank.;

6.01(c) ~~A communities facilities impact study by an independent consultant approved by the Board, at the cost of the consultant~~Community Facilities Impact Study: Where a development contains one hundred (100) lots, one hundred (100) residential units, one hundred (100) gross acres, eight thousand five hundred (8500) gross square feet of office or commercial space, or seventeen (17) gross acres of industrial land the applicant shall submit an assessment of the demands that the development will place on existing or proposed community services including, but not limited to, police, emergency, water, sewer, solid waste, roads, recreation, and Town Offices;

6.01(d) ~~A site impact analysis by the applicant or applicant's consultant either of which must be approved by the Board, at the cost of the applicant~~School impact analysis: Where a development would generate a school age population equal to one classroom according to current U. S. Census data from Merrimack County, the Applicant must submit an analysis of the impact of the development on the School system;

6.01(f) ~~Other studies as required by the Board by the Applicant or Applicants consultant either of which must be approved by the Board at the cost of the applicant~~Environmental assessment. The Applicant of each development containing ten (10) or more lots or twenty (20) or more acres shall submit a report from the New Hampshire Natural Heritage Inventory (NH Department of Resources and Economic Development) which identifies rare plant and animal species and exemplary natural communities in or near the proposed development with the Application. If any of the species or communities are identified within or adjacent to the development, an EA addressing the impacts on the species and communities.

6.01(g): Other Considerations: The requirements contained in this Section are based on thresholds at which the expected impacts will measurable and at which point mitigation measures by the Applicant may be required

by the Board. Nothing contained in this Section shall be construed to prevent the Planning Board from requiring other special investigations, at the applicant's expense or from requiring the above identified investigations at lower thresholds where, in the opinion of the Board, circumstances related to the development or the area warrant such special studies. An Applicant may not evade the application of the provisions of this Section through phased or scattered development of a parcel. The Board may, in its discretion, consider the effects of both prior and potential development of the land owned by the Applicant or other prior or future owners of the Subdivision and require compliance with the terms of this Section.

6.01.(h): Any other exhibits or data that the Planning Board may require in order to adequately evaluate the proposed development.