

Town of Allenstown New Hampshire



ALLENSTOWN PLANNING BOARD SITE PLAN REVIEW REGULATIONS

Adopted
JUNE 20, 2001; Updated ~~June~~
17December06, 2020



Certificate of Adoption

In accordance with New Hampshire RSA, 675:6 and 675:7, the Allenstown Planning Board, having held a duly noticed public hearing on October 4, 2017 hereby adopts and certifies these "Site Plan Review Regulations"

Member

Member

Member

Member

Member

Member

Member

Selectmen's Representative

This document was received and recorded by the Town Clerk on

_____, 2020.

Signed:

Allenstown Town Clerk

7.10(d) The lowest floor (including the basement) is elevated or floodproofed at or above the base flood level;

7.10(e) The flood hazard area shall be preserved from any destruction or damage resulting from clearing, grading, or dumping of earth, waste material or debris.

7.10(f) For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP):

A. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

B. The Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).

C. The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:

a. all such proposals are consistent with the need to minimize flood damage;

b. all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and,

c. adequate drainage is provided so as to reduce exposure to flood hazards.

7.11 Provisions shall be made for snow storage, including all of the following:

7.11(a) Snow storage shall be at least 25 feet from the high water mark of surface water; 75 feet from private wells; 200 feet from a community water supply; and, 400 feet from municipal wells;

7.11(b) Snow shall not be piled in sensitive areas such as vegetative buffers, wetlands, lakes, streams, rivers or wellhead protection areas. Wetlands shall be delineated by a Certified Wetland Scientist in accordance with the Allenstown Subdivision Regulations; and,

13.01 In accordance with adopted Rules of Procedure, the Planning Board may hold a hearing on site plan review in conjunction with a subdivision hearing if both are required for a proposal. A hearing for site plan review by the Planning Board may be held at the same time and place that a hearing for special exception is held for the project by the Board of Adjustment.

ARTICLE XIV
Amendments

14.01 Amendments to these site plan review regulations shall be made in the same manner as these regulations were adopted and in accordance with the procedure outlined in RSA 675:6, as may from time to time, be amended.

ARTICLE XV
Separability

15.01 If any provision herein shall be held to be invalid for any reason by a court, such holding shall not invalidate in any manner, any other provision contained herein.

ARTICLE XVI
Penalties

16.01 As provided in RSA 676:15 & 17, as from timer to time amended, the Town may obtain an injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove any erection, construction, alteration or reconstruction which is not in compliance with this regulation. Any violation of this regulation may be punishable, as determined by the Selectmen, by either: (a) a civil fine of not more than \$100 for each day that such violation is found by a court to continue after the conviction date or after the date on which the violator receives written notice from the municipality that he or she is in violation of this regulation, whichever is earlier; or (b) a criminal penalty, which shall be a misdemeanor if the violation is committed by a natural person, or a felony if committed by any other person.

**ADOPTED BY ALLENSTOWN PLANNING BOARD
IN ACCORDANCE TO THE REQUIREMENTS OF
RSA 674:43, 674:44, 675:1 & 647:6
JUNE 20, 2001**

REVISIONS:

- DECEMBER 06, 2023

○ 7.10(F): ADDED NEW REQUIREMENTS FOR FLOOD PLAIN MANAGEMENT & REVIEW BY THE PLANNING BOARD

- JUNE 17, 2020:

- 7.06 & 7.06(A): POST CONSTRUCTION ORDINANCE REFERENCE.
- 7.06(N): GREEN AND LOW IMPACT DEVELOPMENT ENCOURAGEMENT.
- 7.06(O): EROSION CONTROL MEASURES.
- 7.11: SNOW STORAGE.
- 7.12 LITTER PROVISIONS.
- 8.01: BUILDING INSPECTOR'S ROLE IN ENFORCEMENT.
- 8.01.(B): ADOPTION OF SUBDIVISION REGULATION PRECONSTRUCTION MEETING PROVISIONS BY REFERENCE.

- MAY 16, 2018:

- 4.01(E) DURATION OF TIME TO MEET CONDITIONS OF APPROVAL
- 4.01(F) DURATION OF TIME TO SECURE BUILDING PERMIT AFTER FINAL APPROVAL

- OCTOBER 4, 2017:

- 4.02 CONCEPTUAL CONSULTATION
- 601 (Q) DIGITAL SUBMITTAL POST APPROVAL
- 7.11 (B) WETLAND DELINEATION

- OCTOBER, 2015

- ARTICLE III (FORMERLY III-A) PURPOSE
- 6.01(J) SOLID WASTE DISPOSAL FACILITIES
- 6.02(C) CATCH BASINS & DRAINAGE FEATURES
- 6.02(J) DRAINAGE STUDY
- 7.01 DESIGN FITTING SITE
- 7.01(A) WETLAND BUFFER & EROSION CONTROL
- 7.06 EROSION CONTROL
- 7.06(A) STORMWATER RUNOFF
- 7.06(H) EROSION CONTROL BLANKETS
- 7.06(I) EROSION CONTROL MAINTENANCE
- 7.06(J) STORM/SANITARY SEWER MIX PROHIBITION
- 7.06(K) STORM WATERCONTROL MAINTENANCE
- 7.06(L) BARE SOIL SEEDED
- 7.06(M) NATIVE VEGETATION USE
- 7.10(B) FLOODPLAIN DEVELOPMENT
- 7.11 SNOW STORAGE
- 7.11(A) SNOW STORAGE SETBACKS
- 7.11(B) SNOW STORAGE AND WATER RESOURCES