

TOWN OF TEMPLE - SITE PLAN REVIEW REGULATIONS

SECTION 1. Authority:

Pursuant to the authority vested in the Town of Temple Planning Board voted on at the March 16, 1990 town meeting in accordance with the provisions of RSA 674:43 and 674:44, the Town of Temple Planning Board adopts the following regulations governing the review and approval or disapproval of site plans for the development or change, or expansion of use of tracts for non-residential uses or for multi-family dwelling units, whether or not such development includes a subdivision or re-subdivision of the site.

Adopted: May 5, 1993

SECTION 2. Purpose:

The purpose of the site plan review regulations is to:

A: Provide for the safe and attractive development of the site and guard against such conditions as would involve danger or injury to health, safety, or prosperity by reasons of (1) Inadequate Drainage or conditions conducive to flooding of the property or that of another. (2) Inadequate protection for the quality of groundwater. (3) Undesirable and preventable elements of pollution such as noise, smoke, particles, or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties. (4) Inadequate provision for fire safety, prevention and control.

B: Provide for the harmonious and aesthetically pleasing development of the municipality and its environs.

C: Provide for open spaces and green spaces of adequate proportions.

D: Require the proper arrangement and coordination of streets within the site in relation to other existing or planned streets or with features of the official map of the municipality.

SECTION 3. Procedures:

Site plan review shall be conducted in accordance with the procedural requirements contained under Section 3 of the Subdivision Regulations of the Town of Temple, N.H. The site plan review procedure in no way relieves the developer, his or her agent, or other individual from necessary compliance with the Town of Temple Zoning Ordinance, Subdivision Regulations or any other ordinance pertaining to the proposed development.

No site plan shall be approved until the proposed development is determined by the Planning Board to be in compliance in all respects to any and all pertinent ordinances and regulations.

No building permit shall be issued until approval of the site plan by the Planning Board is granted.

The applicant shall bear all costs of review including:

1. Notification of abutters.
2. Planning Board Fees.
3. Costs of special investigations, studies, etc.

SECTION 4. Submission Requirements:

A. Existing Data and Information:

1. Location of site including names and addresses of owners of record, the applicant or developer, the engineer or surveyor.
2. List of current names and addresses of abutters.
3. Two (2) mylars and four (4) paper copies of the site plan, the scale of the map (to be no greater than 1"=100'), North arrow and Date. Maximum size of each drawing is 22" x 34".
4. Vicinity sketch showing location of site in relation to the surrounding public street system.

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5. The surveyed boundary lines of the area included in the site. Location and width of all existing roads, driveways, and easements shall be shown.
6. Copies of any existing or proposed easements, covenants or deed restrictions.
7. Existing grades, drainage systems, structures and topographic contours at intervals not exceeding 5'.
8. Shape, size, height and location of existing structures located on the site and within 200' of the site.
9. Natural features including watercourses and waterbodies, various types of vegetation and topographic features.
10. Soils data as certified by the Hillsborough County Soil Conservation Service.

B. Proposed Development:

1. Proposed grades, drainage systems, structures, and topographic contours at intervals not exceeding 5'.
2. Shape, size, height, and location of the proposed structures including expansion of existing structures, with typical elevations and floor plans.
3. Proposed streets, driveways, parking spaces, loading areas, sidewalks and their dimensions shall be shown.
4. Design and location of all proposed utilities including but not limited to water supply, waste disposal, septic tanks and leach field systems.
5. Location, type and size of all proposed landscaping ,screening, etc.
6. Provisions for control of erosion and sedimentation, both temporary and permanent.
7. Provision for fire safety, prevention and control.
8. Stormwater drainage plan showing existing and proposed methods of handling stormwater run-off based on a 20 year flood storm frequency.
9. Location of all building setbacks required by the Zoning Ordinance.
10. Copies of all applicable state approvals and permits.

SECTION 5. General Standards and Requirements:

The following general standards and requirements shall govern the site plan review.

- A. The proposed use, building design and layout shall meet the provisions of the town zoning ordinance, subdivision regulations, and the intent of the master plan.
- B. The proposed use and design layout will be of such a location and in such size and character that it will be in harmony with the appropriate and orderly development of the surrounding area.
- C. The proposed use and design layout will be of such nature that it will make vehicular or pedestrian traffic no more hazardous than is normal for the area involved.
- D. The land indicated on the plan shall be of such a character that it can be used for building purposes without danger to public health or welfare.
- E. The proposed use shall provide for open spaces and green spaces of adequate proportions.
- F. The proposed use shall provide for the adequate protection of groundwater.
- G. The landscape shall be preserved in its natural state insofar as is practical by minimizing tree and soil removal. Site preparation is to be conducted with minimal disturbance to existing vegetation. Stripped topsoil is to be piled and reused on the site where needed. A minimum of 4" of topsoil is to be placed on the disturbed area. The site shall be adequately landscaped by means of natural undisturbed vegetation or features, or ground cover, shrubs or trees as appropriate.
- H. Grading and filling must be conducted to minimize the alteration of surface and subsurface drainage to, toward. or across abutting properties, unless the written consent of the abutting owner is obtained.

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- I. Exposed storage areas, exposed machinery installations, service areas, truck loading areas and similar accessory uses and structures shall be subject to such setbacks, screen plantings or other screening and buffering methods as shall reasonably be required to prevent these areas from being incompatible with the existing or contemplated environment and surrounding properties.
- J. Appropriate buffers or screening as deemed necessary by the planning board shall be maintained or installed to provide privacy and noise reduction to residential areas abutting non-residential sites.
- K. Water supply and sewage disposal systems must be adequately sized to meet the needs of the proposed use under the regulations of the N.H. Water Supply and Pollution Control Division. It shall be the responsibility of the developer or his agent to provide adequate information to prove the area of the lot is adequate to permit the installation and operation of an individual sewerage disposal system. The developer shall be required to provide the necessary percolation tests and submit such tests together with the proposed plan to the State of N.H. Water Supply and Pollution Control Division for its consideration and approval. Such approval must be given before site plan approval can be given.
- L. Sufficient off-street parking, loading / unloading, and pedestrian accommodations must be provided so as not to impede on public streets or adjacent properties.
- M. Outdoor lighting is restricted to that which is necessary for advertising, safety and security of the development and shall not glare on abutting properties , public highways or streets. Indirect lighting may be used on signs advertising goods or services offered on the premises. Moving, fluttering, blinking, or flashing lights or signs are not permitted
- N. Approval of the N.H. Department of Public Works and Highways or Town Highway Department for any required driveway permits or curb cuts.

SECTION 6. Performance Bond

The Planning Board may require the posting, prior to final approval of any plan, of a bond or escrow agreement in such amount as is approved by the Board as being reasonably necessary to ensure completion of all improvements required as conditions of approval of such plan, in such form as may be approved by the Board and Town Counsel.

SECTION 7. Waiver

Upon a request from an applicant or upon a motion of any regular member, the Board may vote to waive, in whole or in part, the requirements of Section 4 when the proposed site plan involves either no structural changes or only minor structural expansion, or when, in the majority opinion of the board, the literal enforcement of the regulation would create an unnecessary hardship, due to unique characteristics of the site in question, and such waiver would not adversely compromise the purpose or intent of the site plan review regulation.

SECTION 8. Enforcement

The Board of Selectman is charged with the responsibility to enforce the provisions of these regulations.

SECTION 9. Penalties

Any person who violates any of the provisions of this regulation or any provision or specification of any application, plat, or plan approved by, or any requirement or condition of a permit or decision issued by the Planning Board:

- a) Shall be guilty of a misdemeanor if a natural person, or guilty of a felony if any other person.
- b) Shall be subject to a civil penalty not to exceed \$100.00 for each day that such violation is found to continue after the conviction date or after the date on which the violator receives written notice from the municipality that he is in violation, whichever is earlier.

SECTION 10. Validity

The invalidity of any provision, sentence, paragraph, etc. of this regulation shall not affect the validity of any other provision.