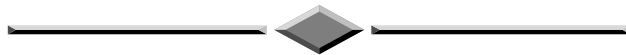


***NON-RESIDENTIAL SITE PLAN REVIEW
(RSA 674)
FOR THE TOWN OF LYNDEBOROUGH, NH***

***Effective: May 7, 1990
(Cancels Previous Issues)***

Amended in January 2000 with Addition of Telecommunication Facilities



May 7, 1990

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100.00 *AUTHORITY AND PURPOSE*

Pursuant to the authority vested in the Lyndeborough Planning Board by the voters of the Town of Lyndeborough on March 17, 1978 and in accordance with the provisions of RSA 674 of the New Hampshire Revised Statutes Annotated, as amended, the Lyndeborough Planning Board adopts the following regulations governing Non-Residential Site Development in the Town of Lyndeborough, New Hampshire.

To provide for the harmonious development of the Town of Lyndeborough; to promote the health, safety, convenience and general welfare of the Town and to make it a more attractive place in which to live; to provide for the safety and enjoyment of present and future generations by protecting the purity of water supplies, by preventing unreasonable levels of air and noise pollution, by providing open spaces of adequate proportions, by minimizing the adverse impact of developmentally related erosion and sedimentation to the land and by otherwise assuring that land shall be of such character that it can be used for development purposes without danger to health or to the environment; to require suitably located streets of sufficient width to accommodate existing and proposed traffic and to provide adequate light, air and access for fire fighting equipment; to require the proper arrangement and coordination of streets within the site and in relation to other existing and planned streets; to secure adequate and safe provision for water, sewage, drainage, traffic circulation and other requirements where necessary in a development; to control the timing of development by avoiding haphazard and uncoordinated development of land without the adequate provision of public services or facilities; to ensure that sound site utilization principles are followed; and to ensure compliance and conformance with federal, state and local laws, regulations, ordinances and plans, including the Town's Master Plan and Capital Improvements Program.

200.00 *JURISDICTION*

Except as provided in this section, these regulations shall govern all site plans for the development or change or expansion of use of tracts for non-residential uses, whether or not such development includes a subdivision or resubdivision of the site and whether or not it replaces an existing use or structure.

The following do not require site development approval:

1. Family dwelling accessory structures.
2. Home occupations.
3. The keeping or raising of livestock for personal use, and any structures related thereto.
4. Agricultural uses involving the cultivation and storage of vegetation and buildings and structures related to the production and storage of such products.
5. Farm structures for the sale of agricultural or other farm and forest products raised and processed on the premises.
6. Silvicultural uses, such as tree farms, and related buildings and structures.

300.0 APPLICATION PROCEDURES

Whenever any site development of land is proposed, before any construction, land clearing or building development is begun, before any permit for the erection of any structure is issued and before any plat may be recorded with the Hillsborough County Registry of Deeds, the property owner, or the owner's authorized agent, shall apply for, and secure, approval of the proposed site development. The procedure for securing such approval is as follows:

A. Conceptual Consultation Phase: Without the requirement of formal public notice, a developer may arrange to meet with the Board at a regularly scheduled meeting for a preliminary consultation. Such consultation shall be directed at a review of the basic concept of the proposal and at a review of procedural requirements. Discussions shall be of a general nature only and no decisions shall be made. No application form is required and no time limit is imposed for the conceptual consultation. The review is not binding in any way on either the Board or the applicant.

B. Completed Application: The applicant shall file application for completed application approval with the Secretary of the Board on a form supplied by the Secretary. The Board shall issue to the applicant a receipt of the completed application when all information as required by these regulations has been submitted. This application together with all necessary information must be on file with the Secretary of the Board at least fifteen (15) days before a regular meeting of the Board. The Board shall place the application on its agenda for consideration within thirty (30) days of issuing the receipt. Action shall be taken as listed in the provisions of RSA 676. In addition both Checklists A and B shall be completed before an application can be considered complete.

C. Hearing: No approval or disapproval of a completed application shall be given by the Board without affording a hearing thereon. The applicant and all abutters (including all parties having joint ownership rights), shall be notified of said hearing by certified or registered mail not less than ten (10) days before the date of the hearing. Public notice of such hearing shall be posted in a newspaper of general circulation in the Town at least ten (10) days prior to said hearing. Both the notice for publication and the notice to the subdivider and the abutters shall be sent out by the Planning Board not less than ten (10) days before the hearing. In addition, the provisions of RSA 676 shall apply.

D. Action of the Board:

1. The Board shall begin formal consideration of the application within thirty (30) days after submission and acceptance of the completed application. The Board shall act to approve or disapprove within ninety (90) days after submission, subject to an additional ninety (90) day extension upon application to the Selectmen. In addition the requirements of RSA 676 shall apply.

400.00 SITE DEVELOPMENT REQUIREMENTS

A. General Requirements

1. Compliance with Regulations. The proposed site development shall conform to the Zoning Ordinance of the Town of Lyndeborough. Notwithstanding this condition, conformance to zoning requirements is but one consideration in the approval of a development and the Board may look beyond the issue of zoning compliance and consider the community's needs and the current and future fitness of the land for development purposes.
2. Character of Land for Development. The land indicated on the plan shall be of such character that it can be used for development purposes without danger or injury to health, safety or the prosperity of the Town by reason of fires, flooding, water pollution, inadequate streets or walkways, accelerated erosion or other dangers, perils or hazards.
3. Use Intensity Statement. The applicant shall submit with his application a written statement describing the use for the site in sufficient detail for the Board to evaluate the intensity of the proposed use. For example, for commercial developments, information about the number of employees, floor space allocations, projected sales volume, vehicular traffic generation, growth potential, etc. would be required to allow proper evaluation of the proposal.

B. Environmental Protection and Public Health Requirements

1. Sewage Disposal. Where and whenever applicable, standards established in Appendix A, Section 2B of the Lyndeborough subdivision regulations shall apply.
2. Erosion/Storm Water Control. Where and whenever applicable, standards established in Appendix A, Section 2D of the Lyndeborough Subdivision Regulations shall apply.
3. Groundwater Protection. The quality of the groundwater shall not be adversely affected by the proposed development. In addition to meeting the above requirements, the applicant may be asked to show that the proposed development will not otherwise violate the rules and regulations of the NH Department of Environmental Services with regard to groundwater.
4. Air Quality. Smoke, soot, particulates or other discharge into the air which might prove harmful to persons, structures or adjacent properties shall not exceed the levels established under the State Ambient Air Quality Standards.
5. Noise. At the property boundaries shall not exceed levels determined to be harmful to health and welfare under regulations adopted by the Environmental Protection Agency, 42USC Chapter 65, Noise Control, et. seq.
6. Fire Safety. All developments shall have adequate provisions for fire safety, prevention and protection. The Board may require, in appropriate places, the provision of fire ponds, cisterns, hydrants and dry hydrants. Either the Town Fire Chief or the Board may request additional information from the State Fire Marshall or other qualified experts.

7. Fuel & Chemical Storage. All fuel and chemical storage tanks shall be above ground with impermeable concrete barriers sufficient to contain any spills. In addition these facilities shall comply with all state and federal regulations concerning fuel and chemical storage tanks.
8. Other. Where relevant to the particular proposal, the site plan shall include provision for preventing the adverse effect on the environment of other factors including, but not limited to, odor, fuel and chemical storage tanks, and the use of toxic chemicals or substances necessary for proposed operations. Where appropriate, applicable federal, state or local approvals and permits shall be obtained by the applicant and submitted with the application when it is filed.

500.00 OTHER SITE DEVELOPMENT REQUIREMENTS

A. Land Characteristics

1. Where alteration of the terrain is proposed existing topography shall be shown with dashed lines and proposed contours in solid lines.
2. Unless a high intensity soils map is submitted, a soils map, drawn to the same scale as the site survey, shall be submitted at the same time the application for site development is filed. The map shall show the location of all percolation test sites, soil test pits and borings and soil mapping units and boundaries as classified by the U.S. Soil Conservation Service with such corrections as are required to reflect the results of all soil tests. A legend on the soils map shall identify soil mapping unit symbols and soil names.

B. Open Space. The development shall provide for open spaces and green spaces of adequate proportion which shall be designed to i) relate harmoniously with the surrounding areas and ii) add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or viewing the site from nearby properties.

C. Preservation of Existing Features. The developer shall identify and give due regard to the preservation and protection of existing features such as trees, scenic points, brooks, stone walls, streams, rock outcroppings, water bodies, aquifers, public areas, historic landmarks and other natural or manmade resources.

D. Landscaping, Screening and Buffers

1. To minimize the adverse effects of developmentally related, accelerated erosion, the development shall conform to the natural topography of the site. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal. Any grade changes shall be in keeping with the general appearance of adjacent developed areas.
2. Each development shall employ sufficient use of landscaping to effect a blend with the adjacent areas so that a) the visual character of the community shall be preserved or enhanced, and b) surrounding properties are sheltered from incompatible land uses.
3. Landscaping will consist of natural, undisturbed vegetation or features, ground cover, shrubs, trees, fences, retaining walls and other types of screening, as determined to be appropriate by the Board.

4. Exposed storage areas, waste collection areas, service areas and related accessory uses or structures shall be located to the rear of principle buildings and shall be screened from other on-site areas and from neighboring properties to the extent reasonably required, in the judgment of the Board, to prevent the area in question from being incongruous with the existing or contemplated environment.
5. A defined buffer strip shall be maintained between the proposed project and adjoining properties. The width of the buffer strip shall be determined.

E. Circulation

The vehicular circulation for the site shall be designed to maximize public safety and to compose a convenient transportation system.

1. All traveled ways, except driveways, shall be constructed to standards and specifications determined by the Board. Where and whenever applicable, standards established in Appendix A, Section 2C of the Subdivision Regulations shall apply.

F. Off Street Parking and Loading Areas

Parking area designs shall adequately consider pedestrian circulation to and from parking spaces, shall minimize the opportunities for vehicle-pedestrian conflict and shall otherwise meet the following requirements:

1. All parking spaces shall be safely separated from walkways, sidewalks and streets by curbing, landscaping, berms, islands or other appropriate measures.
2. An adequate number of parking spaces closest to the building entrances shall be provided for the handicapped.
3. Parking areas shall be landscaped.
4. Adequate space and provision for snow storage shall be provided.
5. Adequate drainage shall be provided.
6. Parking and loading areas shall be paved, unless the Board determines that alternative surface treatment is sufficient and adequate to allow year round use and to prevent dust and erosion having an adverse impact on adjacent properties or users of the site. All parking spaces shall be a minimum of fifty (50) feet away from all street right of ways and provide vegetation buffers in this setback area.
7. Sufficient off-street loading/unloading and delivery areas shall be provided. Such areas shall be separated from non-employee parking areas, pedestrian walkways and general use circulation drives. The design of such areas shall be sufficient to allow the safe maneuvering of all anticipated sizes of delivery vehicles.

G. Lighting

Outdoor lighting shall be used only as necessary for directional signage, advertising, security and safety. Lighting shall not glare on abutting properties or on public streets. Indirect lighting shall be used on signs advertising goods or services offered on the premises. Moving, fluttering, blinking or flashing lights or signs are prohibited.

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H. Signage

All signs shall be located in a manner that is not obtrusive to views from abutting properties and that is compatible with the aesthetic development of the site.

I. Construction Timetable

The applicant shall submit with his final application an estimated timetable for construction and completion of buildings, parking facilities, utilities, roads, landscaping, etc.

J. Performance Bonds

Where and whenever applicable, requirements in Appendix C Section 2 of the Lyndeborough Subdivision Regulations shall apply.

K. Other Requirements

The Board reserves the right to request additional information in the course of reviewing the proposed site development.

600.00 *ADMINISTRATION AND ENFORCEMENT*

A. Interpretation

The interpretation of these regulations shall be the sole province of the Board and the Board may seek legal advice and counsel as they deem necessary.

B. Acceptance of Streets and/or Utilities

Nothing herein is intended to modify the requirements of law with reference to the layout of streets as provided by RSA 234. Nothing herein is intended to modify or control the construction, reconstruction, or extension of streets and/or utilities by the Town or State.

C. Other Regulations

Where these regulations conflict with other local ordinances, the more stringent requirement shall apply.

D. Enforcement

These regulations shall be enforced by the Board of Selectmen acting by and through their duly authorized representative, if any.

E. Filing with Register of Deeds

An approved completed plat shall be recorded by the Planning Board, with the Register of Deeds of Hillsborough County, prior to any site development.

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F. *Validity*

If any section, subsection, or phrase of these regulations is found (for any reason) to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of these regulations.

G. *Amendment*

These Regulations may be amended, changed, altered, added to or rescinded from time to time whenever this action is deemed necessary or advisable by the Board. A public hearing on the proposed change, and the concurring vote of the Board is required before any alterations are made. In addition, the requirements of RSA 675 shall apply. Approved amendments shall be certified by a majority of the Board and filed with the Town Clerk consistent with RSA 675.

H. *Effective Date*

The effective date of these regulations shall be May 7, 1990.

I. *Filing Fee and Other Costs*

An application fee of \$30.00 shall be submitted as part of the preliminary plat submission requirements. Said fee shall be submitted prior to any action by the Board to approve or disapprove the completed application. Other fees shall be:

Certified Letters	\$ 6.00
Registration Fee	\$25.00
Non-Residential Site Plan Review Fee.....	\$50.00
Public Hearing Notification.....	Actual Cost

The applicant shall reimburse the Board for any expense which the Board may incur in securing information relative to the plan, including legal, engineering, surveying, or other pertinent service. The fees called for above shall be paid to the treasurer of the Town of Lyndeborough, New Hampshire.

700.00 TELECOMMUNICATION FACILITIES AMENDMENT 6/03

In reviewing and approving the site plan, the Planning Board may impose conditions to the extent the Board concludes such conditions are necessary to minimize any adverse impact of the proposed tower or antenna on adjoining properties, and preserve the intent of this ordinance. The following factors are to be considered when review the application:

- a. Height of proposed tower or other structure.
- b. Proximity of tower to residential development or zones.
- c. Nature of uses on adjacent and nearby properties.
- d. Surrounding topography.
- e. Surrounding tree coverage and foliage.
- f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

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- g. Proposed ingress and egress to the site.
- h. Availability of suitable existing towers and other structures as discussed in Section 1250.00 of the Zoning Ordinance.
- i. Visual impacts on viewsheds, ridgelines, and other impacts by means of tower location, tree and foliage clearing and placement of incidental structures.
- j. Availability of alternative tower structures and alternative siting locations,

701.00 Submission Requirements for Telecommunication Facilities

Each applicant requesting Site Plan review and approval for a telecommunication facility shall submit a plan in accordance with the requirements of the Zoning Ordinance and the Non-Residential Site Plan Review Regulations, particularly Section 700.00. In addition, the applicant shall submit the following prior to any approval by the Board:

- a. Additional plat information: a scaled elevation view, topography, radio frequency coverage, tower height requirements, setbacks, access drives, parking, fencing, landscaping, and adjacent uses (up to 200 feet away).
- b. Written proof that the proposed use/facility complies with Federal Communications Commission regulations on radio frequency (RF) exposure guidelines.
- c. Written proof that an evaluation has taken place, as well as the results of such evaluation, satisfying the requirements of the National Environmental Policy Act (NEPA) further referenced in applicable Federal Communications Commission (FCC) rules.
- d. An inventory of its existing towers that are within the jurisdiction of the Town and those within two (2) miles of the border of the Town, including specific information about the location, height, design of each tower, as well as economic and technological feasibility for co-location on the inventoried towers. The Planning Board may share such information with other applicants applying for approvals or conditional use permits under this ordinance or other organizations seeking to locate antennas within the jurisdiction of the Town.
- e. Written evidence demonstrating that no existing structure can accommodate the applicant's proposed antenna if the applicant is proposing to build a new tower. This evidence can consist of an analysis of the location, height, strength, potential interference, and co-location costs which would make co-location impractical.
- f. A written agreement with the Town specifying that the applicant agrees to provide for maximum shared use of the facility with other telecommunication providers and with governmental agencies at industry standard lease rates. The applicant shall also provide notice to all commercial carriers in the region that a new facility is to be erected and that an opportunity for co-location exists.
- g. A viewshed analysis to include, at minimum, a test balloon moored at the site for the purpose of indicating the visibility of the proposed structure from all abutting streets and other key locations.
- h. Engineering information detailing the size and coverage required for the facility location. The Planning Board may have this information reviewed by a consultant for verification of any claims made by the applicant regarding technological limitations and feasibility

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for alternative locations. Cost for this review shall be borne by the applicant in accordance with RSA 676:4(g).

- i. A Town-wide location plan for all communications towers and antennas anticipated by the applicant must be submitted by the applicant prior to or at the time of application to the Planning Board. The Planning Board and its consultant engineer will review this information to ensure consistency with the Ordinance and the site plan regulations. Upon approval by the Planning Board all antennas shall be installed in accordance with the plan. Any amendment to the plan shall be reviewed by the Planning Board and its consultant engineer for consistency with the original plan, including but not limited such factors as number, type and location of antennas.
- j. Any other information deemed necessary by the Planning Board to assess compliance with Section 1250.00 of the Zoning Ordinance.

702.00 CONSTRUCTION PERFORMANCE REQUIREMENTS

The guidelines in this section shall govern the location of all towers, and the installation of all antennas. The Planning Board may waive these requirements in accordance with Section 6.3.00 of the Non-residential Site Plan Regulations, only if it determines that the goals of this ordinance are served thereby. These requirements shall supersede any and all other applicable standards found elsewhere in Town ordinances or regulations that are less strict.

702.01 Height

All telecommunication facilities shall comply with the following height restrictions.

DISTRICT	New Tower Construction	Co-location on Existing Tower	Co-location on Existing Structure
Light Industrial	max. 200 feet	max. 200 feet	Current structure height + 30 feet, not to exceed 200 feet
Rural Lands One	max. 200 feet	max. 200 feet	Current structure height + 30 feet, not to exceed 200 feet
Rural Lands Two	max. 150 feet or no more than 50 feet above the average tree canopy whichever is less	max. 150 feet or no more than 50 feet above the average tree canopy whichever is less	Current structure height + 30 feet, not to exceed 150 feet or no more than 50 feet above the average tree canopy whichever is less
Rural Lands Three	max. 100 feet or no more than 50 feet above the average tree canopy whichever is less	Current height, not to exceed 100 feet or no more than 50 feet above the average tree canopy whichever is less	Current height, not to exceed 100 feet or no more than 50 feet above the average tree canopy whichever is less

702.02 Setbacks and Separation

- a. Free-standing towers must be set back a distance equal to 1,000 feet from any residential structure or any class V or better road. .
- b. Towers and accessory facilities must satisfy the minimum zoning district setback requirements.
- c. Towers over ninety (90) feet in height shall not be located within one mile of any existing tower that is over ninety (90) feet in height.

702.03 Aesthetics and Lighting

- a. Towers shall maintain a neutral, non-reflective color so as to reduce visual obtrusiveness.
- b. The design of the buildings and related structures at a tower site and antennas and supporting equipment on structures other than a tower shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities with the natural setting and built environment.
- c. Towers shall not be artificially lighted.
- d. Towers shall not contain any permanent or temporary signs, writing, symbols, or any graphic representation of any kind.

702.04 Security Fencing

Towers shall be enclosed by decay-resistant security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device or other similar device to prevent tower access.

702.05 Landscaping

- a. Towers shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip of at least ten (10) feet wide outside the perimeter of the compound.
- b. Natural vegetation is preferred, and existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible.
- c. In locations where the visual impact of the tower would be minimal or where natural growth provides a sufficient buffer, the landscaping requirement may be reduced or waived entirely.

702.06 Codes and Safety Standards

To ensure the structural integrity of towers and antennas, the owner of a tower shall ensure that it is maintained in compliance with standards contained in the Lyndeborough Building Code and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. Failure to bring a tower into compliance within thirty (30) days of notice being provided to the owner by the Town shall constitute abandonment and grounds for the removal of the tower or antenna in accordance with Section 1255.00.

702.07 Requirements

All towers must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the federal government with the authority to regulate towers and antennas. Failure to bring towers and antennas into compliance with revised standards and regulations within six (6) months of their effective date shall constitute grounds for the removal of the tower or antenna in accordance with Section 1252.00.

703.00 WAIVERS

The Planning Board may waive the requirements of this section where it finds that extraordinary hardships, practical difficulties, or unnecessary and unreasonable expense would result from strict compliance with the foregoing terms, or the purposes of these regulations may be served to a greater extent by an alternative proposal. The purpose of granting waivers under the provisions of this regulation shall be to insure that an applicant is not unduly burdened as opposed to merely inconvenienced by the terms of the ordinance. The Board shall not approve any waiver(s) unless a majority of those present and voting shall find that all of the following apply:

- a. The granting of the waiver will not be detrimental to the public safety, health, or welfare or be injurious to other property and will promote the public interest.
- b. The waiver will not, in any manner, vary the provisions of the Town's Zoning Ordinance or Master Plan.
- c. The waiver will substantially secure the objectives, standards, and requirements of this ordinance.
- d. A particular and identifiable hardship exists or a specific circumstance warrants the granting of a waiver. Factors to be considered in determining the existence of a hardship shall include, but not be limited to:
 1. Topography and other site features.
 2. Availability of alternative site locations.
 3. Geographic location of the property.
- e. Size/magnitude of the project being evaluated and availability of co-location.

703.01 Conditions for Granting of Waivers

In granting waivers, the Board may impose such conditions as it deems appropriate to substantially secure the objectives of the standards or requirements of this ordinance.

703.02 Procedures

A request for a waiver shall be submitted in writing by the applicant with the application for Planning Board Review. The request shall state fully the grounds for the waiver and all of the facts relied on by the applicant. Failure to submit the request in writing shall require an automatic denial of the waiver request.

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800.00

NON-RESIDENTIAL SITE PLAN REVIEW

APPLICATION & CHECKLISTS

Non-residential site plan review checklists of submission items necessary as part of a completed application sufficient to invoke jurisdiction to obtain review by Lyndeborough Planning Board.

When all of the items on Checklists A and B have been accepted or waived by the Planning Board, in addition to other requirements, this will constitute a completed application sufficient to allow the Planning Board to proceed with consideration and to make an informed decision. No receipt of completed application will be issued until all items on the checklists have been submitted and accepted and all requirements have been complied with.

Acceptance of a completed application and notice to the applicant, abutters and the public shall be as required in RSA 676. The checklists are in two parts. Part A is the checklist of submission items which are completed by the applicant. Part B is the review checklist to be completed by the Lyndeborough Planning Board or its agents. In addition to other requirements the application shall not be considered complete until both Checklist A and B are complete and accepted by the Lyndeborough Planning Board.

APPLICANT'S NAME

TAX MAP #

CHECKLIST A	ACCEPTED	WAIVED
1. Soils overlay	<input type="checkbox"/>	<input type="checkbox"/>
2. High intensity soil survey	<input type="checkbox"/>	<input type="checkbox"/>
3. Test pit logs and percolation test results	<input type="checkbox"/>	<input type="checkbox"/>
4. Test pits located on plat	<input type="checkbox"/>	<input type="checkbox"/>
5. 4000 square foot leachfield areas located on plat	<input type="checkbox"/>	<input type="checkbox"/>
6. Contour map (existing and proposed)	<input type="checkbox"/>	<input type="checkbox"/>
7. NHWSPCD approval and all data for approval	<input type="checkbox"/>	<input type="checkbox"/>
8. Street design and specifications	<input type="checkbox"/>	<input type="checkbox"/>
9. Sediment and erosion control plans complete	<input type="checkbox"/>	<input type="checkbox"/>
10. Storm water control plans complete	<input type="checkbox"/>	<input type="checkbox"/>
11. Sidewalk plans complete	<input type="checkbox"/>	<input type="checkbox"/>
12. Required plat dimensions and copies provided	<input type="checkbox"/>	<input type="checkbox"/>
13. Abutters names and addresses provided	<input type="checkbox"/>	<input type="checkbox"/>
14. Required abutting facilities shown	<input type="checkbox"/>	<input type="checkbox"/>
15. Required natural and man made features shown	<input type="checkbox"/>	<input type="checkbox"/>
16. Site plan grading and drainage plan complete	<input type="checkbox"/>	<input type="checkbox"/>
17. Site plan street and utility plan complete	<input type="checkbox"/>	<input type="checkbox"/>
18. All town, state and federal approvals received	<input type="checkbox"/>	<input type="checkbox"/>
19. Performance bonds filed with the board	<input type="checkbox"/>	<input type="checkbox"/>
20. Legal requirements and covenants identified on plat	<input type="checkbox"/>	<input type="checkbox"/>
21. All fees and Town review costs paid to the Town	<input type="checkbox"/>	<input type="checkbox"/>
22. Driveway permit	<input type="checkbox"/>	<input type="checkbox"/>
23. All environmental protection and public health requirements of Section 4B and all other federal,		

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state and local requirements are met.	<input type="checkbox"/>	<input type="checkbox"/>
24. All 5 Sections requirements are met	<input type="checkbox"/>	<input type="checkbox"/>
25. Circumstances may require additional checklist items on specific site plan applications	<input type="checkbox"/>	<input type="checkbox"/>
26. All Telecommunication Facilities Requirements		
Height	<input type="checkbox"/>	<input type="checkbox"/>
Setback	<input type="checkbox"/>	<input type="checkbox"/>
Security Bond for Removal	<input type="checkbox"/>	<input type="checkbox"/>

CHECKLIST B

ACCEPTED

WAIVED

1. Lots meet zoning requirements	<input type="checkbox"/>	<input type="checkbox"/>
2. Test pits inspected by a Town representative	<input type="checkbox"/>	<input type="checkbox"/>
3. Planning Board agent review and approval of street design	<input type="checkbox"/>	<input type="checkbox"/>
4. Sediment and erosion control plans reviewed by the Hillsborough County Conservation District and approved by the Planning Board's agent	<input type="checkbox"/>	<input type="checkbox"/>
5. Planning Board agent review and approval of storm water control	<input type="checkbox"/>	<input type="checkbox"/>
6. Open space dedicated	<input type="checkbox"/>	<input type="checkbox"/>
7. Street lights needed and location shown	<input type="checkbox"/>	<input type="checkbox"/>
8. ROWs and all easements shown on plat	<input type="checkbox"/>	<input type="checkbox"/>
9. Location of all existing and proposed survey monuments shown	<input type="checkbox"/>	<input type="checkbox"/>
10. Monuments to Town specifications	<input type="checkbox"/>	<input type="checkbox"/>
11. Proposed new utility locations shown and approved by the Planning Board's agent	<input type="checkbox"/>	<input type="checkbox"/>
12. Survey map meets all requirements	<input type="checkbox"/>	<input type="checkbox"/>
13. High Intensity Soil Survey meets standards	<input type="checkbox"/>	<input type="checkbox"/>
14. 4000 square foot leachfield areas meet all requirements	<input type="checkbox"/>	<input type="checkbox"/>
15. Storm water control plans approved by the Planning Board or its agent	<input type="checkbox"/>	<input type="checkbox"/>
16. Site plan grading and drainage plan reviewed and approved by the Planning Board or its agent	<input type="checkbox"/>	<input type="checkbox"/>
17. Site plan street and utility plan reviewed and approved by the Planning Board or its agent	<input type="checkbox"/>	<input type="checkbox"/>
18. All legal requirements and covenants reviewed and approved by the Planning Board or its agent	<input type="checkbox"/>	<input type="checkbox"/>
19. Road impact evaluation by the Planning Board or its agent	<input type="checkbox"/>	<input type="checkbox"/>
20. Other Town facility impact evaluations by the Planning Board or its agent	<input type="checkbox"/>	<input type="checkbox"/>
21. All environmental protection and public health plans meet requirements	<input type="checkbox"/>	<input type="checkbox"/>
22. All 5 sections requirements are met	<input type="checkbox"/>	<input type="checkbox"/>
23. Circumstances may require additional checklist items on specific subdivision applications	<input type="checkbox"/>	<input type="checkbox"/>

ALL ITEMS ACCEPTED OR WAIVED. When all checklist items are accepted or waived on both Checklist A and Checklist B, the Planning Board of the Town of Lyndeborough shall sign this receipt of completed checklists.

Signature and Date of Planning Board Chairman:

Signed

Date

***TOWN OF LYNDEBOROUGH
Non-Residential Site Plan Review***

May 7, 1990