

TOWN OF LYNDEBOROUGH
TEST PIT CHECKLIST AND POLICY

1. The scheduling for site visits and test pit inspections shall be done at regularly scheduled Planning Board meetings.
2. No test pit, or site visits will be conducted between November 15th and March 15th, or any time the land under consideration is covered by snow.
3. Detailed drawing clearly showing property boundaries, proposed test pit sites, driveway, easements and well, wetlands and suspected ledge locations. The drawing to be presented to the Planning Board for review prior to the scheduling of a site visit.
4. All test pits shall be dug to a depth of three feet (3'), or refusal if ledge. Information on depth of ledge, clay, or hardpan layers, existing and seasonal high water table shall be provided for each test pit.
5. To insure the best use of time the applicant needs to have all pits excavated prior to the scheduled time of inspection with boundaries discussed in #3 clearly flagged.
6. All major subdivisions test pits shall be reviewed by the Town's designated soil scientist with any associated expenses being the responsibility of the applicant.
7. The drawing will show the seal and signature of a land surveyor licensed in the State of New Hampshire. The drawings shall identify all names and addresses of the participating engineers and soil scientists that are involved in the proposal.
8. The number and location of the test pits shall be determined in consultation with the Planning Board. Sufficient test pits shall be dug to ensure that 4000 contiguous sq. ft. (4K) area, which meet the Town's soil standards, is present on the proposed lot.
9. The designated 4K area must be set back 100 feet (100') from:
 - a. poorly and very poorly drained soils;
 - b. naturally deposited soils which have a seasonal high water table less than 6 inches (6") from the surface;
 - c. naturally deposited soils which have an impermeable layer less than three feet (3') below the surface;
 - d. naturally deposited soils which have bedrock less than three feet (3') below the surface;
 - e. open drainage structures intended to convey water, intermittently or perennially, including but not limited to road side ditches, culvert openings, diversions and swales.
10. The designated 4K area is required to be set back from all the areas specified in section 9 above as follows:
 - a. seventy five feet (75') if the designated 4K area is entirely located in well-drained soil, without a restrictive layer and slopes of less than 8 percent (8%);
 - b. 100 feet (100') if the designated 4K area is entirely or partially located in somewhat poorly drained soils, moderately well-drained soils, excessively drained soils, or soils with a restrictive layer and a slope of eight percent or greater (>4%).
11. In addition, the designated 4K area shall be set back 100' (100 feet) from open water bodies and permanent streams.

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12. In areas where the HISS survey indicates bedrock at less than 3' (3 feet) from the surface, sufficient test pits shall be made to ensure that the setback requirements established in sections 9 and 10 can be met.

February 7, 2008