

**TOWN OF RINDGE
NEW HAMPSHIRE**

**PHASED DEVELOPMENT
ORDINANCE**

ADOPTED- MARCH 11, 2003

SECTION 1. AUTHORITY

Pursuant to the authority granted in New Hampshire RSA 674:21, (b), the Town of Rindge adopts the following zoning amendment to be administered by the Town of Rindge Planning Board in conjunction with the Town's Subdivision Regulations.

SECTION 2. PURPOSE

The Planning Board recognized the significant increase in the number of residential housing units and their impact on municipal services and thus adopts this amendment for the following purposes.

1. To guide the implementation of a major subdivision in the Town of Rindge so that residents of the Town can be adequately served by community services as those services are expanded;
2. To insure fairness in the allocation of building permits;
3. To phase in residential development at a rate that will be compatible with the orderly and gradual expansion of community services, including but not limited to education, fire and police protection, road maintenance, waste disposal and recreation.

SECTION 3. APPLICABILITY

This article shall apply to all major subdivision applications filed with the Rindge Planning Board. Major subdivisions are subdivisions that create four (4) or more new dwelling units.

The following phasing schedule shall apply to all forms of residential subdivision of land as defined in RSA 672:14 (I), with the following exceptions. The phasing schedule shall not apply to residential subdivisions restricted by covenants to occupants over 55 years of age.

When unique or unforeseen conditions arise with regard to a particular subdivision, the applicant may request the Planning Board to consider a modification to the phasing schedule. The applicant shall provide the Planning Board with sufficient information in order for the Board to consider such a request.

For subdivision in excess of 40 dwelling units the Planning Board may require the subdivision to adhere to a longer phasing plan if the Planning Board determines that such phasing is necessary to protect the health, safety, welfare and environment of the Town.

SECTION 4. PHASING

Number of Dwelling Units	Years	Max. Units in One Year
2 to 3	Not Applicable	Not applicable
4 to 6	2	50%
7 to 9	3	33%
10 to 20	4	25%
21 to 40	5	20%
Over 40	6 to 7	16%

(Percentages will be rounded to the nearest number)

SECTION 5. PERIODIC REVIEW

The Planning Board shall periodically review the effectiveness and impact of this article, but not less frequently than once every two years to insure that the phasing requirements of this article are:

1. Reasonable in its implementation;
2. Achieving the intent of the article as stated in Section 2. Purpose.

SECTION 6. AMENDMENTS

A properly noticed and legally constituted Town Meeting may amend all or part of this article in accordance with NH RSA 675:3 and as amended.

SECTION 7. SAVINGS CLAUSE

The invalidity of any provision of this ordinance shall not affect the validity of any other provision.