

**TOWN OF RINDGE**

**NEW HAMPSHIRE**

**SUBDIVISION REGULATIONS**

**2005**

**Effective:** December 6, 1976

**Amended:**

August	1, 1977
April	24, 1978
September	11, 1978
November	5, 1979
December	8, 1980
January	4, 1982
March	24, 1987
February	25, 1987
November	1, 1990
September	14, 1992
November	6, 1995
November	15, 2005

# RINDGE SUBDIVISION REGULATIONS

## SECTION 1 - AUTHORITY

Pursuant to the authority vested in the Rindge Planning Board by the voters of the Town of Rindge and in accordance with the provisions of RSA 674, New Hampshire Revised Statutes Annotated, the Rindge Planning Board adopts the following regulations governing the subdivision of land in the Town of Rindge, New Hampshire.

## SECTION 2 - DEFINITIONS

- A. Abutter:** Shall mean any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Planning Board. For purposes of receiving testimony only, and not for purposes of notification the term "abutter" shall include any person who is able to demonstrate that his land will be affected directly by the proposal under consideration.
- B. Board:** Shall mean the Planning Board of the Town of Rindge, New Hampshire.
- C. Driveway:** shall mean any vehicular access point, along the frontage of a lot, providing access to or from a public roadway of the Town of Rindge or the State of New Hampshire, or a private roadway.
- D. Easement:** Shall mean the land area created through authorization by a property owner for use by another and for a specified purpose of any designated portion of his property.
- E. Engineer:** Shall mean the town (consulting) engineer duly designated by the Planning Board or the Selectmen of the Town of Rindge, New Hampshire.
- F. Final Plat:** Shall mean the final drawing or drawings on which the subdivider's plan of subdivision is indicated, prepared as required under the provisions of Appendix A Section 4 - C-2 and Appendix B Section 3 B.
- G. Flood Plain:** Shall mean those areas containing soils formed in thick alluvial deposits and delineated by the U.S.D.A. - Soils Conservation Service and other soils so delineated in other governmental flood plain studies.
- H. Local Service Road or Service Road:** shall mean any public or private road that functions solely to provide interior access to the Commercial and Business Light Industry Districts and circulation for two or more lots.
- I. Major Entrance:** shall mean any driveway that requires site plan review. For Multi-family, Commercial and Industrial uses, Major Entrances do not include parking, maneuvering or circulation areas sited within the interior of the lot.

- J. Minor Subdivision:** See Subdivision, Minor- Section L.
- K. Preliminary Plan:** Shall mean a working plan completed in accordance with Section 3, A of the Appendix B and Section 4-C-1 of this regulation and Section 3A of Appendix B.
- L. Public Street:** Shall mean any highway, street, road, avenue, land, or other right-of-way over which the public has the right to pass and re-pass and which the state, county, or town has a responsibility to maintain. The phrase "public street" shall include the entire right-of-way.
- M. Subdivider:** Shall mean the owner-of record of the land to be subdivided including any subsequent owner of record making, any subdivision of land or any part thereof or the agent of any such owner.
- N. Subdivision:** Shall mean the division of a lot, tract or parcel of land into two or more lots, plots, sites, or other divisions of land for the purpose, whether immediate or future of sales, rent, lease, condominium conveyance, or building development. It includes re-subdivision, and when appropriate to the context relates to the process of subdividing or to the land or territory subdivided into parts among several owners.
- O. Subdivision, Major:** For the purpose of administration of these regulations only, shall mean the subdivision of land into four (4) or more lots or sites or the subdivision of land into two (2) or more lots or sites located within the Commercial District or Business-Light Industry District.
- P. Subdivision, Minor:** For the purpose of administration of these regulations only, shall mean the subdivision of land into no more than three lots or sites on an existing public street where no new streets are created.
- Q. Subdivision, Technical:** For the purposes of administration of these regulations only, shall mean a subdivision of land into two lots or sites for the purpose of conveying one such lot or site directly to an abutting landowner. The parcel to be conveyed to an abutter shall not be considered a separate building lot. However, said parcel may be used for building development in conjunction with contiguous land owned by the abutter.

Such subdivision shall not result in the creation of a building lot which does not meet the minimum frontage and area requirements of the Zoning Ordinance or other town regulations.

The Board shall notify the Board of Selectmen of all such technical subdivisions and shall indicate which parcel has been transferred to an abutter and shall certify that the remaining lot meets the requirements of ordinances of the town.

**R. Wetland:** Shall mean those areas identified and delineated as poorly drained or very poorly drained soils by the U.S.D-A. - Soils Conservation Service and shown on the “Wetlands Map for the Town of Rindge”.

### **SECTION 3 - APPLICATION PROCEDURE: INFORMAL**

- A. General Procedure:** Before any subdivision of land is proposed, before any construction, land clearing, or building development is begun, before any permit for the erection of any building in such proposed subdivision shall be granted, and before a subdivision plat may be filed in the Office of the Register of Deeds of Cheshire County, the subdivider shall apply for and secure approval of such proposed subdivision from the Planning Board.
- B. Preliminary Consultation -Optional:** To arrange for preliminary consultation, the applicant should contact the Chairman or the Planning Director to arrange a meeting. In addition the Board will provide time at each meeting for any person having matters to discuss with the Board. Such consultation shall be informal and directed toward:
1. Reviewing the basic concepts of the proposal.
  2. Reviewing the proposal with regard to the Town Master Plan and Zoning Ordinance.
  3. Reviewing the Town's subdivision regulations as they may apply to the proposal and determining whether the proposal is a major or minor subdivision.
  4. Guiding the Applicant relative to state and local requirements.
- C. Design Review:** Consultation and review shall not bind the Applicant or the Board. Such discussion may occur without formal public notice as provided in Section 4 - F; however, no discussions beyond the conceptual and general review shall take place without identification of and notice to abutters and the general public as described in Section 4- F. Consultation and review shall be separate and apart from formal consideration under Section 4 and the time limits for acting under Section 4 -F shall not apply until a formal completed application is submitted.

### **SECTION 4 - APPLICATION PROCEDURE: FORMAL**

- A. Technical Subdivision:** To apply for consideration of a TECHNICAL SUBDIVISION the applicant shall fill out a subdivision application (available at the Town Office) and identify it clearly as a TECHNICAL SUBDIVISION. The completed application and all supporting document (see Section 1 of Appendix B) shall be submitted to the Board not less than fifteen (15) days prior to the scheduled meeting date. TECHNICAL SUBDIVISIONS require notice to abutters. Preliminary plans are not required for technical subdivisions.

*Fee applied to this application is listed in Appendix D of this regulation.*

- B. Minor Subdivision:** To apply for consideration of a MINOR SUBDIVISION the applicant shall fill out a subdivision application (available at the Town Office) and identify it clearly as a Minor Subdivision. The completed application and all supporting

documents (see Section 2 of Appendix B) shall be submitted to the Board not less than Twenty one (21) days prior to the scheduled meeting date. For acceptance and approval procedure see Section 4 F. Action by the Board: Public hearings for MINOR SUBDIVISIONS may be held at the same meeting at which application is accepted. Preliminary plans are not required for minor subdivisions. If approved the applicant shall pay the registry fee (determined by the size of a final plat).

*Fee applied to this application is listed in Appendix D of this regulation.*

### **C. Major Subdivisions**

**1. Preliminary Plan:** Preliminary plans shall be submitted for all subdivisions consisting of four (4) or more lots, or two (2) or more lots located within the Commercial District or Business-Light Industry District, except when waived by the Board during Preliminary Consultation and review. The applicant shall fill out a subdivision application (available at the Town Office) and identify it clearly as a PRELIMINARY PLAN. The completed application and all supporting documents (see Section 3. A. of Appendix B) shall be submitted to the Board not less than twenty-one (21) days prior to the scheduled meeting date on which discussion is desired. During one or more meetings the Board will provide guidance in the preparation of a final plat to submit for approval. This may involve site inspections by the Board, consultations with other Boards and Town officials, and guidance from outside consultants. No approval or disapproval is handed down, rather the end result is preparation of the final plat by the applicant.

*Fee applied to this application is listed in Appendix D of this regulation.*

**2. Final Plat:** To apply for consideration of a SUBDIVISION, consisting of four (4) or more lots or two (2) or more lots located within the Commercial District or Business-Light Industry District, the applicant shall fill out a Final Plat application (available at the Town Office) and submit it, together with all supporting documentation, to the board not less than twenty-one (21) days prior to the scheduled meeting date. For acceptance and approval procedure see Section 4 F. Action by the Board. If approved, the applicant shall pay the registry fee (determined by size of final plat).

*Fee applied to this application is listed in appendix D of this regulation.*

### **D. Regional Impact**

**1.** In Accordance with RSA 36 the Planning Board shall review each application that comes before the Board for potential regional impacts according to the criteria outlined in Appendix E. If there are questions as to whether or not the potential exists for regional impact, the Board should treat the application as if it would have regional impact.

2. Upon such a finding, the Board shall furnish the regional planning commission(s) and the affected municipalities, within 72 hours by certified mail, with copies of the minutes of the meeting at which the determination was made.
3. At least 14 days prior to public hearing, the board shall notify by certified mail the regional planning commission and the affected municipalities of the date, time, and place of the hearing , and of their right to appear as an abutter to offer testimony concerning the development.
4. Should the Planning Board decide that additional study is needed before the application is voted on, it may request a review of the proposal by outside consultants and, as with any other subdivision or site plan review, the cost shall be borne by the applicant.

**E. Payment of Fees:** All application fees must be paid at the time of filing application. Failure to do so is cause for disapproval of an application. Reasonable fees in addition to fees for notice may be imposed by the Board to cover its administrative expenses and costs of special investigative studies, review of documents and other matters which may be required by particular situations.

**F. Action by the Board:**

1. Upon the timely receipt of a completed application, consisting of an application form and submission documents listed in Appendix B, for subdivision the Board shall inform the applicant and abutters by certified mail, at least ten days prior to the public hearing which the application is to be acted upon. Notice of the impending action will also be posted in three prominent places in the Town of Rindge at least ten days prior to the date on which the application is to be acted upon. The notice shall contain a general description of the proposal location of the property and the name of the owner(s) of record.
2. At its next regular meeting, the board will consider formal acceptance of the application. Consideration of the subdivision application shall continue from month to month or as otherwise noticed by the Board until final action by the Board. Public hearings for MINOR SUBDIVISIONS may be held at the same meeting at which the application is accepted.
3. The Board shall not approve or disapprove an application for subdivision without a public hearing except under the following circumstances.
  - a. TECHNICAL SUBDIVISIONS require notice to abutters but not publication.
  - b. DISAPPROVAL of the application based upon any of the following:
    1. Failure of the applicant to meet reasonable deadlines established by the Board.
    2. Failure of the applicant to supply information required by the regulations.

3. Failure of the applicant to pay reasonable fees or costs of notices as required by the Board.
4. The Board may not act to approve any application for subdivision which does not conform to any of the Land Use Plans, Ordinances, or Regulations adopted by the Town unless the application has first obtained relief from the Board of Adjustment.
5. The Board shall act to approve or disapprove within ninety (90) days of formal acceptance, except that:
  - a. The Board may apply to the Selectmen for an extension not to exceed an additional ninety (90) days.
  - b. The applicant may waive the requirement for Board action as set forth herein and in paragraph 2, above, and consent to any extension as may be mutually agreeable.
6. In case of disapproval of any application submitted to the Board, the grounds for disapproval shall be adequately stated on the records of the Board.
7. Upon failure of the Board to act to approve or disapprove an application within ninety (90) days of its acceptance, and subject to waivers and extensions as provided for in paragraph 5 above, the applicant may obtain from the Selectmen an order directing the Board to act within thirty (30) days. If the Planning Board does not act on the application within that 30 day time period, then within 40 days of the issuance of the order, the Selectmen shall certify on the applicant's application that the plat is approved pursuant to this paragraph, unless within those 40 days the Selectmen have identified in writing some specific subdivision regulation or zoning or other ordinance provision with which the application does not comply. Failure of the Selectmen to issue the order to the planning board or to certify approval of the plat shall constitute grounds for the Superior Court.
8. The Board may adjourn a hearing and continue at a later date without further notice if the date, time and place of the adjourned session are made known at the prior hearing.
9. Upon final approval of a subdivision, the Chairman shall sign the mylar copy and four blueprint copies of the final plat, stating the date of the Board's action and the nature of the approval. The mylar copy will be transmitted by the Board to the Registry of Deeds, Cheshire County. The applicant shall pay the registry fee size of final plat. Three signed blueprint copy will be filed permanently with the Board's records, and the other signed copy will be transmitted to the Board of Selectmen. If provided by the applicant, an additional blueprint copy may be signed for the applicant's records.

## SECTION 6 ADMINISTRATION AND ENFORCEMENT

- A. Interpretation:** The interpretation of these regulations shall be the sole province of the Planning Board, who may at their discretion waive any regulation they determine inappropriate for an application, and 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 in New Hampshire Revised Statutes Annotated, and as amended, Chapter 231. 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 requirements shall apply.
- D. Enforcement:** These regulations shall be enforced by the Board of Selectmen acting by and through its duly authorized representative if any.
- E. Penalties:** As provided in New Hampshire Revised Statutes Annotated, and as amended, Chapter 676, Section 16, any owner, or agent of any owner, of any land located within a subdivision who transfers or sells any land before a plat of the subdivision has been approved by the Board and recorded or filed in the Office of the Registry of Deeds shall forfeit and pay a civil penalty of five hundred dollars (\$500.00) for each lot or parcel so transferred or sold. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties. The town through its solicitor or other official, may enjoin such transfer or sale and may recover the said penalty by civil action.
- F. Appeals:** Any person aggrieved by an official action of the Board may appeal to the superior court as provided in New Hampshire Revised Statutes Annotated, Chapter 677, Section 15.
- G. Validity:** If any section, sub-section, or phrase of these subdivision 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.
- H. 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 majority of the Board are required before any alterations are made. Following this, the regulation must be signed by the Board and filed with the Town Clerk.
- I. Effective Date:** The effective date of these regulations shall be December 6, 1976, and as amended.

# APPENDIX A

## STANDARDS

### SECTION 1 - GENERAL

- A. Character of Land for Subdivision:** Land judged by the Board to be unsafe for building development purposes (because of exceptional danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions) shall not be platted for residential, commercial, or industrial subdivision, nor for other uses that may increase danger to life or property, or aggravate the flood hazard. Land judged by the Board to have inadequate characteristics or capacity for sanitary sewage disposal shall not be subdivided for residential, commercial, or industrial subdivision purposes.
  
- B. Premature Subdivision Development:** The Board shall not approve scattered or premature subdivision of land or subdivisions which would involve danger or injury to health, safety, or prosperity by reason of inadequate community services including, but not limited to: education, transportation, fire protection, roads, road maintenance, solid waste disposal, police protection and recreation. The Board shall not approve subdivisions that would necessitate an excessive expenditure of public funds for the supply of such services.
  
- C. Preservation of Existing Features:** The subdivider shall identify and take suitable steps as required by the Board to preserve and protect significant existing features such as trees, scenic points, brooks, streams, rock outcroppings, water bodies, other natural resources, and historic landmarks.
  
- D. Coordination of Access and Circulation:** The Board shall assure the applicant has properly designed and coordinated access and circulation within the proposed subdivision and in relation to existing or planned streets or other features indicated by the official map of the Town.

### SECTION 2 - PRELIMINARY PLAN

- A. Soil Data:** ALL SUBDIVISIONS, excluding TECHNICAL SUBDIVISIONS, shall have the soil types for the entire parcel of land delineated on the plan in accordance with the U.S.D.A. - Soils Conservation Service. The soils information provided on the plan shall be certified on the plan by the Cheshire County Conservation District. A legend prepared by the Cheshire County Conservation District shall accompany the reproducible acetate or polyester film plan. The legend shall show map symbols, soil names, depth to seasonal high water table, depth to bedrock, permeability, soil limitations, and such information deemed appropriate by the Cheshire County Conservation District for determining whether land is suitable and /or for identifying area that require specific design and construction techniques. The Board, at its discretion, may require further soils data as it deems necessary for completion of its review process. The cost of securing all such data shall be at the applicant's expense.

**B. Lots:**

1. All lots shown on the preliminary plan and final plat must conform to the minimum area and dimension requirements of the Zoning Ordinance. However, if allowed in the zoning regulation, a subdivision plat may be designed for cluster or Planned Unit Development, provided all requirements of these regulations and the Planned Unit Residential Development Regulations are met.
2. Where extra width has been dedicated for widening of existing streets, lots shall begin at such extra width line and all setbacks shall be measured from such line.

**C. Sewage Disposal:**

1. Safe disposal of all human and domestic wastes is necessary to protect the health of the individual family and the community and to prevent the occurrence of nuisances. To accomplish satisfactory results, such wastes must be disposed of so that:
  - a. They will not contaminate any drinking water supply.
  - b. They will not give rise to a public health hazard by being accessible to insects, rodents, or other possible carriers which may come in contact with food or drinking water.
  - c. They will not give rise to public health hazard by being accessible to children.
  - d. They will not violate laws or regulations governing water pollution or sewage disposal.
  - e. They will not pollute or contaminate the waters of any lake, pond, stream or wetland.
  - f. They will not give rise to a nuisance due to odor or unsightly appearance.
2. Where a proposed subdivision of land creates a lot or site that will not meet the minimum standards and design requirements imposed by the State of New Hampshire Division of Environmental Services, town regulations, and the requirements listed below, it shall not be approved by the Board.
3. Test pits and percolation test:
  - a. The number and location of percolation tests and test pits shall be determined in consultation with the Board. All percolation tests and test pits made shall be logged, recorded, located, and dated on the soil plan. The Board may require that at least one test pit be dug on every lot at the location of the proposed leach field before any preliminary layout is approved. Data obtained from the test pits on each lot shall be submitted to the Board.

- b. All test pits shall be dug to a depth of ten (10) feet or refusal if ledge. Depth to ledge, clay, hardpan layers, and existing and expected seasonal high water table shall be recorded on the soil survey plan. A four (4) inch diameter perforated test pipe, ten (10) feet in length, shall be installed at the location of each test hole for inspection by Board of Selectmen and the Planning Board.
- c. Sufficient test pits shall be dug to insure that an area of twice the design leach field area is present on the proposed lot. Such area must include a sufficient natural soil depth to meet the standards of the New Hampshire Division of Environmental Services. This area shall not be used for buildings, wells, or other permanent structures but shall be reserved for sewage treatment and septic effluent disposal. If such an area is not present, the lot shall be disapproved.
- d. Any soil with a percolation rate slower (less than) or equal to one inch in thirty (30) minutes shall not be used for the disposal of septic tank effluent.
- e. Any soil with a percolation rate faster (greater than) or equal to one inch in five (5) minutes can be subject to further conditions imposed by the Board.

4. Soils and Slope Specifications:

- a. No septic system shall be allowed in, or closer than one hundred (100) feet to, soils classified as wetland by the U.S.D.A. - Soils Conservation Service and shown on the "The Wetland Map for the Town of Rindge", nor shall a system be located closer than seventy-five (75) feet to any well.
- b. No septic system leaching bed or trench, leaching cesspool, or leaching pit shall be allowed on soils subject to flooding, unless the individual or parties responsible for the system can prove the system will (during periods of flooding from adjacent streams and rivers) comply with the six basic standards listed in the preface of this subsection.
- c. Any land area with a natural slope of twelve (12) percent (12 feet vertical to 100 feet horizontal) or greater shall not be altered or used for the disposal of septic tank effluent, unless the system is designed by a sanitary engineer (registered with the State of New Hampshire) and overcomes the adverse land conditions to the satisfaction of the Board.

**D. Streets:**

Prior to final approval of any subdivision involving construction of a road, the following data must be submitted showing plans for compliance with the minimum road standards of the Town of Rindge.

## 1. General:

- a. Plans shall be prepared, sealed and submitted on a mylar to a scale of not more than two hundred (200) feet per inch by a New Hampshire registered Land Surveyor to show location of all existing and proposed roads, including bearing, width and length of every road line.
- b. Road grades, disposal of surface drainage, including drainage structures, utility structures and other appurtenances related to or part of that area to be dedicated for public use and approved by the Planning Board shall be prepared by a New Hampshire registered Professional Engineer. Plans shall indicate existing and proposed contours at two (2) foot intervals in the area of all road construction. A road center line profile to a scale of not more than fifty (50) feet per inch horizontally and ten (10) feet per inch vertically of existing and proposed grades must be submitted with cross sections at not greater than every one hundred (100) feet to indicate cut and fill areas. Permanent monuments shall be set to mark the intersection of all road right of way boundaries. *See Section I-3 of this appendix.*

## 2. Specifications:

- a. Road right- of-ways shall meet the minimum width criteria established in Table 1 and the New Hampshire Department of Transportation's Minimum Geometric & Structural Guide for Local Roads and Streets ( April 1990 and as amended) identified as Figure 1. relative to service level and average traffic flow of cars per day. Additional right-of-way or slope easement shall be dedicated where necessary to allow for maintenance and repair of: 1) the roadway structural prism (which for the purposes of this regulation shall mean the toe of all 2:1 fill slopes), and 2) drainage ditches to a elevation on the ditch back-slope equaling the elevation of the adjacent roadway shoulder minus 1/2 foot.
- b. When future street connections are a possibility to an adjoining property, the street right-of-way shall be extended to the adjoining property. Dead-end streets with future extension potential shall be constructed to conform to the established criteria as outlined in Table 1 and Figure 1. The Planning Board may in its judgment require a bond or other suitable security to cover the cost of any said roadway extension.
- c. No street shall have a name which will duplicate or closely duplicate the names of existing streets. The continuation of an existing street shall have the same name.
- d. Standards for street design shall conform to the criteria as established in Table 1 and Figure 1.
- e. Dead-end streets are only permitted for major subdivisions. Dead-end streets shall terminate with a cul-de-sac of 40 feet minimum inside pavement radius, 60 feet minimum outside pavement radius and 75 feet minimum right-of-way radius. Cul-de-sac streets shall be a minimum length of 1000 feet and maximum length of 1500 feet

as measured from the edge of pavement of the connecting street to the cul-de-sac center. Cul-de-sac pavement shall be super elevated at 2% slope and shall drain into the center island. Drainage shall be conveyed out of the center island by appropriate drainage facilities designed and installed in accordance with Section G under Drainage/Erosion.

- f. Streets shall be laid out to intersect as nearly as possible at right angles and in no case less than seventy-five (75) degrees.
- g. Streets entering opposite sides of another street, within the same subdivision, shall be laid out with a minimum distance between centerline offsets of not less than one hundred and fifty (150) feet.
- h. Major Subdivisions being proposed within the Commercial District or Business- Light Industry District shall be required to provide a comprehensive layout of local service roads whenever vehicular circulation is provided between lots. Roads shall be designed in accordance with the street design standards identified in Table 1 and Figure 1. The road layout shall be situated entirely within the designated right-of-way.

#### **E. Roadway construction**

1. At least ten (10) days prior to start of road construction, and on-site meeting must be held with subdivider/developer, road contractor, and the Board of Selectmen and/or their agent. The developer/contractor shall submit a schedule of construction phasing, which will provide that no area shall be left in a disturbed condition for more than sixty (60) days. This schedule must be approved by the Board of Selectmen or their agent.

During construction, periodic inspections will be required for the following various phases of work upon notification by the contractor to the Board of Selectmen and its agent at least forty-eight (48) hours prior to the completion of each phase.

- (a) Following completion of subgrade preparation to include areas of cut and fill.
  - (b) Installation of drainage pipe and structures.
  - (c) Installation of gravel lifts.
  - (d) Paving.
  - (e) Final inspection.
2. The roadway shall be constructed in accordance with the following specifications and standards outlined in Table 1 and the New Hampshire Department of Transportation's Minimum Geometric & Structural Guides for Local Roads and Streets (April 1990 and as amended) identified as Figure 1.
    - a. Clear, grub, strip and remove all trees, brush, organic matter, topsoil, and unstable/unsuitable subgrade material within the proposed roadway grading limits. Boulders and ledge shall be broken off and removed to a depth not less than thirty

- (30) inches below finished grade. Upon completion of stripping and removal of unstable, unsuitable subgrade materials, fill areas at elevations below subgrade with granular fill (no more than 15% shall pass the 200 sieve) to proposed subgrade elevation.
- b. The sub-base shall consist of bank run gravel, free from organic matter and stones greater than six (6) inches in largest dimension. Bank run gravel shall meet gradation requirements of twenty-five (25) to seventy (70) percent shall pass a No. 4 sieve. Not more than fifteen (15) percent of the portion which passes the No. 4 sieve shall pass a No. 200 sieve. The subbase shall be placed in no more than ten (10) inch lifts and rolled and compacted (to 95% maximum density - ASTM D1557 Method C) to a nominal thickness of twelve (12) to eighteen (18) *inches* as determined by a licensed engineer. Each layer shall be compacted with a vibratory drum roller.
  - c. The base shall consist of four (4) to six (6) inches of crushed gravel as determined by a licensed engineer, meeting gradation requirements of one hundred (100) percent passing a 3- inch sieve, ninety-five (95) to one hundred (100) percent passing a 2-inch sieve, fifty-five (55) to eighty-five (85) percent passing a 1-inch sieve, twenty-seven (27) to fifty-two (52) percent passing a No. 4 sieve and not more than twelve (12) percent of the portion which passes the No. 4 sieve shall pass a NO. 200 sieve. The base shall be compacted with a vibratory drum roller and compacted to 95% maximum density - ASTM D1557, Method C.
  - d. The surface shall be a *treated asphalt surface, gravel, or hot bituminous pavement as set forth in* the NHDOT's Minimum Geometric & Structural Guides for Local Roads and Streets (April 1990 and as amended) and Suggested Minimum Design Standards for Rural Subdivision Streets and, (April 1995 and as amended). The pavement shall be placed in two courses, a two (2) inch base course (NHDOT specification 401,2,4,1,- Type B: 3/4") and a one (1) inch wear course (NHDOT specification 401, 2, 4, 1 -Type F: 3/8"). Compaction for each layer shall be accomplished by a roller weighing not less than ten (10) tons. Finish crown of the road surface shall be one quarter (1/4) inch per foot for straight road sections not in super-elevation transition and not more than one (1) inch per foot for curved road super-elevated section.
  - e. Following pavement wear course placement, the road shoulders shall be leveled with gravel to indicted cross-slope and matching the pavement edge elevation. Gravel for shoulder leveling shall be crushed gravel mixed with loam meeting gradation requirements of one hundred (100) percent passing a 1-1/2 inch sieve, eighty-five (85) to one hundred (100) percent passing a 1- inch sieve, fifty (50) to seventy (70) percent passing a No. 4 sieve and fifteen (15) to twenty -five (25) percent of the portion which passes the No. 4 sieve shall pass a No. 200 sieve.
  - f. The Board of Selectmen and/or their agent may at their discretion require the developer / subdivider to withhold placement of the final bituminous surface (wear course) and shoulder leveling crushed gravel until all or the majority of the building lots have been developed. In such cases, the developer/subdivider shall be required to

furnish a bond or other suitable security in an amount to insure final completion of the roadway project. No building permits shall be issued on any road until said road is constructed at least to the minimum specifications as determined by the Board of Selectmen and an irrevocable letter of credit or other suitable security is supplied for any balance of work to be completed.

- g. Earthen cut slopes shall not be steeper than two horizontal to one vertical (2:1). Flatter cut slopes and/or slope stabilization measures may be required dependent on water table and soil stability conditions. Fill slopes shall be four horizontal to one vertical (4:1) or flatter wherever possible. In areas where a 4:1 down-slope is not attainable, the down-slope may be steepened to three horizontal to one vertical (3:1) providing that the vertical drop (shoulder grade break to toe of slope) does not exceed 3.67 feet. 3:1 down-slopes of greater drop and all down-slopes steeper than 3:1 shall be guard railed. Faces of guard rails shall be a minimum of four (4) feet from the edge of pavement.
- h. All slopes shall be graded, raked, loamed a minimum of 4 inches deep, hay mulched and seeded with a seed mix recommended by the USDA - Soils Conservation Service, Cheshire County District. No roadway shall be accepted by the Town until there is evidence of significant vegetation growth.
- i. Roadway drainage ditches shall be constructed to the down-slope, depth, width and back-slope indicated on the applicable typical street cross-section. The Board /Road Agent may permit a reduction in ditch depth in locations where the Applicant's engineer demonstrates (by submitted calculations) that: a) peak stormwater discharges can be conveyed via a ditch of lesser depth without causing erosive velocities (while reserving the top one (1) foot of depth as freeboard), b) the seasonal high water table will be below the street sub-grade elevation, and c) that the required ditch depth is not necessary for the proper installation of driveway culverts (15" minimum diameter, 11" minimum cover). In such instances, the Board shall require that the driveway locations for all lots be recorded on the plan.
- j. All proposed drainage facilities and culverts shall be designed and installed in accordance with Section G under Drainage/Erosion.
- k. Street and traffic control signs shall be provided by the developer/subdivider as determined by the Board of Selectmen.
- l. Application in writing for approval of the road shall be made by the owners to the Selectmen. The Selectmen may approve such road upon completion of all items noted by their inspection, and receipt of a bond or other suitable security payable to the Town of Rindge posted for one year at an amount established by the Selectmen to cover any problems that may arise.

## **F. Existing Streets:**

1. For subdivisions that require construction of new streets, any existing streets, which provides frontage to new lots or access to new streets shall meet the minimum standards established in this section for such streets.
2. Where a subdivision requires undue expenditure by the Town to improve existing streets for conformance with minimum requirements, the Board may disapprove such subdivision until the Board of Selectmen may certify that such funds for the improvements have been assured by the Town, or may require an upgrading of the existing roads to meet the Board of Selectmen minimum standards at the developer/subdivider's expense.

## **G. Drainage/Erosion:**

1. An adequate surface storm water drainage system for the entire subdivision area shall be provided. The system shall be designed by a NH licensed Professional Engineer.
2. Storm drain, roadside ditch and driveway culvert sizing shall be based on a design storm of 10 year return frequency. Roadway culverts shall be sized based on a design storm of 25 year return frequency. Potential hazard structures such as detention ponds, sedimentation ponds, small bridges, etc. shall be designed to experience no adverse impact from a fifty (50) year/twenty four (24) hour storm, in accordance with the USDA Soil Conservation handbook entitled "Urban Hydrology for Small Watersheds, Technical Release 55" and as amended.
3. Storm drainage shall be conveyed to existing water-courses or connect to existing storm drains. No new drainage ways shall be created unless necessary easements are obtained and granted to the Town.
4. Provisions shall be made to accommodate the increased run-off caused by changed soil and surface conditions during and after development. No appreciable increase in run-off shall be permitted if such increase passes beyond the property line of the parcel being subdivided or developed. Where detention basins are necessary, they shall be designed so that: a) the capacity of the initial (lowest) outlet orifice equals the two (2) year storm pre-development peak rate of run-off when surcharged to the basin elevation required to store the difference in volume between the two (2) year/twenty four (24) hour pre and post-development storms, b) the secondary spillway capacity equals the ten (10) year storm pre-development peak rate of run-off when surcharged to the basin elevation required to store the difference in volume between the ten (10) year/twenty four (24) hour pre-and post-development storms, c) the principal spillway capacity equals the twenty five (25) year storm predevelopment peak rate of run-off when surcharged to the basin elevation required to store the difference in volume between the twenty five (25) year/twenty four (24) hour pre- and post-development storms, and d) the emergency spillway shall be designed to pass the fifty (50) year/twenty four (24) hour storm with no

adverse impact to the detention basin structure and outlet. The initial outlet orifice shall be preceded by a serviceable trash rack.

5. Stripping of vegetation, earth moving, and other site work construction shall be done in such a way as to minimize the soil erosion. Sediment in the run-off shall be trapped by the use of sediment basins, silt fence, hay bale sediment barriers, stone check dams and other acceptable methods until the disturbed area is stabilized.
6. Diversions, storm water detention basins and sediment traps shall be constructed prior to commencing other on-site earth moving operations and regularly maintained. The disturbed area shall be kept to a minimum and the duration of exposure shall be under a maximum of six (6) months. Temporary seeding and/or mulching shall be used to protect exposed critical areas during development. Whenever practical, natural vegetation shall be retained, protected, and supplemented.
7. Drainage ditches with peak discharge design velocities greater than three and one half (3.5) feet per second shall be lined with a suitably sized and-erosion stone.
8. Storm drainpipes shall be twelve (12) inch minimum diameter. Roadway culverts shall be fifteen (15) inch minimum diameter. Peak discharge velocity shall not exceed twelve (12) feet per second. Depth of cover shall not be less than two (2) feet. Storm drain and culvert piping shall be riveted aluminized corrugated steel pipe, 16 gauge for pipe diameters to twenty-four (24) inches and 14 gauge for pipe diameters greater than twenty-four (24) inches. Concrete or rubble masonry headers are required on both ends of culverts and on storm drain outfalls.
9. Catch Basins- requirements and standards to be determined upon application.
10. Bridging of any watercourses shall be designed by the developer/subdivider's engineer and approved by the Board of Selectmen.

#### **H. Utilities:**

1. All utility system installations shall be at the expense of the subdivider and shall be installed under the supervision of the appropriate town agency.
2. The Board may require the installation of street lighting in any subdivision where it deems necessary.

#### **I. Open space:**

1. The Board may, where it deems essential, require that the plat show one or more sites of suitable character, size, shape, and location to be used as community open space, park, or neighborhood playground.
2. The subdivider shall preserve all existing trees and shrubbery to the fullest extent possible. Special consideration shall be given to the arrangement and ultimate

improvement or development of the lots to this end. Precaution shall also be taken to protect existing trees, shrubbery, and vegetation during the construction of roads and utilities.

3. Where any land other than that included in public rights-of-way is to be dedicated to the public use, the subdivider shall not remove any trees from the site without written permission from the Planning Board.

**J. Other:**

1. All subdivision development shall require off-street parking to be provided at the rate of at least two parking spaces per dwelling unit.
2. Where necessary, in the judgment of the Board, right-of-way for pedestrian travel and access may be required between subdivisions or their parts or between a subdivision and a public property.
3. All lot corners shall have permanent markers.
4. No approvals shall be granted to any subdivision in which a common beach area is proposed. This restriction does not apply to any subdivision approved prior to the effective date of this amendment (September 11, 1978).
5. Driveway accesses must be constructed to meet the following minimum standards in order to obtain an Access Permit: Any deviations would require special permission from the Selectmen and /or their agent.
  - a. No more than one driveway access which would enter on to a town right-of-way shall be permitted for each lot.
  - b. Driveway access, not constituting a major entrance shall not exceed 20 feet in width. Major entrance access shall be a minimum 30 feet in width
  - c. Access shall approach the right of way at a 90 degree angle wherever possible, however no less than 60 degrees.
  - d. Grade of driveway access in cut sections shall conform to the standards shown on the applicable street cross-section. Grade of access in fill sections shall slope 1/4 inch to 1/2 inch per foot downward away from the pavement edge for a minimum distance of twenty feet.
  - e. All season safe site distance at driveway access locations shall be a minimum of one hundred fifty (150) feet for dead-end streets, two hundred (200) feet for local streets and three hundred twenty five (325) feet for local collector streets. All season safe sight distance means a line which encounters no visual obstruction between two

- points, each at a height of three and one-half (3-1/2) feet above the pavement allowing for a snow wind row and/or seasonal changes, and so located to represent the line of sight between the operator of a vehicle using the driveway (operator's eye assumed ten (10) feet from edge of road pavement) and the operator of a vehicle approaching from either direction.
- f. A driveway or major entrance shall not be located within 150 feet from any intersection
  - g. Driveway culverts, when required, will be fifteen (15) inch minimum diameter, 16 gauge riveted aluminized corrugated steel pipe of twenty (20) foot minimum length with concrete or rubble masonry headers at both ends. Culverts shall be maintained by the property owner. Driveways shall be constructed in accordance with the Town of Rindge Driveway Regulations as amended (November 15, 2005).
  - h. The Planning Board may, where it deems necessary, require the applicant to locate the proposed driveway access on the plat and obtain approval of the location from the Road Agent.
  - i. Properties unable to meet the site distance requirements stipulated in 5(e) above may be required by the Planning Board to one, or a combination of the following:
    - (1) Joint-Use Driveway or Major Entrance. Wherever feasible, the Planning Board may require a joint-use driveway or major entrance serving two abutting properties, with appropriate cross-access easements or local service roads provided.
    - (2) Driveway Closings. The property owner may be required to close and eliminate any pre-existing driveways, if any, on the project site at the discretion of the Planning Board after approval of the new driveway.
6. Sidewalks or walkways may be required by the Board to ensure safe and convenient pedestrian access to schools, parks, shopping areas, transit stops and other destinations in the vicinity of the proposed development. Commercial and industrial developments may be required to construct sidewalks or walkways. Sidewalks and walkways shall be designed in a manner consistent with the requirements of the Americans with Disabilities Act (ADA) standards. Sidewalks should be horizontally sloped to drain toward roadside grass swales. Alternative pavements for sidewalks and walkways such as brick or stone pavers are encouraged.
7. A continuous or intermittent planting strip may be required by the Board along access to schools, parks, shopping areas and transit stops and other destinations in the vicinity of the proposed development. Planting strips shall be located between the curb and the unobstructed throughway of the sidewalk/walkway so that visual separation between pedestrians and vehicles is provided.

**K. Class VI - Special Conditions:**

The purpose of this section is to allow conditional Board approval of subdivisions located on Class VI highways (as defined by RSA 230) in conformance to the Master Plan recommendations with respect to proximity to Village Centers. In considering application for subdivision on -Class VI roads, the Board shall also consider Appendix A, Standards, Section 1 B, regarding prohibition of premature subdivision development.

If the Board does determine that such Class VI road subdivision is not premature by reason of close proximity to village centers, then in such event the Board may attach the following as a condition for approval.

1. It shall be the duty of the subdivider/developer in this subdivision to reconstruct any Class VI highway in accordance with Class V specifications as described herein.
2. All such roads so constructed shall provide adequate frontage on said road for the lot to be built upon, as required by town ordinances, and all such roads shall connect to existing public streets.

## **APPENDIX B**

### **SUBMISSION DOCUMENTS**

#### **SECTION I - TECHNICAL SUBDIVISION**

- A.** Submission procedure and documents shall be the same as are required for the preliminary plan and/or final plat (Section 3-A and B of this Appendix) with the following exceptions:
1. The Board may waive the requirement of a perimeter survey of the entire parcel and require specific data only for that lot which sale or lease is contemplated.
  2. The Board may waive requirement of: existing and proposed contours; existing and proposed plans for telephone, and electric utilities; proposed storm drainage, drainage analysis map, and watershed computations; proposed methods of supplying water.

**NOTE:** A hyphen followed by a letter should only be used to denote proposed parcels of land conveyed through TECHNICAL SUBDIVISION.

- B.** The final plat shall include a general plan map inset which indicates the size and shape of the entire parcel of those lots for which sale or building development is contemplated are a part.

#### **SECTION 2 - MINOR SUBDIVISION**

- A.** Submission procedure and documents shall be the same as are required for the preliminary plan and /or final plat (Section 3-A and B of this Appendix) with the following exceptions:
1. The Board may waive the requirement of a perimeter survey of the entire parcel and require specific data only for those lots which sale or lease is contemplated.
  2. The Board may waive requirements of: existing and proposed contours; existing and proposed plans for telephone, and electric utilities; proposed storm drainage, drainage analysis map, and watershed, computation; proposed methods of supplying water.
- B.** The final plat shall include a general plan map inset which indicates the size and shape of the entire parcel of which those lots for which sale or building development in contemplated are a part.

**SECTION 3 - MAJOR SUBDIVISION**  
**(Four (4) or more lots or two (2) lots within the Commercial District or Business- Light Industry District)**

**A. PRELIMINARY PLAN**

1. General Submission documents.

a. Scale and Dimensions for the Preliminary Plan:

1. The subdivider shall file with the Board four paper copies of the proposed subdivision. The map scale may vary, depending on the size of the subdivision or depending on the part of the subdivision shown on the plan, in accordance with the following table:

Fifty (50) feet to the inch up to five (5) acres.

One hundred (100) feet to the inch up to ten (10) acres.

Two hundred (200) feet to the inch up to two hundred (200) acres.

Four hundred (400) feet to the inch over two hundred (200) acres.

2. The dimensions of the sheets on which plats are presented shall be 8 & 1/2" x 11", or 11" x 17", or 22" x 34" except as may be otherwise specified by the Cheshire County Registry of Deeds with separate sheets numbered and showing their relationship to one another. A margin of at least one (1) inch shall be provided outside ruled borderlines on three (3) sides and of at least two (2) inches along the left side for binding.

b. The preliminary plan shall contain or be accompanied by the following plans, maps and information:

1. Name of the proposed subdivision; names and addresses of owner(s) of record; names and addresses of designer, planner, or surveyor; date.
2. Boundaries and area of the entire parcel being subdivided, whether or not all land therein is to be subdivided. In whatever manner is practicable, the subdivision boundary shall be referenced to some point, i. e., public street intersection or U.S. G.S. Benchmark. A north point, bar scale, and dates of any revision shall be included.
3. Names and addresses of owners of record of abutting properties, names of abutting subdivision, streets, easements, parks, and public open spaces and state lines.
4. An overall site location map (locus) that shows the exact location of the proposed subdivision.

5. Name and seal of engineer and/or land surveyor licensed by the State of New Hampshire. (Note: the subdivision plat shall be based on boundary survey of the entire Parcel to be subdivided and shall be certified by an engineer or surveyor registered the State of New Hampshire as required by RSA 319-A)
  6. Soil data as required in Appendix A, Section 2-A. Wetland areas should be clearly shown as designated on 'The Wetlands Map for the Town of Rindge.'
2. Additional submission documents concerning Natural and/or man-made Features.
    - a. Location of existing and proposed easements, existing buildings and accessory buildings, driveways or major entrances, sidewalks, local service roads, parks, and other open space, watercourses, wetlands, proposed and existing foliage lines, significant natural and man made features, proposed and existing storm water drainage lines, drainage structures, and drainage ways.
    - b. A statement and contours with sufficient detail to clearly indicate methods of sanitary sewage disposal and water supply. When a proposed subdivision contains lots of less than five (5) acres, the plan shall show State Septic Approval number(s) and supporting documents shall be submitted.
    - c. Location and plans for all existing and proposed utilities.
  3. Additional submission documents concerning Zoning issues.
    - a. Boundaries and designations of zoning districts lying within the subdivision, town boundary if any.
    - b. A statement as to the compliance of the proposed lots with zoning requirements. If any lots do not comply but are covered by zoning variances, the statement should include reference to such variance. Existing and proposed lot lines, angle and dimensions, lot sizes in square feet and acres, and consecutive numbering of lots. The numbering of proposed lots shall be consistent with Map and Lot numbers in the "Tax Maps of the Town of Rindge" and shall include the number of the "original lot" followed by a hyphen and new consecutive lot numbers. (i.e.: Map 1 lot 47 would be divided into Lots 47-1, 47-2, and so on.)

**NOTE:** A hyphen followed by a letter should only be used to denote proposed parcels of land conveyed through TECHNICAL SUBDIVISIONS.

4. Additional submission documents concerning grading and drainage plans for proposed Subdivision.
  - a. Basic street and lot layout, with all lots numbered consecutively.

- b. Location of all existing and proposed buildings.
- c. A contour map including contours of existing and proposed grades at intervals of not more than five (5) feet. Intervals less than five (5) feet may be required depending on the character of the topography. Contour lines may be required to extend one hundred (100) feet or more beyond the subdivision boundary.
- d. Identification, location, elevation, grades, and/or contours at intervals of not more than five (5) feet (less interval may be required depending on topography) for the existing and proposed drainage ways, drainage easements, drainage structures, and water bodies.
- e. Identification and relative location of proposed soil erosion, sediment control, and flood hazard prevention measures and structures.
- f. Slope stabilization details and specifications.
- g. A timing schedule indicating the anticipated starting and completion dates of the subdivision development and the time of exposure to each area prior to the completion date of effective soil erosion and sediment control measures.

**NOTE:** The subdivider shall bear the responsibility for the installation and construction of all required drainage, slope stabilization, soil erosion, and sediment control measures and structures according to the provisions of these regulations.

5. Additional submission documents concerning proposed streets and utility plans.

- a. Existing and proposed street right-of-way lines, widths of streets, proposed names of new streets, and existing lot lines.
- b. Construction plans as required in Appendix A, Section 2-D. These complete plans and profiles of all proposed streets (designed relative to a fixed benchmark, identified on the property profile by transit and tape survey), should include but are not limited to:
  - 1. Street stationing at every fifty (50) feet. Cross sections shall be shown at every station along the profile. Sections shall extend for at least fifty (50) feet on either side of the centerline (as identified on the profile) and for any additional distance necessary to include all planned cuts and fills. There shall be a set of cross sections showing proposed and existing contours and a set of cross sections showing proposed finished road bed, drainage and slopes according to construction plans.

**NOTE:** Test pits may be required at certain cross sections.

2. Profiles of all proposed streets, horizontal and vertical curve data at the street center line.
3. Intersection, turn-around, and/or cul-de-sac radii.
- c. Complete plans and profiles of all proposed sanitary and storm sewers, including the following:
  1. Invert elevations, original and finished ground profiles above these sewers and top of manhole elevations.
  2. Profiles and grades of storm sewer lines and inlets.
  3. Type of material and class used and proposed grades.
- d. A statement as to:
  1. The flow capability of new and existing storm drains.
  2. The available storm water facilities downstream of this subdivision.
6. Additional submission documents concerning approvals from others.
  - a. Approvals, as prescribed by law, from any other town, state, or federal agency which may have jurisdiction.
  - b. Projects requiring major entrances shall obtain an approved major entrance access permit issued by the Rindge Department of Public Works or New Hampshire Department of Transportation (NHDOT).
7. Additional items.
  - a. The conceptual plan of development including existing and future subdivisions, if any, in and adjacent to the subdivision, when it is part of the development of a larger tract of land.

**B. FINAL PLAT**

1. The final plat submitted for approval and subsequent recording shall be drawn in ink on mylar using the appropriate scale and dimensions as required in Section 3, A-1 of this Appendix. If more than one sheet of mylar is required to show the entire subdivision, an additional map must also be drawn that shows the entire subdivision. In addition, four (4) blue or black line paper copies of each mylar shall also be submitted. Adequate space shall be available on the plat for writing:  
 "Approved by the Planning Board \_\_\_\_\_"

Certified Chairman \_\_\_\_\_ and  
Director of Planning \_\_\_\_\_ and adequate space for  
reference to any conditions or restrictions required by the Board.

2. The final plat shall contain or be accompanied by all information and maps required in the Preliminary Plan (Appendix B, Section 3-A of this Appendix) in addition to the following maps and information:
  - a. If a subdivision is to be served by public water supply or by public sewers, a statement from the town department or company involved, attesting to the availability of such services.
  - b. Drawings and specifications for each proposed soil erosion and sediment control measure and structure in accordance with guidelines of the town and the County Conservation District.
  - c. Drawings, details, and specifications for proposed flood hazard prevention measures and structures and for proposed storm water retention basins.
  - d. A written acknowledgment of the subdivider's responsibility for maintenance of easement areas and the assumption by him of liability for injuries and damages that may occur on any land to be dedicated for public use until such land has been legally accepted by the town.

### **C. SUBDIVISION "AS BUILT" PLANS**

1. Supplemental information may be submitted to update the final plat to reflect 'as built' conditions and details. The subdivider shall submit an "as built" plan which shall be drawn to scale and shall indicate by dimensions, angles, and distances, as applicable, the location of wells, sewers, drain Y-branches, manholes, catch basins, hydrants, valves, curb shut offs, road profiles and center line elevation, and final grading plan showing swales and ditches. The plan shall show easements and dedicated roadways. A surety bond may be required to guarantee performance of subdivider's obligations as described herein.
2. As built plan shall be submitted by the subdivider to the town on a mylar.

## STANDARDS FOR STREET DESIGN

The following Table 1 and NHDOT’s Minimum Geometric & Structural Guides for Local Roads and Streets (April 1990) identified as Figure 1 shall be adhered to for designing roads and streets.

**TABLE 1- STANDARD FOR STREET DESIGN**

	Dead End	Service	Collector
Average Daily Traffic <sup>1</sup>	50-100	100 to	250 to 750
Minimum Right-of-Way (Ft) <sup>2</sup>	40-60	40-60	40-60
Minimum Horizontal Curve Radius (Ft) <sup>3</sup>	170	252	468
Minimum Stopping Sight Distance (Ft) <sup>4</sup>	150	200	325
Minimum Tangent Length between Horizontal Curves (Ft.)	150	200	300
Minimum Street Grade	.5%	.5%	.5%
Maximum Street Grade	8%	8%	8%
Minimum Length at 2% or Less Grade From Intersection (edge of pavement)	75	75	100
Minimum Crest Vertical Curve “K” <sup>5</sup>	20	30	80
Minimum Sag vertical Curve “K”	30	40	70

<sup>1</sup> Average daily traffic is the total two-way traffic past a given point. ADT shall be based on anticipated traffic twenty (20) years after completion. (Assuming 8 one-way trips or four (4) round trips per day per dwelling unit, ADT= # of houses served X 8 trips per house and through traffic.)

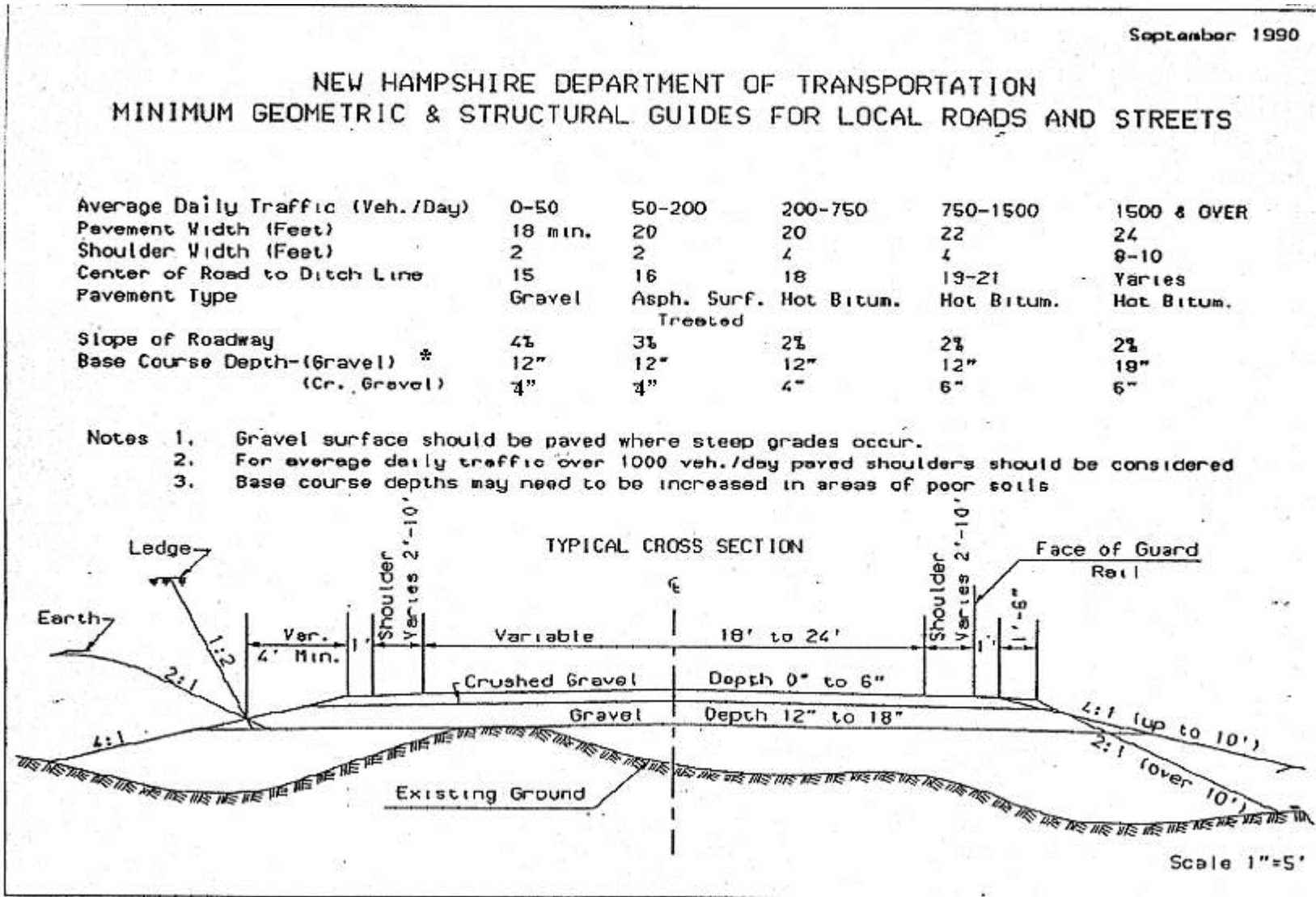
<sup>2</sup> The right-of-way width should be sufficient to accommodate the ultimate planned roadway, including median, shoulder, sidewalks planting strips, bicycle facilities, public utilities, and outer slopes.

<sup>3</sup> Standard applies only to dead-end streets with no future extension potential. Dead-end streets with extension potential shall be constructed to “Local Service” street standard.

<sup>4</sup> Sight distance shall be measured on a straight line entirely within the street right-of-way and clear of obstructions between two points on street center line, one of the points to be at six (6) inches above the street surface and the other three and one-half (3-1/2) feet above the surface.

<sup>5</sup> "K" equals the length of vertical curve in feet divided by the algebraic difference between intersecting tangent grades. At the Board's discretion, the 'K' for a sag vertical curve within a stop-intersection approach may be reduced to 10 for “Dead-end” and “Local Service” and 15 for a "Local Collector” street providing that: a) this does not result in a vertical curve length less than seventy-five (75) feet; b) that a “STOP AHEAD” sign precedes the intersection; c) that the above “Minimum Length at 2% or Less Grade From Intersection” criteria is met; and d) that adequate nearly-level vehicle stacking length is provided.

Figure 1



\* Note: Requirement of 4" crushed gravel for Base Course as a minimum for roads 0-50 ADT and 50-200 ADT per Rindge Subdivision Regulation

# APPENDIX C

## LEGAL REQUIREMENTS

### SECTION 1- LEGAL DATA REQUIRED

Where applicable to a specific subdivision, the following are required of the subdivider in a form acceptable to the town attorney and the Board, prior to approval of final plat.

- A. Agreement to convey to the town land to be used for streets, open space, and other public purposes, with transfer of title of such interests to be effective on such date as the town accepts such land.
- B. Easements and rights-of-way over property to remain in private ownership.
- C. Rights for drainage onto or across other property, whether public or private, including a street.
- D. Performance bond, described in Section 2 hereafter.
- E. Public liability insurance for public improvements as required by the Board, with the town as the named insured, shall be provided to cover any period prior to completion of construction or prior to official layout or approval by the town.

### SECTION 2 - PERFORMANCE AND MAINTENANCE BONDS

- A. The Board may require the subdivider to file with the Board an engineer's estimate of costs of streets, public improvements, drainage structures, and other utilities or improvements, together with maps, plans and supporting data.
  - 1. A surety bond issued by a surety company authorized to do business in the State of New Hampshire to be filed with the Board of Selectmen in form and amount satisfactory to the Board.
  - 2. Cash, certified or bank checks, or savings bank book properly endorsed to the town, in an amount to be determined by the Board of Selectmen and to be deposited with it.

**NOTE:** The amount of such performance guarantees shall include fees for inspection of improvements by the appropriate town agents.

- B. The Board may require the final plat to contain a time limit within which streets and public improvements shall be completed. Such time limit shall not initially exceed two (2) years.
- C. In case of electric lines or other utilities to be installed by a public utility, corporation or a town department, a statement shall be received in writing from such public utility,

corporation, or town department that the work will be done within a reasonable time and without expense to the town and that the utilities will be placed underground if this has been agreed.

- D.** The performance guarantee shall not be released until the Board of Selectmen has inspected and approved completion of the road, public utilities and improvements in accordance with the approved plat.
- E.** The subdivider shall give offer of session (deed, easements, etc.) in a form certified as satisfactory by the town attorney for land to be used for public purposes, easements, rights-of-way over property to remain in private ownership, and rights to drain onto or across private property. These deeds, easements, etc. are to be submitted in a form satisfactory to the town attorney.
- F.** Upon completion of improvements and approval by the Board of Selectmen, a surety covering maintenance of roads and improvements may be required for a period of two (2) years from completion or until such roads are laid out by the town as a public street as provided by RSA 232, whichever comes sooner. The amount of surety shall be based on the cost of such improvements as approved by the Board of Selectmen.
- G.** The Board may require alternative methods of security.

## APPENDIX D

### SUBDIVISION APPLICATION FEES

TECHNICAL/LOT LINE ADJUSTMENT	\$ 75.00
MINOR - 3 LOTS OR LESS	\$100.00 + \$50.00 PER LOT
MAJOR - 4 TO 10 LOTS - PRELIMINARY FINAL PLAT	\$250.00+ \$50.00 PER LOT \$100.00
MAJOR - 11 OR MORE LOTS- PRELIMINARY FINAL PLAT	\$500.00 + \$50.00 PER LOT \$100.00
MAJOR – COMMERCIAL/BUSINESS LIGHT INDUSTRY	\$250.00 + \$50.00 PER LOT

APPLICANTS ARE ALSO RESPONSIBLE TO PAY FEE FOR ADVERTISING AND POSTAGE FOR EACH ABUTTER THAT SHALL BE NOTIFIED BY CERTIFIED MAIL.

## **APPENDIX E**

### **CRITERIA FOR DETERMINING REGIONAL IMPACT**

Impact criteria shall include, but not limited to the following items; these shall in no way be considered exhaustive, but rather guidelines for the Boards to follow in determining developments of regional impact.

- A. Residential Development- Proposals for lots or dwellings that would increase the existing housing stock of the town by more than 25 units.
- B. Commercial Development- 45,000 square feet or greater located anywhere in town.
- C. Industrial Development-
  - 1. 45,000 square feet or greater anywhere in town.
  - 2. Any industry that deals in hazardous materials and/or that has the potential for accidents which would require evacuation of a large area.
- D. Other Factors to be Considered-
  - 1. Traffic impacts on a regional road network, as well as on a neighboring local road network.
  - 2. Proximity to groundwater, surface water and wetlands which transcend municipal boundaries.
  - 3. The potential to destroy or disturb a significant or important natural environment or habitat.
  - 4. Emissions such as light, noise, smoke, odors, or particles.
  - 5. Necessity for shared public facilities, such as schools, police and fire protection, water or sewage systems, and solid waste disposal.