

Town of Northwood
Major Site Plan Application
Checklist for Completeness

Review Date: _____

		Provided?		Waiver Request	Staff Comments
		YES	NO		
Section V-B	Application Submittal and Review				
V-B.1	To be made on forms available at the town hall				
V-B.2	Include a fee in an amount to be determined in accordance with the fee schedule				
V-B.3	Include ten (10) copies of a site plan				
V-B.4	Be submitted to the planning board or its designated agent, by the first business day of the month prior to a regularly scheduled meeting of the planning board.				
V-B.4	addresses of all abutters, as indicated in town records. The names of all abutters shall be obtained from town records not more than five (5) calendar days before the day of filing				
V-B.5	Include ground/aerial photos of the site and immediate area, when requested				
V-B.6	Be accompanied by written assurance from public utility companies that proposed utilities will be installed in accordance with plans submitted as part of the application				
V-B.7	Be accompanied by the following completed forms:				
	(a) Fire Department Review form				
	(b) Police Department Review Form				
	(c) BOCA Statement				
V-B.8	Be accompanied by a copy of all required local, state and federal permits or a completed copy of the local, state and federal applications (with copies of permits to follow)				
V-B.9	Be accompanied by an impact statement, in narrative form, addressing the proposed project's purpose, scope of operation, and the impact on the immediate area of influence and the town in general (See Specifics in Regulations)				
V-B.12	Major Site Plans shall be accompanied by a traffic study completed by a professional engineer registered in the State of New Hampshire.				
V-B.13	Major Site Plans shall be accompanied by a landscape plan.				
V-B.14 (a)	A completed application form, endorsed by the property owners and his/her agent which shall include:				
V-B.14(a)	A statement describing the development including the use or uses to be conducted on the lot, any change of an existing use, or augmentation of an existing use				
V-B.14(a)	Information sufficient to determine whether the development complies with the Northwood Ordinances				
V-B.14(a)	Request for waivers, if any				
V-B.14(a)	If the development is to be staged or phased, a description of the project in terms of such stages or phases.				
V-B.14(b)	Drafts of deeds of land to be conveyed to the town;				
V-B.14(b)	Drafts of deeds of easements and rights-of-way				
V-B.14(b)	Drafts of the condominium declaration, as it has prepared for submitted to the state of New Hampshire Attorney General or applicable regulatory agency; and				
V-B.14(b)	Drafts of agreements between the applicant and the town regarding public improvements or other matters.				

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V-B.14(c)	Certification of the following:				
	All actions of the Zoning Board of Adjustment relative to the application;				
	All action of the Board of Selectmen on any petitions or other matters relative to the application; and				
	The actions of any regulatory board of the State of New Hampshire or US Government having jurisdiction over any element of the development, including, but not limited to Water Supply and Pollution Control Division, Water Resources Board, Wetlands Board, Department of Transportation, Air Resources Agency, Department of Resources and Economic Development, and Waste Management Division.				
Section VII-A	SITE PLAN REQUIREMENTS				
	Site Plan Review applications shall be made on forms available from the planning board Secretary.				
	The plan shall be drawn at a scale of not less than one (1) inch equals fifty (50) feet.				
	The size of the plan (margin to margin) shall be on a size acceptable to the Rockingham County Registry of Deeds.				
	Appropriate match lines shall be used and so indicated for plans which exceed the size limit. If match lines are used, an overall site plan shall be submitted showing the breakdown of sheets.				
VII-A (1)	At a minimum the plan set shall contain the following:				
VII-A(1)(a)	Existing Conditions Plan prepared by a land surveyor licensed in the State of New Hampshire, showing existing features and topography, boundary information and abutters				
VII-A(1)(b)	Proposed Site Plan, prepared by a professional engineer licensed in the State of New Hampshire, showing all proposed features				
VII-A(1)(c)	Auto and Pedestrian Circulation Plan				
VII-A(1)(d)	Lighting Plan				
VII-A(1)(e)	Landscape Plan				
VII-A(1)(f)	Erosion Control Plan				
VII-A(1)(g)	Site Details				
	A title block shall be shown on each sheet, including:				
VII-A(2)(a)	Title of plan				
VII-A(2)(b)	Owner's name, address and name of agent, if any				
VII-A(2)(c)	Date of plan preparation and date of subsequent revisions				
VII-A(2)(d)	Scale of plan				
VII-A(2)(e)	Name, address and professional stamp of the person that prepared the plan.				
VII-A(3)	North arrow and bar scale.				

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VII-A(4)	Location plan at a minimum scale of 1 inch equals 1,000-feet showing the following within a 2,000-ft radius				
VII-A(4)(a)	Property lines of the parcel being developed in relation to the surrounding area				
VII-A(4)(b)	Names and locations of existing town streets, including the nearest intersection of said streets				
VII-A(4)(c)	Names and locations of streets within the proposed development				
VII-A(4)(d)	Names and locations of watercourses and water bodies on and adjacent to the site				
VII-A(4)(e)	Nearby community facilities such as schools, churches, parks, etc				
VII-A(5)	The plan shall show at a minimum the following:				
VII-A(5)(a)	Surveyed property lines of the parcel showing their bearings, distances and monument locations				
VII-A(5)(b)	Names, addresses and tax map numbers of all abutting property owners				
VII-A(5)(c)	Location and layout of existing and proposed structures and buildings				
VII-A(5)(d)	Existing and proposed contours at two (2) foot intervals for the entire site				
VII-A(5)(e)	Area of entire parcel in acres and square feet				
VII-A(5)(f)	Zoning and special district boundaries				
VII-A(5)(g)	Deed reference and tax map number				
VII-A(5)(h)	Location, width, curbing, paving and details of access ways, egress ways and streets within the site;				
VII-A(5)(i)	Location and layout of all on-site parking and loading facilities				
VII-A(5)(j)	Location and size of all existing and proposed municipal and non-municipal utilities and appurtenances including but not limited to water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems and applicable radii;				
VII-A(5)(k)	Type, location, and screening of solid waste disposal facilities (e.g. dumpsters, waste compactors, etc.);				
VII-A(5)(l)	Location and elevation of catch basins, drain lines and all other drainage features;				
VII-A(5)(m)	Location of all physical/natural features including but not limited to: water bodies, water courses, wetlands, vegetation/foliage lines, soil types, railroads, rock outcroppings and stone walls;				
VII-A(5)(n)	Dimensions and area of all property to be dedicated for public use or common ownership;				
VII-A(5)(o)	Location of flood hazard boundaries				
VII-A(5)(q)	Date and permit numbers of all required state and federal permits				
VII-A(5)(r)	Location and type of existing and proposed traffic control devices				
VII-A(5)(s)	Dimensions, area and minimum setback requirements on all existing and proposed lots				
VII-A(5)(t)	Proposed landscaping plan including size and type of plant material				
VII-A(5)(u)	Pedestrian walks providing circulation through the site				
VII-A(5)(v)	Location and size of proposed and existing signs, walls and fences				
VII-A(5)(w)	Location and type of outdoor lighting				

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VII-A(5)(x)	Location, width and purpose of any existing or proposed easements or rights-of-way				
VII-A(5)(y)	Auto and pedestrian circulation plan for the interior of the lot				
VII-A(5)(z)	Erosion and sediment control features				
VII-A(5)(aa)	Fire alarms, cisterns and/or fire ponds				
VII-A(5)(bb)	Details and specifications for construction including, but not limited to erosion and sediment control features, drainage features, pavement and gravel thickness, landscaping elements, traffic signs, fences, curbing, lighting, utility trenches and sidewalks.				
VII-A(6)	Landscape plan details overall site, planting beds, location of proposed and existing plant materials, location of relevant utilities, plant list and maintenance plan.				
Section IX	DESIGN STANDARDS AND REQUIRED IMPROVEMENTS				
IX-B	Appearance Review				
IX-B(1)	The town finds it desirable to protect, enhance, and perpetuate areas of historical, cultural, architectural, artistic or geographic significance through the following: protect and expand the town's economic base; to stabilize and improve property values; to foster civic pride; to protect cultural assets; to preserve historic architectural design and authenticity; to ensure the harmonious, orderly and efficient growth and development; and promote sound sustainable design and construction.				
IX-B(2)	Proposed site plan conforms with General Guidelines/Criteria				
IX-B(3)(a-c)	Proposed site plan addresses Building Siting elements				
IX-B(4)(a-e)	Proposed site plan considers Architectural Design Standards				
IX-B(5)	As part of its site review process the planning board shall review each proposal for conformance with the intent of this standard. The Board shall take into account the location within the community, surrounding properties and proposed use of any proposed development in making its decision.				
IX-B(5)(a)(1)	For new development, the Board shall allow not more than one driveway per lot. In some cases, appropriate cross easements for access to adjacent lots may be considered. Such driveways and related site improvements shall be designed to minimize disruption to traffic flow on the arterial road.				
IX-B(5)(a)(2)	For expansion or modification of existing sites, the Board shall require that the existing access to the site be modified to reduce disruption to traffic flow on the arterial road, and may impose such conditions on an approval as are necessary to accomplish this purpose				
IX-C	Streets and Access				
IX-C(1)	All developments shall make adequate provision for safe and suitable access to an existing public street or shall make provisions for the construction and dedication of a public street in order to obtain safe and suitable access to the development site.				

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IX-C(3)(d)	Driveway entrances/access points onto town roads with speed limits of 30 mph or less, shall have an all season safe sight distance of 250-ft in each direction.				
IX-C(3)(e)	Driveway entrances/access points onto town roads with speed limits greater than 30 mph, shall have an all season safe sight distance of 300-ft in each direction.				
IX-C(3)(f)	Driveways or access points shall be located at least 100-ft from street intersections and major driveway entrances.				
IX-C(3)(g)	The units of multi-family and elderly housing developments shall not be further than 1,000-ft from a single point of access				
IX-D	Storm Water Drainage				
IX-D(1)(a)	All developments shall make adequate provisions for storm water disposal facilities which shall be designed and stamped by a registered engineer licensed in the state of New Hampshire.				
IX-D(1)(c)	A drainage analysis prepared by a registered engineer licensed in the state of New Hampshire including a comparison between pre-development and expected post development conditions shall be submitted for any site development that involves cumulatively disturbing 20,000 square feet or more, construction of a street or road and/or disturbing environmentally critically areas.				
IX-D(2)(a)	Proposed storm water system meets design standards.				
IX-D(2)(b)	Pre- and Post-Development Flow analysis conforms with regulation.				
IX-D(2)(c)	Groundwater Recharge analysis conform with regulation.				
IX-D(2)(d)	Stormwater Management system addresses Water Quality issues where applicable.				
IX-D(2)(e)	Higher Potential Pollutant Loads addressed appropriately for specified uses or activities				
IX-E	Water Supply				
IX-E(1)	All developments shall make adequate provision for a water supply of potable water for domestic consumption and for water supply for fire protection purposes. All water supply systems and facilities shall be designed and stamped by a registered engineer licensed in the state of New Hampshire.				
IX-E(d)	A hydrogeologic study shall be required for any well or development with a withdrawal of over 10,000 gallons of water per day				
IX-E(3)	Fire alarms, fire hydrants, cisterns and fire ponds shall be provided as required local, state or federal regulations. These items shall be shown on the site plan.				
IX-F	Sewerage				
IX-F(1)	All developments shall make adequate provision for sanitary sewage disposal facilities. The facilities shall be designed and stamped by a registered engineer licensed in the State of New Hampshire. Sanitary sewage disposal shall be accomplished through the provision of individual waste disposal systems or a private central sewerage system.				

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IX-F(c)	A hydrogeologic study shall be required for any sewerage system, or combination of systems, existing or planned, on one parcel that is/are designed to accommodate 2,500 gallons per day or more.				
IX-G	Non-Municipal Utilities				
IX-G(1)	The applicant is responsible for all coordination with utility companies to assure that non-municipal utilities are installed in accordance with plans approved by the Board pursuant to these regulations.				
IX-H	Off-Street Parking and Loading				
IX-H(1)	All developments shall make adequate provisions for off-street parking and loading facilities. Such facilities shall be designed to ensure the safety and convenience of pedestrian and vehicular movement on the site.				
IX-H(2)	Every development with more than 10 parking spaces shall provide an area for parking and loading on the site which is paved and drained in accordance with the standards in Section IX-C and IX-D.				
IX-H(3)	To the extent possible, parking lots are located to the rear and/or side of principal structures.				
IX-H(3)	Design Considerations - The design and layout of parking and loading spaces shall conform to the requirements of these regulations:				
IX-H(3)(a)	Each and every parking space shall have a safe and independent access				
IX-H(3)(b)	All parking and loading shall be situated on the same street or parcel of land as the primary use building or structure				
IX-H(3)(c)	No paving, parking, loading area or storage shall be permitted within twenty (20) feet of any property line; or within the dripline of trees.				
IX-H(3)(d)	For parking lots of twenty spaces or more provision shall be made on site for the storage of snow which is removed from the parking and loading areas during the winter months; snow storage is not permitted on any landscaped areas or within wellhead protection radius for any drinking water supply well.				
IX-H(3)(e)	Parking spaces shall be arranged so that cars will not back into a public street				
IX-H(3)(f)	Parking areas accommodate solid waste disposal without impacting parking spaces.				
IX-H(3)(g)	Adequate pavement markings and signs are provided to designate traffic flow patterns.				
IX-H(3)(h)	Design vehicle used as basis for all turning movements on site is identified.				
IX-H(3)(i)	Wheel stops are provided for areas without curb and abutting natural vegetated areas to parking beyond the limits of parking area.				
IX-H(3)(j)	Handicap parking is provided according to specifications (1-6)				
IX-H(3)(k)	Signs are provided to identify compact car parking areas.				
IX-H(4)	The number of parking and loading spaces shall conform to the parking standards.				

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IX-H(5)	Facilities in excess of 25,000 square feet shall incorporate no less than 30% parking for compact vehicles and motorcycles.				
IX-H(6)	All overflow parking areas are constructed of a pervious surface material				
IX-H(7)	Parking dimensions conform to regulation				
IX-H(8)	Loading standards are met for off-street loading.				
IX-I	Signs				
IX-I(1)	Signs are intended for the identification of the use on the sign on which they are located. Signs shall not be a hazard or nuisance by virtue of their location or illumination.				
IX-I(2)	Sign size, type, location, height, and illumination shall conform to the requirements of the town ordinances.				
IX-J	Preservation of Natural and Historic Features				
IX-J(1)(a)	Grading and clearing should be minimized so as to avoid creating undue erosion or interruption of natural drainage ways. Particular attention should be given to natural features suitable as buffer strips between residential subdivisions abutting commercial or industrial areas.				
IX-J(1)(c)	Applicants shall use construction methods which cause the least disturbance to the environment possible.				
IX-J(1)(d)	Each significant natural feature within the site, including large or unusual trees, water courses, natural stone outcroppings, and other scenic features shall be shown on the plans.				
IX-J(1)(e)	Each existing building or manmade structure, including stone walls, shall be shown on the plans and reviewed with the planning board for historic significance.				
IX-K	Landscaping				
IX-K(2)	In all developments, a minimum of 25 percent of the land area being developed shall remain in its natural state or shall be maintained as a landscape area.				
IX-K(2)(a)	Existing trees shall be preserved wherever feasible.				
IX-K(2)(b)	Proposed new plant material is suited to growing conditions of existing site and general area.				
IX-K(3)(a)	A landscaped area serving as a buffer zone shall be required wherever a commercial or industrial development abuts an adjacent residential property.				
IX-K(3)(b)	Every development shall include landscaping to enhance the appearance of structures, to screen parking, loading, storage areas and waste disposal facilities to improve the visual character of the immediate area.				
IX-K(3)(c)	Every site developed along Routes 4, 43, 202, 202A, 9, and 107 shall plant street trees along the frontage of roads, at intervals not to exceed 40 feet. Specific requirements are met.				

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IX-K(3)(d)	Landscaping around buildings shall be provided to buffer parking areas, to define entrances, to provide foundation planting and to soften large expanses of walls or long roof lines.				
IX-K(4)(a)	A buffer zone shall consist of a strip of land at least twenty feet wide, densely planted (or having equivalent, natural growth) with shrubs or trees at least 4 feet high at the time of planting of a type that will form a year round dense screen at least 6 feet high within three years; or a wall, barrier, or fence of uniform appearance 6 feet high and extending to within 6 inches of ground level.				
IX-K(4)(b)	For all landscaping areas, shade trees shall be planted at intervals of no more than 40 feet apart and shrubs, perennials and groundcovers shall be planted <i>en masse</i> among the trees.				
IX-K(4)(c)	Provisions shall be made to screen unsightly features by blocking or minimizing the view of such features.				
IX-K(5)(a-f)	Does landscaping for parking areas meet the requirements of (K)(5)(a-f)?				
IX-K(6)	Do plant materials and installation procedures meet the requirements of (K)(6)?				
IX-K(7)	Does maintenance plan address issues in (K)(7)?				
IX-L	Special Flood Hazard Areas				
IX-L	All site plan proposals governed by these regulations having lands identified as Special Flood Hazard Areas in the "Flood Insurance Study for the Town of Northwood, N.H." together with the associated Flood Insurance Rate Maps and Flood boundary and Floodway maps of the Town of Northwood dated September, 1979 shall meet the following requirements:				
IX-L(1)	Site Plan proposals, including their utilities and drainage, shall be located and designed to be consistent with the need to minimize flood damage.				
IX-L(2)	All public utilities and facilities, such as sewer, electrical and water systems shall be located and constructed to minimize or eliminate flood damage.				
IX-L(3)	Adequate drainage shall be provided to reduce exposure to flood hazards				
IX-L(4)	Within the altered or relocated portion of any watercourse, the applicant shall submit to the planning board certification provided by a registered professional engineer assuring that the flood carrying capacity of the watercourse be maintained.				
IX-L(5)	All site plan proposals shall include 100 year flood elevation data				
IX-M	Outdoor Lighting				
IX-M	Lighting of all sites shall be designed to prevent off-site disturbance, nuisance, or hazard, and shall not detract from the qualities of the community which attract many visitors, such as the heritage of the community and its natural beauty. In addition to the town's ordinances, the following shall apply:				

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Major Site Plan Application
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IX-M(1)	All outdoor light sources shall be designed, directed and/or shielded such that the nighttime lighting is primarily contained on the site, shielding abutting properties and roads to the extent necessary				
IX-M(2)	No light source shall be permitted if that light causes glare or other safety problems on an adjacent street or property, and;				
IX-M(3)	Commercial outdoor lighting, except for a minimal amount of security lighting, shall be turned off when the establishment is not open for business.				
IX-N	Hours of Operation				
	The applicant shall present limits on the hours of operation of non-residential operations.				
IX-O	Lot Coverage				
	Lot coverage by low permeability surfaces shall not exceed the following percentages:				
	Mixed Use (Combination of Residential and Non-Residential Use) 40%				
	Non-Residential 50%.				
IX-P	Noise				
	The applicant and future owners of site developments shall conform with the Northwood Development Ordinance for the purpose of regulating noise levels within the town.				
IX-Q	Sidewalks				
	Sidewalks, where applicable, shall be provided for pedestrian traffic to provide connection between the main entrance of businesses, industries, residential developments, and parking areas.				
	Sidewalks shall be provided from side lot line to side lot line, along road frontage				
	Provisions shall be made for the installation of sidewalks running from the street line to the principal building.				
	Sidewalks shall be at least five (5) feet wide, six (6) inches above grade, and shall be protected by curbing.				
	Sidewalk designs shall include means for handicapped access.				