Town of Hampton

NEW HAMPSHIRE

SITE PLAN REVIEW REGULATIONS

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TOWN OF HAMPTON, NEW HAMPSHIRE
SITE PLAN REVIEW REGULATIONS

SECTION I. Authority and Purpose

Pursuant to the authority vested in the Town of Hampton Planning Board vote in accordance with the provisions of the New Hampshire Revised Statues Annotated, Chapters 674:43-44, as amended, the Town of Hampton Planning Board adopts the following regulations governing the review of multi-family dwellings and non-residential site plans, whether or not such development includes a subdivision or resubdivision of the site. These regulations shall be entitled, "Site Plan Review Regulations."

The purpose of Site Plan Review Regulations is to protect the public health, convenience, safety and welfare; to provide for responsible and desirable growth; to prevent premature and uncoordinated development of land without the adequate provision of public services and facilities; to insure sound site utilization; to avoid development which may result in negative environmental impacts; to ensure a safe and convenient traffic flow both on and off the site; to insure adequate off-street parking; to maintain adequate open spaces, light, air and access; and to insure appropriate landscaping and building aesthetics.

The Site Review Procedure in no way relieves the developer, his/her agent, or individual from compliance with the Zoning Ordinance, Subdivision Regulations, or any other ordinance which pertains to the proposed development. No site plan will be approved until it complies in all respects to any and all pertinent ordinances and regulations.

SECTION II. Definitions

For the purpose of these regulations, certain words used herein are defined as follows and are in addition to those outlined in the Town of Hampton Zoning Ordinance:

Abutter means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. 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 directly affected by the proposal under consideration. For purposes of receipt of notification in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A: 1, II, the term abutter includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration. (Amended 2007)

Aisle Width means the unobstructed distance measured from the rear of a parking space to one of the following:

another parking space;

an obstruction created by a wall, fence, structure, or any other permanent fixture;

a property line, unless said property line abuts a roadway.

In situations where a support column and/or wall (or any other obstruction) is located "in between parking spaces" but to the rear of a parking space, the aisle width shall be measured from the edge of the obstruction adjacent to the aisle to any one of the items listed above in 1, 2 or 3; thereby rendering the aisle free of all obstructions within the required width. No aisle is required for parking spaces pulling out directly onto a roadway; however, the Planning Board reserves the right to require adequate space between a parking space and a property line and/or roadway in the interest of public safety or any other of the review standards listed in Section IV.D of the Site Plan Regulations. (Added 2007)

Board means the Planning Board of the Town of Hampton.

Complete Application means a final site plan and application form submitted with all other information and materials required by the Board, to enable it to proceed with consideration and to make an informed decision.

Conditional Approval means approval of a site plan application by a majority of the Board, with conditions that must be met prior to and/or after final approval.

Development means the construction of improvements on a tract or tracts of land which shall include the enlargement of the structure or physical changes to the site to accommodate the intended use.

Engineer means a person licensed in accordance with Chapter 310-A Section 2-27, New Hampshire Revised Statutes Annotated, 1955, as amended.

Final Approval means all precedent conditions have been met, and the site plan has been signed by the chairman and recorded (if necessary) at the Registry of Deeds.

Impervious Surface means any modified surface that cannot effectively absorb or infiltrate water.

Low Impact Development (LID) means an innovative stormwater management approach that is modeled after nature utilizing decentralized micro-scale controls that mimic a site's predevelopment hydrology.

Parking Area means any commercial, for pay public or private area, excluding personal use, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public street.

Parking Lot means any commercial, for pay, excluding personal use, off street, ground level open area used for temporary storage of motor vehicles.

Precedent Conditions means conditions placed on a site plan approval by the Board that must be met prior to final approval of the plan. These conditions must be met prior to issuance of a building permit.

Resident Inspector means the person hired to oversee and inspect the actual construction to insure that all work is installed in accordance with the approved plans and specifications.

Selectmen mean the Selectmen of the Town of Hampton.

Streets relates to and includes street, right-of-way, avenue, road, boulevard, land, alley, viaduct, highway, freeway and other ways.

Subsequent Conditions means conditions placed on a site plan approval by the Board that must be met after final approval, and prior to occupancy being granted (unless otherwise stated in the approval).

Surveyor means a person licensed in accordance with Chapter 310-A, Section 53-74, New Hampshire Revised Statues Annotated, 1955, as amended.

Town Engineer means a person or firm designated by the Town to perform such duties as may be determined by the Town.

Use Change means any use of a residential or non-residential nature which is proposed to be changed to another use which is dissimilar but is in conformance with the Use Regulations provided in the Hampton Zoning Ordinance. In the Town Center Zoning District, all changes of building occupancy involving any use of a non-residential nature shall require Use Change Approval from the Planning Board regardless of similarity or not to the former use (this excludes ownership changes where the existing use is maintained without expansion). Use Changes are also subject to the applicable provisions of these Site Plan Review Regulations. (Added 2016)

SECTION III. **Procedures**

No new structure shall be erected before a plat has been approved by the Board, and recorded at the Rockingham County Registry of Deeds. In accordance with RSA 676:16, as amended, the transfer or sale of any lot in an unapproved plat shall be enjoined. (amended 9/16/98)

A. Site Plan Review Required

The Planning Board shall require site plans to be submitted to it for review by an applicant seeking any of the following:

The development of any tract for any non-residential use, including but not limited to motels, hotels, and any other use allowing for overnight guests other than multifamily dwellings.

The development of any tract for multi-family dwelling units.

The conversion or enlargement of existing non-residential or multi-family uses. This may include changes to existing parking areas and/or flow of traffic on the site.

Any change of use to a building or site which does not have an approved site plan. The Planning Board may, at its discretion, waive this requirement if there is no anticipated impact on traffic, off-street parking, drainage, municipal services, or the surrounding neighborhood.

Any disturbance greater than or equal to one (1) acre, regardless of use. For the purposes of this requirement, "disturbance" is defined as follows: the clearing, grading and/or excavating of land. Exclusions from this definition include: disturbance that results from routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (such as ditch maintenance), or activities that are excluded from permitting by the Clean Water Act (e.g. agriculture and silviculture activities).

Telecommunications Facilities. (Added 2007)

B. Other Reviews Required

Certain proposals require review by the Planning Board, but do not require a public hearing or notification of abutters as outlined in these regulations. The following applications shall be exempt from notification of abutters and shall not require a public hearing. The Board may take testimony from the public as it sees fit.

1. In instances where a change of use does not require a site plan, a change of use review may still be required as outlined in Appendix A. The final decision on whether to require a site plan or a use change shall be made by the Board.
2. As required in the Town of Hampton Zoning Ordinance, off-street parking lot and/or area proposals require Planning Board approval. Certain instances, as outlined in the Zoning Regulations, require the submittal of a plan stamped by a licensed land surveyor.

C. Application Procedures

Site plan review shall be conducted in accordance with the procedural requirements listed within these regulations. If a site plan is approved by the Planning Board, then the applicant may apply for a building permit. No building permit will be issued until approval of the site plan is granted.

1. Optional Pre-application Review (Amended 5/20/92)

   a. Preliminary Conceptual Consultation

      The Board provides for a preliminary conceptual consultation and review on applications. Such review shall not bind either the applicant or the Board. The preliminary consultation may include, but not be limited to, discussions of the proposal in general terms to include the desirability of the development and the development's relationship to the Master Plan. Preliminary consultation may occur

without the necessity of giving formal public notice as required by RSA 676:4 I (d) but must occur only at formal meetings of the Board. Review beyond such conceptual and general discussion may proceed only after identification of, and notice to, abutters and the general public as required by these regulations. In a preliminary conceptual consultation, the applicant may present a rough sketch or other information useful in defining the general scope and concept of the site plan. The Board may make suggestions to assist the applicant in preparing the formal application and in resolving problems foreseen with meeting site plan requirements or other applicable regulations of the Town.

b. Design Review Phase

The Board provides for an optional design review phase on applications. Such review is beyond a preliminary consultation and involves more specific design and engineering details. Such review shall not bind either the applicant or the Board. The design review phase may proceed only after notice to abutters and all holders of conservation, preservation, or agricultural preservation restrictions and the general public as provided for in these regulations. The applicant shall submit a completed application form, a check for the filing fee, a list of all individuals and abutters requiring notification, and a preliminary plan, by the posted submittal deadline date. If the applicant wishes to proceed beyond the design review phase, a public hearing for the final site plan must be held. (Amended 12/17/97)

2. Final Site Plan

Application for approval of the final plan should be filed with the Board by the applicant or his agent in writing on the application forms provided by the Town. Submitted material shall be complete and include material described in Section V. Should an application be found incomplete, the Board shall notify the applicant, requesting that the necessary documentation be submitted and informing the applicant that no further consideration of the application can be made until the application is complete.

3. Timing for Formal Consideration

a. The applicant shall file a complete application with the Board at least nineteen (19) days prior to the hearing date. The Board shall post a list of hearing dates and submittal deadline dates. The exact time of day of the deadline shall be posted the Board. The application shall include the names and addresses of the applicant (and owner, if different); all holders of conservation, preservation, or agricultural preservation restrictions; all abutters as indicated in Town records not more than five (5) days before the day of filing; and every engineer, architect, land surveyor or soils scientist whose professional seal appears on the plan. (Amended 12/17/97)

b. At the next regular, posted meeting or within thirty (30) days of the date of submission of the application, for which notice can be given in accordance with these regulations, the Board shall determine if a submitted application is complete. Upon determination by the Board that a submitted application is <u>incomplete</u>, the Board shall notify the applicant of the determination in accordance with RSA 676:3, which shall describe the information, procedure, or other requirement necessary for the application to be complete. Upon determination by the Board that the application is <u>complete</u>, the Board shall vote upon its acceptance (accept jurisdiction) and begin formal consideration. Within sixty-five (65) days of accepting jurisdiction, the Board shall act to approve, conditionally approve, or disapprove the application, subject to extension or waiver as provided in the following paragraph. (Amended 5/20/92)

c. The Board may apply to the Selectmen for an extension not to exceed an additional ninety (90) days before acting to approve, conditionally approve, or disapprove an application. The applicant may waive the requirement for Board action within the time periods specified above, and consent to such extension as may be mutually agreeable. If

the Board does not follow these procedures, the applicant may request that the Selectmen act in accordance with RSA 676:4, I(c) (1). (Amended 5/20/92)

d. Notice of the date and time of the public hearing at which a site plan application will be formally presented to the Board shall be sent via certified mail return receipt to each of the following: abutters; applicant (and owner, if different); holders of conservation, preservation, or agricultural preservation restrictions; and every engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plan. Notice shall also be provided to Aquarion Water Company of New Hampshire, or its successor for any application within the Aquifer Protection District which requires a public hearing. Notice shall be mailed at least ten (10) days prior to the public hearing. Notice to the general public shall also be given at the same time by posting in two (2) public places and publication in a newspaper of general circulation in the Town. The notice shall include a general description of the proposal and shall identify the landowner, the applicant (if not the landowner), and the location of the proposal, along with any request for waiver or waivers as outlined in these regulations. Additional notice shall not be required of an adjourned session of a hearing if the date, time and place of the adjourned session were made known at the prior hearing. All of the costs of the notice, whether mailed, posted or published, shall be paid in advance by the applicant. Failure to pay such costs shall constitute valid grounds for the Board to terminate further consideration and to disapprove the plan without a public hearing. (Amended 5/18/16)

D. Fees

1. A filing fee must accompany any application for Site Plan Review, Use Change, and Parking Lot Review, the fee being equal to the schedule outlined in Appendix B.

2. In accordance with RSA 676:4, the Applicant shall be required to pay all reasonable costs or fees for special investigative studies, including, but not limited to, traffic analysis, environmental assessments, engineering assessment, and the legal review of documents, which are particular to the application, in addition to application fees as required by the regulations. If deemed necessary by the Board, applicants may be required to pay an inspection fee into an escrow account before receiving final acceptance.

If the Board requires a study as outlined above, the Applicant may be required to provide the Town with funds equal to the estimated cost of said study, assessment or legal review. These funds shall be placed in a separate interest-bearing escrow account prior to starting the study. The escrow account shall be drawn down to pay any related expenses. If the expenses exceed the amount in the escrow account, the Applicant shall be required to add additional funds to the account. Any funds, and accrued interest, remaining in the escrow account shall be returned to the Applicant upon completion of the study. (Amended 4/1/98)

E. Public Hearings

The Planning Board will hold a public hearing for each Site Plan as required by these regulations, at which all abutters and other interested parties will be allowed to speak before any decision is made to approve or disapprove the plat.

1. At the public hearing, any applicant, applicant's agent, abutter, holder of conservation, preservation, or agricultural preservation restriction, or any person with a direct interest in the matter may testify in person or in writing.

2. No application may be denied or approved without a public hearing on the application, unless the Board determines that the application is incomplete. If an application is incomplete, the Board may deny the application without a public hearing.

3. The Board may disapprove the application for the following reasons:

a. Failure of the applicant to supply information required by the Regulations, including proper identification of abutters' or holders of conservation, preservation, or agricultural preservation restrictions.

b. Failure to meet reasonable deadlines established by the Board.

c. Failure to pay costs of notice or other fees required by the Board.

d. Failure to conform to any applicable State or local statutes, ordinances or regulations.

e. The project is determined to be scattered or premature as outlined in these regulations.

f. Other grounds for disapproval may also be relied upon, if the Board adequately states such grounds in its records.

4. In case of disapproval of any application submitted to the Board, the ground(s) for such disapproval shall be adequately stated upon the records of the Board.

F. Issuance of Decision

The Board shall issue a final written decision of their action to approve or disapprove the application. If the application is not approved, the Board shall provide the applicant with written reasons for disapproval. The decision shall be placed on file in the Board's office and shall be made available for public inspection within one-hundred forty-four (144) hours after the decision is made.

G. Conditional Approval

1. The Board may grant conditional approval of an application, but the plat will not be signed or recorded until all of the precedent conditions have been met. A further public hearing is not required when such conditions:

   a. are administrative in nature;

   b. involve no discretionary judgment on the part of the Board, or;

   c. involve the applicant's securing possession of permits and approvals granted by other boards or agencies, such as the Department of Transportation, Department of Environmental Services Wetlands Bureau, or Water Supply and Pollution Control Division.

A further public hearing will be required to demonstrate compliance with the terms of all other conditions pursuant to RSA 676:4 I (i).

2. The applicant shall have one year to comply with the conditions of the approval and to have the plan signed by the Board. During this year, the conditionally approved plans are exempt from changes in the Zoning Ordinance, Subdivision Regulations or Site Plan Review Regulations. If the conditions are not met within one year, the conditional approval shall lapse, unless applicant requests and is granted a one year extension by the Board prior to the expiration date. The Board may grant the extension, subject to the Planning Board finding that all three of the following conditions have been met:

   a. There has been no fault of or delay by the applicant;

   b. There have been no changes in relevant land use regulations; and;

   c. There have been no changes in conditions on or around the site.

3. Extensions may be granted for a one-year time period only. The Board shall have the option of holding a public hearing, with notice to abutters and holders of conservation, preservation, or agricultural preservation restrictions and the general public as required in these regulations if the Board determines that circumstances have changed appreciably. Conditionally approved plans granted extensions shall not be exempt from amendments to the Zoning Ordinance, Subdivision Regulations or Site Plan Review Regulations. The Board

shall have the authority to deny a request for an extension to a conditionally approved plan if the applicant cannot comply with the conditions as stipulated during the approval process.

4. As part of the conditions for approval, the Board may require the granting of easements (i.e. stormwater, conservation land, etc.) to the Town. Acceptance of easements and land may require approval from the Board of Selectmen and/or the Conservation Commission, and shall follow the procedures outlined in RSA 41:14-a and RSA 36-A: 4, as applicable.

H. Minor Field Modifications and Site Plan Amendments

If at any time before or during construction of the improvements required pursuant to a site plan approval, the applicant demonstrates to the satisfaction of the Town Planner and the Town Engineer that unforeseen conditions make it necessary or preferable to modify the design of the improvements, the Town Planner and the Town Engineer, with input where necessary from the Building Inspector, Conservation Coordinator, or Director of Public Works or his/her designee, may authorize such modifications provided they are limited to the following:

1. Minor changes in the dimensions or locations of any building or structure, which do not require changes in parking, loading, access or public utilities.
2. Minor changes in the configuration of parking lots, which do not result in the change in number of parking spaces required or an encroachment into any approved landscaped area.
3. Minor changes in the locations, dimensions and materials of proposed utilities and drainage improvements, provided the changes do not necessitate permits or approvals from any federal, state or local entity.
4. Changes in the locations and types of outdoor lighting and landscaping, provided that the integrity of the site plan approved by the Planning Board is maintained.

At the discretion of the Town Planner, any request for modification to a site plan, which is not in clear conformance with the guidelines above, shall be referred to the Planning Board for review and action pursuant to Section III of these regulations.

Amendments to an approved site plan that must be submitted to the Planning Board for its prior approval shall include any revision not specifically listed as a minor field modification and shall be submitted to the Planning Board for review and action pursuant to Section III of these regulations. (Added 2007)

I. Developments of Regional Impact

In accordance with RSA 36:54-58, the Board shall review all site plans to determine if they have regional impact and shall follow the notification procedures required in RSA 36:57.

J. Recording and Filing of Plats

1. After an application has met all precedent conditions, the Chairman of the Board or the acting Chairman as directed under the Board's Rules of Procedure shall sign the plans and Mylar. No plat shall be filed or recorded until it has been signed by the Chairman or the acting Chairman. Every approved plat must be filed by the Board with the Rockingham County Register of Deeds (Register). The cost of recording, according to the fee schedule of the Register of Deeds, in effect at the time of the signing, plus an appropriate handling charge shall be paid by the Applicant:

   a. All plats shall be drawn with the following sizes: 8.5" x 11", 11" x 17", 17" x 22", 22" x 34", or such specifications and sizes as may be required by the register of deeds. The material composition of the plats shall be suitable for electronic scanning and archiving by the register of deeds.

   b. ll plats shall have a minimum of ½ inch margins on all sides.

   c. All text and dimensions shall be legible for reproduction, and the text sizes shall be no smaller than .08 of an inch for mechanical drafting and 1/8 inch for hand drafting.

   d. All certifications, seals, and approval blocks shall have original dates and signatures in a legible, permanent black ink.

      i. Type of survey, such as a boundary survey, subdivision, American Land Title Association (ALTA) survey, or lot line adjustment.

      ii. Owner of record.

      iii. Title of plat or development.

      iv. Tax map number.

      v. Name of the town in which the parcel is located.

      vi. Plat and revisions dates.

   e. All plats shall have a scale both as a written and graphic representation.

   f. All plats shall have a north arrow with reference to magnetic grid or astronomic north, as applicable. The north arrow shall be labeled with its reference direction.

   g. Shading over any text shall not be permitted on any plat. Cross hatching or other hatching at a scale large enough not to interfere with text legibility, before and after reproduction, may be permitted.

   h. No lines, whether hatching, boundary lines, or topographic contours shall obstruct or interfere with the legibility, either before or after reproduction, of any bearings, dimensions, or text.

   i. The minimum line widths on plats shall not be smaller than .01 inches.

   (Amended 2007)

2. Per RSA 674:39, every site plan approved by the Board and properly recorded with the Register, shall be exempt from all subsequent changes in the Site Plan and Subdivision Regulations and Zoning Ordinances for a period of four (4) years after the date of recording provided that:

   a. Active and substantial development or building has begun in accordance with the approved plan within 12 months after the date of final approval (recording the plan) and a surety has been posted as required by these regulations;

   b. Development remains in full compliance with the public health regulations;

c. At the time of approval and recording, the plan conforms to the Site Plan and Subdivision Regulations and Zoning Ordinances then in effect;

d. As part of its approval, the Board may specify the threshold level of work which shall constitute "active and substantial development or building," or may extend the 12-month period set forth in paragraph a, above.

e. If the Planning Board does not specify the threshold level of work which shall constitute "active and substantial development or building" the default definition shall be:

i. Construction of and/or installation of basic infrastructure to support the development (roadways, access ways, and the like) to a minimum of gravel base; and utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with approved plans; and

ii. Construction and completion of stormwater management systems or drainage improvements to service the development (detention/retention basins, bioretention systems, treatment swales, pipes, under drain, catch basins, etc.) in accordance with the approved plans; and

iii. All erosion control measures (as specified on the approved plans) must be in place and maintained on the site; and

iv. Items i, ii, and iii shall be reviewed and approved by the Town Engineer and Department of Public Works or designated agent.

(Added 2007)

SECTION IV. Standards

A. Higher Standards Shall Apply

If any other provision of the Town, State or Federal law relates to any matter covered herein, the regulation providing the higher standard shall apply.

B. General Requirements

The applicant/developer shall observe the following general requirements and principles of land use:

1. Land unsuitable for development due to the presence of poorly drained soils, flood hazard, steep slopes or other conditions constituting a danger to health, safety or the environment or contrary to the purposes of this Ordinance and the Master Plan shall not be approved for development unless the applicant presents satisfactory evidence or data to the Board, establishing that the methods proposed to overcome any such conditions are adequate.

2. The Planning Board, in its discretion, will not approve such scattered or premature developments as would make danger or injury to health, safety or prosperity by reason of the lack of water supply, drainage, sewerage, transportation, or other public services or necessitate an excessive expenditure of public funds for the supply of such services.

3. Due regard shall be given to the preservation and protection of existing features, trees, scenic vistas, streams, rock out-cropping, water bodies, other natural resources and historic landmarks.

4. The proposed plan shall conform to the Zoning Ordinance, Master Plan and any other pertinent federal, state and local laws or regulations.

C. Erection of Buildings

No building permit shall be issued by the Building Inspector for the construction of any building, subject to these Regulations, until final approval is granted by the Planning Board, and no certificate of occupancy shall be issued until the all terms and conditions of the Planning Board's approval have been fulfilled, unless otherwise stated in the Board's conditional approval.

D. Review Standards

1. In reviewing site plans, the Board shall take into consideration the public health, safety and general welfare, the comfort and convenience of the general public, and shall ensure that proposed development does not have a detrimental effect on the abutters, the neighborhood, and the environment of the Town.
2. In order to attain these goals, the Board shall determine that:
   i. Appropriate buffers are maintained or installed to screen the use from neighboring properties. Landscape treatment shall consist of natural vegetation, shrubs, trees or fences, as appropriate.
   ii. Safe, adequate and convenient vehicular and pedestrian traffic circulation, both within and adjacent to the site, is provided.
   iii. Requisite off-street parking and loading space is provided, including off-street areas for maneuvering the anticipated trucks or other vehicles.
   iv. Access, parking and loading areas are constructed so as to minimize dust, erosion and run-off conditions that would have a detrimental effect on abutting or neighboring properties. The Planning Board may require paving if appropriate or necessary.
   v. Grading, paving and stormwater management systems will not result in erosion/sedimentation of streams, or damage to abutting properties and roads.
   vi. Light, glare, odors, noise and vibration will not be discernible off the premises except for indirect lighting on permitted signs or security lighting. Such lighting shall not glare on abutting properties or public highways or streets.
   vii. Access to public streets will meet the standards of the New Hampshire Department of Transportation and/or the Town.
   viii. Water supply, sewage, and disposal facilities are provided that meet the needs of the proposed use and comply with applicable regulations.
3. In acting upon any site plan, the Board may take into consideration the recommendations of the Building Inspector, the Public Works Director, the Fire Department, the Police Department, the Highway Safety Committee, the Conservation Commission and any other Town agencies or outside specialists which it may consult.

SECTION V. Submission Requirements

The following items **must** be submitted in order for the Board to consider it a complete application. An applicant must submit a waiver request as outlined in these regulations for any information not provided with the application.

A. Application

A properly filled out and signed application, using the most current application form available.

B. Abutters and all parties to be notified

1. On a separate paper, the correct names and mailing addresses of the following individuals shall be listed:

a. Abutters as defined in RSA 672:3 and these regulations;
b. The owner(s) of record (and applicant, if different);
c. All holders of conservation, preservation or agricultural preservation restrictions;
d. Every engineer, architect, land surveyor or soils scientist whose professional seal appears on the plan.
e. Aquarion Water Company of New Hampshire, or its successor for any application within the Aquifer Protection District. (Amended 5/18/16)

2. Mailing labels, in triplicate, shall be provided. Said labels to contain the correct names and addresses of a through e above. (Amended 5/18/16)

C. Fees

A check made payable to the Town of Hampton equal to the fee required.

D. Site Plan

All applications requiring formal Site Plan Review shall submit eight (8) copies of the site plan in the format outlined in this section. An original Mylar in permanent ink of the site plan plat will be required prior to final approval of the plat. (Amended 5/18/16)

1. Sheet size in conformance with the requirements of the Registry of Deeds of Rockingham County.
2. Scale: 1" = 100', 1" = 80', 1" = 60', 1" = 50', 1" = 40', 1" = 30', 1" = 20', or 1" = 10' as appropriate.
3. Margin of at least ½" outside rules border lines on three sides and at least 2" along the left side for bindings.
4. Proposed site improvements including (but not limited to) streets, driveways, parking, pavement, buildings *(including type of structure)*, stormwater management facilities, and any existing features to remain.
5. Proposed site plan name, plan number, date of plan and any revision dates.
6. Current owner(s) of record (and applicant, if different), option holder, and all abutters and all holders of conservation, preservation, or agricultural preservation restrictions keyed to plan. (amended 9/16/98)
7. Name, license number, seal and address of the New Hampshire registered Land Surveyor and/or registered professional engineer.
8. North arrow and location (locus) map.
9. Tax map and parcel number.
10. Zoning district(s) and lines.
11. Dimensional and setback requirements as listed in current Zoning Ordinance. Dimensions of proposed buildings and proposed setbacks from all property lines. (Amended 2007)
12. Adequate space for the necessary endorsement by the proper authorities.
13. The property lines of the lot including angles or bearings of the lines, dimensions and the lot area prepared and stamped by a registered New Hampshire Land Surveyor.

14. Metes and bounds.
15. All proposed and existing monuments required by these regulations that are adjacent to and in the site shall be shown on the plat.
16. Title and deed references.
17. Easements and other encumbrances.
18. All variances and special exceptions granted by the Board of Adjustment for the parcel involved and the dates granted.
19. Name(s) of proposed streets within a project, as approved by the Board of Selectmen.

E. Detailed Plans

A detailed plan or set of plans shall be provided and shall include the information listed below. The detailed plan information may be combined with the site plan if it does not clutter the plan or create a hard-to-read plan.

1. Existing topographic contours at two-foot intervals and proposed contours after grading. Include benchmarks and datum used.
2. Natural features such as water courses, ponds, wetlands and appropriate setbacks, rock ledges, tree lines and other essential features.
3. FEMA Flood Insurance Rate Map (FIRM) flood zone and 100-year flood elevation contour.
4. Existing and proposed streets, driveways, parking, pavement and buildings, including typical pavement sections and details.
5. Utilities on and adjacent to the tract including location, size and invert elevation of sanitary and stormwater sewers; location and size of water mains; location of gas mains, fire hydrants, electric and telephone poles and street lights. If water mains and sewer are not on or adjacent to the tract, indicate the direct and distance to, and the size of the nearest one of each.
6. Where the topography or other conditions are such as to make it difficult to include any facilities mentioned above, within areas to be dedicated to the public, the preliminary layout shall show the boundaries of proposed permanent easements to be located over or under private property. Such easements shall be not less than 20 feet in width and shall be satisfactory access to existing or proposed public ways.
7. Description of proposed grade surface (i.e. grass, pavement, etc.), and percent of sealed surface (driveways, parking lots and roofs).
8. Stormwater management plan, including location of all structural best management practices including but not limited to catch basins, culverts, drainage pipe, drain manholes, outlets, and subsurface treatment; method of storage and discharge; and three (3) copies of calculations. The calculations shall be consistent with NH Stormwater Manual requirements and shall include water quality, volume, and flow, groundwater recharge volume, peak flow control for flood control purposes, channel protection, effective impervious cover, certification of no adverse effects on downstream drainage facilities, design storm frequency analysis for pre- and post-construction runoff and assessment of pre- and post construction water quality treatment.
9. Location of existing and proposed fire hydrants, street lighting, fencing, loading docks and exterior lighting.
10. Description and location of exterior utility areas including solid waste disposal facilities HVAC units, electric transformers, towers, above-ground fuel storage tanks, etc.

11. A landscaping plan that includes the type, extent, and location of proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained. The plan should also include necessary snow storage areas.
12. The location, size and design of proposed signs and other advertising or instructional devices.
13. Three (3) copies of an architectural rendering showing all elevation views of all buildings and their exterior design.
14. Three (3) sets of floor plans for the proposed construction.
15. Soil erosion and sedimentation control plan.

F. Other Items Required as Applicable

The following items shall be submitted with the application, as applicable.

1. Location and results of test pits and location of primary and secondary leach bed sites as required by NH DES.
2. High Intensity Soil Mapping.
3. Wetland analysis/report, stamped by a NH licensed Soils or Wetland Scientist.
4. Any State or Federal permits required for the project.
5. Any written waiver request as outlined in these regulations.

SECTION VI. Special Requirements

The special requirements outlined in this section may be required by the Board, and will be assessed on a case by case basis.

A. Traffic Impact Analysis

1. Purpose

The review of any site plan conducted by the Board under these regulations shall ascertain that adequate provisions have been made by the owner or his/her authorized agent for traffic safety. To facilitate this review, the Board may require the developer to submit a traffic impact analysis when deemed necessary due to the size, location or traffic-generating characteristic of the development. Traffic Impact Analysis shall address each of the following:

a. Traffic circulation and access, including adequacy of adjacent streets and intersection, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, and existing or recommended traffic signalization.
b. Pedestrian safety and access.
c. Off-street parking and loading.
d. Emergency vehicle access.

2. Independent Review

The Board may retain the services of a consultant qualified in traffic planning to review the traffic impact analysis and to ensure that adequate provisions are made in the development plan to reduce or eliminate those impacts. The Board may further require, pursuant to RSA 676:4(g) that the developer reimburse the Town for reasonable costs of this review. No plan shall be approved until such fees, if applicable, are paid in full.

3. Guidelines for Content of a Traffic Impact Analysis

a. Proposal

i. Size and type of development defined as either gross square feet in commercial, industrial or other non-residential developments OR number of units in residential or overnight accommodation (such as hotels, motels, etc.) developments.

ii. Location Map, with proposed driveways.

b. Traffic Data

i. Manual counts per peak hour data. This data must be gathered at or near time of analysis.

ii. Twenty-four hour machine counts (an average weekday). Machine counts on record may be used if taken less than two years prior to the analysis.

c. Traffic Analysis

i. Assumptions used (i.e. growth rates, committed improvements, and other proposed developments).

ii. Trip generation volumes determined using the Institute of Transportation Engineers (ITE) "Trip Generation Manual" as amended. Refer to ITE code numbers. Trip generation volumes not obtainable using manual must be documented.

iii. Required Level of Analysis:

- All analyses must be completed for existing conditions, existing conditions plus 10 years (no build), opening year, and opening year plus 10 years (build).
- Analysis for each proposed driveway at its intersection with an existing street must conform to "Transportation Research Circular 212" Intersection Capacity Analysis.
- Assignment of generated traffic to surrounding road network. Analysis of adjacent road network and intersection for roadway and intersection capacity. (Note: For roadway capacity analysis, techniques developed in the Highway Capacity Manual, as amended are recommended. For intersection capacity analysis techniques developed in "Transportation Research Circular 212" are recommended).

d. Conclusions

Summary of improvements by location, including but not limited to:

i. additional pavement widths and markings for right and left turn lanes;

ii. additional traffic lanes; and

iii. intersection signalization.

B. Performance and Maintenance Surety (Amended 5/18/16)

1. Prior to the final approval of the site plan, the Board may require performance surety to ensure the completion of required improvements. The surety shall be in a form and amount satisfactory to the Board to insure the construction and installation of such improvements. The surety shall be in an amount, as estimated by the applicant's engineer and as reviewed and approved by the Department of Public Works and the

Planning Board's Engineering Consultant, and in a form satisfactory to the Board to insure the construction and installation of such improvements. The Board may accept as a surety, one of the following:

a. certified check, bank check, or savings account passbook properly endorsed to the Town of Hampton.

b. irrevocable Letter of Credit written so as to be self-calling.

c. performance bond written so as to be self-calling (Amended 5/20/92)

2. A performance agreement for any improvements and for compliance with any condition shall be submitted and is subject to review and approval by Town Counsel as to proper legal form and enforceability. The cost of this review shall be borne by the applicant.

3. As improvements are completed, the surety may be reduced based on the following schedule. Prior to release of funds, the applicant shall submit a written request to the Planning Board that includes certification by the engineer of work completed to date.

   a. Fifty percent (50%) of any surety filed with the Board for the benefit of the Town for satisfactory completion of the streets, drainage, sewage and water lines, and all other facilities and improvements shown upon said site plan, may be released to the developer when the following are completed and accepted:

      i. Approval of the underground utilities, including sewer and stormwater lines;

      ii. Application of binder paving.

      iii. Installation of sedimentation measures and slope stabilization.

   b. Subsequent reductions in the surety amount may be made once the following are completed and accepted. The amount of reduction shall be based on the original cost estimate of work, but shall not exceed 90% of original surety amount.

      i. Completion of final paving and loaming and seeding the right-of-way;

      ii. Submittal of "as-built" plans and profile, prepared by a surveyor and an engineer, on a reproducible wash-off-Mylar, with three (3) blueline copies, scale of 1"=50' on sheets of 22" x 34", showing all property lines, edges of pavement, sewer laterals at the property line and mains (with ties from permanent features) and all utilities located by station and offset from the final base line stationing of the sanitary sewer if present, if not, then from the center line of the right-of-way;

      iii. Final cleanup, including removing sediment from all catch basin sumps;

      iv. Completion of any punch list items determined by the Department of Public Works;

      v. Installation of monumentation and submittal of certificate of monumentation;

      vi. Installation of streetlights, street name signs, stop signs, and/or other required traffic signs;

      vii. If a new Roadway is proposed: submittal of a deed from the applicant to the Town for all rights-of-way and easements, acceptance of the deed by the Board of Selectmen and subsequent recording of said deed(s) at the Registry of Deeds.

   c. If public ROW improvements are required, or if a new roadway is constructed: ten percent (10%) of the original surety amount shall be retained as maintenance surety for one (1) year after the date of conveyance to insure the continued proper operation

and integrity of the streets, drainage, sewer and water lines, and all other facilities and improvements. Should any improvement fail or need repair, the Town shall be able to draw on this surety as reimbursement of costs.

4. The acceptance of a deed, as provided above, by the Board of Selectmen, and subsequent recording, shall acknowledge the formal dedication of the streets, and maintenance thereafter shall be the responsibility of the Town. (Amended 5/20/92)

SECTION VII. Design and Construction Requirements

A. Architectural Design (Added May 18, 2016)

1. The Planning Board shall consider the proposed architectural features of non-residential buildings to ensure new development and redevelopment projects are consistent with traditional New England character, with an emphasis on blending the building design with the constructed and natural elements of the site. These regulations are intended to enhance the visual appearance of the community, protect the value of public and private investment, and promote continued economic development. While consistency with the Town of Hampton's unique New England Seacoast charm discourages routine franchise architecture and strip mall vistas, the Planning Board is interested in assisting applicants with their projects so that compatible building design can be achieved.

2. New buildings shall be designed to fit the specific characteristics of the subject site. The architecture shall be influenced by traditional New England building forms, the needs of the intended users, the nature of the intended use, and other site-specific factors. Site amenities including but not limited to landscaping, lighting, walkways, fences, accent walls, and signage shall be aesthetically consistent with building form and style, and shall be considered to be part of the overall architectural design.

3. Additions, accessory buildings, and the adaptive re-use of buildings should be designed with respect to the proportions and details of the original building. Enhancements to the most visible portions of noncompliant existing buildings which are inconsistent with these regulations are encouraged.

4. The following design elements shall be considered by the Planning Board with the understanding that the list cannot reflect all possible proposed building situations.

   a. Variation in detail, form, and siting shall be followed to provide visual interest. Monotonous design or box-shaped structures are discouraged.

      i. All new buildings and additions shall have pitched roofs or gabled roofs in order to prevent the construction of buildings with long, horizontal roof lines,

      ii. Where pitched roofs are not practical, the use of false building fronts shall be used to imitate pitched roofs to vary the horizontal lines along portions of the façade. All sides of a structure shall receive design consideration. The façade shall be related in design to the remainder of the building.

      iii. Facades shall be varied using structural features that delineate breaks in a horizontal surface.

      iv. All roof top utilities and mechanical units shall be located so as to not be visible or audible at street level or from public areas at ground level.

      v. When the Planning Board determines it is appropriate to deviate from these design elements, such deviation shall involve due consideration to the

general intent of these architectural design regulations. The Planning Board may consider alternative architectural solutions provided that emphasis remains placed on traditional New England aesthetics, compatibility, and creativity.

b. The exterior surfaces of all buildings shall be covered with wood, stone, brick, or man-made materials that simulate natural traditional construction materials. Pitched roofs shall be constructed of shingles, metal roofing, or other materials traditional to New England.

c. Windows shall be provided on the exterior wall surface of the portions of the building facing a public right-of-way, parking area, or adjacent development area.

5. Applicants are encouraged to schedule an Optional Pre-application Review (Preliminary Conceptual Consultation and/or Design Review) as described in Section III.C.1 of these regulations prior to proceeding with a Final Site Plan.

B. Access and Roadway Design

1. The Planning Board shall approve of the design for a proposed access/egress point onto the public way, which point shall provide an adequate sight distance, grade, width, and curb.

2. In all cases, the number of points of access to a given street shall be held to a minimum, preferably one, in order to reduce traffic hazards from turning movements and to ease the installation of traffic control devices when necessary.

3. The Board may require improvement of existing access/egress point(s) to provide safe flow onto abutting streets, should increased traffic be generated by the developer.

4. Off-site requirements may be required, such as pavement width, deceleration lanes, curbing, guardrails, or signal devices.

5. Traffic circulation, pedestrian access, parking and loading facilities, emergency and fire access shall be designed and located to ensure safety on the site.

6. When new and/or additions to paved roadways are required, they shall be constructed in accordance with the typical cross-section in Appendix D.

a. Permits for residential driveways more than one hundred fifty (150) feet in length shall only be issued following recommendation by the Hampton Fire Department and approval by the Planning Board. (Amended 12/17/97)

b. Commercial driveways: The width shall be as recommended by the Town of Hampton Fire Department. (Amended 12/17/97)

c. Private roads shall be built to the same quality standards as town-accepted roads. The width of the roadway shall be as recommended by the Town of Hampton Fire Department. (Amended 12/17/97)

d. Variation from the accepted standards as shown in Appendix D may only be granted with a written waiver, as outlined in these regulations.

7. When required, street name signs, stop signs, and/or other traffic signs shall be shown on the plan and installed by the developer.

C. Parking Lot Design

1. Parking areas and drives shall be paved if public use is intended; however, the Board may waive paving to reduce runoff which cannot be disposed of properly.

2. Each parking space shall conform to the definition in Section 1.6 of the Zoning Ordinance of the Town of Hampton.

3. Sufficient areas shall be provided for easy access into and out of the parking spaces. The following standards shall be used in determining aisle width:

Angle of Parking Space	Aisle Width Required
90°	22 feet
60° or less	18 feet
45° or less	11 feet

4. The minimum grade for parking areas shall be .5%, the maximum grade shall be five percent (5%).

5. The final design of the parking lot shall be subject to approval of the Board, which may require other standards as special circumstances warrant.

D. Landscaping and Screening

1. Landscaping and screening shall be provided with proper regard to adjacent properties, the public highway and within the site, including interior landscaping of parking areas.

2. All outdoor storage areas and trash receptacles shall be screened to prevent visibility from neighboring properties.

E. Stormwater Management

A stormwater management plan will be required for all approved site plans except as exempted by vote of the Planning Board. (Amended 2007) The design and maintenance of stormwater management systems shall conform to the appropriate Best Management Practices in the most recent edition of the NH Stormwater Manual.

The following standards shall apply:

1. The USDA NRCS method TR- 55 Urban Hydrology for Small Watersheds shall be used for estimating stormwater runoff. (The Rational method is not acceptable for storm water analysis except for static analysis of storm drains.)

2. Low Impact Development practices, which are designed to mimic natural hydrology by reducing impervious surfaces and stormwater runoff and increasing groundwater recharge and pollutant removal, shall be used to the extent practicable unless the applicant can document infeasibility to the satisfaction of the Planning Board.

3. Stormwater runoff analysis shall include modeling of 2-year, 10-year, 25-year, 50-year and 100-year 24-hour rainfall events. The peak rate of runoff after development shall match the existing condition runoff for these events to the extent possible.

4. Stormwater management systems for roadways that consist primarily of catch basins, manholes and storm drain piping shall be designed to accommodate a 25-year, 24-hour storm event. Swales, ponds. bioretention and infiltration systems and other structures subject to erosion or potential flooding shall be designed to be stable during a 100-year storm event. Outlets from storm drainage systems shall be designed to consistent with the NH Stormwater

Manual and insure discharge_velocities do not cause erosion. The Planning Board may require energy analysis (hydraulic grade line analysis) of storm drain systems if deemed necessary.

5. A stormwater management plan shall be prepared for any use that will render an area impervious for more than 15% or 10,000 square feet of any lot.

6. Sites requiring a Site Specific Permit from the State of New Hampshire shall meet the stormwater management requirements of the NH DES Best Management Practices for Urban Stormwater Runoff, as amended (BMP USR) as well as the Green Book, as amended.

7. The peak rate of runoff discharged from the site shall not exceed the existing discharge rate. Existing patterns of runoff across site boundaries shall not be changed.

8. Stormwater management for the site shall emulate the natural hydraulics and conveyance system of the site to the extent feasible. Stormwater discharge from the site should occur at the natural drainage points as determined by topography and existing drainage patterns.

9. The Stormwater Management Plan for the development or redevelopment of the site shall be designed and stamped by a New Hampshire Registered Professional Engineer and be sized to be consistent with the NH Stormwater Manual requirements addressing the following:

10. Water Quality Volume (WQV) – The WQV is the amount of stormwater runoff produced during rain events that shall be treated through appropriate BMPs. The WQV represents the volume of runoff produced from the first one-inch of rainfall falling on impervious surfaces. On average and on an annual basis, 90% of all runoff is produced by storms that produce one inch of rainfall or less.

11. Water Quality Flow (WQF) – represents the flow rate (expressed in cubic feet per second) associated with the runoff produced from the first 1-inch of rainfall and is typically used in combination with the WQV to size of the water quality treatment practices such as rain pre-treatment devices.

12. Groundwater Recharge Volume (GRV) – As a means of maintaining the pre-development groundwater recharge volume from the site, the design shall include infiltration practices that enable groundwater that relates to the sites hydrologic soil conditions.

13. Peak Flow Control for Flood Control Purposes – Consistent with NH DES requirements in the NH Stormwater Manual, drainage calculations shall be conducted to show that the post-development flow rates for all flows leaving the site does not exceed the pre-development flow rates for 2-year, 10-year, 25-year, 50-year and 100-year, 24-hour design storms The applicant shall also demonstrate no adverse impact to downstream properties for proposed development within an identified 100-year floodplain.

14. Channel Protection – Post-development flow shall comply with one of the two following criteria:

a. If the runoff volume for a 2-year, 24-hour storm volume has not increased over the pre-development storm volume, then the post-development peak rate for a 2-year storm needs to be no greater than the pre-development peak flow.

b. If the runoff volume for the 2-year, 24-hour storm will increase then the post-development peak rate of flow for a 2-year, 24-hour storm shall be controlled to less than 50 percent of the peak flow rate of a 2-year, 24 hour storm or to the 1-year, 24-hour pre-development.

c. Effective Impervious Cover (EIC) – Calculate the effective impervious cover and determine if project falls under the "1065" rule. If not, confirm whether project will be required to prepare a pollutant loading and meet water quality requirements under antidegradation requirements.

d. Certification of No Adverse Effects on Downstream Drainage Facilities – The applicant's engineer (registered professional engineer) shall determine and certify that any additional runoff produced from the proposed development will not have any

adverse impact or overload any existing downstream facilities either on public or private property. The following certification statement shall be included on the site plan: "I certify that any additional runoff related to the proposed development on this site will not have any adverse effects on any open or closed, public or private downstream drainage facilities or natural resources, under the proposed design assumptions and considerations"

e. Design Storm Frequency – The post-development peak flow rate shall not exceed the pre-development flow rate for 2-year, 10-year, 25-year, 50-year and 100-year storm events for all flows leaving the site.

f. Catch Basins – All catch basins shall be designed with a minimum 3-foot sump. Commercial sites that have the potential for oil and gasoline spills shall have catch basins equipped with inverted hood outlets.

g. French or trench type drains shall not be allowed for the purpose of draining surface water from any street that will, or has the potential to, become the property of the Town.

h. Components of a stormwater system shall not be located within Town and/or State-owned Right-of-Ways (ROW) unless written approval is received from DPW and/or NH DOT. Proposed systems shall be located entirely on the lot of application. If multiple lots are included on the proposed site plan, the proposed stormwater system shall be contained on one lot. This lot must remain a buildable lot, and shall meet all requirements for a lot as outlined in the Town's Zoning Ordinance. If an applicant demonstrates that locating the stormwater component or facility on one lot would not be the best solution to comply with all of the other requirements of this section, the applicant may request a waiver from this requirement.

15. The Planning Board may, at the applicant's expense, have the stormwater management plans reviewed by an independent engineer designated by the Board.

16. The Planning Board shall, at the applicant's expense, require phased inspections of the pro posed stormwater management system. The frequency and extent of these inspections will be determined by and under the direction of the Director of Public Works.

17. A Stormwater Management Operation and Maintenance Plan (O&M Plan) that ensures adequate long term operation and maintenance of stormwater Best Management Practices (BMPs) shall be prepared for the stormwater management system. The plan shall establish the functional, financial and organizational mechanisms for ongoing operation and maintenance of the stormwater management system that insures that it continues to function as designed. The plan shall address the following:

a. All components within land deeded to the Town for ROW shall be the responsibility of the Town once accepted by the Town, to include but not limited to: pipes, ditches, catch basins, shoulders, etc.

b. Closed pipes extending out from the Town ROW may be the responsibility of the Town once accepted by the DPW and Town and located within an easement running to the Town for that purpose. As-constructed plans must be provided to the Town before acceptance. (Amended 2007)

c. Stormwater Management Best Management Practices including bioretention and subsurface infiltration systems, surface treatment systems defined by the NH Stormwater Manual, including but not limited to: treatment swales, level spreaders, filter strips, rain gardens, pervious pavement, sand filters, dry ponds and wet ponds, outside of the ROW shall be the sole responsibility of and shall be maintained by the owner of the lot or by the owners association if applicable. If the system extends over more than one lot, then the applicant shall demonstrate which lot owner(s) shall be responsible for maintenance. (Amended 2007)

d. Maintenance of open drainage systems shall follow the recommendations of the Stormwater Management and Erosion and Sediment Control Handbook for Urban Developing Areas in NH, as amended. The Town reserves the right to correct deficiencies in such drainage systems resulting from improper or inadequate maintenance if, in the opinion of the Town, there is a threat to the safety or property of the general public from such deficiencies.

e. The O&M Plan shall include details of the inspection and maintenance requirements of the stormwater Best Management Practices. The plan shall identify the party(ies) responsible for implementing the O&M Plan once construction is complete.

f. Annual O&M Report and Certification – The property owner or association identified as responsible for the operation and maintenance of the stormwater management system shall provide a report on activities performed throughout the year and a certification that the system continues to function as designed. The annual report and certification shall be submitted to the Town Planner by December 31st of each year.

g. Those portions of a proposed stormwater management system not within Town ROW and proposed to be maintained by the Town shall be located within a drainage easement per Appendix C and shall be subject to acceptance by the Town. Privately maintained systems that do not connect to a Town maintained system are not required to be the subject of an easement. (Amended 2007)

18. Easement widths and building setbacks for detention ponds shall be as follows:

a. The easement area shall cover the entire pond and extend 5 feet from the toe of the exterior slope.

b. The easement area shall extend 5 feet from the emergency overflow.

c. Any pond not abutting the ROW shall provide a 15-foot wide access easement from the ROW to the pond.

d. The pond shall be set back from proposed or existing septic systems 75 feet, unless reduced by the State of New Hampshire, Department of Environmental Services Subsurface Systems Bureau.

e. Easement widths and building setbacks (BSB) for pipes and channels shall be as follows:

For Pipes		
ID (inside diameter)	**Easement Width**	**Building Setback**
ID ≤ 36"	15 feet	5 feet from easement 10 feet from pipe
36" < ID ≤ 60"	20 feet	7.5 feet from easement 10 feet from pipe
ID > 60"	ID plus 10 feet either side	10 feet from easement
For Channels and Swales		
W (top width of channel)	**Easement Width**	**Building Setback**
W ≤ 10 feet	20 feet	10 feet from top of slope
10 feet < W ≤ 30 feet	W plus 10 feet each side	10 feet from easement
W > 30 feet	W plus 15 feet each side	To be determined by Planning Board. Minimum 10 feet from top of slope.

19. The Planning Board may waive the requirements of this section if, in its judgment, a waiver is deemed to be in the best interest of the Town.

F. Erosion and Sediment Control Regulations

1. General

For the purpose of controlling soil erosion and sedimentation in surface waters resulting from site construction and development, no site plan shall be approved without plans for erosion and sediment control, unless a waiver is applied for and approved by the Board as provided in these regulations. A waiver may only be granted if:

a. No new construction and/or disturbance is proposed, or

b. If the project receives a waiver from the USEPA General Permit Discharges from Large and Small Construction Activities.

2. Standards

The following standards shall be applied in planning for erosion and sediment control:

a. Whenever practical, natural vegetation shall be retained, protected or supplemented. The stripping of vegetation will be done in a manner that minimizes soil erosion.

b. The disturbed area shall be kept to a minimum and shall be protected from erosion during the winter months.

c. Measures shall be taken to control sediment and retain it within the project area. To the extent possible, sediment in runoff water shall be trapped and retained within the project area.

d. Final vegetation and permanent erosion control structures shall be installed as soon as possible following disturbances on the site.

e. Off-site surface water shall either be diverted around, or conducted safely through, the project area.

f. All plans shall conform to the most recent edition of the NH Stormwater Manual.

g. The plans shall include methods for controlling wastes such as discarded building materials, concrete truck wash out, chemicals, litter, and sanitary wastes. These plans shall conform to the restrictions required by the EPA Storm Water Phase II Program.

3. Responsibility For Installation/Construction

The applicant shall bear final responsibility for the installation and construction of all erosion and sediment control measures required by the provisions of this Section. Where erosion and sediment control plans call for the construction of permanent erosion or sediment control measures, the Board may require a bond or other surety sufficient to provide for the actual construction and installation of such improvements within a period specified by the Board.

G. Water and Sewer Service

1. In areas of Town where municipal sewer service or private utility company water supply is not provided, sewage disposal systems and water supply must be sized to meet the needs of the proposed use.

2. Should connection to the municipal sewer system be requested, the applicant shall obtain a letter from the Public Works Director indicating acceptance of the proposed design and agreement to furnish the requested service once the project is approved by the Planning Board. If the capacity of the system is such that provision of the service is denied, the Planning Board shall deny the application until such time as: (1) the Town, based upon the Sewer Master Plan, is able to upgrade the facilities to provide service, or (2) a proposal is agreed upon to upgrade said service at the developer's expense.

3. The expansion of existing uses which create additional demands for sewage shall be subject to this section.

H. Construction Standards

1. Whenever, in the construction of a non-residential or multi-family development, pavement on an existing Town street is disturbed due to the inclusion of any utility, the road surface will be replaced using the following method. The excavated ditch will be replaced with clean bank-run gravel to an elevation of nine inches (9") below the finished grade; six inches (6") of gravel, New Hampshire Standard Specification 304.4; 95% compaction; a two inch (2") tight binder in the trench with a one inch (1") overlay wearing course to the entire width of the road.

2. All site plans requiring the construction of a sanitary sewer, drainage system or roadway will require review by the Department of Public Works. The Board may also request review by the designated Town engineer, at the expense of the developer, in order to see that they comply with the Town's Master Plan, best engineering practices, and Federal, State and Town regulations.

3. A resident inspector will be required for all site plans requiring the construction of a road. It shall be the responsibility of the developer's engineer to provide the resident inspector subject to the approval of the Director of Public Works. It shall be the responsibility of the resident inspector to see that the site plan is in fact constructed in accordance with the approved plan. The developer's engineer shall certify, at the completion of the work, that the work has been completed in accordance with the approved plans and specifications. All required test results shall be submitted to the Director of Public Works. If, during construction, the resident inspector discovers any errors or changes that will require a deviation from the approved plan, he will notify the engineer and the Director of Public Works of same.

4. A pre-construction conference will be mandatory prior to the beginning of any construction of a site plan involving municipal improvements. It shall be called by the developer. In attendance will be representatives of the Public Works Department, Police and Fire

Departments, all utility companies involved and the developer's engineer, contractor, resident inspector, and any State and/or Federal officials, as necessary.

I. Fire Protection

1. Fire alarms and fire hydrants shall be provided as specified by the Fire Department, indicated on the plans and installed by the applicant.

2. Hydrant locations for relocations or additions to existing water mains shall be spaced so that no structure is more than 600 feet along a street front from a hydrant.

3. No hydrants which have been approved for a development shall be operative until construction with combustible materials begins. The installation of concrete foundations is allowed prior to hydrants being operational. Hydrant(s) may be placed into service up to seven (7) days prior to construction with combustible materials. Combustible materials shall be as defined by the Town adopted BOCA Basic National Building Code.

4. The Chief of the Fire Department or his designee may require hydrants to be operational before construction of the development begins.

5. Hydrants shall be installed so that there will be not less than 18 inches from the bottom of the steamer connection to the finish grade.

6. The Fire Department will make recommendations for hydrant locations to the Planning Board within time specified in the written request. When final plans are approved by the Planning Board, a copy of the plan showing hydrant locations shall be forwarded to the Fire Department. The Fire Department will follow-up with a letter to the Town Manager requesting approval for the hydrant(s) installation.

J. Lot Monumentation

1. Street construction

In situations where a public road is proposed, the developer shall install concrete or granite monuments at least four feet in length and four inches in diameter with suitable drill hole at the center point, at the beginning and end of each curve at each street intersection on the right-of-way. The developer shall further install additional concrete or granite monuments along street lines within the site such that two permanent concrete or granite monuments, one rear and one fore, are visible from each other concrete or granite monument within the site or project area.

2. Lot corners

In situations where monumentation does not exist, a minimum one inch diameter iron pipe monuments shall be set at all lot corners on the site to establish the boundary lines of lots upon the ground with reasonable permanence. Each monument shall be set two to six inches above the finished grade of the surrounding property. Where appropriate, one inch deep drill holes may be set in an existing stone wall or in ledge, in lieu of a required monument. When it is impossible or impractical to set a boundary monument on a corner, it shall be set in compliance with NH Land Surveyors Administrative Rules.

3. Wetland buffers and boundaries

a. Granite or concrete monuments, at least four feet in length and four inches in diameter with suitable drill hole at the center point shall be set along the defined edge of wetlands.

b. Conservation Commission disks, approximately 4 inches in diameter, shall be placed along the edge of wetland buffers, conservation easements and conservation land. In situations where Conservation Commission disks cannot be installed, an alternate method of buffer edge demarcation may be approved by the Board.

c. The location and placement of monumentation and markers shall be determined by the Planning Board and made a condition of approval. The developer shall bear the cost of installation of the monument and disks.

4. For situations in which installation of monuments cannot comply with paragraphs 1 & 2 of this section, a licensed land surveyor may substitute an alternate monument as long as the monument complies with the NH Code of Administrative Rules, Board of Licensure for Land Surveyors, LAN 503.08, as amended (authorized by RSA 310-A:53).

5. To insure the installation of monuments required by the site plan, the developer shall meet either of following requirements:

a. All monumentation shall be in place and certified prior to final approval of the site plan OR

b. A surety shall be collected and held until all monumentation has been installed and certified.

6. Once in place, a form certifying that the monumentation has been accurately installed shall be filed with the Planning Board by the developer. The form shall contain the signature and seal of the licensed land surveyor that certified the placement of the monumentation. (Amended 9/6/89 and 9/5/90)

SECTION VIII. Special Flood Hazard Areas

All site plan proposals governed by these Regulations having lands identified as Special Flood Hazard Areas in the "Flood Insurance Study for the County of Rockingham, NH" as amended together with the associated Flood Insurance Rate dated May 17, 2005, as amended, shall meet the following requirements:

1. Site plan proposals, including their utilities and drainage, shall be located and designed to be consistent with the need to minimize flood damage.

2. All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located and constructed to minimize or eliminate flood damage.

3. Adequate drainage shall be provided to reduce exposure to flood hazards.

4. Water and Waste Disposal systems:

    a. New and replacement water systems (including on-site systems) shall be located, designed and constructed to minimize infiltration and avoid impairment.

    b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood water.

    c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5. In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to the Board, in addition to the copies required by RSA 482-A:3 Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Board, including notice of all scheduled hearings before the Wetlands Bureau.

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 can and will be maintained.

6. Site plan proposals shall include 100-year flood elevation data.
(Please note that this statement was included to be consistent with the town's subdivision regulations. This statement is more restrictive than what the NFIP requires. If the town wishes to only require the minimum NFIP requirement then the following statement should be used instead: *All proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).*

7. All necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

SECTION IX. Special Requirements for Telecommunication Towers and/or Facilities.

A. Aesthetics and Lighting

The guidelines in this subsection shall govern the location of all towers, and the installation of all commercial antennas. However, the Planning Board may waive these requirements, in accordance with these regulations, only if it determines that the goals of this regulation are served thereby.

1. Towers shall either maintain a galvanized steel finish, subject to any applicable standards of the FAA or be painted, so as to reduce visual obtrusiveness.

2. At a tower site, the design of the buildings and related structures shall, to the maximum extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities with the natural setting and built environment. These buildings and facilities shall also be subject to all other Site Plan Review Regulation requirements.

3. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

4. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

5. Towers shall not contain any permanent or temporary signs, writing, symbols, or any graphic representation of any kind.

B. Federal Requirements.

All towers must meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Regulation shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal, in accordance with these regulations, of the tower or antenna, as abandoned, at the owner's expense through the execution of the posted security.

C. Building Codes-Safety Standards.

To ensure the structural integrity of towers and antennas, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the Town concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within 30 days, such action shall constitute an abandonment and grounds for the removal, in accordance with these regulations, of the tower or antenna, as abandoned, at the owner's expense through execution of the posted security.

D. Additional Requirements for Telecommunications Facilities

These requirements shall supersede any and all other applicable standards found elsewhere in Town Ordinances or Regulations that are less strict.

1. Setbacks and Separation.

See Article IV, Table II of The Hampton Zoning Ordinance.

2. Security Fencing. Towers shall be enclosed by security fencing not less than six feet in height and shall also be equipped with an appropriate anti-climbing device.

3. Landscaping.

a. Towers shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from any adjacent property. The standard buffer shall consist of a landscaped strip at least 25 feet wide outside the perimeter of the compound. Natural vegetation is preferred.

b. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived entirely.

c. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large wooded lots, natural growth around the property may be deemed a sufficient buffer.

E. Information Required

Each applicant under this regulation shall submit a scaled plan in accordance with the Site Plan Review Regulations and further information including; a scaled elevation view, topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses (up to 200' away), and any other information deemed necessary by the Planning Board to assess compliance with this ordinance. Furthermore, the applicant shall submit the following prior to any approval by the Board:

1. The applicant shall submit written proof that the proposed use/facility complies with the FCC regulations on radio frequency (RF) exposure guidelines.

2. The applicant shall submit written proof that an evaluation has taken place, as well as the results of such evaluation, satisfying the requirements of the National Environmental Policy Act (NEPA) further referenced in applicable FCC rules. If an Environmental Assessment (EA) or an Environmental Impact Statement (EIS) is required under the FCC rules and NEPA, submission of the EA or EIS to the Board prior to the beginning of the federal 30 day comment period, and the Town process, shall become part of the application requirements.

3. Each applicant for an antenna and or tower shall provide to the Planning Board an inventory of its existing towers that are within the jurisdiction of the Town and those within two miles of the border thereof, including specific information about the location, height, design of each tower, as well as economic and technological feasibility for co-location on the inventoried

towns. The Planning Board may share such information with other applicants applying for approvals or conditional use permits under this ordinance or other organizations seeking to locate antennas within the jurisdiction of the governing authority, provided, however that the Planning Board is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

If the applicant is proposing to build a new tower, the applicant shall submit written evidence demonstrating that no existing structure can accommodate the applicant's proposed antenna. This evidence can consist of but not necessarily be limited to: substantial evidence that no existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements, provided that a description of the geographic area is also submitted.

4. The applicant proposing to build a new tower shall submit an agreement with the Town that allows for the maximum allowance of co-location upon the new structure. Such statement shall become a condition to any approval. This statement shall, at a minimum, require the applicant to supply available co-location for reasonable fees and costs to other telecommunications providers. Failure to provide such an agreement is evidence of the applicant's unwillingness to cooperate with the orderly and well planned development of the Town, and grounds for a denial.

5. The applicant shall submit the engineering information detailing the size and coverage required for the facility location. The Planning Board may have this information reviewed by a consultant for verification of any claims made by the applicant regarding technological limitations and feasibility for alternative locations. Cost for this review shall be borne by the applicant in accordance with RSA 676:4 and applicable Site Plan Regulations.

F. Bonding and Security

Recognizing the extremely hazardous situation presented by abandoned and unmonitored towers, the Planning Board shall set the form and amount of security which represents the cost for removal and disposal of abandoned towers in the event that the tower is abandoned and the tower owner is incapable and unwilling to remove the tower in accordance with these regulations.

G. Removal of abandoned antennas and towers

Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned and hazardous to the public health and safety, unless the owner of said tower provides proof of quarterly inspections. The owner shall remove the abandoned structure within 90 days of receipt of a declaration of abandonment from the Town notifying the owner of such abandonment. A declaration of abandonment shall only be issued following a public hearing, noticed per Town regulations, with notice to abutters and the last known owner/operator of the tower. If the abandoned tower is not removed within 90 days the Town may execute the security and have the tower removed. If there are two or more users of a single tower, this provision shall not become effective until all users cease using the tower.

SECTION X. Administration and Enforcement

A. General

These Regulations shall be administered by the Planning Board. The enforcement of these Regulations is vested with the Board of Selectmen.

B. Waivers

Following a public hearing for which proper notice has been given to the general public and abutters, the Board may waive such requirements of the foregoing Regulations that it

determines, 1) are not requisite to the interest of public health, safety, general welfare, and 2) do not contribute to the objectives of the regulations because of special circumstances and conditions relating to a particular site plan. When making its determination as to any waiver, the Board shall take into consideration the prospective character of the development and of abutting properties.

When the applicant desires the waiver of any provisions of the foregoing Regulations, the applicant shall include a request therefore with a statement of reasons for such request, with the application for approval of the preliminary or final plan. Any such request for waivers shall be included in any notice given to the public and also in notice to abutters.

Costs for any additional public hearing held for the purpose of waivers shall be assessed to the applicant.

C. Penalties and Fines

Any violation of this Regulation shall be subject to a civil fine or criminal penalty as provided in RSA 676:17, as amended. The Board of Selectmen, or the Building Inspector, is hereby designated as the proper local authorities of the Town to institute appropriate action under the provisions of RSA 676:17.

D. Other Regulations

Where these Regulations are in conflict with other local, state or federal ordinances, the more stringent shall apply.

E. Validity

If any Section or part of Section or paragraph of these Regulations shall be declared invalid or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or Sections or part of a Section or paragraph of these Regulations.

F. Record of Adoption

The Site Plan Review Regulations of the Town of Hampton have been adopted by a majority vote of the Hampton Planning Board on July 10, 2002 following a duly notified public hearing held on July 10, 2002. These Site Plan Review Regulations replace all sections of the previous Site Plan Review Regulations.

APPENDIX A Use Change Application Review (Amended May 18, 2016)

1. Each Use Change request must be accompanied by the current application fee.

2. Uses allowed are only those uses permitted in the appropriate zones and as classified under Article III, Use Regulations of the Hampton Zoning Ordinance, or where otherwise provided in said Zoning Ordinance. In situations where the use classification under Article III (or where otherwise provided) is unclear as to a specific use, the final determination of its classification shall be made by the Building Inspector. Any use not specifically enumerated or defined in the Zoning Ordinance is prohibited.

3. Use Changes requiring Planning Board review are determined to be:

   a. Any use of a residential or non-residential nature which is proposed to be changed to another use which is dissimilar but is in conformance with the Use Regulations provided in the Hampton Zoning Ordinance.

   b. Any change of use of a non-residential or multifamily dwelling site resulting in a change in the number of parking spaces required by Article VI of the Hampton Zoning Ordinance.

   c. Any change of use which results in the need for a new Certificate of Occupancy.

   d. In the Town Center Zoning District, all changes of building occupancy involving any use of a non-residential nature regardless of similarity or not to the former use (this excludes ownership changes where the existing use is maintained without expansion).

   e. Any use which, in the opinion of the Building Inspector or the Town Planner, requires Planning Board approval in order to safeguard the health, welfare, convenience and safety of Hampton's citizens and recreational guests.

4. Proposals for Use Change Review must include the following information:

   a. Present use and proposed use of the property.

   b. Present and proposed parking facilities (to conform to the requirements of Article VI).

   c. A sketch of the property showing street frontage, building location, parking, driveways, traffic flow, loading spaces and walkways.

   d. Location, description, and size of existing and/or proposed signs.

   e. Physical changes to the exterior of the structure including lighting.

   f. General conformance with ADA requirements for accessibility. Unless technically infeasible, existing buildings that undergo a complete or partial Change of Use or Occupancy must comply with the ADA requirements and provisions of the Town of Hampton Building Codes, as adopted. Following Use Change approval by the Planning Board, and prior to occupancy, the Building Department shall verify compliance has been achieved in accordance with the Town's adopted building codes.

   g. A sketch with rough dimensions of the interior layout of the proposed use.

Where an area of primary function is altered, renovated and/or remodeled concurrently with a Change of Use or Occupancy, other standards and requirements may apply.

The requirement to provide all of the information specified in 4a through 4g may be waived, at the discretion of the Town Planner, if it is determined that the information is irrelevant or unnecessary to conduct a proper review of the use change request.

5. The Planning Board may request any further information it deems necessary for proper review of the use change request. The Planning Board shall not take action upon said application until all information is provided to the Board's satisfaction.

APPENDIX A-1 TEMPORARY PARKING LOT REVIEW

1. As per ARTICLE III - USE REGULATION, Section 3.26a of the Hampton Zoning Ordinance, Parking Lots and/or Parking Areas are permitted only in the B, BS, BS1, & I zones.

2. Proposals for Temporary Parking Lot Review must include at a minimum the following information on a site plan:

   a. Surface material of lot/parking area;
   b. Parking diagram showing delineation of spaces;
   c. Ingress and egress points, and
   d. Hours of operation, and manned hours.

3. A waiver is required if the lot surface is not paved.

4. All spaces must be 9' x 18' with an aisle width of 22' at a minimum; There shall be one ADA accessible parking space for every fifteen spaces. Signage at entrances shall delineate the following: towing rules, hours of operation, emergency phone number and capacity.

5. Entrances and exits must be permitted by Department of Public Works or the State.

6. Parking spaces must be delineated by lines, curb stops or signs.

7. A fence, rope fence, or curb stops are required around the perimeter of the lot except at entrances and exits.

8. Trash barrels as well as regular clean up are required. Failure to maintain an attractive, clean lot in a professional manner may be deemed a violation and enforced as per ARTICLE VI - PARKING, Section 6.4.7 of the Hampton Zoning Ordinance.

9. Approval shall be for one- year only. Any extension past the one-year temporary must be applied for to the Planning Board and may be subject to number 10 listed below.

10. The Planning Board may require changes to the proposal that include but not limited to the following: crushed stone, eco pavers, mobile restroom facilities, permanent fencing, lighting, hours of operation, proper dust control and grading.

Appendix B - Fee Schedule (Effective July 1, 2015)

ALL APPLICATIONS REQUIRING A PUBLIC HEARING:
must be accompanied by a **$50.00** legal notice fee plus **$10.00** for each of the following [refer to RSA 676:4(d)]:

- Abutter(s) (as defined in RSA 672:3)
- Applicant(s)
- Holders of conservation, preservation, and/or agricultural preservation restrictions

Engineer, architect, land surveyor and/or soils scientist whose professional seal appears on the plan

- Aquarion Water Company of New Hampshire, or its successor for any application within the Aquifer Protection District. (Amended May 18, 2016)

SUBDIVISION REVIEW	
Lot Line Adjustment	$200.00
Condominium Conversion	$100.00 base fee plus $100.00 per unit
Other Subdivisions (no new road proposed)	$100.00 base fee plus $100.00 per lot
Other Subdivisions (new road proposed)	$300.00 base fee plus $100.00 per lot
Optional Preliminary Conceptual Consultation	No charge
Optional Design Review	No charge
Plan Review Process (PRC) Fee	$100.00

SITE PLAN REVIEW	
Application Fee:	$200.00
PLUS:	
Non-residential fee	$100.00 per 1,000 square feet floor area (Maximum $5,000.00)
Multi-family fee	$200.00 per new dwelling unit (Maximum of $5,000.00)
Amended Site Plan (No additional dwelling units or square foot floor area)	$200.00 application fee only
Optional Preliminary Conceptual Consultation/Design Review	No Charge
Plan Review Process (PRC) Fee	$100.00

WETLANDS PERMIT	
Application Fee	$100.00 ($100 Add'l for after the fact permit)

OTHER REVIEW	
School Impact Fee Waiver Request	$100.00
Parking Lot Review	$50.00, *no public notification required* *
Use Change Application	$50.00, *no public notification required* **
Annual Stormwater O&M Report	$100 to $500***

* Refer to Zoning Ordinance Articles 3 and 6; certain parking lots may require public notification.

** If the Use Change Application requires full Site Plan review, then public notification is required and the Site Plan fees listed above apply.

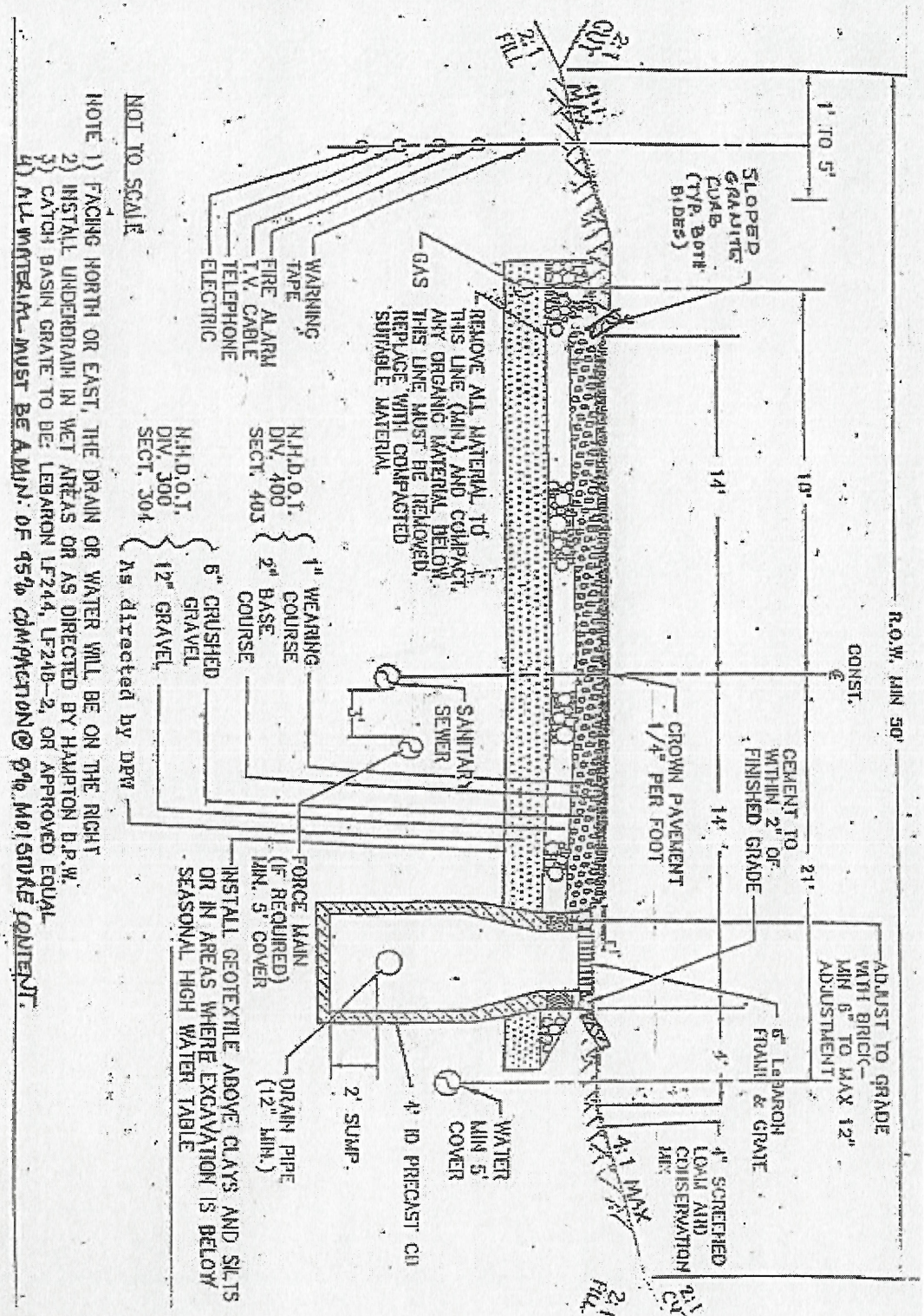
*** Depending on size and complexity of system.

RECORDING FEES	Refer to the schedule of recording fees available through the Planning Office.

NOTE: These fees do not include any potential independent professional reviews or inspection fees.

Appendix C Stormwater Drainage Easement
(Repealed by the Planning Board on June 4, 2014)

Appendix D: Typical Roadway Cross-Section



APPENDIX E

TOWN OF HAMPTON ARCHITECTURAL AND SITE DESIGN GUIDELINES

TOWN OF HAMPTON ARCHITECTURAL AND SITE DESIGN GUIDELINES

Prepared for the Hampton Planning Board
By Rockingham Planning Commission
October 2017

Adopted by the Hampton Planning Board
February 21, 2018

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TOWN OF HAMPTON ARCHITECTURAL AND SITE DESIGN GUIDELINES

INTRODUCTION

The Town of Hampton is a vibrant coastal community comprised of attractive residential neighborhoods, an emerging Town Center District, and a seasonal destination beach resort. The Town is in the path of several major transportation corridors including Interstate 95, NH Route 101, NH Route 1 and NH Route 1A. Other heavily travelled State and local roadways also extend through Hampton. As a result, the Town is a desirable location for consumer services, retail stores, entertainment venues, and other non-residential uses to become established. Hampton is a business-friendly community that welcomes new growth and investment. At the same time, the Town needs to ensure that the qualities that make it so desirable are not compromised by substandard development and redevelopment proposals.

Architectural and site guidelines can be a helpful tool for a community to strongly encourage the importance of quality site development and to strengthen the sense of place. These guidelines are intended for non-residential development, multifamily residential structures, parking and signage. The Town of Hampton is hopeful these design guidelines will:

- Provide a framework for improving the visual character of the Town by emphasizing traditional New England architectural motifs. There is no concise definition of what is meant by traditional New England architecture. For the purposes of these guidelines, New England architecture is typified by peaked roofs, windows with multiple panes, natural exterior siding either stained or painted, and the inclusion of buildings designed to look like barn structures or carriage houses;
- Create an attractive commercial business environment;
- Create attractive multi-tenant residential structures;
- Provide developers with a toolbox of suggestions for site design of both new and redeveloped properties;
- Increase public awareness of site design using methods that are considerate of neighboring properties through efficient buffering, lighting, signage, architectural detail and placement of the proposed improvements.

Applicants are advised that these guidelines are not intended to support the criteria for approval of variance petitions to the Zoning Board of Adjustment. While effective as a stand-alone reference document, these guidelines most importantly serve as a supplement to the Site Plan Review Regulations providing guidance to the applicant in order to achieve compatible architectural and site design within the community.

The Planning Board is hopeful that applicants will view this document with enthusiasm and recognize the important role they can play in the future growth and vitality of the Town of Hampton.

I. GUIDELINES FOR NON-RESIDENTIAL STRUCTURES

These guidelines are offered to aid in the design of non-residential development proposals that will incorporate New England architectural details and will emphasize traditional structural concepts. These guidelines are intended to augment the requirements found in the Town's Site Plan Review Regulations.

PROPORTION OF NON-RESIDENTIAL BUILDINGS

1. New buildings should not exceed the average height of existing buildings on abutting properties and the general area. Greater distances between abutting buildings may allow for differences in height and size.
2. The windows and wall openings of new buildings should utilize similar design appearances to existing structures. This is particularly important for infill development when a new building is in very close proximity to an existing structure.

VERTICAL OR HORIZONTAL EMPHASIS

1. Relate the vertical, horizontal, or non-directional facade characteristics to the predominant directional expression of nearby buildings. This emphasis is enhanced by the arrangement of the structure's door and window openings.
2. Door and window openings should be proportional to facade length and height and of traditional New England Character.
   a) Large plate glass windows are discouraged unless they are broken with mullions. (Images 1 & 2)
   b) Mirrored glass or colored metal panels are not acceptable in place of windows.
   c) Doorways should be encased with trim.

Image 1: This structure uses a New England style pitched roof, pronounced eve and divided windows to add interest at the entry.

Image 2: This structure incorporates a flat roof and large plate glass windows that are in contrast to traditional New England character.

3. Roof forms should be of various pitch, common to traditional New England architecture. Roof features should complement the character of adjoining neighborhoods.
4. Flat roofs should not be eliminated from consideration, but should only be built when the size of the building does not permit a pitched roof. (Image 6)
5. Shingled roofs constructed of asphalt or wooden shingles are preferred. Standing seam, copper, or metal roofs are acceptable under certain circumstances.
6. Use dormers, chimneys, and changes in ridgeline, to avoid unbroken expanses of roof. (Image 5)
7. Multiple roof plane slopes are acceptable, but should be limited.
8. All rooftop mechanical/ventilation equipment must be placed so that it is not visibly apparent at the nearest street. Use architectural treatment/camouflaging of walls, parapets, false chimneys, etc., or by other appropriate means. If parapets are used to conceal flat roofs and rooftop equipment such as HVAC units from public view, such parapets should feature three-dimensional cornice treatments. (Images 3 and 4)
9. Increase the visual appeal of a structure by using overhanging eaves, extending past the supporting walls.

Image 3: The structure above uses a short bollard screen to hide roof top mechanical equipment.

Image 4: The building above has a variety of unscreened mechanical equipment that clutters its appearance.

Image 5: This office complex is given visual interest and unit separation by the innovative use of contrasting surface colors and exaggerated eves.

Image 6: This structure incorporates no roof design elements and the result is the building adds little to the built environment.

Architectural Features

1. All features and details such as balconies, decks, covered porches, columns, dormers, turrets, towers, skylights and arches should be in proportion with the building.
2. Use of historical details on contemporary structures should be included only when appropriate to the overall design and should be historically accurate.

Materials and Colors

1. Exteriors of new buildings should utilize materials appropriate for the character of the building. Brick, clapboard, shingles, stone, or architectural concrete block are preferred. (Image 7)
2. Subtle colors should be used on larger and very plain buildings, while smaller buildings with elaborate detailing may use more variety of colors. Colors should reflect those found on traditional New England structures with accenting trim work.
3. Colors that are disharmonious with other colors used on the building or found on adjacent structures should be avoided.
4. Paint colors should relate to the color of the natural material found on the building such as brick, terra-cotta, stone or ceramic tile and existing elements such as signs or awnings.
5. Contrasting or accent colors should be used on architectural details and entrances.
6. Predominant exterior building materials should be high quality materials such as brick, wood, granite sandstone, other native stone or tinted/textured concrete masonry. (Image 7)
7. Predominant exterior building materials should not include the following: smooth faced concrete block, tilt-up concrete panels, pre-fabricated steel panels. (Image 8)
8. Building trim and accent areas may feature brighter colors; neon tubing is never an acceptable feature for a building.

Image 7: This office building incorporates a number of design elements typical of New England building design including divided windows, a pitched roof and brick exterior.	Image 8: This retail center incorporates divided windows, an awning structure, and muted exterior colors, but there is no sense of traditional New England building style as a result. This example emphasizes the importance of site review in applying these guidelines.

Facades and Exterior Walls

1. Facades should be designed to enhance the appearances of large retail buildings and provide visual interest that is consistent with the community's identity and character. The intent is to encourage an appealing first appearance.
2. Avoid expanses of wall by using jogs, pilasters, architectural detailing, changes in surface materials, colors, textures, and rooflines.
3. Uninterrupted facades should not exceed 50% of the building wall. (Image 10)
4. Facades greater than 100 feet in length, measured horizontally, should incorporate wall plane projections or recesses having a depth of a least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade should exceed 100 horizontal feet.
5. Ground floor facades that face public streets should have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length.

Detail Features

1. Buildings should have architectural features and patterns that provide visual interest, at the pedestrian level, reduce the appearance of large building mass and recognize local character. Detail elements may be integral parts of the building fabric, and not superficially applied trim or graphics, or paint.
2. Building facades may have a repeating pattern that should include elements such as color change, texture change, material module change or a change in plane such as a reveal or projecting rib. These elements enhance the appearance of the structure. (Image 9)

Image 9: This multi-family building uses contrasting color, eaves and a multi windowed entry treatment to soften the mass of the three-story structure.

Image 10: This building is bereft of any architectural detail to soften its square mass. A pitched roof, contrasting color bands and any attempt to break the flat plane of the structure would provide increased visual appeal.

ENTRYWAYS

1. Entryway design elements and variations should give orientation and aesthetically pleasing character to the building.
2. Each building on a site shall have clearly-defined, highly-visible customer entrances. These entrances should be designed to incorporate features as may be appropriate including:
    - canopies or porticos (Image 11)
    - overhangs
    - recesses/projections (Image 11)
    - arcades
    - raised corniced parapets over the door
    - peaked roof forms
    - arches
    - outdoor patios
    - display windows (Image 11)
    - architectural details such as tile work and moldings which are integrated into the building structure and design
    - integral planters or wing walls that incorporate landscaped areas and/or places for sitting

Image 11: Entryways that are well defined from a distance assist patrons in negotiating from car to store. This awning treatment clearly defines the entryway.

Image 12: The ubiquitous pane glass entryways of 1970's era commercial establishments offer no context from a large parking lot. Some form of overhang or ornamental detail such as planters would clearly identify this entry.

BACK AND SIDE FACADES

1. All surfaces of a building which are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics similar to the front façade.

II. GUIDELINES FOR PARKING FACILITIES

Purpose: Parking lots and driveways are necessary elements in the commercial areas of Hampton, but they should not visually or physically dominate the environment. Parking areas should be designed to complement the building they serve, as well as adjacent buildings/properties. Design considerations can make parking areas inviting while maintaining pedestrian safety. The use of internal walkways, landscaping and lighting should be incorporated. Landscaping within parking areas should provide visual and climatic relief from broad expanses of pavement and should be designed to channel and define logical areas for pedestrian and vehicular circulation. (A suggested plant materials list of species appropriate to Hampton is included as Appendix I and the NH Prohibited Plant List is included as Appendix II.)

LOCATION OF PARKING

1. Parking areas should (whenever possible) be located behind or to the side of buildings. This is the single most impactful design consideration. By keeping the building as the primary street side feature it becomes the visual statement of the site. All side parking should be further from the front lot line than the principal structure. (Images 13 and 14)
2. The parking area size shall not be allowed to exceed the required standards found in the Town's Zoning Ordinance.

Image 13: Having side and rear parking areas allows well maintained lawn and plantings in front of this building, greatly increasing its visual appeal.

Image 14: This front-oriented parking lot separates the business entrance significantly from the abutting streetscape.

LANDSCAPING AND LIGHTING

1. Paved parking surfaces should be interspersed with landscaped areas. (Image 15)
2. Parking areas should be screened from roadways and abutting properties with hedges, fences or evergreen plantings. Screening of parked cars and paved areas builds a positive image for the community, provides both color and shade, and can separate nearby residential uses from commercial uses. (Image 16) Curb-cuts and turning movements should be minimized by encouraging shared driveways between abutting commercial uses.

Image 15: A variety of planting types and heights serve to screen automobiles from the abutting road during all seasons.	Image 16: Although a variety of plants have been placed around the perimeter of this parking area no plants with any height have been incorporated so there is no screening of automobiles at all.

3. Where it is unavoidable for parking areas to be adjacent to a residential zone, the parking area should be sufficiently screened with evergreen trees, earth berms, fences or shrubs. All off-street parking areas should be screened from abutting residences or vacant lots in residential zoning districts located at the side or rear of the property with a wall, fence, vegetation or other means which provides at least 75% vertical opacity (lack of transparency) up to a height of six (6) feet above grade. If vegetation is used, a hedge should be planted which is reasonably expected to reach this opacity and height within one year.
4. In general, larger and more visible parking lots should have more intensive landscape treatments. Driveways leading into and around parking lots are not used in determining the parking lot area. Landscaping should be incorporated into parking areas with ground cover, shrubbery, and trees, as appropriate, as follows:
    - 10% on parking lots located in front of the principal building or on otherwise vacant lots.
    - 8% on parking lots located on the side of the principal building, set back from the front boundary line at least even with the front of the principal building.
    - 5% on parking lots which are located at the rear of the principal building and largely obscured from the road.
5. Trees that may damage automobiles (dripping sap, messy fruit or hard seeds) should not be planted in and around parking lots.

6. All trees and shrubs should vegetate successfully within a two-year guarantee period. A performance guarantee escrow will be established to maintain conformance with the approved site plan and to provide the necessary landscape effect. Said escrow is to be returned once successful vegetation has been confirmed and signed off (after the two-year period has lapsed).
7. Parking area design must incorporate sufficient space designated for snow storage. These areas must be separate from planted areas. These areas should be sited to avoid problems with visibility, drainage or icing during winter months.
8. Granite curbs, landscaping timbers or wheel stops in parking areas should be utilized to ensure that cars will not overrun vegetated areas. (Images 17 and 18)

Image 17: This parking area is well defined at its edges with raised curbing. In addition, the lot is well striped and painted with appropriate directional guidance.	Image 18: This parking area has a single row of striped spaces and the remaining lot is completely unmarked. There are no edge-defining devices and cars can drive directly onto abutting grass areas.

9. When a building with a front parking lot is renovated and subject to additional site plan review by the Hampton Planning Board, applicants should explore options for mitigating the impact of the parking on the streetscape, such as adding additional landscaping or architectural design elements.
10. Parking areas for all development excluding single-family and two-family residential dwellings should include bicycle parking facilities.
11. If the site abuts an existing developed property, it may be so designed as to tie into the abutting parking, access and circulation to create a coordinated system through approval by the Planning Board.
12. Parking lot lighting should be coordinated with the landscape plan to avoid areas from becoming under lit when surrounding trees mature, as well as spill over onto abutting properties and buildings. The location of proposed lighting structures should be shown on plans submitted for review by the Planning Board.

13. Parking areas should incorporate distinct markings for pedestrian walkways. These pedestrian walkways can be marked with high visibility paint or alternative paving materials so that pedestrian traffic within the parking area is clearly recognizable. (Images 19 and 20)

Image 19: Sharply contrasting paint is utilized in this parking area to highlight appropriate pedestrian walkways.	Image 20: This parking area incorporates raised pathways between parking spaces that connect directly to the commercial establishments being served.

III. GUIDELINES FOR SIGNAGE

Purpose: A diversity of well-designed signs is desirable within any commercial area. Signs are prominent features and should complement the surrounding architecture. Guidance on the size and type of signs is important to ensure that each business can identify itself without being overpowered by larger or brighter signs which can be distracting. Signage should be in scale with the respective use and in character with the immediate area. The following design guidelines will give examples and methods of adding interest and quality to a building project while enhancing the overall project. The following design elements should be considered.

COMMUNITY INTEGRATION

1. Visibility and legibility should be accomplished through the use of appropriate details and proper locations. Allowable sign areas and locations are explained in Article IV and V of the Hampton Zoning Ordinance. (Image 21)
2. Signs should be integral, subordinate elements within the overall building and site design. The scale and proportion of the signage should not overpower the building or obscure the building's architectural features. (Image 22)
3. Sign materials should harmonize with the building's design. A simple and direct message, with uppercase and lowercase lettering is most effective. A limited number of colors should be used with lightly colored lettering placed on a matte, dark background which reduces reflected glare.
4. Company logos should be incorporated into the overall sign and not become the sign itself.

Image 21: This sign conveys clearly its purpose using a vibrant but not distracting color palette and contrasting easy-to-read text.

Image 22: Although the purpose of this signage display is obvious, the scale is completely unbalanced; the building has become secondary to the advertisement.

Illumination and Coordination

1. Illumination of signs should be from an indirect light source to reduce glare and ensure attention is focused on the sign. The light should be contained within the sign frame and not spill over onto other portions of the building or site. Internally illuminated signage should provide opaque backgrounds with translucent lettering.
2. All signage within a building complex should be coordinated by using similar materials, lettering, styles, colors, and overall sign sizes to ensure sign continuity and a uniform appearance throughout the development.
3. Light sources should be shielded to prevent glare from shining into neighboring windows or into the eyes of pedestrians and drivers.

Multi-Tenant Developments

4. Multi-tenant signs should clearly indicate a list of the tenants in an orderly, legible, manner. (Images 23 and 24) The sign itself should be compatible with the buildings architecture and not obscure architectural details or windows. Signs for multi-tenant buildings should have a consistent height, line, and color palette.

Image 23: Multi-tenant signage along high volume roadways should keep text to a minimum to reduce driver distraction. Text should be appropriately sized and easy to read.

Image 24: This multi-tenant sign offers too much information. The varied colors and text sizes make it difficult to read from a moving vehicle.

Other Considerations

1. Only finished and shielded fixtures should be used on building facades. The finish should complement the sign and other façade elements.
2. Signs displayed in windows should be discouraged.
3. A limited amount of lettering in small sizes is appropriate and effective within windows to describe products, address, or hours of operation. These should be carefully organized around the store entrance. (Images 25 and 26)
4. Signs and displays located in windows should not exceed 20% of the window area. (Hampton presently allows 50%)

Image 25: This is an example of window signage being utilized to graphically describe product and offer hours of operation.	Image 26: This business displays excess signage both in the window (white banner is roughly 50% of the window size) and wall mounted signage.

5. Temporary signs are discouraged.
6. Uncluttered, organized and well-lit window displays are encouraged.
7. Window curtains or blinds should be appropriate to the building's design.
8. Store front sign bands should be topped with smaller cornices to visually separate the storefront from the upper stories.
9. Where roof-mounted signs are used, they should be designed as an integral part of the architecture. This can be accomplished through the use of architectural detailing, trim and mounting details. Roof-mounted signs should not project above the building's roofline.
10. Projecting light fixtures used to illuminate signs should be simple and unobtrusive. All electrical boxes should be hidden from view. Individual letters/logos are preferable over whole panels that are internally lit.
11. Elevated billboards, neon or flashing signs of any kind are discouraged.
12. Painted, raised letters, or a box sign are all possible methods for wall signs.
13. Projecting blade signs should be sized for pedestrian legibility and safety.

Appendix I
Plant Materials List

Hampton has a strong tradition of using variety in plantings throughout the community. The plants on this list have been derived from many sources to encourage greater landscape variety in commercial and industrial development. The plants on this list are suggestions and other options are permitted. Native species are preferred. Final selections should consider the specific growing requirements and characteristics of each plant and the conditions present within the site.

STREET TREES

Scientific Name	Common Name
Aesculus hippocastanum	Baumanni Horsechestnut
Acer campestre	Hedge Maple
Acer ginnala	Amur Maple
Acer x. freemanii	Armstrong Maple
Acer x. freemanii	Autumn Flame Maple
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Acer tataricum	Tartarian Maple
Acer triflorum	Three-flower Maple
Amelanchier	Shadblow
Betula nigra	River Birch
Carpinus betula fastigiata	Upright Hornbeam
Carpirus caroliniana	Amercian Hornbeam
Cercidiphyllum japonicum	Katsura Tree
Cladrastis lutea	Yellowood
Corylus colurna	Turkish Filbert
Crataegus crusgalli	Cockspur Hawthorn
Fraxinus americana	White Ash: 'Aut. Purple' 'Autumn Applause'
Ginko biloba	Maidenhair Tree
Gleditsia triacanthos	Thornless Honey Locust
Gymnocladus dioicus	Kentucky Coffee Tree
Liriodendron tulipifera	Tulip Poplar Tree
Magnolia acuminate	Cucumber tree
Nyssa sylvatica	Tupelo
Quercus shumardi	Shumard Red Oak
Sorbus alnifolia	Korean Mountain Ash
Syringa reticulate	Japanese Tree Lilac
Tilia cordata	Littlelief Linden
Ulmus parvifolia	Lacebark Elm
Ulmus americana	Princeton American Elm
Ulumus americana	Frontier Elm
Zelkova serrata	Zelkova

ORNAMENTAL TREES

Scientific Name	Common Name
Acer campestre	Hedge Maple
Acer ginnala	Amur Maple
Aesculus carnea	Red Horsechesnut
Amelanchier canadensis	Serviceberry
Carpinus betulus	European Hornbeam
Carpinus carolineanum	Amercian Hornbeam
Cornus kousa	Kousa Dogwood
Cornus mas	Corneliancherry Dogwood
Cotinus obovatus	American Smoketree
Crataegus crus-galli intermis 'cruzam	Cockspur Hawthorne
Crataegus viridis 'Winter King'	Winter King Hawthorne
Halesia carolina	Carolina Silverbell
Maackia amurenis	Maackia
Magnolia loebneri	Loebner Magnolia
Magnolia stellata	Star Magnolia
Malus species	Crabapple
Ostrya virginiana	Ironwood
Phellodendron arboeum	Amur Corktree
Prunus sargentti	Sargent Cherry
Prunus subhirtell 'Autumnalis'	Higan Cherry
Pyrus calleryana 'Bradford'	Bradford Pear
Sorbus alnifolia	Korean Mountain Ash
Syringa reticulate 'Ivory Silk'	Tree Lilac

EVERGREEN TREES

Scientific Name	Common Name
Abies concolor	White Fir

Prunus accolade	Accolade Cherry
Prunus maackii	Amur Chockecherry
Pyrus calleryana	Cleveland Pear
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus imbricaria	Shingle Oak
Quercus palustris	Pin Oak
Quercus robur	Upright English Oak
Quercus rubra	Red Oak
Tsuga caroliniana	Carolina Hemlock

FLOWERING AND ORNAMENTAL SHRUBS

Aesculus parviflora	Festuca ovina 'glauca'
Aronia arbutifolia	Miscanthus sinensis
Berberis thunbergii 'Crimson Pygmy'	Barberry
Continus coggygria	Common Smoketree
Cotoneaster adpressa	Creeping cotoneaster
Cotoneaster divaricatus	Spreading contoneaster
Cotoneaster horizontalis	Rockspray Cotoneaster
Deutzia gracilis	Slender Deutzia
Enkianthus campanulatus	Redvined Enkianthus
Forsythia 'Sunrise'	Sunrise Forsythia
Hydrangea paniculata	Panicle Hydrangea
Hex verticillata	Winterberry
Myrica pensylvania	Bayberry
Potentilla fruitcosa	Bush Cinquefoil
Prunus maritirma	Beach Plum
Rhododendron species	Rhododendron species
Rosa rugosa	Beach Rose
Viburnum prunifolium	Blackhaw Viburnum
Vibrunum sargentii	Sargent Viburnum
Viburnum trilobum	American Cranberrybush
Xanthorhiza simplicissima	Yellowroot

PERENNIALS

Achillea millefolium	Yarrow
Aster x frikartii	New England Aster
Astilbe varieties	Astible
Coreopsis verticillata	Moonbeam Coreopsis
Echinacea purpurea	Purple coneflower
Hemerocallis species	Daylilies
Liatris spicata	Gayfeather
Alva alcea Fastigiata'	Hollyhock Mallow
Perovskia atriplicifola	Russian Sage
Rudbeckia 'Goldstrum'	Black-eyed Susan
Sedum telephium	Autumn Joy Sedum

Abies fraseri	Fraser Fir
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea omorika	Serbian Spruce
Picea pungens	Colorado Spruce
Pinus resinosa	Red/Norway Pine
Pinus strobus	Eastern White Pine
Thuja occidentalis	American Arborvitae
Tsuga canadensis	Candian Hemlock

ORNAMENTAL GRASSES

Deschampsia caespitosa	Tufted Hair Grass
Purple Silver Grass	

Appendix II
NH Prohibited Plants

Impatiens glandulifera Royle	*Impatiens roylei* Walp.	Ornamental jewelweed
Iris pseudacorus L.		Water-flag
Lepidium latifolium L.	*Cardaria latifolia* (L.) Spach	Perennial pepperweed
Ligustrum obtusifolium Sieb. & Zucc. var. *obtusifolium*	*Ligustrum obtusifolium* var. *leiocalyx* (Nakai) H. Hara	Blunt-leaved privet
Ligustrum vulgare L.		Common privet
Lonicera japonica Thunb.	*Nintooa japonica* (Thunb.) Sweet	Japanese honeysuckle
Lonicera maackii (Rupr.) Herder*		Amur honeysuckle*
Lonicera morrowii Gray*		Morrow's honeysuckle*
Lonicera tatarica L.*		Tartarian honeysuckle*
Lonicera ×bella Zabel*	*Lonicera morrowii* × *L. tatarica*	Bella honeysuckle*
Lysimachia nummularia L.		Moneywort
Microstegium vimineum (Trin.) A. Camus	*Andropogon vimineum* Trin.; *Eulalia viminea* (Trin.) Kuntze	Japanese stilt grass
Persicaria perfoliata (L.) H. Gross	*Ampelygonum perfoliatum* (L.) Roberty & Vautier; *Polygonum perfoliatum* L.	Mile-a-minute weed
Pueraria montana (Lour.) Merr. var. *lobata* (Willd.) Maesen & S. Almeida	*Dolichos lobatus* Willd.; *Pueraria lobata* (Willd.) Ohwi; *Pueraria thunbergiana* (Sieb. & Zucc.) Benth.	Kudzu
Reynoutria japonica Houtt. var. *Japonica*	*Fallopia japonica* (Houtt.) R. Decr.; *Pleuropterus cuspidatus* (Sieb. & Zucc.) Moldenke; *Polygonum cuspidatum* Sieb. & Zucc.	Japanese knotweed
Reynoutria sachalinensis (F. Schmidt *ex* Maxim.) Nakai	*Fallopia sachalinensis* (F.S. Petrop. *ex* Maxim.) R. Decr.; *Polygonum sachalinense* F. Schmidt *ex* Maxim.	Giant knotweed
Reynoutria ×bohemica Chrtek & Chrtková	*Fallopia japonica* × *F. sachalinensis*; *Fallopia ×bohemica* (Chrtek & Chrtková) J.P. Bailey; *Polygonum ×bohemicum* (Chrtek & Chrtková) P.F. Zika & A.L. Jacobson	Bohemia knotweed
Rhamnus cathartica L.		Common buckthorn
Rosa multiflora Thunb. *ex* Murr.		Multiflora rose

Variance: Persons conducting temporary scientific studies, which may include hybridization of seedless species may apply for a variance to do so by contacting the NH Department of Agriculture, Markets & Food, Division of Plant Industry.

For additional Information

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