

TOWN OF STODDARD, N. H.
SUBDIVISION REGULATIONS
ADOPTED, 1982
AS AMENDED THRU 7/6/2010

**TOWN OF STODDARD
ESTABLISHING OF REGULATIONS PERMITTING
THE SUBDIVISION OF LAND**

Section I - Authority

Pursuant to the authority vested in the Stoddard Planning Board by the voters of the Town of Stoddard and in accordance with the provisions of RSA 674, 675 and 676 N. H. Revised Statutes Annotated the Stoddard Planning Board adopts the following regulations governing the subdivision of land in the Town of Stoddard, New Hampshire.

Section II - Administration and Enforcement

A. Validity: If any section, subsection, or phrase of these subdivision regulations is found for any reason to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of these regulations.

B. Penalties For Transferring Lots in Unapproved Subdivisions: As provided in RSA 676:16, any owner, or agent of the owner, of any land located within a Subdivision, who transfers or sells any land, before a Plat of the said Subdivision has been approved by the planning board and recorded or filed in the office of the register of deeds shall forfeit and pay a penalty of five hundred dollars (\$500) for each lot or parcel so transferred or sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties.

C. Penalties For Violating Subdivision Regulations: Any violation of any regulation governing the subdivision of land in the Town of Stoddard shall be subject to a civil fine as provided in RSA 676:17.

D. Enforcement: These regulations shall be administered by the Board or its duly authorized representative and enforced by the Selectmen.

E. Waivers: Where strict conformity to the Subdivision Regulations would cause undue hardship or injustice to the owner of the land, a Subdivision plan substantially in conformity with regulations may be approved by the Board provided that the spirit of the Regulations and public convenience and welfare will not be adversely affected.

F. Appeals: Any person, aggrieved by an official action of the Board, may appeal there from to the Superior Court as provided by RSA 677:15.

Section III - Amendment

These regulations may be amended or rescinded by the Planning Board but only following public hearing on the proposed change(s). The Chairman or secretary of the Planning Board shall transmit a record of any changes so authorized to the Registry of Deeds of Cheshire County.

Section IV - Definitions

A. Applicant: "Applicant" means the owner of record, or his agent duly authorized in writing at the time of application.

B. Abutter: "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 by the Planning Board and, where the proposed Subdivision may have a regional impact, all affected municipalities and the regional planning commission. 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 by the Planning Board of a hearing, 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. [Ref. 672:3]

C. Approval: "Approval" means recognition by the Planning Board, certified by written endorsement on the Plat, that the Application and Plat meet the requirements of these regulations.

D. Conditional Approval: "Conditional Approval" means an expression by the Planning Board, that the Application meets the requirements of these regulations with the exception of one or more conditions imposed by the Board. The applicant must submit evidence of satisfactory compliance with the one or more conditions, for Approval to become final. [Ref. 676:4,I, c1, i]

E. High Intensity Soils Map: "High Intensity Soils Map" hereinafter called "HIS map" means a soils map of a parcel of land being considered for development, on a perimeter survey with a scale of one inch (1") not to exceed one hundred feet (100'), where soils are identified and mapped in accordance with the high intensity soils mapping standards as adopted by the Cheshire County Conservation District (CCCD).

F. Lot: "Lot," means a parcel of land meeting all of the requirements for a lot under the Articles of the Stoddard Community Planning Ordinance.

G. Lot Line Adjustment: "Lot Line Adjustment" means an adjustment to the boundary between adjacent lots. The adjustment may or may not involve an exchange of property.

H. Master Plan: "Master Plan" means the adopted comprehensive plan or plan of development for the community as prescribed by law in RSA 674: 2-4.

I. Minor Subdivision: "Minor Subdivision" means a Subdivision of land into not more than three (3) lots with each resulting lot having no potential for subdivision and with each resulting lot having the required frontage on an existing street, and with the Subdivision requiring no new streets, utilities, or other municipal improvements.

J. Qualified Soil Scientist: "Qualified Soil Scientist" means a person qualified in soil evaluation and mapping whose education and experience meet the qualification requirements of the Cheshire County Conservation District (CCCD).

K. Plat: "Plat" means the final map(s), drawing(s) or chart(s) on which the Applicant's plan of Subdivision is indicated, prepared as required by the Planning Board, and which, if approved by the Board, shall be submitted to the Register of Deeds of Cheshire County for recording.

L. Street: "Street" means the entire right of way of a state highway, or a highway or road which is lawfully existing and maintained by the Town for vehicular travel.

M. Street, Local: "Local Street" means a street used primarily to give access to abutting properties.

N. Street, Collector: "Collector Street" means a street which, in addition to giving access to abutting properties, serves to carry traffic from local streets to thoroughfares and to public and other centers of traffic concentration. A collector street may be further classified as major or minor, depending on average daily traffic count.

O. Street, Arterial: "Arterial Street" means a street or highway used primarily for heavy and/or through traffic.

P. Subdivision: "Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, Plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a Subdivision under these regulations. [Ref. 672:14]

Q. Technical Subdivision: "Technical Subdivision" means a Subdivision of land into two (2) lots where one of the resulting lots is non-conforming as to the requirements for a building lot under the Stoddard Community Planning Ordinance and where this non-conforming lot is to be conveyed directly to an abutting property owner and merged with a lot on the abutting property to create a conforming lot as defined in Article III of the Stoddard Community Planning Ordinance.

Section V - Application Procedures

A. General Procedure: Whenever any Subdivision is proposed to be made and before any construction, land clearing or building development is begun, before any permit for the erection of any structure in such proposed Subdivision shall be granted, and before any Subdivision Plat may be filed in the Office of the Register of Deeds of Cheshire County, the owner thereof, or his authorized agent, shall apply for, and secure, the Approval of such Subdivision from the Planning Board of the Town of Stoddard in accordance with the procedures and specifications contained in these regulations.

B. Pre-application Review

1. General

- a. Pre-application review is OPTIONAL at the discretion of the applicant. The applicant is not required to submit any documents as part of a pre-application review.
- b. Statements made during a pre-application review by the applicant or by Planning Board members do not bind either the applicant or the Planning Board to subsequent actions.
- c. Statements made during a pre-application review by Planning Board members shall not be the basis for disqualifying said members from engaging in subsequent consideration of or action upon a formal Application.
- d. No action may be taken by the Planning Board upon the specifics of a proposal during a pre-application review.
- e. Pre-application review of a proposal ends when the applicant delivers a formal Application to the Planning Board.
- f. An applicant must submit a formal Application to the Planning Board before the Planning Board may conduct a vote upon the specific of a proposal.

2. Preliminary Consultation

- a. The Applicant may appear at a regular meeting of the Planning Board to discuss a proposal in conceptual form and in general terms.
- b. Such preliminary consultation shall be informal and directed toward:
 - i. Reviewing the basic concept of the proposal,
 - ii. Reviewing the desirability of types of Development under the Master Plan,
 - iii. Reviewing the Planning Board's Subdivision regulations and procedures,
 - iv. Referring the applicant to relevant state and local land use regulations,
 - v. Explaining the Stoddard Subdivision Application Checklist requirements.
- c. Discussions involving the specific design and engineering details of a proposal shall not take place during a preliminary consultation.

3. Design Review

- a. The Board may engage with the Applicant in non-binding discussions of the more specific design and engineering details of a proposal in a design review.
- b. The Applicant may elect to forgo or engage in a Design Review at the option of the Applicant.
- c. A Design Review may proceed only after notice to abutters and the general public as provided in paragraph H and paragraph I, of this section.
- d. Payment of the fees associated with giving notice to abutters shall constitute agreement by the Applicant to engage in a Design Review. [ref. 676:4,II]

C. Expedited Review

1. If an Application is determined by the Board to be a Minor Subdivision, a Technical Subdivision, or a Lot Line Adjustment as defined by Section IV herein then the Applicant may engage in an expedited review.
2. In an expedited review the Applicant must submit an Application meeting the requirements of paragraph D and E of this section.
3. In an expedited review the Application may be reviewed, may be accepted as complete, a public hearing may be held, and the Application may be approved or denied, at one (1) or more Board meetings.
4. Full notice of an expedited review must be given to abutters and the public as required in paragraph G and paragraph H of this section.
5. Notice of a public hearing may be included in the notice of submission of an Application to the Planning Board, as provided in paragraph H when both submission of an Application for acceptance as complete, and a public hearing on the completed Application are to be scheduled for the same meeting.

D. Filing and Submission of an Application

1. The Application shall be filed with the Secretary or the Chairman of the Board at least fifteen (15) days prior to a scheduled public meeting of the Board.
2. The applicant must file with the Application the names and addresses of the applicant and all abutters, as they exist in town records not more than five (5) days before the day of filing of the Application.
3. The Application shall be formally submitted to and accepted by the Board only at a regularly scheduled public meeting after due notification to applicant, abutters, and the general public of the date the Application will be submitted and received by the Board.
4. An Application filed by the Applicant will not be formally accepted by the Board nor will notices of a public hearing be mailed, posted, or published as provided under paragraph H if the Application fails to meet the requirements of paragraphs 1 and 2 above.

E. Completed Application

1. For an Application to invoke jurisdiction of the Board, it must be complete. To be complete it must include sufficient information to allow the Board to proceed with consideration and to make an informed decision.

2. An Application must be filed by the applicant in accordance with paragraph D of this section.

3. The following shall be required for a Completed Application

a. A formal Application for Subdivision Approval properly filled out and executed by the Applicant and filed with the Board in accordance with paragraph D.

b. A Stoddard Subdivision Application checklist executed by the Planning Board indicating items waived or completed as determined by the Planning Board in its review of the Application.

c. A check payable to the Board to cover filing fees, mailing, advertising, recording, and other costs as provided in Section V paragraph I entitled Fees.

d. A Plat as provided in Section VII.

4. Applications may be disapproved by the Board without a public hearing on grounds of failure of the Applicant to supply information required by these regulations, including:

a. Abutters' identification

b. Failure to pay costs of notices or other costs and fees required by these Regulations, or

c. Failure to meet any reasonable deadline established by these Regulations.

d. Failure to allow access to the property to be sub-divided to both the members of the Planning Board and interested abutters accompanying the Planning Board members to the extent if it is reasonable and necessary for getting information to review the application.

e. Failure to file a complete Application.

5. When an Application is accepted by the Board as complete, the Board shall provide a receipt to the applicant indicating the date of formal acceptance.

F. Board Action on Completed Application

1. The Board shall consider the Application within thirty (30) days of its formal acceptance as complete.

2. All Applications shall be reviewed for potential regional impact. Upon finding that an Application has regional impact, the Planning Board shall inform the regional planning commission and the affected municipalities of this finding within seventy-two (72) hours by certified mail.

3. After review of the Completed Application, and after a duly noticed public hearing as provided in paragraph G, the Board may grant a conditional Approval, Approval, or disapproval of the completed Application. The Board shall act to approve or disapprove the completed Application within ninety (90) days after voting to accept the Application as complete, subject to extension or waiver as provided in accordance with RSA 676:4.

4. Approval of the Plat shall be certified by written endorsement on the Plat and signed by the Chairman of the Planning Board. The Chairman or Secretary of the Board shall transmit a copy of the Plat with such Approval endorsed in writing therein to the Registry of Deeds of Cheshire County. The Applicant shall be responsible for any payment of all recording fees. In case of disapproval of any Plat submitted, the grounds

for such disapproval shall be adequately stated in the records of the Planning Board and written notice given to the Applicant.

5. If the Planning Board has not obtained an extension as provided in paragraph 1 and has not taken action to approve or disapprove the completed Application within ninety (90) days of its acceptance, the applicant may obtain from the Selectmen an order directing the Board to act within thirty (30) days. If the Board fails to act on this order within forty (40) days after the order is issued, the Selectmen must certify Approval of the Application unless it identifies in writing, some specific local ordinance or regulation that the Application does not meet. Failure of the Selectmen to act shall constitute grounds for the Applicant to petition the Superior Court as provided in RSA 676:4 to approve the Application.

G. Public Hearing

1. Prior to Approval of a Subdivision, a public hearing shall be held as required by RSA 676:4. The public hearing shall be held within thirty (30) days after acceptance of the Completed Application. Notice to Applicant and Abutters, and the public, shall be given in accordance with Section V, paragraph H.2. entitled Notices.

H. Notices

1. Notice of a Planning Board meeting to conduct a Design Review or a Planning Board meeting at which an Application will formally be submitted and reviewed by the Planning Board shall be given by the Board, to the abutters and the applicant, by certified mail, mailed at least ten (10) days prior to the Planning Board meeting at which the Application is to be reviewed, and to the public, at the same time, by posting in at least two public places in the Town, or, by publication in a newspaper of general circulation. The notice shall give the date, time and place of the Board meeting at which Application or other item(s) will be formally submitted to the Board and reviewed, and shall include a general description of the proposal which is the subject of the Application or of the item to be considered and shall identify the Applicant and location of the proposed Subdivision.

2. For any Public Hearing on the completed Application, the same notice requirements shall be given as in paragraph 1 above. If the notice of public hearing has been included in any prior notice, additional notice of the Public Hearing is not required, nor shall additional notice be required of an adjourned session of a hearing if the date, time and place of the adjourned session was properly made known at the prior hearing.

I. Fees

See attached schedule of fees

Section VI – General Provisions for the Subdivision of Land

The Applicant shall observe the following general requirements and principles of land Subdivision:

A. Reserved strips of land which, in the opinion of the Planning Board show intent on the part of the Applicant to control access to land dedicated or to be dedicated to public use shall not be permitted.

B. Land of such character that it cannot be safely used for building purposes because of exceptional danger to health or peril from fire, flood or other menace shall not be Platted for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate the flood hazard until appropriate measures have been taken by the owner or his agent to lessen such hazards.

C. Areas set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by covenant in the deed, whether or not required by the Board, shall be of reasonable size and character for neighborhood playgrounds or other recreational uses.

D. In areas not currently served by public sewer systems it shall be the responsibility of the Applicant or his agent to provide adequate information to prove that the area of each lot is adequate to permit the installation and operation of an individual sewage disposal system (septic tank and leach field).

E. All lots created in a Subdivision for the purpose, whether immediate or future, of building development shall have access from and frontage on an approved public street or a road in a subdivision approved by the Planning Board (Class I through Class V, as defined in New Hampshire RSA 229:5).

Section VII - The Plat

A. The Applicant shall file with the Planning Board four (4) copies of the Plat with the following mechanical requirements:

1. Three (3) of the copies of the Plat submitted for Approval may be made of paper; one (1) copy must be on a reproducible material OTHER than paper and drawn with permanent ink in the form prescribed by the County Registrar of Deeds of Cheshire County for recording.

2. All copies of the Plat must have a horizontal scale of not more than one hundred (100) feet to the inch. All dimensions must be shown in feet.

3. The sheet size drawn according to the above scale must be one of the following sizes:

- a. Eight and one half inches by eleven inches (8 1/2 x 11)
- b. Eleven inches by fourteen inches (11 x 14)
- c. Seventeen inches by twenty-two inches (17 x 22)
- d. Twenty two inches by thirty-four inches (22 x 34)

4. Separate sheets must be numbered showing their relationship to one another.

5. A margin of at least one (1) inch shall be provided outside ruled borderlines on three (3) sides and of at least two (2) inches along the bottom side for official use.

B. The Plat shall show the following information:

1. The Subdivision name; the date of the preparation and drawing of the Plat; a north arrow and bar scale; a vicinity map at the scale of Town's base map.

2. The names and addresses of: the owner(s) of record; the designer or planner of the Subdivision; the licensed land surveyor that certifies to having prepared the Plat; the owners of record of abutting properties; the seal and license number of the licensed land surveyor.

3. The names of abutting Subdivisions, streets, easements, building lines, alleys, parks, and public open spaces and similar facts regarding abutting property.

4. The location and approximate dimensions of; the boundaries of the property proposed for Subdivision; property setbacks; existing and proposed easements; areas to which title is reserved by the owner of record; areas to be dedicated to public use; buildings; watercourses; ponds or standing water; wetlands; rock ledges; and other essential site features.

5. The location and identifying numbers of every lot within the proposed Subdivision; the approximate acreage of each lot; the dimensions of each lot on an approved public street; the dimensions of each lot line.

6. Existing water mains, sewers, leach fields, culverts, drains and proposed connections or alternative means of providing water supply and disposal of sewerage and surface drainage.

7. Location, names, grades and profiles, and widths and dimensions of existing and proposed streets and highways and their rights-of-way.

8. Contour topographic map of the property to indicate the general site topography. Contour interval of not greater than 20 feet shall be shown. A contour interval of less than 20 feet may be required, if deemed necessary by the Board.

9. Where the topography is such as to make difficult the inclusion of any facilities mentioned above, within the public area so laid out, the Plat should show the boundaries of proposed permanent easements over or under private property. Such easements shall not be less than 10 feet in width and shall have satisfactory access to existing or proposed public ways.

10. Location of all parcels of land, easements, and areas proposed to be dedicated to use of lot owners within the proposed subdivision and/or to public use, and the conditions of such dedication, together with a copy of proposed deed restrictions or other instruments creating the rights the dedicated areas, and, or easements.

11. Preliminary designs of any bridges or culverts, which may be required.

12. Where the Plat covers only a part of the entire holding of the owner of record, a sketch of the prospective future street system of the uncommitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted.

13. Grading and drainage plan showing all pertinent engineering plans, cross sections, construction drawings and specifications, and other data on existing and finished grading, surface and sub-surface drainage, storm drainage system, slope stabilization, and erosion control. (When deemed necessary by the Planning Board).

14. Sufficient data acceptable to the Engineer to determine readily the

15. Location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. The final Plat shall show the boundaries of the property.

15. Permanent monuments shall be set as required by the engineer.

16. An indication of the Stoddard Zoning District(s).

Section VIII Septic System Siting and Wetlands Identification Utilizing High Intensity Soil Surveys for Plat Layout

This regulation applies to Subdivisions on which an on-site septic tank and leach field system are to be used for sewerage disposal, and/or where wetland identification is required. In addition to any other town and state sewage disposal requirements for local Subdivision and site plan reviews, or wetland zoning compliance, the following regulations shall apply:

A. Ground control shall be marked, by the applicant, both on the site and on the Plat map(s). The ground control shall consist of numbered flags, stakes, walls, trees or other easily identifiable points on the property. These points will be well distributed throughout the site at a density of not less than four (4) points per acre. The numbered points must be identified, by number, on the Plat plan. The purpose of this requirement is to provide easy identification for all parties required or interested in examining the site.

B. The location of all-existing and proposed buildings, accessory buildings, driveways, sewer lines, water lines, and public and private roads and driveways on the site, and the general location of such features within 100 feet of its boundaries, shall be indicated on the Plat plan.

C. High intensity soils (HIS) maps are to be provided for all site plans and for Subdivisions, except those defined as "minor Subdivisions" per RSA 676:4,111. Additionally, applicants may request the planning board to waive this requirement upon recommendation of the CCCD. (Applicants request waiver of planning board, planning board requests recommendation of CCCD, planning board acts upon CCCD recommendation.)

D. The HIS maps shall be prepared by a qualified soils scientist who is qualified by the Cheshire County Conservation District.

E. A paper copy of the HIS survey shall be provided to the planning board. In addition to the soils information provided by the survey, the map shall have on it the following:

1. The signature of the qualified soils scientist
2. Any qualifying notes made by the soils scientist

F. If a soils classification provided on the HIS map is in dispute, the planning board may request an evaluation of the soils designations by the Cheshire County Conservation District.

G. A 4,000 square foot leach field area or an area two (2) times the required leach field area (whichever is greater) shall be designated and reserved on each lot.

1. The designated leach field area must be left open and is not to be used for the siting of any incompatible purpose, including but not limited to a driveway, or structures of any type. Parking areas may be located over the designated leach field area when chambered systems are to be used.

H. The designated leach field area shall be set back as required in section from:

1. Poorly and very poorly drained soils;
2. Naturally deposited soils, which have a seasonal high water table less than six (6) inches from the surface;
3. Naturally deposited soils which have an impermeable layer closer than two (2) feet to the surface;
4. Naturally deposited soils, which have bedrock less than three (3) feet below the surface;
5. Drainage Ways, natural or manmade, perennial or intermittent;
6. Open drainage structures intended to convey water, intermittently or perennially, including but not limited to roadside ditches, culvert openings, diversions and swales.

I. The designated leach field area is required to be set back from all of the areas specified in section H as follows:

1. Seventy-five (75) feet if the designated leach field area is entirely located in well-drained soil, without a restrictive layer, or well-drained soil with a restrictive layer and slopes of less than eight percent (8%).

2. One hundred (100) feet if the designated leach Field area is entirely or partially located in somewhat poorly drained soils, moderately well drained soils, excessively drained soils, or soils with a restrictive layer and slope of eight percent or greater (>8%).

J. In addition, the designated leach field area shall be set back seventy five (75) feet from open water bodies and perennial streams.

K. In areas where the HIS survey indicates bedrock at less than three feet from the surface, sufficient test pits shall be made to ensure that the setback requirements established in sections H and I can be met.

L. The designated leach field area may not be placed on areas with finished slopes of over twenty-five percent (25%).

M. If the designated leach field area is located on an area with finished slopes from fifteen to twenty-five (15-25%), the septic system must be designed by a registered professional engineer.

Section IX, Streets

A. Location

1. The arrangement of streets in the Subdivision shall provide for the continuation of the principal streets in adjoining Subdivisions or for their proper projection when adjoining property is not subdivided, and shall be of a width at least as great as that of such connecting streets.

2. Streets, which join or are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblances to the names of existing streets within the Town of Stoddard.

3. Except where near future connections may be possible, dead-end streets shall be equipped with a turn-around roadway at the closed end with a minimum radius of eighty (80) feet from the center of the turn-around to the outside edge of the right-of-way.

4. No street right-of-way shall be less than fifty (50) feet in width.

B. Daily Traffic

1. The average daily traffic in vehicle trips per day shall be used in determining structural requirements for streets in excess of the minimum.

2. The average daily traffic in vehicle trips per day shall be calculated by multiplying eight (8) vehicle trips by the number of lots in the Subdivision.

C. Slope and Drainage

1. Grades of all streets shall conform in general to the terrain and shall not exceed five percent (5.0%) for arterial and collector streets, and eight percent (8.0%) for local streets. No street shall have a grade of less than one half of one percent (0.5%).

2.

2. Streets shall be crowned from the center of the traveled surface to the line separating the shoulder from the ditch. The slope of the crown

shall be no less than one half (0.5) of an inch per foot. For streets with traffic in excess of 200 vehicle trips per day the slope of the crown shall be no less than one-quarter (0.25) of an inch per foot.

3. Street drainage facilities, curbs, or sidewalks, when required shall be installed and constructed in accordance with the specifications designated by the Planning Board.
4. All lots created in a subdivision shall be subject to curb cuts approved by the Stoddard Road Agent or his designee.

D. Structure and Dimensions

1. Horizontally streets shall have a ditch, shoulder, travel surface, shoulder, and ditch. Vertically streets shall have a wear course and a base course.

2. Base Course

All topsoil or loam must be removed from beneath the travel surface and shoulders to a depth of at least 12 inches before the Application of a base course. Where loam or improper road foundation materials exceed 12 inches in depth, such material must be excavated and removed and replaced with bank run gravel or broken rock before the Application of a base course.

a. The travel surface and shoulders shall have a compacted base course of bank run gravel with a maximum diameter of 6" and free from loam or improper road foundation materials.

b. The depth of the base course shall be a minimum of 12".

c. Base course depths may be increased in areas of Poor Soils.

d. For streets with daily traffic in excesses of 1500 vehicle trips per day the base course shall be a minimum of 18".

3. Wear Course

The travel surface and shoulders shall have a wear course.

a. The depth of the wear course shall be a minimum of 4".

b. For streets with daily traffic in excess of 750 vehicle trips per day the depth of the wear course shall be a minimum of 6".

c. The composition of the wear course shall be at minimum modified crushed gravel as specified in New Hampshire State Standards for Roads and Bridges item #30.

d. For streets with daily traffic in excess of 200 vehicle trips per day the composition of the wear course of the travel surface shall be hot bituminous.

e. For streets with daily traffic in excess of 1000 vehicles per day the composition of the wear course of the shoulder shall be hot bituminous.

f. Wear course surface requirements may vary depending on condition of slopes and wear course surface. The wear course surface should be paved for steep slopes.

4. Travel surface

The travel surface width should be a minimum of 18 feet.

a. For streets with daily traffic in between 51 and 750 vehicle trips per day the width of the travel surface shall be 20 feet.

- b. For streets with daily traffic in between 751 and 1500 vehicle trips per day the width of the travel surface shall be 22 feet.
- c. For streets with daily traffic in excess of 1500 vehicle trips per day the width of the travel surface shall be 24 feet.

5. Shoulder

The shoulder width should be a minimum of 2 feet.

- a. For streets with daily traffic in between 201 and 1500 vehicle trips per day the width of the shoulder shall be 4 feet.
- b. For streets with daily traffic in excess of 1500 vehicle trips per day the width of the shoulder shall be 8 to 10 feet.

6. Ditch

The ditch width should be a minimum of 4 feet.

- a. For streets with daily traffic in between 751 and 1500 vehicle trips per day the width of the ditch shall be 4 to 6 feet.
- b. For streets with daily traffic in excess of 1500 vehicle trips per day the width of the ditch shall be 6 feet or greater.

7. For illustration purposes see the attached chart of the above requirements labeled Minimum Geometric & Structural Guide For Local Roads and Streets.

E. Installation

1. Scheduled inspections of work in progress may be required by the planning board, to be performed by the Compliance Officer or other Selectmen's designee.

2. Before Approval of a Subdivision by the Planning Board, there shall be, filed by the Applicant, a bond in an amount sufficient to cover the cost of the preparation of the streets and the extension of public water and sewer lines if available. This shall be approved as to form and sureties by the legal counsel of the Town of Stoddard Planning Board and conditioned on the completion of such improvement within four years of the date of the bond.

Section X - National Flood Insurance Program

The applicant shall conform to NFPI as adopted by the Town of Stoddard on May 11, 2010.

For subdivisions that involve land designation as: Special Flood Hazard Areas (SFHA) by the National Flood Insurance Program (NFIP):

A. The Planning Board shall review all the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 494 of the Federal Water Pollution Control act Amendments of 1972, 33 USC 1334.

B. The Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Floor Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).

C. The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:

- (i) all such proposals are consistent with the need to minimize flood damage;
- (ii) all public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage; and
- (iii) adequate drainage is provided so as to reduce exposure to flood hazards.