SUBDIVISION REGULATIONS
&
APPLICATION

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Chapter 174: SUBDIVISION OF LAND

§ 174-1. Authority and purpose

A. Authority. Pursuant to the authority vested in the Planning Board by the legislative body of the Town of Wolfeboro and in accordance with the provisions of RSA 674:35 of the New Hampshire Revised Statutes Annotated, as amended, the Planning Board adopts the following regulations governing the subdivision of land in the Town of Wolfeboro, New Hampshire.

B. Purpose. These regulations are designed to accomplish the purposes set forth in RSA 674:36 and for the purposes of protecting the health, safety, convenience, and economic and general welfare of our citizens.

§ 174-2. Title

These regulations shall be known and cited as the "Subdivision Regulations of Wolfeboro, New Hampshire," adopted October 15, 2002, and supersede the Subdivision Regulations, Town of Wolfeboro, New Hampshire, adopted January 9, 1996, as amended prior hereto, and such prior regulations are hereby rescinded.

§ 174-3. Definitions

As used in this chapter, the following terms shall have the meanings indicated:

ABUTTER

Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Planning Board. For purposes of receiving testimony only, and not for purpose 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 Town of a Planning Board 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.

ACCEPTANCE

The formal agreement by the Planning Board to act on a completed application within 90 days

APPLICANT

The owner of record of the land to be subdivided, including any subsequent owner of record making any subdivision of such land or any part thereof, or the duly authorized agent of any such owner.

APPROVAL

Recognition by the Planning Board, certified by written endorsement on the plat, that the plat meets the requirements of the Wolfeboro Planning and Zoning Ordinance *Editor's Note: See Ch. 175, Zoning.* and, in the judgment of the Board, satisfies all criteria of good planning and design.

BOARD

The Planning Board of Wolfeboro, New Hampshire

BOUNDARY LINE ADJUSTMENT

The exchange of abutting land between two or more lots which does not increase the number of lots

BUILDING FOOTPRINT

The actual outline of a building as shown to scale on a subdivision plan

COMPLETED APPLICATION

The application form and supporting documents, as specified in these regulations, that contains all the information the Planning Board needs to review a subdivision proposal and make an informed decision. All fees and administrative expenses, as indicated in these regulations, must be included. For submission requirements, see §§ 174-7, 174-9, and 174-10 and checklist (Attachment 1). *Editor's Note: Attachment 1 is included at the end of this chapter.*

CONDITIONS OF APPROVAL

A written list of specific conditions which the applicant shall meet as part of the project's approval

CONSTRUCTION DRAWINGS

The maps, drawings, or plans and profiles necessary to detail the construction of all utilities necessitated by a proposed subdivision; including, but not limited to: streets, sewer, water, storm drainage, electrical and telephone.

ENGINEER

A person who engages in the practice of civil engineering and is licensed by the State of New Hampshire under RSA 310-A:11

FINDINGS OF FACT

A written list of facts concerning a particular application, with respect to the ordinances of the Town

LICENSED LAND SURVEYOR

A person who engages in the practice of land surveying and is licensed by the State of New Hampshire under RSA 310-A:53

MODIFIED PROCEDURES

A procedure by which the Planning Board, when considering a boundary line adjustment, may both accept and act on an application at the same meeting, without requiring the applicant to post a performance bond, and without a public hearing (RSA 676:4).

PLAT

The map, drawing, or chart on which the plan of subdivision is presented to the Wolfeboro Planning Board for approval, and which, if approved, will be submitted to the Register of Deeds of Carroll County for recording.

PREAPPLICATION REVIEW

The two optional steps, conceptual consultation and design review, that an applicant may follow prior to filing a completed application as permitted in RSA 676:4.

PUBLIC HEARING

A formally advertised item on the Planning Board agenda, open to the public for their consideration and public comment on a specific application. Abutters receive special notice of the hearing, and comments by them and other interested parties are heard (RSA 91-A:3).

PUBLIC MEETING

An open meeting of the Planning Board during which public hearings are held, applications are presented, informal discussions are conducted with interested citizens who request such, and the administrative business of the Planning Board is accomplished. Individuals present as observers at such meetings may speak when recognized by the Chairman or upon request by the Chairman, who may determine what subject matter is appropriate. Minutes of each meeting are maintained.

REGULAR MEETING

A session of the Board held on a regularly scheduled day(s) each month.

SUBDIVISION

The division of the 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. Subdivision includes re-subdivision and, when appropriate, relates to the process of subdividing or to the land or territory subdivided.

A. 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.

B. The granting of an easement in gross to a public utility for the purpose of placing and maintaining overhead and underground facilities necessary for its transmission or distribution network such as poles, wires, cable, conduit, manholes, repeaters, and supporting apparatus, including any unmanned structure which is less than 200 square feet, shall not be construed as a subdivision under these regulations, and shall not be deemed to create any new division of land for any other purpose.

WORKSHOP

An informal session of the Board, either as an agenda item during a regular meeting or as a separately scheduled meeting. Such sessions are held to discuss subdivision applications, administrative matters, draft changes to ordinances and regulations, provide preliminary conceptual consultation and design review consultation, and to consider other matters such as the Town Master Plan.

§ 174-4. General provisions

A. Before any subdivision is made, or before the transfer or sale of any part thereof, and before any subdivision plat may be filed in the office of the Register of Deeds of Carroll County, the owner or authorized agent shall apply in writing to the Planning Board on a form provided by the Board (Attachment 1 *Editor's Note: Attachment 1 is included at the end of this chapter.*) and secure approval of such proposed subdivision in accordance with these regulations.

B. Land of such character that it cannot, in the judgment of the Board, be safely used for building development purposes because of exceptional danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions, shall not be platted for residential, commercial, or industrial subdivision, nor for such other uses as may increase danger to life or property, or aggravate the flood hazard. This is further defined as land having average grade over 15% or 50% or more minimum lot requirement for the subdivision is

classified as poorly drained, very poorly drained or jurisdictional wetlands, and/or land that would be defined as ledge lots by NHDES standards. Land with inadequate characteristics or capacity for sanitary sewage disposal may not be subdivided for residential, commercial, or industrial subdivision purposes unless connected to a municipal sewerage system.

C. The Planning Board may require a developer to provide sidewalks, pedestrian ways, bicycle paths, and land for parks, or other open space suitably located for playgrounds, recreational uses, or natural areas. The Planning Board, in determining the need for open land, shall be guided by, but not limited to, a standard of 2,000 square feet of open land area for each building site within a development with 10 or more building sites. When required, sidewalks shall be constructed in accordance with the specifications listed in the Road Construction Regulations. Proposed design of pedestrian ways and bicycle paths will be subject to the approval of the Planning Board. Sidewalks are defined as those walkways adjacent to traveled roadways. Pedestrian ways and bicycle paths may or may not be adjacent to traveled roadways.

D. The Board may disapprove any application that, in the Board's opinion, would create such scattered and premature development of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services.

§ 174-5. Application procedures

A. Pre-application review phases (RSA 676:4, II). An applicant may elect to forego or engage in pre-application review or either phase thereof.

(1) Preliminary conceptual consultation phase.

(a) The applicant may request a meeting with the Board to discuss a proposal in conceptual form and in general terms. Such pre-application consultation shall be informal and directed toward:

[1] Reviewing the basic concepts of the proposal;

[2] Reviewing the proposal with regard to the Master Plan and Zoning Ordinance;

[3] Explaining the local regulations that may apply to the proposal;

[4] Determining whether the proposal is a major or minor subdivision; and

[5] Guiding the applicant relative to state and local requirements.

(b) Preliminary conceptual consultation shall not bind the applicant or the Board. Such discussion may occur without formal public notice, but must occur only at a posted meeting of the Board.

(2) Design review phase.

(a) Prior to submission of a completed application for Planning Board action, an applicant may request to meet with the Board for nonbinding discussions beyond the conceptual and general, involving more specific design and engineering details of the potential application.

(b) The design review phase may proceed only after identification of and notice to abutters, and the general public as required by RSA 676:4, I(d).

(c) Persons wishing to engage in pre-application design review shall submit a request for pre-application review (Attachment 2) *Editor's Note: Attachment 2 is included at the end of this chapter.* and associated fees not less than 20 days before the regularly scheduled meeting of the Board. The request shall include:

[1] A list of abutters and their addresses from municipal records not more than five days before submission; and

[2] A check to cover mailing and advertising costs.

(d) All discussion in the design review phase shall be informal and nonbinding. Statements made by Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application.

(e) The Board shall not accept any submissions by the applicant at this time.

B. Formal application.

(1) A formal application shall consist of the forms and data as shown in §§ 174-7, 174-9 and 174-10 of these regulations. It shall also include all fees required by the Town under the provisions of RSA 676:4, I(g).

(2) Upon receipt of a formal application, the planning staff will review it using the Subdivision Application Checklist. If this review discloses that all requirements have not been met, the applicant will be notified what specific items are still needed. When all requirements have been met, the application will be scheduled for submission to the Planning Board by placing it on the Board's agenda.

(3) A formal application shall only be submitted to the Planning Board at a regular meeting after notification has been given as required by RSA 676:4, I(d). The Planning Board shall consider the application, and act to accept, reject or table it within 30 days of its submission. Such action shall be by a majority vote of those Board members present.

C. Board action on a formal application.

(1) Once a formal application is accepted, the Planning Board shall thereafter consider it at its regular meetings or at workshop meetings. Additional reports or studies may be required by the Board, including, but not limited to, high-intensity soil survey, traffic, school, fiscal, and environmental impact analyses, to allow the Board to make an informed and educated decision concerning the application.

(2) Prior to the approval of a subdivision, a public hearing shall be held as required by RSA 676:4, I(d), with notice given to the applicant, abutters, and the public.

(3) The Board may apply to the Board of Selectmen for an extension of the ninety-day time period, not to exceed an additional 90 days, before acting to approve, conditionally approve, or disapprove an application. An applicant may waive the requirement for Board action within the time period specified in these regulations and consent to such an extension as may be mutually agreeable.

(4) If the Board has not taken action on the formal application within 90 days of its submission, and has not obtained an extension, the applicant may obtain from the Board of Selectmen an order directing the Planning Board to act within 15 days. Failure of the Board to act on the order shall constitute grounds for the applicant to petition the Superior Court as provided in RSA 676:4, I(c).

(5) The Board shall act to approve, conditionally approve, or disapprove the formal application within 90 days of acceptance (see Attachment 4 *Editor's Note: Attachment 4 is included at the end of this chapter.*). A conditional approval will be stated in the form of a Notice of Action.

(6) Approval of the application shall be certified by written endorsement on the plat and signed and dated by the Board. The planning staff shall transmit a copy of the plat, with such approval endorsed in writing thereon, to the Register of Deeds of Carroll County. The applicant shall be responsible for the payment of all recording fees.

(7) A financial surety, adequate to cover the construction of all infrastructure improvements approved as part of the subdivision, shall be posted with the Town prior to signing and recording the approved subdivision plat. The following financial sureties are acceptable to the Town: cash, passbook savings account in the Town's name, or a bond.

(8) If any application is disapproved, the grounds for such disapproval shall be adequately stated in the records of the Board and in written notice given to the applicant within 72 hours (see Attachment 4b *Editor's Note: Attachment 4 is included at the end of this chapter.*). Applications may be disapproved by the Board without public hearing on the grounds of failure by the applicant to supply information or to pay fees as required by these regulations.

D. Notices.

(1) A notice of a design review, submission of a formal application, or of a public hearing, shall be given by the Board, to the abutters and adjacent property owners. The applicant shall notify abutters. In addition, the applicant shall give constructive notice to all affected properties, defined as those properties encumbered by any easements, rights-of-way, restrictions or any other legal encumbrance to the benefit of the applicant. The abutters and the applicant shall be noticed by certified mail, affected property owners shall be noticed by regular mail, and all notices shall be mailed at least 10 days prior to the meeting (see Attachment 3a *Editor's Note: Attachment 3 is included at the end of this chapter.*).

(2) The public shall be given notice at the same time, by posting in two public places and in a paper of general circulation in the Town.

(3) The notice shall give the date, time, and place of the Planning Board meeting at which the application or other item(s) will be formally submitted to the Board, shall include a general description of the proposal which is to be considered, and shall identify the applicant and the location of the proposal (see Attachment 3b *Editor's Note: Attachment 3 is included at the end of this chapter*)

(4) If the notice for the public hearing was included in the notice of submission or any prior notice, additional notice of the public hearing is not required. Additional notice is not required of an adjourned session of a public hearing, provided that the date, time and place of the adjourned session was made known at the prior public hearing.

E. Boundary line adjustment: modified procedure.

(1) The applicant shall submit a formal application as required in Subsection B.

(2) Notice of submission shall be given.

(3) No application shall be approved without full notice to abutters.

§ 174-6. Fees

A. A formal application for subdivision shall be accompanied by an initial filing fee.

B. Pursuant to RSA 676:4, I(g), it shall be the responsibility of the applicant, if the Board deems it necessary, to pay reasonable fees for special investigative studies, environmental assessments, legal review of documents, administrative expenses, and other matters which may be required to make an informed decision on a particular application.

C. The application submittal fees are adopted by reference as part of these regulations.

§ 174-7. Application submission requirements

A. A formal application shall be filed with the Planning Board or its designated agent at least 20 calendar days prior to a regularly scheduled meeting of the Board.

B. Formal application content. A formal application shall be submitted using the form available from the Planning Office (Attachment 1 *Editor's Note: Attachment 1 is included at the end of this chapter.*), and shall be accompanied by:

(1) A letter of intent detailing the proposal;

(2) A list of the names and addresses of all the abutters' affected properties, as shown in Town records not more than five days before the day of filing;

(3) Additional documents, as requested by the Planning Office; and

(4) Five copies, 24 inches by 36 inches, and 15 additional copies, 11 inches by 17 inches, of the plat. The plat shall be prepared by a land surveyor, using a scale of one inch equals 100 feet or larger (i.e., one inch equals 50 feet, one inch equals 20 feet, etc.), and shall include:

(a) Proposed subdivision name or identifying title;

(b) Name and address of the applicant and the owner (if different from the applicant);

(c) Names of owners of abutting and affected properties;

(d) North arrow;

(e) Locus plan showing general location of the total tract within the Town;

(f) Name, address, license number, telephone and seal of the surveyor;

(g) Boundary survey including bearings, distances, and the location of permanent markers;

(h) Location of property lines, including entire undivided lot, lot areas, and frontage on public right-of-way; each lot shall be numbered according to the tax map numbering system;

(i) Deed restrictions;

(j) Open space to be preserved;

(k) Existing and proposed streets with class, names, and right-of-way widths;

(l) Zoning district and setback standards; and

(m) State subdivision approval.

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

D. A construction plan shall be submitted when it is necessary to detail the following information in conjunction with a subdivision application:

(1) Location and profiles of existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply (including location of proposed wells, if applicable), disposal of sewage, and surface drainage;

(2) Location of existing wells and septic systems, both on and off-site, within 100 feet of any designated leach field on any proposed lot;

(3) Existing and proposed easements, rights-of-way, buildings, watercourses, ponds, standing water, rock ledges, stone walls and other essential site features;

(4) Existing and proposed topographic contour boundaries at two-foot intervals or less (i.e., one-foot contour intervals);

(5) Location of groundwater, and percolation tests and test results;

(6) Soil mapping types/slopes and boundaries, including location of soil tests and test results;

(7) Existing buildings and other man-made structures to remain;

(8) Final road profiles and cross-sections;

(9) State highway/municipal access permit, as applicable; and

(10) Name, address, license number, telephone, and seal of all professional surveyors, engineers, soil scientists, and septic designers who participated in the development of the construction plan.

§ 174-7.1 for subdivisions that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP):

A. The applicant shall submit, to the planning Board for its review, all copies of all necessary permits that 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.

B. The Planning Board shall require that all proposals include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevations).

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, 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.

§ 174-8. Construction guarantee

A. The applicant shall post an acceptable financial surety prior to final subdivision approval by the Planning Board. The financial surety shall be in an amount sufficient to ensure the completion of all roads (public or private), water service, sewage disposal, drainage, landscaping and/or any other improvements required by the Town. The financial surety shall be effective for a period established by the Planning Board.

B. The financial surety shall be approved as to the form and type by the Board. the Town will accept cash, passbook savings in the Town's name, or a construction surety bond. At its discretion, the Planning Board may require approval of the construction guarantee by the Town Attorney. A sample construction guarantee contract is included as Attachment 5. *Editor's Note: Attachment 5 is included at the end of this chapter.*

C. The construction guarantee shall be released in phases as portions of the secured improvements or installations are final in accordance with the plan approved by the Board.

§ 174-9. Design standards

A. Minimum lot sizes.

(1) In the absence of a municipal wastewater system, minimum lot sizes within all subdivisions shall, in addition to meeting the requirements of the zoning

ordinance for the district wherein the subdivision is proposed, also meet such additional size requirements as may be needed for each lot to insure groundwater quality protection. These additional requirements are specified in Table 1A and 1B, Minimum Lot Size by Soil Type. *Editor's Note: Tables 1A and 1B are included at the end of this chapter.* Each lot shall have a soil-carrying capacity of one or greater.

(2) This requirement is subject to the following modifications:

(a) Where more than one soil type is found on a lot, a soil-carrying capacity of those soils occurring on the lot shall be used to determine the minimum lot size.

(b) Wetlands may use as a part of the computed lot size according to the following:

[1] Areas designated as Type B hydric soils may be utilized to fulfill the minimum lot size required by Town ordinances and subdivision regulations, provided that a contiguous non-wetland area, a minimum of 20,000 square feet which is sufficient in size and configuration to adequately accommodate all housing and required utilities such as sewage disposal and water supply, to include setbacks, is provided.

[2] Areas designated as Type A hydric soils (very poorly drained soils, fresh or saltwater marsh or surface water areas) may not be utilized to fulfill minimum lot size.

[3] Slopes greater than 25% may be used as a part of the computed lot size according to the following: Areas designed with slopes greater than 25% may be utilized to fulfill the minimum lot size required by the Town ordinances and subdivision regulations, provided that a contiguous area a minimum of 20,000 square feet with less than 15% slopes which is sufficient in size and configuration to adequately accommodate all housing and required utilities such as sewage disposal and water supply, to include setbacks, is provided.

(c) Minimum lot sizes for residential developments with greater than four bedrooms per building and for cluster developments shall be determined as follows:

[1] For multifamily residential use, the minimum lot size shall be proportionately smaller per dwelling unit than the lot size indicated in the appropriate table as determined by the following formulas:

[a] No. of 1 and/or 2 bedroom units = Area of each soil type on the lot divided by (lot size from Table 1A/B x .65).

[b] No. of 3 bedroom units = Area of each soil type on the lot divided by (lot size from Table 1A/B x .85).

[2] In the case of cluster subdivisions, the overall density of lots or dwelling units for development within the parcel shall be determined by using the appropriate table and computing a soil-carrying capacity of all allowed soils found in the parcel proposed for subdivision. Wetlands soils (Type B hydric) will be given credit up to the density computed for the non-wetland portion of the property. The overall computed density may then be increased by 2%.

[3] For duplex use, where the total number of bedrooms in the building does not exceed five, the lot size shall be increased by 40% of the minimum lot size as determined by the appropriate table.

(d) For single-family homes with more than four bedrooms, the required lot size will be increased 15% for each additional bedroom exceeding four.

(e) In developments where a municipal water supply is to be provided and whose water source is outside the drainage basin of the proposed development, minimum lot sizes may be reduced by the municipality by 20% of the minimum requirements as stated in the appropriate table.

(f) For commercial and industrial uses, lot sizes will be determined by the formula:

$$\text{Lot Size} = \frac{Q(\text{gpd})}{1630\ \text{gpd/Lot}} \times \text{Lot Size from Table 1A/B} + \text{Lot size required for well radius}$$

Where: Q=gallons of wastewater to be discharged per day. The amount of flow will be determined by use of Env-Ws 1008.02 Average Daily Flow Volume as amended.

[1] Final site plan approval for commercial/industrial developments which generate wastes of such nature or character as to require state or federal permits for pretreatment and discharge or subsurface disposal shall not be granted until all such permits are secured; provided, however, that conditional approval may be granted per RSA 676:4, I(i). The conditions upon which such permits are issued shall comply with state and local regulations and be made part of the record before the Planning Board.

B. Sources of soils information.

(1) Soils information shall be provided by one of the following methods:

(a) Soil Survey Order 1 maps.

(b) High Intensity Soil (HIS) maps.

(2) HIS or Soil Survey Order 1 maps prepared by field examination shall be performed by a certified soil scientist and so stamped.

(3) All costs of preparing soil data shall be borne by the subdivider.

C. Sewage disposal.

(1) All proposed subdivisions must comply with the NH DES subsurface disposal standards for subdivision approval.

(2) At the Board's discretion, additional soil tests may be required to determine if the above leach field setback requirements have been met.

D. Water supply systems. Any proposed community water system shall comply with the Wolfeboro Municipal Water Supply System Standards and be sanctioned as an approved expansion of the municipal water system, whether or not it is tied into the existing municipal water supply.

E. Road access and construction regulations.

(1) Driveways shall not serve more than three lots. Each driveway shall have a minimum right-of-way of 30 feet if the driveway crosses one lot to reach another. In this case, the driveway may not extend beyond the boundaries of the three lots. Any special agreements of ownership, construction, or maintenance shall be shown on the plat as well as in the deed(s).

(2) Roads and/or driveways from subdivisions abutting the following main roads shall be spaced not less than 600 feet apart: Routes 109A, 109, 28, South and North Main Street Where such spacing would cause undue hardship, the Board may modify this requirement.

(3) All other roadway-related regulations are contained in the then current Road Construction Regulations, Town of Wolfeboro, New Hampshire, adopted by the Wolfeboro Planning Board.

F. Utilities. The boundaries of proposed permanent utility or other facility easements over or under private property shall not be less than 15 feet in width and shall have satisfactory access to existing or proposed public ways. Watercourses, including perennial stream crossings and drainage ways, proposed for public control shall have a permanent easement of not less than 20 feet from the edge of normal flow.

G. Storm Water drainage

(1) General requirements. All developments shall make adequate provision for storm water disposal facilities which shall be designed to handle one year, ten-year and twenty-five-year storm events, containing all increase in drainage on site and stamped by a licensed professional engineer. Storm water drainage systems shall be constructed within specified easements to carry storm water to existing watercourses or existing storm drains. If the storm water drainage system creates any additional flow over other properties, the developer shall obtain easements therefore from the owners of said properties.

(2) Design standards.

(a) Storm water systems. Storm water runoff shall be carried away in a storm water system designed in accordance with the standards established in the Standard Specifications for Roadway and Bridge Construction, NHDOT, 1990. Such drainage facilities shall be located in the road right-of-way where feasible. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least 25 feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.

(b) Natural watercourses. Where a development is traversed by a natural watercourse, drainage way, channel, or stream, a storm water easement or drainage right-of-way shall be provided conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. The applicant shall dedicate, either in fee or by drainage or conservation easement, land on both sides of existing watercourses to a distance to be determined by the Planning Board.

(c) Accommodation of upstream drainage area. A storm water drainage system shall be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the development permitted by the Zoning Ordinance. *Editor's Note: See Ch. 175, Zoning.* The Board shall require on-site retention or detention facilities to prevent the overloading of existing downstream facilities.

(d) Floodplain areas. Any development in floodplain areas shall be in compliance with the standards for special flood hazard areas contained in § 174-9H of these regulations.

H. Special flood hazard areas. All subdivision proposals governed by these regulations having lands identified as special flood hazard areas in the Flood Insurance Study for the Town of Wolfeboro, N.H., together with the associated Flood Insurance Rate Maps and Flood boundary and Floodway Maps of the Town of Wolfeboro, shall meet the following requirements:

(1) Individual lots of a subdivision, 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, 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.

(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 floodwaters into the systems and discharges from the systems into floodwaters.

(4) Within the altered or relocated portion of any watercourse, the applicant shall submit to the Planning Board certification provided by a registered professional engineer assuring that the one-hundred-year flood-carrying capacity of the watercourse has been maintained.

(5) All site plan proposals shall include one-hundred-year flood elevation data.

I. See Chapter 173, Site Plan Review, § 173-27.1 for pedestrian and bicycle circulation and bicycle storage facility design standards.

[Added 3-8-2011]

§ 174-10. Independent studies and investigations.

A. The Planning Board reserves the right to require additional studies to determine the potential impact of the proposed subdivision. Studies may include, but are not limited to, traffic impact analysis, fiscal impact analysis, and environmental impact analysis.

(1) All traffic impact analysis shall be presented in accordance with the Regional Planning Commission's Guidelines for Traffic Impact Analysis, incorporated into these regulations by reference. The Planning Board reserves the right to retain the services of an outside agency for the purposes of reviewing any traffic impact analysis submitted.

(2) All fiscal impact analysis shall be presented in accordance with the Regional Planning Commission's Guidelines for Fiscal Impact Analysis, incorporated into these regulations by reference. The Planning Board reserves the right to retain the services of an outside agency for the purposes of reviewing any fiscal impact analysis submitted.

(3) The environmental impact statement specifications will be dictated on a case-by-case basis.

B. Wherever, in the opinion of the Board, traffic generated by a development will adversely impact existing public streets, the Board may require improvements to be made to such streets and intersections in an effort to mitigate such impacts.

§ 174-11. Post-construction requirements

Post-construction requirements are as follows:

A. All deeds covering land to be used for public purposes, easements, and rights-of-way over property to remain in private ownership, and rights of drainage across private property shall be submitted in a form satisfactory to the Town Attorney.

B. As-built construction drawings, plan and profile, of all infrastructure improvements at a scale of one inch to 20 feet, including, but not limited to:

(1) Underground utilities (sewer lines, storm drains, water lines, electrical, phone, cable, natural gas lines, etc.).

(2) Drainage ways, ditching, impoundments, swales, etc.

(3) Road construction

C. Maintenance guarantee. A financial surety to guarantee that all site work was properly done shall be posted by the applicant with the Town. Such maintenance guarantee shall be in an amount of 2% of the estimated project cost and shall remain in force for two years after site improvements are completed. If such repairs are needed and are not satisfactorily installed by the developer, then such guarantee shall be used to complete and/or install such improvements.

§ 174-12. Administration and enforcement

A. Administration: application for subdivision of land. These regulations shall be administered by the Planning Board. The enforcement of these regulations is vested in the Board of Selectmen.

B. Waivers. The requirements of the foregoing regulations may be waived when, in the opinion of the Board, specific circumstances surrounding a subdivision, or a condition of the land of such subdivision, indicate that such waivers will insure that the purpose and intent of the Master Plan and these regulations are properly carried out.

C. Penalties and fines. Any violation of these regulations may be subject to a civil fine as provided in RSA 676:16 and 676:17, as amended. The Town Council and the

Code Enforcement Officer are designated as the local authorities to institute appropriate action under the provisions of RSA 676:17.

§ 174-13. Conflicting provisions

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

§ 174-14. Validity

If any section or part of section or paragraph 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.

§ 174-15. Amendments

These regulations may be amended by the Planning Board following a public hearing on the proposed changes. Such changes shall not take effect until a copy of said changes, as approved by a majority of the Board, are filed with the Town Clerk.

MINIMUM LOT SIZE BY SOIL TYPE USING HISS MAPS

Soil Type	Slope			
	B	C	D	E
111-H	35500	42000	51500	68000
112-H	35500	42000	51500	68000
11X-H	68000	76000	86000	100000
121-H	35500	42000	51500	68000
122-H	35500	42000	51500	68000
12X-H	68000	76000	86000	100000
161-H	35500	42000	51500	68000
16X-H	68000	76000	86000	100000
211-H	35500	42000	51500	68000
212-H	35500	42000	51500	68000
213-H	68000	76000	86000	100000
21X-H	68000	76000	86000	100000
221-H	44500	56000	68000	86000
222-H	44500	56000	68000	86000
223-H	68000	76000	86000	100000
22X-H	68000	76000	86000	100000
231-H	44500	56000	68000	86000
233-H	68000	76000	86000	100000
23X-H	68000	76000	86000	100000
241-H	68000	76000	86000	100000
243-H	68000	76000	86000	100000
24X-H	68000	76000	86000	100000
251-H	68000	76000	86000	100000
253-H	68000	76000	86000	100000
25X-H	68000	76000	86000	100000
261-H	44500	56000	68000	86000
263-H	68000	76000	86000	100000
26X-H	68000	76000	86000	100000
275-H	44500	56000	68000	86000
311-H	44500	56000	68000	86000
312-H	44500	56000	68000	86000
313-H	68000	76000	86000	100000

Soil Type	Slope			
	B	**C**	**D**	**E**
31X-H	68000	76000	86000	10000
321-H	44500	56000	68000	86000
322-H	44500	56000	68000	86000
323-H	68000	76000	86000	100000
325-H	68000	76000	86000	100000
32X-H	68000	76000	86000	100000
331-H	44500	56000	68000	86000
333-H	68000	76000	86000	100000
33X-H	68000	76000	86000	100000
341-H	68000	76000	86000	100000
343-H	68000	76000	86000	100000
34X-H	68000	76000	86000	100000
351-H	68000	76000	86000	100000
353-H	68000	76000	86000	100000
35X-H	68000	76000	86000	100000
361-H	44500	56000	68000	86000
363-H	68000	76000	86000	100000
36X-H	68000	76000	86000	100000
375-H	44500	56000		
411-H	44500	56000	68000	
412-H	44500	56000		
413-H	68000	76000		
41X-H	68000	76000		
421-H	68000	76000	86000	
422-H	68000	76000	86000	
423-H	68000	76000	86000	
42X-H	68000	76000	86000	
431-H	68000	76000		
433-H	68000	76000		
43X-H	68000	76000		
441-H	68000	76000		
443-H	68000	76000		
44X-H	68000	76000		

Soil Type	Slope			
	B	C	D	E
451-H	68000	76000		
453-H	68000	76000		
45X-H	68000	76000		
461-H	68000	76000		
463-H	68000	76000		
46X-H	68000	76000		
475-H	68000			
511-H	44500	56000	68000	
512-H	44500	56000		
513-H	68000	76000		
51X-H	68000	76000		
521-H	68000	76000	86000	
522-H	68000	76000	86000	
523-H	68000	76000	86000	
52X-H	68000	76000	86000	
531-H	68000	76000		
533-H	68000	76000		
53X-H	68000	76000		
541-H	68000	76000		
543-H	68000	76000		
54X-H	68000	76000		
551-H	68000	76000		
553-H	68000	76000		
55X-H	68000	76000		
561-H	68000	76000		
563-H	68000	76000		
56X-H	68000	76000		
575-H	68000			

The soil types listed below have one or more limited characteristics that make the soil type "NA" or may require further review or observation, no matter what other characteristics of the soil may be present.

Soil Type	**Minimum Lot Size**
6***H	NA, Very poorly drained soil, Type A hydric
*66*H	NA, fill does not meet the Standards for Fill Material (See Key to Soil Types)

The Soil Type symbols are explained in "High Intensity Soil Maps or New Hampshire, Standards and Origins, SSSNNE Special Publication No. 1".
"NA" means not allowed.
"*" means any slope or any number

LOT SIZES IN SQUARE FEET

Soil Map Unit	Slope			
	A/B	C	D	E
1	44500	56000	68000	86000
2	35500	42000	51500	68000
3	68000	76000	86000	100000
4	44500	56000	68000	86000
5	68000	76000	86000	100000
6	N/A	N/A	N/A	N/A
7	OS	OS	Os	OS
8	44500	56000	68000	86000
9	4450	56000	68000	86000
10	35500	42000	51500	68000
11	35500	42000	51500	68000
12	35500	42000	51500	68000
14	44500	56000	68000	86000
15	N/A	N/A	N/A	N/A
16	68000	76000	86000	100000
21	3500	42000	51500	68000
22	35500	42000	51500	68000
23	35500	42000	51500	68000
24	44500	56000	68000	86000
25	44500	56000	68000	86000
26	35500	42000	51500	68000
27	4500	56000	68000	86000
28	44500	56000	68000	86000
29	68000	76000	86000	100000
30	44500	56000	68000	86000
31	44500	56000	68000	86000
32	68000	76000	86000	100000
33	68000	76000	86000	100000
34	68000	76000	86000	100000
36	35500	42000	51500	68000
37	68000	76000	86000	100000
38	68000	76000	86000	100000
39	68000	76000	86000	100000
40	68000	76000	86000	100000
41	68000	76000	86000	100000
42	44500	56000	68000	86000
43	44500	56000	68000	86000
44	68000	76000	86000	100000

Soil Map Unit	Slope			
	A/B	C	D	E
45	68000	76000	86000	100000
49	N/A	N/A	N/A	N/A
50	68000	76000	86000	100000
51	68000	76000	86000	100000
52	68000	76000	86000	100000
53	68000	76000	86000	100000
54	35500	42000	51500	68000
55	35500	42000	51500	68000
56	68000	76000	86000	100000
57	68000	76000	86000	100000
58	44500	56000	68000	86000
59	44500	56000	68000	86000
60	68000	76000	86000	100000
61	68000	76000	86000	100000
62	44500	56000	68000	86000
63	44500	56000	68000	86000
65	35500	42000	51500	68000
66	68000	76000	86000	100000
67	68000	76000	86000	100000
68	44500	56000	68000	86000
69	44500	56000	68000	86000
70	68000	76000	86000	100000
71	68000	76000	86000	100000
72	44500	56000	68000	86000
73	44500	56000	68000	86000
76	68000	76000	86000	100000
77	68000	76000	86000	100000
78	68000	76000	86000	100000
79	68000	76000	86000	100000
80	68000	76000	86000	100000
81	68000	76000	86000	100000
82	68000	76000	86000	100000
83	68000	76000	86000	100000
84	N/A	N/A	N/A	N/A
85	N/A	N/A	N/A	N/A
87	44500	56000	68000	86000
88	68000	76000	86000	100000
90	68000	76000	86000	100000
92	N/A	N/A	N/A	N/A
95	N/A	N/A	N/A	N/A
97	N/A	N/A	N/A	N/A
99	68000	76000	86000	100000
101	44500	56000	68000	86000
102	35500	42000	51500	68000

Soil Map Unit	Slope			
	A/B	C	D	E
104	44500	56000	68000	86000
105	68000	76000	86000	100000
106	N/A	N/A	N/A	N/A
107	N/A	N/A	N/A	N/A
108	44500	56000	68000	86000
109	68000	76000	86000	100000
111	35500	42000	51500	68000
112	35500	42000	51500	68000
114	N/A	N/A	N/A	N/A
115	N/A	N/A	N/A	N/A
116	68000	76000	86000	100000
118	44500	56000	68000	86000
120	68000	76000	86000	100000
121	68000	76000	86000	100000
122	68000	76000	86000	100000
124	44500	56000	68000	86000
125	N/A	N/A	N/A	N/A
127	44500	56000	68000	86000
129	68000	76000	86000	100000
130	44500	56000	68000	86000
132	44500	56000	68000	86000
134	N/A	N/A	N/A	N/A
136	68000	76000	86000	100000
137	68000	76000	86000	100000
138	68000	76000	86000	100000
139	68000	76000	86000	100000
140	68000	76000	86000	100000
141	68000	76000	86000	100000
142	44500	56000	68000	86000
143	44500	56000	68000	86000
144	44500	56000	68000	86000
145	44500	56000	68000	86000
146	44500	56000	68000	86000
147	44500	56000	68000	86000
148	68000	76000	86000	100000
149	68000	76000	86000	100000
153	68000	76000	86000	100000
154	35500	42000	51500	68000
155	35500	4200	51500	68000
156	35500	42000	51500	68000
157	68000	76000	86000	100000
160	68000	76000	86000	100000
161	68000	76000	86000	100000
163	44500	56000	68000	86000

Soil Map Unit	Slope			
	A/B	C	D	E
168	44500	56000	68000	86000
169	44500	56000	68000	86000
170	68000	76000	86000	100000
171	68000	76000	86000	100000
173	44500	56000	68000	86000
174	68000	76000	86000	100000
175	68000	76000	86000	100000
176	68000	76000	86000	100000
177	68000	76000	86000	100000
178	44500	56000	68000	86000
179	68000	76000	86000	100000
180	N/A	N/A	N/A	N/A
190	N/A	N/A	N/A	N/A
195	N/A	N/A	N/A	N/A
197	N/A	N/A	N/A	N/A
198	N/A	N/A	N/A	N/A
199	N/A	N/A	N/A	N/A
201	44500	56000	68000	86000
204	44500	56000	68000	86000
205	68000	76000	86000	100000
206	N/A	N/A	N/A	N/A
208	44500	56000	68000	86000
209	68000	76000	86000	100000
210	35500	42000	51500	68000
212	35500	42000	51500	68000
214	68000	76000	86000	100000
215	68000	76000	86000	100000
218	68000	76000	86000	100000
222	35500	42000	51500	68000
230	44500	56000	68000	86000
232	68000	76000	86000	100000
233	68000	76000	86000	100000
234	N/A	N/A	N/A	N/A
236	35500	42000	51500	68000
243	44500	56000	68000	86000
246	68000	76000	86000	100000
247	68000	76000	86000	100000
249	68000	76000	86000	100000
2354	44500	56000	68000	86000
255	44500	6000	68000	86000
260	68000	76000	86000	100000
270	68000	76000	86000	100000
271	68000	76000	86000	100000
273	44500	56000	68000	86000

Soil Map Unit	Slope			
	A/B	C	D	E
295	N/A	N/A	N/A	N/A
297	44500	56000	68000	86000
298	OS	OS	OS	OS
299	OS	OS	OS	OS
300	OS	OS	OS	OS
301	44500	56000	68000	86000
302	OS	OS	OS	OS
305	68000	76000	86000	100000
306	N/A	N/A	N/A	N/A
308	44500	56000	68000	86000
309	44500	56000	68000	86000
310	35500	42000	51500	68000
311	35500	42000	51500	68000
312	35500	42000	51500	68000
313	35500	42000	51500	68000
314	44500	56000	68000	86000
327	68000	76000	86000	100000
330	68000	76000	86000	100000
331	68000	76000	86000	100000
333	68000	76000	86000	100000
334	68000	76000	86000	100000
336	68000	76000	86000	100000
337	68000	76000	86000	100000
338	68000	76000	86000	100000
340	68000	76000	86000	100000
341	68000	76000	86000	100000
343	44500	56000	68000	86000
346	68000	76000	86000	100000
347	68000	76000	86000	100000
355	35500	42000	51500	68000
357	44500	56000	68000	86000
359	N/A	N/A	N/A	N/A
360	44500	56000	68000	86000
361	68000	76000	86000	100000
362	68000	76000	86000	100000
364	44500	56000	68000	86000
365	44500	56000	68000	86000
366	44500	56000	68000	86000
367	44500	56000	68000	86000
368	68000	76000	86000	100000
369	68000	76000	86000	100000
370	68000	76000	86000	100000
373	44500	56000	68000	86000
395	N/A	N/A	N/A	N/A

Soil Map Unit	Slope			
	A/B	C	D	E
397	N/A	N/A	N/A	N/A
398	OS	OS	OS	OS
399	N/A	N/A	N/A	N/A
401	44500	56000	68000	86000
406	N/A	N/A	N/A	N/A
408	68000	76000	86000	100000
409	68000	76000	86000	100000
410	44500	56000	68000	86000
413	44500	56000	68000	86000
414	68000	76000	86000	100000
415	68000	76000	86000	100000
420	68000	76000	86000	100000
421	68000	76000	86000	100000
433	68000	76000	86000	100000
434	68000	76000	86000	100000
438	68000	76000	86000	100000
444	44500	56000	68000	86000
445	44500	56000	68000	86000
446	68000	76000	86000	100000
447	68000	76000	86000	100000
448	68000	76000	86000	100000
449	68000	76000	86000	100000
460	N/A	N/A	N/A	N/A
495	N/A	N/A	N/A	N/A
499	N/A	N/A	N/A	N/A
501	44500	56000	68000	86000
504	44500	56000	68000	86000
505	68000	76000	86000	100000
508	68000	76000	86000	100000
509	68000	76000	86000	100000
510	35500	42000	51500	68000
513	44500	56000	68000	86000
514	68000	76000	86000	100000
515	68000	76000	86000	100000
516	44500	56000	68000	86000
520	44500	56000	68000	86000
523	44500	56000	68000	86000
526	35500	42000	51500	68000
530	44500	56000	68000	86000
531	44500	56000	68000	86000
532	44500	56000	68000	86000
533	68000	76000	86000	100000
534	N/A	N/A	N/A	N/A
536	638000	76000	86000	10000

Soil Map Unit	Slope			
	A/B	C	D	E
538	68000	76000	86000	100000
544	68000	76000	86000	100000
545	68000	76000	86000	100000
546	68000	76000	86000	100000
547	68000	76000	86000	100000
548	68000	76000	86000	100000
549	N/A	N/A	N/A	N/A
558	68000	76000	86000	100000
559	68000	76000	86000	100000
560	68000	76000	86000	100000
561	68000	76000	86000	100000
562	68000	76000	86000	100000
563	68000	76000	86000	100000
564	68000	76000	86000	100000
566	68000	76000	86000	100000
567	68000	76000	86000	100000
569	N/A	N/A	N/A	N/A
572	44500	56000	68000	86000
573	44500	56000	68000	86000
578	68000	76000	86000	100000
579	68000	76000	86000	100000
595	N/A	N/A	N/A	N/A
597	N/A	N/A	N/A	N/A
598	OS	OS	OS	OS
599	OS	OS	OS	OS
610	68000	76000	86000	100000
613	44500	56000	68000	86000
614	68000	76000	86000	100000
615	44500	56000	68000	86000
630	44500	56000	68000	86000
632	68000	76000	86000	100000
633	68000	76000	86000	100000
646	68000	76000	86000	100000
647	68000	76000	86000	100000
656	68000	76000	86000	100000
657	68000	76000	86000	100000
658	N/A	N/A	N/A	N/A
659	N/A	N/A	N/A	N/A
660	68000	76000	86000	100000
661	68000	76000	86000	100000
663	N/A	N/A	N/A	N/A
665	35500	42000	51500	68000
667	68000	76000	86000	100000
669	68000	76000	86000	100000

Soil Map Unit	Slope			
	A/B	C	D	E
671	68000	76000	86000	100000
673	N/A	N/A	N/A	N/A
674	N/A	N/A	N/A	N/A
688	OS	OS	OS	OS
689	OS	OS	OS	OS
690	OS	OS	OS	OS
691	OS	OS	OS	OS
692	OS	OS	OS	OS
693	OS	OS	OS	OS
695	OS	OS	OS	OS
696	OS	OS	OS	OS
697	N/A	N/A	N/A	N/A
698	N/A	N/A	N/A	N/A
699	OS	OS	OS	OS
727	N/A	N/A	N/A	N/A
795	68000	76000	86000	100000
797	N/A	N/A	N/A	N/A
799	OS	OS	OS	OS
997	68000	76000	86000	100000

N/A means not allowed.
OS means on-site evaluation needed.

New Hampshire Numerical State-Wide Soils Legend

Number	Soil Taxonomic Name
1	Occum frequently flooded
2	Suncook
3	Lim
4	Pootatuck
5	Rippowam
6	Saco
7	Fluvaquents
8	Hadley frequently flooded
9	Winooski
10	Merrimack
11	Gloucester
12	Hinckley
14	Sheepscot
15	Searsport
16	Saugatuck
21	Colton, gravelly
22	Colton
23	Masardis
24	Agawam
25	Ninigret-Windsor complex
26	Windsor
27	Groveton
28	Madawaska
29	Woodbridge
30	Unadilla
31	Hartland
32	Boxford
33	Scitico
34	Wareham
36	Adams
37	Melrose
38	Eldridge
39	Millis
40	Chatfield- Hollis complex
41	Chatfield- Hollis – Rock outcrop complex
42	Canton
43	Canton very stony
44	Montauk
45	Montauk very stony

Number	Soil Taxonomic Name
49	Whitman very stony
50	Canaan-Hermon complex, very stony
51	Canaan-Hermon complex, extremely rocky
52	Lyman-Hermon complex
53	Lyman-Hermon-Rock outcrop complex
54	Hermon
55	Hermon, very stony
56	Becket
57	Becket, very stony
58	Waumbek
59	Waumbek, very stony
60	Tunbridge-Berkshire complex, very stony
61	Tunbridge-Lyman-Rock outcrop complex
62	Charlton
63	Charlton, very stony
65	Hermon, extremely stony
66	Paxton
67	Paxton, very stony
68	Sutton
69	Sutton, very stony
70	Lyman-Berkshire complex
71	Lyman-Berkshire-Rock outcrop complex
72	Berkshire
73	Berkshire, very stony
76	Marlow
77	Marlow, very stony
78	Peru
79	Peru, very stony
80	Monadnock-Lyman complex, very stony
81	Monadnock-Lyman-Rock outcrop complex
82	Hollis-Canton complex
83	Hollis-Canton-Rock outcrop complex
84	Thorndike, very stony
85	Hollis, very stony
87	Chatfield, very stony
88	Winnecook, very stony
90	Tunbridge-Lyman complex
92	Lyman, very stony
95	Borohemists, nearly level
97	Greenwood and Ossipee soils, ponded

Number	Soil Taxonomic Name
99	Tunbridge, very stony
101	Ondawa frequently flooded
101	Sunday
104	Podunk
105	Rumney
106	Saco Variant (Sullivan County)
107	Rippowam-Saco soils
108	Hadley occasionally flooded
109	Limerick
111	Glouster, very stony
112	Gouster, extremely stony
114	Walpole-Binghamville complex
115	Scarboro
116	Finch
118	Sudbury
120	Hollis-Glouster complex
121	Hollis-Glouster complex, very stony
122	Hollis-Glouster complex, extremely stony
124	Agawam Variant
125	Scarboro, very stony
127	Allagash
129	Woodbridge, very stony
130	Hitchcock
132	Dartmouth
134	Maybid
136	Shapleigh-Glouster complex
137	Shapleigh-Glouster complex, very rocky
138	Shapleigh-Glouster complex, extremely rocky
139	Millis, very stony
140	Chatfield-Hollis-Canton complex
141	Hollis-Rock outcrop-Chatfield complex
142	Monadnock
143	Monadnock, very stony
144	Monadnock, extremely stony
145	Monadnock, extremely boulder

Number	Soil Taxonomic Name
146	Acton
147	Acton, very stony
148	Acton and Acton firm substratum
149	Acton and Acton firm substratum, very stony
153	Lyman-Rock outcrop-Herman complex
154	Success
155	Success, very stony
156	Success, extremely boulder
157	Becket, extremely stony
160	Tunbridge-Lyman-Monadnock complex, very stony
161	Lyman-Tunbridge-Rock outcrop complex
163	Charlton, extremely stony
168	Sunapee
169	Sunapee, very stony
170	Lyman-Berkshire complex, very rocky
171	Lyman-Modadnock-Rock outcrop complex
173	Berkshire, extremely stony
174	Hollis-Charlton complex
175	Hollis-Charlton complex, very rocky
176	Hollis-Charlton-Rock outcrop complex
177	Marlow, extremely stony
178	Charlton-Chatfield complex
179	Hollis-Charlton complex, extremely rocky
180	Lithic Udipsamment complex, mesic (reserved)
190	Lithic-Udipsamment complex, frigid (reserved)
195	Sphagnofibrists
197	Borohemists ponded
198	Tidal marsh
199	Dumps, bark chips and organic material
201	Ondawa occasionally flooded
204	Podunk Variant
205	Rumney Variant
206	Medomak Variant
208	Fryeburg frequently flooded
209	Charles

Number	Soil Taxonomic Name
210	Warwick
212	Hinckley, gravelly
214	Naumburg
218	Raynham-Wareham complex, occasionally flooded
222	Colton, very stony
230	Poocham
232	Buxton
233	Scantic
234	Biddeford
236	Adams, very stony
243	Canton, extremely stony
246	Lyme
247	Lyme, very stony
249	Lyme-Pillsbury complex, very stony
254	Monadnock and Hermon soils
255	Monadnock and Hermon soils, very stony
260	Lombard-Winnecook complex
270	Lyman-Berkshire complex, extremely stony
271	Lyman-Rock outcrop-Berkshire complex
273	Berkshire, Monadnock and Herman soils, extremely boulder
295	Greenwood
297	Salmon Variant
298	Pits, gravel
299	Udorthent, smoothed
300	Udipsamments, nearly level
301	Ondowa Variant
302	Made Land
305	Lim-Pootatuck complex
306	Saco Variant (Hillsborough County)
308	Fryeburg occasionally flooded
309	Lovewell
310	Quonset
311	Warwick-Quonset complex
312	Quonset-Warwick complex
313	Deerfield

Number	Soil Taxonomic Name
314	Pipestone
327	Windsor Variant
330	Bernardston
331	Bernardston, very stony
333	Roundabout
334	Pittstown
336	Pittstown, very stony
337	Pittstown Variant
338	Elmwood
340	Stissing
341	Stissing, very stony
343	Canton, extremely boulder
346	Lyme and Moosilauke soils
347	Lyme and Moosilauke soils, very stony
355	Herman, extremely bouldery
357	Cardigan, very stony
359	Kearsarge, very stony
360	Cardigan-Kearsarge complex
361	Cardigan-Kearsarge-Rock outcrop complex
362	Kearsarge-Cardigan-Rock outcrop complex
364	Berkshire and Monadnock soils, very stony
365	Berkshire and Monadnock soils, extremely stony
366	Dutchess
367	Dutchess, very stony
368	Bernardston Variant
369	Bernardston Variant, very stony
370	Tunbridge-Berkshire complex
373	Berkshire, extremely boulder
395	Chocorua
397	Ipswich
398	Quarries
399	Rock Outcrop
401	Occum occasionally flooded
406	Medomak
408	Limerick high bottom

Number	Soil Taxonomic Name
409	Limerick Variant
410	Haven
413	Duane
414	Moosilauke
415	Moosilauke, very stony
420	Waumbek and Skerry soils
421	Waumbeck and Skerry soils, very stony
433	Grange
434	Raynham Variant
438	Swanton
444	Newfields
445	Newfields, very stony
446	Scituate-Newfields complex
447	Scituate-Newfields complex, very stony
448	Sciuate
449	Scituate, very stony
460	Pennichuck
495	Ossipee
497	Pawcatuck
499	Riverwash
501	Abenaki
504	Metallak
505	Cohas
508	Leicester Variant
509	Leicester Variant, very stony
510	Hoosic
513	Ninigret
514	Leicester
515	Leicester, very stony
516	Au Gres, fine sandy loam
520	Machias
523	Stetson
526	Caesar
530	Unadilla Variant
531	Scio

Number	Soil Taxonomic Name
532	Belgrade
533	Raynham
534	Binghamville
536	Suffield
538	Squamscott
544	Leicester-Walpole complex
545	Leicester-Walpole complex, very stony
546	Walpole
547	Walpole, very stony
548	Leicester-Ridgebury complex, very stony
549	Peacham, very stony
558	Skerry
559	Skerry, very stony
560	Winnecook-Plaisted-Thorndike complex
561	Winnecook-Plaisted-Thorndike complex, very stony
562	Winnecook –Thorndike-Rock outcrop complex
563	Plaisted
564	Plaisted, very stony
566	Howland
567	Howland, very stony
569	Monarda
572	Bangor
573	Bangor, very stony
578	Dixmont
579	Dixmont, very stony
595	Muck and Peat
597	Westbrook
598	Windsor-Urban land complex
599	Urban land-Hoosic complex
610	Mundal, very stony
613	Croghan
614	Kinsman
615	A Gres, loamy sand
630	Salmon
632	Nicholville

Number	Soil Taxonomic Name
633	Pemi
646	Pillsbury
647	Pillsbury, very stony
656	Ridgebury
657	Ridgebury, very stony
658	Pillsbury and Peacham soils, very stony
659	Ridgebury and Whitman soils, very stony
660	Hollis-Bernardston complex
661	Hollis-Bernardston-Rock outcrop complex
663	Canaan, very stony
665	Redstone, very stony
667	Sisk, very stony
669	Surplus, very stony
671	Glebe, very stony
673	Saddleback, very stony
674	Ricker, very stony
688	Canton-Urban land complex
689	Adams-Urban land complex
690	Monadnock-Urban land complex
691	Herman-Urban land complex
692	Hinckley-Urban land complex
693	Hollis-Charlton-Urban land complex
695	Boxford-Urban land complex
696	Suffield-Urban land complex
697	Peacham, Greenwood and Rumney soils, ponded
698	Dumps
699	Urban land
727	Rubble Land
795	Houghtonville
797	Matunuck
799	Urban land-Canton complex
997	Ipswich, low salt

TOWN OF WOLFEBORO

SUBDIVISION APPLICATION

Tax Map _____ Lot Number _____ Sub Lot _____ Case # _____

This form and all required information must be filed at least 20 days before the date of the meeting at which it is to be submitted at the Planning & Development Office, Wolfeboro Town Hall, 9 Union Street or by mail to the
Wolfeboro Planning & Development Office, P.O. Box 629, Wolfeboro, NH 03894

Number of lots/ and/or units for which approval is sought _____ Lots _____

Units (if applicable) _____

Zoning District _____

Name & Location of Proposed Subdivision _____

_____

Name, mailing address, telephone number & e-mail address of applicant

Name: _____
Address: _____
Phone#_____ E-Mail: _____

Name, mailing address, telephone number & e-mail address of owner of record (if other than applicant, a letter of authorization from the property owner must be attached)
Name: _____
Address: _____
Phone#_____ E-Mail: _____

Name, mailing address, telephone number & e-mail address of surveyor and/or agent

Name: _____
Address: _____
Phone#_____ E-Mail: _____

Abutters:

Attach a separate sheet listing the Wolfeboro Tax Map number, Lot number, name, mailing address of all abutters, including those across a street, brook or stream. Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

SUBDIVISION APPLICATION

Note: No application shall be heard unless all abutters as described herein have been notified.

1. Payment of all applicable fees:

Submittal fees	$_____
Administrative and Technical review fees	$_____
Total	$_____

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and documents, and that any additional cost for engineering or professional services incurred by the Planning Board or the Town of Wolfeboro in the final site plan review process of this property, shall be borne by the applicant and /or owner.

"I hereby authorize the Wolfeboro Planning Board and its agent(s) to access my land for the purpose of reviewing the proposed site plan, and perform any inspections deemed necessary by the Board or its agent(s), to ensure compliance of the on site improvements in accordance with the plan(s) and all Town of Wolfeboro Ordinances and Regulations."

_____ _____

Applicant/Owner/Agent Signature Date

_____ _____

Applicant/Owner/Agent Signature Date

PRE-APPLICATION SUBDIVISION (OPTIONAL)

Tax Map _____ Lot Number _____ Sub Lot _____

Type of development _____ Open space _____ Conventional _____ Conservation

Number of lots proposed _____

Is this a request for _____ Conceptual Consultation _____ Design Review

Note: If this is a request for Design Review, per the Wolfeboro Subdivision Regulation, Section 5.04 the applicant and the public must be notified, see below.

Name & Location of Proposed Subdivision _____

_____

Name, mailing address, telephone number and e-mail address of applicant

Name: _____
Address: _____
Phone#_____ E-Mail: _____

Name, mailing address, telephone number & e-mail address of owner of record (if other than applicant, a letter of authorization from the property owner must be attached)

Name: _____
Address: _____
Phone#_____ E-Mail: _____

Abutters:

Attach a separate sheet listing the Wolfeboro Tax Map number, Lot number, Name, Mailing address of all abutters, including those across a street, brook or stream. Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

_____ _____
Applicant/Owner/Agent Signature Date

_____ _____
Applicant/Owner/Agent Signature Date

TOWN OF WOLFEBORO

SUBDIVISION APPLICATION

GUIDELINES FOR APPLICANTS

Purchase and review a copy of the Wolfeboro Planning and Zoning Ordinances along with a copy of the Site Plan Review regulations. Copies of such can be found on the Town of Wolfeboro web site www.wolfeboronh.org.

Complete all appropriate forms.

Submit copy of the attached application along with (15) fifteen copies of 11" x 17" and (5) five copies of a full size plans.

Follow the procedures below for Abutter Notification:

1. Compile an abutters list from the Tax Warrant and the Tax Map with names, addresses and Tax Map numbers of each Abutter. (*Both warrants are located at the Planning Office; a more updated Tax Warrant can be found at the Tax Assessor's Office*)

2. If the Town is an abutter, identify The Town of Wolfeboro on the Abutter list. **Do not address an envelope or certified mail slip for the Town as they are notified by the submission of your application.**

3. Address and submit a #10 envelope and a certified mail receipt for each abutter. *Include your name and address and the name and address or your agent, land surveyor, engineer, architect, and/or soil scientist if any of the above has placed their professional seal or name on the plan.*
   ***** Current Certified Postage must be affixed to each envelope. (See attached example)***

4. Keep the Certified mail slips separate from the envelopes, but be sure to either address the slips or provide labels for office staff to assemble.

   ***Note that there may be an additional fee of $25.00 if your project is continued or you are required to have 2 meetings due to re-noticing in the newspaper.*

When you have received your approval from the Planning Board, recording fees may apply. This will require a separate check made payable to *Carroll County Registry of Deeds* and this will be stated in the Notice of Decision.

There may be fees for a Construction Observation Agreement or you may be required to post some form of Financial Security to ensure completion of your project. The amount(s) will be determined by the scope of the project.

Please feel free to call 569-5970 or stop by the Office of Planning and Development between the hours of 8am and 4pm for assistance.

Sample

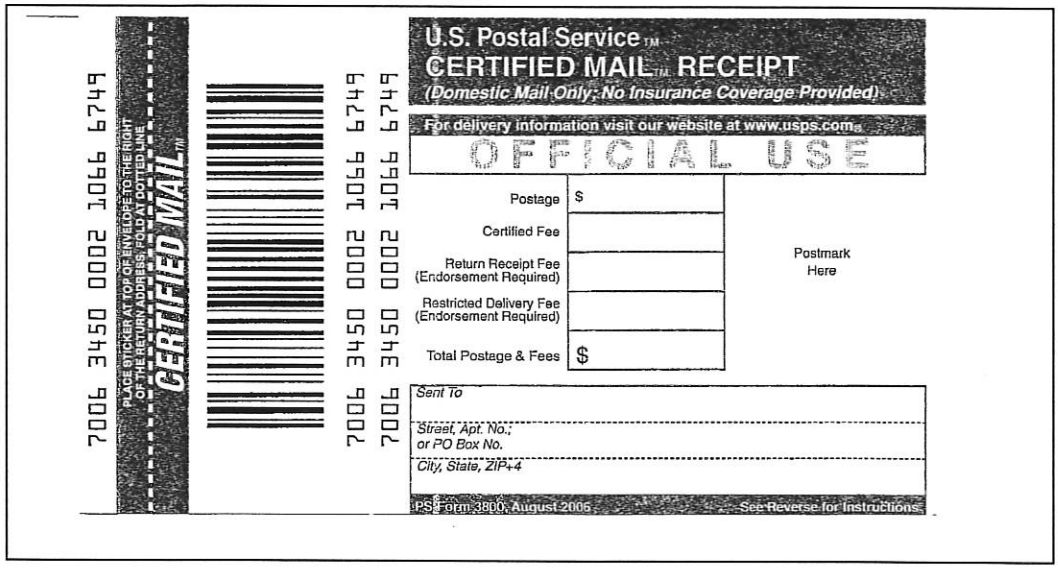
Submission for abutters requires #10 (legal size) envelopes with the abutter names and addresses and the **current certified mail postage affixed to each**. The certified mail slips should be filled out with the names & addresses (mailing labels can be used).

Town of Wolfeboro
Planning Board
P.O. Box 629
Wolfeboro, NH 03894

Current Certified Postage

Abutter Name
Abutter's Address
City, State Zip Code

Current Certified Mail Postage Required



CERTIFICATE OF MONUMENT INSTALLATION

PROPERTY OWNER(S): _____
TAX MAP #_____LOT #_____
PHYSICAL ADDRESS: _____
SURVEYOR: _____
COMPANY: _____
ADDRESS: _____
NUMBER OF GRANITE BOUNDS: _____ IRON PINS: _____

"I hereby certify that the monumentation required on the above referenced subdivision plan has been accurately installed under my supervision and said monumentation complies with Section 174-9 of the Code of the Town of Wolfeboro."

Signature of Surveyor: _____ Date: _____
SEAL OF SURVEYOR:

GRANITE MONUMENTATION SHALL BE USED ALONG CLASS V ROADS WHERE FEASIBLE.

Town of Wolfeboro
Planning Board &
Technical Review Committee

APPLICATION FEE SCHEDULE

SUBDIVISION		FEE
a.	2 Lot Subdivision	$ 50.00/Lot
b.	Conventional, Cluster/ Lot or Dwelling Unit	$100.00/Lot
c.	Condominium Subdivision	$100.00/Unit
d.	Boundary Line Adjustment	$ 25.00/Lot
e.	Revocation	None
Site Plan		
a.	*Minor	$ 50.00
b.	Major – First 20,000 sq. ft. of disturbance	$ 100.00
c.	Major – each additional 20,000 gross sq. ft. or portion thereof	$ 25.00
Administrative		
a.	Submission	$ 50.00
b.	Public Hearing	$ 50.00
c.	Notification	Materials as required
d.	Recording	Fee is required

*Minor Site Plan – Development or change of use which utilizes existing structures and for which there are no site improvements necessary which cause physical alteration to the existing site conditions, including storm drainage, surfacing with impervious materials or access alterations, either on or off-site. Refer to minor Site Plan Review application.

Town of Wolfeboro

Application and Approval Process

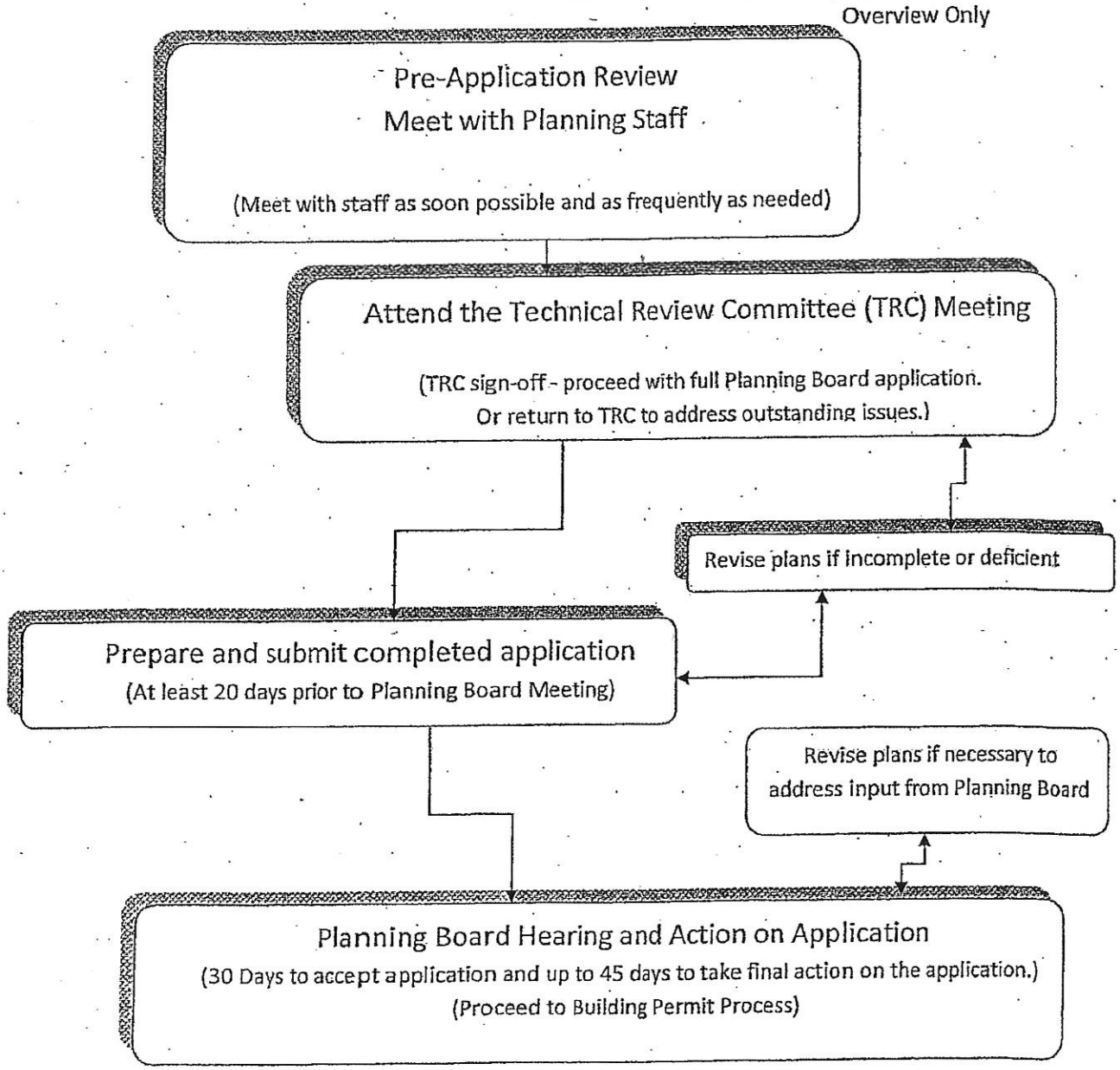
Planning Board

Contact: Planning Director

Applications Include:

- Boundary Line Adjustment
- Subdivision of Land
- Special Use Permit
- Nonresidential and Multifamily Site Plan Review
- Condominium Conversion of property

Overview Only



SUBDIVISION WAIVER FORM

Tax Map _____ Lot Number ____ Sub Lot ___ Case # _____

On the _____ day of _____, 20____, an application was submitted to the Planning Board for approval for land located at:

_____

Application was accompanied by a plan entitled _____

The plan was prepared by _____
(Engineer/Surveyor/Applicant)

and dated _____.

Pursuant to the Subdivision Regulations, the following requirement(s) is (are) imposed:

Section # Description

(1)_____

(2)_____

(3)_____

It is respectfully requested that the Board grant a waiver from this requirement for the following reasons:

(1)_____

(2)_____

(3)_____

The Criteria for a waiver are:

1. *That the specific waiver does not compromise the review of the application for the compliance with all applicable regulations.*
2. *That adequate and appropriate information has been provided to address the concerns of the abutters and the Planning Board.*
3. *That the proposed waiver does not seek to deviate from the spirit of the Ordinance, Regulations and the intent of the Master Plan.*

Respectfully submitted,

_____ _____
(Engineer/Surveyor/Applicant) Date