
SITE PLAN REVIEW REGULATIONS

MEREDITH PLANNING BOARD

**ADOPTED MARCH 15, 1975
AMENDED NOVEMBER 14, 1989
NOVEMBER 10, 1998
JULY 8, 2008
AND JULY 24, 2018**

I. AUTHORITY

Pursuant to the authority vested in the Meredith Planning Board by the voters of the Town of Meredith on March 15, 1975, in accordance with Chapter 674:43 of the New Hampshire Revised Statutes Annotated, the Meredith Planning Board adopts the following regulations for the submission of Site Plans for review under Non-Residential or Multi-Family Site Plan Review procedures.

No development or change in use for non-residential properties or for multi-family dwelling units other than one and two-family dwellings, whether or not such development includes a subdivision or re-subdivision of the site shall be established, nor shall any building or other structures for such use be erected or externally remodeled or enlarged and no area for parking, loading, vehicle services or driveway access shall be established or changed except in conformity with site plan approval by the Planning Board.

II. PURPOSE

The intent of these Site Plan Review Regulations is to protect the public health, safety and welfare; to ensure the adequacy of traffic access, circulation and parking; to ensure the provision of adequate buffers, landscaping and screening to protect adjoining properties against any possible detrimental or offensive uses on the site, including but not limited to unsightly or obnoxious appearance, smoke and noise; and to protect against adverse environmental impacts from a proposed development, including inadequate sewage disposal refuse and other waste and/or inadequate surface drainage.

These regulations recognize that certain developments and uses of land, even though generally suitable for location in a particular zoning district, because of their complexity, size or possible impact, may adversely affect the public health, safety and welfare unless careful consideration has been given to certain critical design elements. It is the intent of these regulations to provide a vehicle for the review of an applicant's attention to such critical design elements within the development subject to site plan review and to allow the Meredith Planning Board to approve with conditions or to disapprove, applications pursuant to these regulations.

III. JURISDICTION

A site plan submitted to the Planning Board for review and approval must be in compliance with the Town of Meredith Zoning Ordinance, Subdivision Regulations or any other ordinance which pertains to the proposed development. All plans shall be prepared in accordance with these Site Plan Regulations, including the site plan checklist, which is a part thereof, and shall be accompanied by a properly filled out application for a building permit.

IV. CERTIFICATE OF USE AND OCCUPANCY

Upon completion of construction and prior to the occupancy of the premises, a Certificate of Use and Occupancy shall be obtained from the Code Enforcement Officer.

V. SITE PLAN APPLICATION AND REVIEW PROCEDURE

A. Pre-Application Discussion

An applicant may appear before the Planning Board to discuss his preliminary thinking on his proposal with the Board and receive information from it on the requirements for submitted site plans. A "rough drawn" preliminary sketch may be submitted at this time to aid in the discussion.

B. Application Procedure and Requirements

An owner or his designated agent shall file an application with the Board not less than fifteen (15) days prior to a regularly scheduled meeting of the Board. The Board shall only consider a completed application which consists of the following:

- (1) An application for Site Plan approval;
- (2) A Site Plan Application checklist;
- (3) Site Plan containing information per the checklist;
- (4) The abutters list;
- (5) Application, publication and abutter fees;
- (6) Payment of the Technical Review Fee as provided for in the Technical Review Fee Regulation; and
- (7) Delivery of an executed Technical Review Fee Agreement as provided for in the Technical Review Fee Regulation.

C. Notification and Public Hearing Procedures

The Board, before considering or taking formal action upon a site plan, shall hold a public hearing as required by the provisions of RSA 676:4 to provide an opportunity for public testimony.

At the hearing, the applicant, any abutters or any person with a direct interest in the matter may testify in person or in writing. Other persons may testify subject to Board approval at the hearing.

The applicant and all abutters shall be notified of the hearing by certified mail stating the time and place of such hearing and a general description of the site plan proposal and its location at least ten (10) days before the date fixed for the hearing.

D. Board Action on Completed Application

The Board shall consider a completed application within thirty (30) days of its submission and acceptance, and shall act to approve, modify and approve or disapprove the application within ninety (90) days, subject to an additional ninety (90) days extension as provided in accordance with RSA 676:4. Additionally, the

applicant may request a waiver of this requirement and consent to a mutually agreeable extension of the period for action.

Approval of the final site plan shall be written endorsement of the plan and signed by the Chairman and the Secretary of the Board. In case of disapproval of any part of the plan, the grounds for such disapproval shall be stated in the records of the Board and notice given to the applicant.

E. Compliance Hearing

Whenever the Planning Board conditionally approves a site plan, placing a condition or conditions precedent on the approval, all such conditions should be met within a specified period of time as determined by the Board, at which time a noticed hearing shall be held to provide abutters an opportunity to review and comment on the full compliance with the conditions precedent.

F. Building Permits

No building permits shall be issued on any plan acted upon by the Planning Board until such time as the Selectmen or their authorized agent has received a copy of the approved site plan with the Building Permit Application.

VI. AMENDMENT OF APPROVAL

The Planning Board shall have the power to modify or amend its approval of a site plan on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, if such power is reserved by the Board in its original approval. Any site plan coming before the Board for modification or amendment shall be placed on the agenda and posted in the usual manner. The Board reserves the right to require certified mail notification to abutters if it is deemed necessary and the applicant shall then submit a list of abutter's names and addresses and a certified mail fee for each mailing. Notification shall be as set forth in these regulations under Section C, third paragraph.

VII. IMPACT STATEMENT (ANALYSIS)

The Planning Board may require an impact analysis as a requirement of its Site Plan Review, if in the opinion of the Board that increased activities, traffic circulation, parking, community facilities or surrounding land uses will be directly or indirectly or potentially affected by the proposed development. It shall be the responsibility of the developer to pay all reasonable costs for such analysis as may be required by the Board. The Board shall not grant final site plan approval until all costs have been paid in full.

VIII. HIRING OF CONSULTANTS

The Board may require that a site plan or any portion thereof be reviewed by a consulting engineer to ensure compliance with all applicable local, state and federal regulations, construction standards and building codes. The Town shall periodically retain a consulting firm for this purpose. The consultant shall submit a written report to the Board summarizing the technical review of the proposal. The cost of such

consultant shall be paid by the applicant prior to the Board's final approval or disapproval of the Site Plan. (Oct. 14, 1986)

IX. REVIEW OF CONDOMINIUM DECLARATIONS

The Planning Board shall require submission of condominium declarations for review and comment by Town Counsel on the contents and sufficiency of the proposed condominium declaration. The applicant shall reimburse the Town for any legal fees incurred in this review.

X. PERFORMANCE BOND

The Planning Board may require the applicant to post a bond or file an escrow agreement in an amount approved by the Board to guarantee conformity with the elements such as street, sewer, water or drainage improvements of the site plan. Where an applicant is required to post a bond, it shall be posted prior to the start of any construction, improvement or issuance of a building permit.

XI. STATUTE OF LIMITATIONS

The Planning Board approval of a Site Plan shall be valid for one year from date of approval. If a building permit has not been issued or if a building permit has been issued but not substantially acted upon within a one year period, the approval shall automatically become null and void.

XII. FEE SCHEDULE

An application for Site Plan approval must be accompanied by an application filing fee. The Fee Schedule for Planning Board applications can be found in Appendix B of these regulations. In addition to the application filing fee, abutter notification and publication fees are required at the time an application is filed. Reasonable fees in addition to fees for notice may be imposed by the Board to cover its administrative expenses and costs of special investigative studies, review of documents and other matters which may be required by particular applications.

XIII. SIGNS

Whenever an existing sign which meets all the requirements of the Town of Meredith Zoning Ordinance is proposed for an advertising change because of a tenant change in a commercial establishment or a minor change in the location and placement of an approved sign, the owner or the owner's agent may require that the Planning Board waive the requirements of a site plan review. The Planning Board may grant such waiver and allow the Board's agent to review and approve of such sign change request, providing the Board has determined that such waiver will not affect the purpose and intent of the Site Plan Review Regulations.

XIV. GENERAL REQUIREMENTS FOR SITE PLAN SUBMISSION

An application for Site Plan Review shall be prepared in accordance with the Site Plan application Checklist in Appendix A of these regulations. The Board reserves the right to request additional information or investigative studies during the application review and public hearing processes.

XV. DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

A. Off-Street Parking and Loading

General Requirements. All developments shall make adequate provisions for off-street parking and loading facilities. Such facilities shall be designed to ensure the orderly flow of traffic on the site. The design shall also minimize the impact of intrusive elements of parking and loading such as noise, dust and glare upon neighboring properties and land uses.

Whenever an existing use is expanded or changed to a new use, parking and/or loading facilities shall be provided for such new use. Every development shall provide an area for parking and loading on the site which is properly drained. The number and size of parking spaces and the loading area shall conform to the requirements in the Meredith Zoning Ordinance.

All developments shall provide for parking and loading to be situated on the same parcel of land as the primary use or structure except when off-street public parking is available. The calculations used to determine the number of parking spaces shall be shown.

Consideration shall be made for the plowing and storage or removal of snow during the winter months.

B. Off-Street Parking Requirements and Performance Standards

1. Function and Purpose

Off-street parking is an important functional and aesthetic design element. Off-street parking shall be required in accordance with these regulations in order to accommodate the needs of customers, patrons and employees and for purposes of promoting safety, adequacy and convenience.

2. Number of Spaces

Guidelines for Off-Street Parking Requirements are set forth in *Table 1*.

TABLE 1

<u>USE</u>	<u>MIN. # OF OFF-STREET PARKING SPACES</u>
1. Single-Family Res. & Duplex	2 spaces/dwelling unit.
2. Multi-Family	1 space for each unit with one bedroom and an additional ½ space for each additional bedroom in each unit.
3. Multi-Family (elderly)	1 space/dwelling unit.
4. Hotels, Motels, Inns	1 space/rented sleeping room & one space for 50 s.f. of floor area for meetings and functions.
5. Hospitals	1 ½ spaces per bed.
6. Educational Facilities	1 space/3 seats in largest public assembly room (auditorium, gym, cafeteria, etc.) or 1 space/ staff member, whichever is great
7. Rest Home/Nursing Home	1 space/4 beds.
8. Place of Assembly with Seating such as a Church, Funeral Parlors, Auditorium, Restaurant, Theatre, etc.	1 space/3 seats.
9. Place of Assembly without fixed seats such as a Skating Rink, Meeting/Function Rooms, Dance Hall, etc.	1 space/50 s.f. of floor space accessible to the public.
10. Kindergarten, Nursery School, Day Care Facilities	1 space/10 children.
11. Library, Museum, Gallery	1 space/100 s.f. accessible to the public.
12. Marinas	1.5 spaces/wet slip.
13. Bowling Alley	5 spaces/bowling lane.
14. Retail Commercial	1 space/200 s.f. of sales floor area plus 1 space/ 600 s.f. of storage.
15. Office Building, Banks, Business and Professional Offices	1 space/200 s.f. of gross floor area.
16. Medical Offices	1 space per 150 s.f. of gross floor area.
17. Auto Service Stations	1 space/100 s.f. of area in service bays.
18. Roadside Stand	4 spaces/stand.
19. Industrial	1 space/250/s.f. of floor area designed to be occupied by employees, not including areas used only for storage, utilities, fully automated equipment, etc. No off-street parking shall be maintained within the required front yard.

- a. A Parking Summary shall be provided for all proposed new construction and proposed changes of use. The summary shall be presented in the format prescribed by the Board as set forth as *Figure 1* (below). In the event the number of spaces proposed is less than the required parking indicated in *Table 1*, the applicant shall provide written justification for the proposed number of parking spaces.

OFF-STREET PARKING SUMMARY			
USE	RATE PER TABLE 1	REQUIREMENT PER TABLE 1	PROPOSED

Specially designated parking for the physically handicapped shall be provided in Accordance with *Table 2* below.

TABLE 2

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACE
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and Over	20 plus 1 for each 100 over 1000

An alternative number of off-street parking spaces to those listed in *Table 1* may be approved by the Planning Board provided the applicant has demonstrated to the satisfaction of the Board that such standards better reflect local conditions, special circumstances or uses not set forth in *Table 1*.

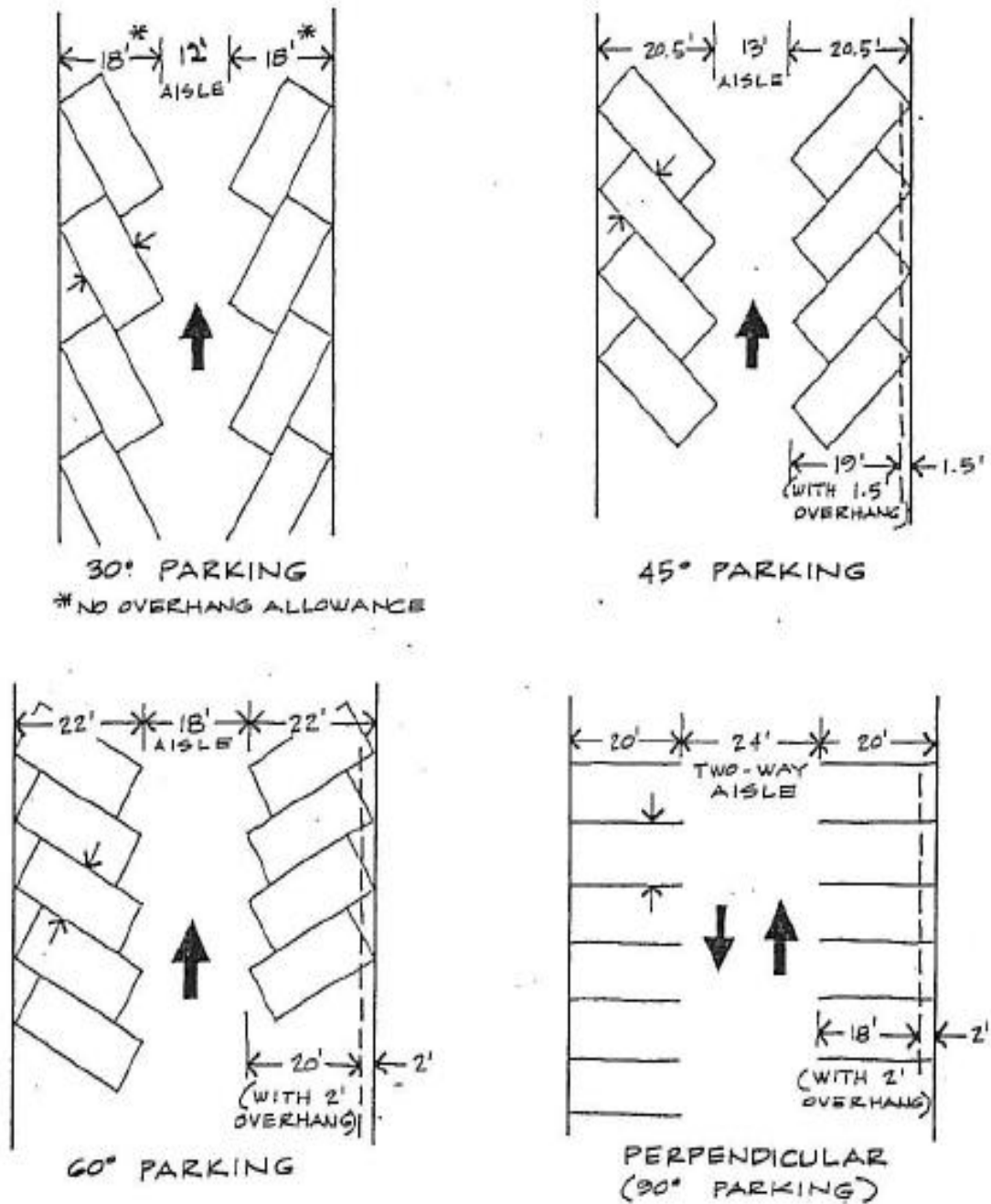
3. Size of Spaces

- a. Each off-street parking space shall measure a minimum of ten (10) feet in width by twenty (20) feet in length for new construction.
- b. Larger parking space dimensions shall be permitted.
- c. Handicap parking spaces shall measure twelve (12) feet in width. Two (2) eight (8) foot wide spaces separated by a four (4) foot wide center, striped aisle can be used as an alternative.

4. **Parking Areas**

- a. On-site parking areas shall be oriented to and within a reasonable walking distance of the buildings they are designed to serve.
- b. Access to parking areas shall be designed so as not to obstruct flow of traffic. There shall be adequate provisions for ingress and egress from all parking spaces to ensure ease of mobility, ample clearances, and safety of pedestrians and vehicles.
- c. On-site circulation patterns shall be designed to provide sufficient maneuvering room for vehicles entering or leaving the lot, individual spaces or designated loading/delivery areas.
- d. Dead-end parking bays shall be avoided to the extent practical.
- e. The minimum width of aisles providing access to individual parking spaces shall be in accordance with *Figure 2* on Page 9.
- f. Fire lanes may be required upon recommendation of the Meredith Fire Chief.
- g. Parking areas shall be designed so that overhanging vehicles will not conflict with walkways, signage, landscaping or lighting structures.
- h. Off-site parking may be approved upon such terms and conditions the Board may determine are necessary to provide safe, adequate and convenient parking.
- i. Site plans shall clearly indicate all proposed striping including parking spaces, no parking zones, circulation patterns and islands.
- j. Parking areas should be located and designed so as to avoid the appearance of "strip development".

FIGURE 2



5. Landscaping

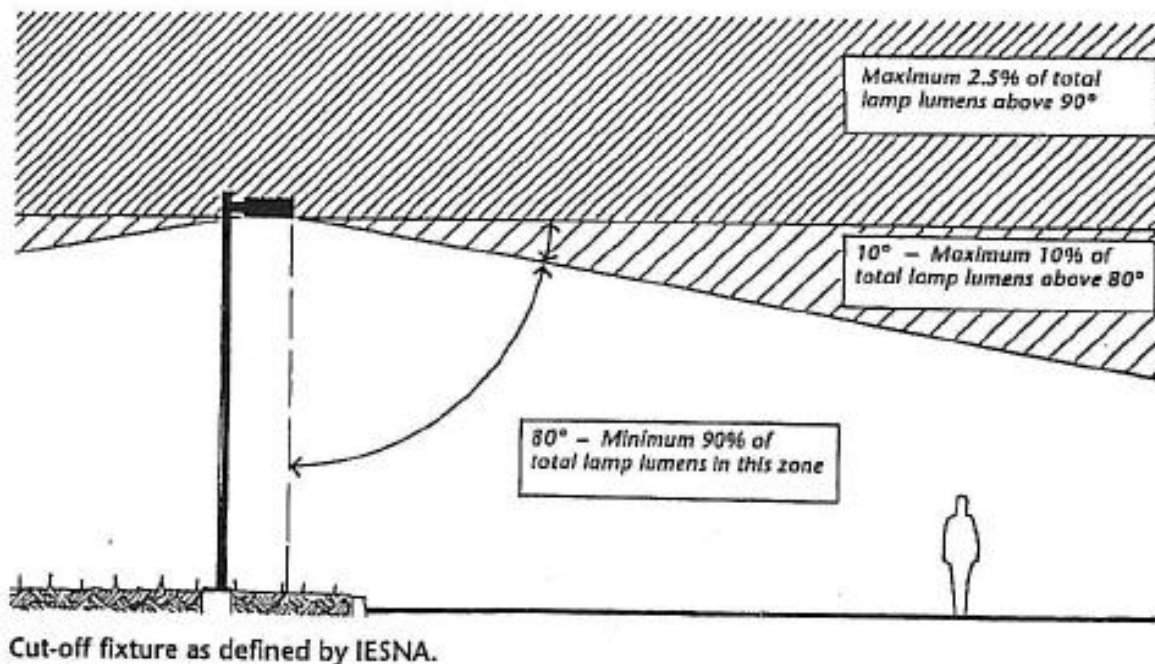
- Parking areas shall be suitably landscaped to minimize noise, glare and to improve the overall environment of the site.
- Landscaping shall be used to separate large parking lots into smaller sections.
- Landscape material selection and location shall anticipate growth patterns and shall not interfere or obstruct sight lines for pedestrians and vehicles.

- d. Landscape material selection and location shall anticipate specific demands associated with parking lot environments including but not limited to snow removal, snow storage, heat generation, soil compaction, drainage, etc.

6. Parking Lot Lighting

- a. Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort.
- b. Parking lot lighting shall not cause glare or direct illumination onto adjacent properties or streets.
- c. Parking lot lighting fixtures shall be cut-off fixtures as defined by the Illuminating Society of North America (IESNA). See Figure 3 below.

FIGURE 3



- d. The design for an area may suggest the use of parking lot lighting fixtures of a particular historical period or architectural style. If such fixtures are not “cut-off” fixtures, the fixtures and lumens generated by the fixture shall be specified so as to minimize potential adverse impacts.
- e. Mounting heights of lighting fixtures shall be appropriate to the scale of the surrounding architecture and the scale of the site.

- f. The Board may require a lighting plan showing the location of all proposed lighting fixtures, lighting levels and distribution patterns.

7. Other Considerations

- a. Limits of all proposed curbing and curbing type(s) shall be clearly indicated on the Site plan.
- b. Curbing may be required for purposes of drainage, safety and delineation and protection of pavement edge. Curbing may also be required for the delineation of parking areas, for the protection of landscaped areas and/or lighting fixtures, at intersections, corners and tight radii.
- c. Parking lot design shall consider potential conflicts between proposed curbing and snow removal.
- d. Flexibility regarding curb type shall be permitted as long as the curb type adequately accommodates the purposes intended. Granite curbing may be required in favor of other materials in areas where the durability of the curbing or the appearance of the parking area is of particular importance.
- e. Use of asphalt curbing will be discouraged.

C. Signs

All development proposals shall submit designs for all new proposed signage. Additionally, the size and location of existing signs shall be noted on the plan.

Sign size, type, location, height and illumination shall conform to the Meredith Zoning Ordinance.

Any sign which refers to a discontinued use shall be removed. All signs shall be maintained in good condition and in good repair at all times.

D. Landscaping

A landscape plan shall be submitted which shall include:

The location (present and future), size and type, including common names of all new plant material to be installed.

The location of all existing plant material to be retained on the site.

The location, width and material of all walkways and pathways.

The location, type of material and dimensions of all fences, walls and outdoor recreation facilities.

Selective tree and/or shrub plantings may be required in established buffer areas or other areas as determined by the Board. Wood chips or crushed stone shall not be considered acceptable where green areas are required.

A landscaped buffer area shall be required wherever a zone or use other than residential abuts an adjacent residential property.

A minimum of 10% of the land area shall be reserved for green area.

XVI. DOCUMENTATION

Applications for site plan approval shall include the following documentation:

A statement describing the development, including the use or uses to be conducted on the lot or any changes of an existing use.

If the development is to be staged or phased, a description of the project in terms of such stages.

Deeds of easements and rights-of-way.

Covenants or restrictions that are intended to cover all or part of the land area to be developed.

Articles of Incorporation of a landowner's association and the By-Laws of the association.

The condominium declaration as it has been prepared for submittal to the State of New Hampshire Attorney General's Office.

XVII. ADMINISTRATION

A. Enforcement

The Planning Board shall have the power to modify or amend its approval of a site plan on application of the owner, lessee, mortgagee of the premises or upon its own motion if such power is reserved by the Board in its original approval.

Further, if within one year after a Certificate of Occupancy (temporary or permanent) has been issued and the building or structure is occupied or used and the Planning Board finds that any of the conditions of an approved final site plan application are in violation, the Planning Board shall give notice to the owner to make such corrections as it deems necessary to bring the use and operation into compliance with the conditions of such approval. Such order shall be complied with within a period of time extending not more than 60 days from the original violation notice. Where the owner fails to conform with the notice and order of the Planning Board, a fine not to exceed \$100 per day may be levied against the owner in

addition to any other legal or equitable remedy as may be afforded through appropriate legal action.

B. Waivers

When, in the judgment of the Planning Board special circumstances exist where strict conformity with any specific requirements of these regulations would cause undue hardship or injustice to the owner of the land to be developed and being reviewed and where the review procedures have been in general conformity with these regulations and provided the general spirit, intent and purpose of these regulations will not be adversely or substantially affected or harmed, and further provided that the public convenience and welfare of the citizens of Meredith will be substantially served and not adversely affected, the Planning Board may waive or modify such specific requirements of these regulations.

In approving waivers, the Planning Board may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for any waiver shall be submitted in writing by the applicant at the time when the application is filed for the consideration of the Planning Board. The petition shall state fully the grounds for the waiver and all the facts relied upon by the petitioner.

C. Site Inspection

The Board and/or designated agent may conduct a site inspection for the purpose of determining natural/built up conditions of the site and to review the layout of the proposed improvements.

XVII. STORMWATER MANAGEMENT

A. General Purpose

To establish minimum requirements and procedures as authorized by NH RSA 674:44 to control the adverse effects of increased stormwater runoff, degradation of surface & groundwater, and non-point pollution associated with impervious surface, new development, expanded development and redevelopment.

B. Applicability

All Developments shall provide adequate management of storm water runoff to the satisfaction of the Meredith Planning Board (Board). This applies to new development, expansion of existing development or redevelopment. There are three levels of stormwater management review.

1. Level 1- Disturbance of 10,000 SF or more shall submit Stormwater Management Plan in accordance with Section III. Development that disturbs 100,000 SF or more are subject to New Hampshire Department of

Environmental Services (NH DES) Alteration of Terrain (AOT) permit requirements. The plans, calculations and report required for an AOT shall be accepted as the Stormwater Management Plan. It shall be consistent with the site plan approval and reviewed by the Board during the site plan review process.

2. Level 2- Disturbance between 5,000 and 10,000 square feet shall require a Stormwater Management Plan if any of the following site related conditions are present or proposed:
 - a. Disturbance located within 250 feet of a lake
 - b. Disturbance located within a designated stream or designated or prime wetland buffer
 - c. Disturbance located on slopes greater than 20 %
 - d. The receiving water body has been determined by NHDES as “Impaired”
 - e. A downstream flood hazard is present as per (map of Hazard Mitigation Plan)
3. Level 3- Disturbance of less than 10,000 SF that does not qualify for a Level 2 review shall incorporate into the site plan stormwater management measures proportionate to the degree of disturbance. See Section III. B, General Design Standards, below, for guidance.

C. Stormwater Management Plan

1. Submittal Requirements - Stormwater management information shall be submitted with an application for Site Plan Review. The stormwater management information shall be prepared by a New Hampshire Registered Professional Engineer in accordance with the applicable design standards below. Phased development shall treat stormwater management as if each phase is a stand-alone application. The application shall contain the following information:
 - a. Existing Conditions showing all development or land conditions as they exist on the site. Refer to the Site Plan Application Checklist (attached exhibit A) for existing condition requirements.
 - b. Proposed Conditions showing all proposed post-development, both temporary and permanent, stormwater management system elements and sediment and erosion control. Refer to the Site Plan Application Checklist for existing condition requirements.
 - c. Details of all individual stormwater management elements.
 - d. Drainage Analysis that includes calculations comparing the pre and post development
 - e. stormwater runoff rates and volumes based on 2-year, 10-year and 25-year, 24-hour frequency storms.

- f. Drainage Analysis that includes calculation for a 1-inch rain event to be used for designing Best Management Practices (BMPs) for water quality.
- g. Description of the design intent of the Stormwater Management Plan and how the design meets the General Purpose of this regulation.

2. General Design Standards

- a. Site design techniques - Minimize disturbed areas, impervious surface, and maintain natural buffers. Infiltrate stormwater where possible to mimic the natural hydrology.
- b. Stormwater and erosion & sediment control BMPs shall be located outside the wetland or stream buffer zone unless otherwise approved by the Board.
- c. Low Impact Development (LID) site planning and design strategies shall be used to the maximum extent possible in order to reduce stormwater runoff. Where LID practices are not implemented, the applicant must document why LID is not appropriate for the site.
- d. Runoff shall be directed into recessed vegetated and landscape areas designed for treatment and/or filtration to the maximum extent practicable to minimize Effective Impervious Cover (EIC) and reduce the need for irrigation systems.
- e. The Plan shall make provisions to retain stormwater on the site by using the natural flow patterns of the site. Effort shall be made to utilize natural filtration and/or infiltration BMPs (e.g. bioretention areas, subsurface filtration/infiltration systems, ponds, swales, etc).
- f. Any salt storage shall be covered.

3. New Development Design Standards

- a. Measures shall be taken to control the post-development peak rate runoff so that it does not exceed pre-development runoff for the 2-year, 10-year and 25-year, 24-hour storm events. In addition, calculations shall be performed to check impacts for a 50-year, 24-hour storm event.
- b. Similar measures shall be taken to control the post-development stormwater runoff volume to infiltrate the Groundwater Discharge Volume (GVr). Refer to the New Hampshire Stormwater Manual (or current edition equivalent) Volume 2, Chapter 2, Design Criteria, for guidance to calculate the value of the GVr and determine the site Design Infiltration Rate for proper sizing of the proposed BMP. See also Chapter 3, Screening and Selecting Best Management Practice and Chapter 4, Designing Best Management Practices for selecting and designing the BMP for the control and treatment of stormwater runoff from development and redevelopment projects.
- c. Sites where infiltration is limited or not practicable, the applicant must demonstrate that the project will not create or contribute to water quality

impairment. Any infiltration methods shall be in locations with the highest permeability on the site.

- d. Measures shall be taken to protect against off-site peak flow to prevent overloading or flooding of existing downstream facilities and structures.

4. Redevelopment Design Standards

- a. Redevelopment may present a wide range of constraints, limitations and opportunities. Various options may be proposed to meet Section B. General Design Standards above to the maximum extent practicable.
- b. Stormwater management measures shall be proportionate to the proposed disturbance and degree to which existing conditions do not include effective stormwater management measures.
- c. Measures shall be taken to control the post-development peak rate runoff so that it does not exceed pre-development runoff for the 2-year, 10-year and 25-year, 24-hour storm events. In addition, calculations shall be performed to check impacts for a 50-year, 24-hour storm event.

5. Operation and Maintenance Manual- All stormwater management systems require maintenance. Appropriate operation and maintenance activities ensure that stormwater practices will continue to function properly and yield expected water quality. The Manual shall include a detailed description of basic maintenance activities like weeding, mulching, trimming of vegetation, replanting, sediment and debris removal, and inlet/outlet cleaning. The Manual shall also include the entity responsible for maintenance, the maintenance schedule, inspection requirements, frequency of inspections and any pertinent easements or covenants associated with maintenance.

D. Stormwater Management Plan Review and Approval- The procedure for a third party review is set forth in the site plan regulations. Technical review is not required of stormwater management plans that are subject to an Alteration of Terrain Permit.

E. Installation and Construction- The applicant shall bear final responsibility for the installation, construction, inspection, and disposition of all stormwater management and erosion control measures required by the provisions of these regulations. Site development shall not begin before the Stormwater Management Plan receives written approval by the Board. Engineering inspection and certification that improvements function as designed is required prior to issuance of a Certificate of Occupancy.

F. Maintenance and Inspection- All development shall provide adequate management of stormwater runoff and prevent the discharge of runoff from creating or contributing to water quality impairment. The Operations and Maintenance Manual shall be submitted with the Stormwater Management Plan for all stormwater improvements and

a copy kept on site. Maintenance records shall be kept by the property owner and certification shall be provided to the Community Development Department by June 30, annually beginning the year after installation.

G. Waivers and Exceptions- For reasons well demonstrated, the Board may waive one or more of these regulations. The following activities are considered exempt from preparing and submitting stormwater management plans:

1. Agricultural practices located outside the wetland and surface water buffers.
2. Road and parking lot resurfacing.

H. Definitions

BMP- Best management practices for water quality.

Development- Any physical change to a site that includes new development, expanded development and redevelopment.

Disconnected Impervious Cover- Impervious coverage that directs stormwater runoff to pervious areas that are properly sized, sloped and vegetated.

Disturbance- Any change to the natural or built land area including but not limited to: tree stump removal, grading, excavation, site work, parking construction or reconstruction (does not include pavement overlay), land-based utility installation, installation of storm water management improvements

Effective Impervious Cover- The portion of total impervious area that is hydraulically connected to the stormwater treatment system.

Impervious Surface- A surface composed of any material that impedes or prevents natural infiltration of water into the soil.

Low Impact Development (LID)- is an approach to stormwater management that mimics a site's natural hydrology as the landscape is developed. This is done by implementing several strategies to infiltrate stormwater near its source including the use of both nonstructural and structural stormwater management (e.g. vegetated filter strips, rain gardens, porous coverage, etc.)

Maximum Extent Practicable (MEP)- To show that a proposed development has met a standard to the maximum extent practicable, the applicant must demonstrate the following:

1. All reasonable efforts have been made to meet the standard;

2. A complete evaluation of all possible management measures has been performed;
and
3. If full compliance cannot be achieved, the highest practicable level of management is being implemented.

New Development- Developing a site or portion of a site that was not previously developed.

Redevelopment- Creating new development or altering a site in place of existing development.

Stormwater Management Plan- A site-specific document that describes the type and size of BMPs and LID non-structural and structural controls to be implemented to prevent or minimize water quality and quantity impacts from stormwater runoff associated with a development or redevelopment, both during and after construction.

Stormwater Runoff- Precipitation that flows over the ground surface. It is created when rain fall or snowmelt occurs on a surface or ground cover that does not allow water to soak into the ground.