



Town of Northwood, New Hampshire

OFFICE OF THE PLANNING BOARD

818 First New Hampshire Turnpike, Northwood NH 03261
(603) 942-95586 Extension 5 Facsimile: (603) 942-9107

MAJOR SITE PLAN REVIEW APPLICATION

Date: _____

Case # _____

1. Name of Applicant:

2. Location: Tax Map/ Lot Number: _____ / _____ **Total Acreage of Lot:** _____
Overlay District, if any: _____

Property Address: _____

Description of Proposed Business:

3. Proposed Use of Property (Check all that apply.)

Change of Existing Use: Existing Use: _____ Proposed Use: _____

Expansion of Use: Existing Sq. Ft.: _____ Proposed Sq. Ft.: _____

New Construction: Proposed Building Sq. Ft.: _____ Building Height: _____
Proposed Business Floor Space: _____

Employees Existing #: _____ Proposed #: _____

Parking Existing # spaces: _____ Proposed # spaces: _____

Days and Hours of Operation: _____

4. Property Owner(s):

Name: _____	Name: _____
Address: _____	Address: _____
Tel.#: _____	Tel.#: _____

5. Applicant* Name(s):

Agent or Authorized Representative:

Name: _____	Name: _____
Address: _____	Address: _____
Tel.#: _____	Tel.#: _____
Fax #: _____	Fax #: _____
Email: _____	Email: _____

*Refer to Section IV of Site Plan Regulations for explanation of Major/Minor Criteria
*If owner and applicant differ, a letter of authorization must accompany this application.

This application must be accompanied by:

1. Letter of Intent
2. Impact Statement
3. Complete List of Abutters and Current mailing Address (Attached sheet provided)
4. Written Request for Waivers (if applicable)
5. Ten copies of Site Plan
6. Fire & Police Department Forms
7. BOCA Statement Form, signed
8. Completed Checklist

**Please refer to Current Fee Schedule for all costs required for submission.
Checks are to be made payable to “Town of Northwood, NH”**

Signatures:

I, the applicant or property owner’s duly authorized agent, do hereby submit this plan for review as required by the Site Plan Review Regulations of the Town of Northwood, New Hampshire. I agree to be fully responsible for the payment of all fees, costs, and expenses incurred with respect to this application. I understand that if I am not the owner(s) of the property named above, written authorization is required of the property owner for me to present this application to the Planning Board. I

hereby certify that all information presented as a part of this application is correct, to the best of my knowledge.

(Applicant’s Signature) _____ (Print or Type) _____ (Date)

(Agent’s Signature) _____ (Print or Type) _____ (Date)

Town of Northwood Planning Board
Application Procedure Information
November, 2011

1. Refer to the Northwood Development Ordinance, Site Plan Review Regulations or Subdivision Regulations for your particular proposal. These regulations are available at the Town Hall for a fee of \$10.00 or at www.northwoodnh.org, at the Planning Board's link to "Documents and Forms."
2. Completed Site Plan Review and Subdivision Applications and all fees must be filed to the attention of the Planning Board Staff at the Town Hall during regular business hours. Deadline for complete applications is **10 am on the first of each month**. Whenever the first falls on a weekend or holiday, the next business day shall apply.
3. Applicants may consult with either the Town Planner or Board Administrator prior to submitting an application. Hours for the Planning Board staff are Mondays from 9:00-4:00. The Town Planner is available for appointments at other times during the week; please call to schedule. All questions on the application or the site plan process should be directed to either the town planner or board administrator.
4. All projects must comply with the Northwood Development Ordinance. Some projects may also require relief from the Zoning Board of Adjustment.
5. The application includes a checklist of required information for planning board review. Please check off the documentation that has been provided or those items for which a waiver is requested. All waiver requests must be provided in writing at the time the application is submitted. The checklists are summaries of the requirements; **the regulations must also be consulted for more detail and information required.**
6. Applications containing sufficient information for review will be placed on the agenda for the planning board's regular meeting on the **fourth Thursday of the month**. The planning board staff will send written notification by certified mail of the date, time and place of the meeting to abutters listed by the applicant. Public notice will be provided to the local newspaper and posted in at least two public places.
7. The application will be reviewed by the Town Planner, Board Administrator, Code Enforcement Officer, Fire Department and other appropriate town staff as part of the Technical Review Process. The results of their reviews will be provided to the planning board at its work session held on the **second Thursday of the month**. The applicant is encouraged to attend; however, input is limited to clarification of materials. Comments from this meeting will be provided to the applicant so any missing information may be provided or any issues addressed for the regular meeting.
8. At the regular meeting, the Planning Board will first make a determination on whether the application is complete. If complete, the Board accepts it and opens the public hearing. The board will then either approve or disapprove the application within sixty-five (65) days of acceptance of the application.
9. The applicant shall receive a Notice of Decision from the Planning Board which states the approval or disapproval of the application with any conditions specified.
10. Once approved, five 22" by 34" paper copies are filed with the town. Mylars must be provided for approved subdivisions to be recorded at the Rockingham County Registry of Deeds.
11. Be aware that there may be other requirements or approvals required from other entities (building permit, fire code, driveway permit, etc.) after the planning board process is completed.

**Town of Northwood
International Building Code 2009 Statement**

Planning Board Application

Case #: _____

➤ **Applicant to complete top section and sign statement below:**

Location of proposed development: _____

Tax Map/ Lot # of proposed development: _____

Name(s) of Applicant: _____

Name(s) of Owner: _____

Description of proposal:

The applicant hereby agrees to adhere to any and all requirements of the 2009 International Building Code as applicable for this development.

Printed Name of Applicant/Owner

Printed Name of Applicant/Owner

Signature of Applicant/Owner

Date

Signature of Applicant/Owner

Date

Town of Northwood
Fire Department Review Form

Planning Board Application

Case #: _____

➤ Applicant to complete top section only and file with application:

Location of proposed development: _____

Tax Map/ Lot # of proposed development: _____

Name(s) of Applicant: _____

Name(s) of Owner: _____

Description of proposal:

➤ Fire Department Representative to complete comment section:

Fire Department Comments:

Town of Northwood
Police Department Review Form

Planning Board Application

Case #: _____

➤ Applicant to complete top section only and file with application:

Location of proposed development: _____

Tax Map/ Lot # of proposed development: _____

Name(s) of Applicant: _____

Name(s) of Owner: _____

Description of proposal:

➤ Police Department Representative to complete comment section:

Police Department Comments:

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

Town of Northwood					
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		YES	NO	Request	Comments
	All actions of the Zoning Board of Adjustment relative to the application;				
	All action of the Board of Selectmen on any petitions or other matters relative to the application; and				
	The actions of any regulatory board of the State of New Hampshire or US Government having jurisdiction over any element of the development, including, but not limited to Water Supply and Pollution Control Division, Water Resources Board, Wetlands Board, Department of Transportation, Air Resources Agency, Department of Resources and Economic Development, and Waste Management Division.				
Section VII	SITE PLAN REQUIREMENTS				
	Site Plan Review applications shall be made on forms available from the planning board Secretary.				
	The plan shall be drawn at a scale of not less than one (1) inch equals fifty (50) feet.				
	The size of the plan (margin to margin) shall be on a size acceptable to the Rockingham County Registry of Deeds.				
VII-A(1)(a)	Existing Conditions Plan prepared by a land surveyor licensed in the State of New Hampshire, showing existing features and topography, boundary information and abutters				
VII-A(1)(b)	Proposed Site Plan, prepared by a professional engineer licensed in the State of New Hampshire, showing all proposed features				
VII-A(1)(c)	Auto and Pedestrian Circulation Plan				
VII-A(1)(d)	Lighting Plan				
VII-A(1)(e)	Landscape Plan				
VII-A(1)(f)	Erosion Control Plan				
VII-A(1)(g)	Site Details				
	A title block shall be shown on each sheet, including:				
VII-A(2)(a)	Title of plan				
VII-A(2)(b)	Owner's name, address and name of agent, if any				
VII-A(2)(c)	Date of plan preparation and date of subsequent revisions				
VII-A(2)(d)	Scale of plan				
VII-A(2)(e)	Name, address and professional stamp of the person that prepared the plan.				
VII-A(3)	North arrow and bar scale.				
VII-A(4)	Location plan at a minimum scale of 1 inch equals 1,000-feet showing the following within a 2,000-ft radius				
VII-A(4)(a)	Property lines of the parcel being developed in relation to the surrounding area				
VII-A(4)(b)	Names and locations of existing town streets, including the nearest intersection of said streets				
VII-A(4)(c)	Names and locations of streets within the proposed development				
VII-A(4)(d)	Names and locations of watercourses and water bodies on and adjacent to the site				
VII-A(4)(e)	Nearby community facilities such as schools, churches, parks, etc.				

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VII-A(5)	The plan shall show at a minimum the following:				
VII-A(5)(a)	Surveyed property lines of the parcel showing their bearings, distances and monument locations				
VII-A(5)(b)	Names, addresses and tax map numbers of all abutting property owners				
VII-A(5)(c)	Location and layout of existing and proposed structures and buildings				
VII-A(5)(d)	Existing and proposed contours at two (2) foot intervals for the entire site				
VII-A(5)(e)	Area of entire parcel in acres and square feet				
VII-A(5)(f)	Zoning and special district boundaries				
VII-A(5)(g)	Deed reference and tax map number				
VII-A(5)(h)	Location, width, curbing, paving and details of access ways, egress ways and streets within the site;				
VII-A(5)(i)	Location and layout of all on-site parking and loading facilities				
VII-A(5)(j)	Location and size of all existing and proposed municipal and non-municipal utilities and appurtenances including but not limited to water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems and applicable radii;				
VII-A(5)(k)	Type, location, and screening of solid waste disposal facilities (e.g. dumpsters, waste compactors, etc.);				
VII-A(5)(l)	Location and elevation of catch basins, drain lines and all other drainage features;				
VII-A(5)(m)	Location of all physical/natural features including but not limited to: water bodies, water courses, wetlands, vegetation/foliage lines, soil types, railroads, rock outcroppings and stone walls;				
VII-A(5)(n)	Dimensions and area of all property to be dedicated for public use or common ownership;				
VII-A(5)(o)	Location of flood hazard boundaries				
VII-A(5)(q)	Date and permit numbers of all required state and federal permits				
VII-A(5)(r)	Location and type of existing and proposed traffic control devices				
VII-A(5)(s)	Dimensions, area and minimum setback requirements on all existing and proposed lots				
VII-A(5)(t)	Proposed landscaping plan including size and type of plant material				
VII-A(5)(u)	Pedestrian walks providing circulation through the site				
VII-A(5)(v)	Location and size of proposed and existing signs, walls and fences				
VII-A(5)(w)	Location and type of outdoor lighting				
VII-A(5)(x)	Location, width and purpose of any existing or proposed easements or rights-of-way				
VII-A(5)(y)	Auto and pedestrian circulation plan for the interior of the lot				
VII-A(5)(z)	Erosion and sediment control features				
VII-A(5)(aa)	Fire alarms, cisterns and/or fire ponds				
VII-A(5)(bb)	Details and specifications for construction including, but not limited to erosion and sediment control features, drainage features, pavement and gravel thickness, landscaping elements, traffic signs, fences, curbing, lighting, utility trenches and sidewalks.				

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Section IX	<u>DESIGN STANDARDS AND REQUIRED IMPROVEMENTS</u>				
IX-B	Appearance Review				
IX-B(1)	The town finds it desirable to protect, enhance, and perpetuate areas of historical, cultural, architectural, artistic or geographic significance located within the Town of Northwood; to protect and enhance the town's economic base by attracting tourist, visitors and residents; to stabilize and improve property values; to foster civic pride by protecting the town's unique cultural heritage by prohibiting the unnecessary destruction and defacement of its cultural assets; to preserve historic architectural design and integrity; and to ensure the harmonious, orderly and efficient growth and development of the town.				
IX-B(2)	As part of its site review process the planning board shall review each proposal for conformance with the intent of this standard. The Board shall take into account the location within the community, surrounding properties and proposed use of any proposed development in making its decision.				
IX-B(2)(a)(i)	For new development, the Board shall allow not more than one driveway per lot. In some cases, appropriate cross easements for access to adjacent lots may be considered. Such driveways and related site improvements shall be designed to minimize disruption to traffic flow on the arterial road.				
IX-B(2)(a)(ii)	For expansion or modification of existing sites, the Board shall require that the existing access to the site be modified to reduce disruption to traffic flow on the arterial road, and may impose such conditions on an approval as are necessary to accomplish this purpose				
IX-C	Streets and Access				
IX-C(1)	All developments shall make adequate provision for safe and suitable access to an existing public street or shall make provisions for the construction and dedication of a public street in order to obtain safe and suitable access to the development site.				
IX-C(3)(d)	Driveway entrances/access points onto town roads with speed limits of 30 mph or less, shall have an all season safe sight distance of 250-ft in each direction.				
IX-C(3)(e)	Driveway entrances/access points onto town roads with speed limits greater than 30 mph, shall have an all season safe sight distance of 300-ft in each direction.				
IX-C(3)(f)	Driveways or access points shall be located at least 100-ft from street intersections and major driveway entrances.				
IX-C(3)(g)	The units of multi-family and elderly housing developments shall not be further than 1,000-ft from a single point of access				
IX-D	Storm Water Drainage				

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		YES	NO	Request	Comments
IX-D(1)(a)	All developments shall make adequate provisions for storm water disposal facilities which shall be designed and stamped by a registered engineer licensed in the state of New Hampshire.				
IX-D(1)(c)	A drainage analysis prepared by a registered engineer licensed in the state of New Hampshire including a comparison between pre-development and expected post development conditions shall be submitted for any site development that involves cumulatively disturbing 20,000 square feet or more, construction of a street or road and/or disturbing environmentally critically areas.				
IX-E	Water Supply				
IX-E(1)	All developments shall make adequate provision for a water supply of potable water for domestic consumption and for water supply for fire protection purposes. All water supply systems and facilities shall be designed and stamped by a registered engineer licensed in the state of New Hampshire.				
IX-E(d)	A hydrogeologic study shall be required for any well or development with a withdrawal of over 10,000 gallons of water per day				
IX-E(3)	Fire alarms, fire hydrants, cisterns and fire ponds shall be provided as required local, state or federal regulations. These items shall be shown on the site plan.				
IX-F	Sewerage				
IX-F(1)	All developments shall make adequate provision for sanitary sewage disposal facilities. The facilities shall be designed and stamped by a registered engineer licensed in the State of New Hampshire. Sanitary sewage disposal shall be accomplished through the provision of individual waste disposal systems or a private central sewerage system.				
IX-F©	A hydrogeologic study shall be required for any sewerage system, or combination of systems, existing or planned, on one parcel that is/are designed to accommodate 2,500 gallons per day or more.				
IX-G	Non-Municipal Utilities				
IX-G(1)	The applicant is responsible for all coordination with utility companies to assure that non-municipal utilities are installed in accordance with plans approved by the Board pursuant to these regulations.				
IX-H	Off-Street Parking and Loading				
IX-H(1)	All developments shall make adequate provisions for off-street parking and loading facilities. Such facilities shall be designed to ensure the safety and convenience of pedestrian and vehicular movement on the site.				
IX-H(2)	Every development shall provide an area for parking and loading on the site which is paved and drained in accordance with the standards in Section IX-C.				

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IX-H(2)	The number of parking and loading spaces shall conform to the requirements in the town ordinances.				
IX-H(3)	Design Considerations - The design and layout of parking and loading spaces shall conform to the requirements of these regulations:				
IX-H(3)(a)	Each and every parking space shall have a safe and independent access				
IX-H(3)(b)	All parking and loading shall be situated on the same street or parcel of land as the primary use building or structure				
IX-H(3)(c)	No paving, parking, loading area or storage shall be permitted within twenty (20) feet of any property line				
IX-H(3)(d)	Provision shall be made on site for the storage of snow which is removed from the parking and loading areas during the winter months				
IX-H(3)(e)	Parking spaces shall be arranged so that cars will not back into a public street				
IX-I	Signs				
IX-I(1)	Signs are intended for the identification of the use on the sign on which they are located. Signs shall not be a hazard or nuisance by virtue of their location or illumination.				
IX-I(2)	Sign size, type, location, height, and illumination shall conform to the requirements of the town ordinances.				
IX-J	Preservation of Natural and Historic Features				
IX-J(1)(a)	Grading and clearing should be minimized so as to avoid creating undue erosion or interruption of natural drainage ways. Particular attention should be given to natural features suitable as buffer strips between residential subdivisions abutting commercial or industrial areas.				
IX-J(1)(c)	Applicants shall use construction methods which cause the least disturbance to the environment possible.				
IX-K.1	Landscaping				
IX-K.1.(2)	In all developments, a minimum of 25 percent of the land area being developed shall remain in its natural state or shall be maintained as a landscape area. Wherever possible, landscaping should include the saving, protecting, and enhancing the appearance of existing trees, shrubs, and groundcovers which are considered not to be invasive species.				
IX-K.1.(2)(a)	Existing trees shall be preserved wherever feasible. (See regulations.)				
IX-K.1.(2)(b)	All proposed new plant material including trees, shrubs, groundcovers shall be suited to the growing conditions of the specific site as well as the general area.				
IX-K.1.(3)(a)	A landscaped area serving as a buffer zone shall be required wherever a commercial or industrial development abuts an adjacent residential property.				

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		YES	NO	Request	Comments
IX-K.1.(3)(b)	Every development shall include landscaping to enhance the appearance of structures, to screen parking, loading, storage areas and waste disposal facilities to improve the visual character of the immediate area.				
IX-K.1.(3)(c)	Every site developed along Routes 4, 43, 202, 202A, 9, and 107 shall plant street trees along the frontage of roads, at intervals not to exceed 40 feet. (See regulations for more details.)				
IX-K.1.(3)(d)	Landscaping around buildings shall be provided to buffer parking areas, to define entrances, to provide foundation planting and to soften large expanses of walls or long roof lines.				
IX-K.1.(4)(a)	A buffer zone shall consist of a strip of land at least twenty (20) feet wide, densely planted (or having equivalent, natural growth) with shrubs or trees at least four (4) feet high at the time of planting of a type that will form a year round dense screen at least six (6) feet high within three years; or a wall, barrier, or fence of uniform appearance six (6) feet high and extending to within six (6) inches of ground level.				
IX-K.1.(4)(b)	For all landscaping areas, shade trees shall be planted at intervals of no more than 40 feet apart and shrubs, perennials and groundcovers shall be planted <i>en masse</i> among the trees. Combinations of evergreen and deciduous plantings are encouraged. A wall, barrier, or fence of uniform appearance 6 feet high and extending to within 6 inches of ground level may be used in conjunction with plant materials. All buffer areas are to be maintained as an integral part of the landscape.				
IX-K.1.(4)(c)	Provisions shall be made to screen unsightly features...by blocking or minimizing the view of such features. Berms and fences may be acceptable in conjunction with landscaping elements.				
IX-K.1.(5)(a)	Statement Re: Landscaping for Parking Areas: See regulations.				
IX-K.1.(5)(b)	For parking lots of 20 or more spaces, all landscape beds must have granite curbing to act as a wheel stop. If landscape bed also stormwater treatment area, spacing between curb stone to allow for the entry or exiting of water may be permitted.				
IX-K.1.(5)(c)	Snow storage shall not be permitted on any landscaped areas.				
IX-K.1.(5)(d)	For parking lots with less than 20 spaces, wheel stops with periodic spacing shall be provided at landscape areas.				
IX-K.1.(5)(e)	Continuous buffer zone perimeter landscaping is required along perimeter of parking lots with 20 or more spaces.				
IX-K.1.(5)(f)[2]	Interior landscaping required for all parking lots with multiple adjacent parallel parking rows. Required interior landscaping area shall be a minimum of 10 percent of the total area of driveways and parking areas.				
IX-K.1.(5)(f)[3]	Where interior landscaping is provided, beds shall be a minimum of 12 feet wide and must meet requirements of (3)(a).				
IX-K.1.(5)(f)[4]	The maximum number of continuous parking spaces permitted shall be 20.				
IX-K.1.(6)(a)	Plant materials shall be suitable for site conditions including soil composition, location, and exposure to environmental factors.				

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IX-K.1.(6)(b)	Existing topography shall be maintained whenever feasible.				
IX-K.1.(6)(c)	Invasive species identified by the NH Dept of Agriculture are prohibited from further planting within Northwood. (See RSA 430:55)				
IX-K.1.(6)(d)	All plant materials shall be installed according to the American Nurseryman Standards.				
IX-K.1.(6)(e)	Trees shall be 3-inch caliper (diameter 6" above root ball) or larger. (See regulations for more details.)				
IX-K.1.(6)(f)	Shrubs shall be a minimum of 2 & 1/2 feet height at planting and also receive mulch with a depth not to exceed 3 inches.				
IX-K.1.(6)(g)	The introduction of ground cover and perennial plants <i>en masse</i> planting settings and utilizing mulch as the soil covering is acceptable. Bare soil is not acceptable.				
IX-K.1.(7)	A maintenance plan shall be provided with the site plan application. All landscaped areas shall receive regular maintenance and upkeep. (See regulations.)				
IX-K.1.(8)(a)	An inspection of all plantings to ensure compliance with the submitted landscape plan shall be conducted prior to the issuance of a certificate of occupancy.				
IX-K.1.(8)(b)	The applicant may be required to provide financial security in the form of cash, bond, or letter of credit to cover the cost of landscape improvements. The specific dollar amount shall be negotiated with the Board of Selectmen.				
IX-K.1.(9)	The planning board may seek an advisory opinion regarding the submitted landscaping plan at the expense of the applicant.				
IX-K.1.(10)	The planning board will seek an advisory opinion of the conservation commission regarding the submitted landscaping plan, if deemed necessary.				
IX-L	Special Flood Hazard Areas				
IX-L	All site plan proposals governed by these regulations having lands identified as Special Flood Hazard Areas in the "Flood Insurance Study for the Town of Northwood, N.H." together with the associated Flood Insurance Rate Maps and Flood boundary and Floodway maps of the Town of Northwood dated September, 1979 shall meet the following requirements:				
IX-L(1)	Site Plan proposals, including their utilities and drainage, shall be located and designed to be consistent with the need to minimize flood damage.				
IX-L(2)	All public utilities and facilities, such as sewer, electrical and water systems shall be located and constructed to minimize or eliminate flood damage.				
IX-L(3)	Adequate drainage shall be provided to reduce exposure to flood hazards				
IX-L(4)	Within the altered or relocated portion of any watercourse, the applicant shall submit to the planning board certification provided by a registered professional engineer assuring that the flood carrying capacity of the watercourse be maintained.				
IX-L(5)	All site plan proposals shall include 100 year flood elevation data				

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