

Appendix D

Land Subdivision Control Regulations

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APPENDIX D

LAND SUBDIVISION CONTROL REGULATIONS

Adopted: March 9, 1971

Amended: March 11, 1980

Amended: March 10, 1981

Amended: April 11, 1991

Amended: March 11, 1997

Amended: June 27, 2002

D.1 INTRODUCTION

As a means of retaining the scenic beauty of our Town and for purposes of protecting the Health, Safety, Convenience, Prosperity, and Welfare of our inhabitants, the following land subdivision regulations are hereby enacted. The authority granted to the Planning Board shall be exercised with due regard for adequate access to all lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles, for securing safety in the case of fire, flood, panic, and other emergencies; for insuring compliance with the applicable ordinances or bylaws and State laws, for securing adequate and safe provisions for water, sewerage, drainage and other requirements where necessary in a subdivision, and for coordinating the ways in a subdivision with each other and with the public ways in the Town and with the ways in neighboring subdivisions, in a manner that will require a minimum expenditure of Town funds.

D.2 AUTHORITY

Pursuant to the authority vested in the Greenville Planning Board by the voters of the Town of Greenville on March 9, 1971 and in accordance with the provisions of Chapter 674:35 of the New Hampshire Revised Statutes Annotated (RSA), as amended, the Greenville Planning Board adopts the following regulations governing the subdivision of land in the Town of Greenville, New Hampshire.

D.3 DEFINITIONS

- A. ABUTTER shall mean 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 local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the

- proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective or association, as defined in RSA 356-B:3, XXIII.
- B. BOARD means the Planning Board of Greenville.
 - C. SUBDIVISION as set forth in RSA 672:14 shall mean the division of the lot, tract or parcel of land into two (2) or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision, and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among several owners shall be deemed subdivision under this regulation.
 - D. PLAT means the final map, drawing or chart on which the subdivider's plan of subdivision is presented to the Board for approval, and which, if approved, will be submitted to the Register of Deeds of Hillsborough County for recording.
 - E. STREET means and includes street, avenue, boulevard, road, alley, highway, and other way.
 - F. ENGINEER means the duly designated engineer of the Town of Greenville or if there is no such official, the planning consultant or official assigned by the Board.
 - G. BUILDING means a structure designed and built or occupied as a shelter or roofed enclosure for persons, and includes trailers and mobile homes on wheels or other supports, and used for residential, commercial, industrial, institutional, religious, educational, recreational or professional purposes. Such building includes open porches, open breezeways, and any other roofed areas.
 - H. BUILDING DEVELOPMENT means the construction, erection or location on any lot of the structure defined in Paragraph G.

D.4 APPLICATION PROCEDURE

All applications made to the Planning Board, whether for formal or informal consideration, shall be submitted to the Planning Board at least thirty (30) days prior to the date of a Planning Board meeting at which the applicant wishes to appear.

Application for proposed subdivision may be presented as follows: 1) a Preliminary Conceptual phase, 2) a Design Review phase at which abutters must be notified, 3) a Final Review phase of the application at which abutters must be notified.

The preliminary Conceptual phase is intended to address the suitability of the land for subdivision and for review of the basic concept of the proposal in general terms such as desirability of types of development for an area, and under the Master Plan. This review shall not bind either the applicant or the Planning Board.

The Design Review phase continues this informational exchange between the Board and the applicant, and these discussions are encouraged for subdivisions of more than four (4) lots and subdivisions proposing new roads. Material presented for this discussion should include plats and information as described in D.7. Discussions are vital to sound planning and to let both the applicant and the Board study the widest range of possible configurations. In addition, the suitability of the proposal can be determined with a minimum burden of expense on the applicant.

A completed application within the meaning of RSA 676:4 I (b) shall constitute a completed application form, a complete list of abutters as indicated in town records not more than five (5) days before the day of filing, three sets of addressed mailing labels including the applicant, the payment of a fee as per approved schedule of fees, four (4) prints of all the drawings to be recorded, two (2) prints of topography and road profiles as well as all of the items specified in Section D.8, paragraph 1, 2, 3, and shall include any specific factual material required by the Planning Board, unless waived by the Planning Board during the subdivision process, including such materials as traffic, water supply, environmental impact studies, or similar materials necessary to make informed decisions as to the impact of a proposed subdivision or development.

For Planning Board agenda purposes only, inclusion of submission documents required by Section 4-5b shall be considered complete. The Planning Board shall receive and vote to accept an application only at a public meeting after notification of abutters as per RSA 676:4 I (d).

Applications and plans for Final Review phase will be reviewed by the Planning Board for conformance with these subdivision requirements and applicants will be notified by regular mail of any deficiencies which must be corrected in order to be placed on a Planning Board agenda for Planning Board Final Review of the application.

After such notice, the applicant may revise the plan. The revised plan, which must provide the information required by subdivision regulations shall be resubmitted at least fifteen (15) days prior to the Planning Board meeting at which the applicant/s wishes to appear. Approval of State agencies is mandatory for applications to be approved in the Final Review phase.

D.5 APPROVAL

Acceptance and approval by the Board of the submission shall constitute an agreement between the Town and the applicant that subdivision and development of the land in question shall be done as detailed on the final plat/s. Deviation from the approved final plat requires the consent of the Board.

After due notice as required by RSA 676:41(d), the Planning Board shall hold a public hearing for formal acceptance within thirty (30) days of receiving an application for Final Review. The applicant and abutters shall be notified of said hearing in fashion consistent with RSA 676:4 (g).

The Board must act to approve, modify and approve, or disapprove a plat within sixty-five (65) days of the acceptance of the complete submission unless the time for action has been extended an additional sixty-five (65) days by the Selectmen or unless the applicant has waived the requirement for action within the time periods specified herein and consent to such extension is agreeable to both parties. If the Board fails to act and has obtained no extension from the Selectmen or waiver from the applicant, then said applicant may obtain from the Selectmen an order directing the Board to act within fifteen (15) days. Failure of the Board to act upon such order of the Selectmen, shall constitute grounds for the Superior Court, upon petition of the applicant, to issue an order approving the application, if the court determines that the proposal complies with existing subdivision regulations and zoning and other ordinances.

The approved final design plat shall be recorded with the Registrar of Deeds, Hillsborough County prior to any sale or transfer of land within the subdivision. The recording of such approved plats, shall, without further action, modify the official map or the Town of Greenville. Such recording shall not constitute acceptance by the Town of any street, easement, or open space shown thereon.

No street or open space will be accepted by the Town until such time as all improvements have been carried out as shown on the final plat, in accord with the requirements of these regulations, subject to any conditions established by the Planning Board at the time of final design plat approval and compliance with all State and local regulations applicable thereto. Acceptance shall then take place only upon the acceptance by the Selectmen of the Town of a Warranty Deed to the premises so dedicated.

D.6 GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND

A. GENERAL REQUIREMENTS

1. All proposed subdivisions shall conform to the Town of Greenville's Zoning Ordinance and all appropriate state and local land use regulations. In order to seek an approved subdivision, the applicant must comply with all requirements in the Subdivision Regulations for the Town of Greenville, New Hampshire, or seek

a waiver so stating the reason therefore.

2. **PUBLIC SAFETY:** Land of such a character that it cannot be safely used for building purposes because of exceptional danger to health or peril from fire, flood, or other menace shall not be platted for residential occupancy nor for such other uses as may increase danger to health, life or property or aggravate the flood hazard, until appropriate measures have been taken by the owner or his agent to substantially eliminate such hazards.
3. **SCATTERED OR PREMATURE SUBDIVISION:** Scattered or Premature Subdivision of land for building purposes, which would, if permitted, create one of the following conditions shall be prohibited:
 - a. constitute a scattered or premature subdivision 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 department or other public services;
 - b. necessitate an excessive expenditure of public funds for the supply of such services;
4. **ACCESSIBILITY:** Spaces of adequate proportions shall be maintained to afford light, air and access for fire fighting apparatus and equipment to buildings. A determination of adequate accessibility will be made by the Chief of the Fire Department.
5. **WETLANDS, SWAMPS AND WATER COURSES:** No residential, commercial, or industrial use shall be platted that requires filling of or destroying of natural wetlands, nor shall natural swamps, potable water supplies and water courses be destroyed or diverted to provide access to or enlarge adjacent dry land areas without approval of the appropriate State agencies.
6. **CONSTRUCTION:** No construction shall be permitted in any subdivision in accordance with RSA 149-E:s (Sewage Disposal Systems) until final approval has been granted by the Planning Board.
7. If during review of an application, professional or engineering review is employed by the Planning Board, the costs of such review shall be borne by the applicant for approval.

B. DESIGN REQUIREMENTS

1. Lot areas and frontage shall conform to the requirements of the district in which the subdivision is located. Where new lots and lot lines are created, resulting lot shapes shall be reasonable and compact.
2. Easements and rights-of-way shall not be counted in the determination of buildable area of a lot or tract, whether it is proposed for subdivision or not.
3. Culverts and drainage systems, if required, shall be designed by a licensed professional engineer and shown on all plats. Drainage plans shall be prepared in details and storm waters shall be carried to existing water course, or connect to

- existing water courses, or connect to existing storm drains. If the stormwater drainage system creates any additional flow over any adjacent property, the subdivider shall obtain an easement therefor from the adjacent owner and shall hold the Town of Greenville harmless from any claims for damage resulting therefrom.
4. Slope and drainage easements are to be provided as required prior to final approval.
 5. Permanent monuments shall be set at all principal corners and as required by the Road Agent or Planning Board at locations shown on the approved plats. The subdivider or his agent shall be responsible for placing all monuments to be set. No new streets will be accepted by the Town prior to the setting of all required bounds.
 6. Where strict conformity to the Land Subdivision Control Regulations would cause undue hardship or injustice to the owner of the land, a subdivision plan substantially in conformity with regulations may be approved by the Board provided that the spirit of the regulations and public convenience and welfare will not be adversely affected.
 7. The arrangement of streets in the subdivision shall provide for the continuation of the principal streets in adjoining subdivision or for their proper projection when adjoining property is not subdivided, and shall be of a width at least as great as that of such existing connecting streets.
 8. No street or highway right-of-way shall be less than 50 feet in width and may be required to be more if a greater street width is warranted in the opinion of the Board. The apportioning of the street widths among roadway, sidewalks, and possible grass strips shall be subject to the approval of the Board.
 9. Dead-end or cul-de-sac streets shall not in general exceed 400 feet in length, and shall be equipped with a turn-around roadway at the closed end with a minimum radius of 60 feet from the center to the outside edge of the right-of-way.
 10. Reserve strips of land which, in the opinion of the Planning Board show an intent on the part of the subdivider to control access to land dedicated or to be dedicated to public use shall not be permitted.
 11. The widths of blocks shall not be less than 200 feet, nor shall the length exceed 1200 feet.
 12. Intersecting property lines at street intersections shall be joined by a curve of at least 20 foot radius.
 13. There shall be adequate width and area on every lot after the erection of a residence, to

- permit the parking within the lot of at least two cars for each dwelling unit.
14. Grades of all streets shall conform in general to the terrain and shall, so far as practicable, not exceed 5% for major streets and 8% for minor streets. No street shall have a grade of less than 1/2 of 1%.
 15. The Board in its discretion may require that the subdivider provide parks and playgrounds to be dedicated or to be reserved for the common use of all property owners and that said parks and playgrounds shall be of reasonable size and character for neighborhood playgrounds or other recreational uses.
 16. Streets which join or are in alignment with streets or abutting or neighboring properties shall bear the same name. Names of new streets shall no duplicate, nor bear phonetic resemblances to the names of existing streets within the Town of Greenville.
 17. In areas not currently served by public sewer systems it shall be the responsibility of the subdivider or his agent to provide adequate information to prove that the area of each lot is adequate to permit the installation and operation of an individual sewage disposal system (septic tank and drain field). Such information shall consist of the report of the Soils Engineer or health officer regarding seepage and other tests that may be required. The subdivider or his agent shall be required to provide the necessary equipment and labor for the making of these tests.

C. STREET REQUIREMENTS

1. Pavement and drainage facilities, curbs and sidewalks, when required shall be installed and constructed in accordance with the standard specifications of the Town of Greenville and in all cases must be constructed under the supervision of the Engineer.
 - a. The paved roadway shall have a width of at least twenty-four feet with four foot graveled shoulders.
 - b. The roadway shall be constructed in accordance with the following specifications:
 - i. The entire area of each new street shall be cleared of all stumps, brush, roots, boulders, and like material and all trees not intended for preservation.
 - ii. All topsoil or loam must be removed from the limits of the road bed (32 feet in width) to a depth of at least 18 inches and backfilled with bank run gravel free from loam, spread and compacted in no greater than 12 inch layers. No stone with any dimension greater than four inches, and all stones having a dimension greater than 3 inches shall be removed from the upper 4 inches of the top six-inch

layer; all to be rolled and compacted with a 10-ton roller.

- iii. All material and workmanship shall be in accordance with the standard specifications for Road and Bridge construction and adopted in 1969 and any revisions thereto.
 - iv. This work cannot be started until on or after April 15 and must be completed before November 1 of the same year.
 - v. The surface shall consist of 2 inches of Hot Bituminous Pavement applied in a single course by an approved type of finishing machine. The maximum size of coarse aggregate shall not exceed 1/2 inch. Equivalent types of material and construction may be considered by approval of the Town Engineer.
 - vi. Adequate disposal of surface water shall be provided for. Catch basins shall be built where required and culverts of proper capacity installed at all water courses with necessary headers of an approved construction. All necessary water and sewer lines shall be installed at the extreme side of the proposed streets and to required specifications of the Water and Highway Departments, and shall include service lines running from the water mains to the curb to service each lot.
- c. The roadway shall be graded and paved to the final grade in accordance with profile submitted.

D. PERFORMANCE BONDING

Where any plat provides for construction of improvements, installations, or facilities, including but not limited to streets, water, sewer, or utility mains, pipes or connections, and associated erosion control measures which shall be subject to provisions of these regulations governing the manner in which they shall be laid out, installed, or constructed, the Planning Board may make final approval of a plat otherwise found to be in conformance with these regulations, but the Planning Board shall require of the subdivider, prior to granting of such final approval, security for the performance of such work, as follows:

1. The subdivider shall provide a bond in such amount considered by the Planning Board to be sufficient to fund the completion of all such improvements, installations, or facilities in conformance with the final plat and applicable regulations. Such bond shall be payable to the Town of Greenville and shall be in such form and shall have security as the Planning Board shall deem necessary.

D.7 SUBMISSION DOCUMENTS. DESIGN REVIEW PHASE

Tentative plats for discussions should be sufficiently clear to show all site conditions. Plans should not be at a scale greater than one hundred (100) feet to the inch. Six (6) paper prints are filed with the application detailing the general concept of the proposal, indicating the form of subdivision sought, and the following information:

- a. Proposed subdivision name; name and address of owner of record; subdivider and designer; date; north point and scale.
- b. Names of owners of record of abutting properties, abutting subdivision names, street, easements, building lines, alley, parks, and public open spaces and similar facts regarding abutting property.
- c. Location of property lines and their approximate dimensions; existing easements, buildings, water courses, ponds, or standing water, rock ledges and other essential features.
- d. Existing water mains, sewers, culverts, drains, and proposed connections or alternative means of providing water supply and disposal of sewerage and surface drainage.
- e. Location, name and widths of existing and proposed streets and highways with their grades and profiles and the elevation of sufficient points on the property to indicate the general topography of the property.
- f. Where the topography is such as to make difficult the inclusion of any facilities mentioned above, within the public area so laid out, the preliminary layout shall show the boundaries of proposed permanent easements over or under private property. Such easements shall not be less than 10 feet in width and shall have satisfactory access to existing or proposed public ways.
- g. Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication, and a copy of such private deed restrictions as are intended to cover part or all of the tract.
- h. Preliminary designs of any bridges or culverts which may be required.
- i. Where the preliminary layout submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system

of the part not submitted.

- j. While it is the duty of the Town Planning Board to inspect the site of all proposed subdivisions, and to require grading and installation as outlined in this ordinance for common use, as will eventually be acceptable to the Town for maintenance by the Town, and to approve the same when satisfied that such proposed plans are in harmony with, and not detrimental to existing values; but in no case shall this approval by the Board be deemed an acceptance by the Town of the street or streets within the subdivision.

Suitability of the soils present on a tract may be paramount to the type of development on such tract and soils testing should be directed toward establishing soils type and suitability, indicating on plans: boundaries, topography, wetlands, ledge, streams, existing roads, new roads, structures, soils, types, adjacent development.

D.8 SUBMISSION DOCUMENTS. FINAL REVIEW PHASE

1. Final plat/s, four (4) copies of paper prints showing the following: Also a Registrar's original including at least the items with asterisks and Mylar copy of subdivision at scale of Greenville Tax maps shall be provided including at least the items with asterisks.

- * a. boundary of subdivision area, including bearings and distance on every lot line;
- * b. topography with sufficient detail to indicate storm water runoff;
- * c. streams, seasonal runoffs, brooks, ponds, wetlands (poorly or very poorly: drained soils);
- * d. the subdivision's relation to existing roads;
- * e. existing structure;
- * f. adjacent structures within 100 feet of parcel boundaries;
- * g. soil type/s certified by Natural Resource Conservation Service (NRCS) or by a Soils Scientist qualified by Natural Resource Conservation Service;
- * h. site location map, showing proposed subdivision in relation to major roads;
- * i. The subdivider or his agent(s) shall arrange to have soils investigations, including test pits and required Hi-Intensity Soils Mapping (HISS), witnessed by the Town Health Officer and/or other individual as assigned by the Planning Board. Wetland areas, if present on the site, shall be further delineated by a HISS performed by a Certified Soil Scientist. The results of soils investigations to be placed on plans and include, but not limited to, soils data showing results and location of test pits and perc tests, a statement that tests meet the criteria established by State and Local authorities for, the design of a septic system;
- * j. location of 4000 square feet per single family unit reserved for septic systems. Additional soils tests, after Final Review approval, maybe required.
- * k. North point;
- * l. bar scale;
- * m. date of layout and dates of revision.

- * n. as part of a subdivision or lot line change submittal, all applicants are required to have the plans of the subdivision or lot line change reduced to no larger than 11 "x 17" with no less than four (4) copies.

2. Final plat/s showing:

- * a. name of municipality;
- * b. name of subdivision;
- * c. name and address of subdivider;
- * d. name and address of abutters;
- * e. existing roads or driveways within 200 feet of the subdivision;
- * f. existing and proposed lot lines ;
- * g. proposed names of new streets, or private roads and driveways servicing three or more dwelling units, shall have appropriate road names as approved by the Board of Selectmen;
- * h. area reserved for stumps;
- * i. location of existing and proposed easements, IF NONE, SO STATE ON PLANS;
- * j. deed restrictions, IF NONE, SO STATE ON PLANS;
- * k. building setback lines;
- * l. parks;
- * m. recreation facilities;
- * n. conservation trails;
- * o. significant natural or manmade features;
- * p. water mains;
- * q. sanitary sewers;
- * r. stormwater sewer or drainlines;
- * s. drainage calculations for proposed culverts or drainage structures, including driveway culvert size;
- * t. existing utilities, telephone, electric, gas;
- * u. proposed placement of telephone, electric, gas;
- * v. boundaries of Zoning Districts within the subdivision;
- * w. boundaries of other municipalities;
- * x. land use designation per Zoning Maps;
- * y. location of driveways accessing public road and indication of sight distances;
- * z. all site plans must have the following Certification by a Licensed Land surveyor. "I certify that the street line(s), topography and physical features shown are accurate and true." Date _____ Name _____ LLS.

3. Final plat/s showing:

- * a. a statement of suitability of land for development;
- * b. a statement of work to be completed on existing streets to meet minimum standards;
- * c. Final plans shall contain the following paragraph:

“The ways shown on this plat are intended by the subdivider and the Town of Greenville Planning Board to remain private ways until such time as they are accepted by the Town. The recording plan shall not be construed as an offer of dedication of those ways public highways under the New Hampshire common law of dedication and acceptance, nor shall the approval of this plat constitute an approval of those ways as public streets pursuant to RSA 674:40.”

- * d. method of sanitary sewerage disposal;
- * e. method of supplying water;
- * f. watershed areas;
- * g. road profiles and cross sections, including driveways;
- * h. approval/s from any other Municipal, State or Federal Agency which may have jurisdiction;
- * i. name and seal of engineer or land surveyor licensed by the State of New Hampshire;
- * j. statement that final plat is based on a boundary survey with a maximum error of closure of 1 in 10,000 certified by an Engineer or Surveyor registered with the State of New Hampshire, distances shall be to the nearest 100th of a foot and bearings to the nearest one second;
- * k. stations, radii, curve data and paving widths of streets;
- * l. lot dimensions showing area in square feet and acres;
- * m. a written acknowledgment of the subdivider's responsibility for maintenance, and the assumption by the subdivider of liability for injuries and damages that may occur on any land to be dedicated for public use, until such land has been legally accepted by the Town;
- * n. accurate locations of all monuments to be set at street intersections, points of curvature and tangency of curved streets and at angles of lots;
- * o. indication on plan for each lot the maximum number of bedrooms;
- * p. floor plans and architectural drawings of proposed units;
- * q. indication on plan of what area is dedicated to open space;
- * r. a statement of approval from appropriate municipal agency if subdivision is to be served by public water supply or sewer;
- * s. volume and page reference sufficient to indicate the subdivider's derivation of title in the event only one parent tract is involved, and if the subdivision constitutes an assemblage of several tracts, the plat shall contain a title reference of each and indicate where each of the lots is situated with reference to the assembled tracts. All lots shall be numbered so as to coincide with the Town of Greenville tax map numbers by parent tract numbers.

1. No subdivision shall be finally approved until the Planning Board is provided with a certificate in writing from the Tax Collector that all tax liens (other than those that apply to April 1, of the tax year in which the subdivision is being approved) have been paid and cleared.

2. That D.8 (3) of the subdivision regulations shall require that any plan presented for final approval contain a depiction on the plan by dotted lines of the lot lines of the parent tract(s) as identified in the notes.

3. That the identity of any lien holder or mortgages (including volume and page references where said liens are recorded) that exist at the time such approval is given are listed and certified by an attorney.

* t. approval of Town Counsel of legal data in final, executable, recordable form on:

1. the agreement to convey to the Town, land to be used for streets and other public purpose;
2. any covenants dealing with methods of ownership of common land or open space. The intent herein is to guarantee that ownership and taxation of common land be equitably apportioned to individual owners for his/her lot/unit and common land. With respect to covenants and other recordable documents, no building permit shall be issued until the applicant has provided photo copies of the recorded instrument to the Town identifying the recorded item to be in place;
3. any covenants restricting use or future use of land within a subdivision to those permitted in the Zoning Ordinance as well as, restrictions on bedrooms;
4. any proposed easements;
- 5 any proposal to increase drainage onto or across other property, whether public or private;
6. a recordable Warranty Deed for any land/road to be accepted by the Town.

* u. estimate from appropriate contractors of cost of installation of all roads/improvements shown on plan;

* v. space reserved on plat for endorsement by all appropriate agencies;

* w. the following statement, "The Subdivision Regulations of the Town of Greenville are part of this plan, and approval of this plat is contingent on completion of all requirements of said Subdivision Regulations, excepting, only any variances or modifications made in writing by the Board and attached hereto".

* x. study or review of, unless waived by the Planning Board;

- | | |
|-----------------------------------|--------------------|
| 1. fiscal impact to Town Services | 5. water supply |
| 2. environmental impact | 6. hydrogeological |
| 3. traffic | 7. schools impact |
| 4. drainage plans | 8. Other |

D.9 SPECIAL FLOOD HAZARD AREA

NOTE

This ordinance was amended per the requirements mandated by the Federal Emergency Management Agency (FEMA). A public

hearing on the proposed amendment was held December 12, 1996. The amended ordinance was approved by Town vote March 11, 1997.

All subdivision proposals or other development governed by these regulations having lands identified as Special Flood Hazard Areas in the "Flood Insurance Study for the Town of Greenville, N.H." together with the associated Flood Insurance Rate Maps and Flood Boundary and Floodway Maps for the Town of Greenville dated May 19, 1981 shall meet the requirements cited in Appendix J, Floodplain Development Ordinance.

In addition, all subdivisions having land designated as "Special Flood Hazard Area" by the National Flood Insurance Program (NFIP) shall meet the following requirements.

The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

The Planning Board or their designee shall require that all subdivision proposals and other proposed new development greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data.

Sufficient evidence (construction drawings, grading and land treatment plans) shall be submitted so as to allow determination that:

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