

APPENDIX E: CRITERIA FOR DETERMINING REGIONAL IMPACT

Land use board responsibilities relative to developments of regional impact are laid out in RSA 36:54-58. The statutes give a basic definition of what may constitute a regional impact. Boards may wish to establish more specific guidelines or criteria for making such determinations.

Generally, impact criteria shall include, but not be limited to, the items below. These shall in no way be considered exhaustive, but rather guidelines for the Board to follow in making a determination of impact on a neighboring municipality.

1. Residential Development: Proposals for lots or dwellings that would increase the existing housing stock of the town by more than 25% or specify the number of dwelling units within a certain time frame. i.e. 25 houses within 5 years.
2. Commercial Development: Proposals for new or expanded space of 50,000 square feet or greater.
3. Industrial Development: Proposals for new or expanded space of 100,000 square feet or greater.
4. Other factors to be considered:
 - a. Proximity to other municipal boundaries.
 - b. Traffic impacts on the regional road network.
 - c. Potential effect on groundwater, surface water and wetlands that transcend municipal boundaries.
 - d. The potential to disturb or destroy a significant or important natural environment or habitat.
 - e. The necessity for shared public facilities such as schools or solid waste disposal.
 - f. Anticipated emissions such as light, noise, smoke, odors, or particulates.
 - g. The potential for accidents that would require evacuation of a large area.
 - h. The generation and/or use of any hazardous materials.
 - i. Any other factor considered important to the board and the community.

NOTE: Some Regional Planning Commissions in New Hampshire have developed regional impact guidelines, with help and input from communities in their region. Contact NH OPD or your Regional Planning Commission for more information.

Practice Pointer: The RSAs REQUIRE planning boards to declare an application as a development of regional impact when there is doubt on whether the application should be designated as a development of regional impact. "When in doubt-don't!" Meaning if the board is not sure to declare a development of regional impact, declare it and review application and materials with the municipal attorney.

APPENDIX F: PROCEDURE FOR APPLICATION REVIEW (RSA 676:4)

PRE-APPLICATION REVIEW - OPTIONAL OR MANDATORY

The two stages of pre-application review can be optional or mandatory pursuant to RSA 676:4, II.

PRELIMINARY CONCEPTUAL CONSULTATION

Step 1

Applicant meets with planning board to review plan in terms of concept and compliance with the master plan and zoning ordinance; Board determines type of proposal and offers guidance relative to state and local requirements. (Public notice is not required.)

Step 2

At this point, if pre-application is optional, the applicant may either request the design review phase or move directly to the formal submission of a completed application.

DESIGN REVIEW PHASE

Step 1

Applicant submits a "Request for Pre-application Review" at least 15 days before the next regularly-scheduled meeting of the Board.

Step 2

Planning Board notifies abutters and the public 10 days prior to the public meeting at which the proposal will be discussed.

Step 3

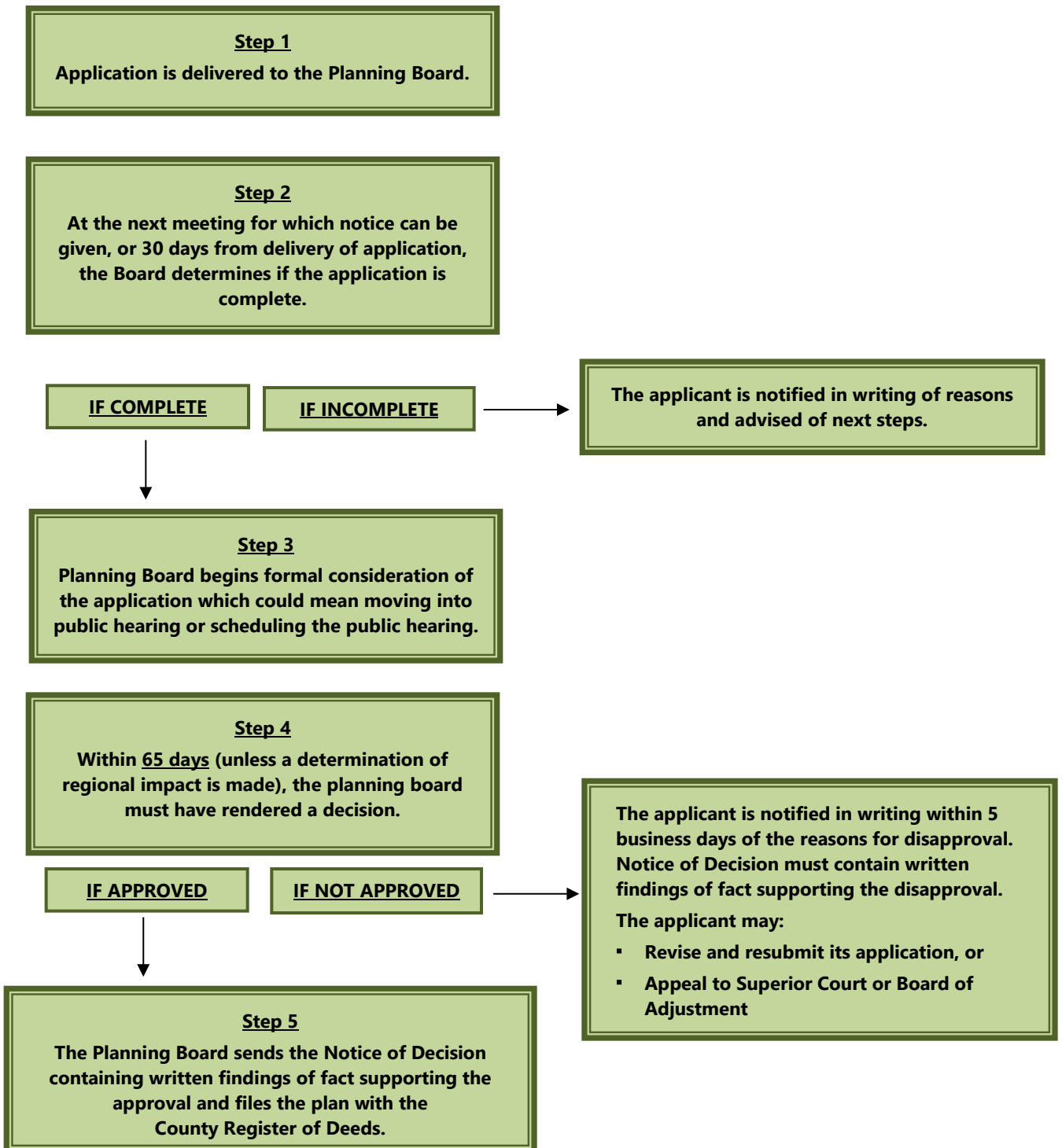
Board and applicant engage in non-binding discussion involving specific design and engineering details of the potential application.

Step 4

Board determines that the design review phase is complete during a public meeting. Notification of this determination must be provided to the applicant within 10 days.

APPENDIX F (con't)

FINAL APPLICATION



NOTE: The public hearing may take place on the same evening as the application is accepted as complete, provided the notice has advised of the possibility.