

**LAND SUBDIVISION REGULATIONS
TOWN OF LANCASTER, NEW HAMPSHIRE**

August 13, 2008

Originally adopted March 9, 1965 and amended April 6, 1976, August 8, 1978, December 12, 1989, April 1990, March 12, 2003, August 13, 2008

**LAND SUBDIVISION REGULATIONS
TOWN OF LANCASTER, NEW HAMPSHIRE**

TABLE OF CONTENTS

<u>Section</u>	<u>Title/Sub-title</u>	<u>Page</u>
SECTION 1.	AUTHORITY AND PURPOSE	3
SECTION 2.	TITLE	3
SECTION 3.	DEFINITIONS	3
SECTION 4.	APPLICATION PROCEDURE	7
	4.01 General Procedure	7
	4.02 Preliminary Conceptual Consultation	8
	4.03 Design Review Phase	8
	4.04 Submission of Completed Application	9
	4.05 Board Action on Completed Application	9
	4.06 Failure of the Planning Board to Act	10
	4.07 Conditional Approval	10
	4.08 Expedited Review	10
	4.09 Public Hearing	10
	4.10 Notification	11
	4.11 Fees	11
	4.12 Site Inspections	11
	4.13 Concurrent and Joint Hearings	12
SECTION 5.	GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND	12
	5.01 Character of the Land for Subdivision	12
	5.02 General Requirements	13
	5.03 Minimum Lot Sizes	13
	5.04 Cluster Development	15
	5.05 Special Flood Hazard Areas	16
	5.06 Reserved Strips	17
	5.07 Lot Layout	17
	5.08 Preservation of Existing Features	17
	5.09 Easements	17
	5.10 Documentation of Impacts	17
	5.11 Special Investigative Studies	18

TABLE OF CONTENTS (CONTINUED)

<u>Section</u>	<u>Title/Sub-title</u>	<u>Page</u>
SECTION 6.	SUBMISSION REQUIREMENTS	18
	6.01 Completed Application	18
	6.02 Required Information for a Technical Subdivision	18
	6.03 Required Information for a Minor Subdivision	19
	6.04 Required Information for a Major Subdivision	19
	6.05 Other Information	20
SECTION 7.	SUBDIVISION DESIGN STANDARDS	21
	7.01 Open Space	21
	7.02 Trees and Planting	21
	7.03 Fire protection	21
	7.04 Road and Utility Standards	22
	Table 1: Street Design Standards	24
	7.05 Street and Roadway Improvements	24
	7.06 Private Roads	24
	7.07 Scenic Roadways	25
	7.08 Back Lots	25
	7.09 Class VI Roads	26
	7.10 Pedestrian Walks	26
	7.11 Bicycle Paths	27
	7.12 Utilities, Drainage and Public Services	27
	7.13 Septic Systems and Water Supply	28
SECTION 8:	PERFORMANCE GUARANTEE	29
SECTION 9:	SURVEY REQUIREMENTS	29
	9.01 "On the Ground" Survey	28
SECTION 10:	ADMINISTRATION AND ENFORCEMENT	29
	10.01 Administration	29
	10.02 Modifications	29
	10.03 Acceptance of Streets	30
	10.04 Other Regulations	30
	10.05 Enforcement	
	10.06 Penalties	30
	10.07 Appeals	30
	10.08 Validity	30
	10.09 Effective Date	30
APPENDIX I:	MINIMUM LOT SIZE BY SOIL CLASSIFICATION	31
CERTIFICATION OF AMENDMENT		38

LAND SUBDIVISION REGULATIONS

LANCASTER, NEW HAMPSHIRE

SECTION 1: **AUTHORITY, PURPOSE AND APPLICABILITY**

1.01 Pursuant to the authority vested in the Town of Lancaster Planning Board by the voters of the Town of Lancaster and in accordance with the provisions of RSA 674:35 of the New Hampshire Revised Statutes Annotated, and et seq., the Town of Lancaster Planning Board adopts the following regulations governing the subdivision of all land in the Town of Lancaster, New Hampshire. These regulations are designed to accomplish the purposes set forth in RSA 674:36, and for the purposes of protecting the health, the safety, the convenience, the economic and general welfare of our citizens, and in the concept that private land owners wish to demonstrate responsibility and respect for fellow citizens and the community as a whole.

1.02 These regulations apply to Planning Board review and approval or disapproval of all subdivisions as defined by RSA 672:14, and Technical Subdivisions. They do not apply to voluntary mergers as defined by RSA 674:39-a.

SECTION 2: **TITLE**

These regulations shall be known and cited as the "LAND SUBDIVISION REGULATIONS FOR THE TOWN OF LANCASTER, NEW HAMPSHIRE".

SECTION 3: **DEFINITIONS**

3.01 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 planning 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 the purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII.

3.02 Accessory Building or Use: Shall mean any use or combination of materials, whether portable, movable or fixed, having a roof and built to form a structure for the shelter of animals or property which is located on the same lot as the principal building or use and use of which is considered customarily incidental to those of the principal building such as, but not limited to, detached garages, swimming pools and equipment sheds.

3.03 Applicant: Means the owner(s) of record of the land to be subdivided, or his/her designated agent.

3.04 Application, Complete: Means a final plat and all accompanying materials and fees as required by these regulations.

3.05 Approval: Shall mean recognition by the Planning Board, certified by written endorsement on the plat, that the final plat submission meets the requirements of these regulations and in the judgment of the Board satisfies all criteria of good planning and design.

3.06 Back Lot: A Back Lot, or so-called flag lot, is a single lot with fifty (50) feet of frontage on a town or state-maintained road subdivided from an existing conforming lot and meeting all applicable standards contained in Lancaster's land use ordinances.

3.07 Board: Shall mean the Planning Board of the Town of Lancaster, New Hampshire.

3.08 Building: Shall mean any combination of materials, whether portable, movable or fixed, having a roof and enclosed within exterior walls, built to form a structure for the shelter of persons.

3.09 Building Development: Shall mean the process of changing the character of the land from its existing condition to a more useable condition by the construction or placement of a building or buildings thereon.

3.10 Building Site: Shall mean that portion of a lot, tract or parcel of land upon which a single building is placed or is to be placed.

3.11 Condominium: Shall mean multi-family or group housing, wherein dwelling units are individually owned, but wherein open space and group facilities are held in common ownership. Condominiums shall be considered as subdivisions of land as outlined in RSA 479-A and reviewed accordingly.

3.12 Contiguous Land: Shall mean land of one owner which may be physically separated only by a public or private right-of-way or watercourse.

3.13 Drainage Right-of-Way: Shall mean land required for the installation of storm water sewers or drainage ditches, or required along natural streams or watercourses for the preservation of the channel and providing for the flow of water therein to secure safety from flood damage and to preserve natural amenities.

3.14 Driveway: Shall mean an area located on a lot, tract or parcel of land, and built for access to the lot.

3.15 Driveway, Shared: Shall mean a driveway shared by two lots, tracts or parcels of land, and built for access to the lots.

3.16 Dwelling: Shall mean a privately or publicly owned building containing a dwelling unit or dwelling units including a unit of a condominium development, manufactured housing or presite built housing. The term shall include, but not be limited to, house, apartment, cottage, tourist cottage, motel, hotel, inn or bed and breakfast inn. The term shall not include recreational vehicles.

3.17 Dwelling Unit: Shall mean one or more rooms arranged for the use of one or more individuals living as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities. The term shall not include recreational vehicles.

3.18 Easement: Shall mean the right to use the land of another for a specific purpose.

3.19 Engineer: Shall mean the designated duly registered/licensed professional engineer, as required by the N.H. Licensing Laws.

3.20 Erosion: Shall mean the wearing away of the land surface by the action of wind, water or gravity.

3.21 Frontage: Means that portion of a lot bordering on a highway, street or right-of-way.

3.22 Land, Subdivided: Shall mean the lots, tracts or parcels of land which are created by a subdivision of land.

3.23 Lot: Shall mean a parcel of land of at least sufficient size to meet the minimum requirements of this Ordinance for use, coverage and area and to provide required yards and other open spaces.

3.24 Lot of Record: Means a parcel, the plat or description of which has been recorded at the Coos County Register of Deeds.

3.25 Lot Line: Shall mean the property line dividing a lot from a street right-of-way, a body of water or adjacent property.

3.26 Lot Line Adjustment: See Subdivision, Technical.

3.27 Lot Size: Shall mean the total square footage within the boundaries of a lot, not including any land area designated for street purposes.

3.28 Master Plan: Shall mean the comprehensive plan or a plan for development of the Town of Lancaster as defined in RSA 674:2.

3.29 Open Space: Shall mean an area of undeveloped land appurtenant to dwelling units and protected by covenant or easement.

3.30 Parking Space: Shall mean an off-street space for exclusive use as a parking area.

3.31 Performance Guarantee: Shall mean any security which may be accepted by the Planning Board in lieu of a requirement that certain improvements be made before the Board or other approving authority approves a plat, including performance bonds, letters of credit, escrow agreements, and other similar collateral or surety agreements.

3.32 Plat: Shall mean a map, plan, drawing or chart on which a subdivision of land is shown, and Final Plat means the final map, plan, drawing or chart on which the subdivider's plan or subdivision is presented to the Board for approval and which, if approved, will be submitted to the Register of Deeds of Coos County for recording within five (5) business days by an agent of the Town of Lancaster.

3.33 Public Hearing: Means a meeting, notice of which must be given per RSA 675:7 and 676:4, I(d), at which the public is allowed to offer testimony.

3.34 Public Meeting: Means the regular business meeting of the Planning Board as required per RSA 673:10. Notice must be posted at least 24 hours in advance and the meeting must be open to the public, although participation by the public is at the discretion of the Board.

3.35 Right-of-Way: Shall mean a strip of land used or intended to be used for a street, road, crosswalk, water main, sanitary or storm sewer main, or for other special use including public use. The usage of the term "right-of-way" for land platting purposes in these Regulations shall mean that every right-of-way hereafter established and shown on a recorded plat is to be separate and distinct from the lots and parcels adjoining such right-of-way and not to be included within the dimensions or areas of other lots or parcels.

3.36 Road, Private: Shall mean a highway, street, road, avenue or way not open to public use as a matter of right for vehicular travel, the maintenance and repair of which shall be borne by the subdivider, abutting landowners or an association of abutting landowners.

3.37 Sediment: Shall mean material carried and deposited by wind, water and ice.

3.38 Setback: Shall mean distance between the nearest edge of a legal boundary (right-of-way, property line, or lot line) and the nearest edge of a part of a building and shall be defined as:
Front: the distance between the extreme frontline of the building thereon and the nearest existing edge of the public or accepted private right-of-way;
Side: the distance between the side lot lines and the sides of the closest building, and
Rear: the distance between the rear lot line and the rear line of the closest building.

3.39 Site: See Building Site.

3.40 Street: Means a publicly approved road maintained for vehicular travel, or a road that appears on a subdivision plat approved by the Planning Board.

3.41 Street, Local Minimum: Shall mean any improved or unimproved access serving as a point of access, entrance, exit or approach from any street to any lot, regardless of public or private ownership and serving from two (2) to six (6) lots.

3.42 Street, Local Minor: Shall mean streets that provide access to residential lots that front on them, not to exceed forty (40) dwellings or an average daily traffic volume of 400.

3.43 Street, Local Major: Shall mean streets that provide access to residential and non-residential lots that front on them, not to exceed 150 lots and an average daily traffic volume not to exceed 1500.

3.44 Subdivider: Shall mean any individual, firm, association, syndicate, co-partnership or corporation, trust or other legal entity having commenced proceedings under these regulations to affect a subdivision of land hereunder for himself or for another.

3.45 Subdivision: Shall mean the division of a lot, tract or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. 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 a subdivision. The grant of an easement in gross to a public utility for specific facilities, including an unmanned structure that is less than 200 square feet is not a subdivision.

3.46 Subdivision, Minor: A minor subdivision shall mean those proposals which create not more than three (3) lots (including the original lot), for building purposes, and each lot shall front on an existing street or an approved right-of-way.

3.47 Subdivision, Major: All subdivision which does not fall under the definition of Minor Subdivision or a technical Subdivision shall be reviewed as a Major Subdivision. Additionally, the third re-subdivision of any number of lots from a tract existing on the date this provision is adopted shall be reviewed as a Major Subdivision and shall require the applicant to provide a plat showing the lots to be subdivided as well as all potential future lots based on soil type calculations included in this ordinance.

3.48 Subdivision, Technical: Means an adjustment in the boundary line between adjoining or abutting properties where no new lots are created. The parcel to be conveyed does not constitute a separate building lot; however, such parcel may be used for building development in conjunction with contiguous land owned by the abutter. Property changing ownership must be legally deeded within one year of approval of the plan or the subdivision is null and void.

3.49 Survey, "On the Ground": Means a boundary survey with a maximum error of closure of 1 in 5,000, performed on site by a New Hampshire licensed land surveyor.

3.50 Surveyor: Shall mean a person licensed to engage in the practice of land surveying in accordance with RSA 310-A: 53 et seq.

SECTION 4: **APPLICATION PROCEDURE**

4.01 General Procedure

Whenever any subdivision of land is proposed, before any construction, land clearing or building

development is begun, before any permit for the erection of any building in such proposed subdivision shall be granted, before any contract or offer for sale, rent, condominium conveyance or lease of lots in the subdivision shall have been negotiated, unless contingent upon said subdivision, and before a subdivision plat may be filed in the office of the Register of Deeds of Coos County, the subdivider or his/her authorized agent shall apply in writing to the Board on a form to be provided by the Board and secure approval of such proposed subdivision in accordance with these regulations.

4.02 Preliminary Conceptual Consultation

a. The applicant may appear at a regular meeting of the Board to discuss a proposal in conceptual form and in general terms. Although this phase is strictly optional, it can be used to resolve issues that might become a problem later on. Such preliminary consultation shall be informal and directed toward:

- (1) Reviewing the basic concepts of the proposal,
- (2) Reviewing the proposal with regard to the town master plan and zoning ordinance,
- (3) Explaining the local and state regulations which may apply to the proposal.
- (4) Determination of the proposal as a major or minor subdivision, or a technical subdivision and of the submission items that will be required.

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

4.03 Design Review Phase

- a. Prior to submission of an application for Board action, an applicant may request to meet with the Board or its designee for non-binding discussions beyond the conceptual and general stage, involving more specific design and engineering details of the potential application.
- b. The design review phase may proceed only after proper notification as set forth in Section 4.10, entitled "Notification".
- c. Comments made by Board members shall not be the basis for disqualifying said members or invalidating any action eventually taken on the application.
- d. A rough sketch of the site should be provided showing:
 - (1.) location of lot lines
 - (2.) lot measurements, and
 - (3.) the streets surrounding the site
- e. A Design Review shall be considered to have been abandoned by the Subdivider if he/she has not submitted a Completed Application within six (6) months of the date of the design review. An abandoned design review cannot be revised or is not transferable except as a complete new submission to the Board.

4.04 Submission of Completed Application

- a. An Application should be delivered to the Planning Board designee who will review it for completeness. If the designee determines the application is complete, it will be formally submitted to the Planning Board for acceptance only at the next regular meeting for which it can be posted, or thirty (30) days from the date of delivery. A completed application shall consist of all data required in Section 5 of these regulations. An incomplete Application delivered by the Applicant will not be formally accepted by the Board nor will notices of a public meeting be mailed, posted, or published as provided under Section 4.10 until all required information is delivered.
- b. At the next meeting for which notice can be posted, or 30 days from the date of delivery, the Board will vote to accept the application as complete. If the application is incomplete, the applicant will need to resubmit under a new notification procedure.
- c. Acceptance of a completed application shall only occur at a meeting of the Planning Board after due notification has been given according to RSA 676:4, I(d). Acceptance will be by affirmative vote of a majority of the Board members present.
- d. Once an application has been accepted as complete by the Board, the 65 day review period begins.

4.05 Board Action on Completed Application

- a. The Board shall begin consideration of the Completed Application upon acceptance. The Board shall act to approve, conditionally approve or disapprove the Completed Application within 65 days of acceptance. A minor or technical subdivision may be given expedited review according to the provisions of Section 4.08.
- b. The Board may apply to the Selectmen for an extension not to exceed an additional 90 days before acting to approve, conditionally approve or disapprove an application. An applicant may waive the requirement for Board action within the time periods specified in these regulations and consent to such extension as may be mutually agreeable.
- c. Approval of the Final Plat shall be certified by written endorsement on the Final Plat and signed by the Chairman of the Board. The Chairman or Secretary shall transmit a copy of the Final Plat with such approval endorsed in writing thereon to the Register of Deeds of Coos County within ninety (90) days of approval. The subdivider shall be responsible for the payment of all recording fees. In case of disapproval of any plat submitted, the grounds for such disapproval shall be adequately stated in the records of the Planning Board and available within 144 hours of the decision.

4.06 Failure of the Planning Board to Act

- a. If the Planning Board has not taken action to approve or disapprove the Completed Application within 65 days of its acceptance, and has not obtained an extension or waiver, the Applicant may obtain from the Selectmen an order directing the Board to act within thirty (30) days.
- b. If the Planning Board fails to act upon such order within forty (40) days, the Selectmen must approve the application unless they find in writing that the plan does not comply with a local regulation. In the event the Selectmen fail to act, the applicant may petition Superior Court to approve the plan.

4.07 Conditional Approval

The Board may grant conditional approval of an application. A further public hearing is not required when such conditions are

- 1) Administrative in nature;
- 2) Involve no discretionary judgment on the part of the Board;
- 3) Involve the applicant's possession of permits and approvals granted by other boards or agencies, such as the Department of Transportation, the Wetlands Board, or Water Supply and Pollution Control division; however, any subsequent change to the plan required by such approvals would constitute grounds for a new application process.

If the applicant has not complied with the conditions of approval within one (1) year, the approval may be revoked by the Board according to the provisions of RSA 676:4-a.

4.08 Expedited Review

- a. The Planning Board may allow for expedited review of applications for technical subdivisions and minor subdivisions as defined in Section 3 of these regulations.
- b. The applications may be submitted, accepted as complete and voted on at the same meeting, provided that the public notice so indicates.
- c. The Board may waive certain plat requirements for technical subdivisions and minor subdivisions.

4.09 Public Hearing

Prior to the approval of an application, a public hearing shall be held. Public Hearings may be waived for minor subdivisions and technical subdivisions unless requested either by the applicant, the Planning Board or any abutters, except that public notice shall be given prior to approval of the application.

4.10 Notification

- a. Notice of a Design Review, formal acceptance of a completed application by the board or a Public Hearing shall be given to the abutters, the applicant, holders of conservation, preservation or agricultural preservation restrictions, and every engineer, architect, land surveyor or soil scientist whose professional seal appears on any plat at least ten (10) days prior to the meeting. The public will be given notice at the same time, by posting at the Town Hall and one other public place and publication is a newspaper of general circulation.
- b. The notice shall give the date, time and place of the Planning Board meeting at which the application will be formally submitted to the board, shall include a general description of the proposal which is to be considered and shall identify the applicant and the location of the proposal.
- c. If the notice for the Public Hearing was included in the notice of submission or any prior notice, additional notice of public hearing is not required. Additional notice is not required of a hearing provided that the date, time and place of the adjourned session was made know at a prior meeting.
- d. In the event that one or more abutters is not properly notified, the board may act to correct this error. Un-notified abutters who are present at a hearing may be asked to sign a form agreeing to waive the notice requirements. If the abutter refuses to do so, proper notice must subsequently be provided and the review process must begin again.

4.11 Fees

- a. A Completed Application shall be accompanied at the time of filing with fees as noted on the Subdivision Application.
- b. All costs of notices, whether mailing, posted or published, shall be paid in advance by the Applicant. Failure to pay costs shall constitute valid grounds for the Board to terminate further consideration and to disapprove the plat without a public hearing.
- c. The Board may require of the Applicant special investigative studies, environmental assessments, a legal review of documents, administrative expenses, and other matters necessary to make an informed decision. The cost of such studies and investigations shall be paid by the Applicant prior to approval or disapproval of the Final Plat.

4.12 Site Inspections

- a. Whenever the Board deems it necessary for the consideration of an application to visit the site, the Board shall arrange a time that is reasonable for the applicant.
- b. Such a site inspection shall be posted as a meeting of the Board pursuant to the Right-

to-Know provisions of RSA 91-A. Minutes shall be kept.

- c. All applications are conditioned upon the owner allowing access to the property, to the extent reasonable and necessary to properly review the application. Denial of access automatically terminates any further consideration of the proposal.

4.13 Concurrent and Joint Hearings

The applicant or the Planning Board may request a joint hearing with one or more land use boards in conjunction with a subdivision hearing if approval from all boards is required for the same project.

SECTION 5: GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND

5.01 Character of the Land for Subdivision

- a. Scattered or premature subdivision of land that would constitute a threat to the prosperity of the Town by reason of the lack of water supply, drainage, transportation, schools, fire protection or other public services that would necessitate an excessive expenditure of public funds, or are in conflict with the harmonious development of the Town will not be platted for development.
- b. All land to be subdivided shall be, in the judgment of the Board, of such a character that it can be used for building purposes without danger to the public health or safety, or to the environment. Land subject to periodic flooding, poor drainage, or other hazardous conditions, shall not ordinarily be subdivided. Land with inadequate capacity for sanitary sewage disposal shall not be subdivided unless connected to a public or private sewage disposal or treatment system or facility.
- c. Pursuant to RSA 674:36, land of such character as to create a danger to health, flood or fire hazard, injury or other menace shall not be platted for development which would promote these hazards, until appropriate measures have been taken by the developer to eliminate such hazards.
- d. Land of such character that it cannot be safely used for building development purposes because of danger to health or peril from fire, flood hazard, poor drainage, poor soil conditions, excessive slope or other hazardous conditions, shall not be included in the minimum lot sizes.
- e. The preservation of open space in developments is encouraged. All requirements of subdivision layout and all requirements of the Subdivision Regulations will be met.

5.02 General Requirements

- a. No subdivision of land shall be made, and no land in any subdivision shall be sold, and no utility construction shall be started until a final plat, prepared in accordance with the requirements of these regulations, has been approved by the Board, and other required permits have been issued.
- b. Plats for the subdivision of land shall conform with all regulations of the Board, the Zoning Ordinance of the Town of Lancaster and other applicable by-laws, ordinances and regulations at both State and local levels.
- c. The subdivider shall familiarize himself/herself with all State and Town regulations relative to health, buildings, roads and other pertinent data so that he/she is aware of the obligations and standards expected.
- d. The subdivider may avail himself/herself of the assistance of the Board before any preparation of applications or plans.
- e. The subdivider shall provide certification of approval of a subdivision by the State of New Hampshire Water Supply and Pollution Control Commission accompanied by a duplicate copy of all data submitted to them and any stipulations related to approval, and all additionally required State permits and approvals, except when lots exceed 5 acres in size.
- f. No street or open space will be accepted by the Town of Lancaster until such time as all improvements have been carried out as shown on the final plat, in accordance with the requirements of these regulations, and subject to any conditions established by the Board at the time of the final plat approval.
- g. All subdivisions shall be designed and laid out to minimize the number of access points onto existing streets and to maintain or improve existing traffic flow.

5.03 Minimum Lot Sizes

In those areas of town lacking municipal sewerage and water facilities, minimum lot sizes within proposed subdivisions shall, in addition to meeting the requirements of the Lancaster Zoning Ordinance, meet the lot size requirements specified in Appendix 1, "Minimum Lot Size by Soil Classification". Where the minimum lot size in the Zoning Ordinance differs from those in Appendix 1, the more stringent shall apply.

Tests for determining soil information for use in this section shall be performed by a certified soil scientist or a licensed septic system designer using published soil data with on-site inspection as necessary and so stamped. Sources of Soils information shall be provided by Soils Survey Order 1 maps and shall be provided as a part of the subdivision plan at the scale and dimensions required. Any cover letters or explanatory data provided

by the soil scientist or licensed septic designer shall also be submitted. Such tests shall be performed with advice and under the direction of the Planning Board or its designated agent. All costs of performing such investigations shall be borne by the subdivider.

This requirement is subject to the following qualifications:

(1) Where more than one soil type is found on a lot, a weighted average of those soils occurring on the lot shall be used to determine the minimum lot size. The maximum number of lots or dwelling units to be permitted on the parcel will be determined by summing the number of units permitted for each type of soil present in the parcel. The number of units permitted for a single type of soil is determined by dividing the area (in square feet) covered by the soil type by its minimum lot size obtained from the Minimum Lot Size by Soil Type Table in Appendix 1. This formula derives both the maximum number of units permitted on a parcel and the minimum lot size of each specific lot.

$$\begin{array}{l} \text{Maximum} \\ \text{Number of Units} \\ \text{Permitted} \end{array} = \begin{array}{l} \text{Area (in sq.ft.)} \\ \text{of Soil Type A} \\ \text{Minimum Lot Size} \\ \text{permitted for Type} \\ \text{A from Appendix 1} \end{array} + \begin{array}{l} \text{Area (in sq.ft.) of Soil Type B} \\ \text{Minimum lot size} \\ \text{permitted for Type B} \\ \text{From Appendix 1} \end{array}$$

This formula applies to multi-family residential development as well.

- (2) Wetlands may be used as a part of the computed lot size according to the following:
- (a) Areas designated as poorly drained soils may be utilized to fulfill 25% of the minimum lot size,
 - (b) Ponds, streams, perennially wet areas, marshes, areas designated as very poorly drained or alluvial soils may not be utilized to fulfill minimum lot sizes.
 - (c) The slope of the land shall be figured in the lot size requirements. Land with a slope in excess of 35% shall not be counted and the lot shall have an area with a slope less than 25% suitable for the location of an effluent disposal area.
 - (d) The slope of a lot shall be determined by finding the average slope across the lot, measured perpendicular to contour lines. For lots with peaks, gullies or ridges, composite average slope shall be used.

(3) In subdivisions located where a community water supply and community wastewater system is provided, minimum lot sizes shall be as determined in the Town of Lancaster Zoning Ordinance.

(4) For lots served by an on-site sewage disposal system and a municipal or approved community off-lot water supply, the lot size shall be at least 50% of the required lot size as determined by Appendix I or 20,000 square feet, whichever is larger.

(5) Minimum lot sizes for residential developments with greater than four {4} bedrooms

per unit shall be determined as follows:

(a) For residential use with 5 or more bedrooms per unit, the minimum lot size shall be proportionately larger than the lot size indicated in Appendix 1 as determined by the formula:

$$\text{Lot Size (sq. ft.)} = \frac{\text{No. of Bedrooms}}{4} \times \text{Lot Sizes from Appendix 1}$$

(b) For duplex use, the lot size shall be increased by 50% of the minimum lot size as determined by Appendix 1.

(c) For commercial and industrial uses, the lot sizes shall be calculated by dividing the estimated daily flow (Q) of sewage in gallons by 2,000 and then multiplying the sewage loading factor established in Env-Ws 1005.03 as indicated in the following formula:

$$\text{Lot Size} = (Q \text{ (gpd/2000 (gpd/acre))} \times \text{factor}$$

- 1) Q shall be the estimated daily flow calculated in accordance with Env-ws 1008.03(c) of 600 GPD, whichever is greater. However, for campgrounds which existed before January 1, 1993, Q may be calculated in accordance with Env-Ws 1008.03(b) so long as no additional lots are created.
- 2) The required area shall be exclusive of the land inside the protective radius of any on-lot well.

(d) Final site plan approval for industrial development which is of such nature or character as to require State or Federal permits for pre-treatment and discharge or subsurface disposal shall not be granted until all such permits are secured. The conditions upon which such permits are issued shall comply with State and Local regulations and be made part of the record before the Planning Board.

5.04 Cluster Development

The purpose of cluster development is to encourage flexibility of design and development of land in such a manner to promote the most appropriate use of land, to facilitate the adequate and economic provision of streets and utilities and to preserve prime and statewide significant agricultural soils and the natural and scenic qualities of land in the rural areas of Lancaster.

Under certain circumstances development may be restricted by the planning board to 25% of the area of the parcel and the remaining 75% of the parcel shall be preserved as open space by the transfer of development rights in perpetuity to a conservation organization, municipal conservation commission, homeowners' association or some other qualified organization, or a mechanism approved by the Planning Board.

The intent of cluster development is to achieve the goals of the Lancaster Master Plan

concerning the need to protect prime and statewide significant agricultural soils, open space and scenic vistas. Specifically, lots shall be laid out to achieve a maximum concentration of units on the site as is deemed reasonable by the Planning Board.

If an application for a proposed subdivision meets any TWO (2) of the following criteria the Planning Board should encourage the applicant to submit a Cluster Development plan, if in the Planning Board's judgment, such a plan would better accomplish the purposes of the Lancaster Master Plan and the Zoning Bylaw than would conventional subdivision:

- a. The total land included in the proposed subdivision is twenty-five (25) acres or more;
- b. The total number of lots is five (5) or more;
- c. The property includes one or more of the following features:
 1. The property is located in the Garland Brook Watershed;
 2. The property contains prime or statewide-significant agricultural soils as defined in the Coos County Soil Conservation Service soil maps;
 3. The property is located in the viewshed of scenic entrances to Lancaster on Route 2 east, Route 3 south or Route 135;
 4. The property contains slopes over 25%;
 5. The property contains Prime Wetlands designated by the Town of Lancaster under RSA 482-A:15.

5.05 Special Flood Hazard Areas

- a) Subdivision proposals and other proposed developments shall include flood zone identification and data.
- b) All subdivision proposals for land within the boundaries of the flood hazard area identified by the Federal Flood Insurance Administration for the Town of Lancaster, NH, dated April 1, 1982, and any additions, amendments or revisions thereto shall comply with the following provisions:
 1. All proposals shall be consistent with the need to minimize flood damage.
 2. All public utilities and facilities, such a sewer, gas, electrical or water systems shall be located, elevated, and constructed to minimize or eliminate flood hazards.
 3. Adequate drainage shall be provided so as to reduce exposure to flood hazards.
 4. All new or replacement water supply systems and/or sanitary sewage systems shall be designed to eliminate infiltration of flood waters into the systems and discharges from the systems shall be located so as to avoid impairment of them or contamination from them during flooding.
- c) 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.

5.06 Reserved Strips

No privately owned reserved strip, except an open space area, which controls access to any land dedicated to public use, or which may be so dedicated shall be permitted.

5.07. Lot Layout

The layout of lots shall conform to the requirements of the Zoning Ordinance of the Town of Lancaster and shall be appropriate for the intended construction.

5.08. Preservation of Existing Features

Due regard shall be given to the preservation and protection of existing features, trees, stone walls, scenic points, brooks, streams, scenic or historic rock out-croppings, water bodies, other natural resources, and historic landmarks.

5.09 Easements

(a) All subdivisions with frontage on bodies of water shall provide up to 30' easements at suitable intervals for access of fire fighting equipment to said bodies of water which shall be used for no other purpose. The Town shall have the right to remove obstructions from said easements and to improve them for the purpose intended. In areas remote from access to water, fire ponds, dry hydrants and other fire protection facilities shall be furnished by the subdivider, if deemed necessary by the Board. Such easements and facilities shall be installed according to specifications of the Fire Chief in conformance with appropriate codes and maintained by the developer subject to inspections by the Fire Department.

(b) The Board may require open spaces and/or parks suitably located for recreational purposes and of appropriate area and physical characteristics for this use. Areas set aside for parks and playgrounds to be dedicated or to be reserved for the common use of all property owners by a covenant in the deed whether or not required by the Board, shall be of reasonable size and character for neighborhood and playgrounds or other recreational uses.

5.10 Documentation of Impacts

Pursuant to RSA 674:36, it shall be the responsibility of the developer / subdivider, if the Board deems it necessary, to provide an accurately documented environmental and economic impact statement. Such statement may require documentation on drainage, erosion, forest productivity, ground and surface water quality, traffic safety, public services and other factors that could impact on the short and long-term well-being of the public in the Town of Lancaster.

5.11 Special Investigative Studies

Pursuant to RSA 676:4 it shall be the responsibility of the developer/subdivider, if the Board deems it necessary, to pay reasonable fees for the review of documents and the cost of special investigative studies.

SECTION 6: SUBMISSION REQUIREMENTS

6.01 A Completed Application shall consist of the following items unless a written request for a waiver(s) is granted by the Board:

- a. Name(s) and address(es) of the Applicant(s) and list of all abutters and their addresses taken from the town records not more than five (5) days before delivery of the application;
- b. Name(s) and address(es) of all persons whose seal appears on the plat;
- c. Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions;
- d. Payment to cover filing and notification fees costs as stated in Section 4.11.
- e. An Application for Subdivision Approval, to be provided by the Board, properly filled out and executed by the Applicant and delivered to the Board in accordance with Section 4.04.
- f. Three (3) paper copies of the Plat, prepared according to the standards of the NH Land Surveyors Association and the Coos County Register of Deeds. A mylar copy of the plat suitable for recording shall be submitted at the public hearing on the application. Plats shall be in the following format:

1. Plats shall be at a scale of between 1"=10' and 1"=400'.
2. The outside dimensions of the Plat shall be 8 ½" X 11', 11" X 17", 17" X 22" or 22" X 34", or as otherwise specified by the Coos County Register of Deeds.
3. The material composition shall be suitable for electronic scanning and archiving by the Register of Deeds.
4. All plats shall have a minimum ½" margin on all sides.

6.02 Information for a Technical Subdivision in addition to the information required in 6.01:

- a. Identification as a "Technical Subdivision"
- b. Names of owners of all lands involved and corresponding map and lot numbers
- c. Existing buildings, streets, rights-of-way, streams and easements;
- d. Lot areas and dimensions
- e. Building setbacks lines;
- f. Natural features in the vicinity of the affected land
- g. Name, address and seal of surveyor; and

- h. A small locational map indicating the parcels in relation to major streets and intersections, the tax sheets and parcel numbers and the zoning district.

6.03 Information for a Minor Subdivision in addition to the information required in 6.01:

The plat described in 6.01 f shall contain:

- a. The proposed subdivision name of identifying title, the name and address of the owner of record and subdivider, and the name license number and seal of the surveyor, date, scale, and north point;
- b. Boundary survey including bearings, distances, and location of permanent markers;
- c. Tax map and lot number, lot lines, dimensions, acreage, numbering
- d. Building setback lines and zoning district classification;
- e. Topography from field data at five foot contour intervals, and at two foot contour intervals when conditions warrant this information;
- f. Existing and final proposed lines of streets, ways, lots, easements for utilities and drainage and public areas within the subdivision. All dimensions shall be shone to the hundredths of a foot and bearings at least to minutes and seconds. The error of closure shall not exceed 1 to 10,000 for both raw and traverse plat closure.
- g. Existing and proposed streets and right-of-way;
- h. Final cross-sections and profiles certified by a licensed Professional Engineer if applicable;
- i. Final drainage system certified by a Licensed Professional Engineer if applicable;
- j. Location of soils, groundwater and percolation test pits;
- k. Buildings and other man-made features to remain;
- l. Open space and flood prone areas;
- m. A time schedule including the anticipated starting and completion dates of the subdivision;
- n. Deed restrictions including drainage easements for each parcel when applicable.

6.04 Information for a Major Subdivision in addition to that required in 6.01:

The plat described in 6.01 f shall contain:

- a. Type of survey
- b. Owner of record
- c. Title of plan
- d. Name of the town(s)
- e. Tax map and lot number
- f. Plan date and revision dates;
- g. The plat shall contain the following statement: "The subdivision regulations of the Town of Lancaster, New Hampshire are a part of this plat, and approval of this plat is contingent upon completion of all requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Board and attached hereto"
- h. Proposed subdivision name or identifying title; name and addresses of applicant and of the owner if other than the applicant.

- i. North arrow, scale, written and graphic, date of the plan, name, license number and seal of the surveyor or other person whose seal appears on the plan.
- j. Locus plan showing general location of the total tract within the town and the zoning district(s).
- k. Boundary survey including bearings, horizontal distances, and the location of permanent markers. Curved boundary lines shall show radius, delta and length.
- l. Names of all abutters, streets, parks and public places, and similar facts regarding abutting properties.
- m. Location of all property lines and their dimensions; lot areas in square feet and acres.
- n. Lots numbered according to the Town Tax map numbering system.
- o. Location and amount of frontage on public rights-of-way
- p. Location of building setback lines in residential zoning districts.
- q. Location of existing and proposed buildings and other structures.
- r. Location of all parcels of land proposed to be dedicated to public use or as open space.
- s. Location and name of grantor and grantee of any existing or proposed easements.
- t. Existing and proposed water mains, culverts, drains, sewers; proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.
- u. Existing and proposed streets with names, travel surface widths, right-of-way widths (See town road standards.)
- v. Location and width of existing and proposed driveways.
- w. Water courses, ponds, standing water, rock ledges, stone walls, existing foliage lines, and any other man-made or natural features.
- x. Existing and proposed topographic contours at five (5) foot intervals.
- y. Soil type units, existing size in square feet, required size in square feet, and wetland delineation.
- z. Location of percolation tests and test results and outline of 4,000 square foot septic .
- aa.. Location of existing and proposed well, with 75 foot radius.
- bb. 100 year flood elevations and flood hazard areas based on available FEMA maps as applicable.

6.05 Other Information that may be required

Should the board determine that any of the information below is to be required, the applicant will be notified in writing within ten (10) business days of the meeting at which the determination was made.

- a. Plan for stormwater management and erosion control, if applicable (See Section VII)
- b. Septic design approval where applicable; or certification by septic designer of adequacy of existing system
- c. Alteration of terrain permit from NH Department of Environmental Services if applicable.
- d. State/town driveway permit, as applicable.
- e. Report from the Fire Chief, Police Chief and/or Conservation Commission if applicable.
- f. Approval for municipal water/sewer connections if applicable.

- g. Any deed restrictions; easements, rights-of-way over property to remain in private ownership, and rights of drainage across private property, submitted in a form satisfactory to the Board's counsel and all deeds covering land to be used for public purposes including streets, highways or parks. Transfer of title to such interests to be effective on such date as the Town accepts the land. Approval of the plat shall not constitute an acceptance by the Town of the dedication of any street, highway, park or other public open space.
- h. Any other state or federal permits.
- i. Any additional reports or studies deemed necessary by the Board to make an informed decision, including, but not limited to, traffic, school, fiscal, environmental, impact analyses. The Board reserves the right to request such information after an application has been accepted as complete, as well as before acceptance.

SECTION 7: SUBDIVISION DESIGN STANDARDS

7.01 Open Space

- a. Areas of open space shall have sufficient legal restrictions recorded in the Town's land records to assure permanence of use as open space. Open space land in private ownership shall be deeded in such a way that will assure operation or maintenance of the land in an orderly manner suitable for the purpose intended.
- b. On land to be used as active recreational open space, undesirable growth and debris shall be removed. Where practical, wooded and brook areas shall be left natural; active recreation open spaces shall be seeded to prevent erosion. There shall be no depositing, dumping or storage of waste , or other natural or man-made material, supplies, or equipment, on any subdivision land designated as open space without specific approval of the Board.

7.02 Trees and Planting

- a. Due regard shall be given to preservation of existing features, trees, scenic points and other natural and historic resources within the subdivision. The Board may require additional tree planting and other landscaping appropriate to the area being developed.
- b. The cutting and clearing of trees and other vegetation within the right of way of any new street to be constructed will not take place until the subdivision received final approval, except as needed by surveying purposes. The extent of all tree cutting and clearing within the right of way will be kept to a minimum and all areas of vegetation to be cut will be flagged in the field prior to construction.

7.03 Fire Protection

Applications for new subdivisions shall be required to address water supply needs for fire protection. The Fire Chief or his/her designee shall review all proposals to determine

whether or not water supply should be addressed for that particular proposal; if so:

- a. The Fire Chief or his/her designee shall complete an inspection of the site to evaluate the existing water supply.
- b. The Fire Chief or his/her designee will submit findings and recommendations to the Planning Board in writing.
- c. All proposed developments shall be accessible to firefighting and emergency equipment.

7.04 Road and Utility Standards

The design of proposed streets shall be in harmony with the Town of Lancaster Master Plan and designed to:

- Limit the number of new access points onto Routes 2 and 3 and reduce the number of accesses wherever possible.
 - Discourage more than one access to existing street per property
 - Be no wider than is necessary, occupy a minimum of space, and disturb as little vegetation as possible.
 - Be responsive to topography, wetlands and other natural features.
 - Limit the number of intersections.
 - Discourage excessive speeds by being designed with curves, changes in alignment, and using the natural contour of the land.
 - Maintain the maximum number of trees and other vegetation in the right of way.
- a. Proposed streets shall be in harmony and conformance with existing and proposed streets, as shown in the Town's Master Plan and its amendments. Street patterns shall give due consideration to contours and natural features. Where required by the Board, provision shall be made for the extension of the street pattern to abutting undeveloped property. Every proposed street in a subdivision shall be laid out and constructed as required by these regulations.
 - b. Where a subdivision abuts an existing street with an inadequate alignment, or right-of-way width, the subdivision plat shall include in the street dedication all land needed to meet the standards required by these regulations, and as approved by the Board.
 - c. Except where near-future connections may be possible, dead-end or cul-de-sac streets shall be equipped with a turn-around roadway at the closed end with a minimum 60 foot radius turn around and an adequate right-of-way for turning emergency vehicles. Alternatively, a hammerhead-style turn around which accommodates emergency vehicles may be utilized.
 - d. Except where it is impractical because of the character of the land, intersecting streets will be at right angles to each other within seventy-five (75) feet of the point of intersection. No structure or planting shall impair corner visibility. To the extent practical, streets entering opposite sides of another street shall be laid out directly

opposite one another.

e. The plan of any proposed subdivision shall show all work required to connect and complete the improvements and utilities between the proposed street pattern and any connecting street in an existing subdivision.

f. All streets shall be constructed, and all bridges, culverts, drainage structures, storm sewers, gutters, drainage ditches, and other improvements required by the subdivision plat and accompanying documents, shall be installed in conformance with the standards and specifications adopted by the Board.

g. Grades of all streets shall conform in general to the terrain and shall not be less than 1.0 percent or more than 8 percent unless specifically approved by the Planning Board where, in its judgment, existing topographic conditions or the preservation of natural features indicates that such modifications will result in the best subdivision of the land. All changes in grade exceeding 5 percent shall be connected by vertical curves of sufficient length to afford adequate sight distances. A two (2 percent) downgrade will be maintained within one hundred (40) feet of an intersection unless specifically approved by the Planning Board.

h. Street or highway right of way width shall be determined by Table 1, "Street Design Standards". The Board may require greater width of right-of-way where in its judgment, the demands of present or future traffic make it desirable or where topographic conditions create need for greater width for grading.

i. All subdivision plans (concerning access to any roadway in town) shall indicate the location of the driveway, entrance, exit or approach and the safe sight distance for each access point.

j. 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 family dwelling unit.

k. Streets which join or are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to, the names of existing streets within the Town of Lancaster.

l. Multiple intersections involving a junction of more than two streets shall be discouraged. If at all possible, four-way intersections shall be avoided.

**TABLE 1
STREET DESIGN STANDARDS**

Standard	Minimum Local Street	Minor Local Street	Major Local Street
Number of Dwellings	2-6	7-40	41-150
ADT	20-60	70-400	401-1500
Surface Width (ft)	16	18	20
Shoulder Width (ft)	n.a.	2	2
Min. Right of way (ft)	36*	50	50
Design Speed	15	15	20
Min. length of vertical curve (ft)	80	80	115
Min. Horizontal Curve Radii	45	45	90
Minimum grade (%)	0.5	0.5	0.5
Maximum Grade (%)	8	10	10
Site Distance)both directions)	150	200	200

FOOTNOTES:

- * Provided no potential exists for more than 6 dwellings in the future, otherwise, 50 feet.
 - Shall be future anticipated traffic, assuming 10 trips per day per dwelling unit.
 - All cross-section horizontal distances shall be measured perpendicular to straight-line sections and radii to curved sections
 - Sight distance shall be measured between two points along the centerline of the street on a straight line entirely within the street right-of-way and clear of obstructions, one of the points to be at the surface, the other 3'9" above the surface.

7.05 Street and Roadway Improvements

a. Existing streets shall, whenever necessary and practical, be widened and improved to the standards required by the Road Design and Construction Standards of the Town of Lancaster, at the expense of the developer.

b. Where a subdivision requires undue expenditures by the Town to improve existing streets to conform to minimum requirements, the Board may disapprove such subdivision until the Selectmen shall certify that funds for the improvements have been assured.

7.06 Private Roads

In order to encourage interior development as an alternative to development exclusively or primarily on major roads and streets (so-called strip development), and to allow development at no additional costs to the town, the Planning Board may approve the layout of roads to be built and maintained by landowner(s) according to the following conditions.

Private roads with a minimum right-of-way width of thirty-six (36) feet may be permitted within a subdivision, in the discretion of the Board, provided the following conditions are met:

a.. The plat shall specify in bold type that such a road is private; that the Town of Lancaster shall have no obligation to maintain and repair such private road; that the Town of Lancaster shall not be obligated to provide any services to the subdivision which require the use of such private road, unless the Town vehicle providing the service is able to pass safely over such private road; that the maintenance and repair of such private road shall be borne by the subdivider or an association of the owners abutting such lot or, in default of such obligation by the subdivider or association, by the individual owners; and that the private road shall not become a Town road unless and until it shall meet the road standards of the Town of Lancaster then existing.

b. The deed to each lot, parcel or tract within the subdivision shall contain the same restrictions set forth in Section 7.06 above, which shall run with the land. A copy of such deed containing the restrictions shall be submitted to the Board prior to approval of the final plat.

c. A statement of the responsibility for the maintenance and repair of the private road shall be delivered to the Board. In the case of the subdivider assuming responsibility, such a statement must specify the responsibility in the event of the sale of the development, bankruptcy or other default by it. In the case of the association of the land owners, a copy of the Articles of Association shall be submitted to the Board. Such statement, including the Articles of Association, shall specify that in no event shall the Town have any obligation with respect to such private road unless and until it meets the road standards of the Town of Lancaster then existing and then only if approved by the Local legislative Body according to the provisions of RSA 674:40.

7.07 Scenic Roadways

The reconstruction, upgrading, improvement or repair of all designated Scenic Roadways, whether by private contractors or the municipality shall be in harmony with and conformity with the Master Plan of the Town of Lancaster and shall be approved by the Planning Board before work begins.

7.08 Back Lots

A back lot (so-called flag lot) with a minimum of fifty (50) feet of road frontage may be developed behind any lot with adequate frontage on a town or state-maintained road. The driveways to back lots shall be subject to the following standards, in addition to any other applicable standards contained in these regulations.

- a. Unless existing conditions prevent it, the Planning Board strongly encourages only one driveway entrance to serve both the front lot and the back lot.
- b. The location of driveway entrances will be suitable, and the use and maintenance of the driveway will not create a hazard or nuisance.
- c. The edge of the traveled way shall be set back at least ten (10) feet from any property lines.
- d. Appropriate buffering may be required by the Planning Board to protect the

- privacy of neighbors and shield them from dust, noise, lighting, etc.
- e. There shall be a proper turnaround for emergency vehicles, subject to approval by the Fire Chief.

7.09 Class VI Roads

Subdivision on Class VI roads is generally discouraged. The purpose of this section is to allow conditional Planning Board approval of subdivisions located on Class VI roads. Any such approval should only be given by the Board when the denial would cause unnecessary hardship, i.e if the use of the particular property would be unduly restricted because of special conditions unique to that property. Additional conditions may be added by the Planning Board as it deems necessary. A true copy of the following conditions shall be placed on the approved plat for all such subdivisions:

“The Planning Board hereby approves this subdivision subject to the following conditions:

- a. Approval of this subdivision in no way constitutes an approval of any portion of the Class VI roadway as a Class V roadway, nor does it obligate the Town to maintain any portion of the Class VI roadway, including snowplowing, nor does the Town assume liability for any damages resulting from the use of said road(s).
- b. Prior to the issuance of a building permit, it may be necessary for the road, or a portion thereof, to be reconstructed to Town specifications. Any expense therefore shall be the responsibility of the subdivider or any successor(s) in title for said lot(s).
- c. It shall be the duty of every seller of this land to so inform potential buyer of any lot of these restrictions prior to the buyer making any binding commitment to purchase said lot.
- d. Any conditions imposed by the Planning Board as a part of subdivision approval shall be made a covenant of the deed(s) conveying all or any part of said subdivision and shall run with the land.”

7.10 Pedestrian Walks

Where necessary, in the judgment of the Board, rights-of-way for pedestrian travel and access may be required between subdivisions or its parts or between a subdivision and private property. Where required they shall be not less than five (5) feet in width and conforming to the grades of the street, and may be constructed on only one or on both sides of the street.

7.11 Bicycle Paths

Based on subdivision density, traffic volumes, proximity to schools, parks and other features, the Planning Board may determine that bicycle paths shall be provided as part of the development. Such paths shall be a minimum of five (5) feet in width or, in cases where bicyclists and pedestrians would share a path, the minimum shall be eight (8) feet in width.

7.12 Utilities, Drainage and Provision of Public Services

- a. Utilities shall be installed by the subdivider at his own expense according to the current Sewer and Water Use Regulations of the Town of Lancaster and under the supervision of the appropriate town agency.
- b. An adequate surface storm water drainage system for the entire subdivision area shall be provided. Storm drainage shall be carried to existing watercourses, or connect to existing storm drains. If the storm water drainage system creates any additional flow over any adjacent property, the subdivider shall obtain an easement thereof from the adjacent property owner and shall hold the Town harmless from any claims for damage resulting there from.
- c. No natural drainage way will be obstructed unless adequate means are taken to provide for the runoff.
- d. No water shall be permitted to run across the street on the surface but shall be directed into catch basins, or otherwise into ditches, and shall be piped underground in a pipe not less than 12 inches in diameter, or such size as may be deemed necessary by the Board or its designee in consideration of the characteristics of the runoff potential in the drainage area, and the water shall be directed to a natural water course, or adequate ditch leading to a satisfactory natural water course.
- e. All drainage or erosion control facilities must be consistent in design with procedures and guidelines used by the US Department of Agriculture's Natural Resource Conservation Service or other recognized entity.
- f. Paving or stone shall be provided in ditches where soil or velocity conditions warrant protection from erosion.
- g. Adequate measures to prevent soil erosion shall be taken during road construction and lot clearing. Such measures may include but not be limited to: maintenance of vegetative-cover on steep slopes, seeding of road shoulders and embankments, silt fences and hay bales, construction of settlement basins and temporary dams.

7.13 Septic Systems and Water Supply

- a. In areas not currently served by public sewer systems, it shall be the responsibility of the subdivider to prove that the area of each lot is adequate to permit the installation and operation of an individual septic system
- b. On lots of less than five (5) acres, not less than two (2) test pits and at least one (1) percolation test shall be required within the 4,000 square foot area designated for a leach field. The subdivider shall be required to provide the necessary equipment and labor for the making of these tests.
- c. In subdividing parcels with existing dwellings, the subdivider must demonstrate to the satisfaction of the Board that the existing septic system is in good working order by providing a letter of certification from a licensed septic designer.
- d. All new wells shall have a radius of seventy-five (75) feet, said radius to be located entirely on its lot. When that cannot be accomplished, the protective radius shall be maximized to the extent practicable. The 75-foot radius may extend over the property line(s) with written consent of the abutter(s).

SECTION 8: PERFORMANCE GUARANTEE

Except in specific cases where the Board determines the scope of the project does not warrant it, no subdivision plat delivered to the Board shall be approved until the subdivider shall have filed with the Board an estimate of the costs of streets, public improvements, drainage structures, and other utilities including water, sewer, power and telephone together with maps and supporting data. The subdivider shall post a performance bond in an amount to cover the costs of the preparation and installation of streets; public utilities; the extension of public water and sewer lines, if available; the installation of storm drains; underdrains; monuments; erosion control; and other improvements of public nature.

- 8.01 The amount of the performance bond shall be based upon an engineer's cost estimate of the necessary improvements. The Board may require a review, at the subdivider's expense, by a registered/licensed professional engineer of the submitted plans and cost estimates. The estimate shall be approved by the Board of Selectmen prior to the subdivider obtaining the bond. All bonds shall be in the amount of 100% of the estimated cost plus fees for inspection of improvements by the appropriate Town Agents.
- 8.02 This bond shall be approved as to form and sureties by the Board of Selectmen and Town Counsel and conditioned on the completion of such improvement within two (2) years of the date of the bond, and may be:
 1. A surety bond, issued by a surety company authorized to do business in New Hampshire, to be filed with the Board in form satisfactory to it, or
 2. Cash, letter of credit or savings bank book properly endorsed to the Town and deposited with it.
- 8.03 In the case of electric lines or other utilities to be installed by a public utility, corporation

or municipal department, a statement shall be received in writing from such public utility, corporation or municipal department that the work will be done within a reasonable time and without expense to the Town and that the utilities will be placed underground, if this has been agreed.

- 8.04 Each approval of a plat shall contain a time limit within which streets and public improvements shall be completed, not to exceed two (2) years, unless extended with the owner's consent by the Board.
- 8.05 The performance bond shall not be released until the Board of Selectmen has certified completion of the required improvements in accordance with the subdivision design and construction standards and in accordance with the plan as approved by the Board, and deeds covering land to be used for public purposes, easements and rights-of-way over property to remain in private ownership, and rights-to-drain across private property are submitted in a form satisfactory to Town Counsel. All recording fees shall be borne by the subdivider. The surety shall be released gradually to reflect the value of work completed, as certified by the Board of Selectmen.

SECTION 9: SURVEY REQUIREMENTS

9.01 "On the Ground" Survey

The final subdivision plat shall be based on "an on the ground" boundary survey with a maximum error of closure of 1 in 5,000, performed on site by a New Hampshire licensed land surveyor and meeting all current state standards.

SECTION 10: ADMINISTRATION AND ENFORCEMENT

10.01 Administration

The Lancaster Planning Board (or its duly designated agent) shall administer these Regulations. Application for subdivision approval shall be in the form as required by the Planning Board.

10.02 Modifications

The requirements of these regulations may be relaxed, waived or modified when, in the opinion of the Board, specific circumstances surrounding subdivision, or the condition of the land in such subdivision, indicate that such modifications will properly carryout the purpose and intent of the master plan and these regulations. It is deemed that in the best interests of the Town that modifications relative to the fees accompanying the submission of a Preliminary Layout and/or Completed Application with Final Plat not be modified.

10.03 Acceptance of Streets

Nothing herein is intended to modify the requirements of the law with reference to the acceptance of streets by the Town of Lancaster. Nothing herein is intended to modify or control the construction, reconstruction, or extension of roads by the Town of Lancaster or the State of New Hampshire.

10.04 Other Regulations

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

10.05 Enforcement

The Board of Selectmen is hereby given the power and authority to enforce the provisions of this Ordinance.

10.06 Penalties

As provided in RSA 676:16, any owner, or agent of the owner, of any land within a subdivision, who transfers or sells any land before a plat of said subdivision has been approved by the Board and has been recorded and filed in the office of the Register of Deeds, Coos County shall forfeit and pay a penalty of One Thousand (\$1,000) for each lot or parcel so transferred or sold; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties.

10.07 Appeals

Any person, aggrieved by an official action of the Board, may appeal there from to the Superior Court as provided by RSA 677:15.

10.08 Validity

If any section, sub-section or phrase of these subdivision regulations is found for any reason to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of these regulations.

10.09 Effective Date

These regulations shall become effective upon their official adoption by the Board in accordance with the provisions of RSA 675:6-9, and shall apply thereafter to all subdivisions within the Town of Lancaster, except that they shall not apply to subdivisions for which plans have been approved by the New Hampshire Water Supply and Pollution Control Commission as of March 4, 1975, which are on file in the office of the Selectmen of the Town of Lancaster.

**APPENDIX I
COOS COUNTY
MINIMUM LOT SIZE BY SOIL CLASSIFICATION
USDA - Natural Resources Conservation Service**

SYMBOL	SOIL NAME	LOT SIZE	SLOPE
15A	SEARSPORT MUCKY PEAT	VP	0-5%
22A	COLTON LOAMY SAND	40,000	0-3%
22B	COLTON LOAMY SAND	40,000	3-8%
22C	COLTON LOAMY SAND	45,000	8-15%
22E	COLTON LOAMY SAND	N/A	15-60%
23A	MASARDIS GRAVELLY FINE SANDY LOAM	40,000	0-3%
23B	MASARDIS GRAVELLY FINE SANDY LOAM	40,000	3-8%
23C	MASARDIS GRAVELLY FINE SANDY LOAM	45,000	8-15%
23E	MASARDIS GRAVELLY FINE SANDY LOAM	N/A	15-60%
27A	GROVETON FINE SANDY LOAM	40,000	0-3%
27B	GROVETON FINE SANDY LOAM	40,000	3-8%
27C	GROVETON FINE SANDY LOAM	45,000	8-15%
28A	MADAWASKA FINE SANDY LOAM	60,000	0-3%
28B	MADAWASKA FINE SANDY LOAM	60,000	3-8%
36A	ADAMS LOAMY SAND	40,000	0-3%
36B	ADAMS LOAMY SAND	40,000	3-8%
36C	ADAMS LOAMY SAND	45,000	8-15%
36E	ADAMS LOAMY SAND	N/A	15-60%
54B	HERMON SANDY LOAM	40,000	3-8%
54C	HERMON SANDY LOAM	45,000	8-15%
54D	HERMON SANDY LOAM	60,000	15-25%
55B	HERMON SANDY LOAM, VERY STONY	40,000	3-8%
55C	HERMON SANDY LOAM, VERY STONY	45,000	8-15%
55D	HERMON SANDY LOAM, VERY STONY	60,000	15 -
25%			
55E	HERMON SANDY LOAM, VERY STONY	N/A	25-35%
56B	BECKET FINE SANDY LOAM	50,000	3-8%
56C	BECKET FINE SANDY LOAM	75,000	8-15%
56D	BECKET FINE SANDY LOAM	100,000	15-25%
57B	BECKET FINE SANDY LOAM, VERY STONY	50,000	3-8%
57C	BECKET FINE SANDY LOAM, VERY STONY	75,000	8-15%
57D	BECKET FINE SANDY LOAM, VERY STONY	100,000	15-25%
57E	BECKET FINE SANDY LOAM, VERY STONY	N/A	25-35%
58B	WAUMBEEK LOAMY SAND,	50,000	3-8%
58C	WAUMBEEK LOAMY SAND,	75,000	8-15%
59B	WAUMBEEK LOAMY SAND, VERY STONY	50,000	3-8%
59C	WAUMBEEK LOAMY SAND, VERY STONY	75,000	8-15%
59D	WAUMBEEK LOAMY SAND, VERY STONY	100,000	15-25%
61B	TUNBRIDGE-LYMAN ROCK OUTCROP COMPLEX	60,000	3-8%
61C	TUNBRIDGE-LYMAN ROCK OUTCROP COMPLEX	80,000	8-15%
61D	TUNBRIDGE-LYMAN ROCK OUTCROP COMPLEX	N/A	15-25%
61E	TUNBRIDGE-LYMAN ROCK OUTCROP COMPLEX	N/A	25-35%
72B	BERKSHIRE LOAM	40,000	3-8%
72C	BERKSHIRE LOAM	45,000	8-15%
72D	BERKSHIRE LOAM	60,000	15-25%

SYMBOL	SOIL NAME	LOT SIZE	SLOPE
73B	BERKSHIRE LOAM, VERY STONY	40,000	3-8%
73C	BERKSHIRE LOAM, VERY STONY	45,000	8-15%
73D	BERKSHIRE LOAM, VERY STONY	60,000	15-25%
73E	BERKSHIRE LOAM, VERY STONY	N/A	25-35%
76B	MARLOW FINE SANDY LOAM	50,000	3-8%
76C	MARLOW FINE SANDY LOAM	75,000	8-15%
76D	MARLOW FINE SANDY LOAM	100,000	15-25%
77B	MARLOW FINE SANDY LOAM, VERY STONY	50,000	3-8%
77C	MARLOW FINE SANDY LOAM, VERY STONY	75,000	8-15%
77D	MARLOW FINE SANDY LOAM, VERY STONY	100,000	15-25%
77E	MARLOW FINE SANDY LOAM, VERY STONY	N/A	25-35%
78B	PERU FINE SANDY LOAM	60,000	3-8%
78C	PERU FINE SANDY LOAM	90,000	8-15%
79B	PERU FINE SANDY LOAM, VERY STONY	60,000	3-8%
79C	PERU FINE SANDY LOAM, VERY STONY	90,000	8-15%
79D	PERU FINE SANDY LOAM, VERY STONY	120,000	15-25%
101A	ONDAWA FINE SANDY LOAM	N/A	0-5%
102A	SUNDAY LOAMY SAND	N/A	0-5%
104A	PODUNK FINE SANDY LOAM	N/A	0-5%
105A	RUMNEY FINE SANDY LOAM	PD	0-5%
142B	MONADNOCK FINE SANDY LOAM	40,000	3-8%
142C	MONADNOCK FINE SANDY LOAM	45,000	8-15%
142D	MONADNOCK FINE SANDY LOAM	60,000	15-25%
143B	MONADNOCK FINE SANDY LOAM, VERY STONY	40,000	3-8%
143C	MONADNOCK FINE SANDY LOAM, VERY STONY	45,000	8-15%
143D	MONADNOCK FINE SANDY LOAM, VERY STONY	60,000	15 -
143E	MONADNOCK FINE SANDY LOAM, VERY STONY	N/A	25-35%
145C	MONADNOCK FINE SANDY LOAM, EXTREMELY BOULDERY	45,000	8-15%
154B	SUCCESS GRAVELLY LOAMY COARSE SAND	40,000	3-8%
154C	SUCCESS GRAVELLY LOAMY COARSE SAND	45,000	8-15%
154D	SUCCESS GRAVELLY LOAMY COARSE SAND	60,000	15-25%
155B	SUCCESS GRAVELLY LOAMY COARSE SAND, VERY STONY	40,000	3-8%
155C	SUCCESS GRAVELLY LOAMY COARSE SAND, VERY STONY	45,000	8-15%
155D	SUCCESS GRAVELLY LOAMY COARSE SAND, VERY STONY	60,000	15-25%
155E	SUCCESS GRAVELLY LOAMY COARSE SAND, VERY STONY	N/A	25-35%
156C	SUCCESS GRAVELLY LOAMY COARSE SAND, EXTREMELY BOULDERY	45,000	8-15%
168B	SUNAPEE FINE SANDY LOAM	50,000	3-8%
168C	SUNAPEE FINE SANDY LOAM	75,000	8-15%
169B	SUNAPEE FINE SANDY LOAM, VERY STONY	50,000	3-8%
169C	SUNAPEE FINE SANDY LOAM, VERY STONY	75,000	8-15%
169D	SUNAPEE FINE SANDY LOAM, VERY STONY	100,000	15-25%
195A	WASKISH PEAT	VP	0-5%
199	DUMPS--BARK, CHIPS AND ORGANIC MATERIAL	OS	
208A	FRYEBURG VERY FINE SANDY LOAM,	N/A	0-5%
209A	CHARLES SILT LOAM	N/A	0-5%
214A	NAUMBURG FINE SANDY LOAM	PD	0-3%
214B	NAUMBURG FINE SANDY LOAM	PD	3-8%
246A	LYME FINE SANDY LOAM	PD	0-3%
246B	LYME FINE SANDY LOAM	PD	3-8%
247A	LYME FINE SANDY LOAM, VERY STONY	PD	0-3%
247B	LYME FINE SANDY LOAM, VERY STONY	PD	3-8%
247C	LYME FINE SANDY LOAM, VERY STONY	PD	8-15%
260B	LOMBARD-TUNBRIDGE COMPLEX	50,000	3-8%

SYMBOL	SOIL NAME	LOT SIZE	SLOPE
260C	LOMBARD-TUNBRIDGE COMPLEX	75,000	8-15%
260D	LOMBARD-TUNBRIDGE COMPLEX	100,000	15-25%
260E	LOMBARD-TUNBRIDGE COMPLEX	N/A	25-60%
273E	BERKSHIRE, MONADNOCK AND HERMON SOILS, EXTREMELY BOULDERY	N/A	25-35%
295A	GREENWOOD MUCKY PEAT	VP	0-5%
298	PITS, GRAVEL	OS	
309A	LOVEWELL VERY FINE SANDY LOAM	N/A	0-5%
355C	HERMON SANDY LOAM, EXTREMELY BOULDERY	45,000	8-15%
373C	BERKSHIRE, FINE SANDY LOAM, EXTREMELY BOULDERY	45,000	8-15%
395A	CHOCORUA MUCKY PEAT	VP	0-5%
398	PITS, QUARRY	OS	
399	ROCK OUTCROP	OS	
400	UDORTHENTS, SANDY	OS	
406A	MEDOMAK SILT LOAM	VP	0-5%
413A	DUANE FINE SANDY LOAM	60,000	0-3%
413B	DUANE FINE SANDY LOAM	60,000	3-8%
414A	MOOSILAUKE FINE SANDY LOAM	PD	0-3%
414B	MOOSILAUKE FINE SANDY LOAM	PD	3-8%
415A	MOOSILAUKE FINE SANDY LOAM, VERY STONY	PD	0-3%
415B	MOOSILAUKE FINE SANDY LOAM, VERY STONY	PD	3-8%
415C	MOOSILAUKE FINE SANDY LOAM, VERY STONY	PD	8-15%
433A	GRANGE SILT LOAM	PD	0-5%
470B	TUNBRIDGE-PERU COMPLEX	60,000	3-8%
471B	TUNBRIDGE-LYMAN RICKER COMPLEX	60,000	3-8%
471C	TUNBRIDGE-LYMAN RICKER COMPLEX	80,000	8-15%
471D	TUNBRIDGE-LYMAN RICKER COMPLEX	N/A	15-25%
471E	TUNBRIDGE-LYMAN RICKER COMPLEX	N/A	25-35%
495A	OSIPPEE MUCKY PEAT	VP	0-5%
500	UDORTHENTS, LOAMY	OS	
501A	ABENAKI VERY FINE SANDY LOAM	N/A	0-5%
504A	METALLAK VERY FINE SANDY LOAM	N/A	0-5%
505A	COHAS VERY FINE SANDY LOAM	PD	0-5%
520B	MACHAIS GRAVELLY FINE SANDY LOAM	60,000	1-8%
523A	STETSON FINE SANDY LOAM	40,000	0-3%
523B	STETSON FINE SANDY LOAM	40,000	3-8%
523C	STETSON FINE SANDY LOAM	45,000	8-15%
523E	STETSON FINE SANDY LOAM	N/A	15-60%
549A	PEACHAM MUCK	VP	0-5%
558B	SKERRY FINE SANDY LOAM	60,000	3-8%
558C	SKERRY FINE SANDY LOAM,	90,000	8-15%
558D	SKERRY FINE SANDY LOAM,	120,000	15-25%
559B	SKERRY FINE SANDY LOAM, VERY STONY	60,000	3-8%
559C	SKERRY FINE SANDY LOAM, VERY STONY	90,000	8-15%
559D	SKERRY FINE SANDY LOAM, VERY STONY	120,000	15-25%
560B	TUNBRIDGE-PLAISTED-THORNDIKE COMPLEX	80,000	3-8%
560C	TUNBRIDGE-PLAISTED-THORNDIKE COMPLEX	100,000	8-15%
560D	TUNBRIDGE-PLAISTED-THORNDIKE COMPLEX	140,000	15-25%
560E	TUNBRIDGE-PLAISTED-THORNDIKE COMPLEX	N/A	25-35%
561B	TUNBRIDGE-PLAISTED-THORNDIKE COMPLEX, VERY STONY	80,000	3-8%
561C	TUNBRIDGE-PLAISTED-THORNDIKE COMPLEX VERY STONY	100,000	8-15%
562D	TUNBRIDGE-THORNDIKE ROCK OUTCROP COMPLEX	160,000	15-25%
562E	TUNBRIDGE-THORNDIKE ROCK OUTCROP COMPLEX	N/A	25-35%
563B	PLAISTED SILT LOAM	50,000	3-8%
563C	PLAISTED SILT LOAM	75,000	8-15%

SYMBOL	SOIL NAME	LOT SIZE	SLOPE
563D	PLAISTED SILT LOAM	100,000	15-25%
564B	PLAISTED SILT LOAM, VERY STONY	50,000	3-8%
564C	PLAISTED SILT LOAM, VERY STONY	75,000	8-15%
564D	PLAISTED SILT LOAM, VERY STONY	100,000	15-25%
564E	PLAISTED SILT LOAM, VERY STONY	N/A	25-35%
566B	HOWLAND SILT LOAM	60,000	3-8%
566C	HOWLAND SILT LOAM	90,000	8-15%
566D	HOWLAND SILT LOAM	120,000	15-25%
567B	HOWLAND SILT LOAM, VERY STONY	60,000	3-8%
567C	HOWLAND SILT LOAM, VERY STONY	90,000	8-15%
567D	HOWLAND SILT LOAM, VERY STONY	120,000	15-25%
569A	MONARDA SILT LOAM	PD	0-3%
569B	MONARDA SILT LOAM	PD	3-8%
569C	MONARDA SILT LOAM	PD	8-15%
570A	MONARDA SILT LOAM, VERY STONY	PD	0-3%
570B	MONARDA SILT LOAM, VERY STONY	PD	3-8%
570C	MONARDA SILT LOAM, VERY STONY	PD	8-15%
572B	BANGOR SILT LOAM	40,000	3-8%
572C	BANGOR SILT LOAM	45,000	8-15%
572D	BANGOR SILT LOAM	60,000	15-25%
573B	BANGOR SILT LOAM, VERY STONY	40,000	3-8%
573C	BANGOR SILT LOAM, VERY STONY	45,000	8-15%
573D	BANGOR SILT LOAM, VERY STONY	60,000	15-25%
573E	BANGOR SILT LOAM, VERY STONY	N/A	25-35%
578B	DIXMONT VERY FINE SANDY LOAM	50,000	3-8%
578C	DIXMONT VERY FINE SANDY LOAM	75,000	8-15%
578D	DIXMONT VERY FINE SANDY LOAM	100,000	8-15%
579B	DIXMONT VERY FINE SANDY LOAM, VERY STONY	50,000	3-8%
579C	DIXMONT VERY FINE SANDY LOAM, VERY STONY	75,000	8-15%
579D	DIXMONT VERY FINE SANDY LOAM, VERY STONY	100,000	15-25%
600	HAPLAQUENTS, LOAMY	OS	
613B	CROGHAN LOAMY FINE SAND	60,000	1-8%
630A	SALMON VERY FINE SANDY LOAM	40,000	0-3%
630B	SALMON VERY FINE SANDY LOAM	40,000	3-8%
630C	SALMON VERY FINE SANDY LOAM	45,000	8-15%
630D	SALMON VERY FINE SANDY LOAM	60,000	15-35%
632A	NICHOLVILLE VERY FINE SANDY LOAM	75,000	0-3%
632B	NICHOLVILLE VERY FINE SANDY LOAM	75,000	3-8%
632C	NICHOLVILLE VERY FINE SANDY LOAM	100,000	8-15%
633A	PEMI SILT LOAM	PD	0-5%
646A	PILLSBURY FINE SANDY LOAM	PD	0-3%
646B	PILLSBURY FINE SANDY LOAM	PD	3-8%
646C	PILLSBURY FINE SANDY LOAM	PD	8-15%
647A	PILLSBURY FINE SANDY LOAM, VERY STONY	PD	0-3%
647B	PILLSBURY FINE SANDY LOAM, VERY STONY	PD	3-8%
647C	PILLSBURY FINE SANDY LOAM, VERY STONY	PD	8-15%
670C	TUNBRIDGE-BERKSHIRE-LYMAN COMPLEX	80,000	8-15%
670D	TUNBRIDGE-BERKSHIRE-LYMAN COMPLEX	120,000	15-25%
697A	PEACHAM, GREENWOOD AND RUMNEY SOILS, PONDED	VP	0-5%
701B	BECKET-SKERRY ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
701D	BECKET-SKERRY ASSOCIATION, GENTLY SLOPING, VERY STONY	**	15-35%
711B	MONADNOCK-HERMON ASSOCIATION, UNDULATING, VERY STONY	**	8-15%
711D	MONADNOCK-HERMON ASSOCIATION, HILLY, VERY STONY	**	15-35%
711E	MONADNOCK-HERMON ASSOCIATION, STEEP, VERY STONY	**	35-60%

SYMBOL	SOIL NAME	LOT SIZE	SLOPE
719E	MARLOW-TUNBRIDGE ASSOCIATION, STEEP, VERY STONY	**	35-60%
721D	PERU-MARLOW ASSOCIATION, MODERATELY STEEP, VERY STONY	**	8-15%
726C	ROCK OUTCROP-LYMAN COMPLEX, STRONGLY SLOPING	**	0-35%
726F	ROCK OUTCROP-LYMAN COMPLEX, VERY STEEP	**	35-80%
727	RUBBLE LAND	**	
734D	SURPLUS-SISK ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
736E	SISK-GLEBE ASSOCIATION, STEEP, VERY STONY	**	35-60%
737B	SURPLUS-SISK-BEMIS ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
738B	GLEBE-SADDLEBACK-SISK ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
738D	GLEBE-SADDLEBACK-SISK ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
738E	GLEBE-SADDLEBACK-SISK ASSOCIATION, STEEP, VERY STONY	**	35-60%
750B	SADDLEBACK-GLEBE-RICKER ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
750D	SADDLEBACK-GLEBE-RICKER ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
750E	SADDLEBACK-GLEBE-RICKER ASSOCIATION, STEEP, VERY STONY	**	35-60%
760B	TUNBRIDGE-PLAISTED ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
760D	TUNBRIDGE-PLAISTED ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
762B	PLAISTED-HOWLAND ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
762D	PLAISTED-HOWLAND ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
764B	HOWLAND-PLAISTED-MONARDA ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
765B	MONARDA-HOWLAND ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
767A	PEACHAM-OSSIPEE-MONARDA ASSOCIATION, NEARLY LEVEL, VERY STONY	**	0-8%
773B	BANGOR-DIXMONT ASSOCIATION, UNDULATING, VERY STONY	**	8-15%
773D	BANGOR-DIXMONT ASSOCIATION, HILLY, VERY STONY	**	15-35%
779B	DIXMONT-BANGOR ASSOCIATION, UNDULATING, VERY STONY	**	8-15%
779D	DIXMONT-BANGOR ASSOCIATION, HILLY, VERY STONY	**	15-35%
801E	BECKET-MARLOW ASSOCIATION, STEEP, VERY STONY	**	35-60%
803B	BERKSHIRE-MONADNOCK ASSOCIATION, UNDULATING, VERY STONY	**	8-15%
803D	BERKSHIRE-MONADNOCK ASSOCIATION, HILLY, VERY STONY	**	15-35%
803E	BERKSHIRE-MONADNOCK ASSOCIATION, STEEP, VERY STONY	**	35-60%
804B	BERKSHIRE-MONADNOCK ASSOCIATION, UNDULATING, EXTREMELY BOULDERY	**	8-15%
804D	BERKSHIRE-MONADNOCK ASSOCIATION, HILLY, EXTREMELY BOULDERY	**	15-35%
804E	BERKSHIRE-MONADNOCK ASSOCIATION, STEEP, EXTREMELY BOULDERY	**	35-60%
812B	MONADNOCK-HERMON ASSOCIATION, UNDULATING, EXTREMELY BOULDERY	**	8-15%
812D	MONADNOCK-HERMON ASSOCIATION, HILLY, EXTREMELY BOULDERY	**	15-35%

SYMBOL	SOIL NAME	LOT SIZE	SLOPE
812E	MONADNOCK-HERMON ASSOCIATION, STEEP, EXTREMELY BOULDERY	**	35-60%
817A	MOOSILAUKE-WAUMBEEK ASSOCIATION, NEARLY LEVEL, VERY STONY	**	0-8%
820B	LYMAN-TUNBRIDGE-ROCK OUTCROP COMPLEX, GENTLY SLOPING	**	8-15%
820D	LYMAN-TUNBRIDGE-ROCK OUTCROP COMPLEX, MODERATELY STEEP	**	15-35%
820E	LYMAN-TUNBRIDGE-ROCK OUTCROP COMPLEX, STEEP	**	35-60%
821B	MARLOW-PERU ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
821D	MARLOW-PERU ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
823B	PERU-MARLOW-PILLSBURY ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
825B	PILLSBURY-PEACHAM-PERU ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
828B	SKERRY-PERU ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
828D	SKERRY-PERU ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
829B	WAUMBEEK-HERMON ASSOCIATION, UNDULATING, VERY STONY	**	8-15%
829D	WAUMBEEK-HERMON ASSOCIATION, HILLY, VERY STONY	**	15-35%
831A	PEACHAM-OSSIPEE-PILLSBURY ASSOCIATION, NEARLY LEVEL, VERY STONY	**	0-8%
834B	SISK-SURPLUS ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
834D	SISK-SURPLUS ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
835C	RICKER-ROCK OUTCROP COMPLEX, STRONGLY SLOPING	**	0-35%
835F	RICKER-ROCK OUTCROP COMPLEX, VERY STEEP	**	35-80%
860E	TUNBRIDGE-THORNDIKE-ROCK OUTCROP COMPLEX, STEEP	**	35-60%
862E	PLAISTED-TUNBRIDGE ASSOCIATION, STEEP, VERY STONY	**	35-60%
864D	HOWLAND-PLAISTED ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
865B	BEMIS-SURPLUS ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
869B	SUNAPEE-MOOSILAUKE-MONADNOCK ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
873E	BANGOR-TUNBRIDGE ASSOCIATION, STEEP, VERY STONY	**	35-60%
900	UDORTHENTS, LOAMY	OS	
911B	SUCCESS-HERMON ASSOCIATION, UNDULATING, VERY STONY	**	8-15%
911D	SUCCESS-HERMON ASSOCIATION, HILLY, VERY STONY	**	15-35%
911E	SUCCESS-HERMON ASSOCIATION, STEEP, VERY STONY	**	35-60%
912B	SUCCESS-HERMON ASSOCIATION, UNDULATING, EXTREMELY BOULDERY	**	8-15%
912D	SUCCESS-HERMON ASSOCIATION, HILLY, EXTREMELY BOULDERY	**	15-35%
912E	SUCCESS-HERMON ASSOCIATION, STEEP, EXTREMELY BOULDERY	**	35-60%
919B	TUNBRIDGE-LYMAN-MARLOW ASSOCIATION, GENTLY SLOPING, VERY STONY	**	8-15%
919D	TUNBRIDGE-LYMAN-MARLOW ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%
919E	TUNBRIDGE-LYMAN-MARLOW, STEEP, VERY STONY	**	35-60%
922E	MARLOW-TUNBRIDGE ASSOCIATION, STEEP, EXTREMELY BOULDERY	**	35-60%

SYMBOL	SOIL NAME	LOT SIZE	SLOPE
923B	MARLOW-PERU ASSOCIATION, GENTLY SLOPING, EXTREMELY BOULDERY	**	8-15%
923D	MARLOW-PERU ASSOCIATION, MODERATELY STEEP, EXTREMELY BOULDERY	**	15-35%
969D	SUNAPEE-MONADNOCK ASSOCIATION, MODERATELY STEEP, VERY STONY	**	15-35%

N/A - Not Allowed

PD - Poorly Drained

VP - Very Poorly Drained

OS - On Site Necessary

** - Order III Mapping, More Detailed Soil Survey Necessary

Prepared by J.W.H. 11/22/94

**CERTIFICATION AS TO THE AMENDMENT OF THE LAND SUBDIVISION
REGULATIONS OF THE TOWN OF LANCASTER, N.H.**

ACTION

- | | |
|------------------------------------|--------------------|
| 1. First hearing notice published | June 25 & 27, 2008 |
| 2. Date of first hearing | July 9, 2008 |
| 3. Second hearing notice published | August 1 & 6, 2008 |
| 4. Date of second hearing | August 13, 2008 |
| 3. Adopted by the Planning Board | August 13, 2008 |

The undersigned, being members of the Lancaster Planning Board do hereby certify that the written Amendment to the Land Subdivision Regulation of the Town of Lancaster was validly adopted on the thirteenth day of August, 2008.

LANCASTER PLANNING BOARD

Steven Young, Chairman

Les Hilton, Vice-chairman

Joe Hoey

Claude Reed

Leo Enos, Ex Officio

John Brooks

David Rexford