

SECTION C

AMHERST NON-RESIDENTIAL SITE PLAN REVIEW REGULATIONS

ARTICLE I -- PURPOSEGENERAL PROVISIONS

Section 1.1 Purpose.

The purpose of these regulations is to provide for Planning Board review and approval or disapproval of all site plans for the development of tracts of land for all uses other than one- and two-family residential, prior to the issuance of a building permit, whether or not such development includes a subdivision or re-subdivision of land, and to assure that minimum standards will be attained so as to provide for and protect the public health, safety, and general well-being, in accordance with NH RSA 674:43.

In addition, the Planning Board when considering applications for public utility structures may, under RSA 674:30A (II), designate a Building Official of the Town empowered to waive specific requirements of a Non-Residential Site Review as its agent. A public hearing shall be held if requested by Abutters, the applicant or the Planning Board.

Section 1.2 Applicability.

- A. These regulations shall apply to all site plans for the development of tracts of land for all uses other than one- and two-family residential, expansion or change of use.
- B. Development activities subject to regulation under this part shall not commence until the proponent has obtained final approval of the site plan.

Section 1.3 Administration and Enforcement.

- A. All construction shall be performed in accordance with the plans, profiles, typical sections and details approved by the Planning Board.
- B. The Office of Community Development shall review minor site plan revisions for overall consistency with the approved site plan or as-built site plan for compliance with the standards below. For the purposes of this section, a minor revision by definition is an administrative decision that does not constitute a site plan. The Community Development Director or his authorized designee shall approve, conditionally approve, disapprove or refer an application to the Planning Board. The procedures and standards for minor revisions are as follows:
 - 1. Minor changes in lot coverage, location, and siting and height of buildings and structures may be authorized by the Community Development Director if required for reasons or circumstances not foreseen at the time the site plan was approved. No change authorized by this paragraph may increase the dimensions of any building or structure by more than

10% in the aggregate, or one thousand square feet (1,000SF), whichever is less. No change authorized by this paragraph may permit an accessory structure whose size is greater than five hundred square feet (500SF). Changes in landscaping, such as plant materials, minor alterations in the location of plantings, changes in plant quantities or sizes, changes to the location of internal sidewalks, minor changes in utility locations that do not impact the overall site design, or changes in location or number of parking spaces may be authorized by the Community Development Director.

2. The Community Development Director may require a revised site plan or as-built plan delineating all approved changes.

3. Changes in use depicted and permitted on an approved site plan or approved as-built plan may be approved by the Community Development Director provided it is a permitted use within the zoning district and does not exceed an area of thirty-three (33%) percent of the total building or two thousand square feet (2,000 SF), whichever is less.

C. No occupancy permits shall be granted for any structure until all work shown on an approved site plan is complete to the satisfaction of the Building Inspector, Fire Department, Public Works Department and Office of Community Development, as applicable. In certain cases, for good cause and reason shown, a temporary certificate of occupancy may be granted for a site provided the owner provides a performance guarantee in an amount and form acceptable to the Town, to serve as surety that remaining improvements not yet completed will be satisfactorily completed within a pre-determined period of time.

ARTICLE II -- GENERAL STANDARDS

Section 2.1 General Standards.

- A. In the review of any non-residential site plan conducted under these regulations, the Planning Board shall ascertain that adequate provisions have been made by the owner or his authorized agent for the following:
1. Traffic circulation and access including adequacy of adjacent streets, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, and existing or recommended traffic signalization.
 2. Pedestrian and bicycle safety access.
 3. Off street parking and loading.
 4. Emergency vehicle access, including review by Fire Department, Police Department, and Highway Department.
 5. Stormwater drainage, based upon a ten (10) year storm intensity occurrence, utilizing on-site absorption wherever practical, and taking into account the contour of the land.