



Town of Amherst, New Hampshire
Office of Community Development

Building · Code Enforcement · Planning · Zoning · Economic Development

**Conditional Use Permit Plan and Application Checklist for the
Wetland and Watershed Conservation District (WWCD)**

Each Conditional use Permit Application submitted to the Planning Board for review shall contain the following information on one or more pages at a scale suitable to illustrate relevant details of the project, as well as a report demonstrating compliance with the requirements of Section 3.18 Conditional Use Permits and Sections 4.11.I and J of the Wetland and Watershed Conservation District.

Part I: Zoning Ordinance, Section 3.18 Conditional Use Permits

1. That the property in question is in conformance with the dimensional requirements of the zone and that the proposed use is consistent with the Amherst Master Plan.
2. That the proposal meets the purposes of the ordinance under which the application is proposed.
3. That there will be no significant adverse impacts resulting from the proposed use upon the public health, safety, and general welfare of the neighborhood and the Town of Amherst.
4. That the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, or inappropriate lighting than any use of the property permitted under the existing zoning district ordinances.
5. That the proposed use will not adversely affect the ground water resources of Amherst, in particular the Aquifer Conservation District as defined in Section 4-13 of the Amherst Zoning Ordinance.
6. The applicant shall file a Non-Residential Site Plan Review application in accordance with the “Non-Residential Site Plan Review Regulations” with the Amherst Planning Board.

Part II: Zoning Ordinance, Section 4.11. I. Permit Review Criteria

7. Each Wetlands and Watershed Conservation District Plan submitted to the Planning Board for review shall be consistent with the stated Purpose of this Ordinance. The purpose of the Wetland & Watershed Conservation District is to protect the health, safety, and general welfare of the public by promoting both the most appropriate use of land and by protecting wetland and surface water ecosystems and water quality in accordance with the goals and objectives of Amherst’s adopted Master Plan. Wetlands, surface waters, and associated buffers situated in the Town of Amherst are recognized as a valuable natural resource requiring careful management in order to preserve their benefits to public health, safety, and welfare.
8. The proposed activity minimizes degradation of land situated within the District and offsets potential adverse impacts to functions and values of wetlands, surface waters, and vernal pools, including but not limited to their capacity to support fish and wildlife; attenuate flooding, supply and protect surface and ground water resources; remove sediments; remove pollutants; support wetland vegetation; promote public health and safety; and moderate fluctuations in surface water levels.
9. The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources, including increased potential for erosion, siltation, and turbidity of surface waters; loss of fish and wildlife habitat; loss of unique habitat having demonstrable natural, scientific, or educational value; loss or decrease of beneficial aquatic organisms and wetland plants and their habitat; increased danger of flooding and/or transport of pollutants;

and destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community.

10. The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland & Watershed Conservation District.
11. The proposed activity incorporates the use of those best management practices recommended by the New Hampshire Department of Environmental Services and/or other State agencies having jurisdiction.
12. All applicable Federal and/or State Permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules – Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.
13. Where applicable, proof of application to all required State and/or Federal permits.
14. The Conservation Commission and/or Pennichuck Waterworks (PWW) shall have the opportunity to provide written comment to the Planning Board prior to possible approval of a Conditional Use Permit which may include recommended conditions for the approval, if deemed necessary, to mitigate the potential for adverse effects caused by the proposed activity or use.

Part III: Zoning Ordinance, Section 4.11. J Plan Review Criteria

15. A North arrow and date of site plan preparation;
16. Property lines;
17. The location of wetlands and other significant hydrological features, including provisions for the protection of ecologically sensitive areas and features of the site;
18. Names and addresses of owners and holders of conservation restrictions and easements on abutting properties;
19. Limits of surface waters, wetlands, vernal pools, and Wetland & Watershed Conservation District Boundaries;
20. Soil types;
21. Vegetation types;
22. A report detailing how the function and values of the mapped onsite wetlands were determined and evaluated;
23. Topographic contours at no greater than two foot intervals;
24. Surface drainage patterns;
25. Existing and proposed development, removal o vegetation, and alteration of the land surface conditions;
26. Computation of the extent of proposed impact to land situated within the Wetland & Watershed Conservation District. The extent of aerial impacts to the District shall be measured in square feet. The extent of volumetric impacts to the District shall be measured in cubic yards;
27. Stormwater management accommodations, both existing and proposed. The applicant shall demonstrate: (a) post development peak stormwater discharge volumes exiting the site are less than or equal to predevelopment discharge volumes for the 10-year return frequency design storm; (b) The volume of site generated stormwater to be infiltrated on site by post-development conditions is greater than or equal to the volume infiltrated in the pre-development condition based on evaluation of the two year return frequency design storm; and (c) Stormwater management facilities shall provide for sedimentation removal accommodations;
28. Erosion and sedimentation control measures proposed during construction;
29. Identification of potential risks to the District anticipated as a result of proposed site development together

with proposals for mitigation;

- 30. A letter report issued by the New Hampshire natural heritage Inventory identifying any rare or endangered species known to exist within the project vicinity. In the event it is confirmed that rare or endangered species in fact exist on or immediately adjacent to the subject parcel, the applicant shall submit a proposal for mitigation of risk;
- 31. Identification of hazardous materials to be stored or used on site together with a plan for proper management of same;
- 32. A statement acknowledging the applicant's intent to prohibit the use of lawn chemicals and de-icing compounds, unless otherwise approved by the Planning board; and
- 33. If required by the Planning Board, provisions for monitoring ground and surface water quality;
- 34. Provisions for future maintenance of the engineering design, operating, and monitoring controls to be implemented;
- 35. A plan showing the estimated edge of wetlands within five hundred (500) feet of the nearest impact area; these wetland areas may be mapped based upon field observations, USGS maps, or other related map information that may be available.