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- (4) Driveways shall have no more than a three-percent grade within 25 feet of the edge of the right-of-way of an intersecting street.
- (5) All driveways which cross a drainage swale shall require culverts.
- J. Road damage. Any time building takes place on any lot on any Town road, the developer and/or landowner shall be responsible for any damage to the road resulting from the development. No occupancy permit will be granted, and a lien may be placed against the property until such time as the road is repaired to the satisfaction of the Highway Department.
- K. Street Lighting [Added 6-6-2018]
 - (1) The location of all streetlights shall be shown on all new subdivision roads and on connecting roads where they intersect new subdivision roads. Streetlights shall properly illuminate all street intersections. Streetlights should be placed approximately every 300 feet and on sharp curves or other potentially dangerous areas along the street that should be lit at night.
 - (2) New street lights shall have LED fixtures and bulbs and shall comply with the Lighting Requirements as specified in the Site Plan Regulations Article II, §230-22.
 - (3) Street sign location(s) shall be shown on the subdivision plan. The street sign must not block site distance and must be a location that is lit by a streetlight.
 - (4) Streetlights should be on the side of the road where provisions, if any, for a pedestrian or bicycle paths are made and that are part of the road profile.

§ 235-33. ~~Storm drainage~~Stormwater Management.

A. ~~Applicability~~

- (1) **The Post-Construction Stormwater Management Standards found in Plaistow's Site Plan Review Regulations apply to subdivisions that result in creation of a private road or a road intended for adoption as a public road. All stormwater runoff generated from the proposed private or public roadway(s) and any other stormwater runoff contributing to the roadway stormwater management system(s) shall be managed and treated in full compliance with these standards.**
- (2) **For subdivisions comprising lots with frontage on existing private or public roadways, roadside drainage and any other stormwater runoff from the new lots discharging to the roadside drainage system must be managed for: stormwater runoff quantity/volume; and water quality treatment if stormwater is discharged to the municipality's drainage system subject to the EPA MS4 permit.**

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A.B. ~~Storm drain~~Stormwater Infrastructure-system.

- (1) For the purpose of designing ~~storm drain~~ **stormwater management** systems, the subdivider shall engage a licensed professional engineer, currently licensed to practice in the State of New Hampshire, to make a complete study of the proposed subdivision, including contiguous properties which may be contributing runoff water or natural watercourses.

- (2) ~~Design criteria shall be based on the twenty five year storm cycle as used by the State of New Hampshire for the construction of flood control measures and systems with specific reference to cross culverts. Closed drainage systems and roadside ditches, including driveway culverts, shall be designed for a minimum ten year storm cycle.~~
- (3) ~~An estimate of the present rate of runoff and another estimate of the rate of runoff after construction is complete shall be required. Rates of runoff shall be calculated for a ten year, twenty five year, and one hundred year, twenty four hour rainfall. The subdivider/developer shall use the Soil Conservation Service Method Urban Hydrology for Small Watersheds Technical Release~~

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~~55, June 1986, to determine the rate of runoff. Design shall provide for retention or detention basins to prevent increase to peak runoff for the design storms. In some cases, small sites may not feasibly lend themselves to runoff delay areas. If the developer can demonstrate the impracticability of such structures, the Board may waive this requirement. However, leaching basins and other such structures may be required to mitigate runoff increases, but leaching structures without outlet pipes shall be avoided wherever possible.~~

~~(4)~~(2) Watershed areas before and after development shall be clearly demonstrated on the submitted plans.

~~(5)~~(3) The rational method of runoff calculations may be used on small sites where the Soil Conservation Service method is not applicable.

~~(6)~~(4) An erosion and sediment control plan and a drawing identifying the various measures proposed for the control of runoff erosion, approved by the New Hampshire Division of Water Supply and Pollution Control and in accordance with the requirements of Articles IV and V of these regulations shall be provided. All lots affected by drainage easements shall be required to have their individual deeds written with the requirement that property owners shall own and maintain said easements and that no construction, alteration, or obstruction of drainage facilities within the said easement will be permitted.

B.C. Storm drainage specifications.

- (1) All storm drainpipes shall be reinforced concrete (NHDOT, Class III) or high-density polyethylene (HDPE). HDPE pipe shall have a corrugated exterior and smooth interior and shall have a minimum diameter of 12 inches. All drainage pipe shall have a minimum cover of two feet below paved surfaces and shall support H-20 loading. Concrete or masonry headers (or flared end sections) shall be constructed at the end of all drainpipes. All structures, pipes and appurtenances shall conform to the design standards and methods specified in the current NHDOT Standard Specifications for Road and Bridge Construction.
- (2) Drainpipes shall be bedded and blanketed in sand (NHDOT Item 304.1) to within a distance of six inches from the pipe exterior. There shall be continuous support along the bottom of the pipe. A letter of certification on pipe class and strength shall be submitted to the Planning Board from the pipe manufacturer. The subdivider/developer shall employ an independent registered engineer as approved by the Board to inspect the construction and compacted backfill operations of the pipelines, structures, and appurtenances. The developer's engineer shall certify that the construction is per State of New Hampshire specifications in writing to the Board.
- (3) Backfill for storm drainpipes shall be placed in six-inch lifts and compacted to an in-place density not less than 95% of the maximum density as determined by AASHTO T99. Backfill shall be the natural material excavated during the course of construction, but shall exclude debris, pieces of pavement, organic

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matter, topsoil, wet or soft muck, peat or clay, all excavated ledge material and all rocks over six inches in diameter.

- (4) Riprap aprons shall be constructed at all inlet and outlet approach channels. Riprap apron dimensions and stone sizes shall be in accordance with the latest edition of the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire, Chapter 7.
- (5) The subdivider/developer shall pay for the cost of inspection and testing.

§ 235-34. ~~Runoff, erosion and sediment control.~~

~~A. In order to promote the safety, public health, convenience, and general welfare of the community, proper measures for water disposal and the protection of soil surfaces during and after construction of a development shall be required.~~

~~B. No subdivision plan involving five or more acres shall be granted approval unless it includes plans for runoff, erosion, and sediment control. The developer shall bear the final responsibility for the design, installation, and construction of all required runoff, erosion, and sediment control measures according to the provisions of these regulations.~~

~~C. Silt socks shall be used as the primary erosion control methodology. Other methods may be used in addition to silt socks. The Planning Board may approve methods other than silt socks if the applicant can demonstrate to the Board that those methods will provide superior erosion control. [Added 12-3-2008]~~

§ 235-35. Fire protection. [Amended 4-21-2004]

See Ch. 230, Art. IV.

§ 235-36. Street signs.

The subdivider/developer shall provide and install street signs approved by the Board.

§ 235-36.1. Lighting requirements. [Added 2-6-2002]

- A. These regulations are intended to reduce the problems created by improperly designed and installed outdoor lighting; eliminate problems of glare, minimize light trespass, and help reduce the energy and financial costs of outdoor lighting; limit the area that certain kinds of outdoor lighting fixtures can illuminate; require the use of high-efficiency lamps in public areas; and limit the total allowable illumination of lots located in the Town of Plaistow.
- B. All public and private outdoor lighting installed in the Town of Plaistow shall be in conformance with the requirements as specified below:
 - (1) Luminaire design factors.
 - (a) Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens, shall not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the

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