

**2022 Land Development Control Regulations
Amendments – Posted 08-16-22**

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Subdivision Plan - defines creation of additional lots.

Boundary Plan - defines property lines of a single lot for recording.

Lot Line Adjustment Plan - defines a new line partitioning two or more lots, provided that the ultimate number of lots does not change.

Lot Consolidation Plan - combining of two or more contiguous lots into one larger parcel.

PROFESSIONAL LANDSCAPE ARCHITECT - A person licensed to practice landscape architecture under NH RSA 310-A:141 and all applicable state laws.

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PUBLIC PARK AND PLAYGROUND - Public parks vary widely as to location, type and number of facilities, including boating or swimming facilities, ball fields, camp sites and picnic facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions, such as weather.

PUBLIC STREET - A highway which has been accepted by the Town of Bedford and for which the Town of Bedford is responsible for maintenance, excluding Class VI Public Highways and private streets.

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RACQUET/TENNIS CLUB - Racquet/tennis clubs are privately-owned facilities that primarily cater to racquet sports (tennis, racquetball, or squash - indoor or outdoor). This land use may also provide ancillary facilities such as swimming pools, whirlpools, saunas, weight rooms, snack bars and retail stores. These facilities are membership clubs that may allow access to the general public for a fee.

- 317.1.12 Wetlands mapping shall be prepared, shown on a plan(s), and shall be sealed by a Certified Wetland Scientist. Names of water bodies and streams shall be noted.
- 317.1.13 Location and exterior dimensions and height of existing and proposed buildings, accessory structures, and the location of existing wells and septic systems and their disposition.
- 317.1.14 A note on the plan indicating total gross floor area of each existing or proposed building to remain, as well as a breakdown of the total gross floor area for each building by use classification, and percentage of building and impervious lot coverage.
- 317.1.15 Access points and service/loading areas for all buildings.
- 317.1.16 Location, widths, inside radii and layout of all proposed/existing drives, parking areas, fire lanes, guardrails & fences, pavement areas, existing/proposed curbing and walks.
- 317.1.17 Detailed parking calculations. (See Section 322)
- 317.1.18 Solid waste storage areas (See Section 327.2), snow storage areas (See Section 327.3), traffic control signs and pavement markings per the Manual on Uniform Traffic Control Devices (MUTCD).
- 317.1.19 Exterior lighting provisions and details of all proposed lighting fixtures. (See Section 327.1) In addition, the location of all overhead utility lines, poles, towers, etc.
- 317.1.20 A landscape plan that delineates the arrangement, species and dimensions of all existing and proposed vegetation and associated landscaping materials. The plan shall include drainage, planting and construction specifications for all aspects of the plan. Landscape plans shall be prepared and signed by a Professional Landscape Architect who is licensed by the State of New Hampshire.
- 317.1.21 A detailed erosion and sedimentation control plan. (See Section 327.5)
- 317.1.22 Commercial signage details and locations. (See Section 327.4)
- 317.1.23 Construction details of all site improvements.
- 317.1.24 A detailed site grading plan with proposed finish/design grades indicated by contours and/or spot grades, limits of tree clearing area, along with the location of all test pits when applicable.

should consider the seasonal peak period for the combination of land uses involved.

- 322.3.5 If a privately owned parking facility is to serve two or more separate properties, a legal agreement between the property owners guaranteeing access to, use of, and management of designated spaces is required.

322.4 CONSTRUCTION REQUIREMENTS

- 322.4.1 All parking spaces shall be striped with white or yellow traffic paint (4” minimum line width).
- 322.4.2 All parking surfaces, aisles and drives shall be paved with a minimum thickness of 3-inches of hot bituminous pavement (2-inch binder course and 1-inch wearing course).
- 322.4.3 All parking pavement shall be placed on a compacted gravel surface consisting of a minimum of 4-inches of crushed gravel placed over a minimum thickness of 8-inches of bank run gravel.

Section 323 - Landscape and Buffering Requirements

323.1 GENERAL REQUIREMENTS

The general intent and purpose of this Section is to ensure adequate and aesthetically pleasing landscape plans are submitted with the site plan application. Said designs shall be prepared and certified by a Professional Landscape Architect and include appropriate species that will survive and prosper in their proposed location, provide screening, shade parking lot areas and adjoining streetscapes, soften façade and sidewall areas and provide three seasons of color throughout the site. The use of native species is encouraged.

- 323.1.1 All plant materials required under this Section shall be standard nursery stock, installed in accordance with accepted horticultural standards and be regularly maintained after installation. The landscaping plan shall note the location, type, and size of proposed plantings. The Planning Board may require additional plantings based upon the size and scope of the project. All plant materials specified on any site plan approved by the Planning Board shall be annually inspected by the owner or owner’s agent. Any required plant materials found to be dead or diseased shall be replaced in kind. Failure to complete this requirement may result in a violation of site plan approval.

323.1.2 All areas disturbed by construction shall be covered with a minimum thickness of 4-inches of friable topsoil and be seeded with grass seed, covered with sod or planted with ground cover. In general, establishment of turf shall be limited to those areas that may be regularly maintained as lawn. Ground covers, mulch and other suitable materials shall be applied to areas which are not intended to be regularly maintained as lawn. The location and the extent of mulched landscaped beds shall be proposed as to minimize the occurrence of bark mulch washing into nearby street catch basins from as the result of heavy rains. When possible, lawn areas shall separate the mulched areas from adjoining pavement.

323.1.3 The Planning Board may require a certificate of compliance signed and sealed by a Professional Landscape Architect, certifying that all plantings and associated elements of the landscape design have been installed per the approved landscape plan.

The certification shall state: I hereby notify the Town of Bedford Planning Department of the completion of the installation of the landscape plan for the referenced site plan and certify that the installation is in substantial conformance with the plans, details and specifications on the plan that was prepared, signed and sealed by the Professional Landscape Architect and approved by the Town of Bedford Planning Board. Any changes have been reviewed by the Planning Department and the Professional Landscape Architect who prepared the landscape plan and are noted as follows: (note any approved changes to the landscape plan).

Article 340 - ADMINISTRATION AND ENFORCEMENT

Section 341 - General Requirements

- 341.1 All construction within new developments shall be performed in accordance with the plans, profiles, typical sections and details approved by the Board and the requirements contained therein.
- 341.2 The planning department shall review minor amendments for overall consistency with the approved site plan or as-built site for all zoning districts including overlay districts and for compliance with the standards below. For the purposes of this section, a minor amendment by definition is an administrative decision and does not constitute a site plan. The planning director or his authorized designee shall approve, conditionally approve, disapprove, or refer the request to the Planning Board. The applicant may appeal the planning director's decision to the Planning Board. The procedures and standards for minor amendments are as follows:
- 341.2.1 Minor changes in the color, exterior appearance, lot coverage, location, siting and height of buildings and structures or divisional walls may be authorized by the planning director if required for reasons or other 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 ten (10%) percent in the aggregate, or twenty five hundred square feet (2,500 SF) whichever is less. No change authorized by this paragraph may permit an accessory structure whose size is greater than one thousand square feet (1,000 SF). 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, or changes in location or number of parking spaces may be authorized by the planning director.
- 341.2.2 The Planning Director may require a revised site plan or as-built plan delineating all approved changes.
- 341.2.3 Temporary structures may be approved by the planning director upon the issuance of a temporary certificate of use for a period not to exceed six (6) months. The structures must be promptly removed at the conclusion of the approval period, and the site returned to the approved final development plan requirements. In no event shall any property owner acquire a vested right to maintain such temporary structure beyond the six (6) month period provided in this section. This requirement is in addition to those of the building code. The Planning Director may approve an extension for an additional six (6) months.

- 341.2.4 Changes in uses depicted and permitted on the approved site plan or approved as-built plan may be approved by the Planning Director provided it is a permitted use within the zoning district and does not exceed an area of ten thousand square feet (10,000 SF).
- 341.3 Executed and recordable instruments of conveyance shall be delivered to the Town conveying land to be used for public purposes, easements and rights-of-ways over property to remain in private ownership, and rights of drainage across private property shall be submitted in a form satisfactory to the Town's attorney. All land conveyances to the Town of Bedford shall convey the full fee interest of the property.
- 341.4 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 Planning Department. However, in certain cases, for good cause and reason, 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 a surety that remaining improvements not yet completed or begun will be satisfactorily completed within a predetermined time period

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- Redlined Version -

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