

Madbury Subdivision Regulations-Option A

Section 11. Street Names

The Madbury Board of Selectmen shall determine the names of all proposed streets.

Section 12. Septic Systems and Water Supply¹

In areas not served by public sewer systems and/or public water supply systems, it shall be the responsibility of the applicant or his agent to prove that the area and the soil characteristics of each lot are adequate to permit the installation and operation of an individual sewage disposal system and/or an individual water supply system. Such system must be in compliance with NH RSA 149- E. These minimum requirements shall be the guidelines recommended in the most recent printing of Guide for the Successful Design of Small Sewage Disposal Systems, published by NH Department of Environmental Services (DES).

Section 13. More Stringent Standards

The Planning Board, at its option, may require more stringent septic disposal and water supply standards for a particular application, as it feels necessary, for the protection of the quality of ground or surface water, either within or outside of the proposed subdivision and these requirements shall take precedence over the State requirements.

Section 14. Proof of Compliance

Proof of compliance with these standards shall be submitted to the Planning Board as well as to NH DES, and shall include:

1. A Feasible Locations: Plans for feasible locations of water supply systems and/or sewage disposal systems. Such locations must show the capability to serve such use as may be expected within the subdivision, based on lot sizes, and uses permitted by the Zoning Ordinance.
2. B Easements: Plans for protective easements with respect to other water supply and/or sewage disposal systems, surface waters, culverts, drains, structures, roadways, and property lines.
3. C Topography: Plans showing the topography as it may affect or limit the construction and operations of water supply and/or sewage disposal systems.
4. D Test Pits: A report on test pits at the location of the proposed sewage disposal systems, identifying the soil types to a depth of 10 feet if possible, and the depths to the seasonable high water table, to the observed water table, and to bedrock, if any, in each pit.
5. E Percolation Tests: A report on the results of percolation tests performed.

Section 15. Land Use Limitations

Based on percolation and test pit data, the Planning Board, at its discretion, may limit the extent or type of use of any or all lots. Such limitations shall be recorded in the Planning Board's files and the applicant shall incorporate notice of such limitation on the recorded subdivision plan, on appropriate deeds, and in any sales contract subsequently.

¹ If the subdivision is within the Tolend Landfill Overlay District (adopted by Board of Selectmen in 1992 in the interest of public health and safety), the installation of wells for domestic water supply is prohibited. See Water Resources Map of June 14, 2005 for location of this overlay district.

Madbury Subdivision Regulations-Option B

Section 11. Street Names

The Madbury Board of Selectmen shall determine the names of all proposed streets.

Section 12. Septic Systems and Water Supply

In areas not served by public sewer systems and/or public water supply systems, it shall be the responsibility of the applicant or his agent to prove that the area and the soil characteristics of each lot are adequate to permit the installation and operation of an individual sewage disposal system and/or an individual water supply system. Such system must be in compliance with NH RSA 149- E. These minimum requirements shall be the guidelines recommended in the most recent printing of Guide for the Successful Design of Small Sewage Disposal Systems, published by NH Department of Environmental Services (DES).

If the subdivision is within the Tolend Landfill Overlay District (adopted by Board of Selectmen in 1992 in the interest of public health and safety), the installation of wells for domestic water supply is prohibited. See Water Resources Map of June 14, 2005 for location of this overlay district.

Section 13. More Stringent Standards

The Planning Board, at its option, may require more stringent septic disposal and water supply standards for a particular application, as it feels necessary, for the protection of the quality of ground or surface water, either within or outside of the proposed subdivision and these requirements shall take precedence over the State requirements.

Section 14. Proof of Compliance

Proof of compliance with these standards shall be submitted to the Planning Board as well as to NH DES, and shall include:

1. A Feasible Locations: Plans for feasible locations of water supply systems and/or sewage disposal systems. Such locations must show the capability to serve such use as may be expected within the subdivision, based on lot sizes, and uses permitted by the Zoning Ordinance.
2. B Easements: Plans for protective easements with respect to other water supply and/or sewage disposal systems, surface waters, culverts, drains, structures, roadways, and property lines.
3. C Topography: Plans showing the topography as it may affect or limit the construction and operations of water supply and/or sewage disposal systems.
4. D Test Pits: A report on test pits at the location of the proposed sewage disposal systems, identifying the soil types to a depth of 10 feet if possible, and the depths to the seasonable high water table, to the observed water table, and to bedrock, if any, in each pit.
5. E Percolation Tests: A report on the results of percolation tests performed.

Section 15. Land Use Limitations

Based on percolation and test pit data...