

On 6 May 2015, the Madbury Planning Board adopted the following "Parking" language for the Site Plan Review Regulations.

Article VII Standards

Section 1. Off-Site Impacts

Development proposal shall be reviewed so as to minimize traffic congestion, traffic hazards, unsightliness, annoyance to abutters, erosion, surface water drainage and other effects detrimental to abutters, the neighborhood and the Town.

Section 2. Landscaping

A. Whenever practicable, native site vegetation shall be retained, protected, or supplemented. Any stripping of vegetation shall be done in a manner that minimizes soil erosion.

B. Appropriate buffers shall be maintained or installed to screen the use from neighboring properties.

C. Landscape treatment shall consist of natural vegetation or ground cover, shrubs or trees as deemed appropriate by the Planning Board.

D. Site landscaping shall consist of native plantings appropriate for the site conditions: grasses, shrubs and/or other native plants in sufficient numbers and density to screen the site, prevent soil erosion and achieve the water quality treatment requirements of this section.

Section 3. Parking

A. Each parking space shall be not less than 9' x 19'

B. Sufficient off-street parking facilities must be provided to accommodate employees, occupants and visitors and shall be designed and constructed in compliance with applicable requirements of the Americans with Disabilities Act (ADA).

C. All parking spaces and aisles, as well as site driveways, drive-through lanes, fire lanes and other paved surfaces shall be situated not closer than 20 feet to a side or rear property line and not closer than 30 feet to a front property line.

D. No parking or maneuvering should be forced into a public way.

E. Off-street parking facilities shall be constructed so as to minimize dust, erosion, and run-off conditions that would have a detrimental effect on abutting or neighboring properties. Sidewalks may be required for pedestrian safety.

On 2 June 2015, the Madbury Planning Board adopted the following "Tolend" language for the Subdivision Regulations.

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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:

- 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.
- 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.
- C. Topography: Plans showing the topography as it may affect or limit the construction and operations of water supply and/or sewage disposal systems.
- 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.
- 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.

Tolend Landfill Overlay District

SECTION 1 - Purpose: The United States Environmental Protection Agency (EPA) and the New Hampshire Department of Environmental Services (DES) have documented the release and threatened release of hazardous substances, pollutants and contaminants at the Dover Municipal Landfill on Tolend Road in Dover, NH, which has spread to abutting properties and has the potential to spread further. Contaminants spreading, or having the potential to spread, toward the Bellamy Reservoir are generally referred to as the "southern plume" in the Remedial Investigation/Feasibility Study performed for the site, and in EPA's Record of Decision (ROD) for the site.

EPA's risk assessment, conducted to evaluate potential risks to public health and the environment associated with exposure to contaminants at the site, concluded that the major risk to public health would result from ingestion of contaminated ground water. In order to minimize and control this risk, protect the health of property owners in the vicinity of the affected site, and to protect the public health in general, the Town of Madbury hereby establishes a protective zone within which no wells shall be installed and used for anything other than uses related to the cleanup, testing and reclamation of the Dover Municipal Landfill. This protective district is entitled the Tolend Landfill Overlay District.

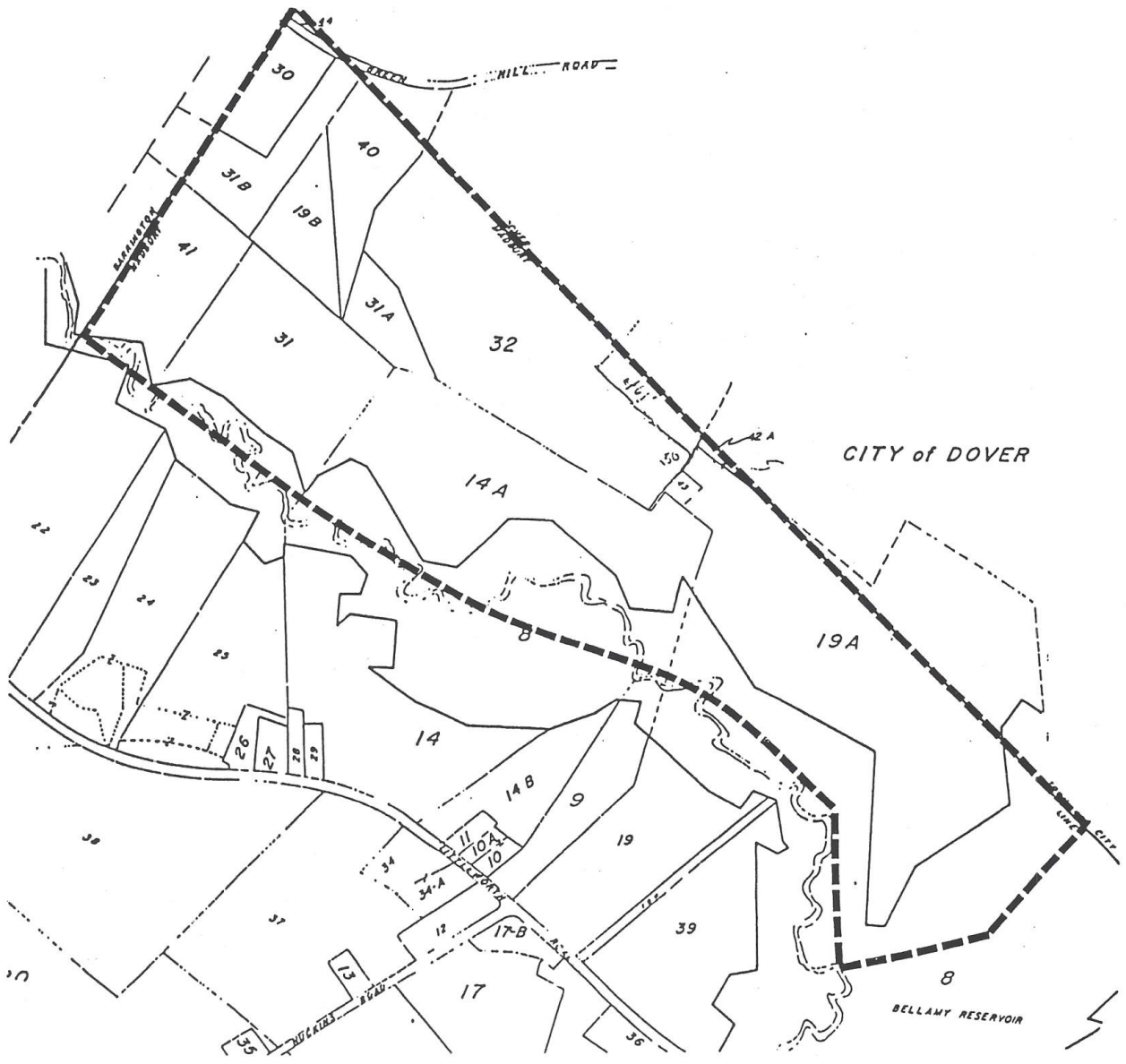
SECTION 2 - District Boundaries: The district is bounded on the south by the Bellamy Reservoir, on the northwest by the Town of Barrington-and on the northeast by the City of Dover. The district's boundaries are more particularly identified on the attached map entitled Tolend Landfill Overlay District.

SECTION 3 - Prohibited Uses: The installation or use of wells for any Purpose other than those which, in the judgement of the Madbury Board of Selectmen, are directly related to the cleanup, testing and reclamation of the Tolend Landfill.

First Reading & Discussion	June	1992
Second Reading & Discussion	June	1992
Third Reading & Adoption	August	1992

Tolend Landfill Overlay District

Boundaries of the
Tolend Landfill Overlay District



On 3 August 2015 the Madbury Board of Selectmen adopted the following "FEMA" language for the Zoning Ordinances.

Article XXI

Flood Hazard Area Overlay District

Section 3. DISTRICT BOUNDARIES

A. The provisions of the Flood Hazard Area Overlay District shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for Strafford County, NH" dated ~~May 17, 2005~~ September 30, 2015 ~~or as amended~~, together with the following associated Flood Insurance Rate Maps panel numbers for the Town of Madbury: 33017C0305E, 33017C0310E, 33017C0315E, 33017C0318E, 33017C0320E, and 33017C0340E, dated ~~May 17, 2005~~ September 30, 2015 ~~or as amended~~, which are declared to be a part of this ordinance and are hereby incorporated by reference.