

Madbury, NH
Site Plan Review Regulations
Proposed Revisions; June 1, 2016

Current	Proposed
Article I Authority	Article I Authority
Pursuant to the authority vested in the Madbury Planning Board by the 1975 Town Meeting, and consistent with NH RSA 672-677, as amended, the Madbury Planning Board adopts the following regulations governing the review of multi-unit dwellings and non-residential development.	Pursuant to the authority vested in the Madbury Planning Board by the 1975 Town Meeting, and consistent with NH RSA 674:43 and 44 , as amended, the Madbury Planning Board adopts the following regulations governing <i>the development or change or expansion of use for nonresidential uses or multi-family (more than two units) whether or not such development includes a subdivision or resubdivision of the site.</i>
Article II Purpose	Article II Purpose
No change.	
Article III Scope Of Review	Article III Scope Of Review
Proposal for multi-unit residential buildings (i.e. more than two units) and/or nonresidential development that involves the construction of new commercial/industrial structures or the expansion of the building footprint of an existing commercial/industrial structure are subject to these Site Plan Review Regulations. Prior to the issuance of a Building Permit, all such development shall be subject to review and approval by the Madbury Planning Board.	<i>The Planning Board shall require the submission of site plans for its review by all applicants seeking approval for any of the following, except as exempted in Article XII, Section 2. Waivers:</i> <ol style="list-style-type: none"> <i>1. The construction of any non-residential use facility;</i> <i>2. The enlargement of any existing non-residential use that requires development of the site;</i> <i>3. The construction of any new multi-family dwelling other than one and two-family dwellings;</i> <i>4. The enlargement of any existing multi-family</i>

	<p><i>dwelling use resulting in other than one and two-family dwellings, that requires development of the site;</i></p> <p><i>5. The change of any non-residential use or any changes which differs from an existing site plan as previously approved by the Planning Board.</i></p> <p>Prior to the issuance of a Building Permit, all such development shall be approved by the Madbury Planning Board <i>in accordance with the Procedures and Standards outlined in these regulations.</i></p>
<p style="text-align: center;">Article IV Procedure</p> <p>Site Plan Review shall be subject to the same procedural requirements which govern land subdivision, as specified in the Madbury Subdivision Regulations. The Madbury Planning Board shall not grant Site Approval until the proposal complies in all respects with the requirements of Federal, State and local regulations and statutes. The Site Plan shall be accompanied by an application fee of \$200.</p>	<p style="text-align: center;">Article IV Procedure</p> <p>Site Plan Review shall be subject to the same procedural requirements which govern land subdivision, as specified in the Madbury Subdivision Regulations. The Madbury Planning Board shall not grant Site Approval until the proposal complies in all respects with the requirements of Federal, State and local regulations and statutes. The Site Plan shall be accompanied by an application fee of \$200.</p>