

**Proposed Revised Site Plan Regulations
Madbury, NH
June 22, 2016**

**Article I
Authority**

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 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.

**Article II
Purpose**

No change.

**Article III
Scope Of Review**

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:

1. The construction of any non-residential use facility;
2. The enlargement of any existing non-residential use;
3. The construction of any new multi-family dwelling other than one and two-family dwellings;
4. The enlargement of any existing multi-family dwelling use resulting in other than one and two-family dwellings;
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.

Prior to the issuance of a Building Permit, all such development shall be approved by the Madbury Planning Board in accordance with the Procedures and Standards outlined in these regulations.

**Article IV
Procedure**

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.