

Chester Subdivision Regulations

Article 4 - Design

4.1 - Graphic Presentation

4.1.20 - Title, Scale, **True** North Arrow, **Legend Key (identifying line and marker symbol types, shading etc.)**, Date and Surveyor's Seal.

Purpose: To specify "True" North and to remind engineers and surveyors to include legend keys on their maps, site plans and surveys.

4.5 - Design Standards

4.5.2 - Street System

4.5.2.8 - Street Standards - The Planning Board may require the reservation of a sixty (60) foot easement connecting the new street with an external boundary to provide a continuation of the where future subdivision is possible. This future street will allow for safe future traffic circulation. In a case where the subdivision would landlock hitherto accessible land, the sixty (60) foot reserve strip **shall** be required by the Planning Board. All easements proposed under this regulation ~~must~~ **shall** be deeded to the Town to facilitate their future use.

4.5.2.17 - Table of Geometric & Other Standards for Streets

i)	Road base (minimum)	24"
	Upper Base (crushed gravel)	8"
	Middle Base (bank-run gravel or crushed gravel)	8"
	Upper Lower Base (sand)	8"
	(Road base The hot bituminous binder course shall be installed by the developer prior to the issuance of building permits.)	

Sand, bank-run and crushed gravel shall conform to Section 304 of the Standard Specifications for Road and Bridge Construction (latest edition) by the State of New Hampshire Department of Transportation.

Add: 4.5.2.18 – Test Pits

Test pits shall be performed, as directed by the Board's approved engineering consultant, to determine if ledge or the Estimated Average Seasonal High-Water Table (EASHWT/ESHWT) exists within two (2) feet below the two (2) foot subgrade level. Test pits shall be performed at least every fifty (50) feet along the centerline of the roadway.

The installation of underdrains shall be required if the EASHWT/ESHWT is located at or above the two (2) foot subgrade of the roadway.

Purpose: To require developers, construction supervisors, and contractors to include test pit data when designing roads.

Article 5 - Construction

5.1 - Street Construction

5.1.3 - Tree stumps and other organic materials shall be removed below the subgrade of the roadway. Rocks, boulders and ledge shall also be removed to a depth of two feet below the two (2) foot subgrade of the roadway. The installation of underdrains shall be required where ledge is removed.

On soils which are not suitable for roadways, the subsoil shall be removed from the street site to a depth of two (2) feet below the subgrade where suitable material is encountered, and replaced with material, whether from onsite or offsite, meeting the specifications for the gravel aggregate sub-base grade as described below.

5.1.4 - Sub-Base Subgrade - All fill material necessary to achieve subgrade elevation shall consist of stone and sand reasonably free from loam, silt, clay and organic material and shall meet the requirement of the following table:

<u>Sieve Size</u>	<u>Percent Passing by Weight</u>
6 inch	100
No. 4	20 – 100
No. 200	0 - 12

5.1.5 - Base

5.1.5 - Base - A gravel base shall be placed on a previously prepared and compacted subgrade of acceptable well-draining granular soil. The base shall consist of a minimum of twenty-four (24) inches of well-compacted material, consisting of a sixteen (16) inch sub-base comprised of eight (8) inches of crushed gravel overlain by eight (8) inches of bank-run gravel, over and an upper base consisting of eight (8) inches of sand. The eight (8) inch layer of bank-run gravel may be substituted by another eight (8) inches of crushed gravel.

The crushed gravel sand base layer, bank-run gravel base layer, and the sand base layer under the pavement shall each be graded at a cross slope of one quarter (1/4) inch per foot. Sand, bank-run and crushed gravel shall conform to Section 304 of the Standard Specifications for Road and Bridge Construction (latest edition) by the State of New Hampshire Department of Transportation.

Purpose: To advise construction supervisors and contractors that this is an acceptable material substitution. This question arose for Hemlock Lane, and then again for Stacey Lane and Colby Farm Road.

Article 6 - Approval and Disapproval

6.4 - Conditional Approval

The Board may grant conditional approval of an application, but the plat will not be signed or recorded until all of the conditions precedent have been met. If the applicant has not complied with the conditions of approval within ~~one (1) year~~ **two (2) years**, the approval is considered null and void and the applicant must submit a new subdivision application. A further public hearing is not required when such conditions:

Purpose: *To bring this section into conformance with RSA 674:39.*

Add: **6.7 – Vesting**

6.7.1 - Active and Substantial Development or Building: For the purposes of these regulations and conditional approvals, “active and substantial development or building” shall be defined as to have occurred:

1. When a subdivision has completed construction of all the following components within twenty-four (24) months in accordance with the approved plans:

- a) Up to the finish grade of the road/s (*see subsections 5.1.1 thru 5.1.8 under Article 5 - Construction*); and
- b) All of the drainage and stormwater management infrastructure associated with the road/s (*see sections 3.14 - Storm Drainage and 4.7 – Storm Drainage Systems*); and
- c) All side slopes, ditches, treatment swales and detention areas have been final graded, loamed, seeded and fully stabilized, and
- d) All erosion control measures must be in place and maintained on the site; and
- e) And satisfactory financial guarantees remain on deposit with the Town to insure completion of the remaining improvements.

6.7.2 – Substantial Completion of Improvements: For the purposes of these regulations and conditional approvals, “substantial completion of improvements” shall be defined as to have occurred:

1. When a subdivision has completed construction of all the following components in accordance with the approved plans:

- a) Up to and including hot bituminous binder course of the road/s (*see subsection 5.1.9 under Article 5 - Construction*); and
- b) All utilities have been installed, if proposed to be installed underground, in underground conduit ready for connection to the proposed structures; and

c) All on-site drainage improvements have been completed, and

d) All other on-site and/or off-site improvements have been completed.

The Board recognizes that not all subdivisions are the same. The Board reserves the right, therefore, to adjust the conditions to achieve the vesting of rights when drafting conditions of approval for unique situations.

Purpose: To advise and clarify which requirements must be achieved for vesting in accordance with RSA 674:39.