

**REGULATIONS FOR SITE PLAN REVIEW
TOWN OF SHARON, NH**

SECTION I: INTENT

For the purpose of promoting the Health, safety and general welfare of the community, the Planning Board is empowered by NH RSA 674:43 to regulate and restrict the location of buildings and other structures; percentage of lot that may be occupied; the size of yards, courts and other open spaces; location, size condition and configuration of parking and loading areas; and areas of ingress and egress, for all new construction or major renovation of any use other the single-family residences.

The Board shall consider the harmonious development of the Town of Sharon and its environs; open space of adequate proportions; suitably located access to accommodate existing and proposed traffic; adequate light, air, access to fire-fighting, police and other public safety apparatus and equipment to buildings, coordinated so as to compose a convenient system. They may prescribe additional area as may be needed for on-site sanitary facilities, and generally may include provisions which will tend to create conditions favorable to the health, safety, convenience and community welfare.

SECTION II: WHEN REQUIRED

No land shall be used and no building permit shall be issued for any new structure or for making a significant structural change relative to any use other than residential, nor shall the use of, or the uses upon, any land, until plans and specifications for said use are submitted to and approved by the Planning Board. No preconstruction site work may be performed while an application is under consideration by the Planning Board, except that which is necessary to perform required on-site tests.

In addition all uses allowed in the ongoing Ordinance as special exceptions are subject to a site plan review and approval by the Planning Board after the application for special exception has been approved by the Zoning Board of Adjustment.

SECTION III: FILING OF APPLICATION

Application for site plan renew shall be submitted to and processed by the Planning Board in the same manner as applications for subdivision approval. (See Section III, Sharon Land Subdivision Control Regulations.) Each applicant for a site plan review shall consult with the Planning Board and furnish such information as it shall require. The following will normally be required:

- A. A statement describing the use or uses to be conducted on the lot, indicating the effects on ingress, egress and traffic circulation and volume, and compliance with the Sharon Zoning Ordinance.
- B. Three copies of a site plan indicating:
 - 1. Location of all existing and proposed buildings.
 - 2. All curb cuts, parking spaces, loading areas, and driveways.
 - 3. The location, type and height of all walls, fences, transformers, and screen planting, as well as the location of all loading, trash storage areas, and septic systems.
 - 4. All pedestrian walks, open areas and recreational areas provided for the use of tenants or members of the general public.

5. **An indication of the existing and proposed topography at two (2) foot contour intervals, except where terrain in excess of ten percent (10%) slope exists, five (5) foot contour intervals are permissible.**
 6. **Location of all planting or landscaping areas, as well as listing of numbers, types and sizes of plantings.**
- C. **Preliminary building elevation views and floor plans indicating the number and type of commercial or industrial activities to take place, the gross floor area, and approximate locations of entrance of loading platforms and loading stalls.**
 - D. **Statement indicating the proposed employment, number of shifts, and maximum number of employees on each shift.**
 - E. **Engineering plans showing the proposed facilities for water and sanitary sewer, and proposals for handling storm and surface drainage. Proposed on-lot sewerage disposal systems shall be accompanied by results of test pits and percolation tests.**
 - F. **A tabulation of the total lot area, the net lot area, the proposed coverage of the lot area by buildings, and the proposed area to be left as open space, exclusive of parking areas.**
 - G. **A plat indicating that the subject parcel is a lot of record.**
 - H. **Plans for easements, if any, and locations of any underground electric and telephone utility lines.**

SECTION IV: STANDARDS FOR REVIEW

- A. **In reviewing the proposed site plan, the Planning Board shall take into consideration the basic objectives of the Zoning Ordinance and Subdivision Regulations of the Town of Sharon. Special note shall be taken of the zone in which the proposed activity covered by the site plan is to take place, and the review of the site plan shall be in accord with the objective indicated by, and for that zone.**
- B. **In reviewing the site plan application in regard to the adequate provisions of off-street parking, the Planning Board shall require that:**
 1. **Each automobile parking space shall not be less than two hundred (200) square feet, and not less than ten (10) feet wide. In addition, there shall be provided adequate interior driveways and entrance and exit driveways to connect each public parking space with a public right-of-way.**
 2. **All such off-street parking facilities shall be so drained as to prevent damage to abutting properties or public streets and shall be designed and installed in accord with standards set forth by the Planning Board in regard to the grade of each parking space, and the surface treatment and marking of the parking area.**
 3. **All parking spaces shall be safely separated from walkways, sidewalks, streets or alleys by curbing, landscaping, berms, islands, or other appropriate means.**
 4. **Each parking space shall be clearly marked, and pavement directional arrows or signs provided wherever necessary. Such parking shall be properly maintained to insure the maximum efficiency.**
 5. **Adequate lighting shall be provided if the parking facilities are used at night. If the parking facilities abut residential land, the lighting shall be so installed and arranged so as not to reflect or cause glare upon the abutting residential land.**

SECTION V: APPROVAL

- A. **The site plan application may be issued when, in the opinion of the Planning Board, the proposed use or re-use of land or buildings fulfills the intent and criteria set forth herein.**

- B. The Planning Board may attach such conditions to the approval of the application as it deems reasonable and necessary to assure that the proposed use will be consistent with the purpose and intent of these regulations.**
- C. No substantial deviation from the plans so approved shall be permitted without the approval of the Planning Board. Any such deviation without approval shall serve automatically to revoke the permit and shall constitute a violation of these regulations.**

SECTION V: AMENDMENTS

These regulations may be amended from time to time by majority vote of the Planning Board following a duly noticed public hearing as specified in NH RSA 675:6.