

Site Plan Review Regulations

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Site Plan Review Regulations

Section 1 - Authority & Purpose

Pursuant to the authority vested in the Town of Seabrook Planning Board by Town Meeting, and in accordance with the provisions RSA 674:43-44, the Seabrook Planning Board hereby adopts the following regulations governing the review of site plans. The purpose of the site plan review procedure is to protect the public health, safety and welfare, to promote balanced growth, and to ensure positive environmental development in accordance with the Seabrook Master Plan.

Section 2 - Scope of Review

The development, expansion, or change of use of property for nonresidential use, multi-family dwelling units, or condominium conversion, or excavation which results in the ponding of water shall be subject to review and approval by the Planning Board. A change of use sufficient to invoke Planning Board jurisdiction is:

- The change of one type of use to another, e.g. retail to restaurant; or
- Any use proposed for vacant land or buildings.

Should a use cease for one year, any subsequent use shall be subject to site plan review.

Section 3 - Fees

The application fee for non-expedited site plan review is \$300 + \$100 per every 1,000 square feet of impacted area. The fee for expedited applications is \$300. For purposes of determining the appropriate application fee, the plans shall identify and measure the area of all impacted areas, including, but not limited to, buildings, parking, landscaping, woodlands, and wetlands.

All additional fees specified in Section 4 of the Subdivision Regulations apply to applications for site plan review.

The application fee for condominium conversion is \$300 plus \$100 per condominium unit.

In those instances in which an applicant seeks to amend an approved site plan less than one year after Planning Board's vote to approve, and in which the proposed amendment impacts less than 10% of the approved site plan impact area, the applicant will pay one hundred percent (100%) of the Town's expenses to review the plan, as determined by the Planning Board, and will submit an application fee in the amount of fifty percent (50%) of the original site plan application fee.

Section 4 - Site Plan Review Procedure

shall be the same as that required by the Seabrook Subdivision Regulations for subdivision review, including provisions relative to abutter notification, public notice, administration; the submittal of site security, exhibits, data, standards, project revisions & as-built plans; the depiction of dimensions, parking, signs, lighting, site features & vegetation; and stormwater standards & requirements. The meanings of terms in the Seabrook Zoning Ordinance and Subdivision Regulations apply also to these regulations.

Notwithstanding the foregoing, in those cases in which Code Enforcement and/or Town Planner determines that a site plan proposal meets all of the following criteria:

- No discernable impact on abutters;
- No adverse impact on the public or the environment;
- No building expansion;
- No increase in intensity of use;
- No increase in traffic impact;
- No condominium conversion, subdivision, or lot line adjustment;
- No changes to stormwater flow or utilities;
- It is the site of a previously approved site plan;
- No review by the Technical Review Committee is warranted;
- No change to lighting or signage;

then the proposal may qualify as an **Expedited Application**, consistent with RSA 676:4 III. Abutters shall be notified pursuant to RSA 676:4. Publication of the notice shall not be required, nor shall review by the Technical Review Committee be required. The Planning Board reserves the right to determine that the proposal does not qualify for *expedited* status. Required exhibits for Expedited review is are as follows:

- Name of applicant, site address, and business address;
- Name of property owner and address;
- Case number(s) of prior site plan approvals;
- All lot, building, driveway, and parking dimensions;
- Location of lighting, signage, vegetation and other site features;
- Wetlands locations;
- Abutter names and locations shown on drawing;
- North arrow;
- Street names clearly shown;
- Location of Liberty Elm if planted, or new location if not already planted;
- Aerial photos and hand drawings are acceptable if they include all of the above;
- Applications should include 14 copies – if color is used, all copies must show colors.

Section 5 - Additional Exhibits & Data Required For Site Plan Review

The applicant shall submit the following exhibits and data, in addition to those required for a subdivision application by the *Subdivision Regulations*, unless such submittal is specifically waived by the Board:

5.010 Copies of all applicable State & Federal Permits;

5.020 Elevation views of all buildings;

5.030 The stamp or seal of a Licensed Landscape Architect pursuant to RSA 310-A:152.

5.040 A copy of the certification from a qualified inspector, pursuant to NH RSA 155-A and NH RSA 285, that the project meets the accessibility standards in the State Building Code.

5.050 The location, size and design of proposed signs, outside lighting & other advertising devices;

5.100 Lighting Specifications:

5.110 Description of all Outdoor Lighting Fixtures including component specifications such as lamps, reflectors, optics, angle of cutoff, support poles, additional shields, etc. Include the manufacturers catalog cut or specification sheet for each type of fixture used.

5.120 Location and description of every outdoor lighting fixture including hours of operation.

5.130 The maintained horizontal luminance shown as foot-candles (after depreciation) as follows:

5.131 Maximum

5.132 Minimum

5.133 Average during operating and non-operating hours

5.134 Average to Minimum Uniformity Ration.

5.140 Computer generated photometric grid of the site showing the average foot-candle reading in every ten-foot square. This grid shall include contribution from all sources, (i.e., Pole mounted lights, wall mounted lights and signs).

5.150 Foundation and pole details.

5.200 The site plan shall meet the recording requirements of the Rockingham County Registry of Deeds.

Section 6 – Site Security

The applicant shall submit a site security to ensure that proposed improvements are completed properly and in a timely fashion. The amount of the site security shall be determined by the Planning Board, however, the security amount shall be at least \$5,000.

Section 7 - Site Approval Expiration

In the event that construction is not completed within two years of the date that Site Approval is granted by the Planning Board, the Site Approval shall expire, unless extended by vote of the Planning Board. Site approval shall also expire upon a subsequent site plan approval by the Planning Board for a project on the same site.

Section 8 - Site Plan Review Standards

While reviewing a final plan, the Board shall consider the following general requirements and design standards:

8.010 Detrimental Effects To Be Minimized: Plans shall be reviewed in order to minimize traffic congestion, traffic hazards, unsightliness, annoyance to other land users, erosion and other effects detrimental to the abutters, the neighborhood and the environment.

8.020 Off-Street Loading: Sufficient off-street loading space shall be provided, including off-street areas for maneuvering the anticipated trucks or other vehicles.

8.030 Erosion Control: Grading, paving and storm drainage systems shall be installed in such a manner as to prevent erosion or sedimentation of streams or damage to abutting properties. Required hay bales and silt fences shall remain in place and will be maintained for a minimum of 24 months. The utilization of wood chips to control erosion is acceptable, as are bales of salt marsh hay. All other hay bales are prohibited due to their propensity to introduce invasive species.

8.040 Pollution Control: Oil/water separators shall be installed where the Planning Board deems such installation to be necessary.

8.050 Local Codes: All fire and safety codes adopted by the Town of Seabrook shall be adhered to.

8.060 Sewer: Sanitary waste facilities in new buildings shall be connected to the municipal sewer system.

8.070 Truck Operations to be Restricted in Residential Areas: The applicant shall ensure that truck traffic, the unloading of dumpsters, and the operation of refrigeration trucks will not occur in residential areas between the hours of 11:00 PM and 7:00 AM.

8.080 Sidewalk Construction Mandatory: Sidewalks shall be installed at the expense of the developer in all locations that, in the judgment of the Planning Board, will enhance the safe and efficient movement of pedestrians. Sidewalks in Zone 2 shall be fabricated of Portland Cement and shall meet the minimum construction standards specified for such sidewalks in the Subdivision Regulations.

8.090 **Curbing Mandatory:** Curbs shall be vertical granite, and shall meet the current standards and specifications of the NH Department of Transportation. Curbs shall be installed at all roadway curb-cuts, at corners, and at other locations deemed appropriate by the Planning Board.

8.100 **Elms:** At least one disease-resistant elm tree shall be planted on-site. Additional elm trees shall be planted no closer than 150 feet to another elm tree. The aforementioned liberty elms shall be a minimum of 1.5" in diameter.

8.110 **Noise:** All external machinery shall be muffled so that noise will not be discernable at the perimeter of the lot. At locations where a commercial or industrial proposal abuts a residential use situated within a residential district, the applicant for commercial/industrial use shall construct an acoustical barrier wall to specifications determined by the Planning Board.

8.120 **Loam:** For new connections to the municipal water system, all proposed lawn areas shall be underlain by 6 inches of loam.

8.130 **All Standards** and requirements cited in Section 6 of the Subdivision Regulations shall apply to site plan review.

8.140 **Storage:** There shall be no outside storage of flammable or hazardous gases, liquids, or materials over 2,000 gallons aggregate. Utilities for heating a building or motor vehicle fueling station are exempt from this regulation.

8.150 **Green Roofs** – Buildings with flat roofs, or roofs sloped less than 10 degrees, in excess of 50,000 square feet shall be constructed as a green roof for the benefit of the environment.

8.160 **LEED** - The Planning Board encourages building designs that comply with LEED (Low Energy & Environmental Design) standards.

8.170 **Salt Management:** Within the bounds of the Aquifer Protection District, use of road salt shall be minimized and Best Management Practices shall be observed.

Section 9 - Lighting

All lighting fixtures shall meet the following standards:

9.010 **Shielding:** In order to minimize light trespass and direct glare beyond the site boundary, all outdoor light fixtures shall be fully shielded. This includes Wall Pack Style Fixture.

9.015 **Type:** Pole mounted Outdoor Light Fixture shall be Shoe Box Style. Shoe Box Style Fixtures with Sag Glass Lens and pole mounted flood or spot lights are prohibited.

9.020 **Height:** Pole mounted lighting fixture are limited to 20 feet in height above ground inclusive of the foundation height.

9.025 **Abutters:** Outdoors lighting systems shall be designed such that direct glare is not observable above a height of five feet at the site boundary. Designers are cautioned that this may require shorter poles at perimeter locations depending upon the fixture angle of cut off.

9.030 **Ornamental Lighting** and lighting fixtures used to illuminate landscaping or buildings are prohibited except those that will project light equal to or less than incandescent fixture of 100 watts.

9.035 **Signs:** Lighting fixture used to illuminate outdoor signs shall be subject to the direct glare restriction of section 9.010 and shall be fully shielded.

9.040 **Specifications:** All outdoor lighting systems shall be designed as not to exceed the following Illuminating Engineering Society of North America (IESNA) recommended luminance levels:

Horizontal Illuminance (Foot candles)

	Average	Minimum	Uniformity Ratio
Shopping Centers, Restaurants, Offices, during Operational Hours	2.4	0.9	4/1
Industrial employee parking and other sites during non-operational hours	0.8	0.2	6/1
All sites under all operating conditions when measured ten feet from the property line on abutting properties	0.1	N/A	N/A

Note: These levels do not apply under service station canopies or awnings at building entrances, however all lights shall be fully shielded or fully recessed into the canopy or awning to meet the direct glare design requirement of section D.

9.045 **Hours:** All outdoor lighting systems shall be equipped with timers to reduce illumination levels to non-operational levels at a minimum during non-operational hours.

9.050 **Illuminated Signs** shall be equipped with timers to extinguish signs during non-operational hours.

9.055 **Nonconforming Outdoor Lighting Fixtures** installed prior to the effective date of this section are exempt from the provisions of this section, provided however, that no change in use, replacement, structural alteration, or restoration of Outdoor Lighting Fixtures shall be made unless it thereafter conforms to the provisions of this section.

Section 10 – Off-Site Impacts of Development

10.005 **Authority & Purpose:** Pursuant to NH RSA 674:21 & 674:44, land developers may be required to pay an exaction for the cost of *off-site improvements* that are determined by the Planning Board to be necessary for the occupancy of any portion of a new development. The exaction is intended to be a proportional share of public infrastructure improvement costs, and one that is reasonably related to the benefits accruing to the development from the improvements financed by the exaction.

10.010 **Infrastructure Improvements** shall be limited to the transportation network, stormwater treatment and drainage, culvert upgrades, and sewer and water upgrades, as determined by the Planning Board.

10.015 **Traffic Threshold:** Land development or redevelopment that produces more than 50 vehicle trips in any hour shall be assessed an exaction fee for the cost of public infrastructure improvements. Traffic volumes produced by prior occupants of the site shall not be factored into the threshold calculations.

10.017 **Trip Defined:** Each vehicle that enters the property shall be considered one trip. When that vehicle exits the property, it shall be considered a second trip.

10.020 **The Calculation of Vehicle Trips** shall derive from the latest edition of the ITE Trip Generation Manual, or from actual traffic counts at comparable facilities. In the event that more than one methodology is employed, the higher trip count will be utilized.

10.025 **Redevelopment:** For the purposes of this section, the redevelopment of a property, or any portion thereof, shall be considered new development.

10.035 **Improvements Identified:** The necessary improvements shall be determined solely by the Planning Board.

10.040 **Exaction Formula:** For development projects that utilize US Route 1 for access or egress, the exaction fee amount will be calculated by determining the peak-hour site generated trips pursuant to Section 10.020 above, then deducting 50 trips from that total, and then multiplying the result by \$1,200.¹

10.042 **Credits:** The Planning Board, at its sole discretion, may credit the applicant for up to 50% of the fair market value of land donations that would facilitate future improvements along US Route 1 in Seabrook. Improvements required by the NH Department of Transportation shall **not** be credited toward the exaction required by the Planning Board.

10.045 **Planning Board Costs:** The applicant shall reimburse the Town for all costs incurred by the Planning Board's traffic consultants.

10.050 **Payment Due:** The exaction fee shall be paid by the developer prior to the issuance of an occupancy permit.

10.055 **Escrow:** Any exaction collected by the Planning Board shall be held by the Town of Seabrook in an interest-bearing escrow account.

10.060 **Project Construction:** As an alternative to paying an exaction, the developer may elect to construct the necessary improvements, subject to the posting of a financial security that is acceptable to the Planning Board.

10.065 **Refunds:** Any exaction collected by the Planning Board shall be refunded if the funds have not been appropriated for their dedicated purpose within six years of the date of collection.

10.070 **Donations:** At the discretion of the Planning Board, in lieu of submitting an exaction fee, the applicant may elect to make a donation amounting to 90% of the exaction fee. A donation shall be utilized for the same purposes as an exaction fee, however unlike the fee, a donation would not be subject to refund pursuant to Section 10.065 above.

¹ This figure is derived from an exhaustive and comprehensive analysis of the Route 1 corridor conducted by Resource Systems Group, Inc.

Section 11 - Parking Requirements

11.010 **Parking Spaces:** No structure shall be erected nor shall any non-residential land use be established unless appropriate off-street parking and loading space is provided. The number of off-street parking spaces shall conform to the limits specified in the following table:

Type of Use	Maximum # of Spaces	Minimum # of Spaces
<i>Eating & Drinking Establishments</i>		1 space for every 4 seats
<i>Manufacturing Facility</i>		1 space per 500 square feet of floor area
<i>Motels and Hotels</i>		1 space for every sleeping room
<i>Offices</i>		1 space per 250 square feet of floor area
<i>Places of Public Assembly</i>		1 space for every 5 seats
<i>Retail Business</i>	1 space per 250 square feet of floor area	1 space per 300 square feet of floor area

If no standard is specified in these regulations, parking requirements will be at the discretion of the Planning Board. The Planning Board may require variation to these standards if in the board's judgment, circumstances warrant such variation.

11.020 **Parking Dimensions:** Every parking space shall be a minimum of 10 feet in width, and 18 feet in length. Parking lot travel lanes shall be a minimum of 20 feet in width if a herringbone configuration is utilized. Otherwise the travel lanes shall be and a maximum of 24 feet in width.

11.030 **Pavement:** Parking and loading areas shall be paved, if required by the Planning Board. Parking lots shall be designed in such a manner so as to minimize the construction of impervious surface area. For that reason, a herringbone parking alignment is preferred

11.040 **Parking Location:** All parking shall be located on-site, or alternately, a permanent easement may be recorded for alternative parking off-site, so long as the off-site property's potential for expansion is not hindered. Parking is encouraged to be in the rear.

Section 12 - Condominium Conversion

As used in this section, "*Condominium Conversion*" shall have the following meaning: *The placing or conversion of real property or any interest therein presently under a developed use into the condominium form of ownership pursuant to RSA 356-B.* Such conversions must be approved, in advance, by the Seabrook Planning Board. In addition to the requirements specified in these *Site Plan Review Regulations* for site plan review, applications for condominium conversion must meet the following additional requirements:

- 12.010 **Documents:** A complete set of site plans and floor plans, as well as a complete set of all Condominium documents must be filed with the Planning Board. The applicant's attorney shall certify that all condominium documents are consistent with the Seabrook Zoning Ordinance and with the requirements of RSA 356-B.
- 12.020 **Utilities:** A plan shall be submitted to the Planning Board showing the location of all utilities on the site, and the plan shall indicate the locations where the shutoff valves will be located for each unit. The plan shall indicate whether or not additional meters or additional lines from the street will be required as a result of the condominium conversion. Shut-off valves shall be located on Town-owned property or in a Town-owned right-of-way. Proposed underground utilities shall provide two four-inch ducts for use of the municipality and all overhead poles shall provide space for the use of the municipality at the subdivider's expense. The responsibility for maintenance, operation, replacement and protection of utilities shall be clearly established by the Condominium agreement.
- 12.030 **Legal Status:** The units which are subject to the requests for condominium conversion must, at the time of the request, exist as legal units pursuant to the ordinances of the Town of Seabrook. The burden shall be on the petitioner to demonstrate that the units to be converted are legal.
- 12.040 **Wetland Protection:** In order for the Condominium Conversion Regulations to be consistent with Section 14 of the Zoning Ordinance, no proposed Limited Common Area shall be allocated a disproportionate share of a lot's wetlands.
- 12.060 **Subsequent Revisions:** Prior to the construction of buildings or infrastructure in any location other than that which was approved, the property owners must first obtain Planning Board approval.
- 12.070 **The Access/Egress** of other property owners shall not be obstructed.

12.080 **Parking:** The application shall include a master plan to allocate all parking on-site.

12.090 **Stormwater Drainage:** The long term responsibility for maintenance must be clearly defined, and binding commitments made by the developer, and a mechanism established to bind successors in title.

Section 13 – Landscaping

Purpose of Landscape Design Standards: The existing landscape of Seabrook is diverse, containing natural wooded environments, open fields, as well as marsh, wetlands and streams. New development should be respectful and sensitive to the dominant landscape character of the town as a whole. Landscaping should result in attractive natural areas, outdoor spaces and open space that incorporate high quality design and maintenance, buffering and screening, and support native wildlife. The purpose of landscaping design standards in Seabrook is to:

13.005 Preserve and enhance the character of Seabrook’s landscape and implement goals and objectives of the Master Plan.

13.010 Provide attractive settings for new development, which promotes aesthetically pleasing relationship of scale between buildings and their natural surroundings.

13.015 Preserve and enhance local and regional open space resources.

13.020 Support and encourage the use of sustainable design principles and operating practices that preserve and enhance wildlife habitats, water quality, and overall health of the natural environment.

13.025 Encourage the use of indigenous plant material to provide natural habitat and food sources and to maintain ecological diversity.

13.030 Retain mature vegetation in place or transplant and reuse it on site to the greatest extent feasible and reinforce the visual image of Seabrook through the planting of shade trees along roadways and access ways.

13.035 Enhance the visual impact of public spaces and promote “pedestrian friendly” environments by defining pedestrian and vehicular circulation.

13.040 Offer adequate buffering between abutting parcels and land uses to protect neighboring properties and zoning districts from potentially adverse impacts of structures, lighting glare, noise, wind velocities, and odors and incompatible uses.

13.045 Provide visual relief and mitigate the “heat island affect” from broad expanses of pavement.

13.050 Maintain natural drainage pathways and hydrologic processes and facilitate the reintegration of stormwater run-off on the site.

Landscaping Design Standards: These landscaping design standards shall apply to parcels and lots of greater than one (1) acre. Parcels and lots of one (1) acre or less are exempted from these standards but shall comply with the recommendations contained in the guidance document ‘*Landscaping Standards for Small Parcels and Lots in the Town of Seabrook*’.

13.100 **General Requirements**

Site Landscape Design

13.105 All applications for Site Plan Review or Subdivision shall be accompanied by a landscape plan that is stamped and signed by a licensed landscape architect.

13.110 All required landscaping shall be located entirely within the lot or parcel, unless agreements have been made with the Town for landscaping in the road right-of-way. Landscaping and screening must be provided with proper regard to adjacent properties, the public road and right of way, and within the site, including interior landscaping of parking areas.

13.115 The proposed landscape design must be sensitive to any well-executed and maintained adjoining property landscape design. The landscape design, as submitted to the Planning Board, shall indicate prominent landscape elements on adjoining properties within 25 feet abutting the subject site.

13.120 Landscaping shall be designed and maintained so that it does not interfere with sight distances for driveways and roadways.

13.125 Buildings, parking areas, loading docks, access roads, and other structural elements shall be sited to preserve existing healthy mature vegetation and maintain natural topography to the maximum extent feasible.

13.130 Landscaping shall be laid out in informal natural groupings rather than formal rows and shall be compatible with site topography. Individual clusters of trees or islands of shrub beds are acceptable. Linear solutions shall be avoided wherever possible. Refer to Figure 13.1 for examples.

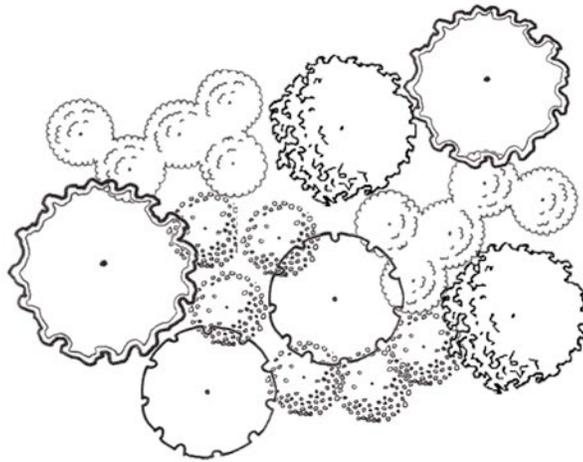
13.135 A variety of plant species shall be used to assemble new landscaping masses. Refer to Figure 13.1 for examples.

13.135.1 Create visual depth in plant massing by layering plants of various textures, sizes, heights and colors.

13.135.2 Include flowering or fruiting species for color, interest and wildlife habitat where appropriate.

13.135.3 Maintain landscaping coverage and mass year round by incorporating seasonal plantings.

Figure 13-1 – Examples of Informal Natural Groupings for Landscaping Installations



Plan View of Informal Grouping



Elevation View of Informal Grouping

13.140 Use plantings to enhance the relationship of buildings to their surroundings.

13.140.1 Layered plantings soften edges and corners and reduce the scale of buildings in the landscape.

13.140.2 Masses of trees and vegetation near buildings reduce the perceived scale of buildings and set them into the landscape.

13.140.3 Consider plant massing along with architectural massing during the design process.

13.140.4 Balance the mass, proportion and rhythm of landscape and building elements.

13.145 Rainwater storage and stormwater runoff shall be directed to irrigate landscaped areas, lawn and turf.

Planting and Material Specifications

13.150 Plants shall be selected for their ability to thrive in the environmental conditions of the site and for their ability to achieve a desired effect. In addition:

13.150.1 The use of native plant varieties or the cultivars of natives is encouraged.

13.150.2 Plants shall be installed in contiguous densely planted beds so as to appear more natural.

13.150.3 Plant varieties shall be selected to ensure long-term survival.

13.150.4 Plant varieties shall be selected so as to reduce long-term maintenance.

13.150.5 Landscaping shall consist of native drought resistant plants, shrubs and trees.

13.155 Under no circumstances shall any plants be used that are recognized by the State of New Hampshire Department of Agriculture as invasive.

13.160 All plant material shall have a minimum winter hardiness for Zone 5B as determined by the U.S. Department of Agriculture.

13.165 Minimum sizes for plant material for new or replacement plantings, unless indicated elsewhere in these regulations or the Zoning Ordinance, shall be as follows:

13.165.1 Deciduous shade trees: three-inch caliper,

1.165.2 Deciduous ornamental trees: two-inch caliper,

13.165.3 Evergreen trees: six-foot height, and

13.165.4 Evergreen and Deciduous Shrubs: 5-gallon container.

13.170 Sizing and measuring shall be governed as defined in the publication *American Standard for Nursery Stock* (2004, as amended) by the American Nursery & Landscape Association (available at www.anla.org).

13.175 Plant material located within 20 feet of any road or other paved area shall consist of only those plants tolerant of roadway deicing salts and snow/ice conditions.

13.180 Landscaping shall be maintained in healthy condition. If within two years from the date of installation any plant is in a deteriorating state or is dead it shall be replaced in kind in a timely manner.

13.185 Lawn area shall be minimized, as most lawn grasses require supplemental irrigation and regular applications of fertilizer to stay green. Where lawn is necessary fescues and other drought tolerant and native species are recommended.

13.190 Existing mature trees and vegetation shall be integrated with the landscape plan with the goal of preserving the function of existing vegetation, such as groves of trees that separate land uses or provide a natural backdrop for development.

13.195 Refer to the list of preferred and recommended plant species including a list of drought and salt tolerant species.

13.200 Preservation of Existing Vegetation

The purpose of this section is to provide incentives to retain and utilize existing vegetation to satisfy landscaping requirements whenever possible.

Evaluation of Existing Conditions

13.205 For parcels and lots of greater than one acre, the applicant shall provide a tree survey performed by a licensed land surveyor, arborist, forester, or landscape architect. The plan shall clearly indicate forest type and the location, species of all existing trees 6 inch DBH (diameter at breast height) or greater on the site. The survey shall identify (1) all existing shade and ornamental trees that may have been part of a prior landscape scheme and (2) the location, average size and species of groves of trees, and of individual trees greater than 16 inch DBH selected for preservation to fulfill landscaping requirements on the site.

13.210 Healthy trees with a minimum 6-inch caliper and existing wooded areas are recommended for preferential preservation, particularly those trees adjacent to existing or proposed roadways and driveways, and within setback areas where buildings cannot be constructed. Such trees shall be inventoried and shown on an Existing Conditions Plan.

13.215 The applicant may request that the Planning Board or their designated professional landscape consultant determine whether existing vegetation is suitably located, sufficiently dense, and vigorous enough to be substituted in lieu of new planting required by these regulations.

On-Site Preservation Requirements

13.220 Construction activities and site alterations shall not disturb the root zone of the trees designated for preservation (refer to #2 above). No storage of construction equipment, digging, trenching, or other soil disturbance shall be permitted within drip-line of trees to be preserved. Areas of preserved plant material shall not be used as drainage areas or temporary runoff storage areas during construction.

13.225 Prior to the onset of any construction including site preparation work, the applicant shall install and maintain tree protection fencing, or other protective measures approved by the Planning Board, located 12 inches beyond the drip-line of the trees to be protected. All no-cut and no-disturb zones shall be appropriately monumented and delineated on the site plan. Prior to construction, the town or its designee shall inspect all installed protective barriers. Protective barriers and signage shall remain in place until completion of the project.

13.230 The developer shall be responsible for making all contractors aware of preservation requirements on the site prior to any construction activities.

13.235 Trees or groups of trees to be preserved shall be inspected and approved by the town's designee and shall be clearly identified on the Site Plan, Subdivision Plat, Landscape Plan and Grading Plan.

13.240 The applicant shall be responsible to replace any trees designated to remain, which have been damaged, killed, or removed as a result of construction activities. The Planning Board may require replacement in-kind, per caliper inch of deciduous trees and by height for evergreens. For example, if a 24-inch caliper deciduous tree is damaged or killed during construction, the applicant shall replace the tree with six 4-inch caliper trees, or any other combination that adds up to 24 caliper inches. A 36-foot tall evergreen, for example shall be replaced with six 6 foot tall evergreen, or any other combination adding up to 36 feet.

13.300 **Buffers and Screening**

The purpose of this section is to provide detailed specifications for the composition, design and placement of buffers and screening, particularly with respect to mitigating negative impacts of non-residential uses on adjacent residential uses, adequate separation of uses, and creation of landscaped areas for public use and enjoyment.

13.305 Buffers shall be a year-round visually barrier that may be composed of existing vegetation, constructed landscaping, or a combination thereof. Buffers shall meet the following standards. Refer to Figure 13.2 for examples.

13.305.1 Buffer areas shall be comprised of existing trees and vegetation, new landscaping or a combination thereof to create a dense buffer incorporating a variety of species of understory and tree canopy layers.

13.305.2 The use of existing vegetation, topography, and natural features to comply with screening requirements is encouraged.

13.305.3 Screens shall not be located so as to impede vehicular or pedestrian traffic.

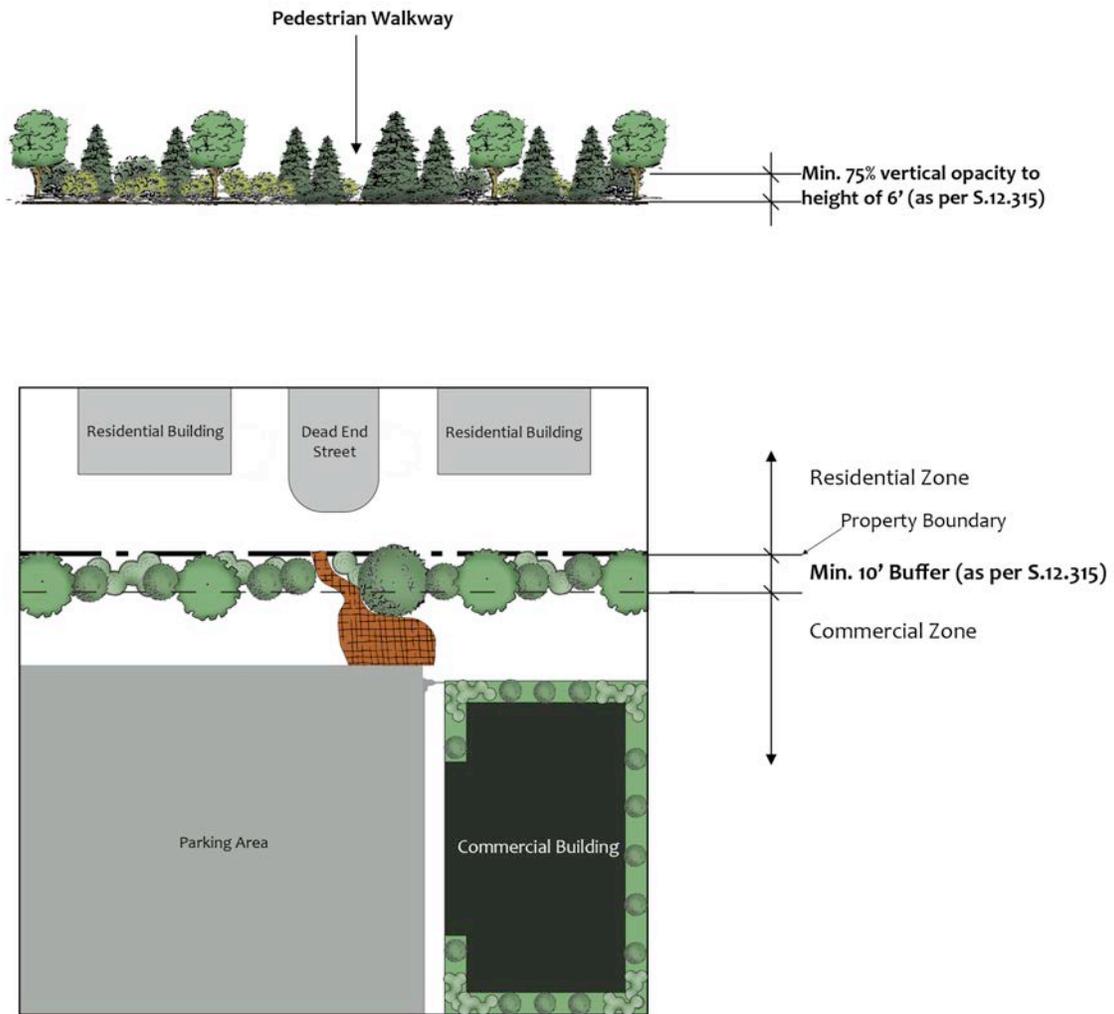
13.305.4 Where appropriate, existing healthy trees and vegetation must be incorporated into the buffer strips and overall landscape design.

13.310 Where a non-residential use abuts a residential property, activity on the subject property shall be buffered to a reasonable level from the adjacent residential property by appropriate landscaping, including the use of plant materials, and/or existing natural vegetation. Fencing alone is not considered an acceptable method of buffering.

13.315 A minimum ten (10) foot wide landscaped buffer, or more if required by the Planning Board, must be provided where a proposed non-residential development abuts residential properties. Vegetative buffers shall achieve a minimum of 75 percent vertical opacity to a height of six (6) feet, year-round, within one year of installation. Refer to examples in Figure 13-2.

Figure 13-2 - Plan view and elevation view of planting arrangement and density of buffers between non-residential development and a residential property.

10-foot Buffer plan view and elevation view



13.320 For non-residential and mixed uses, a minimum ten (10) foot wide landscaped buffer, including shade trees, shall be provided along the full length of the side and rear property lines, excluding driveways and other access ways. The landscaped buffer shall be designed to accommodate space for public access and use by incorporating elements such as seating, paths and/or walkways.

13.325 Screening is required to soften the visual impact of high intensity uses such as buildings, parking areas, loading docks, trash disposal areas, exterior storage, and other high intensity use areas associated with or generated by a particular development as viewed from a public right-of-way, residential zoning district, and the principal entrances of buildings on abutting properties. Screening shall meet the following standards.

13.325.1 Screens may consist of existing natural topographic landforms, rock outcrops, or vegetation that is dense enough to be visually impermeable.

13.325.2 Vegetative screens shall achieve a minimum of 75 percent vertical opacity to a height of six (6) feet, year-round, within one year of installation.

13.325.3 Constructed screens may consist of any combination of built screens, such as walls or fences, topographic screens, such as berms or landforms, and vegetative screens consisting of primarily evergreen material.

13.330 The following site design practices shall be applied to screening of high intensity use areas:

13.330.1 Locate storage/stockpile areas out of view of public or in a screened area and with a fenced enclosure.

13.330.2 Locate loading docks and receiving areas out of view or in a screened area.

13.330.3 An enclosure constructed of materials compatible with the principal structure may be substituted for screening requirements.

13.400 Street and Internal Access Road Landscape Strips

The purpose of the street landscape strip is to provide separation of the roadway from adjacent uses, visual appeal, shading and green space. Street landscape strips shall comply with the following standards. Refer to Figure 13.3 for examples.

13.405 Consisting of a minimum 15 feet width (depth of planting area as measured perpendicularly from the right of way).

13.410 Minimum one tree per 40' frontage; trees shall be planted within 15 feet from the front lot line and spaced no more than 30 feet apart.

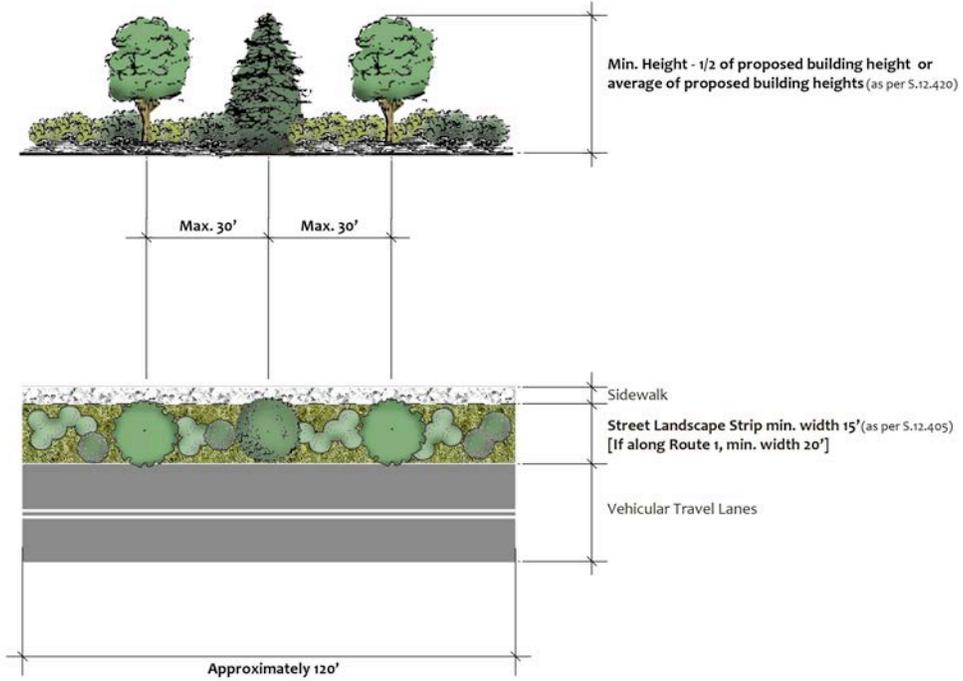
13.415 Trees shall not interfere with buildings, overhead utilities, pedestrian travel, or access to on-street parking spaces.

13.420 Minimum tree height equal to one half the proposed building height (or average building height if more than one building on a site).

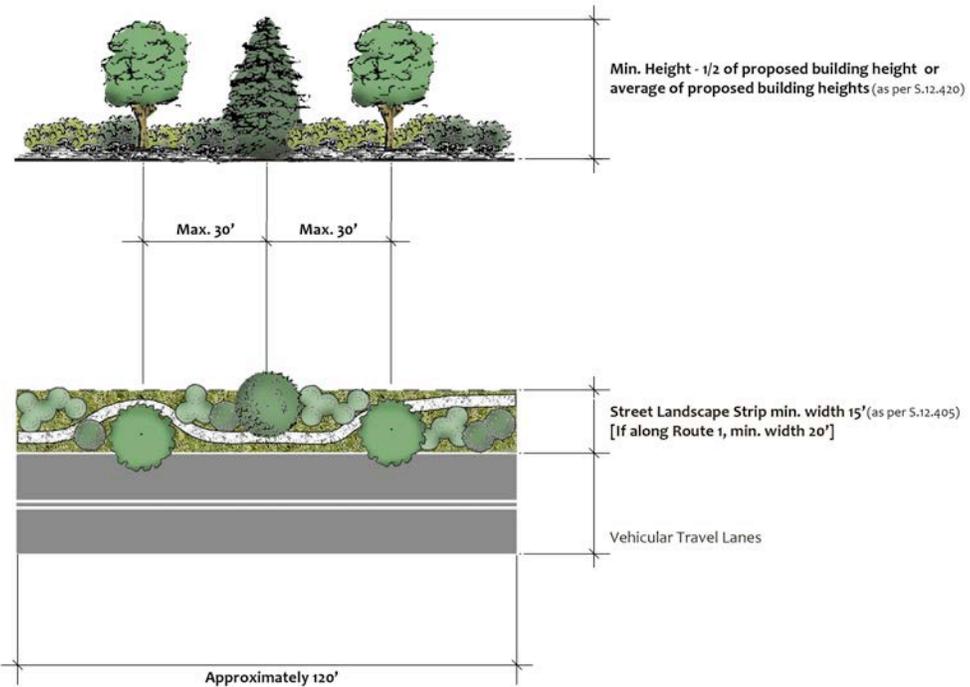
13.425 Consist of groupings of deciduous and/or evergreen trees, shrubs, and groundcover.

Figure 13-3 - Examples of street and internal access road landscape strips

Alternative A



Alternative B



13.500 **Parking Areas**

Parking area landscaping areas shall provide the following: mitigate the visual impact of a broad expanse of pavement through careful placement of trees and other vegetation, shade impervious surfaces, walkways for pedestrian access, green space, and opportunity for implementation of stormwater management best management practices. Refer to Figure 13-4 for examples.

13.505 Landscaping shall be incorporated into the development of surface parking to reduce adverse environmental and aesthetic impacts, to shade pavement to reduce heat island effect and to screen parking areas from public view.

13.510 There shall be landscaped open space within the interior of parking areas in the minimum amount of 20 percent of the gross interior parking area, exclusive of perimeter landscaping.

13.515 The perimeter of parking areas shall have a 10 foot wide landscape buffer, while maintaining clear sight lines, to soften visual and noise impacts and reduce interior temperatures of the parking area.

13.520 Planting islands should be used to define vehicular and pedestrian circulation patterns, to break up large expanses of pavement and to facilitate site drainage. In general, planting islands should be distributed throughout the parking lot. A combination of end cap islands and linear islands running parallel to parking rows are preferred. Islands should be densely planted and shall be designed to absorb run-off from the parking areas.

13.525 Divider islands shall be: provided for every four parking rows at least 10 feet wide; and with trees spaced not more than 50 feet apart in each contiguous island or provide one tree per 200 square feet of island area.

13.530 Terminal islands shall be: provided at ends of parking rows at least every 25 spaces; and have at least two trees per island and evergreen shrubs 3 feet on center (or grass/ground cover with approval of Planning Board). All landscape areas shall contain shrub and ground cover plantings. Landscape areas may not be totally covered with mulch.

13.535 Landscape islands shall be a minimum area of 200 square feet, a minimum of 15 feet in width in any direction, and at least one tree per island with trees located a minimum of 4 feet from curbing.

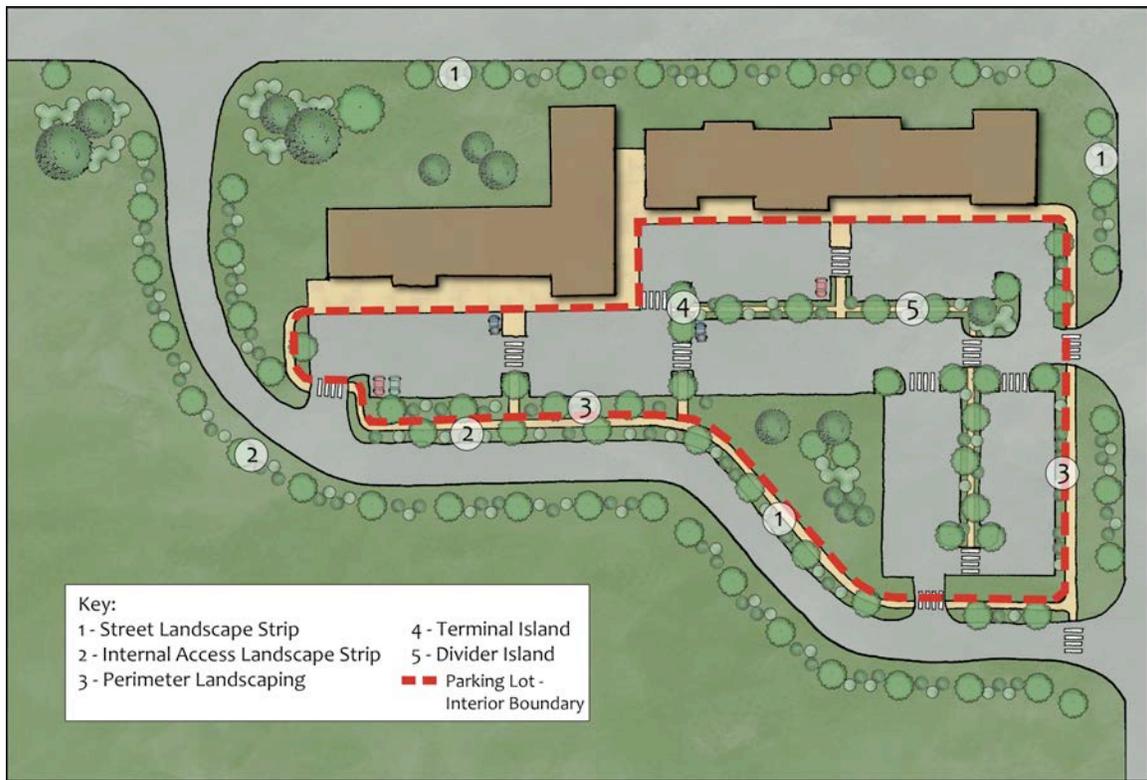
13.540 Strategically placed island crossings are required to enhance pedestrian access and safety in parking areas. Crossings constructed of modular pervious pavers are encouraged to minimize soil compaction within the island.

13.545 Landscaped parking area features are encouraged to be designed as

stormwater best management practices according to the design principals of Low Impact Development. (Refer to the design guidance manuals *Low-Impact Development Design Strategies An Integrated Design Approach* (1999, Low Impact Development Center) and *The NH Stormwater Manuals Volumes I-III* (2008, NH Department of Environmental Services).

13.550 Snow storage areas may be located in landscaped areas provided that appropriate landscape materials are selected which can withstand such snow storage. Snow storage shall not be located where it would adversely impact the functionality of bioretention or other stormwater management systems.

Figure 13-4 Illustration of interior & perimeter landscaping & site design for parking areas.



13.600 **Structural Elements**

13.605 No person shall deface, alter the location of, or remove any stonewall which was made for the purpose of delineating a boundary or border of a lot, road or right of way in the Town of Seabrook or other stone wall or historic structure located within the proposed development area, except upon the issuance of approval/written comments from the Planning Board.

13.610 Signage in the Landscape Strip:

13.610.1 Require minimum 4' wide area around each freestanding sign.

13.610.2 Existing vegetation, which is preserved, may be substituted for required plantings.

13.615 Provide minimum 10 foot deep planting area(s) with trees, shrubs and groundcover around building sides with public access.

13.620 Fences and walls within public view must be of high architectural quality. Chain link and wire mesh fences shall be out of direct public view and shall be complimented with landscaping. Chain-link fence within public view shall be dark colored vinyl coated 6 – 9 gauge fencing with similarly coated posts and rails. Masonry walls shall be constructed of stone, brick or other durable and attractive materials. Concrete block walls are not permitted except where variety in color, design and detailing of the materials are of high architectural quality.

13.700 **Soil Preparation**

13.705 Landscaped areas where soil compaction has occurred due to construction activities should be deep tilled to a depth of 12 inches to facilitate deep-water penetration and soil oxygenation. Use of soil amendments is encouraged to improve soil chemistry, water drainage, moisture penetration, soil oxygenation, and/or water holding capacity. Soil amendments are organic matter such as compost, bio-solids, and forest by products, but do not include topsoil or any mix with soil as an element.

13.710 For all newly landscaped areas, organic matter (3-4 cubic yards of organic matter per 1,000 square feet of landscape area) should be incorporated to a depth of 4 to 6 inches. Organic content of landscaped soils shall not be less than 18 percent by volume in the top 6 inches of the finished topsoil.

13.715 For newly landscaped areas where topsoil is limited or nonexistent, or where soil drainage is impeded due to subsurface hardpan or bedrock, 6 to 24 inches of sandy loam topsoil should be spread in all planting and turf areas, in addition to the incorporation of organic matter into the top horizon of the imported soil. Organic content of landscaped soils shall not be less than 18 percent by volume in the top 6 inches of the finished topsoil.

13.720 Soil analysis of new or renovated landscaped and turf areas should include a determination of soil texture, including percentage of organic matter; an approximated soil infiltration rate; and a measure of pH value.

13.800 **Mulching**

13.805 Mulch should be applied regularly to, and maintained in all, planting areas to assist soils in retaining moisture, reduce weed growth, and minimize erosion. Mulches include organic materials such as wood chips, compost and shredded bark and inert organic materials such as decomposed lava rock, coble, and gravel. If weed barrier mats are used, the use of organic mulches is recommended. Mulches should be applied to the following depths - 3 inches over bare soil, and 2 inches where plant material will cover.

13.810 Non-porous materials, such as plastic sheeting, are not recommended for use in any areas of the landscaping because of down-slope erosion potential, soil contamination from herbicide washing, and potential for increased runoff velocity.

13.815 Mulch used in stormwater management areas should be heavier and not of a type that can be easily transported by runoff (i.e. float or wash away).

13.900 Maintenance

13.905 Upon completion of the project, plant material that has been designated for preservation shall be subject to the maintenance and inspection requirements outlined in this Section. Preserved vegetation and new plantings that show signs of construction damage within a one year period following construction, including but not limited to bark damage or excessive root damage, grade changes other than those originally indicated in the approved grading plan, soil compaction due to heavy equipment traversing closely, or general decline due to mechanical or natural conditions shall be rejected and must be replaced prior to the release of any defect guarantee. Any rejected tree will be subject to replacement (based on total caliper loss).

13.910 The owner of any lot or parcel for which a development approval has been issued pursuant to these regulations shall be responsible for the maintenance of all landscaped and natural areas on the property. Landscaping shall be maintained in such condition such that planting shall be vigorous and in good health at all times and that the parcel shall present a healthy, neat, and orderly appearance, free from refuse and debris. Any dead vegetation that is part of the approved landscaping design shall be replaced within one year.

13.915 Landscaping shall be maintained so that it does not interfere with sight distances for driveways, roadways and parking areas.

13.920 Plant material and landscape maintenance procedures that incorporate water conservation techniques are preferred.

13.925 The Planning Board, at its discretion, may require a landscape maintenance and water management plan. The maintenance plan shall include, but not be limited to the following:

13.925.1 Integrated Turf Management: mowing schedule, weed control, pest control, soil pH management, fertilizer plan, aeration/dethatching schedule and repair/replacement plan.

13.925.2 Shrub and Groundcover Management: mulch schedule, weed control, pruning where needed for visibility, preventative pest/disease management, repair/replacement plan.

13.925.3 Tree Management: mulch schedule, weed control, deadwood removal, pruning schedule, particularly for trees located next to walkways or roadways, fertilizing schedule, preventative pest/disease management, repair/replacement plan.

13.925.4 Water Systems Management: water source, system description, spring start-up, fall closeout, system testing schedule, and repair/replacement plan. The applicant may install a permanent water supply system consisting of a sprinkler system and/or hose bibs placed at appropriate locations and intervals. Wherever possible, irrigation water shall be derived from sources other than a public water system, including re-used water, detained stormwater or roof drainage. On-site cisterns may be installed to store water for irrigation.

13.925.5 Seasonal Maintenance: Spring clean-up plan, fall clean-up plan, disposal plans for leaves and plant debris, winter plowing plan, winter deicing plan.

13.930 The owner of any lot or parcel for which a development approval has been issued pursuant to these regulations shall provide a landscape maintenance bond for one year following completion of construction.

13.935 A note shall be provided on the final approved site plan stating "All conditions on this plan shall remain in effect for perpetuity."

13.950 Preparation of a Landscape Plan

13.955 A Landscape Plan shall be prepared in sufficient detail to indicate compliance with these regulations. The plan shall also include:

13.955.1 A plant schedule (keyed to plants shown on the plan) including quantity, plant name (common and scientific), planting size and size of maturity, growth habit, and tolerance to environmental conditions. Sizing and measuring shall be governed by the publication *American Standard for Nursery Stock* (2004, as amended) by the American Nursery & Landscape Association (available at www.anla.org).

13.955.2 Written planting notes, requirements and details.

13.955.3 Existing and proposed vegetation including trees; shrubs and plant beds including all vegetation that shall be retained as required by the Planning Board; dimensions of undisturbed areas and measures that shall be used to protect during construction existing natural features that are to be retained; and location of all utilities above ground and below ground and related easements; and required front, side, and rear yards.

13.960 The Landscape Plan shall be prepared by a Professional Landscape Architect registered in the State of New Hampshire, or certified by the Council of Landscape Architectural Registration Boards (CLARB). The Landscape Architect shall sign and stamp the Plan which shall be submitted as a requirement for a complete Site Plan application. The Landscape Plan shall be prepared to include the following certification:

I _____, hereby certify that I prepared or have sufficiently reviewed this plan and am confident that the design meets the requirements of the Town of Seabrook's Landscape Design Standards. I am a Landscape Architect licensed by the State of NH # _____ and/or CLARB # _____.

Section 14 - Development Standards for Smithtown and North Village

The purpose of the Smithtown and North Village zoning district which include Zones 6R Residential and 6M Mixed Use – are to create a neighborhood focused on a pedestrian oriented, economically viable development center in Seabrook. The intent of village concept is to foster development of a vibrant mixed-use districts with a cohesive street layout and architectural character that includes commercial, residential and civic uses and integration of open spaces, transit, bicycle and pedestrian accommodations.

The purpose of the Smithtown and North Village Development Standards is to execute the vision for the zoning district. The goal of these standards is to enhance economic vitality, business diversity, accessibility, and visual appeal in a manner that is consistent with the landscape and architecture of the Town's historic village tradition.

The overarching goals of the Smithtown Village are to: enhance the economic development potential of properties; encourage mixed uses that support one another; provide services and employment opportunities; create pedestrian and bicycle friendly neighborhoods; respect the historical nature of the villages; and create a gateway between Seabrook and its neighboring towns to the north and south.

Development shall incorporate the following concepts to preserve and complement elements of the historic tradition of Seabrook, and local and regional village character:

- a. Comprised of compact, pedestrian-oriented development;
- b. Mixed use pattern of development where development specializing in a single use should be the exception;
- c. Encourage a range of housing choices and price levels to accommodate diverse populations;
- d. Diversity of open space including parks, squares, and playgrounds distributed within neighborhoods and throughout the district;
- e. Expansion and provision of public transportation facilities that promote use and access;
- f. Provide improved visibility and access to and use of conservation lands, where appropriate; and
- g. Opportunities for agrarian activities such as farmers markets and community gardens.

14.010 **General Development Criteria**

14.011 Development in Smithtown Village and the North Village shall incorporate the following:

- a. Wherever possible retention of natural infrastructure and visual character derived from topography, woodlands, riparian corridors and other environmental features.
- b. Infill development and redevelopment of existing sites.
- c. Development contiguous to adjacent zoning districts shall be organized to complement and be compatible with the existing pattern of development and the natural landscape.
- d. Develop the street network, connecting with existing local connector roads to disperse traffic to and from the Smithtown Village, and reduce traffic volumes.
- f. Use greenways to define and connect developed areas, provide public spaces and enhance viewsheds to adjacent conservation lands.
- g. Integrate a framework of transit, pedestrian, and bicycle systems that provide accessible alternatives to the automobile.
- i. Apply architectural and landscape designs suited to a traditional New England appearance.
- j. Create public gathering and public use spaces that are connected throughout the District, in a manner and location that will encourage use and promote safety and security.
- k. Reduce impervious surfaces and associated stormwater runoff.
- l. Design the scale of development and buildings to foster a traditional village atmosphere.

14.020 Building Materials and Architectural Elements

14.021 Building Materials

- a. The exterior of buildings shall be covered with natural or simulated wood materials, natural or simulated stone or brick. Accent elements may incorporate use of metal, natural or simulated stone or brick.
- b. Exterior building materials shall be compatible with or complement other hardscape materials used on the site.

14.022 Architectural Elements

- a. Roof styles shall be limited to mansard, gable, hip and gambrel. Flat roofs are permitted only for installation of green roof technology as a Low Impact Development element or to execute a historical architectural style.
- b. Sloped roofs are highly preferred. Gabled and hipped roofs should have a slope of greater than 4/12 (18°) but less than 14/12 (49°).

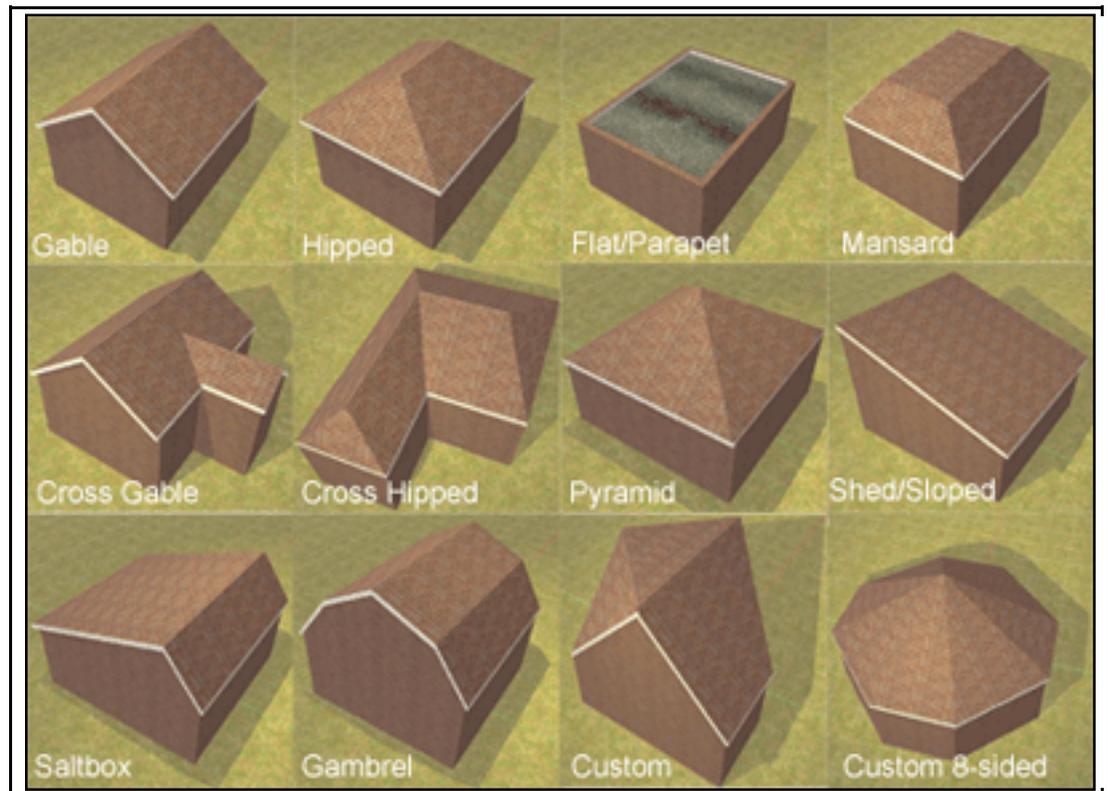


Figure 1. Illustration of preferred roof styles and forms.

- c. Windows should be appropriately scaled to the building mass and style.

Figure 2. Examples of roof form and styles.



Articulation is the use of architectural elements and details such as changes in plane, composition or materials, to create a sense of variation and reduction of scale.

- d. Articulation shall be used to define the architectural elements and details of a building (changes in plane, composition and materials of a building wall) to create variation and reduction of scale. A change in the wall plane should be in keeping with the architectural style of the building and should be significant enough to affect the building mass.



Figure 3. Example of articulation of a multi-section Federal style building.

- e. Buildings should be designed to clearly define the two or three distinct parts of the typical multi-story façade (refer to examples in Figures 4 and 5 below):
 - i. the bottom or ground level which frames a storefront or entrance;
 - ii. the middle or upper floors which comprises the greatest percentage of the façade; and
 - iii. the top or roof style/form, defined by a cornice and other trim elements.



Figure 4a. Example of a three story façade - ground level, upper floors, and roof line.

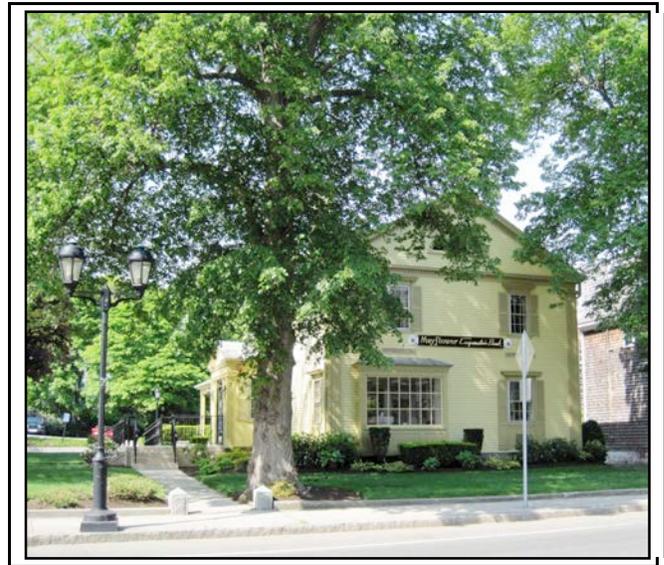


Figure 4b. Example of a two-story façade - ground level, upper floors, and roof line.

- f. Buildings shall incorporate New England style character and design into at least one major structural element (i.e. a specific period or style, lines and articulation, exterior materials).

Figure 5. Examples of New England style architecture and design.



14.023 Colors for buildings and signs shall reflect those found in a traditional New England village. Applicants shall select from paint chips on file at the Planning Office, or alternately, submit paint samples or chips for Planning Board approval.

14.030 Site Design Standards

14.031 Building Configuration and Orientation

- a. Single and multiple buildings on a site are encouraged to break up the massing and scale of larger developments.
- b. Buildings shall be oriented to frame the roadway and accommodate pedestrian access and safety. The building entrance is not required to be oriented to the roadway.

Figure 6. Example of building orientation in relation to the street, parking and overall site design.



14.032 Mixed Use - Residential and Non-Residential

- a. Mixed Uses in the 6M – Mixed Use zone shall provide commercial uses (i.e. retail stores and shops, food service/bar/entertainment establishments, and professional offices and businesses) on the first floor of buildings, with professional office and businesses, light commercial (such as artisanal manufacturing) and residential uses optionally on the upper floors.
- b. Residential developments or neighborhoods should include a mix of housing types, sizes and styles, and provide public gathering and/or recreational spaces or areas for use by residents, businesses, visitors and the community.
- c. Developments should provide a viable mix of residential and non-residential uses to promote living and employment opportunities in the style of a traditional New England Village.

14.033 Interior Parking Areas

- a. Parking shall not be located between the building any principal road or street, either town or state owned.
- b. Parking areas shall be screened from roadways and adjacent residential uses. Refer to the Landscaping Section of the Seabrook Site Plan Review Regulations.

Figure 7. Illustration of parking area landscaping elements, vehicular and pedestrian connectivity within parking areas, and examples of public spaces.



- c. Individual interior parking areas may be grouped or connected to form larger parking areas. Refer to the dashed areas outlined in the figure below.
- d. On-street parking shall provide short-term parking for patrons of shops and businesses. On street parking to service residential areas is recommended.
- e. Parking for mixed-use developments shall provide long term and shared parking by multiple uses and users.
- f. In all instances, the Planning Board shall consider parking lot safety.
- g. Delivery areas for mixed use and non-residential uses can be located at the front, rear or sides of buildings, or within designated portions of parking areas. Loading docks and service areas shall not face a public frontage. Delivery and service vehicles are encouraged to utilize rear alleys for building access.
- h. Parking structures shall comply with the dimensional requirements and design standards of principal buildings. Below ground and multi-story parking structures are encouraged.

- a. Stormwater management and erosion control plans shall follow the detailed design and selection specifications in the NH Department of Environmental Services Stormwater Manual: Volume 2 Post-Construction Best Management Practices Selection and Design and Volume 3 Erosion and Sediment Controls During Construction (latest edition).
- b. Low Impact Development (LID) site design strategies shall maintain or recreate the predevelopment hydrology of the landscape.
- c. LID design techniques and best management practices shall demonstrate implementation of runoff storage and infiltration, ground water recharge, and maintain volume and frequency of discharges to surface waters and wetlands.
- d. LID design techniques shall include the following: multiple, integrated and distributed small-scale stormwater treatment, retention and detention areas; minimization of (new development) and/or reduction of (redevelopment) impervious surfaces; and retention of overland flow paths and drainage systems.
- e. Landscaping shall be integrated with LID practices, general stormwater management practices, and parking lot and roadway designs.
- f. Green roof installations shall demonstrate the following benefits: enhance stormwater management capacity and water quality; reduce energy use; reduce air pollution and greenhouse gas emissions; improve human health and comfort; and improve quality of life.
- g. The Site Plan shall include a detailed narrative description of how and to what extent the above standards have been implemented, and if applicable, why such implementation was not feasible.

Figure 9. Examples of Low Impact Development stormwater management practices.



Sidewalk buffer strips intercept runoff before it reaches the street.



A Bioretention area is a depression with underdrains and plants tolerant of both wet and dry conditions.



A depressed swale with plants tolerant of wet and dry conditions captures and treats runoff from the adjacent parking areas (examples above and below).



Paver grids in light-duty parking areas are installed with a soil medium that supports plant growth and infiltrates runoff.



A rain garden is a depression with underdrains and plants tolerant of both wet and dry conditions.

14.040 **Signage Standards - Smithtown Village Signage**

- a. For multiple businesses at one address, one sign is permitted. The sign must have a cohesive uniform design for lettering, graphics and other elements. Signage for non-residential and residential uses shall comply with the sign style standards in Figure 10 .
- b. Free standing signs for multiple businesses shall have a maximum of 24 square feet. Additional dimensional requirements for signs are found in the Zoning Ordinance.
- c. Refer to the preferred examples of suspended and free-standing sign styles in Figure 11.
- d. The Site Plan Review or Subdivision application shall include detailed illustrations of dimensions, design, colors, lettering and graphics for all proposed signs.
- e. Digital display signs and internally illuminated signs are prohibited.

Figure 10. General sign requirements and specifications: examples of free-standing signs for multiple businesses and sign base structures.

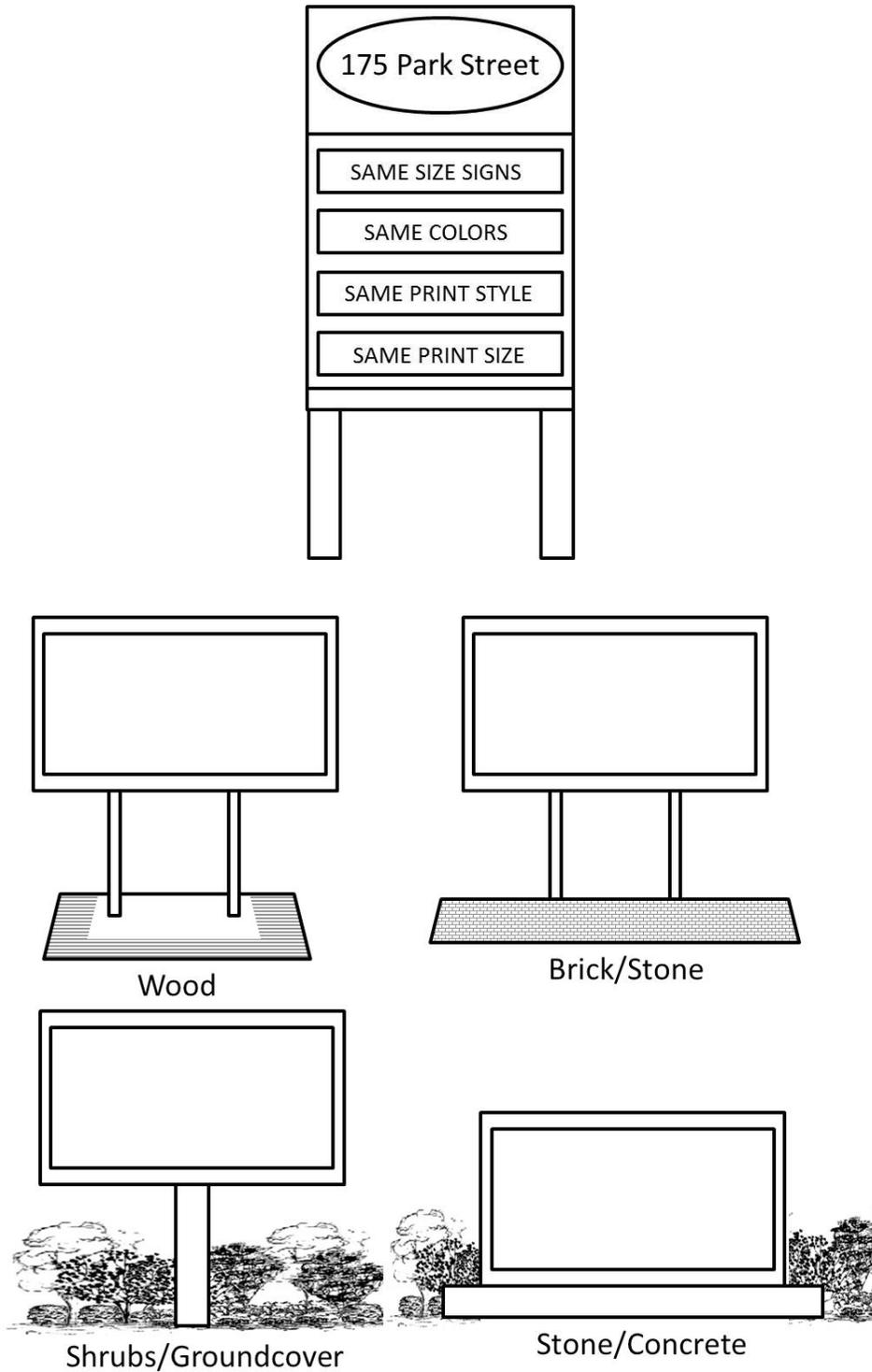


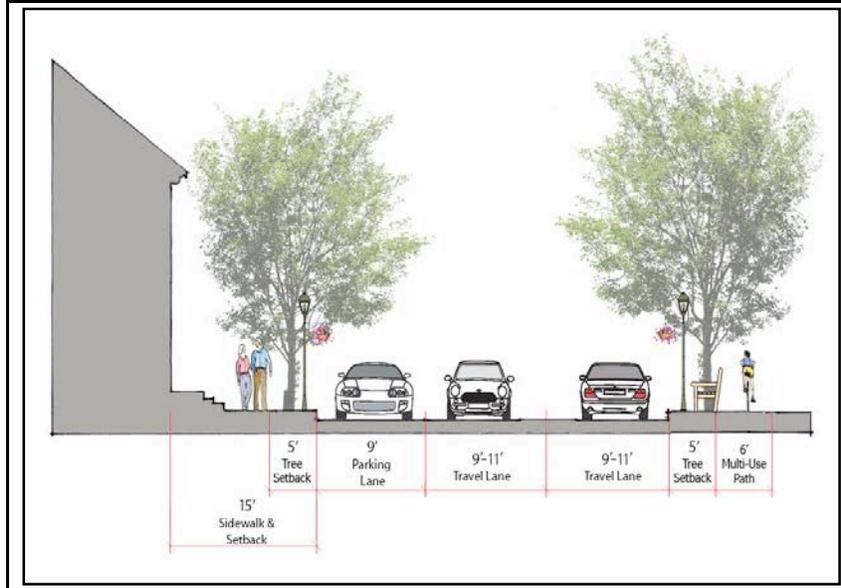
Figure 11. Preferred examples of suspended and free standing sign styles.



14.050 Street Elements & Design

Streets are an important part of the livability of our community and well-designed road networks can provide safer, more livable, and welcoming transportation options. Care should be given to design the entire roadway with all users in mind, including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.

Figure 12a. Example of a street with accommodations for walking, biking, seating, lighting motorists, and parking.



Streets in Smithtown and North Village can have various cross-sections and configurations, providing specific basic elements are incorporated in the design, when necessary or desired: clearly defined travel lanes, on-street parking, street trees and other landscaping, sidewalks, pedestrian crossings, and bike lanes when necessary.

Figure 12b. Example of a typical neighborhood street with narrow width and on-street parking.



14.060 Pedestrian and Bicycle Connections

14.061 Sidewalks

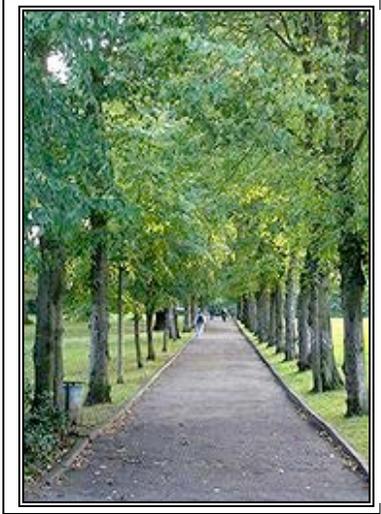
- a. Sidewalks shall be constructed. Sidewalks shall be encouraged on private property and on at least one side of a public street with crossings when sidewalks alternate from one side to another. Sidewalks shall be maintained by the property owner when practical.
- b. Sidewalks are encouraged on public streets, private roadways and access-ways.
- c. Sidewalks shall be a minimum of 5 feet wide.

14.062 Walkways

- a. Walkways shall be incorporated to provide safe passage for pedestrians to and from parking areas, businesses, residences, sidewalks, open spaces, and public roadways.
- b. Proper lighting shall be installed along walkways when needed to ensure public safety.

Figure 13. Example of a typical pedestrian accommodations.





14.063 Seabrook/East Coast Greenway Rail Trail

- a. Pedestrian and bicycle connections shall focus on maintaining or establishing connectivity and circulation within the District and providing connections and access to the Seabrook/East Coast Greenway Rail Trail.
- b. Developments may provide a Greenway Trail through the property with connections provided to trails on adjacent properties or open space and public space. Greenway Trails shall be a minimum of 5 feet in width and surfaced to provide universal access.

14.070 Public Space

14.071 Descriptions and requirements for public space are provided below in Table 2 and the photographic examples in Figure 14.

Table 2. Public Space Standards.

Public Space Standards	Description
Public Space Requirements	<p>Developments of 1 acre or greater shall include a minimum of 20 percent of the total area dedicated to public space. Public space shall not include lands within required thoroughfare cross-sections and other proposed streets. Public space shall be no less than 100 square feet of contiguous land or the entire 20 percent area requirement whichever is greater.</p> <p>Public space may include septic reserve areas, well protection areas, and Low Impact Development stormwater management features (i.e. natural areas such as bio-retention areas, vegetated buffers and rain gardens). Public space may consist of natural areas, or created natural areas such as gardens, landscaped areas and parks, where the public may gather, recreate and enjoy scenic views. Public space shall not include landscaping requirements for parking areas or screening and buffering purposes.</p>
Permitted Uses	Permitted uses shall include passive, non-motorized recreation and uses; natural resource management and research; and non-commercial agriculture and forestry.
Access	All development shall provide public access to designated open space and public space.
Location and Connectivity	The goal of locating public space is to create a contiguous greenway that provides pedestrians and bicyclists opportunity to move throughout the District. Designated public space shall be connected preferably by being contiguous from one lot to another lot or within a development, or secondarily by walking paths or sidewalks.
Character and Features	Existing natural areas may be designated as public space. Public space may also be created in the form of parks, gardens, ponds and other natural areas and/or features. Public space shall be maintained or established to provide opportunity for the public – both residents and visitors - to gather, recreate outdoors, and enjoy scenic views and landscapes.

Figure 14. Examples of public spaces and community gardens.



Formal parks provide areas for events, gatherings and recreation, and offer large green space in more urban settings.



Pocket parks can be placed nearly anywhere in a suburban or urban landscape and fit well between buildings, within blocks and along streets.



Small and linear parks can offer gardens, sitting areas, walkways and architectural features of interest.



Pocket parks can be used to showcase gardens and include historical and cultural features such as statues, plaques and interpretative signage.

Figure 14. Examples of public spaces and community gardens (continued).



Large parks can provide extensive multi-use trails for recreation and connecting to other destinations.



Large parks can form the backbone or focal point of a village center, neighborhood or development complex by incorporating quality landscape and architectural features.



Community gardens fit well in small spaces between buildings and can incorporate multi-use paths, sidewalks and walkways.



Community gardens can occupy an entire block or parcel, a particularly good use for abandoned lands or very small lots.

Section 15 - Spill Prevention, Control & Countermeasures

Any existing or otherwise permitted use or activity having regulated substances in amounts greater than five gallons, shall submit an Emergency Response Official a Spill Prevention, Control & Countermeasures (SPCC) plan that is subject to approval by the Seabrook Fire Chief, or his designee. The plan shall include the following elements:

15.801 **Disclosure statements** describing the types, quantities, and storage locations of all regulated substances that will be part of the proposed use or activity.

15.802 **Owner** and spill response manager's contact information.

15.803 **Location** of all surface waters and drainage patterns.

15.804 **A narrative** describing the spill prevention practices to be employed when normally using regulated substances.

15.805 **Containment controls**, both structural and non-structural.

15.806 **Spill reporting procedures**, including a list of municipal personnel or agencies that will be contacted to assist in containing the spill, and the amount of a spill requiring outside assistance and response.

15.807 **Name of a contractor** available to assist in spill response, contaminant, and cleanup.

15.808 **The list of available clean-up equipment** with instructions available for use on-site and the names of employees with adequate training to implement containment and clean up response.