



# Planning Board Agenda

## Monday, December 4, 2023

Meeting to be held in person and via Zoom  
Meeting ID 899 9285 0443 Passcode: 528143

Public Meeting convenes at 7:00 pm; Public Hearings scheduled to begin at 7:30 pm

### Call to Order Seat Alternates Review of the Minutes

- November 20, 2023

### Appointments

### Conceptual Consultation Public Hearings

#### **VERBIAGE FROM PLANNING BOARD MEETING 11/20/23**

**Pervious paving:** Engineered systems for patios, driveways, parking, and other similar structures that retain and infiltrate water better than or equal to the site's undisturbed soil. The most commonly used types of pervious pavement are: pervious concrete, porous asphalt, and permeable interlocking concrete pavers which are specifically designed, installed and maintained to effectively absorb and infiltrate water. Pervious paving also applies to permeable paving.

**Impermeable surfaces:** All the horizontal area of a lot, parcel or tract, that due to construction of structures is impermeable. Manmade alterations to the natural surface of the land which prevent or impede the infiltration of water runoff into the soil as it entered in the natural condition prior to development are impermeable. Common impermeable areas include, but are not limited to, rooftops, sidewalks, walkways, patios, decks, driveways, parking lots, storage areas, compacted gravel and soil surfaces, swimming pools and permanently installed solid awnings and other fabric or plastic coverings.

1. All portions of any ground mounted solar panels other than the portion in direct contact with the ground are considered permeable for purposes of lot coverage calculation.
2. All portions of underground waste disposal systems, along with any necessary access covers, vents, and risers for pump out and inspection are considered permeable for purposes of lot coverage calculation.
3. Runoff control systems required and approved to direct or infiltrate water by the Planning Board, such as rain gardens, swales, detention/retention ponds, level spreaders, culverts, and similar are considered permeable, for the purpose of lot coverage calculations.

*Changes to coverage would be to Zoning 203.4 C, 204.4 C, and 205.4 C*

**C. Coverage:**

1. Building coverage shall not exceed ten percent (10%) of the area of a lot.
2. Total impermeable coverage (including building coverage) shall not exceed twenty percent (20%) of the area of the lot.
3. Total lot coverage, which includes building coverage, impermeable coverage, and Pervious Paving, shall not exceed twenty five percent (25%) of the area of the lot. Use of Pervious Paving is required for total lot coverage between twenty (20%) and twenty-five percent (25%). All area beyond twenty percent (20%) must be Pervious Paving.
  - a. A Pervious Paving system design shall meet the University of New Hampshire (UNH) Stormwater Management Standards (SMC) and must be designed by an individual with UNH Stormwater Management Certification (or equivalent / better).
  - b. The Pervious Paving plan / building permit application shall include:
    - i. The design approved and signed by the SMC holder which shows how the plan improves the overall lot infiltration and reduces runoff leaving the property.
    - ii. A maintenance plan that ensures continued performance.
  - c. Code Enforcement may designate an SMC holder at the owner's expense for permit inspection if needed.

### **Items for Discussion**

- Continuation of Chairman's recommendations for regulatory changes.

### **Items for Information**

### **Other Business**

### **Items for Signature**

### **Adjournment**

November 23, 2023