

APPENDIX B

Wet Areas Requirements

Definition:

Accessible Contiguous Buildable Portion – This term means a portion of a lot, not including setbacks or easements, that is easily accessible from a road and in such a configuration that a dwelling may be erected on it, and that within that portion there are no wet areas, water bodies, rock outcrops or slopes greater than 20%.

Delineation Requirements for Wet Areas

- A subdivider that is proposing a subdivision must do a wet areas delineation on all areas that will be disturbed by the subdivider during the development of the lots. This would include all ROW's and other areas that will be developed by the subdivider, such as parks, paths and all areas of each lot, including driveways, that the subdivider will disturb. Those areas that will not be disturbed by the subdivider need not be delineated.
- On each lot that will not be required to meet State subdivision approval, the subdivider must either:
 - Show that there is a minimum of 30,000 square feet within an “accessible contiguous buildable portion” (more area may be required if a long driveway, remote septic system or other circumstances dictate), or
 - Do the required testing to show that the lot could pass the State subdivision requirements relative to the possible construction of a septic system.
- Other areas requested by the Board:

Information on wet areas shall be provided on the plat with identification and delineation of the resources in accordance with the definitions and standards specified below. The written documentation specified shall be included on the plat and certified by the stamp of a qualified professional.

Wet Areas Delineations

Wet areas are to be identified and delineated according to the most current versions of the following standards and/or methodologies:

- Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, Environmental laboratory, Department of the Army, 1987.
- Field Indicators for Identifying Hydric Soils in New England, Version 2, New England Interstate Water Pollution Control Commission, 1998.
- Chapters Wt 100-800 of the NH Code of Administrative Rules, April 21, 1997.

Written Documentation

A written statement shall be included on the subdivision or site plan, certified by the stamp of the Certified Wetland Scientist (CWS) or Permitted Septic Designer (PSD), that all wet areas required to be delineated on-site have been delineated in accordance with the standards specified above.

ADOPTED 7/22/2004
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