

Madbury Subdivision Regulations

Section 10. Proposed Leach Fields

Two test pits shall be required in the location where a leach field is intended to be constructed. The two designated test pits shall be contained within the septic system reserve area and shall be separated by at least fifty (50) feet. The septic reserve area and test pit locations shall be designated on the plan and appropriate data submitted. No such area shall have a seasonal high water table closer than two (2) feet from the surface of the natural ground level.

Section 11. Test Pits

No test pit or percolation test shall be performed on land whose slope is over 25%. No test pit shall be closer than 75 feet to areas whose soils are classified as very poorly drained, nor closer than 50 feet to areas whose soils are classified as poorly drained.

Section 12. Impact Statement

- A All subdivision applications shall include an impact statement which details the probable effects of that subdivision or development on the following areas of concern to the Town:
1. Schools: Attendance at public schools;
 2. Traffic: Changes in vehicular traffic;
 3. Population: Changes in the number of legal residents;
 4. Municipal Costs: Increases in municipal costs;
 5. Utilities: Load on public utilities or future demand on them;
 6. Safety: Public safety;
 7. Taxes: Changes in tax revenue;
 8. Drainage: Changes in surface drainage;
 9. Solid Waste: Increased refuse disposal;
 10. Groundwater: Increased consumption of groundwater;
 11. Pollution: Pollution of water or air;
 12. Erosion: Land erosion or loss of tree cover;
 13. Ecology: Disturbance of other aspects of the natural ecology;
 14. Views: Blocking of views; and
 15. Character: Harmony with the character of surrounding development.
- B The Planning Board shall determine the appropriate type and extent of data and analysis required for each of the areas listed above considering
1. The size of the affected area
 2. The extent of planned development including number of lots created or extent of construction and terrain alteration
 3. The cumulative pattern of subdivision or development of a lot or area over a period of years
 4. The sensitivity of the area around and including the subdivided site.

Section 13. High Intensity Soil Survey

A high intensity soil survey shall be conducted by a soil scientist certified by the State of New Hampshire. The results of the survey shall be depicted at a scale of not more than 100 feet to the inch. The survey shall meet standards of the Society of Soil Scientists of Northern New England.

Section 14. Lot Line Adjustments

The Lot Line Adjustment Application Checklist adopted as part of the Subdivision Regulation by reference prescribes the submission and plan requirements for Lot Line Adjustment applications.