

WILTON LAND USE LAWS AND REGULATIONS
SECTION C – CLUSTER DEVELOPMENT REGULATIONS

FINAL CLUSTER DEVELOPMENT PLAN CHECKLIST

TOWN OF WILTON, NH

I. GENERAL

YES NO

- a) Is the Final Development Plan in conformance with the Preliminary Plan as approved?
 b) Is a list of modifications to the Preliminary Plan included if any modifications have been made?
 c) Is all information that was shown on the Preliminary Plan shown on the final plan?

II. BOUNDARIES & LOTS

YES NO

- a) Are the bearings and distances of all existing and proposed property lines shown?
 b) Is the name of the surveyor and date of survey shown?
 c) Is the lot area and frontage for each proposed lot shown?

III. SIGNING & LIGHTING

YES NO

- a) Are the locations, dimensions, and character of proposed signs shown?
 b) Are the signs placed so as not to obstruct vehicular visibility?
 c) Is the signing permitted in the zoning district?
 d) Is the external lighting, if any, of buildings, parking and/or property shown?

IV. UTILITIES & DRAINAGE

YES NO

- a) Are the location and sizes shown for all existing and proposed:
 1) Water lines?
 2) Sanitary sewer lines or septic tanks and leach fields?
 b) The existing (dashed line) and proposed (solid line) contours shown at two (2) foot intervals (required for those portions of the site on which the development shall occur)?
 c) Are the sizes and locations of all storm drainage lines, catch basins, drywells, drainage ditches, and retention basins shown?
 d) If storm drainage, sewer or access to a site is to be by way of private easement or right-of-way, is documentation presented to show the right to use said way?
 e) Are engineering calculations to determine drainage requirements provided based upon a ten (10) year storm frequency (required if the existing drainage pattern is being altered significantly)?
 f) Are there existing or proposed systems, such as cisterns, which have/will have an adequate supply of water for fire suppression?

V. STATE APPROVALS

YES NO

- a) If a subdivision of land is proposed, has subdivision approval been granted by the New Hampshire Water Supply & Pollution Control Commission?
 b) If public sewer is not available and will not be extended, have the following agencies approved the septic system plans?
 1) New Hampshire Water Supply and Pollution Control Commission?
 2) Board of Health?

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- c) If vehicular access is proposed onto a Class I or II highway, has the New Hampshire Department of Public Works and Highways approved highway access permits?
- d) If the dredging, filling, or culverting of any wetland or water body is proposed in the final development plan, has a dredge and fill permit been approved by the New Hampshire Special Board?

VI. ADMINISTRATIVE

YES NO

- a) Have copies of all legal documents including, but not limited to, easements, restrictive covenants, or other documents affecting legal title to the property or agreements affecting obligations with respect thereto been submitted?
- b) Have references to any legal documents including, but not limited to, easements, restrictive covenants, or other documents affecting legal title to the property or agreements affecting obligations with respect thereto been included on the cluster development plan itself?
- c) Have a bond or bonds been posted by the owner to guarantee the satisfactory completion of all necessary improvements?
- d) Has the bond(s) been reviewed and approved to form and sureties by the Board?
- e) Has “active and substantial development” been defined on the cluster development plan?
- f) Has “substantial completion” been defined on the cluster development plan?