

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

CLUSTER DEVELOPMENT REVIEW CHECKLIST

TOWN OF WILTON, NH

I. GENERAL

YES NO

- a) Has a completed, signed copy of the application been submitted?
- b) Has the review fee of \$1.00 per acre been paid to the Town of Wilton?
- c) Have funds been deposited in escrow to cover the costs of professional review?
- d) Are four (4) copies (ink or print) of the site plan attached to the application?
- e) Is the scale not more than one hundred (100) feet to the inch?
- f) Is the north point shown?
- g) Does the title block show:
 - 1) Name of the development or project?
 - 2) Name, address, and telephone number of the owner or developer?
 - 3) Signature of the owner or his agent (authorized in writing)?
- h) Is a key map sketch included showing the site location within the Town?
- i) Are the names and addresses of all abutting property owners shown?
- j) Are soil types and soil boundaries shown and certified by either a registered engineer or the Soil Conservation Service?

II. ZONING

YES NO

- a) Is the proposed use permitted in the zoning district or, if not, has a zoning variance been granted?
- b) Is the total area of the parcel shown and does this satisfy the zoning minimum area requirement of fifteen (15) acres?
- c) Is the lot frontage shown and does it satisfy the zoning minimum frontage requirement for cluster developments of five hundred (500) feet on a Class V or better road?
- d) Is at least forty percent (40%) of the gross tract area set aside as common open space?

III. PROPERTY BOUNDARIES

YES NO

- a) Are the bearings and distances of all existing property lines shown?
- b) If this is a new survey, is the name of the surveyor and date of the survey shown?
- c) If this is an old survey, are the plans referenced including page and book numbers of the Hillsborough County Registry of Deeds, which were used in the compilation of bearings and distances?

IV. BUILDINGS

YES NO

- a) Are the locations shown of all:
 - 1) Proposed (solid line) and existing (dotted lines) buildings on the site?
 - 2) Existing buildings within fifty (50) feet of the site boundary?
 - 3) Intersection roads or driveways within two hundred (200) feet of the parcel?
- b) Are the dimensions and total area of each existing and proposed building shown?

V. ACCESS POINTS

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YES NO

- a) Are the access points adequate in number, size, location and design?
- b) Is there adequate all-season safe sight distance (minimum four hundred (400) feet on Class I or II roads) in both directions from each proposed access point?
- c) Are all access points located so as to avoid possible turning movement conflict with other existing driveways?
- d) Is all street frontage other than access points curbed or otherwise blocked to vehicular entry?

VI. PARKING

YES NO

- a) Are the locations and sizes of all existing and proposed parking areas, loading zones and drive-ways adequate for the proposed uses?
- b) Is the total number of parking stalls provided shown and does this satisfy the requirements of the cluster development regulations for two (2) off-street spaces per dwelling unit?

VII. INTERNAL TRAFFIC PATTERN

YES NO

- a) Is the internal traffic pattern safe and adequate for the type of use proposed?
- b) Do emergency vehicles have easy, unimpeded access to all buildings with adequate turn-around space?
- c) Is adequate provision made for service vehicles?
- d) Are areas provided for snow piling without impeding traffic circulation of affecting safety?

VIII. PEDESTRIAN CIRCULATION

YES NO

- a) Are sidewalks provided in appropriate locations for pedestrian access and safety?
- b) Is the parking designed to allow easy and safe pedestrian movement to all buildings?

IX. UTILITIES AND DRAINAGE

YES NO

- a) Are the existing and proposed methods of handling storm water run-off shown and the direction of flow indicated by arrows?
- b) Is the existing and proposed topography of the site shown at five (5) foot contour intervals?
- c) Are the methods of supply water and disposing of waste water shown?
- d) Are there existing or proposed systems, such as cisterns, which have/will have an adequate supply of water for fire suppression? If so, have they been depicted on the plans and described in the notes?

X. LANDSCAPING, SIGNS, LIGHTING

YES NO

- a) Is the location of all existing and proposed lawn area and plantings shown?
- 2) Are large paved areas buffered by landscaping?
- 3) Are large paved areas divided into smaller units by landscaping?
- 4) Are the fronts of buildings landscaped?
- 5) Are garbage collection storage points and other service areas screened by landscaping or fencing?
- b) Is the character of community graphics and lighting shown?

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XI. RESIDENTIAL

YES NO

- a) Are the total number of dwelling units, by type, bedroom composition and building location shown on the plan?
- b) Are the buildings numbered and streets named?
- c) Are street signs and building numbers to be erected as soon as the first unit is occupied?
- d) Are the locations, sizes, and accessibility of all recreation facilities shown?
- e) If the project is to be built in stages, is it clear which recreation facilities will be built with each stage?

XII. ENVIRONMENT

YES NO

- a) Is the property buffered by landscaping or other means to reduce intrusion on any neighboring uses?
- b) Are provisions made for minimizing any fumes, smoke, noise or odor that are created which will affect neighboring uses?
- c) Is the development designed so as to minimize its negative environmental characteristics and enhance the general area?

XIII. ADMINISTRATIVE

YES NO

- a) Is a staging plan included showing the sequence and approximate timetable of development?
- b) Are copies of 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.
- c) Have references to any legal documentation 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?
- d) Has “active and substantial development” been defined on the cluster development plan?
- e) Has “substantial completion” been defined on the cluster development plan?