

UVLSRPC GUIDELINES TO DETERMINE DEVELOPMENTS OF REGIONAL IMPACT DRAFT LANGUAGE

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Criteria for Determining Regional Impact

The local Land Use Board (Board), in accordance with RSA 672:7 shall review all applications for potential regional impact. The following criteria shall provide the Board points of reference by which review for regional impact may start. The Board shall, upon receipt of an application for development, review it promptly and determine whether or not the development could reasonably be construed as having the potential for regional impact because of factors such as, but not limited to:

1. Location: Proximity to the borders of neighboring communities.
2. Transportation: Impact to regional transportation networks.
3. Water Resources: Proximity or potential impact to aquifers or surface waters that transcend municipal borders.
4. Shared Community Facilities: Community facilities such as schools or other community services.
5. Facility Production or Waste Products: Potential to generate and/or use hazardous materials or emissions of light, noise, smoke, odors, or particulates that may cause undue impacts to neighboring communities.
6. Residential Development: The relative number of lots or dwelling units compared with existing stock.
7. Commercial/Industrial Development: The character or relative size of the development compared with existing land uses.

Doubt concerning regional impact shall be resolved in a determination that the development has a potential regional impact.

Notification Requirements for Developments of Regional Impact

Upon determination that a proposed development has a potential regional impact the Board shall afford the Regional Planning Commission (RPC) and the affected municipalities the status of abutters for the purpose of providing notice and giving testimony. Additional costs associated with this notification shall be borne by the applicant.

1. Not more than 5 business days after reaching a decision the Board shall, by certified mail, furnish the RPC and the affected municipalities with copies of the minutes of the meeting at which the decision was made. The Board shall, at the same time, submit an initial set of plans to the regional planning commission.
2. At least 14 days prior to public hearing, the local land use board shall notify, by certified mail, all affected municipalities and the RPC of the date, time, and place of the hearing and their right to testify concerning the development.