

## **SECTION 4. GENERAL PROVISIONS**

4.01 Whenever any subdivision of land is proposed, before any construction, land clearing or Land Development is begun, before any permit for the erection of any building in such proposed subdivision shall be granted, before any contract or offer for sale, rent, condominium conveyance or lease of lots in the subdivision shall have been negotiated, and before a subdivision plat may be filed in the office of the Register of Deeds of Carroll County, the subdivider or his/her authorized agent shall apply in writing to the Board on a form to be provided by the Board and secure approval of such proposed subdivision in accordance with these regulations.

4.02 Land of such character that it cannot, in the judgment of the Board, be safely used for Land Development purposes because of exceptional danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions, shall not be platted for residential, commercial, or industrial subdivision, nor for such other uses as may increase danger to life or property, or aggravate the flood hazard. Land with inadequate characteristics or capacity for sanitary sewage disposal shall not be subdivided for residential, commercial, or industrial subdivision purposes unless connected to a municipal sewerage system.

4.03 The Board shall not permit such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services or necessitate the excessive expenditure of public funds for the supply of such services. The following conditions shall be considered in determinations of “scattered and premature” development:

1. Distance from Jackson Grammar School
2. Capacity of School system, effect on school bus transportation
3. Adequacy of access street(s) and sidewalk(s)
4. Adequacy of water supply for domestic and firefighting purposes
5. Potential health problems due to on-site sewage systems and/or water supply
6. Potential fire protection problems due to location and/or special conditions relative to type of use
7. Potential special policing problems
8. Potential drainage problems, both on site and down-stream
9. Causing an excessive expenditure of public funds
10. Other potential problems within the meaning or purpose of this Section.

4.04 The Board will make a determination as to whether the application has a regional impact. If the Board determines that the application has a regional impact then the Board will provide timely notice to the potentially affected municipality(ies) and the regional planning commission in accordance with the provisions of RSA 36:54-58.

4.05 Plats for the subdivision of land shall conform with all regulations of the Board, the Zoning Ordinance of the Town of Jackson, the “Board of Selectmen Road Design and Construction Standards”, the Sanitary Code and other applicable by-laws, ordinances and regulations at both State and local levels, as may be updated from time to time.

4.06 No street or open space will be accepted by the Town of Jackson until such time as all improvements have been carried out as shown on the final plat, in accordance with the requirements of these regulations and with the “Board of Selectmen Road Design and Construction Standards”, and subject to any conditions established by the Board at the time of the final plat approval.

4.07 Documentation of Impacts: Pursuant to RSA 674:36, it shall be the responsibility of the developer/subdivider, if the Board deems it necessary, to provide accurately documented information on potential environmental and economic impacts of the proposal. Such information may require documentation on drainage, erosion, forest productivity, ground and surface water quality, traffic safety, public services and other factors that could impact on the short and long-term well-being of the public in the Town of Jackson. In accordance with RSA 674:5, the Town has prepared a Capital Improvements Program indicating anticipated costs of public improvements planned for the future; this document is updated periodically to permit proper planning of expenditures over a six or more year period.

4.08 Official Map: The recording of plats which have been approved as provided herein shall without further action modify the official map of the Town of Jackson in accordance therewith. Recording of an approved subdivision plat shall not constitute acceptance by the Town of any street, easement or open space shown thereon.