



**City of Rochester, NH
Preamble for May 6, 2021
Codes & Ordinances Committee Meeting
6:00 PM**

Good Evening, as Chairperson of the Codes and Ordinances Committee, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of City government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

a.) **Public Input:** Due to the ongoing situation with COVID-19, the City of Rochester will be taking extra steps to allow for public input, while still ensuring participant safety and social distancing. In lieu of attending the meeting, those wishing to share comments, when permitted, with the City Council (Public Hearing and/or Workshop settings) are encouraged to do so by the following methods:

- **Mail:** City Clerk/Public Input, 31 Wakefield Street, Rochester, NH 03867 (*must be received at least three full days prior to the anticipated meeting date*)
- **email** PublicInput@rochesternh.net (*must be received no later than 4:00 pm of meeting date*)
- **Voicemail** 603-330-7107 (*must be received no later than 12:00 pm on said meeting date in order to be transcribed*)

Please include with your correspondence the intended meeting date for which you are submitting. *All correspondence will be included with the corresponding meeting packet (Addendum).*

In addition to the above listed public access information, the City Council will be allowing the public to enter Council Chambers and speak in person during the Public Input portion of this meeting. In an effort to adhere to CDC guidelines: enter only at the front Wakefield Street entrance and exit on the side closest to the police department and adhere to 6-foot social distancing while inside. Hand sanitizer and facemasks will be available at the Wakefield Street entrance. Participants will be admitted into Council Chambers one at a time to speak, and will exit directly thereafter. Please note; the seating in Council Chambers will not be available for the public during meetings.

At this time, I also welcome members of the public accessing this meeting by phone. The public can call-in to the below number using the conference code. This meeting will be set to allow the public to "listen-in" only, and there will be no public comment taken via conference line during the meeting.

Phone number: 857-444-0744

Conference code: 843095

b.) **Roll Call:** Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their name (and/or ward), also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law. (Additionally, Council members are required to state their name and ward each time they wish to speak.)

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City Clerk's Office

Codes and Ordinances Committee

Councilor Peter Lachapelle, Chair
Councilor Elaine Lauterborn, Vice Chair
Councilor Tom Abbott
Councilor Laura Hainey
Councilor Christopher Rice



04/30/2021

CODES AND ORDINANCES COMMITTEE

Of the Rochester City Council

Thursday, May 6, 2021

31 Wakefield Street, Rochester, NH

Meeting Conducted Remotely

6:00 PM

Agenda

1. **Call to Order**
2. **Public Input**
3. **Acceptance of the Minutes**
 - 3.1 **April 1, 2021 *motion to approve* P. 5**
4. **Code of Ordinances Review**
 - 4.1 **Building, Zoning, and Licensing Services**
 - 4.1.1 **Chapters 40: Building Construction & Property Maintenance, cont'd discussion**
 - 4.2 **Department of Public Works**
 - 4.2.1 **Chapter 218: Stormwater Management & Erosion Control P. 27**
5. **Discussion: Ethics Committee & Code**
6. **Discussion: Amendment to the General Ordinances of the City of Rochester Creating Chapter 41, Disorderly Residence**
7. **Other**
8. **Adjournment**

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City Clerk's Office

Codes and Ordinances Committee

Councilor Peter Lachapelle, Chair
Councilor Elaine Lauterborn, Vice Chair
Councilor Tom Abbott
Councilor Chris Rice
Councilor Laura Hainey



Others Present

Terence O'Rourke, City Attorney
Jim Grant, Director BZLS
Dave Walker, City Councilor

CODES AND ORDINANCES COMMITTEE

Of the Rochester City Council

Thursday, April 1, 2021

31 Wakefield Street, Rochester, NH

Meeting conducted remotely

6:00 PM

Minutes

1. Call to Order

Vice Chair Lauterborn called the Codes & Ordinances meeting to order at 6:00 PM and read the following preamble:

Good Evening, as Chairperson of the Codes & Ordinances Committee I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of City government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

a.) **Providing public access to the meeting by telephone:** At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Any person found to be disrupting this meeting will be asked to cease the disruption. Should the disruptive behavior continue thereafter, that person will be removed from this meeting. The public can call-in to the below number using the conference code. Some meetings will allow live public input, however you must have pre-registered online, otherwise, the meeting will be set to allow the public to "listen-in" only, and there will be no public comment taken during the meeting. [Public Input Registration](#) (Please note: In order to notify the meeting host that you would like to speak,

press 5* to be recognized and unmuted)

Phone number: 857-444-0744 Conference code: 843095

b.) **Public Access Troubleshooting:** If any member of the public has difficulty accessing the meeting by phone, please email PublicInput@RochesterNH.net or call 603-332-1167.

c.) **Public Input:** Due to the ongoing situation with COVID-19, the City of Rochester will be taking extra steps to allow for public input, while still ensuring participant safety and social distancing. In lieu of attending the meeting, those wishing to share comments, when permitted, with the City Council (Public Hearing and/or Workshop settings) are encouraged to do so by the following methods:

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Please include with your correspondence the intended meeting date for which you are submitting. *All correspondence will be included with the corresponding meeting packet (Addendum).*

d.) **Roll Call:** Please note that all votes that are taken during this meeting shall be done by Roll Call vote. Let's start the meeting by taking a Roll Call attendance. When each member states their name (and/or ward), also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law. (Additionally, Council members are required to state their name and ward each time they wish to speak.)

Deputy City Clerk Cassie Givara took the roll call. The following councilors were present and indicated that they were alone in the location from which they were connecting remotely: Councilors Abbott, Lachapelle, Lauterborn and Rice. Councilor Hainey was excused.

2. Public Input

There was no one present in Council Chambers to speak and there was no written or voicemail correspondence received.

3. Acceptance of the Minutes

3.1 March 4, 2021 *motion to approve*

Councilor Lauterborn **MOVED** to **APPROVE** the minutes of the March 4, 2021 Codes & Ordinances Committee meeting. Councilor Abbott seconded the motion. The **MOTION CARRIED** by a unanimous roll call vote with Councilors Rice, Lauterborn, Lachapelle, and Abbott all voting in favor.

Councilor Lachapelle announced that there would be no further discussion this evening on agenda item 6 regarding the Disorderly Residence ordinance. Councilor Hainey has been spearheading this item and, due to her absence, it will instead be discussed again at a future meeting.

4. Code of Ordinances Review

4.1 Building, Zoning, and Licensing Services

4.1.1 Chapter 135: Mobile Home Parks (*Addendum A*)

Attorney O'Rourke stated that there were very simple changes being suggested to this chapter. Section 135-6 "Application for Approval" is recommended to be removed in its entirety. The City currently does not allow development of new mobile home parks, so there is no need for an application process. Councilor Rice asked if this would affect the building or additions/renovations to existing mobile homes. Jim Grant, Director of Building and Licensing Services, clarified that existing mobile homes could still go through the regular permitting process for such improvements.

Chairman Lachapelle asked if there were any additional changes to Chapter 135 from the Planning Department. Attorney O'Rourke stated that this single change was the only suggestion.

Councilor Lauterborn **MOVED** to recommend the amendment to Chapter 135 as presented by City Staff to the full Council. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a unanimous roll call vote with Councilors Lauterborn, Abbott, Lachapelle, and Rice all voting in favor.

4.1.2 Chapters 40: Building Construction & Property Maintenance, cont'd discussion

Director Jim Grant of Building and Licensing Services explained that he had a presentation dealing with the International Property Maintenance Code. He stated that the City is operating under the 2006 code, and he is suggesting making updates to the antiquated portions of the document to align with current practice and the 2015 code. Director Grant directed the committee to NH RSA 48-A regarding minimum housing standards. He stated that this is what the City would operate under if they do not adopt their own property maintenance code (which would be enforced in addition to the State RSA). Director Grant detailed the significant changes between the 2006 code and the 2015 code. He stated that the 2015 code gives greater detail and further explains the terms and conditions laid out in more general terms in the 2006 code.

Councilor Lachapelle inquired about the fee schedule in section 103.5, which is currently left blank in the code. He asked if the committee could come back in the future and make recommendations on these fees. Director Grant confirmed these fees could be added and adjusted in the future. He stated that there was a similar circumstance in section 112.4 "failure to comply" in which dollar amounts were left blank; these items, if not included in the code, would defer to the State RSA for "Citations." Mr. Grant further outlined the sections which had criteria which the City could choose to revise and populate with information to fit their needs and practices.

Councilor Lauterborn thanked Director Grant for addressing the conflicts between the building code and the City zoning ordinance and she inquired of Councilor Abbott if he felt the information as presented was sufficient for adoption. Councilor Abbott stated that he felt he needed more time to review the information which had presented and compare the changes and suggestions before a decision is made. Councilor Lauterborn inquired about the next step in the adoption process and whether or not this item needed to go to full Council, a public hearing, or both. Attorney O'Rourke clarified that this decision would not require a public hearing but rather could be voted on by full Council for adoption.

Councilor Walker asked to review a comparison between the 2006 and the 2015 code to see the suggested changes. It was discussed that this documentation would be distributed to the full Council for review. Councilor Abbott expressed concern with the way some of the code was written and potential problems which could arise from its adoption as written. Director Grant suggested meeting with Councilor Abbott to review the code and identify the conflicts and issues which should be revised.

Councilor Lachapelle suggested that Chapter 40 and the International Property Maintenance Code be kept in committee and discussed at the May meeting. Councilor Abbott stated that he would prefer to adopt this as housing standards as opposed to a building code in order to remove it from the zoning ordinance entirely. Councilor Abbott stated that the code needed to be reviewed more thoroughly to determine how it would be enforced and interpreted as written, and to revise it as needed to fit Rochester's needs. Director Grant agreed that there was opportunity to revise the codes and the wording to suit Rochester, but emphasized the importance of these codes to help the community to be more vibrant, especially in the downtown area and more challenged areas.

4.2 Planning

4.2.1 Chapter 135: Mobile Home Parks

No additional amendments beyond what was discussed previously in the meeting.

4.2.2 Chapter 176: Planning Board (*Addendum B*)

Attorney O'Rourke directed the committee to section 176-9(E) which allows for the planning board to accept gifts for the exercise of its functions. It is recommended that this section be removed in its entirety. Councilor Abbott **MOVED** to recommend the amendment to Chapter 176 as presented by City Staff to the full Council. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous roll call vote with Councilors Rice, Lachapelle, Abbott, and Lauterborn all voting in favor.

5. **Discussion:** Ethics Committee & Code

Councilor Lachapelle stated that he felt the committee should focus on whether or not to direct the City Attorney and City staff to draft a Code of Ethics specific to Rochester to bring back to the committee for review, and then a final decision by the full Council. He said that he did not

feel that the Codes & Ordinances Committee should be working on what would be contained within the Code of Ethics or the exact wording.

Councilor Lauterborn suggested forming a working group of Councilors, Police Commission, School Board members, and City staff along with the City Attorney to develop the wording for this code. Attorney O'Rourke agreed with Councilor Lauterborn that a working group would be the way to proceed. He stated that his role was to advise and ensure that any code developed is legally defensible; the elected officials to which the code would apply should have a direct hand in drafting the code.

Councilor Abbott cautioned against arbitrarily placing members on an ethics committee without the time or qualifications to make judgements and decisions which could affect someone's reputation and career. Councilor Walker also emphasized the need to keep the process fair and to avoid making it political. He agreed that there should be a working group to develop the wording for this code, and suggested that at the very least, the City charter could be amended to make the ethics wording apply to all boards and commissions and allow for the removal of members.

Councilor Lachapelle stated that he would reach out to the City Attorney and Councilor Hutchinson, who had spearheaded this discussion, in order to put together a working group to develop some language to come back to the Codes & Ordinances committee. Councilor Lauterborn addressed Councilor Abbott's prior comments and clarified that at this stage, she is not suggesting actually forming an ethics commission and choosing members to serve, but rather forming a working group to prepare the wording for a code of ethics to potentially be approved by City Council. An Ethics Commission could potentially be formed after a code is approved, if Council so chooses. Councilor Rice agreed that this working group would be to develop the framework for an ethics commission; their role, responsibilities, and authority and the criteria under which they would operate.

It was decided that if there was information available at that time, a brief update would be presented at the next Codes & Ordinances Committee meeting regarding the forming of a working group and the work performed thus far.

**6. Discussion: Amendment to the General Ordinances of the City of Rochester
Creating Chapter 41, Disorderly Residence**

It was reiterated that this discussion would be brought forward again at a future meeting in which Councilor Hainey is available for an update.

7. Other

Councilor Lachapelle stated that the Codes & Ordinances Committee would next meet on May 6, 2021 at 6:00 PM. The committee will further discuss Chapter 40 as well as Chapter 218 (Stormwater Management) as requested by Director of City Services Peter Nourse.

8. Adjournment

Councilor Lachapelle **ADJOURNED** the Codes & Ordinances Committee meeting at 7:10 PM.

Respectfully Submitted,

Cassie Givara
Deputy City Clerk

Amendments to Chapter 135 of the General Ordinances of the City of Rochester

THE CITY OF ROCHESTER ORDAINS:

That Chapter 135 of the General Ordinances of the City of Rochester and currently before the Rochester City Council, be amended as follows (deletions ~~struck out~~ additions in **RED**):

Chapter 135

Mobile Home Parks

[HISTORY: Adopted by the City of Rochester 6-6-1995 as Ch. 43 of the 1995 Code. Amendments noted where applicable.]

GENERAL REFERENCES

Zoning — See Ch. 275.

§ 135-1 Purpose and intent.
[Amended 2-3-2015]

The purpose of this chapter is to establish minimum standards for the construction in and maintenance of mobile home parks existing (as of April 22, 2014) in the City of Rochester. The intent of this chapter is that mobile home parks existing (as of April 22, 2014) shall provide a healthful, safe, pleasant, and attractive residential atmosphere for their occupants, while at the same time being compatible with existing and anticipated future development in the surrounding areas.

§ 135-2 Authority.

This chapter is adopted by the Rochester City Council in accordance with the provisions of New Hampshire RSA 47:17.

§ 135-3 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ACCESSORY BUILDING OR STRUCTURE

A subordinate building or structure which is an addition to or supplements the facilities provided by a mobile home, such as an awning, cabana, storage structure, carport, porch, fence, skirting, windbreak, or screened room.

BUILDING

A roofed structure erected for permanent use.

COMMON AREA

An area or space designed for joint use by residents of a mobile home park, principally for recreation purposes.

DENSITY

The number of mobile home lots per acre of gross land area in a mobile home park.

GARAGE

A building for the shelter of automotive vehicles.

GROSS LAND AREA

The total land area included within the perimeter boundaries of a mobile home park.

LIVING UNIT

A residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

LOT AREA

The total horizontal land area within the boundaries of a lot, exclusive of any land area designated for street purposes, and reserved for exclusive use of the occupants of a mobile home.

LOT LINE

The line identifying a lot boundary.

MANUFACTURED HOUSING

Any structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein (in conformance with the definition in RSA 674:31, as amended).

[Amended 2-3-2015; at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

MOBILE HOME

A form of manufactured housing which conforms with the definition of "manufactured housing" above.

MOBILE HOME LOT

A parcel of land for the placement of a mobile home and for the exclusive use of its occupants.

MOBILE HOME PARK

Any parcel of land under single or common ownership or control which contains, or is designed, laid out, or adapted to accommodate, two or more mobile homes. The term "mobile home park" shall not be construed to apply to premises used solely for storage or display of mobile homes.

MOBILE HOME SUBDIVISION

An approved subdivision of two or more lots designed to be occupied by mobile homes only and where the lots will be sold rather than rented or leased.

PARK ROAD

A private road within the boundaries of a mobile home park which is owned and maintained by the mobile home park owner, and which provides vehicular access to mobile home lots.

PERMANENT BUILDING

Any building except a mobile home or a mobile home accessory building or structure.

PUBLIC SYSTEM

A water or sewage system which is owned and operated by a local government authority or by an established public utility which is adequately controlled by a governmental authority.

STORAGE BUILDING

A building located on a mobile home lot which is designed and used solely for the storage and use of personal equipment and possessions of the occupants of the mobile home on that lot.

STREET

A public highway as defined in RSA 229:1, except a Class VI or discontinued highway, or a private road within a subdivision as platted and recorded in the Strafford County Registry of Deeds, including the full width of the right-of-way.

YARD

An unoccupied space open to the sky on a mobile home lot.

§ 135-4 General requirements.**A. Location and access.**

- (1) Mobile home parks shall be permitted only within the area defined as an Agricultural Zone by Chapter 275, Zoning, of the City Code.
- (2) Mobile home parks shall be located with access onto a publicly maintained Class V or better street.
- (3) Since mobile home parks are a relatively intensive form of residential development, the soil characteristics of a site proposed for mobile home park development shall be adequate to support that development.

B. Density. The number of mobile home lots in a mobile home park shall not exceed 2.9 per acre of gross land area contained within the mobile home park.**C. Setbacks.**

- (1) The minimum distance between any mobile home and mobile home park boundary line shall be 50 feet.
- (2) Minimum setbacks on mobile home lots shall be: front yard, 20 feet; side and rear yards, 15 feet.
- (3) There shall be a minimum of 30 feet clearance between mobile homes on adjoining lots. No mobile home shall be located closer than 30 feet to any community building within the park.

D. Screening and landscaping.

- (1) A twenty-foot buffer strip shall be maintained along all public streets and along all mobile home park boundaries which abut a residential area. No part of this buffer strip shall be included within the boundaries of individual mobile home lots or within common areas. Within this twenty-foot buffer strip, a dense visual screen of shrubs or trees shall be planted, at least four feet high at the time of planting, of a type that will form a year-round screen at least six feet high within three years. Where existing natural growth or topography can provide the required screening, it may be utilized to fulfill all or part of this

requirement.

- (2) Lawn and ground cover shall be provided where needed to prevent erosion of slopes and on other areas to obtain usable yards.
- (a) Trees, shrubs, and vines shall be required to the extent needed to provide for:
 - [1] Screening of objectionable views;
 - [2] Adequate shade; and
 - [3] A suitable setting for mobile homes and other facilities.
- (b) During the development of any mobile home park, that portion of said park used, occupied, and/or made available for use and occupation of mobile homes shall be subject to these standards.

E. Construction.

- (1) The provisions of this chapter and of the building regulations of the City of Rochester shall apply to all construction, alterations, repairs and additions to mobile homes and structures within a mobile home park unless otherwise modified herein.
- (2) The skirting of mobile homes is permitted to achieve better heating, but skirting shall not provide a harborage for rodents, nor create a fire hazard. Skirting, cabanas, awnings, porches, or other additions shall not be attached to a mobile home unless they are approved by the Director of Building, Zoning, and Licensing Services.
- (3) All piping from outside fuel storage tanks or liquefied petroleum gas cylinders to a mobile home shall be copper or other acceptable metallic tubing mechanically connected and shall be permanently installed and securely fastened in place. All liquefied petroleum gas cylinders shall be securely fastened in place and shall not be located inside or beneath a mobile home or within five feet of a mobile home exit. Racks to hold liquefied petroleum gas cylinders shall be of a design which will prevent tipping or accidental overturning. All oil tanks shall not be located inside or beneath a mobile home. If a mobile home is provided with a full basement, fuel storage tanks may be located within the basement. All outside installed oil tanks shall have a foundation made of concrete or masonry. Tank foundations shall be designed to minimize the possibility of uneven settling of the tank and to minimize corrosion in any part of the tank resting on the foundation. Oil tanks shall be screened by adequate shrubs or fencing.
- (4) Liquefied petroleum gas for cooking purposes shall not be used on individual mobile home lots unless the containers are properly connected. Liquefied petroleum gas cylinders shall be securely fastened in place and shall be adequately protected from the weather.
- (5) The storage of firewood, coal, coke, other fuels and/or equipment shall be done in a manner so as not to constitute a fire hazard.
- (6) Only one single-story storage building may be installed on any one mobile home lot. The maximum size shall not exceed 12 feet by 14 feet by 10 feet wall height. Roofs shall be either pre-finished metal,

Commented [1]: Editor's Note: Throughout this chapter, references to the Code Enforcement Department were amended to the Building, Zoning, and Licensing Services Department 10-15-2013.

fiberglass, or shingles. The exterior shall be of a permanent building material. Plans must be approved by the Director of Building, Zoning, and Licensing Services and a building permit obtained prior to erection on the mobile home lot.

- F. Board of Health requirements. All mobile home parks shall be located in areas free from marshes, swamps, stagnant pools, or other potential breeding places for insects or rodents.
- G. Fire protection.
 - (1) The mobile home park area shall be subject to the rules and regulations of the City of Rochester Fire Department.
 - (2) Mobile home park areas shall be kept free of litter, residential solid waste, and other flammable materials. **[3-5-2019]**
 - (3) Where a municipal water system is available to a mobile home park, standard City fire hydrants shall be spaced not more than 500 feet apart within the boundaries of the park. **[Amended 3-7-2000]**
 - (4) Fires shall be made only in stoves and other equipment intended for such purposes. No open fires shall be permitted except in specified areas approved by the Rochester Fire Department.
 - (5) The City of Rochester Fire Department may take whatever additional measures for adequate fire and safety conditions as it feels are necessary for each mobile home park.
- H. Refuse disposal.
 - (1) The storage, collection, and disposal of refuse in mobile home parks shall be managed so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution.
 - (2) Racks or holders shall be provided for all refuse containers. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.
 - (3) All garbage and residential solid waste shall be collected at least once weekly only from a location(s) designated by the Health Officer. Mobile home park owners shall be responsible for seeing that garbage and residential solid waste are deposited at the collection location(s). **[3-5-2019]**
- I. Pets. No owner or person in charge of a dog, cat, or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home park (pursuant to RSA 466:30-a).
- J. Management.
 - (1) Any person responsible for the operation of a mobile home park shall maintain a current register of all mobile homes located within the mobile home park and their owners. Such register shall be available for inspection to/by City officials.
 - (2) Said register shall contain pertinent information to properly identify the mobile home, location, and owners of each mobile home in the mobile home park, including the dates of arrival and the dates of

departure of any mobile home which has arrived or departed within the past year.

- (3) According to the provisions of RSA 73:16-a, the owner of a mobile home park shall be responsible for filing with the City Assessor's office an inventory (description) of all mobile homes which locate in a park within 15 days of their arrival. Also under the provisions of RSA 73:16-a, the owner of a mobile home park may be held responsible for the payment of taxes due on individual mobile homes located within the park which have not been paid by their owners.
- (4) The management of a mobile home park shall assume responsibility for maintaining in good repair all buildings, streets, walks, sanitary facilities and utilities within the park and shall take such action as is necessary to eject from the grounds any person who willfully or maliciously fails to comply with these and other applicable regulations.

§ 135-5 Design standards.
[Amended 2-3-2015; 3-5-2019]

During the development of any mobile home park, that portion of said park which is used, occupied, and/or made available for use and occupation of mobile homes shall be subject to these standards, and to the applicable standards of the New Hampshire Department of Environmental Services and the Sanitary Laws and Regulations of the New Hampshire Division of Public Health Services.

A. Mobile home lots.

- (1) Each mobile home lot shall contain a minimum of 10,000 square feet in area and shall have minimum frontage of 75 feet on a park road.
- (2) No mobile home with accessory buildings, garage, structures, storage building and paved parking spaces shall occupy in excess of 35% of a mobile home lot.

B. Park roads.

- (1) Mobile home park roads shall provide safe and convenient vehicular access from abutting public streets to all mobile home lots and community facilities. Driveway access to all mobile home lots shall be only from park roads, with no driveway access permitted directly from City streets.
- (2) Roads shall be adapted to topography, shall have suitable alignment and gradient for traffic safety, and shall have a properly designed storm drainage system. Except as herein modified, the design standards for minor streets in the Agricultural Zone contained in the Rochester Subdivision Regulations shall apply to the design of mobile home park roads.
- (3) Roads shall have a minimum right-of-way width of 40 feet and a minimum paved width of 22 feet. Roadway pavement shall be in accordance with the standards for minor streets in the Agricultural Zone contained in the Rochester Subdivision Regulations.
- (4) Road systems shall be developed with consideration given to the reasonable movement and placement of mobile homes on individual lots.
- (5) All mobile home parks shall be graded to ensure proper drainage. The drainage system shall take into consideration not only proper channelizing of stormwater within the mobile home park but minimization

of adverse effects on surrounding property and public streets.

C. Parking.

- (1) Two off-street parking spaces shall be provided for each mobile home lot. Each parking space shall be paved and graded to provide drainage away from the mobile home in conformance with the overall drainage plan for the mobile home park.
- (2) Each off-street parking space shall have a minimum width of nine feet and a minimum length of 18 feet.
- (3) Garages shall be permitted, provided that they are either directly attached to a mobile home or separated by a distance of at least 10 feet. Garages shall also conform to the setback provisions in § ~~135-4C~~(2).

D. Common area.

- (1) At least 7% of the gross land area in a mobile home park shall be reserved as a common area for recreation and other open space purposes.
- (2) Each mobile home park shall provide at least one common area restricted to the use and enjoyment of the residents of the park. No single common area shall contain less than 15,000 square feet. Where more than one area is provided, the areas shall be spaced and located in the mobile home park in such a manner that will provide maximum usefulness for park residents.
- (3) All equipment contained in recreational areas within common areas shall be kept in good repair. Common areas shall be kept free of all debris.
- (4) The land included within common areas shall be of such character that it is capable of supporting recreational use and shall not include land with poor drainage, excessive slope, or land which is subject to flooding.
- (5) Common areas shall be separated from park roadways, City streets, and parking spaces by an adequate fence.

E. Water supply.

- (1) A water supply meeting current New Hampshire Department of Environmental Services drinking water standards shall be provided to each mobile home lot in a mobile home park.
- (2) The design and construction (including materials) of the water supply system, whether public or private, for a mobile home park shall comply with the New Hampshire Department of Environmental Services Design Standards for Small Public Water Systems and with all requirements and regulations of the City of Rochester.
- (3) Where a public water system exists within 200 feet of any boundary of a mobile home park, all lots within the park shall be connected to the public system, unless such connection is specifically denied by the City. Where a public water system is not available, any other source of water must be approved by the New Hampshire Department of Environmental Services.

- (4) All water piping shall be constructed and maintained in accordance with state and local law; the water piping system shall not be connected with nonpotable or questionable water supplies.
- (5) Individual water service connections which are provided for direct use by mobile homes shall be so constructed that they will not be damaged by the parking of mobile homes.
- (6) A mobile home park water system shall be adequate to provide 20 pounds per square inch of pressure at all mobile home lots.

F. Sewage disposal.

- (1) Where a public sewage system exists within 200 feet of any boundary of a mobile home park, all lots within the park shall be connected to the public system, unless such connection is specifically denied by the City.
- (2) Where a public sewage system is not available, the sewage disposal system for all mobile home lots in the mobile home park shall be approved by the New Hampshire Department of Environmental Services.
- (3) Each mobile home shall be provided with sewer connections which comply with all statutory requirements and regulations of the State of New Hampshire and appropriate agencies of the State of New Hampshire and the City of Rochester.
- (4) The design and construction (including materials) of the sewage disposal system, whether public or private, for a mobile home park shall comply with all statutory requirements and regulations of the New Hampshire Department of Environmental Services and the City of Rochester.

G. Electricity.

- (1) A secured electrical outlet supplying 220 volts shall be provided for each mobile home lot. This installation shall comply with all applicable state and local electrical codes and ordinances. Such electrical outlets shall be weatherproof.
- (2) All power lines within a mobile home park shall be underground and shall be laid with sufficient cover to prevent damage from traffic.

H. Telephone system. Where telephone service to mobile home lots is provided, the distribution system shall be underground and shall be in general conformance with the placement of the electrical distribution system.

I. Cable television system. Where cable television service to mobile home lots is provided, the distribution system shall be underground and shall be in general conformance with the placement of the electrical system.

~~§ 135-6 Application for approval.~~

~~A. Procedure.~~

- ~~(1) Before formal submission of a plan for a new mobile home park, a developer proposing construction of a mobile home park may first meet with the Planning Board to informally discuss the project.~~

- ~~(2) A formal application for construction of a new mobile home park shall be submitted to the Rochester Planning Board. In reviewing the application, the Board shall follow the procedures and standards for the review of a major subdivision as spelled out in Section 2.3 of the Rochester Subdivision Regulations.~~
- ~~(3) The Board shall submit the application to the Commissioner of the Rochester Department of Public Works for review of all road and utility plans which are a part of the proposed mobile home park.~~
- ~~B. Submission requirements. The application for approval of a mobile home park plan shall be prepared in accordance with the standards and requirements contained in Section 4 of the Rochester Subdivision Regulations. The application shall include all those items listed in said Section 4.~~

§ 135-7 Licensing.

A. General provisions.

- (1) It shall be unlawful for any person to operate or maintain a mobile home park within the limits of the City of Rochester unless he/she holds a valid license issued by the Director of Building, Zoning, and Licensing Services in the name of such person for the specific mobile home park.
- (2) Licenses shall be issued annually, and each license shall be in effect for a period of one year beginning January 1 of each year.
- (3) An application for an initial mobile home park license shall be filed with the Director of the Building, Zoning, and Licensing Services Department. The application shall be in writing, signed by the applicant, and shall include the following:
 - (a) The name and address of the person making the application.
 - (b) The location and legal description of the mobile home park.
 - (c) Plans and specifications of all improvements, buildings, streets, recreational areas, walks, sewer, water, and other facilities constructed or to be constructed within the park.
 - (d) The area and dimensions of the tract of land whereon the park is located.
 - (e) Written approval of the following City of Rochester officials indicating that the mobile home park complies with the requirements of this chapter:
 - [1] Planning Board.
 - [2] Commissioner of Public Works.
 - [3] Fire Chief.
 - [4] Health Officer.
 - [5] Police Chief.

[6] Zoning Administrator. **[Amended 3-5-2019]**

[7] City Manager.

- (f) Such further information as may be requested by the Director of the Building, Zoning, and Licensing Services Department to enable him/her to determine if the park complies with the provisions of this chapter and all other applicable legal requirements.
- (4) The application and five copies of all accompanying plans and specifications shall be filed with the Director of the Building, Zoning, and Licensing Services Department; two of said copies shall be filed with the Planning Office.

B. Issuance of license.

- (1) The Director of the Building, Zoning, and Licensing Services Department shall inspect the application and plans and specifications.
- (2) If the mobile home park is in compliance with all of the provisions of this chapter and all other applicable ordinances, statutes, and regulations, the Director of the Building, Zoning, and Licensing Services Department shall approve the application; provided, however, that if the Director of the Building, Zoning, and Licensing Services Department does not act to approve or deny within 90 days of receipt of the application, the application shall be automatically approved.

C. Renewal of license.

- (1) Application for the renewal of a license shall be made in writing on or before the first day of November of each year to the Director of the Building, Zoning, and Licensing Services Department by the holder of the license and shall contain the following:
 - (a) Any change in the information submitted since the time the original license was issued or the latest renewal granted.
 - (b) Copies of as-built plans for any and all sections of a mobile home park developed during the year in which application for renewal is made.
 - (c) Such other information as the Director of the Building, Zoning, and Licensing Services Department may require.
- (2) All mobile home parks in existence upon the effective date of this chapter shall within six months thereafter comply with the requirements of this chapter, except that the Director of the Building, Zoning, and Licensing Services Department, upon application of a park operator, may waive such requirements that require prohibitive reconstruction costs if such waiver does not alter the health and sanitation requirements herein provided.
- (3) At his/her discretion, the Director of the Building, Zoning, and Licensing Services Department may issue a conditional license renewal, subject to the license holder complying with certain conditions as determined by the Director of the Building, Zoning, and Licensing Services Department. In such a case,

the Director of the Building, Zoning, and Licensing Services Department shall list the specific conditions upon which the renewal is based and set a time for compliance with these conditions. Costs associated with enforcement of owner compliance with said specific conditions requiring correction shall be assessed by the Director of the Building, Zoning, and Licensing Services Department. If not in compliance, twenty-five dollars (\$25.) per inspection shall be assessed; said charge shall be in addition to any other penalty.

- (4) If the Director of the Building, Zoning, and Licensing Services Department does not act on an application for the renewal of a license by December 31, it shall automatically be approved.
- (5) Not more than four annual license renewals shall be issued for an approved mobile home park in which no substantial development has taken place.

D. Responsibility of the license holder.

- (1) The license certificate shall be conspicuously posted in the office of, or on the premises of, the mobile home park at all times.
- (2) A license shall be transferable after the holder of a valid license gives notice in writing to the Director of the Building, Zoning, and Licensing Services Department 15 days prior to any proposed sale, transfer, gift, or other disposition of interest or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park.

§ 135-8 **Administration and enforcement.**

- A. Enforcement. Upon determination by the Director of the Building, Zoning, and Licensing Services Department that a violation of this chapter has occurred, he/she shall initiate enforcement procedures. If necessary, the Director of the Building, Zoning, and Licensing Services Department shall refer the matter to the City Solicitor for appropriate legal action.
- B. Inspection. The Director of the Building, Zoning, and Licensing Services Department, Police Chief, Health Officer, Fire Chief, Commissioner of Public Works, the Zoning Administrator, and other agents of the City as certified by the City Manager are hereby authorized to make periodic and reasonable inspections to determine the condition of mobile home parks within the City of Rochester and to determine if the requirements of this chapter are being observed. **[Amended 3-5-2019]**
- C. Violations and penalties; revocation of license.
 - (1) A violation of, or violation from, the terms and conditions of this chapter and/or the conditions of the license to operate or maintain a mobile home park by the holder thereof or his/her agent shall be cause for the revocation of said license. Such revocation shall be made at the discretion of the Director of the Building, Zoning, and Licensing Services Department.
 - (2) After revocation of the license has been ordered by the Director of the Building, Zoning, and Licensing Services Department, additional violations shall result in a fine not exceeding one thousand dollars (\$1,000.) in accordance with the provisions of RSA 47:17. This provision shall be in effect even should an appeal be taken from the Director's revocation order. **[Amended 3-5-2019]**

D. Appeals.

- (1) Any party whose application for approval of a mobile home park plan has been denied may appeal the decision of the Planning Board to the Superior Court in accordance with the provisions of RSA 677:15.
- (2) Any party whose application for a license has been denied or whose license has been revoked may appeal the decision of the Director of the Building, Zoning, and Licensing Services Department to the Zoning Board of Adjustment in accordance with the provisions of RSA 674:33.

E. Conflict with other ordinances. In any case where a portion of this chapter is found to be in conflict with the provisions of any zoning, building, fire, safety, or health ordinance or code of the State of New Hampshire or City of Rochester existing on the effective date of this chapter, the provisions which, in the judgment of the Planning Board, establish the higher standard for the promotion and protection of the health and safety of the people shall prevail.

F. Saving clause. If any section, subsection, paragraph, sentence, clause or phrase of this chapter should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this chapter, which shall remain in full force and effect, and to this end the provisions of this chapter are hereby declared to be severable.

THE CITY OF ROCHESTER ORDAINS:

That Chapter 176 of the General Ordinances of the City of Rochester and currently before the Rochester City Council, be amended as follows (deletions ~~struck out~~ additions in **RED**):

Chapter 176

Planning Board

[HISTORY: Adopted by the City of Rochester 6-6-1995 as Ch. 41 of the 1995 Code. Amendments noted where applicable.]

GENERAL REFERENCES

Zoning — See Ch. 275.

§ 176-1 **Creation and composition.**

That there be created hereby a City Planning Board, to consist of nine members and up to five alternates appointed in accordance with the provisions of § 7-28 of the Code of the City of Rochester.

§ 176-2 **Compensation; holding other municipal offices.**

All members of the Planning Board shall serve without compensation. Appointed members shall not hold any other municipal office except that:

- A. One such appointed member may be a member of the Zoning Board of Adjustment.
- B. Either one appointed or one ex officio member may be a member of the Conservation Commission, if one exists in the City, in accord with RSA 36-A:3.
- C. Either one appointed or one ex officio member may be a member of the Historic District Commission, if one exists in the City, in accord with RSA 674:46-a. **[Amended 3-5-2019]**

§ 176-3 **Terms of office.**

The terms of ex officio members shall correspond to their respective official tenures, except that the term of the administrative official selected by the City Manager shall terminate with the term of the City Manager selecting him/her. The term of each appointed member shall be three years, except that the respective terms of the members first appointed shall be staggered.

§ 176-4 **Removal of members.**

Members of the Planning Board selected by the Council may, after a public hearing, be removed by the Council for inefficiency, neglect of duty or misfeasance in office. The City Manager may remove the administrative official and/or designee appointed by him/her without cause. The Council shall file with the City Clerk a written statement of reasons for such removal.

§ 176-5 **Vacancies.**

Vacancies in the membership of the Planning Board occurring otherwise than through the expiration of term shall be filled for the duration of the unexpired term by the Mayor and Council in accordance with the provisions of Section 74 of the Rochester City Charter in the case of members selected or appointed by them, and by the Council in the case of the Councilor member.

§ 176-6 **Organization.**

The Planning Board shall elect its Chairperson from amongst the appointed members and create and fill such other offices as it may deem necessary for its work. The term of the Chairperson shall be one year, with eligibility for reelection. The Planning Board shall hold at least one regular meeting in each month and shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be public.

§ 176-7 **Staff and finances.**

The Planning Board may appoint such employees as it may deem necessary for its work, whose appointment, promotion, demotion and removal shall be subject to the same provisions of law as govern other corresponding civil employees of the City. The Planning Board may also contract with the City planners, engineers, architects and other consultants for such services as it may require. The expenditures of the Planning Board, exclusive of gifts, shall be within the amounts appropriated for the purpose by the Council.

§ 176-8 **Master Plan.**

It shall be the function and duty of the Planning Board to make and to perfect from time to time, so far as funds appropriated by the Council for such purpose will permit, a Master Plan for the development of the City. Such Master Plan, with the accompanying necessary maps, plats, charts and descriptive matter, shall be designed with the intention of showing as fully as is possible and practicable the Planning Board's recommendations for the desirable development of the territory legally and logically within the scope of its planning jurisdiction, including, on that basis, among other things, the general location, character and extent of streets, bridges, waterways, waterfronts, boulevards, parkways, roadways in streets and parks, playgrounds, squares, aviation fields, and other public ways, places, grounds and open spaces; sites for public buildings and other public property; routes of railroads, omnibuses and other forms of public transportation; and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, heat, sanitation, transportation, communication, power and other purposes; also the acceptance, removal, relocation, widening, narrowing, vacating, abandonment, change of use of, or extension of any of the foregoing ways, grounds, places, open spaces, buildings, properties, utilities or terminals and other planning features, as well as a zoning plan for the control of the height, area, bulk, location and use of private and public structures, buildings and premises and population density; the general character, layout and extent of any community center; and any other matter permitted by RSA 36 of the laws of the State of New Hampshire.

- A. Preparation of Master Plan. In the course of the preparation of such Master Plan, the Planning Board may make careful and comprehensive surveys and studies of existing conditions and of data and information relative to the probable future growth of the City. The Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City, which will, in accordance with existing and probable future needs, best promote health, safety, morals, order, convenience, prosperity, or the general welfare as well as efficiency and economy in the process of development, including, among other things, adequate provisions for traffic, the promotion of safety from fire and other damages, adequate provision for light and air, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.
- B. Adoption and amendment. The Planning Board may adopt the Master Plan as a whole by a single resolution or may, by successive resolutions, adopt successive parts of the plan, said parts corresponding with major geographical sections or divisions of the City, or with functional subdivisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereto. Such Master

Plan shall be a public record, but its purpose and effect shall be solely to aid the Planning Board in the performance of its duties. The adoption of the Master Plan or any amendment thereto shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the Planning Board. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the Planning Board to form the whole or part of the plan, and the action taken shall be recorded on the adopted plan or part thereof adopted, by the identifying signature of the Chairperson or Secretary of the Planning Board, and a copy of the plan or part thereof shall be certified to the Council.

§ 176-9 Miscellaneous duties.

- A. The Planning Board shall have power to promote public interest in, and understanding of, the Master Plan and of any Official Map of the City which may hereafter be established by the Council, and to that end may publish and distribute copies of the Master Plan, or of such Official Map, or of any report, and may employ such other means of publicity and education as it may deem advisable.
- B. Members of the Planning Board, when duly authorized by said Planning Board, may attend city planning conferences or meetings of city planning institutes or hearings upon pending city planning legislation, and the Planning Board may, by resolution, spread upon its minutes, pay the reasonable traveling expenses incident to such attendance.
- C. The Planning Board shall have authority to make such investigations, maps and reports and recommendations in connection therewith, relating to the planning and development of the City, as seems desirable to do.
- D. The Planning Board may, from time to time, report and recommend to the appropriate public officials and public agencies programs for the development of the City, for the erection of public structures and improvements and for the financing thereof. It shall be part of the Planning Board's duties to consult and advise with public officials and agencies, public utility companies, civic, educational, professional, research and other organizations, and with citizens with relation to the protecting or carrying out of the Master Plan, and to make recommendations relating to the development of the City.
- ~~E. The Planning Board shall have the right to accept and use gifts for the exercise of its functions.~~
- F. All public officials shall, upon request, furnish to the Planning Board, within a reasonable period of time, such available information as it may properly require for its work.
- G. The Planning Board, its members, officers, and employees, in the performance of their functions, are authorized to enter upon any land and make such examinations and surveys as are reasonably necessary and place and maintain necessary monuments and marks thereon.
- H. In general, the Planning Board shall have such powers as may be necessary to enable it to fulfill its functions, promote municipal planning, or carry out the purposes hereof, provided the total expenditures of said Board shall not exceed the appropriation for its expenses.

§ 176-10 Zoning Commission.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

The Planning Board shall act as a Zoning Commission, to recommend to the Council the boundaries of the various original districts provided for in RSA 674, and appropriate regulations to be enforced therein. The

04/30/2021
Planning Board shall make a preliminary report and hold public hearings thereon before submitting its final report to the Council.

Chapter 218

STORMWATER MANAGEMENT AND EROSION CONTROL

§ 218-1. Purpose and objectives	§ 218-10. Post-construction stormwater management design standards
§ 218-2. Authority; when effective	§ 218-11. Installation, construction, maintenance and inspection requirements and responsibility
§ 218-3. Jurisdiction	§ 218-12. As-built plans and certification
§ 218-4. Severability	§ 218-13. Other required permits
§ 218-5. Amendments	§ 218-14. Illicit discharge and connection
§ 218-6. Definitions and abbreviations	§ 218-15. Waivers
§ 218-7. Applicability	§ 218-16. Enforcement and penalties
§ 218-8. Application; plan review and approval	
§ 218-9. Construction site erosion control design standards	

(HISTORY: Adopted by the City of Rochester 6-6-1995 as Ch. 50 of the 1995 Code. Amendments noted where applicable.)

§ 218-1. Purpose and objectives

- A. This chapter provides for the health, safety, and general welfare of the citizens of the City of Rochester through the regulation of discharges into the City's stormwater drainage system, water bodies, streams, and wetlands in a manner compliant with the requirements of state and federal law, including the provisions of the Clean Water Act governing discharges from municipal separate storm sewer systems (MS4s), as amended. The objectives are as follows:
- (1) Prohibit unpermitted discharges.
 - (2) Set forth the legal authority and procedures to carry out all inspection, monitoring, and enforcement activities necessary to ensure compliance with this chapter and applicable state and federal laws.
 - (3) Establish design, construction, and post-construction standards for stormwater drainage systems to improve stormwater management, minimize future costs to the City, protect the integrity of the City's water resources, reduce pollution of water bodies, and be compliant with other local, state, and federal regulations. These standards shall be used as part of any Site Plan and Subdivision review processes governing new construction, redevelopment, or any land disturbance activity as well as in the issuance of a stormwater, driveway, or building permits where applicable for any land disturbances.
- B. The provisions and standards of this chapter are implemented for the following purposes:
- (1) Managing stormwater runoff to protect water quality and quantity

- (2) Reducing pollutant contributions to a waterbody that is or may become impaired
- (3) Improving water quality of stormwater runoff discharged to drainage systems, surface water bodies, or wetlands
- (4) Taking preventative measures to avoid increasing stormwater runoff volumes and peak flow rates onto adjacent property more than existing stormwater runoff volumes and peak flow rates under current developed or undeveloped conditions

§ 218-2. Authority; when effective

- A. Authority is based on the following New Hampshire statutes that enable local regulation of stormwater as a component of zoning and land use:
 - (1) RSA 674:16 – Grant of Power
 - (2) RSA 674:17 – Purposes of Zoning Ordinances
 - (3) RSA 674:21 – Innovative Land Use Controls
 - (4) RSA 674:36 – Subdivision Regulations
 - (5) RSA 674:44 – Site Plan Review Regulations
- B. Additional Authority for Regulation of Stormwater Discharge
 - (1) RSA 149-I:6 provides municipal authority to regulate stormwater, independent of land use regulations.
- C. This chapter is adopted pursuant to the authority vested in the following:
 - (1) The City Council pursuant to RSA 47:13, 47:17, 38:26, 149-I:3 and 149:1:6 **(Amended at time of adoption of Code [see Ch. 1, General Provisions, Art. II])**
 - (2) The Planning Board pursuant to RSA 674:35, 674:36, 674:44 and 155-E:11
 - (3) The Building, Zoning, and Licensing Services Department pursuant to RSA 147:1 and 147:14.1 **(Amended at time of adoption of Code [see Ch. 1, General Provisions, Art. II])**
- D. This chapter shall become effective upon adoption by the City of Rochester City Council, in accordance with the statutory sections identified above.

§ 218-3. Jurisdiction

- A. This chapter shall pertain to all land within the boundaries of the City of Rochester, New Hampshire.
- B. In any case where a provision of this chapter is found to be in conflict with a provision of any other ordinance, regulation, code, or covenant in effect in the City of Rochester or with any state statute, with particular reference to New Hampshire RSA 676:14, 674:16 and 674:17 and the relevant subsections therein, the provision which is the more restrictive shall prevail.

§ 218-4. Severability

The invalidity of any section, subsection, paragraph, sentence, clause, phrase, or word of this chapter shall not be held to invalidate any other section, subsection, paragraph, sentence, clause, phrase, or word of this chapter.

§ 218-5. Amendments

This chapter may be amended by the approval of the several boards or entities identified in § 218-2 Authority; when effective above, provided that each such agency complies with any applicable statutory or local procedures governing its authority to adopt such ordinance. Amendments to zoning aspects shall be approved by City Council.

§ 218-6. Definitions and abbreviations

As used in this chapter, the following terms shall have the meanings indicated:

BEST MANAGEMENT PRACTICE (BMP) — A proven or accepted structural, nonstructural, or vegetative measures, maintenance procedures, and other management practices, the application of which reduces or prevents discharges of pollutants, erosion, sediment, or peak storm discharges to improve the quality of stormwater runoff.

BUFFER — A designated protected area along a watercourse or wetland where development is restricted or prohibited. See the City's Conservation Overlay District Ordinance, Article XII(c) for specific details on buffer setbacks and permitted uses within buffers.

CITY — The City of Rochester, New Hampshire.

CITY ENGINEER — Intended to refer to and identify the City Engineer or his/her designee or any qualified engineering consultant which the City Council, City Manager, Planning Board, Building, Zoning, and Licensing Services Department, Commissioner of Public Works, or their designee(s) engage(s) for the purpose of reviewing any application or plan submitted in accordance with this chapter or determining compliance herewith, when, in their judgment, such review is appropriate or necessary in order to ensure compliance with this chapter or determine if the provisions hereof have been violated. **(Amended at time of adoption of Code [see Ch. 1, General Provisions, Art. II])**

CONTIGUOUS — Land sharing a common border.

CRITICAL AREAS —

Land disturbance of any size where any one of the following applies:

- 1) Within a designated Buffer as defined in the City's Conservation Overlay District Ordinance, Article XII(c).
- 2) Within 50 feet of a watercourse or a stream not identified in the City's Conservation Overlay District Ordinance
- 3) Within a 100-year floodplain identified on the most current effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map
- 4) Land disturbance exceeding 2,000 square feet in highly erodible soils

- 5) Land disturbance containing slope greater than 25%

CRITICAL HABITAT — Habitat needed to support recovery of listed species. When a species is listed under the Endangered Species Act, the State of New Hampshire Fish and Game is required to determine whether there are areas that meet the definition of critical habitat. These are defined as:

- 1) Specific areas within the geographical area occupied by the species at the time of listing that contain physical or biological features essential to conservation of the species and that may require special management considerations or protection; and
- 2) Specific areas outside the geographical area occupied by the species if the agency determines that the area itself is essential for conservation.

DEPARTMENT OF PUBLIC WORKS (DPW) — The term “DPW” when used in this chapter to designate the reviewing, approval, or enforcement authority hereunder, is intended to refer to and identify the City Engineer or any qualified professional engineering consultant which the City Council, City Administrator, Planning Board, Department of Building, Zoning and Licensing Services, DPW Director, or designees engage(s) for the purpose of reviewing any application or plan submitted in accordance with this chapter or determining compliance herewith.

DEVELOPMENT — Any construction or land disturbance or grading activities other than for agricultural and silvicultural practices. (See also New Development and Redevelopment below)

DISCONNECTED IMPERVIOUS COVER — The portion of impervious cover that is not hydraulically connected to a receiving body of surface water by means of continuous paved surfaces, gutters, drainage pipes or other conventional conveyance. Impervious cover that is treated by Low-Impact Development (LID), as defined in this chapter, is a disconnected impervious cover.

EFFECTIVE IMPERVIOUS COVER — The portion of impervious cover area that is hydraulically connected to the receiving body of surface water by means of continuous paved surfaces, gutters, drainage pipes or other conventional conveyance. Effective impervious cover is the area resulting from impervious cover minus disconnected impervious cover minus treated area.

ENVIRONMENTAL PROTECTION AGENCY (EPA) — The federal agency of the United States responsible for implementing the Clean Water Act, including the National Pollutant Discharge Elimination System (NPDES) program.

HIGHLY ERODIBLE SOILS — Any soil with an erodibility class (K factor) greater than or equal to 0.43 in any layer as found in Table 3-1 of the *Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire* (August 1992 or as updated).

EROSION — The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

FILTRATION — The process of physically or chemically removing pollutants from stormwater runoff. Filtration includes practices that capture and store stormwater runoff and pass it through a filtering media such as sand, organic material, or the native soil for pollutant removal. Stormwater filters are primarily water quality control devices designed to remove particulate pollutants and, to a lesser degree, bacteria, and nutrients.

GROUNDWATER RECHARGE — The process by which water seeps into the ground and eventually replenishes groundwater aquifers and surface waters such as lakes, streams, and the oceans. Groundwater recharge maintains flow in streams and wetlands and preserves water table levels that

support drinking water supplies.

GROUNDWATER RECHARGE VOLUME (GRV) — Volume of stormwater runoff to be infiltrated as calculated in accordance with New Hampshire Code Admin. R. Part Env-Wq 1504.12.

IMPERVIOUS COVER — Those surfaces that cannot effectively infiltrate rainfall consisting of surfaces such as building rooftops, pavement, sidewalks, driveways, compacted gravel (e.g., dense graded aggregate [with fines] used in walkways, driveways, and parking lots).

INFILTRATION — The process of stormwater runoff percolating into the ground (subsurface materials), including stormwater treatment practices designed to capture stormwater runoff and infiltrate it into the ground over a period of days.

LAND DISTURBANCE — Action to alter the existing vegetation and/or underlying soil of a site, such as clearing, grading, site preparation (e.g., excavating, cutting, and filling), soil compaction, and movement and stockpiling of topsoil.”

LARGER PLAN OF DEVELOPMENT — A project in which different parts of a property or properties that are under a common plan of development are either planned to be developed or are developed in geographical or time-based phases.

LOW-IMPACT DEVELOPMENT (LID) — LID is a site planning and design strategy intended to maintain or replicate predevelopment hydrology through the use of site planning, source control, and small-scale practices integrated throughout the site to prevent, infiltrate, and manage stormwater runoff as close to its source as possible. Examples of LID strategies are pervious pavement, rain gardens, green roofs, bioretention basins and swales, filtration trenches, and other functionally similar BMPs located near the stormwater runoff source.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) — A federal permit program administered by the EPA governing stormwater discharges under Section 402 of the Clean Water Act.

NEW DEVELOPMENT — Any construction, land disturbance, or improvement of a site or structure with less than 40% existing impervious cover, as described in § 218-10 Post-construction stormwater management. Calculated by dividing the total existing impervious cover by the size of the site and convert to a percentage.

NOTICE OF INTENT (NOI) — Document to apply for coverage under the EPA's construction general permit for stormwater discharges from construction activities.

NOTICE OF TERMINATION (NOT) — Document to end coverage of a construction activity under the EPA's construction general permit.

PROJECT AREA — Area within the subdivision or site plan boundaries plus any areas with associated off-site improvements.

POLLUTANT — Sediments, total suspended solids (TSS), phosphorus, nitrogen, metals, pathogens, floatable debris, thermal impacts, and oil and other petroleum products. Pollutant also means dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt and industrial, municipal, and agricultural waste discharged into water. This term does not mean water, gas, other material which is injected into a well to facilitate production of oil or gas, or water derived in association with oil or gas production and disposed of in a well, if the well is used either to facilitate production or for disposal purposes is approved by authority of the State of New Hampshire and if the State determines that such injection or disposal will not result in the degradation of ground

or surface water resources.

POLLUTANT LOAD — An estimated amount of pollutants that is discharged to a receiving waterbody typically measured in units of concentration or mass per time (i.e. concentration (mg/L) or mass (lbs./day)) on an average annual basis.

QUALIFIED PROFESSIONAL — A person knowledgeable in the principles and practice of stormwater management and erosion and sedimentation control, including a Certified Professional in Erosion and Sediment Control (CPESC), a Certified Professional in Storm Water Quality (CPSWQ) or a licensed Professional Engineer (PE).

RETENTION — The amount of precipitation on a drainage area that does not escape as stormwater runoff. It can be expressed as the difference between total precipitation and the sum of the total stormwater runoff, total evaporation, and total infiltration from an area.

REDEVELOPMENT — Any construction, land disturbance, or improvement on a site that has 40% or more of existing impervious cover area, as described in § 218-10 Post-construction stormwater management. Calculated by dividing the total existing impervious cover area by the parcel size area and convert to a percentage.

SEDIMENT — Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

SEWAGE — Domestic and industrial wastewater generated by a community and conveyed in sanitary sewer pipes to treatment facilities.

SITE — A parcel or right-of way area where construction activities are proposed including but not limited to the creation of new impervious cover and improvement of existing impervious cover

STABILIZED — When the soil erosion rate approaches that of undisturbed soils. Soils which are disturbed will be considered stabilized when one of the following is achieved:

- a. A minimum of 85% vegetative cover has been established.
- b. A minimum of 3 inches of nonerosive material such as stone or riprap has been installed.
- c. Erosion control blankets have been installed in accordance with Env-Wq 1506.03.

STEEP SLOPE — Slopes greater than 25 percent.

STORMWATER MANAGEMENT AND EROSION CONTROL PLAN (SMECP) — A plan required by the City which outlines project features, proposed temporary and permanent erosion control features, maintenance schedules and practices, and design basis used to establish temporary and permanent stormwater design features.

STORMWATER PERMIT (SWP) — A permit issued by the City of Rochester per the requirements outlined in this chapter.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) — A plan required by the Environmental Protection Agency (EPA) that clearly describes appropriate pollution control measures and includes a description of all pollution control measures (e.g., BMPs) that will be implemented as part of the construction activity to control pollutants in stormwater discharges and describes the interim and permanent stabilization practices for the site.

STORMWATER RUNOFF — The water from precipitation that is not absorbed, evaporated, retained, or otherwise stored within the contributing drainage area.

STREAM — Areas of flowing water occurring for sufficient time to develop and maintain defined channels, but which may not flow during dry portions of the year. This includes all perennial and intermittent streams located on U.S. Geological Survey Maps.

TREATED AREA — The area of impervious cover from which stormwater runoff is treated by a stormwater BMP or LID as per the requirements of this chapter.

WATERCOURSE — Any body of water flowing in an identifiable channel or course at least six months of the year.

WATER QUALITY VOLUME (WQV) — Volume of stormwater runoff to be retained or treated as calculated in accordance with New Hampshire Code Admin. R. Part Env-Wq 1504.10.

§ 218-7. Applicability (Amended at time of adoption of Code [see Ch. 1, General Provisions, Art. II])

This chapter shall apply to any action that will hinder, alter, add to, or modify the existing stormwater flow, drainage, and/or related infrastructure and any discharges into the stormwater drainage system, water bodies, watercourse, streams, and wetlands within the City of Rochester

A. Requirement for Stormwater Permit (SWP).

Except as permitted by this chapter, no person shall alter land or engage in any activity which causes or contributes to stormwater runoff discharge without first having obtained a Stormwater Permit (SWP) from DPW for the activities listed in (1) and (2) below. Activities exempt from this chapter are described in Section § 218-7, Part B.

- (1) Any land disturbance activity within a Critical Area
- (2) Any land disturbance activity more than 5,000 square feet

Nothing in this chapter shall be a defense from noncompliance associated with a stricter standard set forth in a federal NPDES permit requirement and/or imposed under the New Hampshire Department of Environmental Services (NHDES) programs.

B. Exemptions

The following allowed activities listed in (1) through (7) below are exempt from the requirements of this chapter.

- (1) Small projects that will result in less than 5,000 square feet of land disturbance and are located outside of Critical Areas, provided that minimum erosion control measures are applied (refer to § 218-9 Construction site erosion control design standards).
- (2) Normal maintenance and improvement of land in agricultural use provided in the *Manual of Best Management Practices (BMP's) for Agriculture in New Hampshire* as established by the New Hampshire Department of Agriculture, Markets and Food dated June 2011, or as amended.
- (3) Maintenance of existing landscaping, gardens, or lawn areas.
- (4) The construction of any fence that will not alter existing terrain or drainage patterns.

- (5) Construction of utilities (gas, water, sewer, electric, telephone, storm drainage, etc.), disturbing less than 20,000 contiguous square feet, within the limits of an existing paved roadway that will not increase impervious area, or permanently change drainage patterns, and where construction trenches are stabilized at the end of each working day.
- (6) Disturbance solely related to maintenance and improvement of an existing street or road unless an increase in impervious area is proposed and the disturbance is greater than 20,000 square feet. This exemption applies for roadway projects that do not disturb highly erodible soils (e.g., reclaim and pave, resurfacing, milling).
- (7) Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the Department of Building, Zoning and Licensing Services and DPW.

C. Requirement for Stormwater Management and Erosion Control Plan

Proposed projects meeting one or more of the following conditions listed below shall also, as part of the SWP application, submit a Stormwater Management and Erosion Control Plan (SMECP) to the DPW.

- (1) A cumulative land disturbance exceeding 20,000 square feet, whether the project is or is not part of a larger plan of development.
- (2) A subdivision of four or more lots (i.e., Major Subdivision).
- (3) Phasing of three or more contiguous lots per year of an existing or proposed subdivision.
- (4) Construction of utilities (gas, water, sewer, electric, drainage, telephone, etc.) requiring contiguous land disturbance of greater than 20,000 square feet.
- (5) Any land disturbance activity within a Critical Area.

§ 218-8. Application submittal and approval requirements

A. Stormwater Permit

For projects that require a Stormwater Permit as listed under § 218-7 Applicability, Part A and are not otherwise listed as exempt under § 218-7 Applicability Part B, applicants shall submit a completed SWP application¹ to the DPW or through the City's Online Permit Center on the City's website².

At a minimum, the Applicant shall include the following in the SWP application:

- (1) A description of the proposed construction erosion and sediment controls which meet § 218-9 Construction Site Erosion Control Design Standards.
- (2) A description of the proposed post-construction stormwater management measures which meet § 218-10, Part B. Additional post-construction stormwater management controls may be required, at the discretion of the DPW.

¹

https://www.rochesternh.net/sites/g/files/vyhlf1131/f/file/stormwater_management_erosion_control_permit_application_3-27-15.pdf

² <https://rochesternh.viewpointcloud.com/>

B. Stormwater Management and Erosion Control Plan

For projects that require a SMECP as listed under § 218-7 Applicability, Part C and are not otherwise listed as exempt under § 218-7 Applicability, Part B, applicants shall submit at a minimum a SMECP to the DPW the items listed in (1) and (2) below. Additional requirements may be requested by the DPW, at its discretion.

If a project requires submission of a SWPPP under federal law, the applicant may completely incorporate SMECP requirements into the SWPPP and request that the SWPPP cover both the SWPPP and SMECP requirements.

(1) Narrative Stormwater Management and Erosion Control Report (Report)

The Report shall contain the following items:

- (a) Description of construction period and earth movement schedule, including anticipated project start and completion dates, sequence and duration of grading and construction activities, and sequence and timing of installation and/or application of soil erosion and sediment control measures as well as sequence for final stabilization of the project site.
- (b) Description of the on-site and adjacent wetlands, streams, water bodies, or other natural resources; including the date and methods used to identify/delineate these resources; a description of any buffer setbacks that may apply, steep slopes, critical habitat, critical areas, existing vegetation, and 100-year floodplain limits and whether any downstream water bodies are listed as impaired and their impairment according to NHDES's most recent 303(d) list.
- (c) Description of existing drainage patterns, receiving water bodies, or drainage infrastructure and soil types (as described in § 218-8.B(2)(g), below).
- (d) Description of BMP and LID measures that were considered and are proposed to limit the development footprint, preserve existing vegetation, and mimic existing hydrology to the extent feasible. Describe BMP and LID measures that were considered but determined not to be feasible.
- (e) Description of proposed changes in impervious cover and any changes in pre- and post-development drainage patterns.
- (f) Description of the methods, calculations, and proposed measures to demonstrate how the proposed project meets:
 - (i) Construction site erosion control design standards (§ 218-9).
 - (ii) Post-construction stormwater management design standards (§ 218-10).
- (g) Description of the following procedures:
 - (i) Limit and/or optimize the use of deicing materials and minimize off-site increases in chloride levels in adjacent surface and groundwater.
 - (ii) Control waste such as discarded building materials, concrete

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washout, chemicals, litter, and sanitary waste during the construction process that may cause adverse impacts to water quality.

- (h) An Inspection and Maintenance Plan consistent with § 218-11 Installation, construction, maintenance, and inspection requirements
- (i) Copies of pertinent state and federal permits (as referenced in § 218-13 Other required permits)
- (j) Any other specific study, calculation, or investigation as requested by the City
- (k) Certification by a Qualified Professional.

(2) Site Development Plan

The Site Development Plan shall meet the qualifications as outlined in the Site Plan or Subdivision Regulations. The following items are specific to this chapter:

- (a) Project limit or boundary
- (b) Critical Areas
- (c) Limits of surface waters, wetlands, and drainage patterns, including direction of flow of stormwater runoff using arrows, within the project area and 200 feet outside of project boundary
- (d) Limits of watershed delineation any off-site and upstream areas contributing flow to shared drainage channels and/or infrastructure.
- (e) Limits and type of existing vegetation (including invasive species)
- (f) Extent of 100-year floodplain boundaries, if published or determined.
- (g) Soils
 - (i) Areas of poorly and very poorly drained soils and areas proposed to be filled
 - (ii) Soils information for proposed land disturbance from a National Cooperative Soil Survey soil series map (web based or hard copy) or a High Intensity Soil Map of the site, prepared in accordance with Society of Soil Scientists of Northern New England Special Publication No. 1
 - (iii) Highly erodible soils shall be determined by soil series
- (h) Earth Disturbance
 - (i) Limits and areas of soil disturbance
 - (ii) Areas of cut and fill
- (i) Erosion and Sediment Control
 - (i) Location of perimeter controls
 - (ii) Locations of earth stockpiles
 - (iii) Locations of equipment storage and staging
 - (iv) Locations of proposed construction and vehicle or equipment fueling areas
 - (v) Locations of waste disposal facilities for solid waste, construction debris, sanitary waste, concrete washout, and a plan for stump disposal

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- (vi) Methods of site stabilization
- (j) Location of temporary and permanent snow management areas
- (k) The location, elevation, and size of all existing and proposed stormwater infrastructure and control measures (e.g., catch basins, drywells, drainage ditches, retention ponds)

C. Plan review and approval

- (1) The Planning Board, Building, Zoning, and Licensing Services Department, and Director of DPW, or designees, may, if in their judgment deem it necessary or helpful to assist in their review of the SMECP, require it be reviewed by a third-party registered Professional Engineer or other professional consultant acceptable to them, the cost of which shall be borne by the applicant.

This review cost would be in addition to applicant borne costs associated with site inspections and water quality monitoring (as applicable), to ensure sensitive resources are adequately protected where proposed projects are deemed to pose a higher risk of potential impacts due to factors, including but not limited to the project size, location, duration and history of the contractor's performance.

- (2) The DPW or other agency having jurisdiction shall indicate approval of the SMECP, as filed, if it complies with the requirements and objectives of this chapter. As applicable, such approval shall be a component of Site Plan or Subdivision approval.
- (3) Final SMECP approval shall be contingent upon collection of any required fees or escrow amounts related to technical review of the SWP prepared under this chapter.

D. Preconstruction meeting

- (1) The applicant and the applicant's engineer (or technical representative) may be required to schedule and attend a mandatory preconstruction meeting with DPW prior to commencement of construction. All required documents to be recorded, escrow deposits and bonding shall be in place prior to the scheduled meeting. Three copies of the SMECP (including the SWPPP and NOI, if required), up-to-date construction schedule, and associated construction documents shall be provided at that time. The SMECP shall bear the seal and signature of the New Hampshire Registered Professional Engineer preparing the documents. The SMECP may be combined with the SWPPP, if labeled as both and meeting the requirements of both. Prior to commencement of construction, the Department of Planning and Development will confirm that the documents submitted meet the conditions of Planning Board approval. An appropriate notation will be made on the official construction set used by the Code Enforcement and DPW. (Note: Preconstruction conferences will typically not be required for construction of one single-family home or one residential duplex, not part of a larger plan of construction.)
- (2) The Department of Planning and Development and DPW reserve the right to prepare and request the applicant's acknowledgement of a preconstruction checklist.

§ 218-9. Construction site erosion control design standards

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A. Temporary construction stormwater management design

The following design standards shall be applied in Planning for stormwater management and erosion control as related to construction.

(Note: These standards are in addition to requirements that may be found in other sections of the Site Plan, Subdivision, and other land use regulations or ordinances. These standards are also in addition to requirements set forth in the NH Small MS4 NPDES General Permit, NPDES General Permit for Discharges from Construction Activities, NHDES Wetlands Permits [RSA 482-A] and the NHDES Alteration of Terrain Rules [RSA 485-A:17]).

- (1) All measures in the plan shall meet, as a minimum, the BMPs set forth in the *New Hampshire Stormwater Manual, Volume 3* (2008 or as updated) A copy of the *New Hampshire Stormwater Manual* is available from the NHDES website at:

<https://www.des.nh.gov/water/stormwater>

Note: The manuals and website links in this section are provided for information and are subject to change. The most current version of the manual and link reference should be used by the applicant.

- (2) Erosion and sediment control measures shall be installed prior to any soil disturbance and shall be reviewed and approved by DPW prior to any land disturbance.
- (3) Whenever practical, natural vegetation shall be maintained, protected, or supplemented. Stripping of vegetation shall be done in a manner that minimizes soil erosion. Natural buffers shall be maintained.
- (4) The area of disturbance shall be kept to a minimum and be limited to an area only large enough to accommodate construction activities for a particular construction phase.
- (5) Measures shall be taken to control erosion within the project area. Sediment in stormwater runoff shall be trapped and retained within the project area. Wetland areas and surface waters shall be protected from sediment. Soil disturbance shall be avoided within established buffer setbacks as defined and consistent with the provisions included in the Conservation Overlay District (Zoning Ordinance § 275-12).
- (6) Off-site surface water and stormwater runoff shall be diverted away from areas of land disturbance where feasible or implement measures to convey stormwater through the project area without causing erosion of sediment shall be included. Integrity of downstream drainage systems shall be maintained.
- (7) Perimeter Controls
 - (a) Install sediment controls along any perimeter areas of the site that will receive stormwater runoff.
 - (b) Perimeter controls shall not be placed within wetland areas, stream channels, or wetland buffers.
- (8) Stabilization
 - (a) In areas where final grading has not occurred, temporary stabilization measures should be in place within 5 calendar days for exposed soil areas that are within 100 feet of a surface waterbody or a wetland and no more than 14 calendar days for all other areas. Permanent stabilization should be

- in place within 3 calendar days following completion of final grading of exposed soil areas.
- (b) Stabilization measures shall be provided with the submission for any disturbance on slopes equal to or steeper than 3H:1V.
 - (c) Specify permanent and temporary erosion and sedimentation control measures, seeding mixtures and rates, types of sod, methods of seedbed preparation, expected seeding dates (or limitations on seeding timeframes), type and rate of lime and fertilizer application, and type and quantity of mulching for temporary and permanent control facilities.
- (9) Winter Construction
- (a) For construction during the winter season, an additional erosion and sedimentation control plan and timeline shall be submitted by September 1 to the DPW.
 - (b) Additional temporary stabilization shall be deployed for the winter season consistent with *New Hampshire Stormwater Manual* guidelines for land disturbance that are not permanently stabilized by October 1 or implemented per the discretion of DPW.
 - (c) Active construction areas should be limited to the area necessary to gain access and sustain planned improvements that will be completed during the winter season.
- (10) Sediment Basins and Traps
- (a) Use of temporary sediment basins should avoid any additional vegetation clearing or site disturbance not otherwise needed for post-construction. Sediment basin locations shall be reviewed by DPW prior to construction and shall consider the potential for off-site impacts, including public safety, especially as it relates to sediment movement or sediment basin failure, and alternative sediment controls approved by DPW shall be used where site limitations preclude a safe design.
- (11) Waste Control
- (a) Procedures shall be implemented to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste during the construction process that may cause adverse impacts to water quality.
- (12) Inspection Schedule
- (a) All temporary erosion and sediment control measures shall be maintained in functioning condition until final site stabilization is accomplished. A proposed inspection schedule, in accordance with the guidelines of the *New Hampshire Stormwater Manual*, or NPDES General Permit for Discharges from Construction Activities shall be included in the submittal.
- (13) Removal of temporary controls
- (a) All temporary erosion and sediment control measures shall be removed after the site is stabilized unless the measures are intended to be left in place and approved by DPW on a case-by-case basis. Trapped sediment and other disturbed soil areas resulting from the removal of temporary measures shall

be permanently stabilized within three (3) calendar days unless conditions dictate otherwise.

§ 218-10. Post-construction stormwater management design standards

The following design standards shall be applied for post-construction stormwater management.

(Note: These standards are in addition to requirements that may be found in other sections of the Site Plan, Subdivision, and other land use regulations or ordinances. These standards are also in addition to requirements set forth in the NH Small MS4 NPDES General Permit, NPDES General Permit for Discharges from Construction Activities, NHDES Wetlands Permits [RSA 482-A], and the NHDES Alteration of Terrain Rules [RSA 485-A:17]).

A. Design Guidelines

- (1) All proposed stormwater treatment practices and measures shall be appropriately selected, designed, installed, and maintained in accordance with manufacturers' specifications and performance specifications in the *New Hampshire Stormwater Manual, Volume 2* (2008 or as updated), a copy of which is available from the NHDES website at:
<https://www.des.nh.gov/water/stormwater>
- (2) Innovative stormwater practice design standards that have been demonstrated to have treatment benefits in accordance with the purpose and objectives of this chapter may be accepted at the discretion of the DPW and may include techniques or practices in use and accepted by other jurisdictions (e.g., state agencies, municipalities, EPA). This may include proprietary and nonproprietary allowing for the continued advancement of the practice.
- (3) Annual pollutant removal from structural and nonstructural BMPs shall be calculated using methods consistent with the following:
 - (a) Attachment 3 to Appendix F of the 2017 New Hampshire Small MS4 General Permit (as modified Jan. 6, 2021), the Stormwater BMP Performance Analysis for EPA Region 1, or other tools provided by EPA Region 1 consistent with these resources.
 - (b) If the specified EPA Region 1 tools do not provide annual pollutant load removal performance data for planned or installed BMP types, the *New Hampshire Stormwater Manual, Volume 2* (2008 or as updated) BMP design guidance or performance standards may be used.
- (4) Design storm depths shall be based on local rainfall amounts using the extreme precipitation table provided by the Northeast Regional Climate Center located at <http://precip.eas.cornell.edu/>.
- (5) The design of the stormwater drainage system shall provide for the discharge of stormwater without flooding or functional impairment to streets, adjacent properties, downstream properties, soils, or vegetation.
- (6) Stormwater management systems designed to treat stormwater runoff generated from new development and redevelopment sites discharging to water bodies that are water quality limited due to nitrogen or their tributaries without an approved total maximum daily load (as listed on the most current version of the NHDES 303(d) list) shall additionally optimize stormwater treatment practices for nitrogen

removal.

B. Low-Impact Development (LID) Design Strategies

- (1) LID site planning and design strategies shall be used to the maximum extent practicable for both New Development and Redevelopment projects to reduce the discharge of stormwater runoff volume, protect water quality, and maintain predevelopment site hydrology. LID techniques include preserving existing vegetation, reducing impervious footprint, disconnecting impervious area, and using enhanced stormwater BMPs (such as raingardens, bioretention, tree box filters and similar stormwater practices) in landscaped areas. Applicants shall document why LID strategies are not feasible if not used to manage stormwater, and such documentation shall be approved by DPW during review of the stormwater management system.
- (2) Whenever practicable, native site vegetation shall be maintained, protected, or supplemented. Any stripping of vegetation shall be done in a manner that minimizes soil erosion.

C. Stormwater Management Design Standards for New Development

For proposed projects that meet the definition of New Development or meet the requirements for a SMECP (§ 218-7 Applicability, Part C), the following standards shall be met:

- (1) **Pollutant Discharge Minimization Requirements**
 - (a) Stormwater runoff from the total post-construction impervious area shall be treated on the development site to achieve at least 80% removal of the average annual load of Total Suspended Solids (TSS) AND 50% removal of both Total Phosphorus (TP) and Total Nitrogen (TN) using appropriate stormwater treatment measures and pollutant removal calculation methods consistent with this chapter.
 - (b) Stormwater runoff shall not be discharged to municipal drainage systems or privately owned drainage systems (whether enclosed or open drainage) or to surface water bodies and wetlands, unless it meets the minimum pollutant discharge requirements in (a) above or is from a vegetated area conveyed as sheet flow.
 - (c) Stormwater treatment practices shall be designed for the water quality volume (WQV) or water quality flow (WQF), as applicable, calculated in accordance with Env-Wq 1504.10 and Env-Wq 1504.11, respectively.
 - (d) No person shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, noxiousness, toxicity, or temperature that may run off, seep, percolate, or wash into surface water or groundwater so as to contaminate, pollute, harm, impair, or not meet water quality standards of such waters.
 - (e) All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials shall meet the regulations of NHDES, including those involving underground storage tanks, aboveground storage tanks, hazardous waste, and required BMPs for groundwater protection (Env-Wq 401).

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- (f) The physical, biological, and chemical integrity of the receiving waters shall not be degraded by the stormwater runoff from the development site.
- (2) Groundwater Recharge Requirements
 - (a) Measures shall be taken to protect groundwater resources by reducing the post-development stormwater runoff volume by infiltrating the Groundwater Recharge Volume (GRV) according to the following ratios of Hydrologic Soil Group (HSG) type versus infiltration rate multiplier: HSG-A: 1.0; HSG-B: 0.75; HSG-C: 0.4; HSG-D: 0.15.
 - (b) For sites where infiltration is limited or not practical, the applicant shall demonstrate that the stormwater volume discharged from the site will not cause adverse impacts to downstream properties, infrastructure, aquatic habitat, or water quality degradation in downstream water bodies.
- (3) Peak Stormwater Runoff and Volume Control Requirements
 - (a) Measures shall be taken to control the post-development peak rate of stormwater runoff and volume so that it does not exceed the pre-development peak rate of stormwater runoff and volume for the 2-year, 10-year, and 25-year, 24-hour design storm.
 - (b) Runoff shall not be discharged to surface water bodies or wetlands more than volumes discharged under existing conditions (developed condition or undeveloped condition).
 - (c) If an increase in post-development peak rate or volume is anticipated due to site constraints that limit the ability to implement LID measures, the applicant shall demonstrate that the project will not cause adverse impacts to downstream properties, infrastructure, aquatic habitat or water quality degradation in downstream water bodies.
- (4) Flooding Impacts
 - (a) Where proposed changes are anticipated within mapped limits of the 100-year floodplain, provide hydrologic and hydraulic analysis to show no net increase in flood elevations for the 100-year flood.
- D. Stormwater Management Design Standards for Redevelopment
 - (1) For sites meeting the definition of a Redevelopment site, the project shall meet one of the following stormwater treatment standards:
 - (a) Implement measures on-site that result in disconnection or treatment of at least 30% of the existing impervious cover and 50% of the additional proposed impervious cover and pavement areas preferably using infiltration or filtration practices.
 - (b) Implement other LID techniques on-site to the maximum extent practicable to provide treatment for at least 50% of the entire site area.
 - (c) Provide off-site mitigation if (a) or (b), above, cannot be met due to site constraints. Off-site mitigation shall be equivalent to no less than the total area of impervious cover or site area not treated on-site in accordance with (a) or (b) above.
 - (i) An approved off-site location shall be identified, the specific

Commented [RB1]: This should be the FIRM proposed language. Let's make it consistent.

Shanna will reach out to FIRM people

management measures identified, and an implementation schedule developed in accordance with Planning Board approval. The applicant shall also demonstrate that there are no downstream drainage or flooding impacts because of not providing on-site management for large storm events.

- (ii) Off-site mitigation must be implemented within the same United States Geological Survey HUC10 or smaller watershed, within the project's drainage area or within the drainage area of the receiving waterbody. To comply with local watershed objectives the mitigation site should be in the same watershed as the development and impact/benefit the same receiving water.

E. Stormwater Treatment Practice Selection and Specifications

- (1) Existing surface waters including lakes, ponds, rivers, perennial and intermittent streams, and wetlands (including vernal pools) shall be protected by the minimum buffer setbacks as specified in the Conservation Overlay District Zoning Ordinance. Stormwater management BMPs shall be located outside the specified buffer zone unless otherwise approved by the Planning Board. Alternatives to stream and wetland crossings that eliminate or minimize environmental impacts shall be considered whenever possible. When necessary, as determined by the Planning Board or their representative, stream and wetland crossings shall comply with state stream crossing rules (Env-Wt 900), as appropriate, and, the recommended design standards to minimize impacts to flow and enhance animal passage (see the University of New Hampshire's *New Hampshire Stream Crossing Guidelines* (May 2009, as updated) available from the NHDES website at:
<http://des.nh.gov/organization/divisions/water/wetlands/documents/nh-stream-crossings.pdf>
- (2) Selection of stormwater treatment practices shall consider the use pervious parking surfaces as an alternative to impervious asphalt or concrete for general and overflow parking areas. Pervious pavement shall be appropriately sited and designed for traffic and vehicle loading conditions. Pervious pavement shall be maintained, and a Post-Construction Inspection and Maintenance Agreement prepared in accordance with § 218-11.C.
- (3) Selection and design of stormwater treatment and infiltration practices shall follow guidance in the *New Hampshire Stormwater Manual Volume 2* (2008 or as updated). Design considerations shall include the following, as appropriate:
 - (a) Where practical, the use of natural, vegetated filtration and/or infiltration BMPs or subsurface gravel wetlands for water quality treatment is preferred.
 - (b) Infiltration BMPs shall be in locations with the highest permeability on the site. If these areas are needed for other use, documentation shall be provided to DPW detailing the reasons the infiltration BMPs are located outside the highest permeability area and that the permeability of the soil is sufficient for the intended use.
 - (c) All infiltration areas shall be designed to drain within a maximum of 72 hours for water quality and flood control.

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- (d) BMP design shall account for frozen ground conditions when the devices may not function at their optimal design.
 - (e) For sites where infiltration is limited due to existing soil conditions and increases in post-development stormwater runoff volumes are expected, the applicant shall demonstrate with supporting calculations that the increased stormwater volume to be discharged will not cause adverse impacts to downstream properties, infrastructure, aquatic habitat or water quality degradation in downstream water bodies.
 - (f) All vegetated stormwater management systems shall be planted with native plants appropriate for the site conditions: grasses, shrubs, trees and/or other native plants in sufficient numbers and density to prevent soil erosion and to achieve the water quality treatment requirements of this section.
- (4) The design of the stormwater treatment systems shall account for upstream and upgradient stormwater runoff that flows onto, over, or through the site to be developed or redeveloped and provide for this contribution of stormwater runoff.
 - (5) Stormwater runoff shall be directed into recessed vegetated and landscape areas designed for treatment and/or filtration to minimize effective impervious cover and reduce the need for irrigation systems.
 - (6) Access for maintenance of stormwater facilities shall be provided as part of the design. Access easements may be required.
 - (7) Deicing material storage areas shall be located under cover and loading, and offloading areas shall be designed and maintained such that untreated stormwater runoff is not discharged to receiving waters. Snow storage areas shall be located such that no direct untreated discharges to receiving waters are possible from the storage site. Stormwater runoff from snow and deicing storage areas shall enter treatment areas as specified above before being discharged to receiving waters or allowed to infiltrate into the groundwater. See NHDES guidance facts sheet on storage and management of deicing materials, a copy of which is available on the NHDES website at:
<https://www4.des.state.nh.us/nh-ms4/wp-content/uploads/2020/11/Salt-Storage.pdf>

F. Stormwater Drainage System Specifications

- (1) Drainage design should follow the design guidelines contained in the *Manual on Drainage Design for Highways*, as published by the State of New Hampshire Department of Transportation or the *New Hampshire Stream Crossing Guidelines*, as published by the University of New Hampshire.
- (2) Design criteria
 - (a) All closed drainage systems shall be sized for the 25-year, 24-hour storm frequency. All drainage pipes larger than 48 inches shall be designed to accommodate a 50-year, 24-hour storm frequency event.
 - (b) All drainage culverts shall be sized in accordance with the *New Hampshire Stream Crossing Guidelines*. Calculations should also be provided to demonstrate that the proposed culvert can safely convey the 25-year, 24-

hour storm frequency for culverts with an opening equivalent to a pipe diameter less than 48 inches. For culvert openings equivalent to a pipe diameter greater than 48 inches, calculations should be provided for the 50-year, 24-hour storm frequency.

- (c) If the project will affect drainage flow to an existing roadway culvert or if a detention or retention area is proposed, a minimum of a 25-year storm shall be used to evaluate potential off-site effects. If a state-owned or -maintained culvert is affected by the development, State of New Hampshire Department of Transportation (NHDOT) guidelines shall be used for evaluation of the culvert. Written approval from the NHDOT shall be submitted before final approval is granted.
- (d) All slopes equal to or steeper than 2:1 adjacent to a public right-of-way shall have stabilization details provided with the submission.
- (e) Proposed riprap within a public right-of-way shall be placed a minimum of 12 inches deep.
- (2) Velocities
 - (c) For open channel systems (e.g., swales), velocities less than 10 feet per second are required prior to entering a swale. Maximum design velocity within the swale shall be 1.0 foot per second during passage of the 25-year, 24-hour storm.
 - (d) For closed drainage systems, a minimum velocity of 2 feet per second is required. Velocities of greater than 10 feet per second may be allowed, at the discretion of DPW.
- (3) Access for maintenance of stormwater facilities shall be included as part of the design, where necessary. Access easements may be required.

§ 218-11. Installation, construction, maintenance and inspection requirements and responsibility

A. Requirements

- (1) Site development shall not begin before the SMECP has been reviewed and approved by the City and if applicable, all Planning Board conditions have been fulfilled. BMPs shall be installed as designed and scheduled as a condition of final approval of the SMECP. In cases where a SWPPP is provided to comply with the EPA Construction General Permit, the SWPPP contents can be used to fulfill components of the SMECP in the final review and approval of the SMECP. In addition, site development shall not begin until a NOI has been acknowledged by the EPA (if applicable).
- (2) The DPW or Department of Planning and Development may require a bond or other security with surety conditions in an amount satisfactory to the City, providing for the actual construction, installation, and removal of such measures within a period specified by the City and expressed in the bond or the security.
- (3) The Department of Planning and Development, DPW, or Office of Code

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Enforcement may require the owner or his/her authorized agent to deposit in escrow with the City an amount of money sufficient to cover the City's cost for inspection and any professional assistance required for site compliance and monitoring.

- (4) The owner of record of the property shall record the Notice of Decision and a Stormwater Inspection and Maintenance Agreement at the Registry of Deeds. The Stormwater Inspection and Maintenance Agreement shall include a Maintenance and Inspection Plan meeting all requirements in Part E(1), below.

B. Responsibility

(1) Responsible Parties During Construction

(a) Commercial and Industrial Development and/or Redevelopment

The owner, and owner's legally designated representative (if any) shall all hold responsibility for implementing the SMECP. This includes but is not limited to the installation, construction, inspection, and maintenance of all stormwater management and erosion control measures required by the provisions of this chapter.

(b) Residential Development and Redevelopment

The owner is responsible for implementing the SMECP. Excluding any post-development requirements of plan implementation, there are two ways for the City to consider an owner to be removed as the responsible party (the owner may also be required to comply with other regulating entities' additional requirements):

- (i) The owner completes the project in a manner satisfactory to the City and if a NOI has been filed for the project, the NOI permittee files a Notice of Termination (NOT) with the EPA in accordance with the terms of the federal requirements.
- (ii) The owner passes legal responsibility for the SMECP to another competent party. In the case of a new subdivision where lots may be transferred to a different entity for construction of the buildings, it is the owner's responsibility to ensure that the owner has a legal basis to require compliance by the new entity.

(c) Individual Homeowner Development

The homeowner or a homeowner who has taken control of a subdivided property bears responsibility for compliance with the approved SMECP. If the homeowner is contracting building services to another person or entity, the homeowner may choose to pass legal responsibility of compliance to the contracted entity. If the responsibility is not passed, the homeowner remains the responsible party and shall comply with the terms of the original SMECP.

(2) Responsible Parties - Post-construction / Long -term maintenance.

Long-term maintenance of approved stormwater practices shall be ensured through the Stormwater Inspection and Maintenance Plan as described in Part D(1), below. Responsibility for implementing the Inspection and Maintenance Plan is as follows:

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(a) Commercial and Industrial Development and/or Redevelopment

The owner, and owner's legally designated representative (if any) shall all hold responsibility for implementing the Maintenance and Inspection Plan. The responsible party(ies) may contract with one or more third parties to conduct the inspection and maintenance activities but shall remain responsible for ensuring long-term effectiveness and maintaining records as required by Part D(1), below.

(b) Residential Development and/or Redevelopment

For residential development and/or redevelopment where a homeowners' association will not be established, the individual homeowners share joint and several liability for implementing the Maintenance and Inspection Plan. For residential developments where a homeowners' association will be established the following applies:

- (i) The homeowners' association shall assume responsibility and be specified as such in the documentation that establishes the association.
- (ii) If the homeowners' association is dissolved or discontinued, the individual homeowners share joint and several liability for maintenance and inspection activities.

The responsible party(ies) may contract with one or more third parties to conduct the inspection and maintenance activities but shall remain responsible for ensuring long-term effectiveness and maintaining records as required by Part D(1), below.

C. Post-Construction Inspection and Maintenance

- (1) The Stormwater Inspection and Maintenance Agreement shall include an Inspection and Maintenance Plan for post-construction monitoring of stormwater BMPs to ensure long-term performance and functionality, including the following:
 - (a) Details of each BMP, including a plan showing the location of each BMP
 - (b) Name of responsible party for inspections and maintenance
 - (c) Proposed schedule of inspection frequency consistent with the *New Hampshire Stormwater Manual*
 - (d) Inspection checklist and photo documentation requirements
 - (e) A sample log to document each inspection and maintenance activity
 - (f) A sample deicing log to track amount and type of deicing materials applied to the site
 - (g) Description of maintenance response actions, including actions to be taken if invasive species begin to grow in the BMPs
 - (h) Documentation of how reports will be completed, submittal and retention procedures, and contingency plans if future maintenance is required
- (2) The owner of record of the property shall record the approved Stormwater Inspection and Maintenance Agreement at the Registry of Deeds.

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- (3) Inspections shall be conducted by a third party, Qualified Professional.
- (4) Responsible party(ies) shall remain responsible for ensuring long-term effectiveness and maintaining records as required by the Inspection and Maintenance Plan.
- (5) Inspections of the post-construction BMPs shall be conducted at the frequency specified in the Inspection and Maintenance Plan. Copies of inspection reports shall be made available upon request to DPW.

D. Providing Site Access for Maintenance and Inspection

Municipal staff or their designated agent shall have site access to complete routine inspections to ensure compliance with the approved SMECP. Such access shall be implied with the issuance of a SWP and/or as indicated in development approvals. Such inspections shall be conducted at a time agreed upon with the owner of record. If permission to inspect is denied by the landowner, it shall be deemed a violation.

Municipal staff or their designated agent reserve the right to secure an administrative inspection warrant from the district or superior court under RSA 595-B Administrative Inspection Warrants. Expenses associated with inspections shall be the responsibility of the property owner.

E. Notification for Spills or Other Non-Stormwater Discharges

As soon as any owner, owner's agent, or designated person responsible for a facility, site, activity, or operation has information of any known or suspected release of pollutants or non-stormwater discharges which are resulting or may result in illicit discharges or pollutants discharging into stormwater, the municipal storm drain system, State waters, or waters of the United States, said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release to minimize the effects of the discharge. If said individual is not competent to assess, contain, or clean up, that person shall immediately notify another competent individual or firm. If the substance poses an immediate health or safety concern (emergency situation), the City of Rochester Emergency Services shall immediately be notified, and then notification shall be made to the City of Rochester Office of Building, Zoning and Licensing Services, and the DPW. Notifying the City of Rochester does not preclude, supersede, or provide any liability coverage for any federal- or state-required notifications related to material spills. In nonemergency situations, notification should be made as soon as possible; however, no later than the next business day following an event.

§ 218-12. As-built plans and certification

As-built plans shall be provided for all projects which require a SMECP. As-builts shall be provided in the format outlined in the Site Plan or Subdivision Regulations.

§ 218-13. Other required permits

In addition to local approval, copies of the following permits shall be required if applicable:

- A. Alteration of Terrain Permit. RSA 485-A:17 requires a permit from NHDES for "*any person proposing to significantly alter the characteristic of the terrain, in such a manner as to impede natural runoff or create an unnatural runoff.*" Regulations require this permit for any project involving more than 100,000 contiguous square feet of disturbance or

50,000 contiguous square feet in the protected shoreland.

- B. EPA Construction General Permit for Stormwater Discharges associated with Construction Activity under the NPDES Program. A permit issued by EPA or by the State under authority delegated pursuant to 33 U.S.C. § 1342(b) that authorizes the discharge of pollutants to waters of the United States. For a cumulative disturbance of one acre or more of land that EPA considers "construction activity," which includes but is not limited to clearing, grading, excavation, and other activities that expose soil typically related to landscaping, demolition, and construction of structures and roads, a federal permit will be required. Consult EPA for specific rules. This EPA permit is in addition to any State or local permit required. To apply, the entity or individual responsible for construction site operations shall file a NOI with the EPA at least seven (7) days prior to initiating work. Discharge is authorized when the application status is listed as "authorized" in the EPA public NOI database or when the applicant receives an EPA authorization letter by mail.
- C. Wetlands permit. RSA 482-A requires a permit from the NHDES for any person desiring to *"excavate, remove, fill, dredge or construct any structures in or on any bank, flat, marsh, or swamp in and adjacent to any waters of the state."*

§ 218-14. Illicit discharge and connection

- A. Prohibition of Illegal Discharges
 - (1) No person shall allow or cause to be allowed any discharge into the municipal storm drain system or watercourses that is not composed entirely of stormwater, or any stormwater containing any pollutants that cause or contribute to a violation of applicable water quality standards. The commencement, conduct, or continuance of any such discharge is prohibited except as follows:
 - (a) Water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising groundwater, uncontaminated groundwater infiltration to storm drains, uncontaminated pumped groundwater, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioner condensate, springs, individual resident car washing, material riparian habitat or wetland flows, dechlorinated swimming pool water (less than 1 part per million [ppm] chlorine), firefighting activities, street wash waters and residential building wash waters without detergents or other pollutants, and any other water source not containing pollutants.
 - (b) Discharges specified in writing by the City and other governing bodies as being necessary to protect public health and safety.
 - (c) Dye testing is an allowable discharge but requires written and verbal notification to DPW at least 10 days prior to testing. DPW reserves the right to require additional information prior to testing and such information shall be provided at least 2 business days prior to testing.
 - (d) In the event the City determines that any of the above discharges is causing or contributing to the violation of any applicable water quality standards, the City may order the discharger to immediately cease such discharge.
 - (2) Any non-stormwater discharge permitted under an NPDES stormwater discharge, waiver, or Consent Order issued to the discharger and administered under the authority of the EPA, provided that the discharger is in full

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compliance with all requirements of the permit, waiver or order and other applicable laws and regulations, and, provided that written approval has been granted for any discharge to the storm sewer system.

B. Prohibition of Illicit Connections

- (1) An illicit connection is any connection to the municipal storm drain system that is not composed entirely of stormwater or contains a discharge that is prohibited in Part A(1)(a), above.
- (2) The construction, use, maintenance, or continued existence of illicit connections to the storm drain system is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

C. Watercourse Protection

Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly restrict the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

§ 218-15. Waivers

A. Conditions for Granting of Waivers

The Planning Board or DPW may waive any provision of these regulations herein where the board or DPW finds that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of these regulations; or
- (2) Specific circumstances relative to the SMECP or the conditions of the land in the SMECP indicate that the waiver will properly carry out the spirit and intent of these regulations.

The basis for any waiver granted by the Planning Board shall be recorded in the minutes of the board or DPW shall record with the conditions in the permit.

§ 218-16. Enforcement and penalties

- A.** The Department of Building, Zoning and Licensing Services, DPW Director, City Engineer, Planning Board, or their designee, and subject to the provisions below, shall have the authority to enforce all aspects of this chapter. In that regard, said official(s) shall be empowered hereby to invoke all statutory enforcement prerogatives that may be applicable to the purported violation as it relates to any plan submitted hereunder or activity regulated hereby. By way of illustration and not by way of limitation, it is contemplated that the following statutory enforcement prerogatives would apply:

Type of Proposal	Applicable Board or Authority	Applicable Enforcement Statute
Site Plan & Subdivision Proposals	Planning Board	RSA 676:15, 16, 17, 17-a, & 17-b
Proposals affecting single existing tracts	Building, Zoning and Licensing, Planning Board	RSA 147:9 RSA 676:17, RSA 673:1(V), and RSA 676
Proposals affecting existing public roads or public stormwater systems in place	City Council or DPW	RSA 47:17, RSA 25:9-V-a.
Proposals affecting any water/sewer infrastructure in place	City Council or DPW	RSA 38:26, II, and RSA 149-I:6,III
Proposals involving Earth Material Removal Permits or other mining activities regulated by RSA 155-E	Planning Board	RSA 155-E:10

- B. The Department of Building, Zoning and Licensing Services, DPW Director, Health Officer, or their designee is authorized by means of this chapter to take any action to enforce this chapter and to act on behalf of the various boards or agencies identified above. It is intended that said Department of Building, Zoning and Licensing Services, DPW Director, Health Officer, or their designee shall have the authority to seek individual specific remedies, including, where appropriate, suspension or revocation of any permit or approval issued hereunder, additional monitoring, injunctive relief, the issuance of Notices of Violation, the pursuit of civil and/or criminal sanctions, or, without limitation, any other sanction as authorized by applicable law, regulation or statute. Nothing herein shall be interpreted to limit or otherwise curtail any statutory authority which the City is entitled to exercise independent of this chapter.
- C. Nothing in this section is intended to limit in any way the Department of Building, Zoning and Licensing Services, DPW Director, Health Officer, or their designee from exercising any authority that state law allows them to exercise on behalf of any state agency which has preemptive or concurrent jurisdiction over any conduct that would be considered a violation of this chapter.
- D. Notwithstanding anything to the contrary, nothing herein is deemed to affect the enforcement discretion of the City under applicable law.

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City Clerk's Office



City of Rochester, NH

Chapter 218 Update Planning Board

April 19, 2021

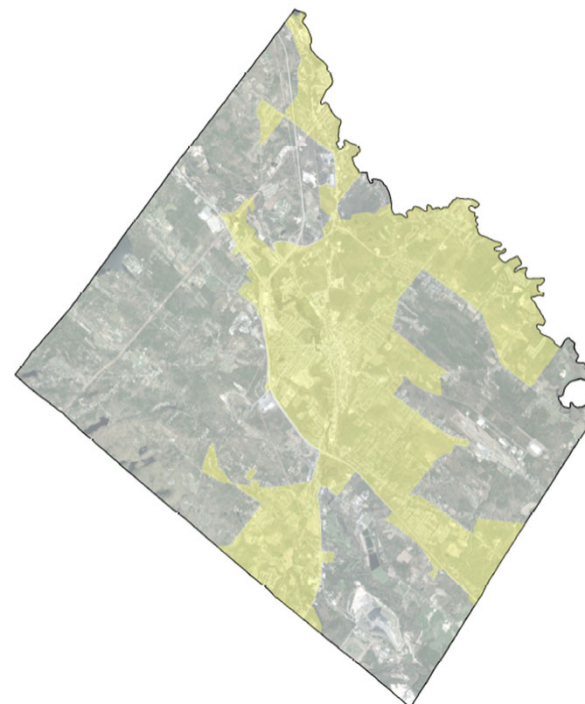
Geosyntec[®]
consultants



Chapter 218 Update

Geosyntec[®]
consultants

- Overview
 - NH Small MS4 Permit
 - Regulated Area



What is Chapter 218?

Stormwater Management and Erosion Control Chapter

This chapter provides for the health, safety, and general welfare of the citizens of the City of Rochester through the regulation of discharges into the City's stormwater drainage system, water bodies, streams, and wetlands in a manner compliant with the requirements of state and federal law, including the provisions of the Clean Water Act governing discharges from municipal separate storm sewer systems (MS4s), as amended.



Chapter 218 - Applicability

Applicability

- Land disturbance projects
- Stormwater Permit > 5,000 sf
 - Temporary erosion and sediment controls
 - Use LID measures to the MEP
- Stormwater Management Erosion Control Plan > 20,000 sf
 - Post-construction stormwater management controls
 - Long-Term Inspection and Maintenance of stormwater controls



Chapter 218 Update

- Implement regulatory requirements as mandated under the NH MS4 Permit (2017, mod. 2020)
 - Post-construction stormwater treatment (TSS, TP, TN)
 - Requirements for New Development & Redevelopment
- Reorganization of Chapter
- Make consistent with Site Plan and Subdivision Regs



NH MS4 Permit Regulatory Update Requirements



The permittee shall develop or modify, as appropriate, an ordinance or other regulatory mechanism to be at least as stringent as Section 4 Element C (New Development) and Element D (Redevelopment) of the Southeast Watershed Alliance's Model Stormwater Standards for Coastal Watershed Communities (SWA Model Standards).



Summary of SWA Model Standards



- Best Management Practices shall be designed to meet performance specifications in the NH Stormwater Management Manual Volume 2
- Use Low Impact Development (LID) techniques to maximum extent practicable
- **Criteria for Stormwater Management for New Development**
 - Runoff from impervious surfaces should achieve 80% removal of TSS and at least 50% removal of total nitrogen and total phosphorus. Provisions should be included to retain stormwater on site.
 - Peak runoff rate should not exceed pre-development runoff for 2-year, 10-year, 25-year, and 24-hour storm events.
 - Control the post-development runoff volume to infiltrate the groundwater recharge volume
- **Criteria for Stormwater Management of Redevelopment**
 - Use on-site disconnection and treatment or implement LID onsite
 - Offsite mitigation may be used if site constraints exist that won't allow for on-site disconnection and treatment or LID



Chapter 218 Update

Updated SWP Requirements

- Use LID measures to the maximum extent practicable

Updated SMECP Requirements

- The SMECP will need to have more robust descriptions of the site conditions, procedures, and measures utilized.
- As-built plans will be provided for all projects that require a SMECP
- The Inspection and Maintenance Agreement needs a detailed plan for post-construction maintenance
 - Inspections completed by a 3rd party, Qualified Professional
- Applicant will be responsible for the cost of a 3rd party PE or professional consultant used by the DPW in review of the SMECP.
- Waivers can be granted if they won't interfere with the spirit and intent of these regulations



Chapter 218 Update

Updated Erosion Control Measures

- Temporary stabilization measures are now required within a specific timeframe:
 - 5 days for exposed soils within 100 ft of a waterbody
 - 14 days for all remaining areas
- Permanent stabilization will need to be in place within 3 calendar days of final grading
- Winter Controls standards
- Waster Control requirements



Chapter 218 Update

Updated Post-Construction Measures

- LID used to the maximum extent practicable for both New Development and Redevelopment projects
- Pervious parking surfaces should be considered for parking stalls
- Post-Construction Inspection and Maintenance Agreements and schedule for inspections
- New Development
 - Projects with <40% existing impervious cover
 - Provide BMPs designed to remove
 - 80% of the average TSS load
 - 50% of the average annual TP
 - 50% of the average annual TN
 - Provide groundwater recharge
- Redevelopment
 - Projects with >40% existing impervious cover
 - Implement LID or stormwater treatment BMPs that disconnect or treat
 - 30% of the existing impervious area and 50% of any additional proposed impervious area (filtration and/or infiltration practices preferred)
 - OR
 - 50% of the entire site area
 - OR
 - Provide off-site mitigation



Outcomes



- Improving the water quality of the environment
 - Enables the City to meet federal and state permit requirements
 - Reduces Future City costs to address pollutant load reductions
- Helps City meet the Great Bay TN General Permit obligations
- 42 other regulated NH communities will have same regulations
 - Consistency with neighbors (Rochester won't be an outlier)
 - Developers are prepared for this given State and other local regulations
- Ensure that pollution reduction controls are being implemented are maintained



QUESTIONS

