TOWN OF SPRINGFIELD, NEW HAMPSHIRE

ZONING ORDINANCE

2025

SPRINGFIELD PLANNING BOARD
Springfield, New Hampshire

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ZONING ORDINANCE

ARTICLE I. PURPOSE AND AUTHORITY

The purpose of the Springfield Zoning Ordinance is to promote the health, safety, prosperity, convenience, and general welfare of the residents of Springfield, in conformity with the Town Plan. This purpose is to be accomplished by:

A. Securing safety from fire and other dangers;
B. Providing adequate areas between buildings and various rights of way;
C. Promoting efficiency, economy, and good civic design in development;
D. Protecting the value of homes and lands;
E. Ensuring the wise and efficient expenditure of public funds;
F. Specifying the adequate provision of public utilities and other public requirements;
G. Lessening congestion in the roads;
H. Preventing over-crowding of land;
I. Avoiding undue concentration of population;
J. Facilitating adequate provisions for transportation, solid waste facilities, on site water and sewerage, schools and parks;
K. Assuring proper use of natural resources and other public requirements.

This zoning Ordinance is authorized by Chapters 672-676, New Hampshire Revised Statutes, Annotated, 1983, as amended, and in conformity with the Town Plan of Springfield.

In accordance with RSA 674:17, this Ordinance is enacted by the voters of the Town of Springfield, New Hampshire, in official Town Meeting.

ARTICLE II. TITLE

This Ordinance shall be known and may be cited as the "Zoning Ordinance of the Town of Springfield, New Hampshire."

ARTICLE III. ZONING DISTRICTS

The Town of Springfield shall be divided into two zoning districts (RSA 674:20) as follows: Rural Residential District and the Forest Conservation District. Appendix A provides a map of the two zoning districts.

3.10 RURAL RESIDENTIAL DISTRICT

The primary purpose of this district is to provide for low-density rural living and open space, in keeping with the scenic, recreational and environmental values inherent in the community and to protect the environmentally sensitive areas of this community such as wetlands, poor soil conditions, steep slopes and prime agricultural soils.

3.11 Permitted Uses

A. One and two-family dwelling units (not short-term rentals).
B. Cluster residential developments (not short-term rentals).
C. Home businesses requiring site plan review.
D. Home occupations *not* requiring site plan review.
E. Manufactured housing (not short-term rentals).
F. Agricultural uses.
G. Accessory buildings and uses (not short-term rentals).

3.12 Uses Permitted by Special Exceptions

Other uses, including but not limited to business, commercial, industrial, manufactured housing parks, guest facilities and restaurants may be permitted by the Board of Adjustment.

A. The Zoning Board of Adjustment shall conduct a public hearing on an application for a use permitted by special exception in accordance with the provisions specified in section 11.30 -Public Notice Requirements.
B. In order for the Zoning Board of Adjustment to approve a use permitted by special exception, the Board of Adjustment must find the application complies with all of the following provisions of the Zoning Ordinance:

    1. Article I. Purpose and Authority;
    2. Applicable provisions of Article III. Zoning Districts;
    3. Applicable provisions of Article VI. General Provisions;
    4. Applicable provisions of Article VII. Special Provisions;
    5. Article XI. Zoning Board of Adjustment including:
        - 11.10 – Organization; 11.16 – Powers;
        - 11.40 – Conditions to be Met, 11.42 – Special Exceptions;
        - 11.50 – Decision by the Board; and
        - 11.60 – Rehearings.

The all known interest holders of any proposed special exception shall be notified by the Board of Adjustment by certified mail at least five (5) days prior to any public hearing regarding said site (RSA 676:7,I, a). The names of the known interest holders shall be supplied by the applicant on a plat plan to be submitted to the Board of Adjustment and addresses shall be supplied.

The applicant shall pay the total costs of posting and advertising any hearing, the cost of certified mailings, any necessary site inspection fees and the cost of any expert or professional advisory services (planning, engineering, legal, etc.) deemed necessary by the Planning Board or the Board of Adjustment.

3.13 Requirements

A. Lot size

The minimum area of any lot shall be at least 1.5 acres per dwelling unit or other principal building, adjusted according to soil and slope conditions, to ensure continuing land capability to sustain development according to State and/or Town standards. The depth of any lot should be no more than four times its road frontage.

The lot size shall be determined in accordance with the following soil and slope factor table with the appropriate multipliers. A lot used for two or more units without subdivision shall conform to the same area and density requirements used to establish suitable minimum lot areas for individual dwelling units or other principal buildings; i.e. there shall be no more than one unit for each 1.5 acres of the lot or for such larger area as is established by using the appropriate soil and slope factor multiplier. Any proposal to use a lot for more than one unit shall be reviewed and acted upon by the Springfield Planning Board in accordance with the procedures established for subdivisions in the Town's Subdivision Regulations, as amended.

NATURAL FACTORS MULTIPLIER TABLE

SLOPE CLASSIFICATION		SOIL GROUPING **1**	**2**	**3**	**4**	**5**	**6**
AB	8%	1.0	1.3	1.6	1.45	3.0	NS
C	8-15%	1.1	1.43	1.76	1.6	NS	NS
D	15-25%	1.2	1.56	2.08	1.73	NS	NS
E	25-35%	1.3	1.69	2.4	1.9	NS	NS

Notes:

"NS" = Not Suitable; i.e., At least 5 acres per dwelling unit or the equivalent with made-land for on-site sewage.

1. % slope from topographic map of Springfield, N.H. (D.R.E.D –Dec '71).
2. Soils identification from USDA -NRSC maps of the town.
3. Soils definitions as follows:

No.	NH DES Administrative Rules Guide
1.	Well-drained, rapid permeability
2.	Well-drained, moderate permeability
3.	Moderately well- and well-drained with hard pan
4.	Bedrock relatively close to surface
5.	Poorly drained
6.	Floodplain or very poorly drained

Example for Lots with More than One Soil: This example is for a 3.0 acre lot

Soil Grade	Soil Slope	Multiplier	Soil Area (sf)	Soil Area/Multiplier = Allowed Area Per Soil
1	0-8%	1.0	60,000	60,000
1	15-25%	1.2	30,000	25,000
5	15-25%	n/s	40,680	0
			130,680	85,000
			(3 acres)	(1.95 acres) or 65% of original

1.95 acres/1.5 minimum lot size = maximum one lot or principle dwelling (as opposed to 2 lots)

Example for Lots with More than One Soil: This example is for a 100.0 acre lot

Soil Grade	Soil Slope	Multiplier	Soil Area (sf)	Soil Area/Multiplier = Allowed Area Per Soil
1	0-8%	1.0	2,000,000	2,000,000
1	15-25%	1.2	1,000,000	1,200,000
5	15-25%	n/s	1,356,000	0
			4,356,000	3,200,000
			(100 acres)	(73.46 acres) or 73.5% of original

73.46 calculated acres/1.5 minimum lot size = maximum 48 lot potential (as opposed to 67 lots)

B. Setbacks

There shall be a minimum distance of 35 feet between any building and the edge of the right-of-way for any road or public way or any lot boundary.

C. Road Frontage

The minimum lot frontage on any road shall be 200 feet. Lots may, however, have less road frontage if the Planning Board approves said lots that are located on curves or cul-de-sacs. Furthermore, lots may have less than 200 feet of frontage if the Planning Board determines that sound planning justifies less frontage.

D. Height

No building or structure, or part thereof, shall exceed 35 feet in height as measured from the high point thereof to the average natural or graded permanent ground level at the wall of the structure nearest to and below said high point, provided, however, that this provision shall not apply to television and radio antennae, lightning rods, cupolas, steeples, chimneys, utility poles or silos.

E. Workforce Housing

1. The Rural Residential District shall allow workforce housing by application as provided in NH RSA 674:58-61 and by conditional use permit from the Planning Board provided all of the criteria listed below are met. Site Plan Review is required for multi-unit dwelling proposals.

2. The Planning Board may relax dimensional requirements for workforce housing by conditional use permit as appropriate for the particular lot and if the applicant proves that a relaxation is needed to provide housing within a reasonable cost to provide workforce

housing. Zoning Ordinance lot size requirements may be waived, but the lot size must meet State and Federal requirements. All other dimensional restrictions may be reduced by the Planning Board with consideration to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection provided conditional use permit criteria listed below are met.

3. Allow multi-unit dwellings of up to eight dwelling units per lot along Route 114 from the New London town line to Bowman Road, up to 1500' off Route 114 by conditional use permit. Proposals for multi-unit dwellings of more than eight dwelling units per lot must obtain a variance from the ZBA.

4. A workforce housing proposal shall be allowed by conditional use permit from the Planning Board provided all the following criteria are met:

    a. The conditional use is subject to Section 11.45.
    b. A workforce housing proposal shall be affordable according to NH RSA 674:58 as documented by the applicant.
    c. Open space shall be sufficient to accommodate the needs of the proposed occupants of the project.
    d. Setbacks shall be sufficient to buffer and protect adjacent properties and the public road from encroachment.
    e. Assurance of continued affordability:
        i. Affordable units offered for sale and approved by the Planning Board as part of a subdivision or site plan and subject to RSA 674:58-61 shall require a restrictive covenant and lien granted to the Town of Springfield. The initial value of the lien shall be equal to the difference between the fair market value of the unit and its reduced affordable sale price, which is indexed according to the qualifying income standards. The Town of Springfield lien is indexed over time at a rate equal to a consumer price index identified in the restrictive covenant and lien document. Future maximum resale limits shall be calculated at the fair market value minus the adjusted lien value and a transaction administrative fee. Subsequent sale prices are not limited based on income targets, but on the housing unit's fair market value minus the adjusted lien value. The restrictive covenant and lien shall be in a form approved by the Planning Board. Workforce housing rental units (i) shall limit annual rent increases to the percentage increase in the area median income, except to the extent that further increases are made necessary by hardship or other unusual conditions; or (ii) shall be subject to affordability controls imposed by a state or federal government entity.
        ii. Deed restrictions, restrictive covenants, or contractual arrangements related to dwelling units established under this Article must be documented on all plans filed with the town's Planning Board and with the Registry of Deeds.

3.20 FOREST CONSERVATION DISTRICT

The primary objective of the Forest Conservation District is to preserve and protect Springfield's natural heritage of large tracts of undeveloped forest land. This area of town is characterized by steep slopes, soils with poor capability of supporting on-site sewage disposal systems and buildings with foundations, and is remote from the town service center. Large tracts of undeveloped forest land remain in this area and forestry is the predominant current land use. Wildlife is prevalent as evidenced by the deer wintering areas located in this area.

The following public benefits are realized by meeting this primary objective:

- Encouraging continuation of large contiguous tracts of forest land in private and public ownership to provide forest resources and outdoor recreation.
- Encouraging forestry and timber harvesting and permitting other compatible land uses.
- Preserving scenic views.
- Protecting wildlife habitat.
- Protecting water quality of surface waters throughout the watershed.
- Protecting natural areas; avoiding the burden of unreasonable town expenditures for the purpose of providing town services to locations which are remote and difficult to access.
- Avoiding the risk to health and safety of town employees and volunteers of providing emergency services to locations which are remote and difficult to access.

3.21 Permitted Uses

The following uses are permitted in the Forest Conservation District:

A. Forestry, tree farming and nurseries. Timber harvesting operations shall be conducted in accordance with best management practices so as to prevent soil erosion and damage to surface waters.
B. Agriculture.
C. Wildlife refuges, requiring no structures.
D. Publicly-owned recreational facilities, such as parks and other active and passive outdoor recreation uses, requiring no structures.
E. Conservation areas and nature and hiking trails.
F. Single family dwelling and accessory structures and uses (not short-term rentals).
G. Home occupations and home businesses.
H. Essential services
I. Cluster Development (not short-term rentals)

3.22 Uses Permitted by Special Exception

The following uses may be permitted by the Board of Adjustment provided an application complies with all provisions outlined in Section 3.12 – Uses Permitted by Special Exception:

A. Temporary sawmills.
B. Water storage facilities.
C. Structures for publicly-owned recreational facilities, such as parks and other active and passive outdoor recreation uses. Any proposed structure must be for outdoor recreational use and have a minimal impact, such as a ski warming hut or hiking shelter.

D. Privately-owned tax exempt recreational facilities available to the public for active and passive outdoor recreational uses. Any proposed structure must be for outdoor recreational use and have a minimal impact, such as a ski warming hut or hiking shelter.

E. Structures within wildlife refuges. Any proposed structure must be for the wildlife refuge use and have a minimal impact.

3.23 Requirements

A. Lot Size & Density

The minimum lot size in the Forest Conservation District is 50 acres. There shall be only one dwelling unit or principle building per 50 acres.

B. Lot Size Averaging Option

Lot size averaging permits flexibility in subdivision design to promote the most appropriate use of land, to facilitate economical and efficient provision of public services; to allow land use patterns which preserve agricultural soils, outstanding natural, topographic and geologic features; and to preserve the natural and scenic qualities of the open and forest land in the Town for conservation and recreation. This innovative land use is enabled through RSA 674:21.

The Planning Board may approve reductions in lot size, frontage and setbacks in accordance with the objectives of the Master Plan. The minimum acreage of the parent lot necessary to engage the lot size averaging subdivision plan shall be 75 acres. This ordinance shall only apply to the area designated by the Town as the Forest Conservation District.

See Appendix B for a full explanation of the Lot Size Averaging Option.

C. Setbacks

There shall be a minimum distance of 50 feet between any building and the edge of the right-of-way for any road or public way or any lot boundary.

D. Road Frontage

Minimum Road Frontage: 400 feet (See definition of "Frontage, Road")

E. Height

No building or structure, or part thereof, shall exceed 35 feet in height as measured from the high point thereof to the average natural or graded permanent ground level at the wall of the structure nearest to and below said high point, provided, however, that this provision shall not apply to television and radio antennae, lightning rods, cupolas, steeples, chimneys, utility poles or silos.

ARTICLE IV. CONSERVATION OVERLAY DISTRICTS

These special regulations of overlay districts are in addition to the regulations of the underlying zoning district.

In all cases where the Wetlands Conservation Overlay District is superimposed over another zoning district in the Town of Springfield, that district whose regulations are more restrictive shall apply. Furthermore, where any provision of this district differs from those of other ordinances or regulations of the Town or State, then that provision or ruling which imposes the greater restriction or higher standard shall govern.

4.10 WETLANDS CONSERVATION OVERLAY DISTRICT

Wetlands are extremely important to the Town as they provide for the protection of water quality, for floodwater storage, for wildlife habitat and for groundwater recharge. It is intended that this Overlay District shall:

A. Prevent the development of structures and land uses, which will cause or contribute to pollution of surface water or groundwater in naturally occurring wetlands;

B. Prevent destruction of or degradation to a natural wetland's ability to receive stormwater and minimize damage from flooding;

C. Protect unique, rare and valuable natural areas and the species they contain;

D. Protect wildlife habitat and maintain ecological integrity of said habitat;

E. Protect the quality and quantity of potential water supplies and existing aquifers (water bearing stratum) and aquifer recharge areas;

F. Prevent the loss or degradation of a diversity of recreational benefits in wetlands such as hunting, fishing, canoeing, and bird watching;

G. Prevent the loss of the visual and aesthetic qualities of wetlands including their contribution to open space, character, and overall scenic beauty of the landscape.

4.11 Wetlands Conservation Overlay District Boundaries

The Wetlands Conservation Overlay District is an overlay district which places additional land use controls on existing underlying zoning districts. The boundaries of the Wetlands Conservation Overlay District include all wetlands and wetland buffer areas described as follows:

A. Designated wetlands, as defined herein, which include, but are not limited to, swamps, marshes and bogs.

B. Naturally occurring vernal pools 200 square feet or greater.

C. Wetland buffers as specified below in Section 4.12.

As a guide the Springfield Wetlands Map dated March 2014 (as amended by the Planning Board) should be viewed, which is on file in the Office of the Board of Selectmen. The Springfield Wetlands Project Map depicts Designated Wetlands and other wetlands to be protected by this Ordinance. This map is based on aerial photography interpretation and roadside surveys.

All applications for a land use change (zoning permit, subdivision, site plan, etc.) will be reviewed by a representative of the Board of Selectmen and, as appropriate, a member of the Planning Board or a representative of the Conservation Commission who will report to the applicable Board as to the likely presence or absence of wetlands, Designated Wetlands and wetland buffers in the area to be impacted by the implementation of the proposed application.

Where the precise location of a wetland's boundary is difficult to establish or its status as a Designated Wetland, Vernal Pool, or Wetland is disputed the Applicant may retain a Certified Wetland Scientist at the Applicant's expense to submit a written report summarizing existing site conditions, which may include some or all of the following information:

a) Visual inspection of the area to be impacted by the proposed land use changes as to the presence or absence of wetlands and wetland buffers in the area.

b) Delineated wetland boundaries in the area in question in accordance with Army Corps of Engineers Wetland Delineation Manual (January 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (January 2012, as amended).

c) Wetland status as a Designated Wetland or Vernal Pool in accordance with Article XIII, Definitions.

The report shall have the appropriate level of documentation to address questions about the affected wetlands and wetland buffers, which may include a wetland map of the area in question along with a written report of the investigation together with supporting documentation. In the event the applicant does not submit a written wetlands report, or the applicable Board questions the validity of such a report, the Board may call upon an independent Certified Wetland Scientist, at the Applicant's expense, to review the materials submitted and/or conduct an independent assessment.

4.12 Wetland Buffers

Wetland buffers are areas that are designed to remain vegetated and in an undisturbed and natural condition that will:

A. Protect the water quality of adjacent wetlands and the surface waters associated with them;
B. Trap sediments, minimize nutrient flows, and dissipate stormwater into adjacent wetlands and their associated surface waters;
C. Provide and protect habitat and travel corridors for wildlife;
D. Provide permeable surfaces for infiltration by groundwater.

Unless otherwise specified in Sections 4.14 and 4.15, wetland buffers shall be retained in their natural condition. Where wetland buffer disturbance has occurred during construction, restoration is required per Section 4.17.

The minimum width of the wetland buffers shall be:

A. 660 feet from the wetland boundary of McDaniel's Marsh;

B. 100 feet from the edge of Designated Wetlands, and;

C. 25 feet from all Vernal Pools larger than 200 square feet.

All wetland buffers are measured across the ground from the wetland boundary, unless the average slope of the wetland buffer exceeds 25%, in which case the setback distance will be corrected for slope to meet the minimum setback distance on a horizontal basis.

4.13 Permitted Uses

Development is not permitted in the Wetlands Conservation Overlay District including the wetland buffers specified above. The following uses are permitted provided a use is not prohibited or restricted by Section 4.16, Prohibited Uses or otherwise prohibited by the Zoning Ordinance.

A. Forestry and tree farming using state-sanctioned best management practices in order to protect wetlands from damage and prevent sedimentation.

B. Cultivation and harvesting of crops according to state-sanctioned best management practices for agriculture including the protection of the wetlands from pollution caused by fertilizers, pesticides and herbicides used in such cultivation.

C. Wildlife refuges.

D. Parks and outdoor recreation uses consistent with the purpose and intent of this Ordinance.

E. Conservation areas and nature trails.

F. Open Spaces as permitted or required by the Subdivision Regulations or the Zoning Ordinance.

G. Dry hydrants or fire ponds which are constructed to permit unobstructed flow of water.

H. Wells, waterlines, and septic systems.

I. Docks, breakwaters, moorings, beach maintenance and wells as permitted by the Wetlands Bureau of the NH Department of Environmental Services.

J. The construction, repair, or maintenance of streets, roads, and other access ways, including driveways, footpaths, bridges, and utility right of way easements including power lines and pipe lines, and maintenance of man-made earthen structures including drainage ditches, roadside ditches, detention basins, ponds (including farm ponds, fire ponds and intake areas of dry hydrants) and wetlands that have been legally constructed to collect, convey, treat or control stormwater as permitted by the Wetlands Bureau of the NH Department of Environmental Services. These uses shall be located and constructed in such a way as to:

1. Minimize any detrimental impact upon the wetlands and wetland buffer and consistent with state recommended design standards (see Fish & Game Department 2008, or as amended and subject to approval of the DES Wetlands Bureau, if required), and;
2. Only if no viable alternative is available.

No portion of any of the uses listed in paragraph J above shall occur within the Wetlands Conservation Overlay District unless the Selectmen have first issued a permit under Article X, Paragraph B of this Ordinance. Upon receipt of an application, the Selectmen, or their duly authorized designee, shall make a determination whether the above two criteria will be met by the proposed use. Any party aggrieved by such determination may appeal to the ZBA under Section 11.20 of this Ordinance.

All activities in the Wetlands Conservation Overlay District not listed in this Section as Permitted Uses are presumed to impair the wetland functions and values unless proven otherwise by the Applicant as provided in this Ordinance.

4.14 Uses Permitted by Special Exceptions

The following uses may be permitted in the Wetlands Conservation Overlay District by the Zoning Board of Adjustment provided an application complies with all of the provisions outlined in Section 3.12 – Uses Permitted by Special Exceptions and Section 11.42 – Special Exceptions:

A. Water impoundments which do not substantially alter non-stream wetlands and are subject to approval of the New Hampshire Department of Environmental Services, if required; and

B. Other uses that otherwise require a Special Exception in the underlying zoning district that will be within the Wetlands Conservation Overlay District. The Applicant shall prove the use will not interfere with the wetland functions and values, or water quality, pursuant to Section 4.10.

4.15 Conditional Uses

The following uses are only permitted in the Wetlands Conservation Overlay District pursuant to the issuance of a conditional use permit by the Planning Board provided all of the conditions listed below are met.

A. Single-story, non-residential structures (i.e. tool sheds and similar accessory structures) within the wetland buffer, with a footprint no greater than 150 square feet. All structures shall be elevated on blocks, sonotubes or similar footing and must maintain a minimum 10 foot setback from the edge of wetland.

B. Expansion of nonconforming structures and uses as provided in Section 8.20.

C. Other uses that otherwise require Planning Board review in the underlying zoning district that are not permitted per Section 4.16. The Applicant shall prove the use will not interfere with the wetland functions and values, water quality or as value to wildlife habitat, pursuant to Section 4.10.

D. In reviewing an application for a conditional use permit, the Planning Board shall consider the following granting criteria:

1. The conditional use permit is subject to Section 8.22;
2. There is no other viable alternative location for the proposed use or the location within the Wetlands Conservation Overlay District is inherent to the proposed use;
3. The design, construction, and maintenance of the proposed use will, to the extent feasible, take advantage of site conditions (e.g. site drainage, topography, incumbent soils, existing developed areas, etc.) to minimize detrimental impacts to the wetland or wetland buffer;
4. The proposed design is the least impacting alternative;

5. The proposed use will not create a hazard to the public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant shall obtain required permits from local, state, regional, or federal regulatory agencies including, but not limited to NH Department of Environmental Services, US Army Corps of Engineers, and US Environmental Protection Agency.

4.16 Prohibited Uses

Uses prohibited within the Wetlands Conservation Overlay District include, but are not limited to, the following:

A. The establishment or expansion of salt storage sheds, automobile junk yards, solid waste facilities or hazardous waste facilities.

B. Storage of petroleum products, hazardous chemicals or materials, chemical fertilizers, pesticides, insecticides, or herbicides.

C. The dumping or disposal of snow or ice collected from roadways and parking areas located outside the Overlay District.

D. Changing the flow of water into or out of the wetland associated with the Overlay District.

E. Pollution of the wetlands or groundwater associated with the Overlay District.

F. Substantial clearing of vegetation or alteration of the surface topography, except for purposes of agriculture or forest management in accordance with current best management practices.

H. Sand and gravel excavations or processing of excavated materials unless associated with a use approved as a Special Exception.

I. Mineral extraction.

4.17 Restoration

Any wetland or wetland buffer altered in violation of this Ordinance shall be restored at the expense of the offender and to the satisfaction of the Town. Such restoration shall be subject to federal, state and local permits as required.

4.20 SHORELAND CONSERVATION DISTRICT

Shoreland is extremely important to the Town since it helps protect water bodies that provide significant scenic, recreational, and wildlife values as well as potential public water supplies. It is intended that this Overlay District shall:

A. Protect natural areas by preventing the development of structures and land uses within 100 feet of a water body which will potentially contribute to pollution of surface and groundwater by sewage or toxic substances;

B. Protect surface waters from sedimentation, turbidity, runoff of storm water, and effluent from sewage disposal systems;

C. Preserve tree cover and other vegetative cover;

D. Protect wildlife habitat and maintain ecological integrity of said habitat;

E. Preserve scenic views;

F. Encourage those low intensity uses that can be harmoniously, appropriately and safely located within the shoreland district.

4.21 Shoreland Conservation Overlay District Boundaries

The Shoreland Conservation Overlay District is an overlay district which places additional land use controls on existing underlying zoning districts. The boundaries of the Shoreland Conservation Overlay District include areas within 100 feet of any water body as defined in this ordinance. The boundary shall be measured horizontally from mean high water mark of any pond, reference line of any great pond or lake, and the top of the bank of any permanent stream.

The Shoreland Conservation Overlay District shall be considered to have been established in March 2006 for the purposes of this ordinance due to the adoption of similar restrictions at that time in an earlier ordinance.

4.22 Permitted Uses

Permitted uses in the Shoreland Conservation Overlay District are those which meet the requirements of the NH Shoreland Water Quality Protection Act and will not require the erection or construction of any structures or buildings; will not alter the natural surface configuration by addition of fill or by dredging; and uses that are otherwise permitted by the Zoning Ordinance as follows:

A. Forestry and tree farming using state-sanctioned best management practices in order to protect water bodies from damage and prevent sedimentation.

B. Cultivation and harvesting of crops according to state-sanctioned best management practices including the protection of the water bodies from pollution caused by fertilizers, pesticides and herbicides used in such cultivation.

C. Wildlife refuges.

D. Parks and outdoor recreation uses consistent with the purpose and intent of the District;

E. Conservation areas and nature trails.

F. Wells, waterlines, and septic systems.

G. Open Spaces as permitted or required by the Springfield Regulations or the Zoning Ordinance.

H. Dry hydrants or fire ponds which are constructed to permit unobstructed flow of water.

I. Docks, breakwaters, moorings, beach maintenance and wells as permitted by the Wetlands Bureau of the NH Department of Environmental Services.

All activities in the Shoreland Conservation Overlay District not listed in this Section as Permitted Uses are presumed to impair the shoreland functions and values unless proven otherwise by the Applicant as provided in this Ordinance.

4.23 Uses Permitted by Special Exceptions

The following uses may be permitted by the Zoning Board of Adjustment provided an application complies with all of the provisions outlined in Section 3.12 – Uses Permitted by Special Exceptions and is permitted by the New Hampshire Department of Environmental Services, if required:

A. Water impoundments which do not unreasonably interfere with the functioning of natural systems or that the environmental benefits of the impoundment outweigh the adverse impacts;

B. Other uses that otherwise require a Special Exception in the underlying zoning district that will be within the Shoreland Conservation District. The Applicant shall prove the use will not interfere with the wetland functions and values, or water quality, pursuant to Section 4.20.

4.24 Conditional Use

The following uses are only permitted in the Shoreland Conservation Overlay District pursuant to the issuance of a conditional use permit by the Planning Board provided all of the criteria listed below are met, except as required in Section 4.23.

A. The construction, repair, or maintenance of streets, roads, and other access ways, including driveways, footpaths, bridges, and utility right of way easements including power lines and pipe lines, if essential to the productive use of the land adjacent to the Shoreland Conservation Overlay District. These uses shall be located and constructed in such a way as to minimize any detrimental impact upon the Overlay District and consistent with state recommended design standards (see Fish & Game Department 2008, or as amended and subject to approval of the DES Wetlands Bureau, if required), and only if no viable alternative is available.

B. Boathouses.

C. Single-story, non-residential structures (i.e. tool sheds and similar accessory structures) within the shoreland buffer, with a footprint no greater than 150 square feet. All structures shall be elevated on blocks, sonatubes or similar footing and must maintain a minimum 10 foot setback from the mean high water mark of any pond, reference line of any great pond or lake, and top of the bank of any permanent stream.

D. Expansion of nonconforming structures and uses as provided in Section 8.20.

E. Other uses that otherwise require Planning Board review in the underlying zoning district that are not prohibited per Section 4.25.

F. In reviewing an application for a conditional use permit, the Planning Board shall consider the following granting criteria:

1. The conditional use permit is subject to Section 11.45;
2. There is no other viable alternative location for the proposed use or the location within the Shoreland Conservation Overlay District is inherent to the proposed use (i.e. a boathouse);

3. The design, construction, and maintenance of the proposed use will, to the extent feasible, take advantage of site conditions (e.g. site drainage, topography, incumbent soils, existing developed areas, etc.) to minimize detrimental impacts to the water body or shoreland buffer;
4. The proposed design is the least impacting alternative;
5. The proposed use will not create a hazard to the public health, safety and welfare due to the loss of shoreland buffer, the contamination of groundwater, or other reasons;
6. The applicant shall obtain required permits from local, state, regional, or federal regulatory agencies including, but not limited to NH Department of Environmental Services, US Army Corps of Engineers, and US Environmental Protection Agency.

4.25 Prohibited Uses

Uses prohibited within the Shoreland Conservation Overlay District include, but are not limited to, the following:

A. The establishment or expansion of salt storage sheds, automobile junk yards, underground storage tanks, solid waste facilities or hazardous waste facilities.

B. Storage of petroleum products, hazardous chemicals or materials, chemical fertilizers, pesticides, insecticides, or herbicides.

C. The dumping or disposal of snow or ice collected from roadways and parking areas located outside the Overlay District.

D. Changing the flow of surface or groundwater into or out of the water body associated with the Overlay District.

E. Pollution of the surface water or groundwater associated with the Overlay District.

F. Substantial clearing of vegetation or alteration of the surface topography, except for purposes of agriculture or forest management in accordance with current best management practices.

G. Sand and gravel excavations or processing of excavated materials unless approved as a Special Exception.

H. Mineral extraction.

I. Impervious surfaces, unless part of a permitted use and allowable up to the maximum allowed by the NH Shoreland Water Quality Protection Act, as amended.

4.26 Additional Restrictions

A. Water Frontage – Any new lots on a pond, lake or other impoundment shall have not fewer than 200 linear feet of shore frontage as measured using standards provided by the NH Shoreland Water Quality Protection Act, with an additional 8 linear feet of shore frontage for each additional dwelling unit over 12 units; or for a group development, the provision of two additional linear feet per person for whom the facility is proposed.

B. Commercial, Multi-Unit Buildings, or Clusters of Buildings – The minimum setback from the top of the bank of the water body shall be 150’.

C. Parking – An area of 400 square feet for parking shall be reserved for each dwelling unit; or for each four persons in the case of a group development or beach use that is planned. For other uses, the provisions of Section 6.20—Off-Road Loading and Parking shall apply. Paved parking areas larger than 400 square feet shall be located at least 500 feet from the top of the bank.

4.30 FLOODPLAIN CONSERVATION OVERLAY DISTRICT

Areas determined to be within a 100 year flood area by the Federal Emergency Management Agency (FEMA) are subject to the Floodplain Management Ordinance. This ordinance is considered part of this zoning ordinance though it is represented as a separate document available through the Town Offices. Maps of the 100 year flood areas are provided in the Town Offices. There shall be no new development within this designated floodplain.

ARTICLE V. HOME OCCUPATIONS & HOME BUSINESSES

It is the intent and purpose of these regulations to provide for opportunities for certain types of limited, home occupation or home business uses within districts where residential use is allowed while providing safeguards for the residential uses which are the principal uses within the districts.

5.10 HOME OCCUPATION

A home occupation is an accessory use of a dwelling unit for a business use which results in a product or service. It is an occupation which is carried on by a resident or residents who occupy the dwelling unit and which is clearly subordinate to the residential use of the dwelling unit. To qualify as a home occupation, an accessory occupation in the home must meet the following requirements on an ongoing basis.

A home occupation that continuously meets the criteria listed below is a use permitted by right and is *not* subject to the site plan review process by the Planning Board. If a home occupation changes to a home business, then the Planning Board must determine, through the site plan review process that any proposed home business complies with the criteria outlined in Section 5.20 below.

A. Non-resident employees are not permitted in association with a home occupation.

B. A home occupation is permitted to have one sign, either free-standing or building mounted, that is four square feet or less in size and is not illuminated.

C. A home occupation shall not generate traffic which is excessive for the road(s) providing access, and, as a guideline, the home occupation will generate no more than an average of four customer/client/delivery/service visits per day over the period of a week.

D. No more than two company vehicles may be parked outside at the site of a home occupation.

E. A home occupation shall be conducted within the dwelling unit or in an enclosed accessory structure.

F. The area within the structure(s) used by the home occupation shall not exceed 25% of the total finished floor area of the dwelling unit or a maximum of 750 square feet, whichever is less.

G. A home occupation shall not be permitted out-of-doors on the property. There shall be no outside operations, storage, or display of materials or products on an ongoing basis.

H. A home occupation shall not involve the use and storage of heavy vehicles or equipment used in the business.

I. The operation of any wholesale or retail business as a home occupation is prohibited unless it is conducted entirely by mail or by other method of communication and the home occupation will generate no more than an average of four customer/client/delivery/service visits per day over the period of a week.

J. A home occupation shall conform to the obnoxious use provisions outlined in Section 6.10.

K. No activity shall be allowed which would interfere with radio or television reception in the area.

L. A home occupation shall be compatible with residential uses and shall not detract from the residential character of the neighborhood.

M. Family or group family child care shall be allowed as an accessory use to any primary residential use, subject to a conditional use permit per Article VIII Section 8.22.

5.20 HOME BUSINESS

A home business is an accessory use of a dwelling unit for a business use which results in a product or service. It is a business which is carried on by a resident or residents who occupy the dwelling unit and which is clearly subordinate to the residential use of the dwelling unit and meets the criteria below. All home businesses must obtain Site Plan Review approval from the Planning Board.

If the Planning Board determines that the proposed use is not a home business, but another business, commercial, or industrial use, then the applicant must apply for a Special Exception for a business, commercial or industrial use to be approved by the Zoning Board of Adjustment and then return to the Planning Board for approval of a site plan review application as a business, commercial, or industrial use.

To qualify as a home business, the proposed use must meet the following requirements on an ongoing basis:

A. No more than two non-resident employees or subcontractors who use the site of the home business as their base of operations are permitted in association with the business. Non-resident employees or subcontractors who do not come and go from the site are permitted.

B. A home business is permitted to have one sign, either free-standing or building mounted, that is four square feet or less in size and is not illuminated.

C. A home business shall not generate customer or client traffic which is excessive for the road(s) providing access, and, as a guideline, the home business will generate no more than an average of 12 customer/client/delivery/service visits per day over the period of a week.

D. Adequate off-road parking shall be provided for a home business as determined by the Planning Board. As a guideline, a permissible home business should need no more than three parking spaces in excess of parking for the residential use.

E. No more than three company vehicles may be parked outside at the site of the home business.

F. A home business shall be conducted within the dwelling unit or in an enclosed accessory structure.

G. The area within the structure(s) used by a home business shall not exceed 35% of the total finished floor area of the dwelling unit or a maximum of 1,000 square feet, whichever is less.

H. A home business shall not be permitted out-of-doors on the property. There shall be no outside operations, storage or display of materials or products.

I. A home business shall not involve the use and/or storage of heavy vehicles or equipment used in the business such as back-hoes, graders, dump trucks, etc.

J. A home business shall conform to the “nuisance” provisions outlined in Section 6.10.

K. A home business shall conform to the “obnoxious use” provisions outlined in Section 6.10.

L. If a home business is the type in which classes are held or instruction is given, there shall be no more than eight students or pupils at any one time.

M. A home business shall be compatible with residential uses and shall not detract from the residential character of the neighborhood.

N. If there is a change of ownership of the property where a home business has been approved by the Planning Board and the new property owner proposes to continue the same home business, then the new property owner must conduct the home business in the same manner and under the same conditions as originally approved by the Planning Board or must reapply to the Planning Board for a new site plan review approval.

O. If a final site plan review application for a home business is approved by the Planning Board, then the home business approval is limited to the application as submitted and approved. If the terms of the approval are exceeded, then the applicant must return to the Planning Board for approval of an amended final site plan review.

P. Faily or group family child care shall be allowed as an accessory use to any primary residential use, subject to a conditional use permit, not Site Plan Review, per Article VIII Section 8.22.

ARTICLE VI. GENERAL PROVISIONS

The following provisions shall apply to this District and all uses within the Town except where listed:

6.10 OBNOXIOUS USE

Any use that may be obnoxious or injurious by reason of production, emission of odor, dust, smoke, refuse matter, fumes, noise, vibration or similar conditions, or that is dangerous to the comfort, peace, enjoyment, health or safety of the community or lending to its disturbance or annoyance, is prohibited. This does not pertain to smoke from the burning of wood for heating of buildings or maple syrup evaporators or burning of brush or smoke or odors related to routine farm practices. Quality standards shall be at least as stringent as those established by the State of New Hampshire.

6.20 DRIVEWAYS

6.21 Driveways-see Springfield Driveway Regulations.

6.22 Uses Permitted by Special Exception.

Driveways crossing Overlay Districts shall meet the in the Springfield Driveway Regulations and may be permitted by the Zoning Board of Adjustment as provided under sections 4.14, 4.23, and 4.30.

6.30 OFF-ROAD LOADING AND PARKING

Adequate off-road loading and parking shall be provided whenever any new use is established or any existing use is enlarged in accordance with the standards and specifications used by the State of New Hampshire. For projects or locations that are subject to Subdivision, Site Plan Review, Conditional Use Permit, or other land use application by the Planning Board, those projects or locations are subject to those regulations, not this Zoning Ordinance.

6.31 ADEQUATE PARKING FOR MOTOR VEHICLES

All dwelling units that are newly constructed or, if existing, are expanded (requiring the issue of a Zoning Permit, including the establishment of an Accessory Dwelling Unit) shall be required to provide for adequate off-street parking on the premises. The number of required Parking Spaces (as defined in Article XIII, Definitions herein) for each dwelling unit, including an Accessory Dwelling Unit, shall be based on the provisions of RSA 674:16 and RSA 674:16-a. For projects or locations that are subject to Subdivision, Site Plan Review, Conditional User Permit, or other land use application by the Planning Board, those projects or locations are subject to those regulations, not this Zoning Ordinance. number of bedrooms, plus one additional parking space for each dwelling unit.

6.40 SIGNS

No signs, the type commonly described as commercial billboards, leased for the display of promotional material, shall be permitted in Springfield.

6.50 REMOVAL OF NATURAL MATERIAL

If clay, sod, loam, sand or gravel is removed within 100 feet of any public road, the area shall be regraded and redressed to assure that the premises will be left in a sightly condition and protected against erosion and washouts within 90 days of the finish of operation and/or unsightly materials removed. All earth excavation for commercial purposes shall be governed in accordance with New Hampshire RSA Chapter 155-E.

All grading slopes and embankments shall be maintained against ordinary erosion which might otherwise occur as a result of the construction of roads, driveways or structures. All construction operations shall be controlled by the owner to prevent erosion debris and other loose materials from washing into any drainage course or road, or onto abutting property.

6.60 JUNK YARDS

No person, firm or corporation shall keep or maintain within the limits of the Town, any junk yard, dump or any other matter upon his or its premises, or permit or allow the same to be so kept, used or maintained, so near to any highway, park, road or alley or other public place, or adjoining or abutting any land owned or occupied by another person, firm or corporation so as to be offensive to the use and enjoyment of the public of said highway, park, road or alley or any other public place; or a menace to public health; or so as to be offensive to the use, occupation and enjoyment of said adjoining or abutting premises by its owners or occupants or in such a manner that the contents of said junk yard, dump or other offensively used premises are discharged upon any highway, park, road

or alley or other public place, or upon the land of any person, firm or corporation. Any junk yard or dump shall conform to the State standards at a minimum.

A short term variance of 90 days may be obtained from the Board of Adjustment in order to alleviate demonstrable hardship.

6.70 SLUDGE APPLICATION

Sludge may be applied to fields in the Town of Springfield as fertilizer for agricultural purposes under the following conditions:

1. All Federal and State requirements for such applications are met including, but not limited to, requirements for permits, amount per acre, times, and method of incorporation into soils.

2. One application of sludge only is permitted during the time specified in State and Federal regulations each year.

3. The Select Board is notified in writing at least 30 days before proposed application of sludge and an announcement of the proposed application of sludge and its date is posted by at least an eight by eleven inch placard on each of the property boundaries which are within 400 feet of the area to be fertilized.

6.80 SEPTAGE APPLICATION

Septage may be spread in the Town of Springfield only in area or areas designated by the Town for this purpose. Access to this area(s) shall be controlled and supervised by the appropriate Town or State authorities who may promulgate further rules and regulations.

1. All such septage shall be from households or facilities within the Town. A written and signed assurance of local origin of the septage by the householder must be received by the Town Agent.

2. The septage shall be treated and spread as specified in State and Federal regulations.

6.90 STORMWATER AND EROSION CONTROL

All development shall comply with State and Federal requirements for stormwater and erosion control laws and regulations. The design shall retain development-created run-off on the property and prevent drainage from entering the road right-of-way beyond the ditch line. Low-Impact Development (LID) design shall be encouraged for any project to mimic the natural landscape with small and distributed infiltration, storage, and retention and detention measures.

ARTICLE VII. SPECIAL PROVISIONS

7.10 MANUFACTURED HOUSING PARK STANDARDS

The following standards shall apply to all manufactured housing parks and to all manufactured housing in such parks.

1. The density requirement for such parks shall be those set forth in Section 3.13 A. – Lot Size. No manufactured housing park shall be constructed on less than five acres of land.

2. Within the minimum five-acre manufactured housing park requirement, but in addition to all common areas, an attractive 50 foot buffer strip shall be provided and maintained along all boundary lines and public roads. Such space shall not be built upon, paved or used for parking. The buffer strip shall consist of natural trees and bushes or landscaping along all boundaries of the site including the road frontage.

3. Each manufactured housing lot shall be provided with at least two off-road automobile parking spaces, each of 200 square feet.

4. All manufactured housing shall have access to a private well-drained roadway with a minimum width of 20 feet, to be maintained by the manufactured housing park owner or owners' association in accordance with any Town regulations.

5. Utilities including water, sewage disposal and electricity shall be made available by the manufactured housing park owner or owners' association. The water and sewer facilities shall be designed by a Sanitary or Civil Engineer in conformance with all local and State regulations.

6. A manufactured home shall be located on the manufactured housing space so that it is at least 20 feet from the right-of-way of the interior road and 15 feet from any other interior lot line of the manufactured housing space.

7.20 ACCESSORY DWELLING UNITS PERMITTED

An attached Accessory Dwelling Unit (ADU) shall be permitted in all zoning districts that allow single-unit dwellings, subject to a conditional use permit granted by the Planning Board upon application and public hearing pursuant to Section 8.22; and, also, subject to the following:

A. Only one (1) ADU shall be permitted on a lot for a single-unit dwelling on the lot. Where two dwellings already exist, application can be made to the Planning Board to treat one of the dwelling units as an ADU. An ADU in addition to two dwelling units already in existence shall not be permitted.

B. The ADU must provide independent living facilities for one or more persons containing the four elements of sleeping, eating, cooking and sanitation.

C. The ADU shall have an independent means of ingress and egress, or shall have ingress and egress through a common space such as a shared hallway to an exterior door.

D. The ADU shall be either within or attached to the principal dwelling unit. In order to be considered an attached ADU there must be a common wall between the principal dwelling unit and the ADU. Detached Accessory Dwelling Units are prohibited unless two (2) dwelling units are already legally in existence on the lot an application is made to treat one (1) of the units as an ADU.

E. An interior door(s) shall be provided between the principal dwelling unit and the ADU, but there must be provisions for the door(s) to be locked from both sides thereby protecting the privacy of both the principal dwelling unit and the ADU.

F. Either the ADU or the principal dwelling unit shall be the principal residence and legal domicile of the owner of the property.

G. The ADU shall not exceed 750 square feet inhabitable floor area. Inhabitable floor area does not include unfinished basement space or unfinished attic space.

H. An ADU shall be provided with Parking Spaces as specified in Section 6.31 of this Ordinance, to allow for adequate off-street parking.

I. An ADU shall make provision for adequate water supply and sewage disposal service in compliance with RSA 485-A:38 and regulations adopted by the New Hampshire Department of Environmental Services.

7.21 MINIMUM LOT DIMENSION REQUIREMENTS

An attached ADU shall not be required to meet additional lot area requirements other than already Provided for the principal dwelling unit. An ADU shall comply with all lot setback requirements.

ARTICLE VIII. NONCONFORMING STRUCTURES AND USES

A nonconforming structure or use of land is a structure or use which legally existed prior to the adoption of the provision in this zoning ordinance which now prohibits it. This Zoning Ordinance shall not apply to a nonconforming structure or use. It shall apply to any alteration of a structure or use for a purpose or in a manner which is substantially different from the structure or use to which it was put before alteration (RSA 674:19).

If a use, other than a dwelling, is abandoned for one year, it shall thereafter conform to the regulations for the District and the nonconforming use may not thereafter be resumed without approval of the Zoning Board of Adjustment.

Any and all nonconforming structures or uses may be altered and expanded as the business and conditions warrant, providing, however, that any such expansion does not make any existing nonconforming structure or use more nonconforming within the terms of the Ordinance and that all other standards of this Ordinance are met.

Nonconforming buildings which are destroyed by fire or other natural disaster may be rebuilt or replaced within two years if the degree of non-conformity is not increased. The time may be extended if demonstrable undertaking to rebuild is underway.

8.10 SPECIAL EXCEPTIONS

8.11 Setbacks for Existing Nonconforming Structures.

Where an existing structure is legally nonconforming with respect to the road, side, or rear setback requirements, additions to, or modifications of that structure and the construction of accessory buildings or accessory structures may be permitted in the setback area as a special exception if the proposed modification, addition, or accessory building or accessory structures cannot reasonably be located outside the setback area. The proposed structure shall be no closer than 10’ to the right-of-way line. The special exception is subject to the provisions of Section 11.42.

8.12 Setbacks for Existing Conforming Structures.

Where the principal structure on the property was built prior to the adoption of the provision in this zoning ordinance which now restricts it, the expansion of the existing principal or accessory structure or a new accessory structure may be allowed to encroach into the road, side, or rear setbacks by special exception if the proposed replacement, addition, or new accessory structure cannot reasonably be located outside the setback area. The special exception is subject to Section 11.42.

8.20 CONDITIONAL USE

8.21 Expansion of Existing Structures into the Conservation Overlay Districts for Lots Developed Prior to the Adoption of the Relevant Conservation Overlay District.

The expansion of existing structures into the Conservation Overlay Districts as defined in Article IV may be allowed pursuant to the issuance of a conditional use permit by the Planning Board provided all of the criteria listed below are met:

A. Such expansion or construction should not violate the objectives of the Conservation Overlay Districts;

B. The proposed expansion is the least impacting alternative;

C. The proposed expansion will not create a hazard to the public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;

D. The applicant shall obtain required permits from local, state, regional, or federal regulatory agencies including, but not limited to NH Department of Environmental Services, US Army Corps of Engineers, and US Environmental Protection Agency.

E. Any proposed expansion within the Floodplain Conservation Overlay District shall be done in accordance with the Floodplain Management Ordinance

8.22 CONDITIONAL USE PERMITS

Under the enabling authority granted by NH RSA 674:21 II, this Section shall provide for the granting of conditional use permits by the Planning Board. Submittal criteria and process shall be that of the Planning Board.

For the purpose of the ordinance, the following are established as general criteria for the granting of all conditional use permits, subject to further conditions as may be defined elsewhere in the Zoning Ordinance.

A. The conditional use permit is in fact permitted and specified in the Zoning Ordinance.

B. All conditions for the conditional use permit are met and that the action is in harmony with the Town Plan and its policies, goals, objectives, standards, and recommendations.

C. The project shall be constructed in a manner that is harmonious with neighboring development and natural surroundings.

D. The project shall not harm or detract from either the ecological or visual qualities of the environment.

E. The project shall comply with all site plan and/or subdivision regulations that apply, other than those waived by the Planning Board during review under those regulations.

ARTICLE IX. NONCONFORMING LOTS

9.10 CONSTRUCTION ON NONCONFORMING LOTS

The following provisions shall apply to lots which were in existence prior to the adoption of the relevant more restrictive provision in this Zoning Ordinance, and which have less frontage and/or area than otherwise required by this Ordinance:

A. On such a lot, construction of a building or structure which complies in all respects with all other provisions of this Ordinance, including setback requirements, is permitted without a special exception.

B. A building or structure which does not comply with one or more dimensional requirements of this Ordinance may be allowed to be constructed on such a lot by special exception. The special exception shall be subject to the provisions of Section 11.42. In addition, the ZBA must find that the building or structure cannot reasonably be located in conformity with the dimensional requirements involved. The ZBA shall also determine what dimensional requirements are reasonable and practical in light of the conditions of the lot and the nature and purpose of the proposed construction.

C. A building or structure whose use is solely for forestry or agriculture shall be exempt from the special exception requirements in paragraph B.

D. Notwithstanding paragraphs A, B and C above, no construction shall be permitted within the Conservation Overlay Districts without complying with Article IV and/or Section 8.21.

ARTICLE X. ADMINISTRATION AND ENFORCEMENT

A. Administration: The Board of Selectmen or its agent is hereby given the power and authority to enforce the provisions of this Ordinance and control issuance of permits required under the regulations set forth.

B. Permits: Zoning Permits shall be required from the Board of Selectmen before change of use of land and/or structures or for the erection or expansion of any structure in Springfield, NH. These permits will be issued only if the proposal conforms to the zoning restrictions under the present Ordinance. Variance or Special Exceptions or Waivers from these provisions may only be granted on appeal to the appropriate regulatory authority as set forth in this Ordinance.

The Selectmen shall set a fee for the permit adequate to cover administrative costs of such permit.

C. Enforcement: The Selectmen upon receiving any credible information that this Ordinance is being violated, and upon an affirmative vote that a violation probably is being committed, are authorized hereby to enforce the provisions of the Ordinance by application for appropriate relief in the Superior Court, or by taking any other legal action.

D. Penalties: Any violation of the provisions of the Ordinance shall subject the violator to any and all enforcement actions as allowed by statute. Any legal action taken by the Board of Selectmen to enforce the Ordinance may include seeking all available remedies as prescribed by New Hampshire law which includes payment of civil penalties, attorney's fees as well as injunctive relief.

Amended March 10, 2015

ARTICLE XI. ZONING BOARD OF ADJUSTMENT

11.10 ORGANIZATION

11.11 Zoning Board of Adjustment

This Board shall consist of five members and three alternate members (RSA 673:3, 5, 6). The term of a Zoning Board of Adjustment member or alternate member shall be three years (RSA 673:5, 6). Terms shall be staggered so that no more than two members and one alternate member are selected each year (RSA 673:5). Terms of ex-officio members shall coincide with the term of their other office (RSA 673:5). Vacancies shall be filled for the vacant term (RSA 673:12).

11.12 Removal

After public hearing, members and alternate members may be removed by the Selectmen upon written findings of inefficiency, neglect of duty, or malfeasance in office. In such cases the Selectmen shall file with the Town Clerk a written statement of reasons for removal under this section and provide a copy of the statement to the member or alternate member who has been removed (RSA 673:13).

11.13 Disqualification of Member

No member of the Zoning Board of Adjustment shall sit upon the hearing of any question which the Board is to decide in a judicial capacity if that member would be disqualified for any cause to act as a juror upon the trial of the same matter in any action at law (RSA 673:14). If a member is disqualified or unable to act in any particular case pending before the Board, the Chairman shall designate an alternate to act in his/her place, as provided in RSA 673:11.

11.14 Meetings

Meetings of the Zoning Board of Adjustment shall be held at the call of the Chairman and at such time as the Board may determine (RSA 673:10). Hearings must be scheduled by the Zoning Board of Adjustment within 30 days of receipt of notice of appeal (RSA 676:7 II). All meetings of the Board shall be properly posted and shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the Town Office and shall be a public record as provided in RSA 91-A.

11.15 Officers

The Board shall elect its own Chairman and the officers it deems necessary (RSA 673:8).

11.16 Powers and Duties

The Zoning Board of Adjustment is hereby authorized and empowered to adopt such rules of organization and procedure as are necessary for the efficient administration and enforcement of the Ordinance and which are consistent with State law including those provided in RSA 674:33. The Board has the authority to act on the following:

Administrative Appeal: Hear and decide appeals if it is alleged there is error in any order, requirement, decision, or determination made by any administrative official in the enforcement thereof or any ordinance adopted pursuant to RSA 674:16.

Variance: As provided in RSA 674:33 V., the ZBA may authorize upon appeal in specific cases such variance from the terms of the Zoning Ordinance as will not be contrary to the public interest, if, owing to special conditions, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship, and so that the spirit of the Ordinance shall be observed and substantial justice done.

Special Exception: In appropriate cases and subject to appropriate conditions and safeguards, permit special exceptions to the terms of the Ordinance as provided in RSA 674:33 IV. All special exceptions shall be made in harmony with the general purpose and intent of the Zoning Ordinance and the Town Plan and shall be in accordance with the general and specific rules contained in this Ordinance.

Equitable Waiver: The Zoning Board of Adjustment can provide relief under RSA 674:33-a. when a lot or other division of land, or a structure is discovered to be in violation of a physical layout or dimensional requirement that is imposed under the Zoning Ordinance.

Waiver to Accommodate Disability. The Zoning Board of Adjustment may grant a waiver from the terms of this zoning ordinance without finding hardship arising from the condition of a premises subject to the ordinance, when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises. The waiver may provide that the waiver shall survive only so long as the particular person has a continuing need to use the premises per RSA 674:33 V.

Waiver for Existing Agricultural Use: Any agricultural use which exists pursuant to RSA 674:32-a may without restriction be expanded, altered to meet changing technology or markets, or changed to another agricultural use, as set forth in RSA 21:34-a, so long as any such expansion, alteration, or change complies with all federal and state laws, regulations, and rules. Any new establishment, re-establishment after disuse or significant expansion may be made subject to applicable local restrictions as provided by RSA 674:32-b.

Developments of Regional Impact Determination: Upon receipt of an application for a variance or special exception, the ZBA shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact. Doubt concerning regional impact shall be resolved in a determination that the development has a potential regional impact.

Upon determination that a proposed development has a potential regional impact, the ZBA shall afford the Upper Valley Lake Sunapee Regional Planning Commission and the affected municipalities the status of abutters for the limited purpose of providing notice and giving testimony.

Within 144 hours of reaching a decision regarding a development of regional impact, the ZBA shall by certified mail, furnish the Regional Planning Commission and the affected municipalities with copies of the minutes of the meeting at which the decision was made. At that time, the ZBA shall also submit a set of plans to the Regional Planning Commission, the cost of which shall be borne by the applicant. At least 14 days prior to public hearing, the ZBA shall notify, by certified mail, all affected municipalities and the Regional Planning Commission of the time, date, and place of the hearing and their right to testify concerning the development.

11.20 APPEALS TO THE ZONING BOARD OF ADJUSTMENT

Any person aggrieved or any officer, department, board or bureau of the Town affected by any decision of the administrative authority under this Zoning Ordinance may appeal to the Board. Such appeals must occur within 15 days of the granting or refusal of a zoning permit, by filing with the administrative authority or Board from whom the appeal is taken and with the Zoning Board of Adjustment a notice of appeal specifying the grounds thereof (RSA 676:5).

An appeal stays all proceedings under the action appealed from unless the administrative authority from whom the appeal is taken certifies to the Board of Adjustment, after notice of appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or the Superior Court on notice to the administrative authority from whom the appeal is taken and cause shown (RSA 676:6).

11.30 PUBLIC NOTICE REQUIREMENTS

Prior to exercising its power to grant an administrative appeal, special exception or variance or waiver, the Zoning Board of Adjustment shall hold a public hearing. The public hearing shall be held within 45 days of the receipt of the application requesting consideration by the Board (RSA 676:7 II).

In the case of Special Exceptions, the Zoning Board of Adjustment shall notify the Planning Board immediately so that Site Plan Review, which is required for development of land or buildings for non-residential uses or for multi-family dwelling units as defined in the Site Plan Review Regulations of Springfield, NH, may be conducted before or at the before-mentioned hearing. If the opinion of the Planning Board is desired by the Zoning Board on other matters, the timing shall be the same.

Notice must be sent by verified mail to all interest holders not less than five days before the date of the hearing. Notice shall be published in a newspaper of general circulation not less than five days before the date of the hearing and shall indicate time and place of meeting and shall indicate what relief is being sought. Where possible, there should be reference to the Ordinance sections under which a special exception is being sought or from which a variance or waiver is being sought or under which an administrative appeal is being taken (RSA 676:7 I).

The cost of notice, whether mailed, posted, or published, shall be paid in advance by the applicant. Failure to pay such costs shall constitute valid grounds for the Board to terminate further consideration and to deny the appeal without public hearing (RSA 676:7 IV).

11.40 APPEAL CONDITIONS TO BE MET

11.41 Administrative Appeals

To grant an administrative appeal, the Zoning Board of Adjustment must apply the strict letter of the law. It must find that the administrative authority correctly or incorrectly interpreted a particular provision of the Ordinance. If it finds that the Ordinance was properly interpreted, it cannot grant relief (unless a request has been made for a variance or special condition), even if it feels relief might be in order.

11.42 Special Exceptions

In order for the Board to grant a special exception it must find that the special exception being sought by the applicant is in fact permitted and specified in the Zoning Ordinance and that all of the conditions for the special exception are met and that the action is in harmony with the Town Plan and its policies, goals, objectives, standards, and recommendations.

For the purpose of this Ordinance, the following are established as general conditions for the granting of all special exceptions, subject to further conditions as may be defined elsewhere herein as to the uses concerned, namely:

A. That the use will not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation from the character or appearance of the neighborhood;

B. That the use will not be injurious, noxious, or offensive, and thus detrimental to the neighborhood;

C. That the use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life and property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions.

D. The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use and the location of the site with respect to the existing or future road giving access to it shall be such that it will be in harmony with the orderly development of the District. The location, nature and height of buildings, walls, and fences shall not discourage the appropriate development and use of the adjacent land and buildings or impair the value thereof. In this regard the Board may impose safeguards in addition to the applicable requirements of this Ordinance, including but not limited to the following:

1. Front side or rear setbacks greater than the minimum requirements of the Ordinance.
2. Screening of parking areas or other parts of the premises from adjoining premises or from the road by walls, fences, planting, or other devices.
3. Modification of the exterior features or appearance of the building or structure.
4. Limitation of size, number of occupants, method or time or operation or extent of facilities.
5. Regulation of number, design, and location of drives or other traffic features;
6. Off-road parking or loading spaces beyond the minimum requirements of this Ordinance;
7. Control of the number, location, and size of lighting and signs.

E. Operations in connection with such a use shall not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration, than would be the operation of any permitted uses in this District which are not subject to special exception procedures.

11.43 Variances

The Board of Adjustment may, on an appeal, grant a variance from the provisions of this Ordinance, if ***all*** the following facts are found by the Zoning Board of Adjustment and such finding is specified in its decision:

A. The variance will not be contrary to the public interest;

B. The spirit of the ordinance is observed;

C. Substantial justice is done;

D. The values of surrounding properties are not diminished; and

E. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

1. For purposes of this section, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

    a. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
    b. The proposed use is a reasonable one.

2. If the criteria in subsection "1." Are not established, an unnecessary hardship will be deemed to exist, if and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subsection "E." shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

11.44 Equitable Waiver:

When a lot or a structure is discovered to be in violation of a physical layout or dimensional requirement imposed by the Zoning Ordinance, the Zoning Board of Adjustment shall grant an equitable waiver if the property owner proves the following:

A. That the violation was not discovered by any owner, owner's agent, or municipal officer until after any structure in violation was substantially completed or until after a lot had been subdivided by conveyance to a bona fide purchaser for value;

B. That the violation was not an outcome of ignorance of the law or ordinance, failure to inquire, or bad faith on the part of any owner or representative, but was caused by either

1. A good faith error in measurement or calculation made by an owner or owner's agent, or
2. By an error in ordinance interpretation made by a municipal official who issued the permit that should not have been issued.

C. That the physical or dimensional violation does not constitute a public or private nuisance, does not diminish the value of other property in the area, and does not interfere with or adversely affect any present or permissible future uses of other property; and

D. That due to the investment made in ignorance of facts constituting the violation, the cost of correcting it so far outweighs any public benefit to be gained that it would be inequitable to require the violation to be corrected.

Notwithstanding, in lieu of the findings required in A through D above, the equitable waiver shall be granted if the owner demonstrates to the satisfaction of the Board that:

A. The violation has existed for 10 years or more, and

B. No enforcement action, including a written notice of violation, has been commenced against the violation by the municipality or by any person directly affected.

11.50 DECISION OF THE BOARD

The concurring vote of three members of the Zoning Board of Adjustment shall be necessary to reverse any action of the administrative authority or to decide in favor of the applicant on a request for a special exception or variance or waiver (RSA 674:33 III).

Per RSA 676:3:

The Board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. The decision shall include specific written findings of fact that support the decision. If the application is not approved, the Board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the Board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

Whenever the Board votes to approve or disapprove an application or deny a motion for rehearing, the minutes of the meeting at which such vote is taken, including the written decision containing the reasons therefor and all conditions of approval, shall be placed on file in the Board's office and shall be made available for public inspection within 5 business days of such vote.

Whenever a plat is recorded to memorialize an approval issued by the Board, the final written decision, including all conditions of approval, shall be recorded with or on the plat.

11.60 REHEARINGS

Per RSA 677:2:

Within 30 days after any order or decision of the zoning board of adjustment, or any decision of the local legislative body or a board of appeals in regard to its zoning, the selectmen, any party to the action or proceedings, or an abutter as defined by RSA 672:3 may apply for a rehearing in respect to any matter determined in the action or proceeding, or covered or included in the order, specifying in the motion for rehearing the ground therefor; and the board of adjustment, a board of appeals, or the local legislative body, may grant such rehearing if in its opinion good reason therefor is stated in the motion. This 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35; provided however, that if the moving party shows that the minutes of the meeting at which such vote was taken, including the written decision, were not filed within 5 business days after the vote pursuant to RSA 676:3, II, the person applying for the rehearing shall have the right to amend the motion for rehearing, including the grounds therefor, within 30 days after the date on which the written decision was actually filed. If the decision complained against is that made by a town meeting, the application for rehearing shall be made to the board of selectmen, and, upon receipt of such application, the board of selectmen shall hold a rehearing within 30 days after receipt of the petition. Following the rehearing, if in the judgment of the selectmen the protest warrants action, the selectmen shall call a special town meeting.

Per RSA 677:3:

A motion for rehearing made under RSA 677:2 shall set forth fully every ground upon which it is claimed that the decision or order complained of is unlawful or unreasonable. No appeal from any order or decision of the zoning board of adjustment, a board of appeals, or the local legislative body shall be taken unless the appellant shall have made application for rehearing as provided in RSA 677:2; and, when such application shall have been made, no ground not set forth in the application shall be urged, relied on, or given any consideration by a court unless the court for good cause shown shall allow the appellant to specify additional grounds.

Upon the filing of a motion for a rehearing, the board of adjustment, a board of appeals, or the local legislative body shall within 30 days either grant or deny the application, or suspend the order or decision complained of pending further consideration. Any order of suspension may be upon such terms and conditions as the board of adjustment, a board of appeals, or the local legislative body may prescribe. If the motion for rehearing is against a decision of the local legislative body and if the selectmen, as provided in RSA 677:2, shall have called a special town meeting within 25 days from the receipt of an application for a rehearing, the town shall grant or deny the same or suspend the order or decision complained of pending further consideration; and any order of suspension may be upon such terms and conditions as the town may prescribe.

ARTICLE XII. MISCELLANEOUS PROVISIONS

Saving Clause
The invalidity of any provision of this Ordinance shall not affect the validity of any other provisions.

Effective Date
This Ordinance shall take effect immediately upon its adoption.

Amendments
This Ordinance may be amended by majority vote of any Town Meeting, in accordance with the provisions of RSA Chapter 675, as amended.

Validity
Whenever the provisions of this Ordinance or rulings made under the authority hereof differs from those of other ordinances or regulations of the Town, that provision or ruling which imposes greater restriction or higher standard shall govern.

The Planning Board has the authority to correct typographical and punctuation errors in this zoning Ordinance and to assign and modify numbering and sections of this Zoning Ordinance provided that no substantive changes to the ordinance shall occur as a result of the changes.

All references to New Hampshire Revised Statutes Annotated (RSA) in this Zoning Ordinance will be understood to be the latest updated version, i.e. “as amended”, unless specifically exempted by this Ordinance.

ARTICLE XIII. DEFINITIONS

For the purpose of this Ordinance, the following terms have the following meanings:

Abandoned
The discontinued use of a structure or use for a continuous period of at least one year which occurs when the owner (a) intends to abandon or relinquish the use, and (b) takes some overt act, or fails to act, in some way that implies that the owner neither claims nor retains any interest in that use.

Abutter-defined by RSA 672:3

Accessory Building
A subordinate building incidental to and on the same lot occupied by the main building or use. The term "accessory building", when used in connection with a farm, shall include all buildings customarily used for farm purposes.

Accessory Dwelling Unit
An "accessory dwelling unit" (or "ADU") is a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies

Accessory Use
A use incidental to, and on the same lot as, a principal use. For clarification, in residential districts, private recreational facilities, such as a tennis court or swimming pool, are accessory uses.

Accessory Use of Structure
A use of structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Best Management Practices
As promulgated by the state of New Hampshire, measures or practices used to minimize impacts on wetlands and water resources, such as those used to control erosion, reduce sedimentation, or prevent other forms of water quality degradation.

Bog
Bog means a wetland distinguished by stunted evergreen trees and shrubs, peat deposits, an absence of inflows or outflows, poor drainage, and/or highly acidic soil and/or water conditions.

Brook or Stream
A brook or stream is a scoured natural or artificial channel indicating periods of concentrated water flow.

Buffer
The protected area adjacent to wetlands and other surface waters in the Wetlands Conservation Overlay District designed to remain vegetated in an undisturbed and natural condition to protect adjacent functions and values from upland impacts and provide habitat for wildlife. All wetland buffers are measured along the ground from the wetland boundary unless the average slope exceeds 25%, in which case the horizontal distance of the buffer must be corrected for slope. Buffer also includes an area of

land separating distinct zoning districts or land uses that acts to soften or mitigate the effects of one land use on the other.

Building

Any structure whether portable, movable or fixed, built to form a shelter for persons, animals or property of any kind. Building does not include Recreational Vehicle as defined herein.

Certified Wetland Scientist

Certified wetland scientist means a person who, by reason of his or her special knowledge of hydric soils, hydrophytic vegetation, and wetland hydrology acquired by course work and experience as specified by RSA 310-A:84,II-a and II-b, is qualified to practice wetland science in accordance with standards established by the New Hampshire Department of Environmental Services or the United States Army Corps of Engineers or its successor, and who has been duly certified by the New Hampshire Board of Certification for Natural Scientists.

Cluster Development

A form of residential subdivision that permits building units to be grouped on lots with reduced dimensions and frontages provided that the density of the original lot as a whole shall not be greater than the density allowed under existing regulation and that remaining land area is devoted too privately or commonly owned or dedicated open space.

Company Vehicle

Any motor vehicle used primarily for business purposes, except any heavy vehicle or equipment as defined herein.

Designated Wetland

A wetland that meets at least three of the following seven criteria:

1. Size > 2 acres
2. Associated with and contiguous to perennial streams or Great Ponds (i.e. > 10 ac.)
3. Within or adjacent to Wildlife Action Plan highest ranked habitats[1]
4. Contains ≥ 3 National Wetland Inventory cover classes or a high interspersion of 2 cover classes[2]
5. Contains rare species or potential exemplary natural communities
6. Occurs within known or documented Critical Habitat Area
7. Occurs within 200 feet of a High Value wetland, specifically McDaniel's Marsh or Bog Brook

[1] Either highest ranked in the state or the biological region

[2] "high interspersion" is defined as a mosaic of several NWI cover types intermixed within the wetland

Development

Any human-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operation.

Driveway

See Springfield Driveway Regulations. Note-a shared or common driveway cannot serve more than two (2) lots.

Dwelling, Single-Unit

A detached residential building designed for and occupied by one household only.

Dwelling, Two-Unit

A residential building designed for or occupied by two households living independently of each other in individual dwelling units.

Dwelling, Multi Unit

A residential building designed for or occupied by three or more households, with the number of households in residence not exceeding the number of dwelling units provided or permitted.

Dwelling Unit

One room, or rooms connected together, constituting a separate independent housekeeping establishment for owner occupancy, rental or lease, and physically separated from any other rooms or dwelling units which may be in the same structure. For the purpose of this definition, an independent housekeeping establishment includes the following minimum attributes: space devoted to kitchen facilities for the storage, preparation and consumption of food (including counters, cabinets, appliances, and a sink for washing dishes), space for one or more bedrooms for sleeping, and a bathroom with a tub and/or shower. (A bar equipped with a bar-sink and an under-the-counter refrigerator shall not constitute kitchen facilities.)

Ecological Integrity

The state or condition of being intact, whole, complex, yet stable; in ecology, the term refers to a naturally occurring condition largely unaffected by human disturbance where biodiversity and the physical, chemical, and biological factors that influence it are capable of co-evolving in repeatable patterns over long periods of time.

Essential Services

The erection, construction, alteration or maintenance by public utilities or municipal or governmental agencies of underground or overhead gas, electrical, steam or water transmission, or distribution systems, including poles, wires, mains, drains, sewers, pipes conduit, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, road signs, and similar equipment and accessories in connection there-with, *but not including buildings*, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare.

Equipment, Heavy

Includes backhoes, bucket loaders, excavators, skid-steers, bulldozers, graders, self-propelled compaction devices, cranes, booms, scrapers and pans used in site preparation and road construction, as well as skidders, shears, whole-Tree chippers, firewood processors and portable sawmills used in logging operations. Farm or agricultural implements are excluded from this definition.

Fen

Any peat-accumulating wetland that has either a defined inflow or outflow of surface water.

Frontage, Road

The width of a lot measured along its common boundary with the road line. Lots will be provided access from a common boundary with the road line where this common boundary meets the minimum length required by the Zoning Ordinance. Lots fronting more than one road shall count only the length of the road where the lot access is located as their frontage.

Glare

Intense and blinding light causing visual discomfort or disability.

Group Development
The residence of a group of six or more persons, not related by blood, marriage, adoption, or guardianship and living together as a single unit.

Guest Facilities
Bed and Breakfasts, inns, campgrounds, boarding houses, camps, and short-term rentals.

Heavy Vehicle
Any vehicle having more than two axles.

Hydric Soils
Soils that are saturated, flooded or ponded long enough during a sufficient portion of the growing season to develop anaerobic (oxygen lacking) conditions in the upper soil layers. Hydric soils are generally poorly drained or very poorly drained.

Interest Holder
Shall mean the applicant; abutters of any portion of the subject property; and holders of conservation, preservation, or agricultural restrictions on the subject property(ies).

Junk Yard
Any business or any place of storage or deposit, whether in connection with another business or not, which has stored or deposited two or more unregistered motor vehicles which are no longer intended or in condition for legal use on the public highways, or used parts or motor vehicle or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to two or more motor vehicles. Junk yard shall also include any place of business or storage or deposit of motor vehicles purchased for the purpose of dismantling the vehicles for parts or for use of the metal for scrap and where it is intended to burn material which are parts of a motor vehicle or cut up the parts thereof (RSA 236:112).

Lot
A parcel of land occupied or to be occupied by only one principle building and the accessory buildings or uses customarily incidental to it. A lot shall be of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required.

Lot Size Averaging
A method of subdivision allowed in the Forest Conservation District to allow a greater density of development while increasing preserved open space and providing greater flexibility to land owners.

Low Impact Development
A stormwater management approach focusing on controlling stormwater by using small, decentralized methods to treat stormwater close to the source. The primary goals of LID are accomplished through LID site planning and LID treatment practices including 1.) lessening the impact of development, and impact of stormwater resulting from that development on the natural environment; 2.) using the land more efficiently; and 3.) lowering capital and operating costs associated with development. This is unlike conventional stormwater management which focuses on piping stormwater away from a site to large centralized stormwater treatment areas.

Luminaire (light fixture)

A complete lighting unit consisting of one or more electric lamps, the lamp holder, any reflector or lens, ballast (if any), and any other components or accessories.

Manufactured Home

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 is 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 (RSA 674:31). A manufactured home as defined in this section shall *not* include pre-site housing or recreational vehicles

Manufactured Housing Park

Any lot land on which two or more manufactured houses are parked and occupied for living purposes. A manufactured house occupied as the principal residence of the land owner shall not be counted in this definition as long as density requirements are met.

Marsh

A wetland that is distinguished by the absence of trees and shrubs; is typically dominated by soft-stemmed herbaceous plants such as grasses, reeds, and sedges; and where the water table is at or above the surface throughout the year.

Naturally Occurring

Any surface water that was present prior to pre-colonial European settlement, and that retains physical, chemical, and biological characteristics that are largely unaffected by human disturbance. Note that some surface waters which have been partly excavated, ditched, diked, or dammed may have retained or recovered such characteristics as would normally be found in a pristine water body unaffected by human influences.

Nonconforming Structure, Use, or Lot

A structure, use, or lot that existed legally prior to the adoption of the provision in the zoning ordinance which now prohibits or restricts it.

Outdoor, Active Recreation Uses

Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed outdoor places, sites, or fields. Outdoor, Active Recreation Uses include, by way of example, baseball, softball, soccer and other field sports; outdoor track; tennis and other outdoor court games; golf; outdoor basketball courts; trails for hiking, biking, cross-country skiing and equestrian uses; and outdoor equestrian facilities.

Outdoor, Passive Recreation Uses

Outdoor activities that involve relatively inactive or less energetic activities, such as walking, bird watching and picnicking.

Overlay District

An area which is subject to special, additional regulations to protect a natural resource. An Overlay District is superimposed over the underlying use district(s.) The special regulations of an Overlay District are in addition to the regulations of the underlying zoning district(s.) Uses permitted in the underlying use district may be prohibited or require a Special Exception subject to conditions of the Overlay District. In case of conflict between the Overlay District and the underlying use district, the more restrictive shall apply.

Parking Space

Parking Space shall mean provision for adequate off-street parking of motor vehicle(s); each Parking Space shall be no less than 200 square feet.

Pre-site Built Housing

Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed, or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building site. Pre-site built housing shall not include manufactured housing as defined in RSA 674:31.

Recreation Facilities

An area and appurtenances designed for the purpose of leisure time activities such as:

a. Publicly-owned recreational facilities: town, county or state areas; ponds and lakes; also forest areas where timber is privately owned, but which are open to the public through permanent easement.

b. Privately-owned tax exempt recreational facilities that are available to the public; example: civic organizations that have a tax exempt status. Privately-owned, noncommercial recreation facilities that are not generally available to the public (example: veterans' organizations).

Recreational Vehicle

Any building, structure, or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pickup truck coaches (campers), motor homes, boats, travel trailers, and camping trailers not meeting the specifications for manufactured housing. A recreational vehicle is not designed or permitted for use as a permanent dwelling. For the purposes of this Ordinance a recreational vehicle shall not be considered to be a dwelling unit. Recreational vehicles shall also be construed to have the following characteristics:

A vehicle which is

1. A vehicle that is built on a single chassis;
2. Is designed to be self-propelled or permanently towable; and
3. Is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Right-of-way

Includes all town, state and federal highways, and the land on either side of same, as covered by the Statutes, to determine the widths of the right-of-way. It shall also include any private access documented by deed or approved plan.

Road or Public Way

The public rights-of-way which the Town or State has the duty to maintain regularly or a right-of-way shown on a subdivision plat which provides the principal means of access to abutting property approved by the Planning Board and recorded with the County Register of Deeds. The word **road** shall include the entire right-of-way. A discontinued road shall not constitute an existing approved road for the measurement of frontage along the road lot line.

RSA

Revised Statutes Annotated, State of New Hampshire.

Septage

This means septage as defined by RSA 485-A:2, IX-a, namely" material removed from septic tanks, cesspools, holding tanks or other sewage treatment storage units, excluding sewage sludge from public treatment works and industrial waste". Septage includes domestic septage as well as septage from industrial and commercial sources.

Septic System

An underground system used for the decomposition of domestic wastes including a septic tank, connection lines, a distribution box, distribution lines and a disposal or leach field.

Short-term Rental

Any dwelling unit/residential dwelling unit (including but not limited to single-unit dwelling, unit in a two-unit or multi-unit dwelling, ADU, manufactured home, and pre-site built unit, but excluding Recreational Vehicle as defined herein), under any form of ownership, that is offered for a fee or other compensation for occupancy for one or more periods of less than 30 consecutive days, whether as a primary or accessory use. The use of any type of property as a short-term rental constitutes a type of guest facility requiring a special exception and a site plan under this Ordinance and is classified as a business/commercial use rather than as residential use. Short-term rentals do not count toward workforce housing and are not a home occupation or a home business.

Sign

Any combination of letters, numerals, lines, symbols, shapes or designs, in any medium, on any surface, intended to convey the identity of, or information about, any person, place, thing, product, or service.

Sludge

This means sludge as defined by RSA 485-A:2,XI-a, namely "the solid or semisolid material produced by water and wastewater treatment processes".

Special Exception

A use of a building or lot which may be permitted under this Ordinance only upon application to the Zoning Board of Adjustment and subject to the approval of the Board when such use would be in harmony with the Town Plan and would not be detrimental to the public health, safety, order, comfort, convenience, appearance, prosperity or general welfare and only in cases where the words "Special Exception" in this Ordinance pertain.

Stream, Intermittent

A stream that only flows during periods of high water tables, i.e. generally during winter months and after significant rainfall events. Intermittent streams are visible during the dry times of year as channelized rivulets with mineral soil as the substrate.

Stream, Permanent

A stream that generally flows year-round because its bed lies below the water table, or because more water is supplied from upstream than can infiltrate the ground.

Structure

A building, item or thing constructed, placed, or erected on or in the ground, or attached to something already existing on the ground, with or without durable foundation, whether temporary or permanent. For ease of reference and to allow interpretation by a "reasonable person standard," a list of things that should be considered a "structure," is set forth in Appendix A1. Also for ease of reference and to allow interpretation by "reasonable person

standard," a list of things that are **exempt** from this definition and are NOT to be considered a "structure" is also set out in Appendix A1. If consideration of an item or thing comes before a Town Board (Selectmen, Planning, Zoning) that is not on either list in the Appendix, that Board shall have discretion to determine whether the item or thing falls into the category of being a "structure," or whether the item or thing should be exempt from characterization as a "structure," using the same "reasonable person standard.

Surface Waters
Surface waters include lakes, ponds, and permanent streams.

Swamp
A wetland that is dominated by trees and shrubs.

Tent or Recreational Vehicle Site
A designated area on a private lot for the placement of a tent or recreational vehicle (RV), primarily intended for recreational camping purposes. Tent or RV sites are permitted for no more than 14 consecutive days in a specific location on the lot. These sites are not intended for short-term rentals and are used exclusively for temporary camping experiences, typically involving outdoor leisure activities.

Town
The entire Town of Springfield extending to the boundaries with the surrounding towns.

Town Plan
The Master Plan as defined in RSA 674:2-4, to be implemented by the appropriate administration of the Springfield Subdivision Regulations and Zoning Ordinance.

Tract
A relatively large land area to which density standards can be applied in considering potential subdivision into lots or possible use for multiple building units without subdivision.

Undefined Terms
Undefined terms shall have their usual meaning, and the Planning Board shall have the authority to settle disputes.

Variance
A relaxation of the terms of this Ordinance, where such relaxation will not be contrary to the public interest and where, owing to conditions peculiar to the property, a literal enforcement of this Ordinance would result in unnecessary and undue hardship. Variances can only be granted by the Zoning Board of Adjustment.

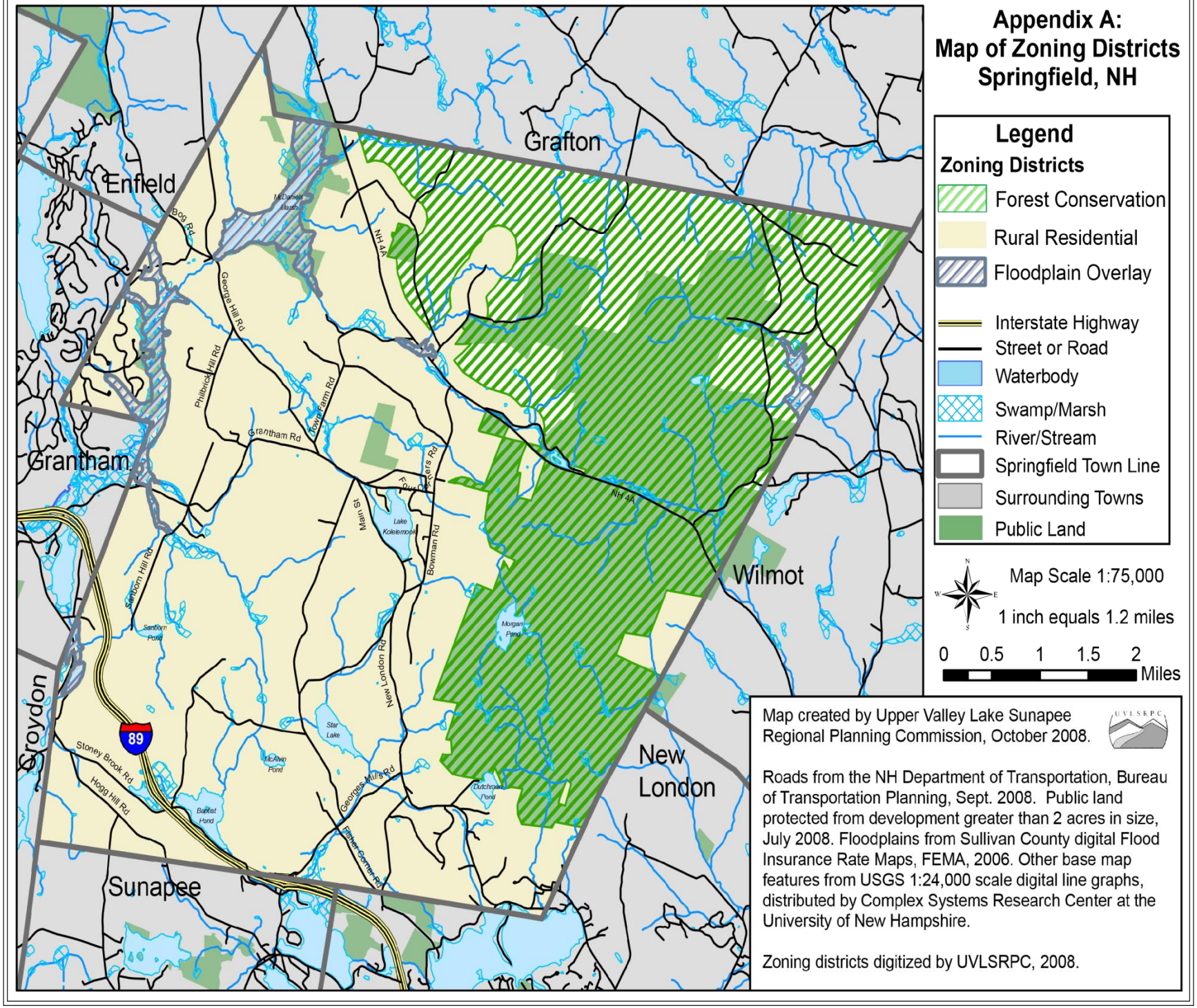
Vernal Pool
Any naturally occurring, temporary body of water that a) lacks fish; and b) contains one or more obligate breeding amphibians, specifically mole salamanders (Ambystomidae) or wood frogs; and c) contains macro-invertebrates typically found in ephemeral, fishless ponds. Vernal pools are typically inundated at a depth greater than 10 inches during 60 or more days in late winter – spring, and dry up during the summer months.

Water Body
Any pond or lake of one acre or more and any permanent stream. (See also "Permanent Stream.")

Wetland

Wetland means "wetlands", as defined by RSA 482-A:2,X, namely "an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions". Wetlands include swamps, marshes, bogs and similar areas. See the specific definitions for bog, marsh and swamp

Originally Passed August 5, 1987
Amended March 9, 1993
Amended March 11, 1997
Amended March 14, 2006
Amended March 13, 2007
Amended March 10, 2009
Amended March 9, 2010
Amended March 8, 2011
Amended March 13, 2012
Amended March 10, 2015
Amended March 8, 2016
Amended March 14, 2017
Amended March 13, 2018
Amended March 12, 2024
Amended March 11, 2025


Appendix A:
Map of Zoning Districts
Springfield, NH
Legend
Zoning Districts
Forest Conservation
Rural Residential
Floodplain Overlay
Interstate Highway
Street or Road
Waterbody
Swamp/Marsh
River/Stream
Springfield Town Line
Surrounding Towns
Public Land
Map Scale 1:75,000
1 inch equals 1.2 miles
0 0.5 1 1.5 2
Miles
Grafton
Enfield
Grantham
Wilmot
New London
Sunapee
Croydon
Bog Rd
George Hill Rd
Philbrick Hill Rd
Grantham Rd
Town Farm Rd
NH 4A
Main St
Lake Kolelemook
Bowman Rd
Sanborn Hill Rd
Sanborn Pond
London Rd
New London Rd
Star Lake
McAfee Pond
Stoney Brook Rd
Hogg Hill Rd
Baptist Pond
Georges Mill Rd
Fisher Corner Rd
Dutchman Pond
Morgan Pond
89
Map created by Upper Valley Lake Sunapee Regional Planning Commission, October 2008.
Roads from the NH Department of Transportation, Bureau of Transportation Planning, Sept. 2008. Public land protected from development greater than 2 acres in size, July 2008. Floodplains from Sullivan County digital Flood Insurance Rate Maps, FEMA, 2006. Other base map features from USGS 1:24,000 scale digital line graphs, distributed by Complex Systems Research Center at the University of New Hampshire.
Zoning districts digitized by UVLSRPC, 2008.

Appendix B:
LOT SIZE AVERAGING
IN THE FOREST CONSERVATION DISTRICT

Purpose

The purpose of this ordinance is to develop land in Springfield that is consistent with the Town of Springfield's Master Plan, in "protecting against development or land use change which will require costly public investment or services," and "preserving open space while providing more flexibility to land owners."

Lot size averaging permits flexibility in subdivision design to promote the most appropriate use of land, to facilitate economical and efficient provision of public services; to allow land use patterns which preserve agricultural soils, wildlife habitat, outstanding natural, topographic and geologic features; and to preserve the natural and scenic qualities of the open land in the Town for conservation and recreation. This innovative land use is enabled through RSA 674:21.

The Planning Board may approve reductions in lot size, frontage and setbacks in accordance with the objectives of the Master Plan.

Applicability

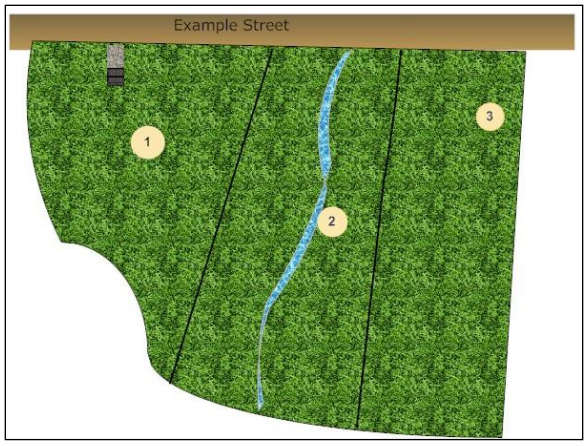
This ordinance shall only apply to the area designated by the Town as the Forest Conservation District.

Density

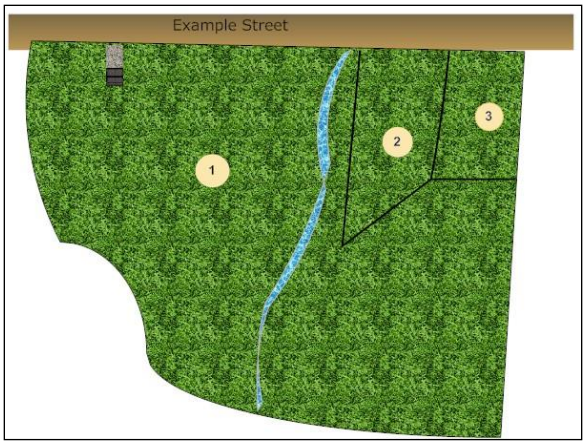
The total number of lots approved will be determined based on the number, which would likely otherwise be approved under a conventional subdivision plan.

The applicant must submit a concept plan showing lots, road rights-of-way, and storm water management areas, and any other land which would not be incorporated in individual lots as necessary to meet the usual minimum standards for the district. The concept plan should show no necessity for any lot area or lot dimension variances, and should account for development limitations such as steep slopes, wetlands, septic suitability, available water supply, adequate driveway access to each lot, and compliance with the Town of Springfield subdivision regulations.

For each lot less than the minimum size normally required for the district, one or more lots larger than the minimum shall be provided in order to maintain the *average lot size* no smaller than the underlying lot size normally allowed in the Forest Conservation District. In no case shall lots be smaller than the minimum lot size that would be permitted in the Rural Residential District found throughout the remainder of the Town of Springfield.



Example 1: Conventional Subdivision: A 160-acre parcel subdivided using the underlying Forest Conservation District where no lot is smaller than 50 acres.

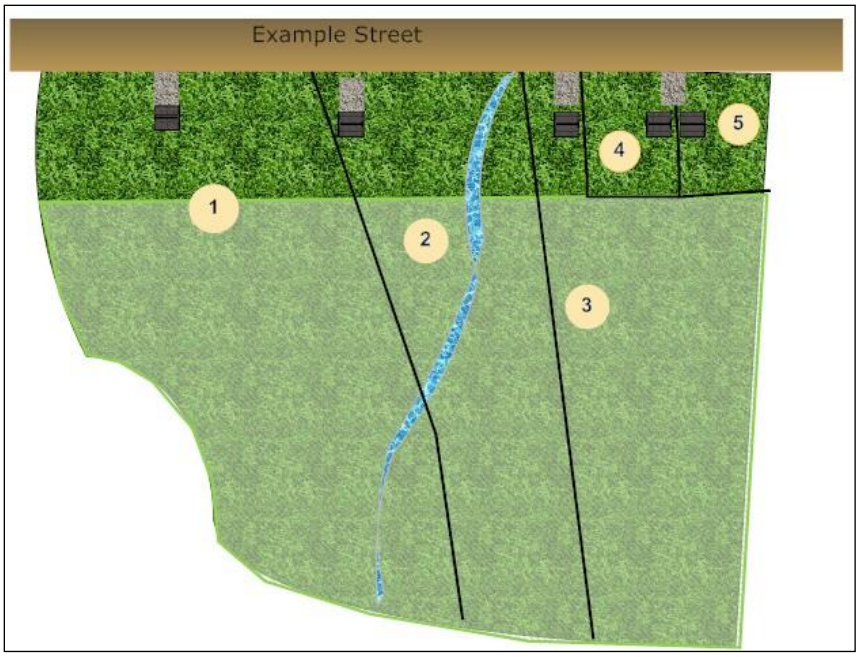


Example 2: Lot Size Averaging Subdivision: A 160-acre parcel subdivided using lot-size-averaging allows the original landowner to retain the vast majority of his/her property, while subdividing the same number of properties as the underlying Forest Conservation District would allow in a conventional subdivision.

INCREASED DENSITY OPTION:

A density bonus of up to two times the number of new lots that could otherwise be created will be permitted for subdivisions that result in the permanent protection of not less than 75% of the parent lot for the protection of resources identified in the master plan as important to the community as further defined below. The land to be protected must be appropriately sized, configured and located to achieve the resource protection goals stated in the Master Plan and must be a contiguous area. The Planning Board's determination of appropriateness may include consideration of the relationship of the land to be protected to features of adjacent properties. Any improvements of the lots shall be required to be placed within the remaining 25% of the parent lot. The minimum acreage of the parent lot necessary to engage increased density option shall be 75 acres.

For each lot less than the minimum size normally required for the underlying Forest Conservation District, one or more lots larger than the minimum shall be provided in order to maintain an *average* size no smaller than 50% of that permitted by the underlying Forest Conservation District. In no case shall lots smaller than 1.5 acres be permitted as is consistent with the Rural Residential District found throughout the remainder of the Town of Springfield.



Example 3: Increased Density Option Subdivision: The shaded area shows the 75% (120 acres) that would be required to be restricted from development. Under lot-size averaging the delineation of the lot is not imposed on by the development restriction. In this example, the original lot #1 and lots #2 and #3 would require delineation of the development restricted area in addition to the deed restriction place on all lots not be subdivided in the future. Of the 160 original acres, 40 acres are available for development for the original housing unit plus the four additional new housing units.

Dimensions and Arrangement of Lots

The lot size, frontage and setbacks shall remain as required within the underlying Forest Conservation District with the following exceptions.

For any subdivision, which incorporates INCREASED DENSITY OPTION into its subdivision plans, the minimum road frontage may be reduced to 200 feet consistent within the Rural Residential District.

The factors considered by the Planning Board when evaluating the proposed arrangement of lots shall include, but not be limited to, the following;

- Arrangement of roads, stormwater facilities, wastewater and other utilities in conformance with the natural features of the parcel, minimizing changes to the topography.
- Minimization of impervious cover.
- Protection of stream corridors and other important habitat areas.
- Protection of wetlands
- Feasibility of continued or future agricultural use.
- Feasibility of continued or future forest management.
- Relationship to neighboring property, including conservation easements, or natural, cultural, recreational or scenic features.
- The Town's Wetlands Conservation Overlay District.

In no case shall lots smaller than 1.5 acres be permitted. When frontage requirements are reduced, the Planning Board may require shared driveways.

Permanently Protected Area

When using the INCREASED DENSITY OPTION, the lot-size averaging plan will concentrate development away from the most important resource areas and from those areas of the property that are most environmentally sensitive as described above on 75% of the property of the parent lot.

Further subdivision shall be prohibited. The following are permitted uses in lots created under the terms of this ordinance: one dwelling unit per lot in the area not designated as the protected area, agriculture and forestry uses. The land shall be shown on the final plat and the restrictions from further subdivision shall be recorded with the Registry of Deeds.

Additionally, a deed restriction will be placed on property that contains the 75% restricted area. Consistent with RSA 674:21-a, this innovative land use ordinance, "shall be deemed to create a conservation easement restriction as defined in RSA 477:45, I." This enables the municipalities to enforce the deed restrictions that are placed on the land through this ordinance.

Partial Subdivision Provision

A landowner may choose to subdivide his/her property without creating the maximum number of lots permitted. Upon submission to the Planning Board of a subdivision application, the applicant must either show the delineation of the 75% development restricted area, or forfeit the potential future benefit from the INCREASED DENSITY OPTION as defined in this ordinance. Failure to delineate the 75% development restricted area results in forfeiture of the owner's right to use the INCREASED DENSITY OPTION in the future. Unless the development restricted area has been delineated, all future subdivisions of the original parcel must average of 50-acres or more.

Lots Crossed by District Boundaries

If a lot lies in more than one district, each part of the lot shall be governed by the regulations of the district in which such part falls. At the option of the landowner, the lot may be governed wholly under the more restrictive district.

APPENDIX A1 – List of things that are a "Structure"

The following lists should be expanded or modified from time to time, as appropriate, by the Town of Springfield Planning Board

"Structure" INCLUDES:

A building; residential or otherwise.

Out building, garage, barn, shed, lean-to, storage facility, sugar house, out house (privy), pump house

Decks, access stairs, steps, stoops, platforms, elevated or not, and larger than 100 square feet of ground coverage

Something with an attached roof system

Walls, concrete or stone pads (larger than 10' x 10') such as a patio or foundation

All Solar panels or satellite ground stations mounted in the ground, on a foundation or to an existing building

Antenna more than 10' high mounted in the ground or on a foundation

Swimming pool (other than above ground pool less than 10' feet in diameter)

Hot tub

Electrical generator that is not intended or designed to be portable

Fabric shelter supported by a pole (metal or plastic) where any one dimension (width, length, height) is 8' or larger in size

Storage containers, unregistered enclosed trailers or "not road worthy" campers

An enclosed semi-trailer that is not registered and not inspected.

Treehouse with certain attributes; for example, sleeping quarters, provision for utilities, other finished quarters and having a size greater than 200 square feet

APPENDIX A2 – List of things that are NOT a "Structure"

Structure does NOT include:

Decorative items, statuary or sculpture (less than five (5) feet tall and less than 100 square feet in ground coverage), bird and animal feeders, bird bath

Walkway (stone, concrete, other material) of less than 100 square feet in ground coverage

Fence (privacy, decorative or otherwise)

Temporary (easily removable) ramp or ramps for building access

Flagpole (less than 35 feet high); sign(s) having a total size of less than four (4) square feet

Satellite or "dish" antennas less than 36" diameter and mounted to an existing building

Other tv and radio reception antennas mounted to an existing building

Chairs, Bench, table(s), outdoor fireplace, fire pit, cooking equipment

Fabric shelter supported by a pole (metal or plastic) where all individual dimensions (width, length, height) are each less than 8'

Tents for camping and temporary tent structures used for functions and gatherings

Stacked wood, pallets, wood rick, tools and equipment related thereto

Dumpsters

Animal shelter covering less than 15 sq.ft.

Storage container covering less than 15 sq. ft. (for example, a plastic bin with a top)

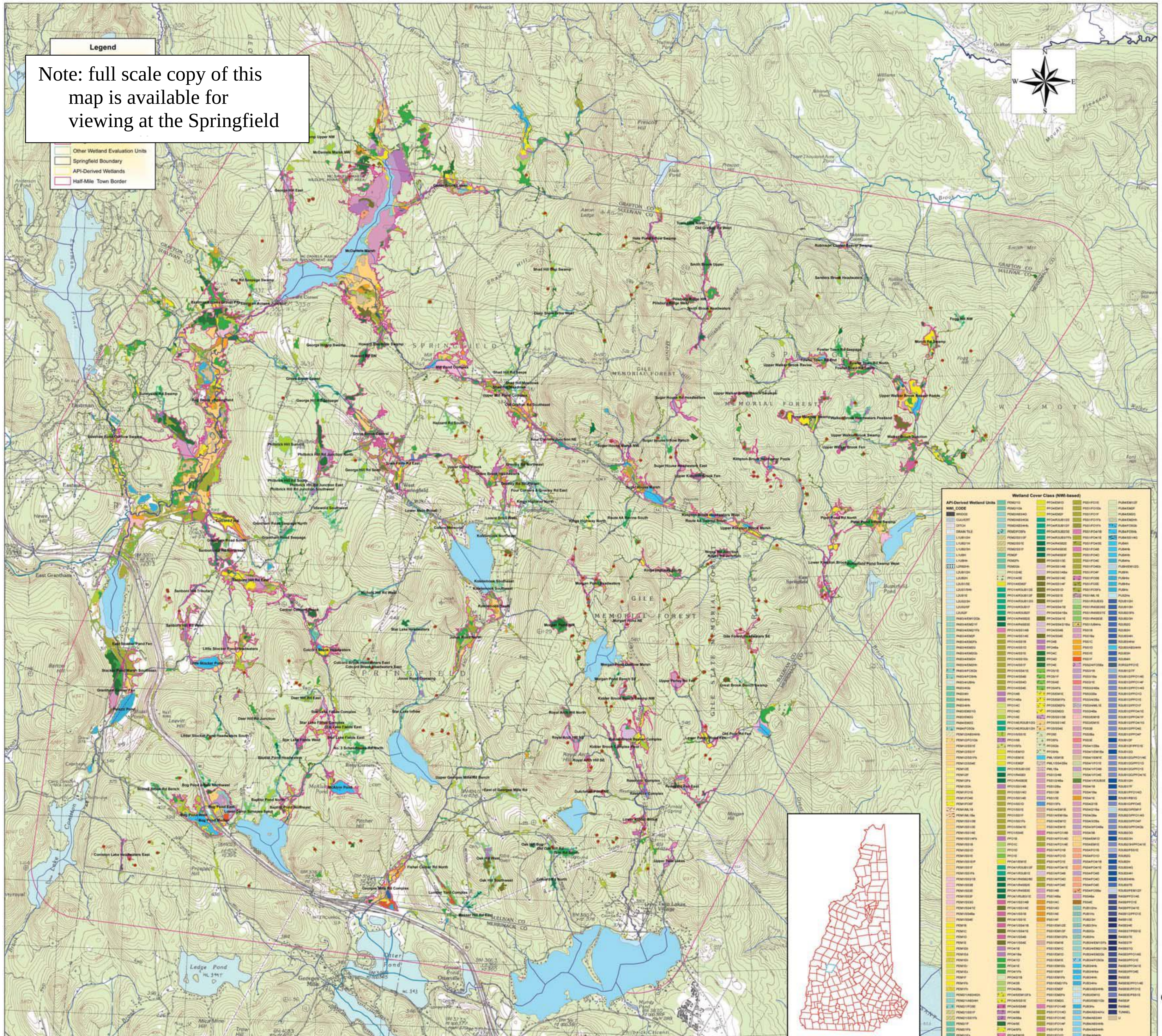
Portable or unattached swimming pool (above ground, but not incorporated into a deck system) less than 10' in diameter

Playground equipment, playhouses, swing set, rope and a tire, sand box

Treehouse used for play purposes and having a size of less than 200 square feet

SPRINGFIELD WETLANDS MAP - ADOPTED MARCH 8, 2016

Note: full scale copy of this map is available for viewing at the Springfield



Wetland Evaluation Units >= 3 Points

FID	Shape *	Id	Name	2_ac_	h20_assoc	WAP	NWI	Rare	Hab	Bog_Bk	Sum	ACRES
0	Polygon	1	Collins Memorial	1	1	0	1	0	0	0	3	4.729248
1	Polygon	3	Town Farm Rd East	1	1	0	1	0	0	0	3	25.899169
2	Polygon	4	Upper Grove Brook	1	1	1	1	0	0	0	4	13.673986
3	Polygon	5	Grove Brook Headwaters	1	1	1	1	0	1	0	5	26.337056
4	Polygon	13	Kolelemook South	1	1	0	1	0	0	0	3	15.936846
5	Polygon	14	Jones Road North	1	1	0	1	0	1	0	4	36.474632
6	Polygon	18	Colcord Brook Headwaters	1	1	1	1	0	1	0	5	26.189705
7	Polygon	20	Central Colcord Brook	1	1	1	0	0	1	0	4	9.640729
8	Polygon	21	Sanborn Hill Rd East	1	1	0	1	0	1	1	5	50.048364
9	Polygon	22	Sanborn Hill Rd Northwest	1	1	1	1	0	0	0	4	25.455139
10	Polygon	23	Colcord Ford	1	1	1	1	0	0	1	5	23.166958
11	Polygon	24	Bog Brook - Springfield	1	1	1	1	1	1	1	7	339.970041
12	Polygon	31	Philbrick Hill Rd Junction North	1	1	0	1	0	1	0	4	29.042686
13	Polygon	33	Grove Brook Central	1	1	0	1	0	1	0	4	63.584808
14	Polygon	37	Mill Pond Complex	1	1	0	1	0	0	0	3	42.078598
15	Polygon	38	Upper Mill Pond Complex	1	1	0	1	0	0	0	3	29.90206
16	Polygon	39	Old Grafton Rd Southeast	1	1	0	1	0	0	0	3	11.452848
17	Polygon	42	McDaniels Marsh	1	1	1	1	1	1	1	7	452.730724
18	Polygon	44	Eastman Access Gravel Pits	1	0	1	1	0	0	0	3	14.858692
19	Polygon	46	George Hill East	1	1	0	1	0	0	0	3	14.691295
20	Polygon	48	Carter Brook Lower	1	1	1	1	0	0	0	4	25.612934
21	Polygon	50	Smith Brook Headwaters	1	1	1	0	0	1	0	4	16.55029
22	Polygon	51	Pillsbury Ridge NW	1	0	1	0	0	1	0	3	3.699922
23	Polygon	52	Pillsbury Ridge West	1	1	1	0	0	1	0	4	2.412321
24	Polygon	53	Smith Brook Upper	1	1	1	0	0	1	0	4	5.879457
25	Polygon	54	Sugar House Rd Headwaters	1	1	1	0	0	1	0	4	10.844156
26	Polygon	55	Sugar House Marsh	1	1	1	1	0	1	0	5	42.92098
27	Polygon	56	Sugar House Headwaters East	1	1	1	0	0	0	0	3	2.993008
28	Polygon	57	Upper Kimpton Brook Fen	1	1	1	0	0	1	0	4	4.189723
29	Polygon	58	Kimpton Brook Headwaters West	1	1	1	1	0	1	0	5	8.011899
30	Polygon	59	Upper Kimpton Brook Marsh	1	1	1	1	0	1	0	5	14.677861
31	Polygon	60	Kimpton Brook Headwater Pools	1	1	1	0	0	1	0	4	14.058713
32	Polygon	61	Lower Kimpton Brook	1	1	1	1	0	1	0	5	14.656699
33	Polygon	62	Piper Pond Rd North	1	1	1	1	0	1	0	5	15.425967
34	Polygon	63	Piper Pond Inflow Swamp	1	1	0	1	0	0	0	3	14.764374
35	Polygon	64	Walker Brook Junction	1	1	1	1	0	1	0	5	30.08311
36	Polygon	65	Upper Walker Brook Fen	1	1	1	0	0	1	0	4	3.643116
37	Polygon	67	Upper Walker Brook Beaver Ponds	1	1	1	1	0	1	0	5	45.667546
38	Polygon	68	Fowler Town Rd South	1	1	1	1	0	1	0	5	17.623121
39	Polygon	69	Fowler Town Rd End	1	1	1	1	0	1	0	5	10.29484
40	Polygon	71	Upper Walker Brook Ravine	1	1	1	0	0	0	0	3	3.76399
41	Polygon	72	Upper Walker Brook Bench Swamps	1	1	1	0	0	0	0	3	4.428944
42	Polygon	73	Three Meadow Swamp	1	1	1	1	0	1	0	5	23.275041
43	Polygon	74	Morrill Rd Swamp	1	1	0	1	0	0	0	3	15.758778
44	Polygon	76	Robinson Corner Beaver Swamp	1	1	1	0	0	0	0	3	2.110231
45	Polygon	77	Noyes Rd Junction	1	1	1	0	0	0	0	3	3.413893
46	Polygon	78	Kings Highway South	1	1	1	1	0	0	0	4	10.49243
47	Polygon	82	Gile Forest Headwaters SE	1	1	1	1	0	0	0	4	9.625826
48	Polygon	83	Morgan Pond Headwaters	1	1	1	0	0	1	0	4	11.07033
49	Polygon	84	Morgan Pond NE	1	1	1	0	0	1	0	4	3.428182
50	Polygon	86	Morgan Pond Outflow Marsh	1	1	1	1	0	1	0	5	3.310101
51	Polygon	87	Kidder Brook Bench Swamp NW	1	0	1	0	0	1	0	3	5.763497
52	Polygon	88	Kidder Brook Beaver Complex	1	1	1	1	0	1	0	5	32.87147
53	Polygon	89	Upper Perley Rd Fen	1	1	1	1	0	1	0	5	9.206448
54	Polygon	90	Lower Perley Road Fen	1	1	0	1	0	0	0	3	8.703804
55	Polygon	91	Perley Rd Fen East	1	1	1	1	0	1	0	5	17.330792
56	Polygon	92	Reservoir Complex	1	1	1	0	0	0	0	3	6.38832
57	Polygon	93	Kidder Brook Complex West	1	1	1	0	0	0	0	3	8.513392
58	Polygon	94	Royal Arch Hill NE	1	1	1	0	0	1	0	4	9.266732
59	Polygon	95	Royal Arch Hill SE	1	1	1	0	0	1	0	4	2.59244
60	Polygon	96	Dutchman Pond NE	1	1	1	0	0	0	0	3	2.056576
61	Polygon	97	Lower Kidder Brook	1	1	1	1	0	1	0	5	8.395595
62	Polygon	98	Upper Twin Lakes	1	1	0	0	0	1	0	3	4.418187
63	Polygon	109	Georges Mills Rd Complex	1	1	0	1	0	1	0	4	36.748033
64	Polygon	112	Baptist Pond Northeast	1	1	0	1	0	1	0	4	20.166076
65	Polygon	111	Bog Pond East	1	1	0	1	0	1	0	4	37.082009
66	Polygon	119	Star Lake Fields Complex	1	1	1	0	0	0	0	3	16.64005
67	Polygon	120	Star Lake Fields West	1	1	1	0	0	1	0	4	6.022862
68	Polygon	115	Bog Pond West	1	1	0	1	0	1	0	4	42.207836
69	Polygon	123	Little Stocker Pond Headwaters	1	1	1	1	0	1	0	5	33.797953
70	Polygon	124	Little Stocker Pond	1	1	1	0	0	1	0	4	19.359268
71	Polygon	125	Sanborn Hill Rd West	1	1	1	1	0	0	0	4	14.683179
72	Polygon	126	Sanborn Hill Tributary	1	1	1	0	0	0	0	3	2.77247
73	Polygon	131	Coniston Lake Headwaters East	1	1	1	0	0	0	0	3	2.140197
74	Polygon	134	Grantham Corner Fen	1	0	0	1	1	1	0	4	17.637281
75	Polygon	135	Stocker Pond Marsh Southeast	1	1	0	1	0	1	0	4	21.274527
76	Polygon	138	Eastman Pond Outflow Swamp	1	1	1	1	0	0	0	4	3.559181
77	Polygon	141	Four Corners Junction NE	1	1	0	0	0	1	0	3	8.43406
78	Polygon	142	Hole Pond Inflow Swamp	1	1	1	1	0	0	0	4	5.087124
79	Polygon	143	Old Grafton Rd West	1	1	1	0	0	0	0	3	3.052344
80	Polygon	110	McAlvin Pond	1	1	1	1	0	1	0	5	19.647379
81	Polygon	154	Sugar House Marsh NW	1	1	1	0	0	0	0	3	2.887211
82	Polygon	156	Old Poor Rd Fen	0	1	1	1	0	0	0	3	1.70844
83	Polygon	157	Royal Arch Hill North	1	1	1	0	0	0	0	3	3.33079
84	Polygon	158	Morgan Pond NW	1	1	1	0	0	0	0	3	10.944411
85	Polygon	160	Howard Rd SW	1	1	0	0	0	0	1	3	6.107417
86	Polygon	159	Howard Roadside Swamp	1	1	1	0	0	0	1	4	3.663308

ABOUT THIS MAP

This map was created using both office and field methods for identifying wetlands in Springfield. Office methods included the review of NH GRANIT GIS information, notably the National Hydrography Dataset (i.e. surface waters), the hydric soil layers, and the 2010 1-foot pixel, color infrared aerial photographs. The latter was cobined with roadside and occasionally off-road surveys of Springfeelde wetlands between May and December 2013. Wetland polygons were created using ArcMap 10 software and color coded according to National Wetland Inventory (NWI) wetland class standards. Soil information was also added for each wetland unit, although it is not shown on this map. Designated wetlands were proposed based on a series of salient attributes associated with wetland functions and values, namely:
1) Size > 2.0 acres
2) Associated with perennial streams or great ponds > 10 acres in size
3) Landscape position relative to the highest ranked habitats according to the 2010 Wildlife Action Plan
4) High interspersion of NWI cover classes
5) The presence of rare & endangered species or potential exemplary natural communities
6) The presence of critical habitat for one or more species of plants or wildlife
7) The proximity to the previously high-valued McDaniels Marsh or Bog Brook
Each wetland evaluation unit, which typically comprised several to many wetland cover class units, was assigned a single point for each off the above criteria if met. Those wetlands that had a sum of 3 or more points were then proposed as designated wetlands. On this map, these wetlands are highlighted in magenta pink. Those wetland evaluation units that had only two points or less are indicated in bright blue. Finally, those wetlands that were not evaluated - mostly because they were too small, lacked cover class interspersion, or were previously compromised by human activity, are not outlined and merely show their cover class types as outlined in yellow.

Note: Wetland evaluation units were segregated according to standards used in the Method for Inventorying and Evaluating Freshwater Wetlands in New Hampshire (aka the 'NH Method'). For a more complete description of the methods used in analyzing the mapped wetlands, please see the full report submitted as a part of the Springfield Wetlands Mapping Project (March 2014).

GRANIT
January, 2002

DATE SOURCES – Maps presented in this NRI project are based on stock Geographic Information System (GIS) data maintained and distributed by Complex Systems Research Center (CRSC) at the University of New Hampshire. The New Hampshire Geographically Referenced Analysis and Information Transfer (NH GRANIT) database is a cooperative project that creates, updates and distributes statewide geographic information to individuals, municipalities and agencies on a request basis. The NH GRANIT database can be accessed on-line at http://www.granit.sr.unh.edu/

GIS DISCLAIMER ---- Ecosystem Management Consultants (EMC) recognizes the inherent limitations to precise positioning of GIS data as supplied by Complex Systems Research Center or any other related public agency. It also recognizes the limitations of satellite (lansat) and other remotely-derived data in terms of on-the-ground precision. Any information contained within the written, tabular, or spatial aspects of this NRI is not intended to act as survey-worthy, benchmark data that can be used in any legal way. Like CSRC, EMC is not responsible for, nor takes any liability for any misrepresentations, legal or otherwise, that may arise from the inaccuracy of this data.

Town of Springfield, NH

With Assistance From:

U V L S R P C
Upper Valley Lake Sunapee Regional Planning Commission

Ecosystem
MANAGEMENT CONSULTANTS
of New England

6,500 3,250 0 6,500 Feet

2,000 1,000 0 2,000 Meters