

Town of Sandwich
Sandwich Planning Board
PO Box 194
Center Sandwich, NH 03227
Phone: (603) 284-7701
Fax: (603) 284-6819
landuse@sandwichnh.org

Dear Applicant,

Welcome to the Sandwich Planning Board.

The Sandwich Planning Board is made up of seven voting members with several alternate members, all appointed by the Sandwich Board of Selectmen. All members of the Planning Board are citizens of Sandwich. Each member takes an oath in which they express their interest to serve impartially, to take the time to familiarize themselves with each case, and to understand the process and governing statutes.

The Planning Board is responsible for review and action upon applications for subdivisions, boundary line adjustments, site plan review, earth excavation, steep slopes, and scenic road tree cuts. The Zoning Ordinance and special regulations for these various uses of land are available on the Town website.

The Planning Board follows strict rules of procedure as it analyzes each case. These rules are set forward in New Hampshire State law (RSAs), in the Sandwich Zoning Ordinance and in Town regulations. The Planning Board seeks to balance your rights as a landowner with the rights of all citizens of our Town in protecting public interests and natural resources.

Please review this packet carefully. Providing the Planning Board with complete and essential information will ensure that your case will receive a full and thorough review and a fair decision.

Sincerely,

The Sandwich Planning Board

Updated 12-07-2023

SUBMISSION TIPS

Applications to the Planning Board must be received 24 days prior to a meeting, the first Thursday of each month. Scenic Road Tree Cuts are due 31 days prior to a meeting. Check for your deadline with Town Hall, 603-284-7701 or on the website, www.sandwichnh.org

Complete the following pages for your application:

- Page 1: Application Page
- Page 2: Waivers. Your surveyor will help you decide if you need any Town rule or ordinance waived.
- Page 3: Abutters' List. The names and addresses of current owners are published in the Town of Sandwich tax records. Find these on the Town website in the Avitar records. Make sure you give the mailing address, not the physical address of the abutter. Include the owners of any conservation easements.
- Page 4: Fee Schedule. Check that you included yourself, your agent, and any professional
- Page 5: Disclaimer
- Page 6: Agent and Owner Signature page. If you are not the owner of the property, the owner must sign this to authorize you to serve as his or her agent. If your attorney or surveyor will speak for you or assist you at the hearing, you must authorize him or her.
- Page 7: Checklist for documents requested on the relevant for your type of application.
- Plats prepared by licensed surveyor or engineer, 4 full-sized copies; 4 copies (11"x14").

Mail or deliver **FOUR (4)** sets of completed Application forms and all attachments with the appropriate Fee to:

**Town of Sandwich
Planning Board
PO Box 194
Center Sandwich, NH 03227-0194**

The Town office is open Monday-Thursday, 7:30 a.m. to 4:30 p.m.
Make checks payable to the Town of Sandwich.

Application Procedures

When your application is received, the Land Use Secretary will schedule a public hearing. Public Notice will be mailed certified mail, to you and all Abutters. Notice of the meeting will be posted at the Town Hall, Post Offices and on the Town website www.sandwichnh.org at least 10 days prior to the Hearing.

Two Board Members will staff the project. They will do a site inspection and review the application packet to determine if it is complete and correct. They may add documents from the Town's files.

An agenda will be posted at least 48 hours prior to the meeting.

MEETING PROCESS

The Chair will open the meeting and ask if there are any recusals and if the application is a Development of Regional Impact (DRI). Voting members will be named. Staffers will be asked if the application is complete and ready for review. If this is so, the application will be accepted.

The Staffers will present the application and the results of their review of the documents.

Waiver requests will be reviewed and voted upon. Denial of a waiver request may result in a continuation of the application to allow for submission of further information.

A public hearing will be opened.

The Applicant or agent will offer comments on the project. Abutters may offer comments on the project. All comments will be addressed through the Chair. The Applicant will make rebuttal comments as appropriate.

The public hearing will be closed and the Board will begin the deliberative process, during which no public comments will be accepted.

The Board will make a decision on the application: approval, approval with conditions, denial. Notice of the decision will be mailed to the applicant and posted for the public within 5 business days.

The public hearing or deliberation phase may be continued to a date, time and location announced at the meeting.

The applicant or any persons aggrieved by any decision of the Board concerning a plat, site plan, or subdivision may appeal in accordance with RSA 677:15. Conditional approvals may require a public hearing, with all noticing costs to be borne by the applicant, to ensure that the conditions have been met.

Occasionally, the Board may determine that a special investigative study is required to properly review the application and come to a decision on the project. The costs of these studies shall be borne by the applicant.

Please bring any questions regarding the application process to the Land Use Secretary,
landuse@sandwichnh.org

THE SANDWICH PLANNING BOARD CAN HELP!

Before submitting an application for a land use change or activity, please consider requesting a preliminary consultation or a design review meeting with the Planning Board.

During these meetings, you can learn about the application process and the applicable rules and ordinances. You can be alerted to the information the Board may require for your proposal.

Preliminary consultations and design reviews do not guarantee approval or support by the Board for any project. Comments made during such meetings— by Board members and applicants or their agents alike — are not binding. And statements by Board members shall not be the basis for disqualifying any Board members or invalidating any Board action taken.

There are two types of preliminary reviews:

a. Preliminary consultation is appropriate for early stage projects: for instance when only a sketch or idea of a plan exists. The Board may discuss the basic concept of the proposal and assist in resolving problems that might arise in meeting requirements for a final consideration. The Board and the applicant may discuss proposals in conceptual form only and in general terms (such as the desirability of the project under the Master Plan). No fee is required. Notification will be made with the regular public notice of the meeting's agenda.

b. Design review is appropriate when a project has some engineering, architectural and operations planning underway. Board members may express concerns and interests the Town may have. Applicants may discuss thorny issues and discuss various solutions, asking for Board members' suggestions. An application fee is required as well as all notification of abutters and the public.