

## **708 Design Review Guidelines**

**708.1** The purpose of the Design Review Guidelines are to provide for harmonious and aesthetically pleasing development in keeping with the strong concern of the residents of this town that each development should be of high quality, as outlined in the Master Plan.

### **708.2 Applicability**

**708.2.1** Site Plan Applications in the Limited Industrial District, Rural District, Business Commercial A District, Business Commercial B District, and Residence Districts A, B and C are subject to Design Review Guidelines except, Open Space Residential Developments.

**708.2.2** For those Site Plan Applications in the Neighborhood Business District, Gateway Commercial District, Village Center District, **Market Square Overlay District** and the Professional, Business and Technology District, the Design Regulations, as currently in effect, are applicable.

## **SECTION 1150 – CERTIFIED SITES PROGRAM**

### **1151 Purpose**

**1151.1** The Town of Windham hereby agrees to participate in the Southern New Hampshire Planning Commission (SNHPC) Certified Site Program.

**1151.2** This program provides an opportunity for property owner(s) and/or eligible applicant(s) to voluntarily obtain Certified Site recognition of specific eligible site(s) and/or building(s) as so designated within the Town of Windham.

**1151.3** There are three levels of site certification under this program: Level I; Level II and Level III.

**1151.4** All applications seeking site certification under this program must be endorsed by the Planning Board before submittal to the Southern New Hampshire Planning Commission (SNHPC) for final certification.

**1151.5** A site becomes a “Certified Site” upon approval by the Southern New Hampshire Planning Commission’s (SNHPC) “ReadySetGo!” Advisory Committee

**1151.6** Once certified, essential data and information about the site(s) and/or building(s) shall be posted by the SNHPC on active economic development websites and real estate databases designed to enhance the marketing and visibility of the site to national and international site selectors, real estate organizations and professionals, and companies and businesses seeking sites and buildings to utilize and/or develop.

### **1152 Applicability**

**1152.1** Sites and/or buildings eligible for certification under the Certified Site Program shall be open to eligible existing and/or proposed industrial, office and mixed-used developments on parcels of land greater than one acre in size within the Neighborhood Business District, Business Commercial A District, Business Commercial B District, Limited Industrial District, Village Center District, Professional, Business and Technology District, **Market Square Overlay District**, and Gateway Commercial District within the Town of Windham.

- 1152.2** Sites and/or buildings seeking Level I certification under the Certified Site Program must complete a Preliminary Application per Section 603.1 of these Regulations.
- 1152.3** Sites and/or buildings seeking Level II certification under the Certified Site Program must obtain Final Site Plan approval, per Section 603.2 of these Regulations.
- 1152.4** Sites and/or buildings seeking Level III certification under the Certified Site Program must obtain Final Site Plan approval, per Section 603.2 of these Regulations and shall provide evidence to the Planning Board from applicable public utilities that the site and/or building is served by or has the availability to be directly connected to public water and/or sewer; telephone; electric, broadband fiber optics; or natural gas services at the parcel boundaries.
- 1152.5** Applicants must submit, at the time of application, written notification that they are looking to voluntarily participate in the Certified Site Program and at what certification level.

### **1153 Approvals**

- 1153.1** All Site Plans approvals by the Planning Board and accepted by SNHPC as a Certified Site shall be valid for a period of five years from the date of Planning Board approval.
- 1153.2** The term “active and substantial development or building” under RSA 674:39 for all Site Plans approved by the Planning Board and accepted by SNHPC as a Certified Site Program must include:
  - 1153.2.1** Planning Board receipt of written evidence that the applicant has invested a minimum of \$25,000 or more in engineering, architectural, construction and other approval soft costs associated with the plan;
  - 1153.2.2** Continued participation in and listing of the site/building in the SNHPC Certified Site Program; and
  - 1153.2.3** Annual written report and presentation to the Planning Board of the efforts made, status, prospects and schedule for marketing, sale, development and construction of the Certified Site.
- 1153.3** If and in the event an owner/applicant obtains Planning Board approval under the Certified Site Program, but the site is not certified by SNHPC, then the otherwise applicable regulation dealing with the length of approval and vesting of applications shall govern.
- 1153.4** Notwithstanding the language in Section 1153.4, sites which have only obtained a Level I certification are not exempt from subsequent ordinance and regulation changes, unless a further application for full site plan approval is filed within twelve (12) months, per RSA 676:12(VI).