



Certified Sites Program



October 24, 2013

Certified Sites Program – Overview & Benefits

- ▶ Recognizes sites and buildings within the community ready for development.
- ▶ Property owners develop a plan they can sell.
 - ▶ Longer plan approvals – up to five years.
 - ▶ Market site on commercial and municipal websites, including the ***ReadySetGo!*** website.
- ▶ Businesses enticed to expand, relocate and develop.
 - ▶ Reduces time to final Planning Board approval.
 - ▶ Reduces risk and upfront costs to interested business.
 - ▶ Increases ***“Speed to Market”***.



Certified Sites Program in Goffstown

- ▶ Expand & attract commercial/industrial tax base.
 - ▶ Reduce burden on the residential taxpayers.
- ▶ EDC's DRAFT Regulations adapted to Goffstown Development Regulations
 - ▶ No change to zoning.
 - ▶ Sites remain subject to traditional Site Plan approval.
 - ▶ Planning Board can modify the program as needed at any time.
- ▶ Certified Sites viewed by Businesses interested in the Southern NH Region.



DRAFT Certified Sites Regulations

▶ Three Levels of Certification

▶ Level I

- ▶ Planning Board non-binding “Design Review” [RSA 676:4 II(b)];
- ▶ Planning Board certification of the zoning and uses;
- ▶ Continued participation in the Certified Sites Program; and
- ▶ Annual Report presentation to the Planning Board.

▶ Level II – Requirements of Level I plus

- ▶ Planning Board approval of “Coordinated Development Plan”; and
- ▶ Development Agreement with the Planning Board.

▶ Level III - Requirements of Levels I & II plus

- ▶ Planning Board Site Plan approval for at least 1 phase; and
 - ▶ Site ready for construction.
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Certified Sites – Other Considerations

- ▶ Active and Substantial Development or Building [RSA 674:39]
 - ▶ Proof of “soft costs” – minimum of \$25,000 in engineering, architectural, construction and approval costs related to the Coordinated Development Plan;
 - ▶ Continued participation in and listing of the Coordinated Development Plan in the SNHPC Certified Sites Program;
 - ▶ Annual Report presentation to the Planning Board;
 - ▶ Setting of property/parcel bounds and, where feasible, staking of the layout for proposed improvements to the site.

- ▶ Level II & III Sites – Project can earn vesting.
 - ▶ At Planning Board’s Discretion – Up to 5 years.



Questions / Suggestions

