

Town of Bradford Subdivision Application

Application # _____

Map: 2___ Lot: 4 & 4-1

Name of Subdivision: _____

Purpose of application: Lot line adjustment

Suitability of condition of land for proposed development _____

Owner of Record: Tammy and Michael Malecha Telephone: 938-2476

Address: 311 Fairgrounds Road
Bradford, NH 03221

Prepared By: Michael Malecha Telephone _____
Address same

- 1. Road Location: 311 Fairgrounds Road / Old Fairgrounds Road
- 2. Number of Lots: 2
- 3. Property located in Res Bus Residential Conserv District (circle district(s))
- 4. Land is in an open space (Current Use): X yes no
- 5. Proposed lots front on existing Class V town road(s) If YES, list name(s): _____

If NO, required access to be _____

Modifications requested: Yes _____ No X

Modification requested for items: _____

Special Exception or Variance granted by ZBA: _____ (enclosed)

The applicant agrees that he/she is familiar with the Zoning Ordinance and Subdivision Regulations of the Town of Bradford and the laws of the State of New Hampshire governing subdivision, and in making this application has complied with same.

I/We consent to allow the Bradford Planning Board or its designee to make an on site inspection(s) of my/our property as deemed necessary for the evaluation of my/our subdivision application. I/We understand that all information required by the regulations must be supplied or a written modification request must accompany the application. Noncompliance is grounds for denial, per RSA 676:4.

Signature of Applicant: Tammy S. Malecha Date: 9/13/2021

Signature of Applicant: [Signature] Date: 9/13/2021

Signature of Agent: _____ Date: _____

Town of Bradford Subdivision Application

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Planning Board Use Only

Date Application Received: _____ Received by: _____

| | | | | |
|------------|--------------|-------|---------|-------|
| Fees Paid: | Application: | _____ | Check # | _____ |
| | Escrow: | _____ | Check # | _____ |
| | Cert mail: | _____ | Check # | _____ |
| | MCRD: | _____ | Check # | _____ |

Reviews Completed:

| | | | |
|------------------|-------|-------|-------|
| Fire Department: | _____ | Date: | _____ |
| Police: | _____ | Date: | _____ |
| Road Agent: | _____ | Date: | _____ |
| Building Insp: | _____ | Date: | _____ |
| Conserv Comm: | _____ | Date: | _____ |
| Selectmen: | _____ | Date: | _____ |
| CNHRPC: | _____ | Date: | _____ |
| Engineering: | _____ | Date: | _____ |

Determined complete by Planning Board: Yes _____ No _____ Date _____

If yes, application placed on Agenda for Meeting on: _____

If no, date notice of incompleteness sent to applicant: _____

Public Hearing Date and Time: _____

Date of site inspection (if necessary): _____

Other State or Town Permits Required: _____

Date accepted by the Planning Board: _____

First Public Hearing: _____ Tabled (?): _____

Final Public Hearing: _____ Approved: _____ Disapproved: _____ Tabled: _____

Conditions:

Notice of Decision Sent: _____ Date _____

MCRD Document number: _____ Date _____

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X = Required

C = Conditional on plans

Subdivision Application Checklist

| MAJ | MIN | ADJ | ITEM | SUBMITTED |
|-----|-----|-----|--|-----------|
| | | | FEES | |
| X | X | X | Application | X |
| X | X | | Escrow | |
| X | X | | Certified mail | |
| X | X | X | MCRD for recording | |
| | | | DOCUMENTS | |
| X | X | X | Completed Checklist | X |
| X | X | X | Abutters List | X |
| X | X | | Driveway Access Permits | |
| X | X | X | Deed Description for current and proposed lots | |
| X | X | | Site Survey Map (5 copies) | |
| X | X | | State Septic Approval | |
| X | X | | Statement of Suitability for subdividing this property (Considering impediments) | |
| X | X | | Easement descriptions | |
| | | | Plat Requirements (22" X 34" max) | |
| X | X | X | Owner name | |
| X | X | X | Town Name | |
| X | X | | Subdivision Name | |
| X | X | X | Engineer Surveyor Seal & Signature | |
| X | X | X | North Point | |
| X | X | X | Bar Scale | |
| X | X | X | Date and Revision dates | |
| X | X | X | Locus map | |
| X | X | X | Signature Block for Planning Board | |
| X | X | X | Names, Addresses, and Tax map numbers of Abutters (within 5 days of submittal) | |
| X | X | | Test pits for Septic disposal location | |
| X | X | | Well location with 75 ft arc | |
| X | X | X | Existing driveways and proposed driveways | |
| X | X | | Existing buildings | |
| X | X | | Proposed buildings | |
| X | X | | Existing Culverts | |
| X | X | X | Burial Sites | |
| X | X | | 5 ft Contours | |
| X | X | | Zoning District and Boundaries (if any) | |
| X | X | X | Lot Boundaries and markers | |
| X | X | X | Lot dimensions (Acres and Square footage) | |
| X | X | X | Road Frontage per lot (in feet) | |
| C | C | | Tree Line / Vegetative buffer, current and proposed | |
| X | X | X | Note about generic road easements (25 ft) | |
| X | X | | Road Setbacks | |
| X | X | | Property Line Setbacks | |
| X | X | | Shoreline Setbacks | |

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| X | X | | Wetland Setbacks | |
|-----|-----|-----|---|-----------|
| MAJ | MIN | ADJ | ITEM | SUBMITTED |
| X | X | | 100 Year Flood line | |
| | | | Permits required | |
| X | X | | Proposed Driveway Permits | |
| X | X | | Septic (DES Subdivision) PERMIT | |
| C | C | | Site Specific PERMIT | |
| C | C | | Wetlands PERMIT | |
| C | C | | Conditional Use | |
| | | | Studies required | |
| C | C | | Traffic | |
| C | C | | Hydrologic | |
| C | C | | School | |
| C | C | | Town fiscal impact | |
| | | | New Road requirements | |
| C | C | | Proposed Street Name | |
| C | C | | 50 ft Wide Street | |
| C | C | | Street Lighting (if required) | |
| C | C | | Performance Bond | |
| | | | Other | |
| X | C | | Fire / Safety Access | |
| X | C | | Storm Sewerage | |
| X | C | | Subdivider Responsibility for Maint & Liability for Public Use Land | |
| C | C | | Dedicated Open Space | |
| X | C | | Utilities (proposed) Availability | |
| C | C | | Street / Public Improvement time limit (3 years) | |
| X | X | | Fire Protection identified | |

As a reminder:

Approval of a subdivision still requires building permits to actually build on approved lots.

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ABUTTERS LIST (as defined in RSA 672:3)
(As indicated in Town records not more than 5 days before the day of filing)

APPLICANT Tammy and Michael Malecha DATE 9/13/2021

Address 311 Fairgrounds Road, Bradford, NH 03221

Complete this form and attach it to the application. Provide 3 copies of mailing labels.

| TAX MAP/LOT NO. | NAME | MAILING ADDRESS |
|-----------------|--|---|
| | Engineer | |
| | Land surveyor Clayton Platt | Pennyroyal Hill Land Surveying & Forestry LLC 418 Pine Hill Rd., Croydon, NH 03773 |
| | Soil scientist | |
| | Applicant Tammy & Michael Malecha | 311 Fairgrounds Road Bradford, NH 03221 |
| 02-001 | Rebecca Herman Trust | 31 Pleasant View Road Bradford, NH 03221 |
| 02-002 | Jerome R. Sousa | PO Box 224 No. Hampton, NH 03862 |
| 02-004-0A | Robert E. & Beth A. Downs | 339 Fairgrounds Road Bradford, NH 03221 |
| 02-042 | Michelle A. Turco | 340 Fairgrounds Road Bradford, NH 03221 |
| 02-040 | Henry & Elizabeth Erskine Trust | Ann M. Davidson, etal 91 Hobart Street Braintree, MA 02184 |
| 02-039 | James M. & Carol C. McCorry | 311 Pine Street Marshfield, MA 02050 |
| 02-008 & 02-038 | Hanna E. & Jonathan C. Flanders | 27 Old Fairgrounds Road Bradford, NH 03221 |
| 02-009 | R. Scott & Marie E. McCaskill | 3 Old Fairgrounds Road Bradford, NH 03221 |
| 01-021 | Susan M. Powers & Jane M. Grant | 27 Meaghan Way Greenland, NH 03840 |
| 02-005 | Roy A. & Veronica L. Whiting | 331 Fairgrounds Road Bradford, NH 03221 |
| 02-006 | Daniel A. Robertson & Samantha J. Gardner | 323 Fairgrounds Road Bradford, NH 03221 |
| 02-007 | Tarah L. Clemens | 319 Fairgrounds Road Bradford, NH 03221 |
| | Eversource <i>Attn: Real Estate Dept.</i> | <i>780 No. Commercial Street Manchester, NH 03101</i> |

ABUTTERS AND PROFESSIONALS: Holders of conservation, preservation or agricultural preservation restrictions as defined in RSA 477:15, Engineer, architect, land surveyor, or soil



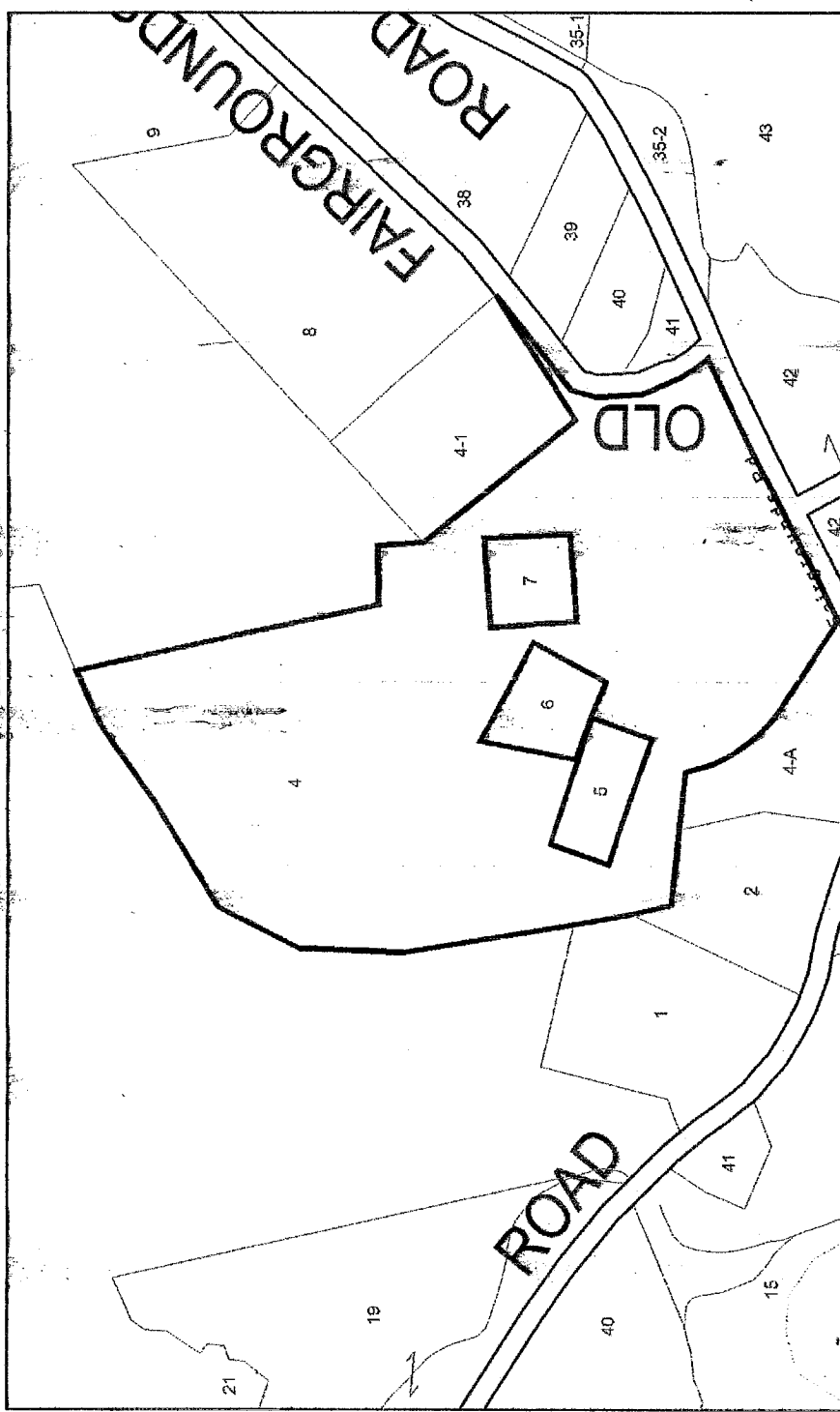
September 12, 2021

Bradford, NH

1 inch = 909 Feet



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