

**TOWN OF BRADFORD
APPLICATION FOR SITE PLAN**

For Relevant Standards, see both Site Plan Review Regulations and the Town of Bradford Zoning Ordinance

Site: Tax Map 000002 Lot 113

Owner of Record Kristen Dean Mihaly

Applicant Kristen Mihaly

Address 9 Old Sutton Rd.
Bradford, NH 03221

Address 9 Old Sutton Road
Bradford, NH 03221

Phone (603)-727-8815 (Dean)

Phone 508-320-8337 (Kristen)

Existing Use Residential home with a home business located within
the house. The barn is used for personal use. Property is
dual-zoned commercial and residential.

Proposed Use Build a 30x26' building for our business offices to
reclaim the entire home for personal and family use.

There is is not _____ an existing Site Plan for this property.
Existing Site Plan filed under what name NH DES #2018010369
The size of this lot is 4.4 acres.
This lot is in the Residential Business District zoning district.
This plan will will not _____ require new building(s).
The estimated cost of this project is \$157,270.00
The Applicant is familiar with the Town of Bradford Site Plan Regulations and has complied with it in this application.

Kristen Mihaly DATE 4/22/2022
APPLICANT
Kristen Mihaly & [Signature] DATE 4/22/2022
OWNER OR LEGAL AGENT

Documents Attached:
Abutters list Photos or vertical view
Site Plan Fees

3 Separate Checks
Payable to Town of Bradford
Site Plan fees: \$110.00 + \$1.00 per
\$1,000 of est. cost over \$50,000
Escrow: \$400.00 to Town of Bradford
Newspaper notice \$40.00

Check list(s) 5 copies Other _____ + Certified Mail cost per abutter payable to Postmaster Bradford

PLANNING BOARD USE ONLY

Date Site Plan Accepted _____ / _____ / _____ Fees Received _____ By _____

Date Site Plan Approved/Disapproved _____ / _____ / _____ By _____

Conditions: _____

Notice of Decision Sent _____

Date _____

CHECKLIST - SITE PLAN REVIEW APPLICATION

In cases where not all items are applicable, draw a line through the items that are not applicable.

*A. APPLICABLE Y/N *B. INCLUDED Y/N *C. INITIALS

*A	*B	*C
<u>Y</u>	<u>Y</u>	<u>km</u>
<u>Y</u>	<u>Y</u>	<u>km</u>

ALL APPLICATIONS

Five (5) copies of the completed application checklist (III A 1)

Five (5) copies of Site Plan: 22" by 34" sheet size maximum, scale not less than 1" = 100', match lines where needed, date, title, easements, graphic scale, north

arrow, location map, name and address of developer/applicant, designer/engineer, owner of record, and signature block for Planning Board approval (III A 2).

At least one full size paper copy must be color coded for clarification:

<u>Lot boundary</u>	<u>red</u>
<u>Trees</u>	<u>green</u>
<u>Roads</u>	<u>brown</u>
<u>Septic a & well radius</u>	<u>orange</u>
<u>Open Space</u>	<u>yellow</u>
<u>Surface water</u>	<u>blue</u>
<u>Wetlands</u>	<u>blue stripe</u>

Sufficient legible copies of the first page of the preliminary plan, reduced to no more than 11" by 17". Ten (10) copies plus one for each abutter. In addition to the physical copies required, one copy of all required submittals shall be submitted in an electronic format (pdf or image file). Submission may be via email or physical media (dvd, USB drive, etc.)

N/A		
<u>Y</u>	<u>Y</u>	<u>km</u>
<u>Y</u>	<u>Y</u>	<u>km</u>
<u>Y</u>	<u>Y</u>	<u>km</u>

- 3. A letter of authorization from the owner, if the applicant is not the owner.
- 4. List of current names and addresses of abutters and professionals.
- 5. The appropriate fees (III C)

6. Sketch of site showing boundaries, existing natural features within 100" of the site including, but not limited to water courses and water bodies, trees and

other

vegetation, topographical features, wetlands buffers, limit of jurisdiction of Comprehensive Shoreland Protection Act (CSPA), floodplain, and any

other

features of a similar nature which should be considered in the site design

process.

Y Y km

7. Plan of all buildings depicting their type, size, location, lighting, landscaping and setbacks. (V A 2)

Y Y km

8. An elevation view or photo of all buildings (V A 3)

- Y Y (CM) 9. Layout of off-street parking and loading (V A 4)
Y Y (CM) 10. Ingress-egress of site and depiction of streets both within and adjacent to site (V A 5)
N N (CM) 11. Solid waste disposal facilities (V A6)
Y Y (CM) 12. Location, size, and design of signs and advertising or instructional devices (V A 7)
Y Y (CM) 13. Location, type, direction, and illuminated area of outside lighting (V A 8)
Y Y (CM) 14. Water supply and sewage disposal facilities (V A10)
Y Y (CM) 15. Lines of all existing adjoining streets (ref. Zoning ordinance;)
N N (CM) 16. Stormwater Management and control plan (V A II)
N N (CM) 17. Other exhibits or data as required (V A. 12)

CHECKLIST - SITE PLAN REVIEW APPLICATION

PROJECTS INVOLVING NEW BUILDINGS OR ALTERATIONS TO THE EXTERIOR DIMENSIONS OF EXISTING BUILDINGS

*A *B *C

- N N (KM) 17. Reproducible Mylar, if required (IV A 10)
- Y Y (KM) 18. Topography at 2' intervals to USGS data (III B 1 b)
- Y Y (KM) 19. Permanent first floor elevation of proposed buildings (IV B1)
- Y Y (KM) 20. Existing water supply and sewage disposal facilities on the site and within 200' of the site, proposed water and sewage facilities, and provisions for expansion of water and sewage facilities (IV B 2)
- Y Y (KM) 21. Location, elevation, and layout of catch basins and other surface drainage facilities. (IV B 3)
- Y Y (KM) 22. Existing and proposed contours and finished grade elevations (IV B 4)
- Y Y (KM) 23. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained. (IV B 5)
- Y Y (KM) 24. Gas, electric, telephone, CATV utility lines (IV B 6)
- Y Y (KM) 25. Boundary survey shown (IV B 7)

OTHER GENERAL STANDARDS

- Y Y (KM) 26. Description or depiction of proposed grading, filling, or other site preparation (V A)
- N N (KM) 27. Existing and proposed buffers (V B)
- N N (KM) 28. Existing and proposed screening (V C)
- N N (KM) 29. Town Engineer inspection (V I)
- N N (KM) 30. Erosion and sedimentation control plan (V E)
- N N (KM) 31. Flood plain and elevations (V I)
- N N (KM) 32. Performance Bond (VIII)

*A. APPLICABLE Y/N

*B. INCLUDED Y/N

*C. INITIALS

Application # _____

TOWN OF BRADFORD, NEW HAMPSHIRE
REQUEST FOR WAIVER OF SITE PLAN REVIEW REGULATIONS REQUIREMENTS

This form should be submitted with the application for subdivision or site plan review where an applicant requests a modification of any requirement of the regulations. One form should be submitted for each modification request.

Applicant Name Kristen Mihaly

Telephone 508-320-8337

Address 9 Old Sutton Road

Bradford, NH 03221

Project Location Tax Map and Lot 000002 LOT# 13

Street 9 Old Sutton Road

The applicant hereby requests a modification of article 28, 29, 30, 31 of the subdivision/site plan regulations of the Town of Bradford. 32 & soil scientist

Description of the regulation to be waived Existing and proposed screening, town engineer inspection, erosion control plan, flood plain, performance bond & soil scientist.

Reason for modification request Building Inspector of Bradford noted this was unnecessary for the scope of the project.

Kristen Mihaly

Applicant

4/25/2022

Date

Planning Board Action _____

Date _____

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

APPLICANT Kristen Mihaly DATE 4/24/2022

Address 9 Old Sutton 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	
	Soil scientist	
	Applicant	9 Old Sutton Road Bradford, NH 03221

ABUTTERS AND PROFESSIONALS: Holders of conservation, preservation or agricultural preservation restrictions as defined in RSA 477:15, Engineer, architect, land surveyor, or soil scientist whose seal appears on the plat. Holders of any Easements, Rights of Way (ROW), or Right to Pass are considered Abutters (i.e. .. Utility company)

NOTICE OF DECISION

BRADFORD PLANNING BOARD, BRADFORD, NEW HAMPSHIRE 03221

The application of _____

Location _____

Map _____, Lot _____

Subdivision _____

Site Plan _____

was approved ____ disapproved ____ by the Planning Board on _____

The following conditions to the approval, or reasons for disapproval are attached:

Planning Board

Date

Note: . The conditions of approval must be met within 180 days or the application will be considered null and void. The applicant may request, in writing, an extension.

c.c. Applicant
Code Enforcement Officer
Board of Selectmen
Zoning Board of Adjustment