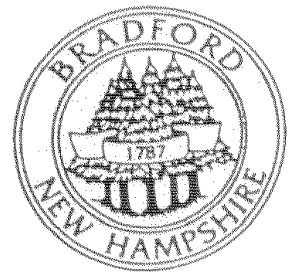


# TOWN OF BRADFORD

NEW HAMPSHIRE 03221



## SUBDIVISION APPLICATION

This completed application must be filed at the Office of the Selectmen by 5 PM 21 days prior to the meeting at which the application is to be presented for acceptance. The application must be made in the name of the owner of record at the time of application, as filed at the Merrimack County Registrar of Deeds.

### CONTENTS - COMPLETE PRELIMINARY APPLICATION PACKAGE

#### A. Five copies of the completed application form, accompanied by:

1. Five (5) paper copies of the preliminary plan
2. Completed Checklist
  1. Names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing.
  2. Names and addresses of all persons whose name and seal appears on the plat.
  3. Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions.
  4. An escrow account to cover the costs of any investigative, legal and other studies.
  5. Five (5) paper copies of the Plat,  
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 &amp; 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>
  6. Sufficient legible copies of the first page of the preliminary plan, reduced to no more than 11" by 17". Ten copies plus one for each abutter.
  7. A letter of authorization from the owner, if the applicant is not the owner.

#### Current Fee Schedule:

Application: \$110.00, plus \$50 for Each Lot

Escrow fees: \$150 per lot and \$3000 if new or improved road. Fees not used for reviews will be returned. Additional review fees may be required, depending on complexity.

Newspaper notice \$40.00

**Above fees with three (3) separate checks to "Town Of Bradford"**

Notification: Certified Mail cost per abutter (currently \$6.49) **(Check to Postmaster)**

MCRD Recording Fee: \$26.00 and \$25.00 for LCHIP **(Checks to MCRD)**

**Fees must be received with the application, to be considered!**

An application that is not complete may be rejected by the Planning board at the meeting at which the application is presented for acceptance (as noted above).

*Planning Board meets in the Town Hall the 2<sup>nd</sup> & 4<sup>th</sup> Tuesdays of each month.*

**Town of Bradford Subdivision Application**

Application # \_\_\_\_\_

Map 3 Lot 74A & 74B

Name of Subdivision: PLAN SHOWING A LOT LINE ADJUSTMENT PLAN MADE FOR MARTYN R. CHIVERS

**Purpose of application** Expand the rear area of lot 74A prior to real estate sale.

**Suitability of condition of land for proposed development** \_\_\_\_\_

Owner of Record: Martyn R. Chivers Telephone \_\_\_\_\_

Address: 10 Breezy Hill Road

Prepared By Horizons Engineering, Inc c/o Andy Nadeau Telephone \_\_\_\_\_  
Address 34 School Street, Littleton, NH 03561

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

If NO, required access to be \_\_\_\_\_

Modifications requested: Yes \_\_\_ No

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: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**Town of Bradford Subdivision Application**

Application # \_\_\_\_\_

***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:***

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Notice of Decision Sent: \_\_\_\_\_ Date \_\_\_\_\_

MCRD Document number: \_\_\_\_\_ Date \_\_\_\_\_

## Town of Bradford Subdivision Application

Application # \_\_\_\_\_

X = Required

C = Conditional on plans

### Subdivision Application Checklist

MAJ	MIN	ADJ	ITEM	SUBMITTED
			<b>FEES</b>	
X	X	X	Application	✓
X	X		Escrow	
X	X		Certified mail	✓
X	X	X	MCRD for recording	✓
			<b>DOCUMENTS</b>	
X	X	X	Completed Checklist	✓
X	X	X	Abutters List	✓
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	
			<b>Plat Requirements (22" X 34" max)</b>	
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	n/a
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	

## Town of Bradford Subdivision Application

Application # \_\_\_\_\_

X	X		Wetland Setbacks	
MAJ	MIN	ADJ	ITEM	SUBMITTED
X	X		100 Year Flood line	
			<b>Permits required</b>	
X	X		Proposed Driveway Permits	
X	X		Septic (DES Subdivision) PERMIT	
C	C		Site Specific PERMIT	
C	C		Wetlands PERMIT	
C	C		Conditional Use	
			<b>Studies required</b>	
C	C		Traffic	
C	C		Hydrologic	
C	C		School	
C	C		Town fiscal impact	
			<b>New Road requirements</b>	
C	C		Proposed Street Name	
C	C		50 ft Wide Street	
C	C		Street Lighting (if required)	
C	C		Performance Bond	
			<b>Other</b>	
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.**

**Town of Bradford Subdivision Application**

Application # \_\_\_\_\_

**TOWN OF BRADFORD, NEW HAMPSHIRE  
REQUEST FOR MODIFICATION OF SUBDIVISION 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: \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Project Location Tax Map and Lot \_\_\_\_\_

Street: \_\_\_\_\_

The applicant hereby requests a modification of article \_\_\_\_\_ of the subdivision/site plan regulations of the Town of Bradford.

Description of the regulation to be modified \_\_\_\_\_

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Reason for modification request \_\_\_\_\_

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\_\_\_\_\_  
Applicant Date

Planning Board Action \_\_\_\_\_

Date \_\_\_\_\_

## Town of Bradford Subdivision Application

Application # \_\_\_\_\_

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

APPLICANT Martyn Chivers c/o Horizons Engineering Inc. DATE 3/17/2021

Address 34 School Street, Littleton, NH 03561

*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 Andy Nadeau	34 School Street, Littleton, NH 03561
	Soil scientist	
Map 3 Lots 74-1, 74A & 74B	Applicant Martin Chivers	10 Breezy Hill Road Bradford, NH 03221
Map 3 Lot 74	Stephen C. Eastman	34 Breezy Hill Road Bradford, NH 03221
Map 3 Lot 82	Jonathon & Lynn Kimball	1364 Old Hillboro Rd. Henniker, NH 03242
Map 3 Lot 82-B	Gateway Rentals LLC	P.O. Box Bradford, NH 03221
Map 3 Lot 83	Diversified Property Management LLC	P.O. Box 214 Bradford, NH 03221
Map 3 Lot 75	NFI North, Inc.	P.O. Box 417 Contoocook, NH 03229

**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)**

**Town of Bradford Subdivision Application**

Application # \_\_\_\_\_

**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 an extension for valid reason. The request must be in writing.

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