



TOWN OF BOSCAWEN, NEW HAMPSHIRE
Major Subdivision

116 North Main Street, Boscawen, NH 03303 | 603 753-9188x2309 | keasler@boscawennh.gov

Application is hereby made to classify the attached sketch plan of a proposed subdivision. We have read the Town of Boscawen's "Subdivision Regulations" and provide the information required by the regulations below.

1. *Applicant's Name(s) _____
Address _____
_____ Phone _____
2. *Name and Address of Owner(s) if different than Applicant:
Name _____
Address _____
Phone _____
3. Interest of Applicant if not Owner: _____

4. Location of proposed subdivision _____ Map _____ Lot _____
5. Number of proposed lots _____
6. Area of entire tract _____
Be sure sketch plat shows the entire tract that you propose to subdivide.
7. Total Area of portion to be subdivided _____
Add acreage of each lot to be subdivided _____
8. Are all proposed lots on an existing Town Road? ☐ Yes ☐ No
9. Are you proposing a new road to be accepted by the Town? ☐ Yes ☐ No
10. Do you require an extension of water or sewer lines? ☐ Yes ☐ No
11. Zone tract is in: ☐ AR ☐ R-1 ☐ R-2 ☐ C ☐ I ☐ MRD ☐ Village Check all that apply.
12. This application also includes a request for consideration of a Conditional Use Permit under the authority and provisions of the Village District requirements as specified in Article XVIII: ☐ Yes ☐ No
13. Development Plans:
 - a. Sell lots only. ☐ Yes ☐ No
 - b. Construct houses for sale. ☐ Yes ☐ No
 - c. Other _____
14. Name and Address of person preparing sketch plat:
Name _____
Address _____ Phone _____
15. Names and addresses of abutting owners (Attach a separate sheet with this information).

***If applicant is not owner, a notarized letter of authorization from owner must be on file.**



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General Information: The applicant shall refer to the Boscawen Land Development Regulations and shall complete this checklist as part of this subdivision application. Staff will assist with fee requirements. A NH Licensed Land Surveyor shall prepare each subdivision plat and shall certify the Error of Closure. Said plat shall bear the seal and signature of the NH Licensed Land Surveyor and shall be prepared suitable for recording in the Merrimack County Registry of Deeds.

Plan Format: The plat be prepared on twenty-two by thirty-four inch (22" x 34") standard sheets measured from cutting edges at a scale of not less than one inch equals one hundred feet (1"=100'), or at greater detail as directed by the Board to indicate clearly the existing and proposed features of the site. The plat drawings shall have a minimum ½" margin on all sides. If one sheet is not of sufficient size to contain the entire area for the site and environs, the plat shall be divided into sections to be shown on separate sheets of equal size with reference on each sheet to the adjoining sheets. A cover sheet shall be included which shows the overall subdivision and the boundary of each sheet.

Other Items: In addition to the items below, the Board may require additional reports or studies deemed necessary to make an informed decision, including but not limited to: traffic, school, fiscal, environmental impact analyses, wildlife, historic, impact fee analysis, sprinkler system review and other studies. The Board reserves the right to request such information after an application has been accepted as complete.

**FOR TOWN
USE ONLY**
Item
Submitted

Subdivision Plan Contents to be submitted

- 1) Meet with Planning & Community Development Director prior to submitting application. _____
- 2) Determination Letter from Code Enforcement Officer. _____
- 3) Letter from Boscawen Public Works Department. _____
- 4) Letter from Boscawen Fire Department. _____
- 5) Letter from Boscawen Police Department. _____
- 6) Name of project or identifying title; and tax map and lot number(s). _____
- 7) Names and businesses address of all individuals involved in preparing the site plan application including their professional registrations and seals where required. _____
- 8) Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions on the subject properties and abutting properties. _____
- 9) An application fee, and fees for independent review, as set forth in Section 11: Fees, which are due and payable upon submission. _____
- 10) Building, wetland or Shoreland setbacks; _____



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- 11) Base flood elevations and flood hazard areas, based on available Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Maps for Merrimack County, NH. _____
- 12) An abutters list. _____
- 13) Current zoning classifications and boundaries on and adjacent to the tract. _____
- 14) The required number of paper copies of plans and documents as well as electronic submittals. _____
- 15) All drawings shall be legibly prepared and drawn to scale. Each drawing shall have a north arrow, a scale, preparation date and all revision dates. _____
- 16) A vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale: one (1) inch equals five hundred (500) feet). Said vicinity sketch shall be included on the each plan or the cover set when more than one sheet is required for an application. _____
- 17) Colored photographs of all buildings and the site showing their relationship to abutting properties and adjacent streets and public ways. _____
- 18) Copies of permit applications to state and federal agencies, where applicable. _____
- 19) Any requests for waivers as set forth in Section 10.8:Waivers. _____
- 20) The following tabulations shall be shown on the plan:
 - a) Lot area in square feet and acres. _____
 - b) Ground floor area of all buildings. _____
 - c) Total floor area, floor area for each building, and floor area for each use by floor. _____
 - d) Existing and required parking spaces. _____
- 21) The location of all easements on the property, their purpose, and Book and Page Number(s) in the Merrimack County Registry of Deeds where they are recorded. _____
- 22) The location of any common area, or limited common area, or land units within a condominium. _____
- 23) The Plat shall show or be accompanied by the following:
 - a) A title block containing the following in the lower right hand corner. _____
 - b) Date of survey, error of closure, name and legal description of Subdivision, locus maps superimposed on the Town Tax map (at appropriate scale). _____
 - c) Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, park areas, or land to be reserved or dedicated to public use. _____



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- d) Existing Zoning Requirements shall be noted on the plan. _____
- e) The shape, size, height, dimensions, location and use of existing and proposed structures cated on the site and those existing within 200 feet of the site. _____
- f) Location of any existing or proposed easements, deed restrictions, covenants. _____
- g) Plans shall reflect all land within one thousand feet (1000') of any portion of the Subdivision in which the owner/Subdivider has an interest. _____
- h) Certifications, signatures & stamps of professionals who prepared each plan or report. _____
- 24) Topographical plan. _____
- 25) Existing natural and man-made features. _____
- 26) Soils and steep slopes in excess of 15% and 25%. _____
- 27) Location, name and widths of any existing and proposed roads. _____
- 28) Identification of existing and proposed access to the site with dimensions shown, sight distance at the access point(s), curb cuts and proposed changes (if any) to existing streets. _____
- 29) The size and location of all public service connections—gas, power, telephone, fire alarm, overhead or underground. The location of all existing and proposed storm water management facilities including catch basins, drainage pipes, swales, ditches, culverts, retention/detention facilities, or other drainage facilities existing or to be provided on site. _____
- 30) Location of existing and proposed well(s), with 75-foot well radius, and septic systems on the site and within 200 feet of the site. _____
- 31) The size and location of all existing and proposed water mains, sewers, culverts, proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage. _____
- 32) Description and location of any solar, wind or other types of on-site power generation, fuel or propane storage tanks, or other mechanical or service equipment. _____
- 33) Photos of surrounding sites and structures. _____
- 34) Letter stating agreement by the public utilities to serve the site. _____
- 35) Construction plans for any proposed public improvements, utility extensions and improvements, drainage improvements, including construction details. _____
- 36) Construction Cost Estimates _____
- 37) Financial Guarantees. _____



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- 38) Easements and other necessary legal documents. _____
- 39) The location and type of lighting for all outdoor facilities, including direction and area illumination, including pole and fixture details. _____
- 40) The location, size and design of proposed signs and other advertising or instructional devices. _____
- 41) Any other exhibits or data that the Planning Board may require in order to adequately evaluate the proposed development for Subdivision. _____

Supporting Documentation for Major Subdivision: The following supporting studies shall be provided *unless waived* by the Board given the unusual nature of a site or an application.

- a) Development Impact Summary Report contains the following: _____
 - i) Building size both existing and proposed (total and by building). _____
 - ii) Total impervious surface and ground floor area of all buildings in square feet. _____
 - iii) Floor area in square feet of existing and proposed uses. _____
 - iv) Number of existing and proposed residential dwelling units, by type and number of bedrooms, and total number of dwelling units in the development and in each building. _____
 - v) Drainage Information including summary for major projects and for minor projects drainage calculations with measures to be used to control both the quantity and quality off-site drainage. _____
 - vi) Traffic Generation for existing and proposed uses for AM, PM peak hours and Saturday Peak Hours for retail only, and total Average Daily Trips (ADT). _____
 - vii) Community Facility Impacts: _____
 - (1) For residential uses estimated number of school age children. _____
 - (2) Amount and disposal method for solid waste and recycled materials. _____
 - viii) Estimated value added by development, tax status, estimated Current Use Penalty, if any. _____
- b) Public Safety Report – Reports from the Police and Fire Departments indicating their ability to serve the proposed application, and any unusual or possibly hazardous issues raised by the proposed buildings, structures or uses. _____



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- c) Drainage Study Report. _____
- d) Traffic Study for projects which generate over 20 Peak Hour Trips or 200 Average Daily Trips (ADT). _____
- e) Environmental Report for projects over 20,000 sq. ft. of impervious surface area, or projects within protected shoreline areas, or which have wetland or wetland buffer impacts. _____
- f) Fiscal Impact Study for projects with 10 or more dwelling units. _____
- g) Report from the Conservation Commission – for projects over 20,000 sq. ft. of impervious surface area, or projects within protected shoreline areas, or which have wetland or wetland buffer impacts. _____
- h) Any additional reports or studies deemed necessary by the Board to make an informed decision. _____
- 42) Evaluate the proposed development for Subdivision. _____

Legal Documents for all Subdivisions: The following legal documents may need to be submitted, reviewed, approved, and executed as a condition of approval by the Planning Board before the recording of subdivision plat.

- a) Condominium Documents and Bylaws to insure that condominium owners have the rights to and responsibility to maintain all common area and facilities and, as maybe applicable, limited common areas. The condominium association shall have the right to grant additional utility and other easements which shall be compatible for the proposed common areas and to reasonably control activities occurring in the common areas. . _____
- b) Easements and rights-of-way necessary to serve off-site properties for access, parking, utilities and drainage purposes. _____
- c) Off-site easements and rights-of-way necessary to serve the proposed development. _____
- d) Deed restrictions as voluntarily agreed to by applicant. _____

Special Provisions for Condominium Subdivisions: Condominium applications shall be classified as either a major or minor subdivision. In addition to the requirements for a minor or major subdivision plat, the following additional elements pertain specifically to Condominium subdivisions: Site Plan, Floor Plans, Common Facilities and Condominium Declaration and By-Laws.

- i) A condominium site plan shall be prepared by a NH Registered Land Surveyor. The contents of the site plan shall include the requirements of the minor or major subdivision submittal requirements, as well as the contents specified in NH RSA 356-B:20. The bearings and dimensions for all condominium land units shall be provided on the condominium site plan, along with necessary ties to property corners. _____



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- ii) Floor plans of condominium building units shall be provided at a scale of 1" = 5', 1" = 10' or 1" = 20' showing the location and horizontal and vertical dimensions of each unit and common area. The floor plans shall be prepared, signed, and stamped by a NH Licensed Land Surveyor, a NH Licensed Architect, or a NH Licensed Professional Engineer in a format suitable for filing in the Merrimack County Registry of Deeds. The floor plans shall include a standard Planning Board approval block. The exterior walls of each unit shall be shown and provisions for ingress to and egress from each unit to common areas shall be shown. _____
- e) Common Facilities: All common and limited common areas and their dimensions shall be shown on the final plat and building floor plans. The following information shall be included on the final plat and building plans:
 - i) The location of all common facilities on the site shall be shown on the final plat, including all parking, driveways, landscaped areas, walkways, signs, solid waste facilities, fire hydrants, mail boxes, light poles, above ground utilities, fences, and other pertinent common facilities. _____
 - ii) The location, dimension and purpose of each common area, and limited common area. _____
 - iii) Acceptable means for water metering, water service, and sewer service including existing and proposed water and sewer service connections. _____
- f) Two (2) copies of all condominium documents, including the declaration of condominium and by-laws shall be provided for review and approval. _____
- g) All documents shall be reviewed and approved by the Town's Attorney at the applicant's expense. _____



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Waiver Requests

1. _____
2. _____
3. _____
4. _____

It is respectfully requested that the Board grant a waiver from this requirement for these reasons:

1. _____
2. _____
3. _____
4. _____



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- I/We have submitted for review:
- a. completed application (12 copies)
 - b. 4 prints 22" x 34" of site drawing to scale
 - c. 12 reduced 17" x 22" copies of the plan
 - d. I/we have paid all Application Fees
 - e. Electronic Files

By signing this application, the owner authorizes the Town of Boscawen or its agent(s) to enter upon the property, as they deem reasonable and necessary during the application process.

All subdivisions will result in the assessment of impact fees at time of approval and require assessment worksheet completion.

Upon finding that an application meets the submission requirements, the Planning Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, the application may remain on the Planning Board agenda until such time as it is either approved or denied.

_____ (Signature of Applicant)	_____ (Printed Name)	_____ (Date)
_____ (Signature of Applicant)	_____ (Printed Name)	_____ (Date)
_____ (Signature of Owner)	_____ (Printed Name)	_____ (Date)
_____ (Signature of Owner)	_____ (Printed Name)	_____ (Date)
_____ Application Received By	_____ Is Escrow Account Needed?	_____ (Date)

The Planning Board reserves the right to adjourn the public hearing at 10:00 pm. All remaining applications that have not been reviewed will be scheduled for review at the Planning Board's next scheduled public hearing.

FOR TOWN USE ONLY

Distribution List (*Distribution to All Unless Boxes are Checked*)

- | | | |
|--|--|--|
| <input type="checkbox"/> Agricultural Commission | <input type="checkbox"/> Life Safety Officer | <input type="checkbox"/> Zoning Board of Adjustment |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> Police Chief | <input type="checkbox"/> Central NH Regional Planning Commission |
| <input type="checkbox"/> Conservation Commission | <input type="checkbox"/> Public Works Director | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Emergency Management | <input type="checkbox"/> School District | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Fire Chief | <input type="checkbox"/> Water Precinct | |

BY DIRECTION OF PLANNING BOARD

- ☐ Planning Board Engineer