

TOWN OF BRADFORD

received
5/16/21
MB

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 & 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

\$210. —

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 2nd & 4th Tuesdays of each month.

Town of Bradford Subdivision Application

Application # _____

Map 2 Lot 61

Name of Subdivision: Barselle

Purpose of application subdivision

Suitability of condition of land for proposed development See plat

Owner of Record: Barselle Revocable Trust Telephone _____

Address: 123 Johnson Hill Rd.
Bradford, NH 03221

Prepared By Richard D. Bartlett & Assoc LLC Telephone 603-545-4540
Address 214 N. State St.
Concord, NH 03301

- Road Location Johnson Hill Rd / Woodview Heights Rd.
- Number of Lots 2
- Property located in Res Bus Residential Conserv District (circle district(s))
- Land is in an open space (Current Use) ___ yes no
- Proposed lots front on existing Class V town road(s) If YES, list name(s): Johnson Hill Rd.
Woodview Heights Rd.

If NO, required access to be _____

Modifications requested: Yes ___ No

Modification requested for items: _____

Special Exception or Variance granted by ZBA: NA (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: [Signature] Date: 1/22/21

Town of Bradford Subdivision Application

Application # _____

Planning Board Use Only

Date Application Received: _____ *Received by:* _____

<i>Fees Paid:</i>	<i>Application:</i>	_____	<i>Check #</i>	_____
	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 _____

Town of Bradford Subdivision Application

Application # _____

X = Required

C = Conditional on plans

Subdivision Application Checklist

MAJ	MIN	ADJ	ITEM	SUBMITTED
			FEES	
X	X	X	Application	
X	X		Escrow	
X	X		Certified mail	
X	X	X	MCRD for recording	
			DOCUMENTS	
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	pending
X	X		Statement of Suitability for subdividing this property (Considering impediments)	✓
X	X		Easement descriptions	NA
			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	NA
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)	NA
X	X		Road Setbacks	✓
X	X		Property Line Setbacks	✓
X	X		Shoreline Setbacks	NA

Town of Bradford Subdivision Application

Application # _____

X	X		Wetland Setbacks	/
MAJ	MIN	ADJ	ITEM	SUBMITTED
X	X		100 Year Flood line	NA
			Permits required	
X	X		Proposed Driveway Permits	pending
X	X		Septic (DES Subdivision) PERMIT	pending
C	C		Site Specific PERMIT	NA
C	C		Wetlands PERMIT	NA
C	C		Conditional Use	NA
			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.

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 _____

Reason for modification request _____

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 _____ DATE _____

Address _____

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	

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

ASSESSORS INFORMATION			DEED REFERENCE		SUBDIVISION ABUTTERS LIST		SHEET 1 OF 2
Map No	Block No.	Lot No.	Book	Page	Name	Address	DATE: 01/21/2021 JOB# 121.101
2		61	3623	1247	Applicant: Barselle Rev Trust Brett E & Ellen Barselle, Trustees	123 Johnson Hill Road Bradford, NH 03221	
2		52	2875	1188	Abutters: Jeffery T & Catherine Oliver	145 Johnson Hill Rd Bradford, NH 03221	
2		53	3534	1645	Sara Gessner	20 Woodview Heights Bradford, NH 03221	
2		60			James & Margaret L Raymond	37 Woodview Heights Bradford, NH 03221	
2		62	3523	152	Justin A Dohrn Amelia B Mattson	113 Johnson Hill Rd Bradford, NH 03221	
2		64	3590	1450	Bruce & Dawn E Gezelman	50 Rambling Rd Vernon, CT 06066	
6		1	2941	1826	Hans O Stewart-Whipple Jessica L Whipple	130 Johnson Hill Rd Bradford, NH 03221	
6		1.1	3650	1137	Deborah Ray	136 Johnson Hill Rd Bradford, NH 03221	
6		2	2523	1233	Richard H & Shelia A Moore	62 Sunset Hill Rd Bradford, NH 03221	
					Surveyor: Richard D. Bartlett & Associates, LLC	214 North State St Concord, NH 03301	

ASSESSORS INFORMATION			DEED REFERENCE		SUBDIVISION ABUTTERS LIST		SHEET 2 OF 2
Map No	Block No.	Lot No.	Book	Page	DATE: 01/21/2021	NAME	JOB# 121.101
					Soil Scientist: Deidra Benjamin		100 Leavitt Rd Pittsfield, NH 03263
Surveyor:							
Richard D. Bartlett & Associates, LLC							214 North State St Concord, NH 03301

**TOWN OF BRADFORD
SUBDIVISION/SITE PLAN DRIVEWAY ACCESS APPROVAL**

The subdivision and site plan regulations of the Town of Bradford require that each lot in a subdivision and each site plan contain at least a proposed driveway or road access to each lot. This access must conform to the relevant regulations and this approval form must be completed before a subdivision is granted or a site plan approved. A copy of this approval should also be submitted with the driveway or access road construction permit. (See RSA 236:13 for State Road regulations.)

Applicant Name: Barselle Revocable Trust Date: 1/22/21
Mail Address 123 Johnson Hill Rd. Bradford NH03221 Phone: _____

You must include the following information:

Tax Lot # 2-61.1 Name of road Woodview Heights Rd.

Road Frontage 250.00' Name of subdivision Barselle

Driveway distance to boundaries 50'

Length of clear sight distances along road, both directions in excess of 500'

Grade from frontage of road, 1st 25 ft 4%

Proposed headered culverts or other needed culverts 12" culvert needed

Proposed driveway to be staked and flagged, also side boundary lines to be flagged.

**THIS IS NOT A PERMIT TO BEGIN CONSTRUCTION. DO NOT BEGIN THIS
PROJECT UNTIL YOU RECEIVE APPROVAL FROM THE SELECTMEN.**

PLEASE ATTACH A LOCATION SKETCH

See attached plan

Submit application to the Selectmen's Office. If a subdivision/site plan driveway access approval has already been granted, a copy should accompany this application.

Date approved/denied: _____

Planning Board

PERMIT APPLICATION FOR DRIVEWAY OR ACCESS ROAD CONSTRUCTION

Permission is requested to construct a driveway entrance or access road to my property located on Woodview Heights Rd. Road, Tax Map # 2/61.1 which will meet the requirements for safety.

As the applicant, I hereby agree to the following, being either the property owner or having formal approval from the property owner in writing.

1. To construct driveway entrance or access road only for the purpose of securing access to private property such that the Highway right-of-way is used for no other purpose than travel.
2. To construct driveway entrance or access road at the permitted locations only as shown on the attached approved sketch as submitted by applicant.
3. To hold harmless the Town of Bradford and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of exercise of this permit.
4. To furnish and install drainage structures that are necessary to maintain existing road drainage and adequately handle increased runoff resulting from development.

Signed:

 Applicant/Landowner
123 Johnson Hill Rd. Bradford NH 03221
 Mailing Address

 Phone

TOWN USE ONLY

ONSITE INSPECTION:
 Access Approval on file (Y/N) _____

Highway Dept. _____ Date: _____

Comment or conditions: _____

Date Approved/Denied: _____

 Selectman

 Selectman

 Selectman

Map 2, Lot 61

Commencing at a point on the northerly sideline of Johnson Hill Road, said point marking the southeasterly most corner of the lot herein described, thence $N82^{\circ}54'25''W$ a distance of 395.76 feet along said Johnson Hill Road and partially along a stonewall to a rebar set in the corner of two stonewalls on the easterly sideline of Woodview Heights Road; thence $N00^{\circ}59'30''E$ a distance of 365.08 feet along said Woodview Heights Road and partially along a stonewall to a point; thence $N89^{\circ}50'53''E$ a distance of 392.40 feet a point on the westerly sideline of an old town road; thence $S00^{\circ}56'51''W$ a distance of 255.04 feet, along said sideline, to a point; thence $S00^{\circ}37'57''W$ a distance of 159.94 feet to the point of beginning.

Containing 153,127 square feet or 3.52 acres.

Map 2, Lot 61-1

Commencing at a point on the easterly sideline of Woodview Heights Road, said point marking the southwesterly most corner of the lot herein described, thence $N00^{\circ}59'30''E$ a distance of 250.00 feet, along said Woodview Heights Road, to a rebar at land now or formerly of James and Margaret Raymond; thence $N86^{\circ}58'40''E$ a distance of 395.97 feet, along said Raymond land, to a point on the westerly sideline of an old town road; thence $S01^{\circ}33'37''W$ a distance of 269.90 feet, along said sideline, to a point; thence $S89^{\circ}50'53''W$ a distance of 392.40 feet to the point of beginning.

Containing 102,305 square feet or 2.35 acres.

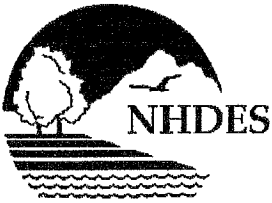
Site Suitability

Map 2, Lot 61

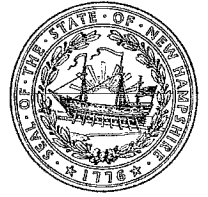
The remaining portion of the property encompasses the existing house on the parcel, has an artesian well and septic system. The parcel as proposed will have 3.48 acres of buildable land and slopes ranging from 0-8%. The soils on are classified as class 3, moderately well drained, and class 4, shallow to bedrock, and will have a septic loading capacity of 4,000 gallons per day. The plat depicts alternative septic system and well locations should either fail at a future date.

Map 2, Lot 61-1

The proposed lot will have 2.31 acres of buildable land and slopes ranging from 3-15% slopes. The soils on are classified as class 3, moderately well drained, and class 4, shallow to bedrock, and will have a septic loading capacity of 2,600 gallons per day. The plat depicts a septic system and well locations.



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR SUBDIVISION OF LAND

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

SUBDIVISION APPROVAL DATE: 3/1/2021

APPROVAL NUMBER: eSA2021030101

I. PROJECT LOCATION

Subdivision Name: BARSELLE
Address: 123 JOHNSON HILL ROAD
BRADFORD NH 03221
Tax Map: 2
Parent Lot No.: 61
No. of Lots: 2
Lot Nos.: 61, 61-1

II. OWNER INFORMATION

Name: BRETT BARSELLE
Address: 123 JOHNSON HILL ROAD
BRADFORD NH 03221

III. APPLICANT INFORMATION

Name: MARK C SARGENT
Address: 21 MAPLE ST
CENTER BARNSTEAD NH 03225

IV. DESIGNER INFORMATION

Name: MARK C SARGENT
Address: 21 MAPLE ST
CENTER BARNSTEAD NH 03225
Permit No.: 01279

V. SURVEYOR INFORMATION

Name: MARK C SARGENT
Address: 21 MAPLE ST
CENTER BARNSTEAD NH 03225
Permit No.: 00741

IV. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

A. OTHER CONDITIONS AND WAIVERS:

1. Dredge or fill in a jurisdictional wetland or stream requires DES Wetland Bureau approval per RSA 482-A.
2. Approved for lots 61, 61-1 @ 600 GPD

Travis Guest
Subsurface Systems Bureau

APPROVAL FOR SUBDIVISION OF LAND

V. GENERAL TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

- A. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- B. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Subdivision of Land. Approval by the Department of Environmental Services of any subdivision of land is based on plans and specifications supplied by the Applicant.
- C. This Approval for Subdivision of Land does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202100337-1

APPROVAL NUMBER: eSA2021030101

APPLICATION RECEIVED DATE: January 29, 2021