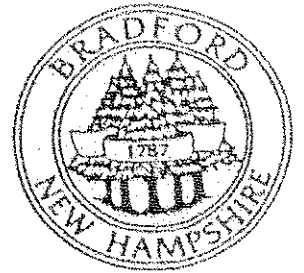


TOWN OF BRADFORD

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 ~~5~~(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 ~~and~~ 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

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 7 Lot 68

Name of Subdivision: Martin, II

Purpose of application: Lot Line Adjustment

Suitability of condition of land for proposed development: Excellent

Owner of Record: Gerald H. Martin, II Telephone 938-5531

address: 121 Forest Street

Bradford, NH 03221

Prepared By Same as above Telephone _____

Address _____

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

If NO, required access to be _____

Modifications requested: Yes _____ No X

Modification requested for items: N/A

Special Exception or Variance granted by ZBA: N/A (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: *Gerald H. Martin, II* Date: 7-14-2020

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:

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	
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	

Town of Bradford Subdivision Application

Application # _____

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.

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: Gerald H Martin, II DATE: 7.13.2020

Address: 121 Forest Street 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
7/68	Chris Payton, Land Surveyor	150 Southbridge St. Springfield, VT 05156
7/68	Gerald H Martin, II, Applicant	121 Forest St. Bradford, NH 03221
7/69	Gerald H Martin	121 Forest St. Bradford, NH 03221
7/67	Steven and Pamela Churchill	211 Forest St. Bradford, NH 03221
7/70	Margaret G Kincaid	265 Forest St. Bradford, NH 03221
10/10	Margaret G Kincaid	265 Forest St. Bradford, NH 03221

ABUTTERS AND PROFESSIONALS: **Holders of conservation, preservation or agricultural**



100 foot Abutters List Report

Bradford, NH
July 11, 2020

Subject Property:

Parcel Number: 07-068-00
CAMA Number: 07-068-00
Property Address: FOREST STREET

Mailing Address: MARTIN, GERALD II
121 FOREST STREET
BRADFORD, NH 03221

Abutters:

Parcel Number: 07-067-00
CAMA Number: 07-067-00
Property Address: FOREST STREET

Mailing Address: MARTIN, GERALD MARTIN, GERALD II
121 FOREST STREET
BRADFORD, NH 03221

Parcel Number: 07-069-00
CAMA Number: 07-069-00
Property Address: 211 FOREST STREET

Mailing Address: CHURCHILL, STEVEN J. CHURCHILL,
PAMELA J.
211 FOREST ROAD
BRADFORD, NH 03221

Parcel Number: 07-070-00
CAMA Number: 07-070-00
Property Address: 272 FOREST STREET

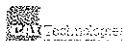
Mailing Address: KINCAID, MARGARET
265 FOREST ST
BRADFORD, NH 03221

Parcel Number: 10-010-00
CAMA Number: 10-010-00
Property Address: 272 FOREST STREET

Mailing Address: KINCAID, MARGARET
265 FOREST ST
BRADFORD, NH 03221

Parcel Number: 10-037-00
CAMA Number: 10-037-00
Property Address: FOREST STREET

Mailing Address: MARTIN, GERALD MARTIN, GERALD II
121 FOREST STREET
BRADFORD, NH 03221



www.cai-tech.com

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7/11/2020

Page 1 of 1

Town of Bradford Subdivision Application

Application # _____

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