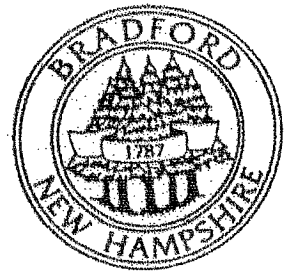


# TOWN OF BRADFORD

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 10 Lot 6

Name of Subdivision: SUSAN MURPHY SUBDIVISION

Purpose of application SUBDIVIDE PROPERTY INTO TWO LOTS

Suitability of condition of land for proposed development GOOD

Owner of Record: SUSAN MURPHY Telephone \_\_\_\_\_

Address: 63R OLD BLUE HILLS RD.  
DURHAM CT 06422

Prepared By PATON LAND SURVEYING. Telephone 802-885-6674  
Address 150 SOUTHRIDGE ST.  
SPRINGFIELD, VT 05150

1. Road Location ROWE MT. RD. & JEWETT RD.
2. Number of Lots 2
3. Property located in Res Bus 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): LOT 1 & LOT 2

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

Modifications requested: Yes \_\_\_ No X

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: X Susan Murphy Date: July 29, 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
			<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	
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 \_\_\_\_\_  
\_\_\_\_\_

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

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

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

Date \_\_\_\_\_



**Property Card: 176 ROWE MOUNTAIN ROAD**  
Town of Bradford, NH



**Parcel ID:** 10-006-00  
**PID:** 000010000006000000

**Owner:** MURPHY, SUSAN  
**Co-Owner:**  
**Mailing Address:** 63R OLD BLUE HILLS RD  
DURHAM, CT 06422

**General Information**

**Assessed Value**

**Map:** 000010  
**Lot:** 000006  
**Sub:** 000000

**Land:** 59300  
**Buildings:** 32300  
**Extra Features:** 1000  
**Total:** 92600

**Land Use:** 1F RES  
**Zone:** RURAL RES  
**Land Area in Acres:** 8.6  
**Current Use:** N  
**Neighborhood:** N-E  
**Frontage:** 00  
**Waterfront:** N  
**View Factor:**

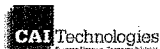
**Sale History**

**Book/Page:** 3631-1180  
**Sale Date:** 5/21/2019 12:00:00 AM  
**Sale Price:** 0

**Building Details**

**Model Description:** CAMP  
**Living Area:** 0  
**Year Built:** 1942  
**Building Grade:** AVG-10  
**Stories:** 1.00 STORY

**Condition:** FAIR  
**Depreciation:** 0  
**No. Bedrooms:** 2  
**No. Baths:** 1  
**Adj Bas:** 0



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**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 SUSAN MURPHY DATE 7/26/20

Address 63 R OLD BLUE HILLS RD., DURHAM, CT 06422

Complete this form and attach it to the application. Provide 3 copies of mailing labels.

TAX MAP/LOT NO.      NAME      MAILING ADDRESS

TAX MAP/LOT NO.	NAME	MAILING ADDRESS
	Engineer	
	Land surveyor CHRISTOPHER PATON	150 SOUTHRIDGE ST. SPRINGFIELD, VT 05156
	Soil scientist RCS X Bob Stewart	PO Box 487 Bradford NH
	X Applicant Susan Murphy	63 R Old Blue Hills Rd Durham CT 06422
10 / 18	DELBERT III & ELLEN HARRIS	P.O. BOX 468 BRADFORD, NH 03221 ✓
10 / 5	MICHAEL CARVER	168 ROWE MOUNTAIN RD. BRADFORD, NH 03221 ✓
10 / 4	RICHARD ASTHALTER NANCY MERRITT	125 BROAD ST. NEW YORK, NY 10004 ✓
6 / 97	ROBERT FRIEDMAN CHERYL COMBEST	411 EAST UTSA LADDY RD. CAMANO ISLAND, WA 98292
10 / 9	ENGLISH FAMILY TRUST DAVID ENGLISH, TRUSTEE	29 TILTON ST. NASHUA, NH 03063 ✓
10 / 7	STEPHEN & JULIE LEONARD	15 JEWETT RD. BRADFORD, NH 03221 ✓
10 / 8	LUKE NILS SYVERTSEN LEAH BETH HURST	192 ROWE MOUNTAIN RD 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)





# 100 foot Abutters List Report

Bradford, NH  
August 18, 2020

## Subject Property:

Parcel Number: 10-006-00  
CAMA Number: 10-006-00  
Property Address: 176 ROWE MOUNTAIN ROAD

Mailing Address: MURPHY, SUSAN  
63R OLD BLUE HILLS RD  
DURHAM, CT 06422

## Abutters:

Parcel Number: 06-097-00  
CAMA Number: 06-097-00  
Property Address: JEWETT ROAD

Mailing Address: FULLAM, NANCY FULLAM, JEFFREY PAUL  
24 COVENTRY ROAD  
CONCORD, WA 03301

Parcel Number: 10-004-00  
CAMA Number: 10-004-00  
Property Address: JEWETT & ROWE MTN RD

Mailing Address: ASTHALTER, RICHARD G. & MERRITT, NANCY  
125 BROAD STREET C/O SULLIVAN & CROMWELL  
NEW YORK, NY 10004

Parcel Number: 10-005-00  
CAMA Number: 10-005-00  
Property Address: 168 ROWE MOUNTAIN ROAD

Mailing Address: CARVER, MICHAEL J  
168 ROWE MOUNTAIN RD  
BRADFORD, NH 03221

Parcel Number: 10-007-00  
CAMA Number: 10-007-00  
Property Address: 15 JEWETT ROAD

Mailing Address: LEONARD, STEPHEN LEONARD, JULIE  
15 JEWETT ROAD  
BRADFORD, NH 03221

Parcel Number: 10-008-00  
CAMA Number: 10-008-00  
Property Address: 192 ROWE MOUNTAIN ROAD

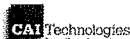
Mailing Address: HURST, LEAH BETH  
192 ROWE MOUNTAIN RD  
BRADFORD, NH 03221

Parcel Number: 10-009-00  
CAMA Number: 10-009-00  
Property Address: FOREST STREET

Mailing Address: ENGLISH DAVID W.. & ENGLISH CH TRUSTEES OF THE ENGLISH FAMILY  
29 TILTON STREET  
NASHUA, NH 03063

Parcel Number: 10-018-00  
CAMA Number: 10-018-00  
Property Address: 175 ROWE MOUNTAIN ROAD

Mailing Address: HARRIS III, DELBERT HARRIS, ELLEN  
P.O. BOX 468  
BRADFORD, NH 03221



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**Property Card: JEWETT ROAD**  
Town of Bradford, NH

NO PHOTO  
AVAILABLE

**Parcel ID:** 06-097-00  
**PID:** 000006000097000000

**Owner:** FULLAM, NANCY  
**Co-Owner:** FULLAM, JEFFREY PAUL  
**Mailing Address:** 24 COVENTRY ROAD  
CONCORD, WA 03301

**General Information**

**Map:** 000006  
**Lot:** 000097  
**Sub:** 000000

**Land Use:** 1F RES  
**Zone:** RURAL RES  
**Land Area in Acres:** 75.9  
**Current Use:** Y  
**Neighborhood:** N-C  
**Frontage:** 20000  
**Waterfront:** N  
**View Factor:**

**Assessed Value**

**Land:** 43444  
**Buildings:** 0  
**Extra Features:** 0  
**Total:** 43444

**Sale History**

**Book/Page:** 3654-1419  
**Sale Date:** 11/12/2019 12:00:00 AM  
**Sale Price:** 110000

**Building Details**

**Model Description:**  
**Living Area:** 0  
**Year Built:** 0  
**Building Grade:**  
**Stories:**

**Condition:**  
**Depreciation:** 0  
**No. Bedrooms:** 0  
**No. Baths:** 0  
**Adj Bas:** 0



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**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

July 29, 2020

To the Planning and Zoning Board of  
the town of Bradford, NH.

I Susan Murphy give Mike Bauer  
permission to speak on my behalf  
about the subdivision of my property,  
176 Rowe Mt. Rd., Bradford, NH.

Sincerely,

Susan Murphy