

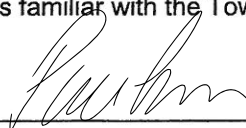
**TOWN OF BRADFORD
APPLICATION FOR SITE PLAN**

For Relevant Standards, see both Site Plan Review Regulations and the Town of Bradford Zoning Ordinance

Site: Tax Map 6 Lot 34
Owner of Record Vera Dabney Kelsey Applicant Pierre Hahn
Address 422 Rowe Mountain Road Address 48 west road
Bradford, NH Bradford, NH 03221
Phone 603 - 938 - 6174 Phone 603 - 748 - 0710
Existing Use 50 acre wooded lot with one dwelling
2 acres of it under vegetable agricultural production.

Proposed Use To hosts students and volunteers of all ages on the farm and to share and teach about local food systems and sustainable agriculture in Bradford.

There is _____ is not an existing Site Plan for this property.
Existing Site Plan filed under what name _____
The size of this lot is 50 acres.
This lot is in the Rural/ Residential zoning district.
This plan will _____ will not require new building(s).
The estimated cost of this project is N/A.
The Applicant is familiar with the Town of Bradford Site Plan Regulations and has complied with it in this application.



APPLICANT
Pierre Hahn

OWNER OR LEGAL AGENT
DATE 1/27/2021
DATE 1/27/2021

Documents Attached:
Abutters list Photos or vertical view
Site Plan Fees _____
Check list(s) Other _____

3 Separate Checks
Payable to Town of Bradford
Site Plan fees: \$110.00 + \$1.00 per
\$1,000 of est. cost over \$50,000
Escrow: \$400.00 to Town of Bradford
Newspaper notice \$40.00

+ Certified Mail cost per abutter payable to
Postmaster Bradford

PLANNING BOARD USE ONLY

Date Site Plan Accepted _____ / _____ / _____ Fees Received _____ By _____
Date Site Plan Approved/Disapproved _____ / _____ / _____ By _____

Conditions: _____

Notice of Decision Sent _____ Date _____

CHECKLIST - SITE PLAN REVIEW APPLICATION

In cases where not all items are applicable, draw a line through the items that are not applicable.

*A. APPLICABLE Y/N *B. INCLUDED Y/N *C. INITIALS

*A *B *C

ALL APPLICATIONS

- _____ 1. Five (5) copies of the completed application checklist (III A 1)
- _____ 2. Five (5) copies of Site Plan: 22" by 34" sheet size maximum, scale not less than 1" = 100', match lines where needed, date, title, easements, graphic scale, north arrow, location map, name and address of developer/applicant, designer/engineer, owner of record, and signature block for Planning Board approval (III A 2).

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>

Sufficient legible copies of the first page of the preliminary plan, reduced to no more than 11" by 17". Ten (10) copies plus one for each abutter. In addition to the physical copies required, one copy of all required submittals shall be submitted in an electronic format (pdf or image file). Submission may be via email or physical media (dvd, USB drive, etc.)

- _____ 3. A letter of authorization from the owner, if the applicant is not the owner.
- _____ 4. List of current names and addresses of abutters and professionals.
- _____ 5. The appropriate fees (III C)
- _____ 6. Sketch of site showing boundaries, existing natural features within 100" of the site including, but not limited to water courses and water bodies, trees and other vegetation, topographical features, wetlands buffers, limit of jurisdiction of Comprehensive Shoreland Protection Act (CSPA), floodplain, and any other features of a similar nature which should be considered in the site design process.
- _____ 7. Plan of all buildings depicting their type, size, location, lighting, landscaping and setbacks. (V A 2)
- _____ 8. An elevation view or photo of all buildings (V A 3)

- _____ 9. Layout of off-street parking and loading (V A 4)
- _____ 10. Ingress-egress of site and depiction of streets both within and adjacent to site (V A 5)
- _____ 11. Solid waste disposal facilities (V A6)
- _____ 12. Location, size, and design of signs and advertising or instructional devices (V A 7)
- _____ 13. Location, type, direction, and illuminated area of outside lighting (V A 8)
- _____ 14. Water supply and sewage disposal facilities (V A10)
- _____ 15. Lines of all existing adjoining streets (ref. Zoning ordinance;)
- _____ 16. Stormwater Management and control plan (V A II)
- _____ 17. Other exhibits or data as required (V A. 12)

CHECKLIST - SITE PLAN REVIEW APPLICATION

PROJECTS INVOLVING NEW BUILDINGS OR ALTERATIONS TO THE EXTERIOR DIMENSIONS OF EXISTING BUILDINGS

*A *B *C

- _____ 17. Reproducible Mylar, if required (IV A 10)
- _____ 18. Topography at 2' intervals to USGS data (III B 1 b)
- _____ 19. Permanent first floor elevation of proposed buildings (IV B1)
- _____ 20. Existing water supply and sewage disposal facilities on the site and within 200' of the site, proposed water and sewage facilities, and provisions for expansion of water and sewage facilities (IV B 2)
- _____ 21. Location, elevation, and layout of catch basins and other surface drainage facilities. (IV B 3)
- _____ 22. Existing and proposed contours and finished grade elevations (IV B 4)
- _____ 23. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained.
(IV B 5)
- _____ 24. Gas, electric, telephone, CATV utility lines (IV B 6)
- _____ 25. Boundary survey shown (IV B 7)

OTHER GENERAL STANDARDS

- _____ 26. Description or depiction of proposed grading, filling, or other site preparation (V A)
- _____ 27. Existing and proposed buffers (V B)
- _____ 28. Existing and proposed screening (V C)
- _____ 29. Town Engineer inspection (V I)
- _____ 30. Erosion and sedimentation control plan (V E)
- _____ 31. Flood plain and elevations (V I)
- _____ 32. Performance Bond (VIII)

*A. APPLICABLE Y/N

*B. INCLUDED Y/N

*C. INITIALS

Application # _____

TOWN OF BRADFORD, NEW HAMPSHIRE
REQUEST FOR WAIVER OF SITE PLAN REVIEW 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 waived _____

Reason for modification request _____

Applicant Date

Planning Board Action _____

Date _____

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)

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, in writing, an extension.

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