



**TOWN OF WAKEFIELD
PLANNING BOARD**
2 High Street, Sanbornville, NH 03872

Phone: (603)522-6205 Ext.308
Fax: (603)522-2295

(For Office Use Only)

Date Rec'd: _____ By: _____
Tax Map: _____ Lot: _____

FEES:
Application Fee: \$ _____
Public Notice: \$121 per submission
Abutters: _____ @ \$6.75 each _____
Recording fee: _____ **Other:** _____
Total received: _____ cash check# _____

SUBDIVISION PLAN APPLICATION

Subdivision Type: Major _____ Minor _____ Conventional _____ Open Space Conservation _____

New Application _____ Amendment/Prior Approval Date _____

Property Address _____

Tax Map: _____ Lot(s): _____ Zoning District: _____ Overlay _____

1. Subdivision Name _____

2. Total Acreage _____ Proposed Number of Lots _____

Proposed Lot Sizes _____

3. Brief Description for Public Notice _____

4. Name of Property Owner _____

Address _____

Telephone _____ E-mail _____ Fax _____

5. Name of Applicant/Agent (If other than Property Owner, attach Owner's Authorization Letter)

Name _____

Address _____

Telephone _____ E-mail _____ Fax _____

If Applicant is a corporation, is it licensed in NH? Yes _____ No _____

6. Name of Licensed Professionals preparing plan (e.g. Land Planner, Surveyor, Engineer, Architect, Soil Scientist)

Name _____ State of License and # _____

Address _____

Telephone _____ E-mail _____ Fax _____

Name _____ State of License and # _____

Address _____

Telephone _____ E-mail _____ Fax _____

7. What legal interest does this applicant, if other than owner, have in the property to be developed?
 Option ____ Purchase & Sales Contract ____ Other (Explain) _____
8. What interest does the applicant have in any abutting property? _____

9. County Registry of Deeds: Book ____ Page ____ Plan Book ____ Page ____
10. Describe any existing restrictive covenants, easements or rights of way _____

11. Describe any proposed restrictive covenants, easements or rights of way _____

12. Identify existing use(s) of land (e.g. residential, farmland, woodlot, etc.) _____
13. If parcel includes any body of water, what type and name? _____
14. Is any portion of the property within 250 feet of the high water mark of a pond, stream, or other body of water?
 No ____ Yes ____ Name _____
15. Is any portion of the property within or adjacent to a special flood hazard area as identified by the Federal
 Emergency Management Agency? No ____ Yes ____ Zone _____
16. Anticipated start date of construction _____ Anticipated date of completion _____
17. Does this development require extension of public infrastructure? No ____ Yes ____ Type: Roads ____
 Sidewalks ____ Sewer ____ Storm Drainage ____ Water lines ____ Fire Protection Equipment ____
 Other _____
18. Estimated cost for infrastructure improvements _____
19. Identify method of water supply to the proposed development:
 Individual wells ____ Connection to public water system ____ Central well with distribution lines ____
 Other, please state alternative _____
20. Identify method of sewage disposal to the proposed development:
 Individual septic tanks ____ Central on-site disposal with distribution lines ____
 Connection to public sewer system ____
 Other, please state alternative _____
20. Proposed dedication to the public of any street, recreation, or common lands? If any:
 Street(s) Yes ____ No ____ Estimated Length _____

Recreation area(s) Yes ____ No ____ Estimated Acreage _____

Common lands(s) Yes ____ No ____ Estimated Acreage _____

21. Requested waivers of any of the submission requirements? If yes, list and state reason(s).

Certification and Agreement: To the best of my knowledge, all information submitted on this Application is true and correct. All proposed development will be in conformance with the information contained on the Application, and in the approved plan as well as the provisions of Town Ordinances and Regulations. In consideration for approval and privileges accruing thereto, the applicant(s) hereby agree:

- A. To carry out the improvements agreed upon and as shown and intended by said plat including any work made necessary by unforeseen conditions, which become apparent during construction.
- B. To post all streets "private" and to provide and install standard street signs.
- C. To give the Town on demand, proper deeds for land rights-of-way reserved on the plat for streets, drainage or other purposes as agreed upon.
- D. To save the Town harmless from any obligation it may incur, or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. To make no changes whatsoever in the "Final Plat" as approved by the Board unless a revised plat or plats is submitted to and approved by the Board.

The owner/agent by filing an application, hereby gives permission for the Code Enforcement Officer or other Planning Board designee to enter the property, which is the subject of the application with twenty-four (24) hours' notice for the purpose of inspection as, may be appropriate.

Applicant/Agent Signature: _____ **Date:** _____

Applicant/Agent Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

SIGNATURE PAGE MUST BE ORIGINALLY SIGNED, OR APPLICATION WILL NOT BE PROCESSED.

Town of Wakefield Subdivision Plan Impact Assessment Form
(Required with Major Subdivision Application)

Please provide written answers to the following questions:

I. PUBLIC FACILITIES

A. Roads, Traffic, Snow Removal:

1. What will be the length in feet of roadways to be constructed?
2. Estimate the traffic (vehicle movements) your development will generate at peak hours of the day.
3. How will this additional traffic affect the traffic capacity of existing streets, intersections, and bridges, which will access your development?
4. Estimate the cost of improvements, which will be necessary to enable these facilities to handle the traffic your development generates.
5. Have you provided access to land-locked abutters in your plans?

B. Schools

1. Estimate how many school age children your development will generate.
2. How distant is your development from existing school bus routes?

C. Police and Fire

1. Are you expecting a certain group of people to live in your development such as elderly, young families, etc.? (Identify)
2. Estimate law enforcement requirements that will be needed (patrol hours and equipment).
3. How distant is your development from the Town's Fire Station?
4. What facilities have you placed in your development to assist fire department (dry hydrants, cistern, and cul-de-sacs for turning around)?

D. Utilities

1. How far must existing electrical service be extended to service your development?
2. What impact will your drainage system have?

II. ENVIRONMENT

A. Vegetation

1. What type of natural vegetative cover presently exists on the site?
2. Are any existing vegetative forms unique to this area?
3. What portion of this vegetative cover will be disrupted by the development, both short and long term?
4. How quickly will excavated areas be re-vegetated and what types of vegetation are proposed?
5. What restrictions or covenants are being placed in the deeds to ensure the vegetation is protected?

B. Wildlife and Habitat

1. Does the proposed development disturb major wildlife habitat? (Coordinate with N.H. Fish and Game)
2. If so, what measures will be taken to protect and/or reduce the impact on wildlife?

- D. Drainage
1. How will the proposed development affect the natural drainage system?
 2. What type of soils exists in the development area?
 3. What type of easements will be made for streams and intermittent water run offs?
 4. What restrictions or covenants are being placed in the deeds to ensure that culverts, both on-site and off-site are appropriately sized to ensure adequate "way" for drainage (using 25 year storm standard)?
- E. Grading of Slopes
1. Will sloping landforms be graded in the proposed development?
 2. What percent of the total sloping area will be graded?
 3. What measures will be taken to control the runoff from the graded area?
 4. What restrictions or covenants are being placed in the deeds to protect from erosion or flooding?
 5. What is the composition of the soil and depth from top of slope to bottom (provide slope profile)?
- F. Hydro geologic Impact
1. What percentage of your total acreage will be covered with impervious surfaces such as roofs, streets, and driveways?
 2. Will any wet areas be drained or filled?
 3. Has this drainage or fill been coordinated with the Conservation Commission and an application made to N.H. Dredge and Fill?
 4. Will any surface waters be diverted?
 5. How will the withdrawal of water from new wells, the construction and water diversion affect the groundwater table?
 6. How will the installation of septic systems affect the quality of the water in the area?
- G. Soil
1. Will any topsoil be removed or added to the site?
 2. Are there any structurally weak or unstable soils or ledge on the site that may require special attention? What action is proposed?
 3. How will construction impact soil erosion and sedimentation? What control measures are proposed?
- H. Undevelopable Land
1. Is there any undevelopable land on the site (wetlands, bogs, marshes, etc.)?
 2. Is the area being counted in the development and being used for open space?
 3. Is the use of this land being controlled by deed restriction?
 4. Is the developer donating this land to a Homeowner's Association, the Conservation Commission, or the Town?
 5. Will access to these lands be by means of trails or paths?