

TOWN OF THORNTON PLANNING BOARD
Application for Site Plan Review

Name/Address of Property Owner: _____

Name/Address of Agent: _____

Name of Project: _____

Tax Map/Lot: _____ Property Location: _____

Total Acreage of Parcel: _____ Zoning: _____

Name/Address Surveyor: _____

Name/Address of all persons with 10% or more interest in property (*attach separate sheet if needed*): _____

Name/Address of abutters as defined by NH RSA 672:3(*attach separate sheet if needed*): _____

Existing Use of Property: _____

Proposed Use of Property: _____

DESIGNATION OF AGENT:

I hereby designate _____ as the person/persons to whom all communications to the Applicant may be addressed and the person to whom legal process may be served in connection with any proceedings arising out of the agreement herein.

Signature of Property Owner(s)

Signature of Agent

CALCULATION OF FEES:

Application Fee: \$100.00	=	<u>\$ 100.00</u>
Certified Notices to Abutters (<i>Includes owner, agent & surveyor</i>) @ _____	=	_____
TOTAL DUE:	=	_____

**TOWN OF THORNTON
SITE PLAN REGULATIONS
REVIEW FOR COMPLETION OF APPLICATION**

COMPLETED APPLICATION:

1. Sufficient information to proceed with consideration and make informed decision
2. Application properly filled out , executed by applicant
3. Names/Address of all Abutters
4. Check to cover fees:
5. Five paper copies of Site Plan in accordance and accompanied by information in Article V:
SUBMISSION REQUIREMENTS

SUBMISSION REQUIREMENTS:

General

6. Plan size 8.5 x 11" to 22" x 34"
7. Scale 1"= 40' (suggested)
8. Seven copies of blue or black line prints
9. Date, Title, North Point, Scale
10. Names/Addresses of Owner and Developer
11. Name/Address/Stamp of Engineer or Registered Land Surveyor who prepared plan

SUBMISSION REQUIREMENTS:

Site Plan Requirements

12. Property lines show bearing, distance, monuments and lot area of entire parcel with source of information. Board may require a survey and certification of the survey by a Land Surveyor.
13. Names/Addresses of all Abutters
14. Tax Map/Lot numbers, Zoning District and Street Address
15. Location of all building setbacks as defined in the Zoning Ordinance
16. Location of all buildings within 50 ft. of property lines
17. Location of all intersecting roads or driveways within 20 ft.
18. Vicinity sketch (Scale 1" = 400') showing the location of the site in relation to the surrounding public street system.
19. Existing and proposed grades with topographic contours where the grade is less than 5% at intervals not exceeding 2 ft. with spot elevations; and where the grade is greater than 5%, the contours must be at 5 ft. intervals
20. Natural features – streams, wetlands, ponds, trees, open space, ledge outcrops
21. Man made features – existing roads, structures, landscaping. Indicate which will be retained and which are to be removed/changed.
22. Soils Classification Map
23. Where applicable the 100 yr. flood elevation line and proposed elevations of first and second stories of any proposed building shall be shown

24. Proposed Structures:
 - a) Location
 - b) Dimensions
 - c) Shape
 - d) Number of stories
 - e) Height
 - f) Proposed use of structure
 - g) Square footage of floor area
 - h) Proposed entrances to structures
25. Location of existing and proposed deed restrictions, easements, covenants, right-of-way, etc along with a draft copy of full legal description of proposed rights and restrictions.
26. Projects connecting to existing public/private water and sewerage utilities must show the location and size of the existing utilities and proposed connections shall be shown along with all necessary engineering data.
27. Projects with on-site water and sewerage utilities must show the size and location of facilities (and provision for future expansion) with all necessary engineering data. Existing on-site water and sewerage facilities must be shown. All soil test pits, test borings and percolation test pits and the date shall be shown or otherwise provide.
28. Storm Drainage Plan: Existing and proposed methods of handling normal and storm runoff, to include size of all catch basins, dry wells, drainage ditches, swales, culverts, retention basins, and storm sewers. The engineering calculations provided. Arrows to indicate direction of flow. Provisions for snow removal and storage indicated.
29. Alteration of Terrain if required
30. Proposed means of access to site. Proposed changes to existing streets etc. and any traffic control devices or signs necessary. Proposed vehicular and pedestrian circulation
31. Proposed Streets with names, driveways, parking spaces, sidewalks, with indication of direction of travel. Inside radii of all curves. Width of streets, driveways and sidewalks, total number of parking spaces shall be shown. Loading spaces and facilities associated with the structures on the site shall be shown.
32. Fire Protection Provisions : fire lanes, hydrants, ponds,
33. Proposed landscaping or screening - type and size
34. Exterior Lighting as Signs
35. Solid Waste Disposal facilities: type and location
36. Construction drawings – including not limited to building walks, steps, curbing & drainage structures
37. Copies of all applicable State Approvals and Permits
38. State Water Supply and Pollution Control Commission Water Supply Approval, Sewerage Approval, Alteration of Terrain Approval or Groundwater Discharge Approval
39. Special Board Approval for relocation, filling, dredging or re-channeling of any man-made or natural waterway
40. State Department of Public Works and Approval for and required driveway cuts
41. Planning Board may require underground utilities be used
42. Planning Board may require additional regulations contained within

**Town of Thornton
Site Plan Application
Request of Waiver Form**

A Request of Waiver Form shall be completed and submitted for each item(s) on the Site Plan Application Checklist that are not provided at the time of application.

NH RSA 674:44 (e) States that Site Plan Regulations adopted by any town may include a provision for waiver of any portion of the regulations. The statute requires that the basis for any waiver granted by the planning board shall be recorded in the minutes of the board. The statute states that the planning board may only grant a waiver if the board finds, by majority vote, that:

(1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; or

(2) Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of Project/Plan: _____

Name of Applicant: _____

Location of Project/Plan: _____

Tax Map/Lot: _____

Checklist Item to be waived: # ____ Description: _____

Please complete either (1) OR (2) below.

(1) Requiring submission of this item poses an unnecessary hardship to the applicant because:

and waiver would not be contrary to the spirit and intent of the regulations because:

(2) Granting the waiver will properly carry out the spirit and intent of the regulations because of the following specific circumstances relative to this subdivision, or specific conditions of the land in this subdivision :

