

Town of Thornton Planning Board Application for Subdivision Approval

Name/Address of Property Owner: _____

Name/Address of Agent: _____

Name of Subdivision: _____

Tax Map/Lot: _____ Property Location: _____

Total Acreage of Parcel: _____ Number of Proposed Lots: _____

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): _____

The undersigned subdivider hereby submits to the Thornton Planning Board on _____, a completed Subdivision Application as required by the Town of Thornton Subdivision Regulations, and respectfully requests its approval of this Application. In consideration for approval and the privileges occurring thereto, the Applicant hereby agrees to the following:

- 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.
- To post all streets "Private" until accepted by the Town and to provide and install standard street signs as approved by the Town for all street intersections.
- To give the Town of Thornton on demand, proper deeds of land or rights-of-way reserved on the plat for streets, drainage or other purposes as agreed upon.
- To save the Town of Thornton harmless from any obligation it may incur, or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- To make no changes whatsoever in the Final Plat as approved by the Planning Board unless a revised plat or a plat of resubdivision is submitted to and approved by the Planning Board.

The undersigned subdivider understands that the Thornton Planning Board must have on file a Completed Application as outlined in the Subdivision Regulations fifteen (15) days prior to a scheduled public meeting of the Planning Board and that once the Planning Board accepts the Application as Complete at a regularly scheduled meeting, it has ninety (90) days to approve or disapprove the Completed Application subject to extension or waiver as provided in accordance with NH RSA 676.

Signature of Property Owner(s)

Signature of Property Owner(s)

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	= \$ 100.00
Number of Lots @ \$75.00 per lot:	= _____
Certified Notices to Abutters (Includes owner, agent & surveyor) @ _____	= _____
TOTAL DUE:	= _____

**Town of Thornton
Subdivision Application
Request of Waiver Form**

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

NH RSA 674:36 (n) States that Subdivision 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 allows the planning board to grant a waiver only 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 subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Section VII E. of the Thornton Subdivision Regulations states the following regarding waiver of Subdivision Requirements:

Strict compliance with the requirements of these regulations may be waived or modified when in the judgment of the Board, such action is consistent with the spirit and intent of these regulations and the public convenience, health, safety or welfare are not adversely affected.

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 :

TOWN OF THORNTON
Subdivision Regulations

SECTION V: Preliminary Plan Application Submission Checklist

1. Two paper copies of a Preliminary Plan of the proposed subdivision
2. Plan done at a scale of not more than one hundred feet to the inch
3. Either sheet sizes: 17" x 22" or 22" x 34".
4. Name of the subdivision;
5. Name and address of the sub-divider;
6. Seal of a land surveyor licensed in New Hampshire;
7. Date;
8. Scale;
9. North arrow;
10. Location map;
11. Abutters' name and address
12. Sufficient data to determine approximately the location, bearing and length of every street line,
13. Sufficient data to determine approximately the location, bearing and length lot line
14. Sufficient data to determine approximately the location, bearing and length and boundary.
15. Area and frontage of each lot.
16. Location, name and width of all existing streets,
17. Location, name and width of all existing buildings,
18. Location, name and width of all existing wells,
19. Location, name and width of all existing water courses,
20. Location, name and width of all existing standing water,
21. Location, name and width of all existing rock ledge,
22. Location, name and width of all existing stone walls,
23. Location, name and width of all existing and other essential features within 30' of the boundary line.
24. Contours of existing topography at not more than ten (10) foot intervals. (Major Subdivisions)
*The Board may modify this requirement depending upon the character of the land and the use.
The Board reserves the option of requiring contour data for minor layout, soil capability, etc.*
25. Flood Hazard Areas.
26. Location, name and width of all proposed streets and easements (including utility rights-of-way)
27. Location and size of any bridges or culverts.
28. Preliminary description of all proposed streets and easements including
 - a. description of grades,
 - b. profiles,
 - c. drainage.
29. Proposed system and location of water supply
30. Proposed system and location sewage disposal
31. A sketch map showing any future plans for additional subdivision on the property.
32. A layout indicating how the site will be served by telephone, electricity and any other public
The Board may require underground services or a special utility corridor to preserve existing features, trees, scenic points and other natural and historic resources. If the utility company (s) require an easement to provide services, no final approval shall be granted by the Board until such easements are obtained by the utility company(s) and submitted to the Board.
33. Plans to meet the requirements of Section IX certified by the Fire Chief.

TOWN OF THORNTON
Subdivision Regulations
SECTION VI: Final Plat Submission Checklist

The Final Plat submitted for approval consists of the following:

1. One mylar copy (for recording)
2. Three amended, blue or black line paper copies (for Town Office record).
3. Plans at a scale of not more than one hundred feet to the inch
4. Plan submitted in one of the following sheet sizes: 17" x 22" or 22" x 34".
5. Space shall be available on the plat for the necessary endorsement of the Board as follows:
The Subdivision Plan has been reviewed and approved by the Thornton Planning Board.
Certified by the Chairman _____
Secretary _____
Date: _____
6. The final plat shall include the following statement:
The approval of this subdivision in no way obligates the Town of Thornton to accept or maintain the roads shown on this plat.
7. The information required for the Preliminary Plan and the following additional items:
8. The final lot lines of each lot,
9. The final dimensions of each lot,
10. The final frontage of each lot,
11. The final area of each lot,
12. The final right-of-way lines with dimensions of tangents, chords, and radii for all existing and proposed streets,
13. Final road profiles
14. Final designs and location of any bridges,
15. Final designs and location of culverts _____
16. Final designs and location of drainage system alternations
17. Location of all parcels of land proposed to be dedicated to public or common use
18. The conditions of dedications of land proposed to be dedicated to public or common use,
19. A copy of such private deed restrictions as are intended to cover part of or all of the tract.
20. If the subdivider proposes to give land to the Town, he shall offer in a form, certified as satisfactory to the Board of Selectmen, right-of-way water supply systems for firefighting, parks or playgrounds not specifically reserved by him. The approval of the final plat shall not constitute acceptance of such property.
21. A copy of any restrictive covenants to be attached to the deed including
22. A copy of restrictions on re-subdivision of the land and
23. A copy of any easements required across other property.
24. The location and descriptions of permanent monuments shall be shown.
(All such monuments shall be installed before approval of the final plat.)
25. Driveway access approval from the State, if a Class I or II highway is involved,
26. Driveway access approval from the road agent, for roads under town jurisdiction.
27. NH DES subdivision approval if required.
28. Such other information as the Board may have requested either at the Preliminary Plan viewing or as a result of an on-site inspection after the submission of a Preliminary Plan.
29. A bond, if required as described in Section IV N, the form and content of which shall be satisfactory to the Town Attorney and Board of Selectmen.
30. All subdivisions of 5 or more lots or dwellings units will comply with Thornton Subdivision Fire Regulations, section 4.10.