

WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS

PLANNING BOARD
TOWN OF WILTON, NH

SUBDIVISION PLAN REVIEW APPLICATION

(Amended August 20, 2003)

PLANNING BOARD USE ONLY

1) Applicant's name: _____

Plan File: # _____

Date application
received: ____/____/____

Address: _____

Date abutters
notified: ____/____/____

Tel. #: _____

Date of newspaper
notice: ____/____/____

2) Owner of property: HAROLD JONES

Date and agenda number
of scheduled meeting:
____/____/____ Ag. # _____

KENNEDY

Land Owner's Address: PO Box 173

Date application
accepted: ____/____/____
Conditions: _____

WILTON, NH 03086

Tel. #: 654-6560

3) Tax lot number(s) and street number: _____

Date written notice of
approval-disapproval
sent: ____/____/____

MAP F / LOT 3, 539 ISAAC

4) Zoning district(s) property located in:

Date subdivision plans
recorded in Registry
of Deeds: ____/____/____

☐ Residential ☐ Commercial

☒ Residential & Agricultural

FEES PAID:

☐ Industrial ☐ Office Park

Filing \$ _____

☐ Aquifer ☐ Watershed

Date: ____/____/____

☐ Wetlands ☐ Flood Plain

Recording: ____/____/____

Date: ____/____/____

Desig. Rep.: \$ _____

Date: ____/____/____

Consulting: \$ _____

Date: ____/____/____

WILTON LAND USE LAWS AND REGULATIONS
SUBDIVISION REGULATIONS

- 5) General location of property: EAST SIDE OF ISAAC FRYE HIGHWAY
APPROX. 1500' NORTH OF RTE 101
- 6) Road frontage of property: 565.77'
- 7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):
CREATE TWO FRONTAGE LOTS AND ONE BACK LOT.
REMOVE APPROX. 154,000 CY. TO CREATE
BUILDABLE AREAS ON LOTS 3-2 & 3-3
- 8) Attach a listing of the names and addresses of all abutters as listed in Town records not more than five (5) days prior to filing date of application. List to include all abutters directly across roadways and streams, the owner of the property or representative *as well as all professional engineers, architects, land surveyors, or soil scientists whose professional seal appears on the subdivision plan.*
- 9) This application has been reviewed by the Designated Representative of the Wilton Planning Board and found to conform to the requirements of the Town's Land Use Laws and Regulations. Therefore, it may be scheduled for presentation at an official public hearing of the Planning Board. The date and agenda number of this meeting will be sent to the Applicant along with abutter notifications.

Signed: _____
Wilton Planning Board Designated Representative

Date

*WILTON LAND USE LAWS AND REGULATIONS
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**PLANNING BOARD
TOWN OF WILTON, NH**

SUBDIVISION PLAN REVIEW CHECKLIST

I. PLAT STANDARDS

| <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - 6 copies of the preliminary plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Subdivision name. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Purpose of the subdivision. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of owner of record. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of the subdivider and engineer/surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date plans first drafted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Tax map and lot number(s), and total acreage of parcel(s) being subdivided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning districts within which the subdivision is located. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Signature of the owner or his/her designated representative. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Seal and signature of a land surveyor licensed in the State of NH. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Seal and signature of a professional engineer licensed in the State of NH (where required for engineering designs). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Seal and signature of a certified soil scientist or the SCS. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Horizontal scale a minimum of 1"=100' (1"=50' preferred). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Vertical scale not to exceed 1"=40'. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Signature block in lower right corner above title. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locus map at a scale of 1"=1000'. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Bar scale for the plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Magnetic and true north. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Revision block. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Notes section for plan information. |

II. ABUTTING PROPERTY INFORMATION

| <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Tax map and lot numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names and addresses of the owners of record as indicated in Town records not more than five (5) days before the date of filing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of property lines and their approximate dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Names and locations of abutting subdivisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names, locations and dimensions of existing streets, easements and alleys. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names, locations and dimensions of abutting parks and open space. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of setbacks. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of existing buildings within 100 feet of property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of existing septic system leach fields within 100 feet of property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Road or driveway intersections within 200 feet of property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

Sheet 1 of 3 Continued >

WILTON LAND USE LAWS AND REGULATIONS
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III. SUBDIVISION INFORMATION

| <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations, bearings and distances of property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations permanent boundary markers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Length of frontage on a public ROW. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Area of proposed lots - wet, dry and total. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Existing and proposed topography for entire parcel - contour intervals not to exceed 5 feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Location of the 100 year floodplain. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning district boundaries. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Soil boundaries and types as certified by a registered engineer, certified soil scientist or SCS. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - High intensity soil survey, if required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of all water bodies, watercourses, wetlands, rock/ledge outcrops or other significant natural features. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of any proposed dredge and/or fill areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of existing and proposed easements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations and dimensions of buildings. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of soil test pits accompanied by test pit and perc test data. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing and proposed water, sewer and drainage systems. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of proposed wells and protective well radii. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of the 4,000 square foot septic reserve areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations of existing and proposed utility lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Locations, names, widths and profiles of existing and proposed street and highways showing grades, radii, culverts and drains, and bridge designs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed driveway locations with note that relocation requires approval of the Board. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Locations of parcels to be dedicated to public use. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Temporary and permanent erosion and sedimentation controls. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

Sheet 2 of 3 Continued >

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IV. SUPPORTING INFORMATION

| <u>Y</u> | <u>N</u> | <u>NA</u> | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Letter from water commission certifying availability and intent to provide service. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Letter from sewer commission certifying availability and intent to provide service. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Drainage calculations based on a 25 year storm frequency. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Legal documents for all proposed easements, restricted covenants or other documents affecting legal title of the property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - If the proposed subdivision covers only a portion of the entire tract, a statement concerning the intended future use of the remainder. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH Wetlands Board Dredge and Fill Approval Permit number and Army Corps of Engineers Dredge and Fill approval, if required. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - NH Water Supply and Pollution Control Division Site Specific Permit. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - NH Department of Transportation Curb-Cut Approval Permit number and/or a letter of approval from the Wilton Road Agent. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A line drawing plan of the subdivision drawn to scale of the tax map. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Other _____ |

Sheet 3 of 3 End

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Land Owner's Address: PO Box 173

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WILTON NH 03086

Conditions: _____

Tel. #: 654-6560

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Date written notice of approval-disapproval sent: ____/____/____

MAP F / LOT 3, 539 STATE

RD 1 HWY.

4) Zoning district(s) property located in:

Date subdivision plans recorded in Registry of Deeds: ____/____/____

☐ Residential ☐ Commercial

☒ Residential & Agricultural

FEES PAID:

Filing Date: \$ ____/____/____

GAZEBO ADVERTISING
H. JAMES KENNEDY
CAROL KENNEDY
107 MAPLE ST. PH. 603-654-6560
WILTON, NH 03086

PAY TO THE ORDER OF Town of Wilton

THREE HUNDRED and THIRTY \$ 330.00
00 DOLLARS

TD Banknorth
New Hampshire

MEMO SUBDIVISION

12701734 6556

DATE OCT 24 / 06

54-7 114 12701734 6556

Security Features Included Details on Back

12701734 6556

August 20, 2003

**WILTON LAND USE LAWS AND REGULATIONS
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Signed:

Steven C. Waga
Wilton Planning Board Designated Representative

10/24/06
Date