

**TOWN OF ORFORD, NEW HAMPSHIRE
APPLICATION FOR MAJOR SUBDIVISION APPROVAL**

Application #: _____

Date Application Submitted: _____ Tax Map and Lot #: _____

This application is intended for use when a subdivision is proposed with will result in four (4) or more lots or dwelling units, or when a subdivision creating fewer lots requires a new street or public improvement, or when the property has been part of a subdivision of a lot under a Minor or Major subdivision within the previous ten years. Major subdivision applications are normally processed in three steps: informal discussion, preliminary layout and final plat. Procedures and requirements are set forth in Articles 4, 5, and 6 of the Subdivision Regulations. Five copies of the entire application are required as well as a copy of the most current deed.

Name of Subdivision: _____

Property Owner: _____

Mailing Address: _____

Phone # _____ E-mail: _____

Address: _____

Description of the lot to be subdivided (please provide street or other info.):

The undersigned owner hereby submits to the Planning Board of the Town of Orford, NH the subdivision plan named above and respectfully requests approval of said plat. In consideration for approval and the privileges accruing thereto, the owner hereby agrees to:

1. 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.
2. Post all streets "PRIVATE" unless or until accepted by the Town of Orford, and to provide and install standard street signs as approved by the Town of Orford for intersections and other critical areas.
3. Give the Town of Orford on demand, proper deeds for land or right-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
4. Pay all fees required for subdivision approval, including legal fees incurred by the Town of Orford relating to this subdivision, or any litigation relating thereto.

Current fees schedule is:

Number of Lots	Fee per lot	Total
2	\$40	\$80
3	\$50	\$150
4	\$60	\$240
5	\$70	\$350
6	\$80	\$480
7	\$90	\$630
8	\$100	\$800
9	\$110	\$990
10	\$120	\$1200

\$7.00 per abutter for each legally notified hearing
\$32.00 per each legally notified hearing
\$26 per each plat for recording fees
\$25 per application Land & Community Heritage Program filing fee

Total Fees for this application (enclosed) _____

5. Save the Town of Orford harmless from any obligation it might incur, or repairs it may make, because of any failure to carry out any of the foregoing provisions.
6. Make no changes whatsoever in the final Plan as approved by the Orford Planning Board unless a revised plat or a plat or re-subdivision is submitted to and approved by the Orford Planning Board.

7.	Property Owner Signature		
<p>The undersigned owner hereby requests a subdivision approval for the above property to be issued on the basis of the representations contained herein, including all necessary support statements. This approval is void in the event of misrepresentation and/or not being in compliance with the subdivision regulations and other applicable state and town laws and regulations. Construction of the project is not authorized without subdivision approval. Sale of subdivisions is not authorized prior to submission of the approval to the Grafton County Registry of Deeds.</p>			
<table style="width: 100%;"><tr><td style="width: 70%; border-bottom: 1px solid black;">Owner Signature</td><td style="width: 30%; border-bottom: 1px solid black;">Date</td></tr></table>		Owner Signature	Date
Owner Signature	Date		

8.	Transfer of Authority
<p>I hereby authorize _____ to be the person designated to whom all communications to the owner may be addressed and the person on whom legal process may be served in connection with any proceeding arising out of the lot line adjustment herein.</p>	
<p>Agent for Owner (please print): _____</p>	
<p>Mailing Address: _____</p>	
<p>Phone # _____ E-mail: _____</p>	
<p>Authorized Agent: _____ Date: _____</p> <p style="text-align: center;">(Signature)</p>	
<p>I hereby designate the person listed here as my agent for the purposes of procuring the necessary local permits for the proposed work as described herein. Representations made by the agent may be accepted as though made by me personally, and I understand that I am bound by any official decisions made on the basis of such representation.</p>	
<p>Owner Signature: _____ Date: _____</p>	

This application will not be deemed complete without the following items attached to this application or a waiver request subject to Planning Board approval. (please check those completed and attached)

- List of abutters and holders of conservation or agricultural easements on subject properties (names, addresses indicated by Town records not more than 5 days before the day of submittal)
- Application fees and costs of notice
- Five *Application Packages* (see below) to be provided to:
 - One copy to the agent of the Town of Orford – Upper Valley Lake Sunapee Regional Planning Commission, 10 Water Street, Suite 225, Lebanon, NH 03766 (603-448-1680)
 - Three copies of application to the Orford Planning Board, 2529 Route 25A, Orford, NH 03777
 - One copy to the Orford Select Board, Town of Orford, 2529 Route 25A, Orford, NH 03777

Application Package Content:

- The most current deed(s) for the subject properties
- Completed and properly signed application on current application form
- Any requested waivers with justification for request
- Survey Map with scale not smaller than 100' per inch signed and sealed by NH Registered Surveyor or Engineer (See Section 5) to include:
 - General site location map locating property in relation to major roads and other features
 - Names of abutters
 - Boundaries and area of each lot
 - Lot lines, existing buildings, streets and driveways within 200' of lot to be subdivided
 - Minimum 50' road frontage per lot
 - Location and type of proposed and existing survey monuments (Section 5.03/Section 13.12)
 - Existing and proposed lot lines, bearings and dimensions, lot sizes in square feet or acres, consecutive numbering of lots using the town's tax map system, monuments in lot corners
 - Existing and proposed street rights of way lines
 - Location of existing and proposed parks and other open space
 - Location of driveway access to each lot
 - Location of existing and proposed wells and on-site sewage disposal systems
 - Base flood elevations as defined in the Town of Orford Floodplain Development Ordinance
 - Name and address of surveyor or engineer
- Topographic Map with scale not smaller than 100' per inch signed and sealed by NH Registered Surveyor or Engineer (See Section 5) to include:
 - Contour intervals shown at 10' intervals or less
 - Significant natural features such as rock outcrops, surface water, and wet areas.
- Soils Map with scale not smaller than 100' per inch signed and sealed by NH Registered Surveyor or Engineer and Report (Section 5.05)
 - Location of percolation test sites and soil test pits or borings
 - Soil mapping units and boundaries bases on the most recent Natural Resources Conservation Service mapping
 - Legend identifying soil mapping unit symbols and soil type names
 - Additional soil mapping information is required for lots less than two acres.
- Utilities and Fire Protection Plan (Section 5.06)
- Storm Water Management and Sediment Control Plan (Section 5.07)
- Road Plan (Section 5.08)

FOR PLANNING BOARD USE

Check off these items as they are received and retain with the records of this application.
(The application should not receive final approval without these items.)

- State septic system approval for each lot. List lots and any relevant state ID Numbers _____

(OR)

- Waiver of State approval in lieu of data. List lots: _____

(OR)

- A State septic system permit is not required
Lot # _____ Lot size = _____
Lot # _____ Lot size = _____
Lot # _____ Lot size = _____
Lot # _____ Lot size = _____

- Waivers for any other issues not addressed (Section 5.14)
- State/Local driveway permit (if applicable)
- State subdivision permit (if applicable)
- State Comprehensive Shoreland Protection Act permit (if applicable)
- Other applicable permits:

- Estimate of Cost of Improvements

Date(s) of Informal Discussions: _____
Date Application Received: _____

Date of Meeting for Application Review: _____
Date Application Deemed Incomplete: _____

Items needed to complete application:

Date Application Deemed Complete: _____
65 Days from Application Deemed Complete: _____

Per RSA 676:4 I. (c)(1) the Board shall make a decision upon an application deemed complete within 65 days subject to an extension.

Date of Public Hearing Notification: _____
Date of First Hearing: _____
Date of Second Hearing: _____
Date of Approval: _____