

Fee: \$250, plus Recording Fee
(LCHIP \$25.00, Page \$26.00 each, Mailing \$10.00)

Abutter Notification: \$9 x _____

TOTAL: _____

Check# _____

Cash ☐ Other _____



Date Received: _____

By: _____ M/L: _____

District: _____

Case# _____

Hearing Date: _____

SUBDIVISION APPLICATION

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Applicant's Name: _____

Owner or Agent

Name of Property Owner, if different: _____

Owner's Address: _____

Owner's Phone #/Email: _____

Agent's Address: _____

Agent's Phone #/Email: _____

Written permission to represent owner must be submitted with application.

Location of Proposed Subdivision Access: _____

Name of Proposed Subdivision: _____

Location is in the following Overlay District(s)/Area(s):

☐ Shoreland Protection
☐ Wetlands Conservation

☐ Historic District
☐ Floodplain

☐ Pemigewasset
☐ N/A

Permission for Planning Board to access the site?

Is the property in Current Use?

Is there a tax lien on this property?

☐ YES
☐ YES
☐ YES

☐ NO
☐ NO
☐ NO

Number of Lots and/or Units:

_____ LOTS

_____ UNITS

Type of dwellings proposed in subdivision: _____

Brief description of proposed plan: _____

Please provide contact information for each professional involved in the preparation of this application, including the engineer, architect, surveyor, attorney, wetland scientist, landscape architect, etc. Use a separate sheet if needed.

Name: _____ Profession: _____

Address: _____

Phone: _____ Email: _____

Name: _____ Profession: _____

Address: _____

Phone: _____ Email: _____

Name: _____ Profession: _____

Address: _____

Phone: _____ Email: _____

Name: _____ Profession: _____

Address: _____

Phone: _____ Email: _____

The applicant and/or owner/agent, certifies that this application is true and complete and that any additional costs for engineering or professional services incurred by the Bristol Planning Board in the Subdivision review process of this property shall be borne solely by the applicant and/or owner.

Signature of Applicant/Agent: _____ Date: _____



Date Received: _____
By: _____ M/L: _____
District: _____
Case# _____
Hearing Date: _____

SUBDIVISION CHECKLIST

NOTE: A completed application shall be filed with the Land Use Office NO LESS than twenty-one (21) days prior to a regularly scheduled meeting of the Planning Board. Filing deadlines can be found on the Town website. All regulations cited in this Checklist can be found in the Site Plan Review/Subdivision Regulations unless otherwise noted.

Applicant's Name: _____
Owner or Agent, Written permission to represent owner must be submitted with application.

Name of Property Owner, if different: _____

Project Name: _____

Property/Project Street Address: _____

Under the Applicant column (on the left) please indicate the following:

Y = Information is provided

N/A = Information requested is not relevant to this application

W = Waiver being requested

Waivers to any of these requirements must be accompanied by a written explanation justifying why the waiver should be granted.

If the application is incomplete due to waivers not being accepted, or any missing items, it could result in a delay of a month, or more to your application.

An application will be considered complete for the purpose of submission if it meets ALL the following requirements.

Preliminary Layout Requirements

Applicant	LU	PB
1. Name of proposed subdivision (6.4.A)		
2. Name of Owner (6.4.A)		
3. Name of Engineer/Surveyor (6.4.A)		
4. Date of Plan (6.4.A)		
5. North Arrow (6.4.A)		

Preliminary Layout Requirements (cont.)

Applicant	LU	PB
6. Locus Map and tax map indicating: <input type="checkbox"/> Zoning District <input type="checkbox"/> Scale of plan (6.4.A)		
7. Name and addresses of owners of abutting properties (6.4.B)		
8. Abutting subdivision: (6.4.B) <input type="checkbox"/> Names <input type="checkbox"/> Streets <input type="checkbox"/> Easements <input type="checkbox"/> Building Lines <input type="checkbox"/> Alleys <input type="checkbox"/> Parks/public open spaces		
9. Boundaries of proposed subdivision (6.4.C) <input type="checkbox"/> Location of outside boundaries and area of entire parcel being subdivided <input type="checkbox"/> Approximate property line dimensions <input type="checkbox"/> Proposed lots <input type="checkbox"/> Approximate acreage of each lot <input type="checkbox"/> Dimension of lot frontage on a public right-of-way <input type="checkbox"/> Existing easements <input type="checkbox"/> Existing buildings, watercourses, ponds or standing water, rock ledges and other essential site features		
10. Existing (6.4.D) <input type="checkbox"/> Water mains <input type="checkbox"/> Sewers <input type="checkbox"/> Culverts <input type="checkbox"/> Drains <input type="checkbox"/> Electric utilities		
11. Proposed connections for providing (6.4.D) <input type="checkbox"/> Water supply <input type="checkbox"/> Electric utilities <input type="checkbox"/> Disposal of sewerage and surface drainage		
12. Location and results of each percolation test hole and information as outlined in 6.4.D		
13. Location of existing and proposed easements over and under private property, not less than 10 feet in width (6.4.E)		
14. Existing and proposed streets and highways (6.4.F) <input type="checkbox"/> Location and name <input type="checkbox"/> Width <input type="checkbox"/> Grades and profiles <input type="checkbox"/> Elevation of sufficient points on the property to indicate the general topography of the property		
15. Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication and a copy of such private deed restrictions (6.4.G)		
16. Bridges, culverts or under drains (6.4.H) <input type="checkbox"/> Location and size of any		
17. Sketch of prospective future street system if applicable (6.4.I)		

Final Plat Requirements

Applicant	LU	PB
18. Original Mylar and two (2) copies, showing (6.11.A) <input type="checkbox"/> Name of subdivision <input type="checkbox"/> Name and address of subdivider <input type="checkbox"/> Seal of a registered engineer or land surveyor licensed by the State of NH <input type="checkbox"/> Date <input type="checkbox"/> Scale <input type="checkbox"/> North Arrow		
19. Location, bearing and length of every: (6.11.B) <input type="checkbox"/> Street line <input type="checkbox"/> Lot line <input type="checkbox"/> Boundary line <input type="checkbox"/> All of the above to be reproduced upon the ground		
20. Names and addresses of: (6.11.C) <input type="checkbox"/> Abutting property owners <input type="checkbox"/> Intersecting roads and driveways within a minimum of 200' <input type="checkbox"/> All of the above to be reproduced upon the ground		
21. The following (6.11.D) <input type="checkbox"/> Street right-of-way lines <input type="checkbox"/> Lot frontage on right-of-way <input type="checkbox"/> Lot lines <input type="checkbox"/> Lot sized in square feet and acres <input type="checkbox"/> Proposed easements <input type="checkbox"/> Deed restrictions <input type="checkbox"/> Areas to be dedicated to public use		
22. General site location map at a scale of one inch to 1,000 feet locating exactly the proposed subdivision boundary in relation to major roads and community facilities of town (6.11.E)		
23. If being served by municipal water or sewer, a statement from the municipality stating the availability of such services (6.11.F)		
24. Grading and Drainage Plan as detailed in 6.12.A.1 - 10 <input type="checkbox"/> Basic street and lot layout will all lots numbered consecutively <input type="checkbox"/> Location of existing and proposed buildings <input type="checkbox"/> Topography at five (5) foot intervals, extending a minimum of 100 feet beyond the subdivision boundary <input type="checkbox"/> Identification, location, elevation, grades and/or contours at intervals of not more than two (2) feet for existing and proposed drainage ways, drainage easements, drainage structures and water bodies. <input type="checkbox"/> Final identification and relative location of proposed soil erosion and sediment control measures and structures <input type="checkbox"/> Final drawings, details and specifications for proposed flood hazard prevention measures and structures for proposed storm water retention basins <input type="checkbox"/> Final slope stabilization details and specifications <input type="checkbox"/> Anticipated start and end dates of the subdivision/development <input type="checkbox"/> Exposure time of each area prior to the completion of effective soil erosion and sediment control measures <input type="checkbox"/> Road construction plans to be stamped by a professional engineer and include the statement outlined in 6.12.A.10		

25. Subdivision Street and Utility Plan as detailed in 6.12.B.1-3

- Complete plans and profiles of all proposed streets, including but not limited to:
 - _____ Horizontal and vertical curve data at the street centerline
 - _____ Intersection, turnaround and/or cul-de-sac radii
 - _____ Typical sections of proposed streets
- Complete plans and profiles of all proposed sanitary and storm sewers including the following:
 - _____ Invert elevations, original and finished ground profiles above these sewer and top of manhole elevations
 - _____ Profiles and grades of storm sewer lines
 - _____ Type of materials and class used and proposed grades
- Location and details of all existing and proposed utilities, on and adjacent to the land to be subdivided, including:
 - _____ Water mains
 - _____ Gas mains
 - _____ Telephone
 - _____ Electric

26. Planning Board approval block (8.8.A.30) (see sample on last page)

_____ Date of Approval line _____ At least 4x2 inches
 _____ Chair signature line _____ Expiration date line

If deemed necessary by the Board, the applicant may be required to submit additional data, studies, or documents – to be completed by the Board's chosen professional at additional cost to the applicant.

27. Site Inspection by Board? ☐ YES ☐ NO

28. Review by engineer or other third-party professional? ☐ YES ☐ NO

29. The Planning Board Requires the following:

_____ Environmental impact _____ Environmental impact waived
 _____ Traffic Study _____ Traffic Study waived
 _____ Cost Estimate _____ Cost Estimate waived
 _____ Fiscal impact study _____ Fiscal impact study waived
 _____ Performance bond _____ Performance bond waived
 _____ Impact Fees _____ Impact Fees waived
 _____ Other restrictions _____ No other restrictions

30. Permits and Approvals

_____ Town: _____
 _____ State: _____
 _____ Federal: _____

SAMPLE Planning Board approval block (8.8.A.30) from item #26

The Approval Block should measure at least 4 inches wide x 2 inches tall and contain a minimum of all the information shown in the sample.

<p>Approval Block - Planning Board Use Only</p> <p>Date of Planning Board Approval: _____</p> <p>Expiration Date: _____</p> <p>Chair Signature _____</p>



TOWN OF BRISTOL PLANNING BOARD SUBDIVISION INSTRUCTIONS

Well-prepared Subdivision materials are critical for your project. Subdivision application, checklist and plans must be complete, clearly legible and easily reproducible. Make sure your plan includes all the information on the Subdivision Checklist.

A complete and accurate application, with all required materials, will avoid unnecessary delays in the development review process. Using the checklist will expedite the process.

Your submission to the Planning Board requires:

- Two (2) copies of the Plat, size 22" x 34" (to scale; 6.11B)
- One (1) reduced scale copy of the Plat drawing on an 11 x 17 inch sheet,
- Completed Subdivision Application
- Completed Abutters Notification List (verified by the Land Use Office)
- Completed Subdivision Checklist
- Written request for any Waivers being sought, including an explanation of why
- One (1) original Mylar upon final approval
- Payment of all applicable Fees

Submissions may be provided electronically and are encouraged.

The Subdivision Application and Checklist will be used by staff to review the application's completeness at the time it is submitted. If determined incomplete by the staff, you will be notified and given a short timeframe in which to provide the needed information. If you do not provide the requested items, your hearing may be delayed to the next month.

Before you begin the Subdivision process, please:

- Review the (Site Plan and) Subdivision Regulations found on www.townofbristolnh.org / Boards and Committees / Planning / scroll down to Site Plan and Subdivision Regulations on the left-hand side.
- Schedule a Preliminary Conceptual Consultation (PCC) with the Planning Board. The primary advantage of this consultation is that ideas can be informally discussed with the Planning Board before time or money is spent on design and engineering details. The owner or agent may outline, in general terms, the plan that is anticipated. The Planning Board may discuss any pertinent information contained in the master plan and the local regulations that must be considered. During the discussion, the Board should describe the procedures to be followed for the filing, submission, acceptance and review of completed subdivision documents.

To schedule a PCC with the Planning Board please contact the Land Use Office via phone (603-744-3354), or in person Monday through Friday between the hours of 8:00 am-4:00 pm.

Items that are required as part of your project submittal materials:

1. Application for Subdivision and Checklist –

with payment of all applicable fees -must be complete and filed with the Land Use Office by the appropriate deadline date set by the Planning Board. Planning Board meeting dates and application deadlines can be found at www.townofbristolnh.org / Boards and Committees / Planning/ Filing Information Application Deadlines and Fees, on left side of screen.

2. Checklist for Subdivision –

all items on this Checklist must be Provided, or Checked as Not Applicable if they do not appear to apply to your project.

If you are requesting a Waiver of any item, they must be in writing and on the plan prior to approval.

The review, acceptance and approval process could take 2 (or more) meetings (months), so plan accordingly.

The applicant may be required to submit additional information relating to the site, neighborhood, and the proposal and its potential impact.

The Applicant is responsible for all the costs of any special investigations and of the review of documents and other materials which may be required by the application, including engineering and legal expenses.

The Planning Board shall, in consultation with the applicant, determine the scope of such investigations and reviews and it shall determine the persons or firms to be hired for investigations and reviews.

PLEASE NOTE: Your plan must be to scale - our required scale is minimum 1 inch = 100 feet.

EXPIRATION DATE: A preliminary layout shall be considered to have been abandoned by the subdivider if he/she has not submitted a Final Plat for all or a portion of such proposed subdivision within twelve (12) months from the date of submission of the Preliminary Layout. An abandoned layout cannot be revised nor is it transferable, except as a complete new submission to the Board.

NOTES: Steep land (15 degrees natural slope or greater over the majority of lots), areas with high water table (within two feet of the surface), flood plains areas with less than three feet of natural soil over impermeable material (percolation rate slower than 30 minutes per inch) are problems of such nature to endanger health, life or property. Such areas shall not be platted unless a design solution acceptable to the Board can be presented.

Proposed subdivision which create one or more lots within the 250-foot shoreland protection zone defined in the Comprehensive Shoreland Protection Act (RSA 483-B) and are not served by municipal sewers must be approved by the New Hampshire Department of Environmental Services prior to submission for approval by the Board.

Proposed subdivisions which create one or more lots of less than 5 acres and are not served by municipal sewers must be approved by the New Hampshire Department of Environmental Services (NHDES). NHDES approval must also be obtained for proposed conversion of existing buildings to condominiums where septic systems are, or will be, used.

Town of Bristol

Abutter Notification List

Name and address should be those of current owners as recorded in the Tax Records at the time of submission of your application. If more room is needed, copy this sheet and attach. Be sure to make note of how many abutter sheets you are submitting - _____ # of sheets. For the purposes of notification, the applicant (and owner if different) and any professionals who have provided their service are considered abutters.

1) Owner's Name _____ Tax Map # _____

Mailing Address _____ Lot # _____

City _____ State _____ Zip Code _____

2) Owner's Name _____ Tax Map # _____

Mailing Address _____ Lot # _____

City _____ State _____ Zip Code _____

3) Owner's Name _____ Tax Map # _____

Mailing Address _____ Lot # _____

City _____ State _____ Zip Code _____

4) Owner's Name _____ Tax Map # _____

Mailing Address _____ Lot # _____

City _____ State _____ Zip Code _____

5) Owner's Name _____ Tax Map # _____

Mailing Address _____ Lot # _____

City _____ State _____ Zip Code _____

6) Owner's Name _____ Tax Map # _____

Mailing Address _____ Lot # _____

City _____ State _____ Zip Code _____

Addresses Verified – Date: _____

By Whom: _____ Department _____

LOT COVERAGE CALCULATION WORKSHEET

Property Address: _____

Tax Map/Lot #: _____

Owner Name(s); _____

Case Type: _____

Total Area of Lot/Parcel, in Square Feet: _____ (A)

Existing Impervious Square Footage

New Impervious Square Footage

House/Building	_____	_____
Driveway	_____	_____
Walkway(s)/patio(s)	_____	_____
Equipment pad/shed(s)	_____	_____
Garage/shed/other building(s)	_____	_____
Screen room/pool	_____	_____
Other: _____	_____	_____

TOTAL SQUARE FEET _____ (B) **TOTAL SQUARE FEET** _____ (C)

Please add together the totals from (B) and (C) above and enter here: _____ (D)

Divide (D) by (A) $(D \div A) = \text{Coverage}$ _____

To get the %, multiply the coverage by 100 = PERCENTAGE _____

PERCENTAGE ALLOWED BY DISTRICT:

Village Commercial = 70%

Corridor Commercial = 60%

Village Residential = 55%

Rural = 40%

Downtown Commercial = 100%

Lake = 35%

Industrial = 75%

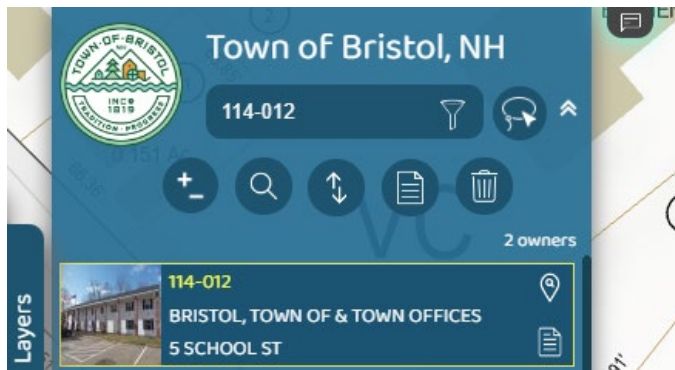
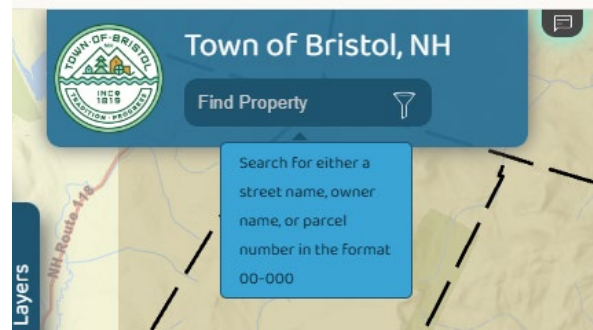
Completed by: _____

Date: _____

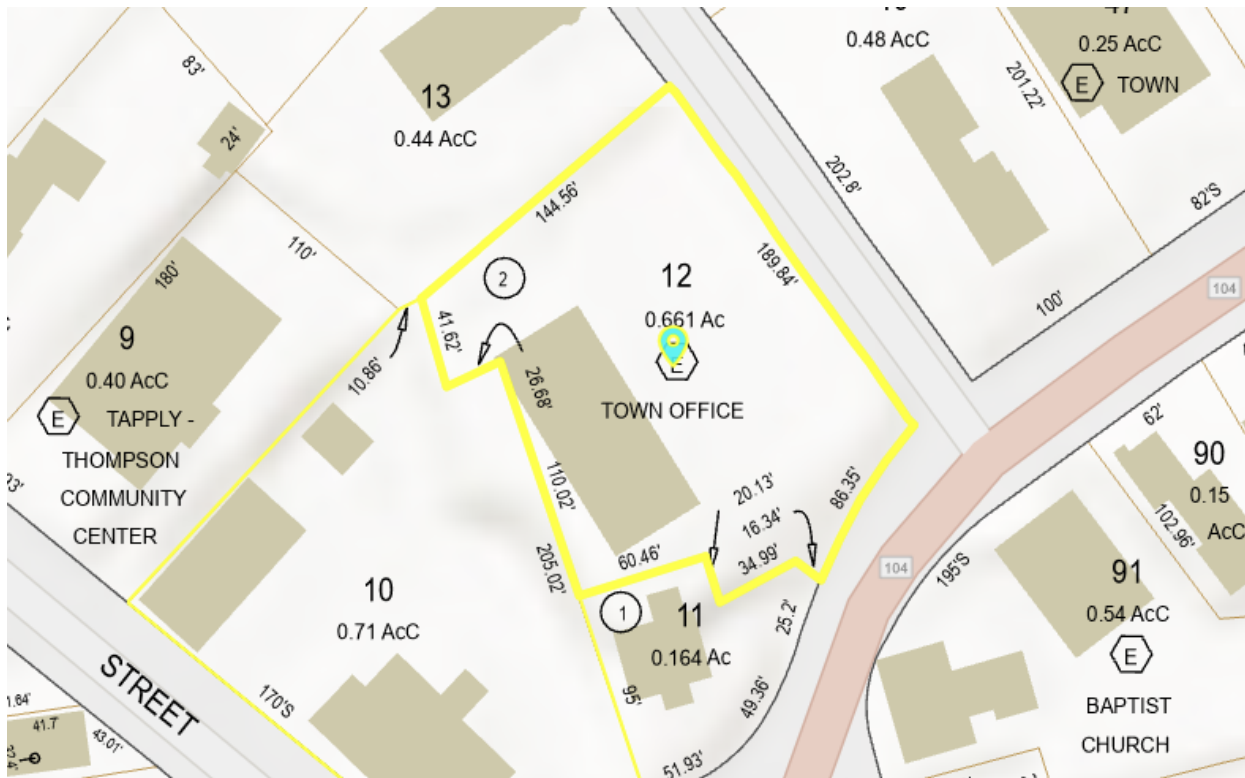
Signature: _____

How to obtain an abutter's list using the Town website.

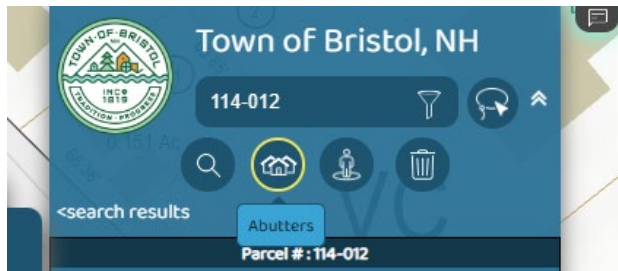
- Go to the Homepage at www.bristolnh.gov
- Click the **Maps** button in the left-hand column.
- This will take you to <https://next.axisgis.com/BristolNH/>
- Click **Find Property**
- Enter property address or Map and Lot number.



The property you chose will show in yellow.



- Click the **Abutters Icon**.



- Choose .1 feet Buffer Option

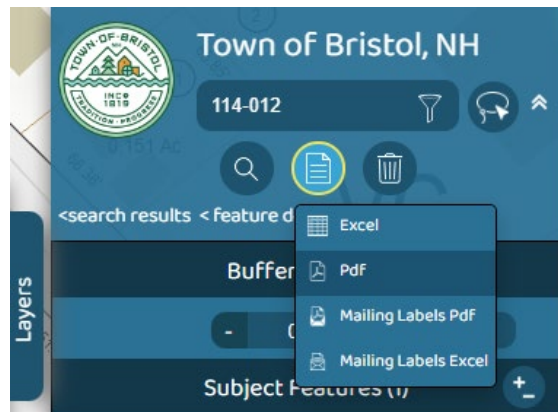


- Click the plus/minus sign (+-) next to Abutting Parcels



- Click on map to add or remove abutting parcels.
(Abutters are those sharing a border and across any streets or rivers. If the property address is in an association, the Land Use Office will assist you with identifying the appropriate abutters.)
- Abutting properties will appear in red.

- Click the **Report Icon**, scroll to choose PDF
- Print and submit this report to the Land Use Office with your Application. (The Land Use Office will verify your abutter's list.)





0.1 feet Abutters List Report

Bristol, NH
May 24, 2024

Subject Property:

Parcel Number: 114-012
CAMA Number: 114-012
Property Address: 5 SCHOOL ST

Mailing Address: BRISTOL, TOWN OF TOWN OFFICES
5 SCHOOL ST
BRISTOL, NH 03222

Abutters:

Parcel Number: 114-010
CAMA Number: 114-010
Property Address: 10 NORTH MAIN ST

Mailing Address: TD BANK
380 WELLINGTON ST - 12TH FL
LONDON, ONTARIO
N6A 4S4,

Parcel Number: 114-011
CAMA Number: 114-011
Property Address: 15/3 SUMMER ST/SCHOOL ST

Mailing Address: CRH REALTY, LLC
281A BROADWAY
LAWRENCE, MA 01841

Parcel Number: 114-013
CAMA Number: 114-013
Property Address: 25 SCHOOL ST

Mailing Address: BCC REALTY CORPORATION
PO BOX 1405
CENTER HARBOR, NH 03226

Parcel Number: 114-046
CAMA Number: 114-046
Property Address: 35 SUMMER ST

Mailing Address: SYMINGTON, BESSIE M
35 SUMMER ST
BRISTOL, NH 03222

Parcel Number: 114-091
CAMA Number: 114-091
Property Address: 30 SUMMER ST

Mailing Address: BRISTOL BAPTIST CHURCH
30 SUMMER ST
BRISTOL, NH 03222

SAMPLE



www.cai-tech.com

5/24/2024

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. This is not an official abutters list unless approved by the Bristol Assessing Department.

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Abutters List Report - Bristol, NH