

TOWN OF RUMNEY PLANNING BOARD

PO Box 220, Rumney, N.H. 03266 (603) 786-9511

SUBDIVISION APPLICATION FORM

This is an application for (check one of the following):

- Pre-application Design Review
- Minor Subdivision, eg. Boundary Lot line Adjustment
- "Normal" Subdivision

General location of lots : _____ Tax Map #(s): _____

Owners/Subdividers' Name: (List all)	Address	Telephone

2 nd Lot's Owners' Name (If lot line adj.)	Address	Telephone

If additional part owner's check: (Attach information on additional owners on another sheet)

Agent's Name: (n/a if none)	Address	Telephone

- Abutter's, Owner's and Professional's (if any) names and addresses list attached.
- The completed Preliminary Layout Checklist (not needed if only Pre-Application Review) attached.
- A summary of the proposed subdivision and/or sketches of the subdivision (to provide public notice) attached.

We have received, read and will abide by the Rumney Land Subdivision Regulations. We certify that the above information is accurate to the best of our knowledge and that we are the legal owner(s) of the lots involved. We agree to allow reasonable access to the Board, interested abutters accompanying the Board and Board appointed representatives to the lots involved in this subdivision, to the extent needed to review the proposal.

Owner's/Applicant's and Agent's signatures with dates:

Office information:

Application received by:
Date received:

Fees received (amt., date):
Abutter's & Public Notices mail date:

RUMNEY PLANNING BOARD

Subdivision Preliminary Layout Checklist

The following¹ may be required of all site plans under § V.I. of the Subdivision Regulations. Mark each category “√” or “X” if completed, “No” if not completed (please explain why not), or “n/a” (for not applicable).

- _____ Site plan (3 copies-22”X34”)
- _____ Name or title of subdivision
- _____ Name and address of subdivider
- _____ Name and address of surveyor
- _____ Surveyor or stamp used by owner who is currently licensed in N.H.?
- _____ Tax map number(s)
- _____ Date of survey
- _____ North Point (true North, magnetic North optional addition)
- _____ Scale marked (no greater than 1”=100’)
- _____ Locus map showing location within Town of Rumney
- _____ Entire property platted
- _____ Original property lines with bearings and distances
- _____ New lots numbered, dimensions and bearings of new boundaries, and new lot sizes given
- _____ Monuments or markers of all corners platted and described
- _____ Existing easements or rights-of-way shown.
- _____ Notice to public utility if any use of their transmission ROW given
- _____ Existing buildings and utilities shown.
- _____ Location, names, and widths of existing streets within or bordering subdivision shown along with existing driveways.
- _____ Streams, ponds, wetlands or other distinctive natural features shown.
- _____ Setback lines from designated wetlands (V.L.4.c., septics) and listed waterbodies (V.S., septics and main structures);and 250’ protected shorelands area of RSA 483-B shown and named, if any.
- _____ Flood frequency data (if land is in the floodplain) shown.
- _____ Existing water lines, septic systems, culverts, catch basins etc. shown.
- _____ Topographic contours with 10’ interval (may be taken from USGS maps if appropriate) shown and labeled.
- _____ Soil types and boundaries shown.
- _____ Names and boundary lines of all abutters shown.
- _____ Names of any abutting subdivisions shown at the proper location and name of any prior subdivisions of the property to be subdivided shown somewhere on plat with subdivision map #.
- _____ Existing buildings or other man-made features on abutting properties within 25’ of boundary line shown.
- _____ Identification of any parts of the property that are enrolled in the Current Use Program.
- _____ Watercourses, water bodies, water sources or wells on abutting properties within 100’ of boundary line shown.
- _____ Test pit locations and percolation results shown or given on attached sheet.

¹ It is expected that all plats shall comply with the New Hampshire Land Surveyors Association Ethics and Standards requirements for plats.

- _____ Design specifications of water systems (if proposed) on sheets that accompany plat given.
- _____ Design specifications of sewage disposal system (if proposed) on sheets that accompany plat given.
- _____ Location, names and widths of new streets shown (if proposed).
- _____ Construction specifications of new streets within subdivision with erosion control plans (if proposed) on sheets that accompany plat given
- _____ Construction specifications for "driveways to a back lot" (if proposed) on sheets that accompany plat given.
- _____ Location of proposed bridges, culverts, catch basins, storm pipes or drive ways with construction details shown on plat or given on sheets that accompany plat.
- _____ Proposed rights-of-way(s), building setback lines, subdivider reserved areas shown and deed details presented on sheets that accompany plat.
- _____ Deed restrictions (if any) shown on plat or sheets that accompany plat.
- _____ Public use land clearly identified.
- _____ Conditions shown and copy of deed for all public use land given.
- _____ The subdivision and all its associated roads, culverts or other features and use thereof will not require a wetlands permit, or it may require a permit () and the Conservation Commission has been contacted.
- _____ The subdivision and all its associated roads, culverts or other features and use thereof complies with the Shorelands Protection Act and rules, Site Specific Permit RSA, and other state laws.
- _____ The subdivision and all its associated roads, culverts or other features and use thereof provides safe and adequate access and egress for emergency and utility vehicles to each lot expected to have a dwelling unit, or the Fire Department has been contacted () for its suggestions.
- _____ The subdivision plat or associated materials show important features from the Natural Resources Inventory, and if there are how the design will protect them to the greatest feasible extent.
- _____ The subdivision and all its associated roads, culverts or other features and use thereof has been designed so as to meet the requirements for subdivision approval found in these regulations, including those found in Section V.A., or a waiver(s) is being sought, and proposed language for them is included with the application.
- _____ Statement on plat or in attached subdivision agreement (which is referred to on the plat) indicating:
 - _____ who is responsible for maintaining common infrastructure (if any).
 - _____ all driveways and other accesses to town roads or subdivision roads requires a town driveway construction permit.
 - _____ plat approval does not constitute or obligate the town to accept a subdivision road as a town road (when a subdivision road is shown).
 - _____ which roads are private. (Note deed copy requirement of VI.N.)
 - _____ no more than 1 dwelling unit per lot is permitted without a re-subdivision, waiver or exception from the Board.
- _____ Boundary lot line adjustments show the change on the plat wherever feasible.

Please see Section VII.-Final Plat for any additional requirements for the plat before it can be approved and registered including the additional information not listed in the Preliminary Plat checklist:

Board endorsement.

New tax map numbers for the newly created lots.

Any conditions placed on approval, agreed to and recorded in the Minutes or a separate Subdivider agreement, or noted in the decision of approval which may significantly affect future subdivision or the uses of the lots, including § VIII. Improvements and security therefore (if required by the Board).

Please note this language from RSA 485-A:32 III.: “No person required to submit subdivision plans pursuant to state law and these regulations shall commence the construction of roads within the lot, tract, or parcel proposed to be subdivided, by clearing the land thereof of natural vegetation, placing any artificial fill thereon, or otherwise altering the land, nor shall such person do any other act or acts which will alter the natural state of the land or environment, unless the subdivision plan relating thereto has been submitted and approved in accordance with the requirements of this chapter. Nothing in this paragraph shall be construed to prevent the taking of test borings, the digging of test pits, or any other preliminary testing and inspection necessary to comply with these regulations.”

Please keep in mind other relevant state laws including:

- “basal area law” (RSA 224:44-a), “intent to cut” requirements (RSA 79-10).
- “shoreland protection” (RSA 483-B), fill and dredge in wetlands (RSA 482-A:1-15),
- sewage disposal systems (RSA-A:29-44), “terrain alteration” (RSA 485-A:17).