

Application for Subdivision

The Subdivision Control Law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the cities and towns in which it is put into effect by regulating the laying out and construction of ways with subdivisions that provide access to lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions, and in proper cases parks and open areas. The powers of the Planning Board under Subdivision Control Law shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic, and other emergencies; for insuring compliance with the applicable zoning ordinance or bylaws; for securing adequate provision for water, sewerage, drainage, underground utility services, fire, police, and other similar municipal equipment; for providing street lighting where necessary in a subdivision; for coordinating the ways within a subdivision with each other and with the public ways in the city or town in which it is located, and with the ways in neighboring subdivisions; and for protecting the rural character of the town.

Name of Applicant _____
Address _____
Telephone _____

Name of Owner of Land
(If not applicant) _____
Address _____
Telephone _____

Power of Attorney or written evidence notarized if applicable _____
Name of Proposed Subdivision _____

Name of Surveyor _____
Address _____
Telephone _____

Zone RA _____ RAF _____

Type of Subdivision: Class 1 ___ Class 2 ___ Class 3 ___

Applying for Flexible Development? Y ___ N ___

Plan Type: Preliminary ___ Definitive ___

Fee: \$25.00 per lot on Preliminary x _____ lots = _____
\$100.00 per lot on Definitive x _____ lots = _____
\$250.00 per lot w/no preliminary plan x _____ lots = _____

Consulting Fee: Up to 3% of the gross road construction cost _____
If wet lands are involved up to 6% of above _____

Signature of Applicant _____

SUBDIVISION PRELIMINARY PLAN CHECKLIST

CONTENTS TO BE A SCALE OF 1" OR 40' OR OTHER APPROVED BY BOARD

- | | |
|---|----------|
| 1) Subdivision name | Y___N___ |
| 2) Boundaries | Y___N___ |
| 3) Scale | Y___N___ |
| 4) North point | Y___N___ |
| 5) Location map | Y___N___ |
| 6) Legend | Y___N___ |
| 7) Owner of record | Y___N___ |
| 8) Applicant | Y___N___ |
| 9) Engineer or Surveyor | Y___N___ |
| 10) Abutters-from most recent tax list | Y___N___ |
| 11) Existing and proposed streets, ways, easements and public areas in a general layout | Y___N___ |
| 12) Proposed drainage system including adjacent natural water ways | Y___N___ |
| 13) One (!) Copy preliminary development impact statement addressing potential areas of concern | Y___N___ |
| 14) Approximate boundary lines of proposed lots W/approximate areas | Y___N___ |
| 15) Names, approx. location and width of adjacent streets | Y___N___ |
| 16) Location map sealed to 1"= 1 mile | Y___N___ |

Deadline extensions

_____ Attached
_____ Attached

1st request--additional info
_____ Date
Attached

Public informational notice

1st _____
2nd _____

2nd request--additional info
_____ Date
Attached

SUBDIVISION DEFINITIVE PLAN CHECKLIST

- 1) 9 copies of definitive plan 1 being original scaled 3-6 Y ___ N ___
- 2) Certification of survey Y ___ N ___
- 3) Plans stamped by surveyor and professional registered engineer Y ___ N ___
- 4) Subdivision name Y ___ N ___
- 5) Boundaries Y ___ N ___
- 6) Date Y ___ N ___
- 7) North point Y ___ N ___
- 8) Benchmark and Datum Y ___ N ___
- 9) Registry book and page number of record owner Y ___ N ___
- 10) Names addresses of record owner, applicant surveyor and/or engineer Y ___ N ___
- 11) Names and addresses of abutters per most recent tax list Y ___ N ___
- 12) Existing and proposed lines of street, ways, lots waterways, easements Y ___ N ___
- 13) Location of permanent monuments existing or proposed Y ___ N ___
- 14) Location, names and width of streets boundary or approaching subdivision Y ___ N ___
- 15) Areas of lots with lot number and size of adjoining land not in subdivision owned by applicant Y ___ N ___
- 16) On separate sheet-any storm drainage system existing or proposed according to 3-6 (J) of town subdivision bylaws Y ___ N ___
- 17) Six copies of D.I.S. Y ___ N ___
- 18) Definitive markings of lot/boundary lines, street and way measurements Y ___ N ___
- 19) Three copies of proposed sewer system per 3-6 (M) Y ___ N ___
- 20) Soil test locations and results for individual septic system 1 per lot Y ___ N ___
- 21) Town location plan sealed 1 inch to 1 mile Y ___ N ___

- 22) Marked significant natural and historical features per 3-6 (P) Y ___ N ___
- 23) Location of improvements: street paving, utilities, fire hydrant, (Etc.) on separate sheet Y ___ N ___
- 24) Legend of signs/symbols Y ___ N ___
- 25) Three copies-statement of existing and proposed buildings in subdivision Y ___ N ___

Deadline extensions

_____ Attached
 _____ Attached

1st request-additional info

_____ Date
 Attached

2nd request-additional info

_____ Date
 Attached

Public informational notice

1st _____
 2nd _____