

**FREEDOM PLANNING BOARD
PO BOX 227
FREEDOM, NH 03836**

MAJOR SUBDIVISION – PRELIMINARY LAYOUT & REVIEW

A Major Subdivision is any division of land which results in 4 or more lots which requires new street, utilities or other public improvements.

GENERAL PROCEDURE

Fee Schedule: **Commercial Properties:** \$100.00 Filing Fee, plus \$25.00 per lot is required. In addition, the applicant is responsible for:

- The applicant pays \$8.00 per abutter to be submitted with the application and,
- The applicant shall submit a check in the amount of \$25.00 payable to the ÷Carroll County Registry of Deeds÷ pursuant to RSA 478:17-g II. This state fee is for funding L-CHIP.

Residential Properties: \$75.00 Filing Fee, plus \$25.00 per lot is required. In addition, the applicant is responsible for:

- The applicant pays \$8.00 per abutter to be submitted with the application and,
- The applicant shall submit a check in the amount of \$25.00 payable to the ÷Carroll County Registry of Deeds÷ pursuant to RSA 478:17-g II. This state fee is for funding L-CHIP.

Unless waived by the Board following the Informal Discussion, the subdivider shall submit to the Planning Board Chairperson for review by the Planning Board a Preliminary Layout of the proposed subdivision.

The Preliminary Layout may be drawn in pencil or ink and shall be submitted in 4 paper prints. Dimensions may be approximate. Date may be tentative but shall be sufficiently clear to establish the basis of and to clarify the design requirements for the subdivision Final Plat. Maps shall be at a scale of no more than 100 feet per inch unless otherwise specified by the Board.

STANDARDS

All Major Subdivisions shall conform to the requirements of Section 8, General Requirements of the Freedom Subdivision Regulations.

REVIEW OF THE LAYOUT

Upon receipt of the complete Preliminary Layout the Planning Board shall conduct a review of the proposed subdivision at a public hearing. Notice shall be given to the subdivider, the abutters, and the general public for such meeting.

ACTION OF THE BOARD

After review of the Preliminary Layout by the Board, the Board shall submit in writing its recommendations and reservations with respect to the proposed subdivision and the advisability of preparing a Final Plat. The Board shall determine what additional information shall be required for the Final Plat as provided in Section 5:12, Additional Information for Final Plat. The Board shall make findings as to Section 8:6, Premature and Scattered and Section 8:7 Off-site Improvements which shall not be changed during final plat review except for good cause.

ALL ITEMS ON THE CHECKLIST SHALL BE COMPLETED AND SUBMITTED TO THE FREEDOM PLANNING BOARD CHAIRPERSON, OR OTHER DESIGNATED BY THE BOARD, BEFORE THE PROPOSAL IS SCHEDULED FOR A MEETING WITH THE PLANNING BOARD.

INFORMATION REQUIRED ON PLANS – MAJOR SUBDIVISION

For Preliminary Layout the plans shall contain or be accompanied by the following maps and information. Maps shall be drawn at a scale of no more than 100 feet per inch unless otherwise specified by the Planning Board

5.06a

- 1. Name of municipality of subdivision
- 2. Name and address of subdivider and designer or engineer
- 3. Names and addresses of abutters

5.06b

- General site location map locating the boundaries of the subdivision and proposed streets in relation to major roads or other features show on the Town base map.

5.06c

- 1. Boundaries and area of the entire parcel owned by the subdivider, whether or not all land therein is to be subdivided, referenced to a Town Highway intersection of USGS bench mark
- 2. North point, bar scale
- 3. Date and dates of revision

5.06d

- 1. Boundaries and designations of zoning districts within the subdivision
- 2. Municipal boundary, if any
- 3. Land use designations from the Zoning Ordinance

5.06e

- Approximate contours at 5 foot intervals taken from a standard USGS map.

5.06f

- 1. Soil mapping units and boundaries as classified by the U.S. Department of Agriculture Soil Conservation Services.
- 2. Seasonally wet areas are delineated.

5.06g

- 1. Subdivisions and buildings within 100 feet of the parcel to be subdivided
- 2. Roads, streets, and driveways within 200 feet of the parcel to be subdivided.

5.06h

- 1. Location of and other open spaces
- 2. Location of watercourses
- 3. Location of flood-prone areas
- 4. Location of significant natural and man-made features

5.06 Information Required (continued)

5.06i

- () 1. Existing and proposed lot lines
- () 2. Existing and proposed easements
- () 3. Existing and proposed deed restrictions
- () 4. Existing and proposed buildings
- () 5. Existing and proposed accessory buildings
- () 6. Existing and proposed zoning setback lines

5.06j

- () 1. Preliminary road profiles showing grades
- () 2. Existing and proposed street right-of-way lines (including side slopes)
- () 3. Widths of proposed streets
- () 4. Proposed names of new streets

5.06k

- () 1. Location of existing and proposed water lines
- () 2. Location of existing and proposed sewage disposal
- () 3. Location of existing and proposed drainage structures and drainage ways
- () 4. Location of existing and proposed culverts and bridges
- () 5. Location of existing and proposed telephone, electricity, water, sewer, fire protection lines and other proposed facilities and/or utilities

5.06l

- () 1. Preliminary drainage analysis and computations
- () 2. Watershed areas.

5.06m

- () 1. Location and details as to any existing or proposed community water or sewer systems.
- () 2. Information on capacity, usage, cost, any changes ó direct or indirect of the proposed system
- () 3. A description of the entity responsible for the operation, maintenance and services of the proposed system

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FREEDOM, NH 03836

DO NOT WRITE IN THIS SPACE

Application No. _____

Amount of Fee _____

Date Received _____

Received by _____

Application for MAJOR
SUBDIVISION PRELIMINARY
LAYOUT AND REVIEW

NOTE: This application shall conform in all respects to the Subdivision Regulations of the Town of Freedom, and shall be submitted to the Planning Board Chairperson, or other person designated by the Board, with 4 paper prints of the Preliminary Layout 20 days prior to the public hearing at which the Application will be considered by the Planning Board. A filing fee determined by the Fee Schedule shall accompany this application.

1. Name, address and telephone number of record owner: _____

2. Physical Address: _____ Map# _____ Lot# _____ Zone _____

3. Name, Map/Lot and mailing address of all abutters whose property adjoins or is directly across the street or stream from the land under consideration.

Additional pages may be added if necessary.

**APPLICATION FOR MAJOR
SUBDIVISION APPROVAL
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4. The Major Subdivision Plat has been completed in accordance with the Subdivision Regulation of the Town of Freedom.

Date: _____ Signed: _____, Owner

By: _____
Agent, if applicable

5. This application is accepted as complete this _____ day of _____.

Signed: _____
Planning Board Chairman

6. I hereby acknowledge receipt of the Application for Final Plat Approval and request for Major Subdivision.

Date: _____ Signed: _____
Freedom Planning Board