

**TOWN OF FREEDOM
FREEDOM, NH 03836**

FREEDOM PLANNING BOARD

**SITE PLAN REVIEW
APPLICATION**

FEE: \$8.00 per abutter, payable to the Town of Freedom

DO NOT WRITE IN THIS SPACE
DATE FILED ____ - ____ - ____
FEE PAID ____ - ____ - ____ - ____ - ____

APPLICATION TO FREEDOM PLANNING BOARD
FOR SITE PLAN REVIEW
TOWN OF FREEDOM, NEW HAMPSHIRE 03836

Name of Applicant(s) _____

Mailing Address _____

Telephone _____ E-mail _____

Property Owner(s) _____

Physical Street Address of Property _____

Tax Map# _____ Lot# _____ Zoning District _____

Name, mailing address and map/lot of all abutters whose property adjoins or is directly across the street or stream from the property of the applicant as per RSA 672:3.

Please give a brief explanation of the proposed development:

Does this request include a request for any Subdivision or Lot Line Adjustments? Yes / No

This application has been completed in accordance with the Site Plan Review Regulations for the Town of Freedom:

Signed: _____ Date: _____

Owner (If agent, owner must still sign)

I hereby acknowledge receipt of this application (to be signed by town employee upon receipt):

Signed: _____ Date: _____

Section 5 Plan Procedures

5.1 General. Whenever any development of a site subject to this Regulation is proposed, the developer or his/her authorized agent shall apply for and secure approval of such proposed site development in accordance with this section.

5.2 Plan Phases. There are four phases to Plan's application procedure. They are used to provide guidance in order to minimize the cost for changes in preparing the final Plan. Phase 1 is optional.

Please see pages 2-4 of the Site Plan Regulations for details of the plan phases

Please note: All applications are subject to Phase 2: Design Review and a third-party review of applications.

Site Plan Review Plat Requirements

6.1 General. A letter of intent detailing the proposed development along with a list of names and addresses of all abutters to the site, as defined by R.S.A. 672:3 as may be amended, who own property not more than five (5) days before the day of filing, as shown in the Town Records and signed by a Town Official shall be submitted to the Planning Board.

6.2 Site Plan Plat.

- 6.2.1 Copies. The applicant shall submit five copies, 24" x 36" of the plat. (No mylar needed.)
- 6.2.2 Scale. The scale shall be at a minimum scale of 1-inch equals 100 feet.
- 6.2.3 Preparation. A land surveyor shall sign the plat.
- 6.2.4 Content. The Plat shall contain the following:
 - 1. A location plan at a minimum scale of one-inch equals one thousand feet
 - showing property lines of parcels being developed in relation to surrounding areas;
 - names and locations of town streets; names and locations of proposed streets;
 - names of water courses and water bodies on and adjacent to the site
 - 2. North arrow and bar scale.
 - 3. A title block with title;
 - owners name and physical address (and mailing address, if different);
 - name of agent;
 - scale of plan; and
 - name, seal, and address of preparer.
 - 4. Surveyed property lines of the parcel showing their bearings and distances.
 - 5. Area of entire parcel in acres and square feet
 - 6. Deed reference and tax map number
 - 7. Names of all abutting property owners, showing book and page as shown in the Carroll County Registry
 - 8. Zoning and special district boundaries.
 - 9. Dimensions, area, and minimum setback requirements on all existing and proposed lots.
 - 10. Location and layout of existing and proposed structures and buildings.
 - 11. Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid.
 - 12. Total on-site square footage of impervious surfaces
 - 13. Location and size of proposed and existing signs, walls, and fences
 - 14. Location, widths, and purposes of any easement or right-of-way.
 - 15. Location width, curbing and paving of access ways, egress ways, and streets within the site.
 - 16. Location and layout of all on-site parking and loading facilities.
 - 17. Location and size of all municipal and non-municipal utilities and appurtenances including water,

sewer, electric, telephone, gas lines, and fire alarm connections, indicating whether overhead or underground, and the locations of well and septic systems.

18. Type and location of solid waste disposal facilities.
19. Location, elevation, and layout of catch basins and other surface drainage features.
20. Location of all physical/natural features including:
 - water bodies,
 - water courses,
 - wetlands,
 - vegetation/foilage lines,
 - soil types,
 - railroads,
 - rock outcroppings, and stone walls.
21. Location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel.
22. Proposed landscaping including size and type of plant material.
23. Snow storage requirements
24. Date and permit number of all required state and federal permits.
25. Dimensions and area of all property to be dedicated for public use of common ownership
26. Pedestrian walks providing circulation through the site.
27. For all site plans that involve and designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP) assure all necessary permits required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334
28. For site plans that involve land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP), proposals for development of greater than fifty (50) lots or five (5) acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e., floodplain boundary and 100-year flood elevation).
29. For projects in the shorefront district, drainage studies showing the current runoff and the runoff from the site caused by proposed improvements.

6.3 Additional Plats. The Board shall require plans and elevations of all new and renovated buildings proposed as part of the application. These plans must show all current life safety code requirements. The Board can also require additional plats if necessary. Examples of additional plats are as follows: Erosion Control Plan, Landscape Plan, and Profiles and cross- sections on roadways and bridges

6.4 Graphic Presentation. The Board can require the applicant to provide photo simulation, photomontage, or drawings that depict the built conditions of the site.

6.5 Additional Documentation. At the request of the Board additional documents may be required. Examples of additional documentation include drainage studies, traffic studies, wetland studies, and environmental, and fiscal impact studies.