

TOWN OF BRIDGEWATER

PRE-APPLICATION REVIEW (REQUIRED)

There are two methods of pre-application review available to the property owner or agent. Both approaches shall not bind either the applicant or the Board and statements made by the Planning Board members shall not be the basis for disqualifying said members or invalidating any action taken. No decisions are reached and no vote is taken. Pre-application review is covered under RSA 676:4.

(a) PRELIMINARY CONSULTATION PROCEDURE FOR SUBDIVISION

A Preliminary Consultation provides an opportunity for the property owner or agent to discuss with the Board, in very general terms, the uses that may be suitable for a piece of property. A Preliminary Consultation helps to identify potential problems early in the process thereby saving time and/or unnecessary and expensive redesign at a later date. The Preliminary Consultation is an informal meeting and must take place at a public meeting of the Planning Board, but notification of abutters and the general public is not required. Because the discussion is informal, no plans or specific details are presented.

In preparation for a preliminary consultation prepare a sketch of the area drawn from the tax map and identify the approximate dimensions and sizes of the proposed lots, layout of proposed streets, and any facilities or utilities. Be prepared to discuss the existing conditions on the site.

(b) DESIGN REVIEW PROCEDURE

The Design Review phase provides the property owner or agent the opportunity to engage in non-binding discussions with the board beyond conceptual and general discussion which involve more specific design and engineering details. This phase of preapplication review requires ten (10) day notice to abutters and the general public and must take place at a public meeting of the planning board.

To request either a preliminary consultation or a design review, notify the Planning Board Chairman of the date of the public hearing you would like to attend. A time will be given for the preapplication review based upon the scheduling for that night.

**TOWN OF BRIDGEWATER
APPLICATION CHECKLIST**

1. Date: _____

2. Name of Legal Owner: _____
Address: _____
_____ Telephone # _____

3. Name of Applicant: _____
Address: _____
_____ Telephone #: _____
Relationship to owner: _____

4. Property Address: _____
Tax Map: _____ Lot #: _____ *Zoning District: _____
Area of Entire Tract: _____ Portion being Developed: _____

5. Proposed Subdivision Use: _____

6. Name and license number of surveyor or engineer: _____

7. Do any deed restrictions and covenants apply? Yes No (Circle one)
Are any contemplated? Yes No (Circle one)
If yes, attach copy. _____

8. Administrative fees for this application payable to the Town of Bridgewater.
\$ _____

*A COPY OF THE TOWN OF BRIDGEWATER ZONING MAP IS ATTACHED FOR YOUR
REFERENCE.

Please indicate that the following information is contained on the plans submitted. Enter N/A in the submitted column if the item does not apply. If you are requesting a waiver of an item, please attach a written request for waiver. See Waiver Procedures attached.

	Submitted	Waiver Requested
9. Name of Subdivision	_____	_____
10. Location and dimensions of property lines	_____	_____
11. Date, North arrow, and bar scale	_____	_____
12. Location, name(s), and width of all <u>existing</u> roads, rights-of-way, easements, water courses, standing water, rock ledge and other essential site features	_____	_____
13. Location, name(s), and width of all <u>proposed</u> roads, rights-of-way, and easements	_____	_____
14. Locations, dimensions and areas of all proposed lots	_____	_____
15. Identification of pedestrian ways, reservations, and areas the title to which is reserved by the developer	_____	_____
16. Proposed system of water supply	_____	_____
17. Proposed system of sewerage disposal	_____	_____
18. General location map at a scale equal to the Town wide base map showing the proposed subdivision in relation to surrounding property	_____	_____
19. Existing topography at not greater than twenty foot (20') intervals, although ten foot (10') intervals may be required, if, in the opinion of the Board, greater accuracy is necessary	_____	_____
20. Written approval for subdivision from the NH Water Supply and Pollution Control Commission	_____	_____
21. Other permits may be applicable:		
Department of Public Works and Highways	_____	_____
Department of Health and Welfare	_____	_____
New Hampshire Wetlands Board, and/or Special Board for Dredge and Fill	_____	_____

22. Waiver

NOTE: FOR THE CONSTRUCTION OF A ROAD A PERFORMANCE GUARANTEE, FILED WITH THE SELECTMEN, IN THE FORM OF AN INSURANCE BOND, ESCROW DEPOSIT, OR EVIDENCE OF COMPLETED WORK ON THE ROAD MAY BE A NECESSARY CONDITION TO THE FINAL APPROVAL OF A SUBDIVISION.

NOTICE: I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE TOWN REGULATIONS, INCLUDING BUT NOT LIMITED TO THE "SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE.

DATE: _____ APPLICANT SIGNATURE: _____

TOWN OF BRIDGEWATER

ABUTTER LIST

PLEASE LIST ALL PERSONS WHOSE PROPERTY ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE TOWN OF BRIDGEWATER'S TAX ASSESSOR'S RECORDS.

Tax Map #: _____
Name: _____
Address: _____

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Address: _____

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Name: _____
Address: _____

Tax Map #: _____
Name: _____
Address: _____

NOTE: PLEASE ATTACH ADDITIONAL SHEETS, IF NEEDED.

TOWN OF BRIDGEWATER

WAIVER PROCEDURES

The Planning Board may waive or modify specific requirements of the regulations under the following circumstances:

- a. Strict conformity with any specific requirements would cause undue hardship or injustice to the landowner.
- b. The review procedures have been in general conformity with the regulations.
- c. The general spirit, intent, and purpose of the regulations will not be adversely or substantially affected or harmed.
- d. The public convenience and welfare of the citizens of Bridgewater will not be adversely or substantially affected or harmed.

In approving waivers, the Planning Board may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for any waiver shall be submitted in writing by the applicant at the time the application is filed for consideration of the Planning Board. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner.

NOTE: According to RSA 676:4.I I, the Planning Board must act either to approve, approve conditionally, or deny an application within ninety (90) days of its submission unless this requirement is waived by the Applicant.

The Planning Board will do all within its power to comply with this statute, however should unusual circumstances require an extension of time we may request your authorization to seek a 90-day extension from the Selectmen.

TOWN OF BRIDGEWATER
297 MAYHEW TURNPIKE
BRIDGEWATER, NH 03222

ABUTTER'S NOTICE

Date: _____/_____/_____

To: _____

Dear _____:

The Planning Board for the Town of Bridgewater, NH will be holding an abutter's hearing on Tuesday, _____/_____/_____ at _____:_____ PM, at the Bridgewater Town Hall located on 297 Mayhew Turnpike (RT. 3A), Bridgewater, NH.

Applicant: _____

Location of Property: _____

Tax Map: _____ Lot #: _____

Purpose of Hearing: _____

As an abutter, you are invited to attend the meeting in person or by counsel or agent and state reasons why the above application should or should not be granted. If you have any questions, please contact the Planning Board at (603)744-5055.