

Appendix B

Final Application for Site Development Approval

FINAL APPLICATION FOR SITE DEVELOPMENT APPROVAL

Procedural Checklist

To be completed by applicant:

I request that my application be formally submitted to the Board on _____

I am/am not eligible for Section VI(D) waivers _____

I am requesting that a joint hearing be held with:
 The Francestown Zoning Board of Adjustment _____
 The Planning Board of the town of _____

For Board Use Only

Applicant's Name _____ Case Number _____ Map and Lot # _____

	<u>Key Action Points</u>	<u>Date</u>
1)	Application Received	
2)	Completeness Review	
3)	List of deficiencies sent to applicant	
4)	Certified notices mailed	
5)	Newspaper ad run	
6)	Notices posted on local bulletin boards	
7)	Site inspection	
8)	Opinion of Conservation Commission received	
9)	Joint hearing(s) scheduled for	
10)	Application accepted/denied as complete	
11)	Deadline for approval (65 days from (7) above)	
12)	Extension of 65 decision deadline to	
13)	Approval/denial of application	
14)	Notice of decision mailed, posted & filed	
15)	Compliance hearing scheduled for	
16)	Plat sent to Registry for filing	
17)	Copy of signed plat and location plan to Selectmen	
18)	Final approval	

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To Be Completed By Applicant

1. Property Owner Information (if other than an individual, indicate name of organization and its principal owner, partners, corporate officers and key contacts):

Name: RONALD A. SHATTUCK, JR. & MELISSA D. SHATTUCK
Address: ONE CROSS ROAD, FRANCESTOWN, NH 03043
Telephone: 603-801-7804

2. Applicant Information (if different than owner):

Name: MERIDIAN LAND SERVICES, INC.
Key Contact (if business): JONATHAN B. LEFEBVRE
Address: P.O. BOX 118, MILFORD, NH 03055
Telephone: 603-673-1441

3. General Property Information:

Location of Property: STEVENS ROAD, 2ND NH TURNPIKE & WOODWARD HILL Rd.
Tax Map 3 Lot Number 18
Number of Acres of Total Landholding: 33.4
Zoning District: RURAL
Conservation Overlay Districts Involved: WETLAND & STEEP SLOPES

4. Description of Project:

HORSE RIDING ARENA

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5. List of Names to be notified by Certified Mail (See Section IV(B)(5): **SEE ATTACHED**)

Name	Address	Map#	Lot#
Owner: _____	_____	_____	_____
Applicant: _____	_____	_____	_____
Surveyor: _____	_____	_____	_____
Other Professionals: _____	_____	_____	_____
_____	_____	_____	_____
Lease/Easement _____	_____	_____	_____
Holders: _____	_____	_____	_____
If Regional Impact: <u>SWRPC</u> _____	<u>37 Ashuelot Street Keene, NH 03431</u>		
<u>(affected towns)</u>	_____		
_____	_____		
Abutters¹: _____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(use additional sheet if necessary)

¹ To be taken from town tax records no more than 5 days before filing of application.



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

**List of Abutters
New Hampshire
11020-00
Tax Map 3 lot 18
Francestown**

Date: 09/15/20
MLS: 11020-00

Meridian Land Services Inc
PO Box 118
Milford NH 03055

Lot 3-15-1
Karen A & Paul A St. Cyr
80 Woodward Hill Road
Francestown NH 03043

Lot 3-16
Michael R Aquino
42 Woodward Hill Road
Francestown NH 03043

~~Lot 3-36
Charbonneau Family Revoc Trust
Dan T & Heather Charbonneau Tstees
21 Woodward Hill Road
Francestown NH 03043~~

~~Lot 3-34
Francestown Land Trust, Inc
PO Box 132
Francestown NH 03043~~

Lot 3-27 & 3-29 & 3-17
Ronald A Jr & Melissa D Shattuck
2nd NH Turnpike South
Francestown NH 03043

Lot 3-19
Henry H Kunhardt
563 Old County Road South
Francestown NH 03043

Lot 3-25
Prescott G & Elizabeth L Tolman
142 Stevens Road
Francestown NH 03043

Lot 3-24
John E & Anne S Chambers
489 Old County Road South
Francestown NH 03043

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6. Please answer the following questions:

Does the proposal meet all zoning requirements? If no, specify the lot in question and the problem: **YES**

What is the gross square foot area of all buildings? **7,250 S.F.**

What is the total square foot area of impermeable surface? **50,050 S.F.**

What improvements are proposed (roads, driveways, buildings, site work, etc.)? Be specific.

RIDING ARENA (EXISTING) GRAVEL AREA AROUND AND A WELL

What legal documents are necessitated by the proposal (easements, performance bonds, road agreements, etc.)? Please specify. **NONE**

What state or federal permits are required for this project? **NONE**

Do any property lines in the tract to be developed follow town lines? **NO**

Is the property to be developed contiguous with land, in which the owner or applicant has an interest, in another town? **NO**

Are there any waivers of submission requirements being requested? (see checklist on pages 6-9 of this application): **NO**

Will any construction be done on slopes in excess of 15%? **NO**

Will construction necessitate the crossing of any wetland area? **NO**

Is subdivision approval also required for this proposal? **NO**

7. Statement Signature. Please read the following three paragraphs and sign in the space provided.

I hereby apply for Site Development approval. I acknowledge that I am familiar with all pertinent laws, regulations and ordinances of the Town of Franchestown and of the State of New Hampshire and that I will comply with such laws and ordinances, as well as with any conditions of the Planning Board in development and construction of this project. To the best of my knowledge, all the information contained in my application is true and accurate. I understand

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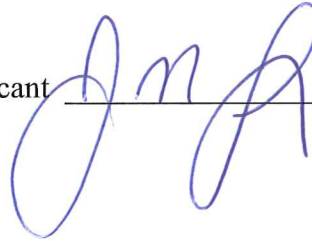
that if any of the submission requirements are incomplete, my application may not be accepted until all required information has been submitted to the Board.

The owners, by the filing of this application, hereby give permission for any member of the Franchestown Planning Board, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the subject property at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate; and release any claim or right we may now or hereafter possess against any of the above as a result of any examinations, surveys, tests and inspections conducted on the subject property in connection with this application.

I further agree to pay all fees as required by the site development regulations. I understand that payment of such fees is a condition precedent to approval by the Planning Board and that a deposit may be required at any time during the review process.

Signature of Owner _____

Signature of Applicant _____

A handwritten signature in blue ink, appearing to be 'JMA', is written over the signature line for the Applicant.

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CHECKLIST. The following checklist is provided to assist the applicant in preparing his application and to help prevent otherwise unnecessary delays in the acceptance and review of the application. Please complete carefully as the Board will use this information to determine whether this application is complete.

In the space marked for applicant use, please indicate one of the following:

- X If information has been submitted
- N/A If information does not apply (e.g. road information, if no new road is proposed)
- W If a waiver is being requested (See Item 6 above)

A. 5 copies of the final plat which shows/conforms to the following:

	<u>Applicant</u>	<u>Board Use Only</u>
1) name, license number, seal & signature of preparing surveyor	<u>X</u>	_____
2) state the type and date of survey (a precise survey for lots less than 20 acres)	<u>X</u>	_____
3) sequentially numbered sheets, size 22 x 34"	<u>X</u>	_____
4) plan scale not smaller than 1" = 50'	<u>W</u>	_____
5) bar scale	<u>X</u>	_____
6) complete map legend	<u>X</u>	_____
7) north arrow	<u>X</u>	_____
8) adequate location plan	<u>X</u>	_____
9) name of municipality and name & address of applicant in title section	<u>X</u>	_____
10) date of preparation of all plans, as revised	<u>X</u>	_____
11) names of all owners, abutters and easement holders	<u>X</u>	_____
12) all tax map and lot numbers	<u>X</u>	_____
13) match lines	<u>X</u>	_____
14) lot sizes in acres (and in sq. feet if 3 acres or less)	<u>X</u>	_____

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	<u>Applicant</u>	<u>Board Use Only</u>
15) # of feet of contiguous frontage on each lot	<u>X</u>	<u> </u>
16) Existing lot lines, angles and dimensions	<u>X</u>	<u> </u>
17) setback lines	<u>X</u>	<u> </u>
18) Zone of property and zoning boundaries	<u>X</u>	<u> </u>
19) Existing natural features	<u>X</u>	<u> </u>
20) Location and dimensions of all existing and proposed buildings, loading/unloading areas, parking areas with individual spaces, streets and driveways and setback dimensions	<u>X</u>	<u> </u>
21) names and right-of-way lines of existing and proposed streets within 100 feet	<u>X</u>	<u> </u>
22) Type and location of all existing and proposed utilities, transformers, drainage facilities, on-site waste disposal facilities, underground storage tanks, water supply, etc.	<u>X</u>	<u> </u>
23) Existing and proposed landscaping, buffers & plantings	<u>X</u>	<u> </u>
24) Location of all exterior lighting	<u>X</u>	<u> </u>
25) Location of proposed signs or instructional devices	<u>X</u>	<u> </u>
26) Location of all existing and proposed easements, deed restrictions, etc.	<u>X</u>	<u> </u>
27) proper signature block	<u>X</u>	<u> </u>
28) The statement: The approval of this site development is subject to the applicant complying with all applicable zoning and site development regulations, as well as with all conditions of approval as established by the Board and recorded in its minutes and notice of decision.	<u>X</u>	<u> </u>
*29) Total square footage of impermeable surface	<u>X</u>	<u> </u>

***B. 5 copies of a map, or maps as determined by the size of the site development and the complexity of the required information, which are drawn to the same scale as the final plat and which clearly show the following:**

	<u>Applicant</u>	<u>Board Use Only</u>
*1) Topographical information		
USGS interpretations	_____	_____
Actual survey contours	_____X_____	_____
*2) Soils data		
SSS maps	_____	_____
U.S. Soil Conservation Service	_____X_____	_____
HIS maps	_____	_____
*3) Landscape plan	N/A	_____
*4) Storm water drainage plan	N/A	_____
*5) Building elevations	N/A	_____
6) Circulation plan	N/A	_____
7) Utility plan	N/A	_____
8) Snow removal and storage plan	N/A	_____
9) Fire safety and prevention plan	N/A	_____
10) Solid waste disposal plan	N/A	_____
11) Sediment & erosion control plan	N/A	_____

If any of this information is provided on the final plat, instead of back-up plats, please so indicate.

C. Unless otherwise indicated in the text or noted parenthetically, 1 copy of the following:

	<u>Applicant</u>	<u>Board Use Only</u>
1) 2 copies of a completed signed application form	_____	_____
2) All fees as specified as Appendix A	_____	_____
3) 2 copies of all Federal or State permits	_____	_____
4) Written request for a waiver, including the statement: If the Planning board denies the requested waiver(s), I understand that a) if I do not agree to provide the required information, my application shall not be accepted, and b) if I do agree to meet the requirement(s), the Board shall proceed according to the procedures outlined in Section IV(B)(6).	_____	_____
5) A copy of all local permits and approvals	_____	_____
6) 2 copies of all pertinent legal documents	_____	_____
7) 2 copies of a use intensity statement	_____	_____
8) Statement from Fire Chief regarding compliance with Life Safety Code	_____	_____
*9) Opinion of the Road Agent on curb cut or drive locations	_____	_____
*10) Statement that site is ready for Board inspection as specified in Sec. IV(B)(9)	_____	_____
*11) 2 copies of a construction plan timetable	_____	_____
*12) Statement on future plans for any undeveloped portions of the owner's holding	_____	_____

* An asterisk indicates that the requirement is subject to Section VI(D) automatic waivers.