

Rec'd
10/1/08

APPLICATION FOR APPROVAL OF FINAL SUBDIVISION PLAT
Town of Grafton, New Hampshire ..

TO BE FILLED OUT BY APPLICANT

1. Subdivision Name: _____

2. Subdivision Location: _____

3. Tax Map and Parcel Number: _____

4. Owner of Record: _____

Address: _____ Phone: _____

5. Has an agent been appointed to represent the owner? Yes ____ No ____

Agent's Name: _____

Address: _____

6. Attach list of all abutters as indicated on town records not more than five days before the filing of this application.

7. Date of regular Planning Board meeting at which application for approval of final subdivision plat is to be submitted to the Board: _____

8. Have the requirements for final plat submission been met in their entirety? For major subdivisions, see Section 8:03 items (a) and (b) of the Subdivision Regulations of the Town of Grafton, and as further specified by the Grafton Planning Board. NOTE: PURSUANT TO LOCAL ORDINANCES ENACTED BY THE TOWN OF GRAFTON, LOT SIZE FOR DWELLINGS SHALL BE A MINIMUM OF TWO ACRES. See Appendix.

Yes ____ No ____

If not, please indicate all exceptions or waivers requested: _____

9. Number of lots proposed for final approval: _____

10. Type of subdivision: Minor ____ Major ____

11. List all maps and other material accompanying this application:

Number	Item
	Polyester film copies of final plat
	Blue or black line prints
	Construction detail sheets
	Copy of deed for subdivision
	If not owner, letter of authorization from owner

12. General comments: _____

13. WITH THE FILING OF THIS APPLICATION all payments will be paid (application fee of \$25.00, abutters notice by certified mail, notice for newspaper publication, \$25.00 recordation fee and any other expenses).

14. The undersigned hereby requests final approval by the Planning Board of the above-identified subdivision plat:

Signature of owner: _____ Date: _____

Note: By signing this application, the owner authorizes the members of the Planning Board to enter onto the property for purposes of site evaluation.

*****FOR OFFICIAL USE ONLY*****

15. Date application received by the Planning Board: _____

16. Date application officially accepted by the Planning Board: _____

17. Date 90-day review period terminates: _____

18. Date abutter notification to be mailed by: _____

19. Date of public hearing: _____

20. Date public hearing notices to be mailed and published by: _____

21. Date of site evaluation: _____

22. Fees paid:

DATE	PURPOSE	AMOUNT

23. Date final plat approval granted: _____

Signature of Chairman or Secretary: _____

Date filed with Registry of Deeds: _____

24. Final plat approval denied: _____

Signature of Chairman or Secretary: _____

25. General comments or notes: _____

26. Exceptions or waivers requested by applicant: _____

APPENDIX
ORDINANCES OF THE TOWN OF GRAFTON

ORDINANCE FOR APPROVAL OF SUBDIVISIONS REGULATED BY NHRSA

All subdivisions which now have to be presented by the State of New Hampshire for approval under Revised Statutes Annotated must henceforth be presented to the Planning Board in the Town of Grafton for final approval. (Art. 12, 1968 town meeting)

ORDINANCE FOR REGULATION OF ROADS ACCEPTABLE TO THE TOWN OF GRAFTON

Henceforth, the Town of Grafton will not accept any roads that do not meet the following specifications:

1. Minimum depth of 15 inches of gravel.
2. Minimum width of 18 feet of road surface.
3. Proper drainage and sloping rights.
4. Minimum of 26 feet ditch to ditch.
5. Minimum of 50 feet right of way.

(Art. 16, 1975 town meeting. *Superseded by NH RSA 236:13 and Grafton Subdivision Regulations, Art 22 Town Meeting 1988*)

ORDINANCE FOR REGULATING MOBILE HOME PARKS IN THE TOWN OF GRAFTON

In the interest of stabilizing taxes and helping to prevent increases, this ordinance is proposed for the Town of Grafton. Experience has shown that an unfair tax burden is placed on townspeople for increased school and community services costs where there are no regulations governing mobile home parks and trailer parks.

1. This ordinance does not affect any existing mobile home or trailer owners, or persons who wish to install non-commercial mobile home or trailer facilities privately and for their own use. This ordinance shall apply within the limits of the Town of Grafton.

2. No firm or entity shall establish or operate a mobile home park or trailer park within the limits of the Town of Grafton without a permit.

3. Before any permits for a mobile home park or trailer park shall be issued, the Planning Board shall certify to the Board of Selectmen that the proposed mobile home park or trailer park will not be injurious or detrimental to the neighborhood in which it is to be situated.

4. Mobile home parks or trailer parks will be permitted subject to approval of application as submitted to the Planning Board. Such application shall be accompanied by a text and map describing the proposed location of the park, the lot layout, plans for water supply and sewage disposal, for garbage and trash disposal, for drainage, for street layout and construction.

5. Regarding mobile home parks or trailer parks, any plan must meet or exceed the following standards:

a. It shall be located on a minimum area of 5 acres; each lot must contain not less than 20,000 square feet and shall have a frontage of at least 100 feet on a public or private street having a width of at least 50 feet.

b. No lot shall contain more than one mobile home or trailer. No mobile home or trailer shall be placed closer than 150 feet to an existing residence.

c. Each lot shall be clearly marked.

d. Front yard setbacks shall be at least 25 feet. Rear yard setbacks shall be at least 25 feet. Side yard setbacks shall be at least 15 feet.

e. Sanitary facilities must exceed or meet all applicable standards of the State Water Pollution Board and the Town of Grafton.

f. No principal buildings other than mobile homes or trailers shall be located in a mobile home park or trailer park.

g. In all mobile home parks and trailer parks, roadways shall be well drained, gravelled, and hard surfaced or paved. All roadways shall be maintained in good condition and shall be lighted at night. Suitable areas shall be set aside for recreational purposes.

6. Definitions:

Mobile Home: Any vehicle used or so constructed as to permit its being used as a conveyance and as a dwelling or a sleeping place for one or more persons and provided with running water and sanitary facilities.

Trailer of house trailer: A mobile home which does not have a toilet and bathtub and shower.

Mobile home park or trailer park: Any non-private plot of ground upon which three or more mobile homes or trailers are located.

(Art. 3, 1973 town meeting. *Ordinance repealed, Art. 23, town meeting 1988*)

ORDINANCE FOR MINIMUM LOT SIZE

Henceforth, lot size for dwellings shall be a minimum of two acres. (Art. 12, Town Meeting 1976)

ORDINANCE FOR SPECIFICATIONS FOR DRIVEWAYS AND APPROACHES

Henceforth, new driveways and approaches must be constructed to meet the following specifications:

1. Where ditch lines exist, a 12 inch minimum drain culvert must be used to avoid breaking said lines.
 2. Surfaces must at least be gravelled.
 3. Driveways and approaches must be approved by the Board of Selectmen.
- (Art. 13, town meeting 1976. *Repealed Art. 5, town meeting 1988*)