

Subdivision Application Form
Town of Allenstown, New Hampshire
Revised 10/2015

To be Completed by Applicant		10. Owner Signature	
1. Date of Submission		Name <u>Rodney Musto Jr</u>	Address & Email [REDACTED]
		298 Deerfield Rd	Telephone [REDACTED]
		Signature <u>R Musto</u>	
2. Type of Application <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Minor Subdivision <input checked="" type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other		Name <u>Rodney D. Musto Jr</u>	Address & Email [REDACTED]
		298 Deerfield RD	Telephone & Email [REDACTED]
		Signature <u>R Musto</u>	
3. # of lots before subdivision = <u>20</u>		12. Surveyor	
4. # of lots to be created = <u>20</u>		Name <u>Meridian Land Surveying</u>	
5. Total Area of Site before subdivision		Address <u>39 Old Nashua Rd</u>	
		Telephone <u>603-673-1441</u>	
6. Location of project Address: Tax Map/Lot # <u>402/lot 2</u>		13. Required Materials (see Subdivision Regulations for details): *ALL APPLICATIONS ARE TO BE COMPLETED ONLINE AT ALLENSTOWNNH.GOV AND ANY ADDITIONAL ITEMS SUBMITTED ELECTRONICALLY TO PLANNING@ALLENSTOWNNH.GOV	
7. Zoning District		I. Completed application for Subdivision review and checklist.	
8. Has this property gone to the ZBA? <input type="checkbox"/> Yes Case # _____ <input checked="" type="checkbox"/> No		II. Subdivision (2 large copies).	
9. Description of the project:		III. List of current names and addresses of all abutters.	
		IV. All appropriate fees, escrows, signed fee acknowledgement, and W-9.	
		V. The material composition shall be suitable for electronic scanning, recording, and archiving by the Registers of Deeds.	
		VI. A letter of authorization from the owner, if the applicant is not owner.	
		VII. 4 large plans, checks, and W-9 to be dropped off at Town Hall. Scans of each should be also submitted digitally with the rest of the application package.	
Planning department use Only		2. Fees: Escrow _____ Application _____ Postage _____ Newspaper _____ Signed Fee Acknowledgement _____	
1. Materials Submitted: <input checked="" type="checkbox"/> Plans <input type="checkbox"/> Completed Checklist <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Postage Fee(s) <input checked="" type="checkbox"/> Letter of Authorization <input checked="" type="checkbox"/> Written Waiver Request(s)		3. Date of abutters notice:	
		4. Date of newspaper notice:	
		5. Date of Pre-application Meeting:	
		6. Date of PB Acceptance	
<input checked="" type="checkbox"/> Application <input checked="" type="checkbox"/> Abutters list <input checked="" type="checkbox"/> Escrow(s) <input checked="" type="checkbox"/> Newspaper Fee(s) <input type="checkbox"/> Studies <input type="checkbox"/> Fee Acknowledgement		Receipt Stamp	
		Subdivision Application #	

Handy

April 26, 2016

**List of Abutters
Lots 402-2 & 407-18
Deerfield Road
Allenstown, New Hampshire**

402-2, 402-2-1 & 402-2-2
Melodie Fay
310 Deerfield Road
Allenstown, NH 03275

407-18, 407-19 & 407-22
Rodney D. Musto, Jr
37 Alice Drive #90
Concord, NH 03303

402-2-3
Joseph E. Jr. & Sally A. Breslin
75 Chestnut Drive
Allenstown, NH 03275

402-22 & 402-23
Donigan Properties
134 Chester Road
Fremont, NH 03044

402-24
Whogas LLC
8R Gifford Farm Road
Stratham, NH 03885

407-17
Sandra & Armand Tourangeau
288 Deerfield Road
Allenstown, NH 03275

407-28
State of New Hampshire
P.O. Box 483
Concord, NH 03302

407-21
Glenn T. & Diane E. Chisolm
309 Deerfield Road
Allenstown, NH 03275

402-182
Carol Lane
5 Podunk Road
Allenstown, NH 03275

Meridian Land Services, Inc.
P.O. Box 118
Milford, NH 03055 0118
RAH, TEC, KMA, JAH

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Allenstown, NH 03275

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Town of Allenstown
Planning Board
16 School Street
Allenstown, NH 03275
603-485-4276 ext. 5
DPendergast@allenstown.org

As the applicant for LOT LINE REVISION, located at 310 DEERFIELD RD and Allenstown map 402 and lot 2 I have read and understand the Allenstown Planning Board Fees (attached). Additionally, I authorize the Town of Allenstown to establish an escrow account for professional review services associated with my Application (Central NH Regional Planning Commission, Town Attorney, and Town Engineer). I understand that with an escrow I may be required to pay additional fees for services incurred, as needed, or, the Town of Allenstown may reimburse fees, as needed, if they are not expended in their entirety once the project approval process concludes. I acknowledge that any outstanding fees not paid that are incurred by the Town of Allenstown associated with the approval of the Application can and will be required to be paid as a condition of approval before plans are signed. Additionally, I understand that the submittal of appropriate fees (including escrow fees), complete and signed application forms, a current abutters list and this Fee Acknowledgement less than 28 days in advance of the next regularly scheduled Planning Board meeting will result in the entire application package automatically being deemed incomplete.

MELODIE FAY
Applicant (Printed)

[Signature]
Applicant (Signature)

5-2-16
Date



Town of Allenstown
Planning Board
16 School Street
Allenstown, NH 03275
603-485-4276 ext. 5
DPendergast@allenstown.org

As the applicant for Rodney Musto, located at 298 Deerfield Rd and
Allenstown map 407 and lot 18 I have read and understand the Allenstown
Planning Board Fees (attached). Additionally, I authorize the Town of Allenstown to establish an escrow
account for professional review services associated with my Application (Central NH Regional Planning
Commission, Town Attorney, and Town Engineer). I understand that with an escrow I may be required to
pay additional fees for services incurred, as needed, or, the Town of Allenstown may reimburse fees, as
needed, if they are not expended in their entirety once the project approval process concludes. I
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with the approval of the Application can and will be required to be paid as a condition of approval before
plans are signed. Additionally, I understand that the submittal of appropriate fees (including escrow fees),
complete and signed application forms, a current abutters list and this Fee Acknowledgement less than
28 days in advance of the next regularly scheduled Planning Board meeting will result in the entire
application package automatically being deemed incomplete.

Rodney Musto
Applicant (Printed)

RJM
Applicant (Signature)

4/27/2016
Date

- Fee app
- letter of approval
- wq



- 26 days before meeting
- 1st, 3rd wed.

**TOWN OF ALLENSTOWN
PLANNING BOARD
Subdivision Application Checklist**

paper - 164
copy
for me / pany

This document is adopted as part of the Allenstown Subdivision Regulations and in the event there is any conflict between this checklist and items listed in the Subdivision Regulations the more inclusive requirement shall apply. Completing this Checklist does not eliminate the need for the applicant and/or their agent to review the Subdivision Regulations prior to submittal. **Please note that all items are to be submitted digitally at allenstownnh.gov per Subdivision Regulation Section 4.04. Checks and large plan sets to be submitted at Town Hall separately.**

on July.

Project Name/#: Deerfield RD Tax Map & Lot No. 407/lot 18 & 402/lot 2

Address Project: 298 Deerfield Rd Lot Size(s) BEFORE Subdivision: 31.237 - 1/5.16 acres

Zoning District: Rcs # of lots BEFORE Subdivision: 2

of lots AFTER Subdivision: 2

Property Owner: Rodney Musto Designer: Meridian Land Services Inc.

Description of Proposed Project: To better adjoin lots 407/lot 18 & 402/lot 2, minor lot line adjustment to provide backyard for 310 Deerfield Rd.

SUBMISSION REQUIREMENTS (Section IV.A)
PER SUBDIVISION REGULATION SECTION 4.04 ALL ITEMS TO BE SUBMITTED IN DIGITAL FORM.

<u>Submittal Items</u>	Yes	No	N/A	Waiver	Comments
1. Digital submittal of materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Completed application - 4 copies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Updated October 2015

	Yes	No	N/A	Waiver	Comments
3. Fees paid (1 escrow Check; 1 check all other fees) <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4. Letter of authorization <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>both sheets att.</u>
5. Waiver request <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Fee Acknowledgement <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. W-9 (for escrow) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

At least one of the following must be checked as a "yes" for the application to be considered a MINOR subdivision

8. Creates 3 lots or less with no potential for further subdivision, requires no new roads, utilities or other municipal improvements (3.0)

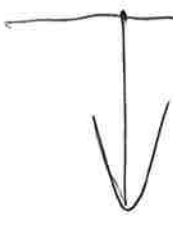
9. Lot Line adjustment which does not create an additional building lot – i.e. there is not an increase in the number of lots following approval (3.0)

All Plans are Required to Show

10. Four black or blue line paper prints (5.02)

11. Final plat and paper prints not smaller than 20"x30" (5.02)

12. Proposed subdivision name; name and address of owner of record; applicant and engineer or surveyor; date; north arrow and written graphic scale (5.01.a)



Updated October 2015

	Yes	No	N/A	Waiver	Comments
<p>13. Names of owners, abutting properties identified by Town of Allentown tax map page and lot number, area in acres and square feet of each abutting property, names of abutting subdivisions, streets, grantees of easements, purpose of easements, setbacks, alleys, parks and public open spaces (5.01.b).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p>14. Location of property lines and their approximate dimensions, existing easements (existing & proposed), buildings (existing & proposed), water courses, ponds or standing water, rock ledges and other essential features and soil types and characteristics (5.01.c, 5.02c & 5.02e)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p>15. Location & size of existing and proposed water, sewerage and drainage facilities; location of any percolation test pits and results, typical designs for any systems, as appropriate (5.01d & 5.02c)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
<p>16. Location, name and widths of existing and proposed streets and highways with grades, profiles and elevations. Shall include cross sections at 50' intervals; if abutting a state highway, a copy of the driveway NHDOT driveway permit or application; elevations of sufficient points on the property (5.01e, 5.02c & 5.02l)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Updated October 2015

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17. Proposed lots with dimensions, setback lines, proposed easements, square footage and acreage of proposed lots (5.01f, 5.02c & 5.02d)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
18. Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication, and a copy of such private deed restrictions are intended to cover part or all of the tract (5.01.g & 5.02c).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
19. Location and size of any bridges or culverts (5.01.h)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
20. Date and signature block for the Chairman, Allenstown Planning Board (5.01.i)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
21. Where the preliminary layout submitted covers only a part of the applicant's entire holding, a sketch of the prospective future street system of the un-submitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted. (5.01.j)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
22. Name and seal of engineer and of land surveyor licensed by the State of New Hampshire (5.02.b).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

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<p>23. Lot lines shall be based upon a maximum error of closure of 1 in 10,000 certified by a surveyor licensed in NH; distances to nearest 100th foot and bearings to nearest 10 seconds; primary horizontal & vertical control points; topography at 2-foot intervals; tie to NH State Plane coordinate system (1988 datum) (5.02c)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<p>24. Station, Radii, Curve data and paving widths for proposed streets; lot and parcel dimensions, areas in square feet and acres, consecutive numbering of lots (5.02.d).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<p>25. Easements of at least 20 feet for stormwater and/or sanitary sewer pipes (existing, proposed or in the future); easements full width of channel of drainage ditches; written acknowledgement of the applicant's responsibility for maintenance of structures and an assumption of liability until such easement has been legally accepted by the Town (5.02e & 5.02.d).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<p>26. Approved names of proposed streets; surface modification (5.02.f).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<p>27. Existing and proposed plans for telephone, electricity and gas utilities (5.02.h)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<p>28. Drainage study signed and stamped by a professional engineer. Minimum design is 20-year storm event (5.02j & 5.02.j.1)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Updated October 2015

	Yes	No	N/A	Waiver	Comments
29. Soil delineation, depth to seasonal water table, depth to bedrock, permeability and identification of poorly drained soils/wetlands (5.02k)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
30. Statement regarding Adequate water and/or sewer capacity from each department (5.02m & 5.06e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
31. Initials of applicant on all materials submitted to the board; conditions placed on the plan to be filed at MCRD (5.02n)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
32. Existing & proposed Boundary monuments; granite monuments for new streets at each change of direction; bounds at each corner of new lot or a change in direction (5.02g2 & 3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
33. Plan note, signed by surveyor, stating that mounuments or bounds shown on plan have or will be set under his/her supervision prior to conveyance of any approved lots (5.02g.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
34. Town Police/Fire approvals for traffic control/fire access, etc. (5.06f)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
35. The following statement must be on the plan: The Subdivision Regulations of the Town of Allenstown are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said Subdivision Regulations, excepting only any variances or modifications and subject to any conditions made in writing by the Board and attached hereto." (5.02)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Updated October 2015

	Yes	No	N/A	Waiver	Comments
36. Compliance with Stormwater Management Ordinance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
37. Shape or Cad file To Town when new Infrastructure provided (7.04.a)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
38. New electric utilities Proposed underground (5.02.h)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
39. Erosion Control Measures (5.02.j.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>Major Subdivision Criteria</u>					
40. Environmental assessment (6.01.f)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
41. Traffic Impact Study (6.01.b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
42. Fiscal Impact Study (6.01.a)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
43. Community Facilities Impact Study (6.01.c)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
44. Site Impact Study (6.01.d)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
45. Drainage Report (5.02j)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
46. Location, dimensions and area of all property proposed to be set aside for park or playground use, open space or other public or private reservations, with designation of the purpose thereof and any conditions (6.02.o)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

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47. Any other data, evidence, or test results required by the Board, including but not limited to that resulting from full or partial environmental and/or economic impact statements (6.1.f)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>Other Permits Required – As Needed</u>					
48. Copy of NHDES Dredge and Fill permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (RSA 485-A:17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
49. Copy of NHDES State Subdivision permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.06a & ENV-Wq 1000; Sub Regs 6.B.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
50. Copy of NHDES Septic Design permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.07 & ENV-Wq 1000)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
51. Copy of NHDES Terrain Alteration permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (RSA 485-A:17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

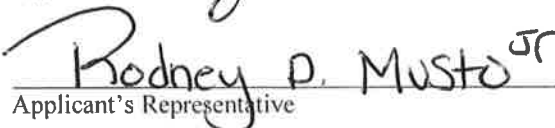
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	Yes	No	N/A	Waiver	Comments
52. Copy of NHDOT driveway permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.06b & NHRSA 236:13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
53. Copy of Town of Allenstown driveway permit application, as needed – approved permit will be needed as a condition of subdivision approval by Planning Board (5.06.d).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>Performance Bond – As Needed</u>					
54. Filed in accordance with Sections 4.04.b & 7.03.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>General Design Standards</u>					
Subdivision design standards <u>include – but are not limited to –</u> the following items (it is the subdivider’s responsibility to familiarize him/herself with the Allenstown Subdivision Regulations and ensure compliance):					
Storm Drainage					
55. Culverts over 10’ diameter are marked as bridges on plans (5.01.h)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Landscaping, Lighting, & Signage					
56. Landscaping, lighting, and signage shown on plan (5.01.k)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Water Systems					
57. Connections or private systems to be shown on plan – 75’ wellhead protection radius per RSA 485-A:30-b	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Lot Shape					
58. Lot shape per 6.02(g)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Updated October 2015

The undersigned acknowledge that they have reviewed and understand the Allenstown Subdivision Regulations in their entirety prior to making application:


Applicant _____ Date 4/27/2016


Applicant's Representative _____ Date 4/27/2016

Failure to sign this application form is likely to result in the application being deemed incomplete by the Planning Board.