

**SUBDIVISION APPLICATION for NELSON, NEW HAMPSHIRE**

Map & Lot # \_\_\_\_\_

Case # \_\_\_\_\_

This application is to be submitted to the Planning Board Clerk. The Clerk will establish, with the applicant, a date for a Public Hearing. Prior to submitting this application, the applicant is expected to review thoroughly the Nelson Subdivision Regulations and the Zoning Ordinances, and should be prepared to discuss all points addressed by those regulations in terms of how they apply to this specific proposal.

Included with this application must be:

1. A plat as defined in the Subdivision Regulations (Mylar original for registering at the Cheshire Registry of Deeds, paper copies for the Planning Board records and the property files of each parcel of land created and affected by this action plus a reduced copy (no larger than ledger size) to be sent to the mappers. The Mylar must indicate the current property lines and the proposed changes.
2. A list of the names and mailing addresses of all abutting property owners, including the appropriate Lake Association when the property is on one of our lakes. If there is an easement or right-of-way on this property, those involved shall be considered abutters.
3. The application fee as indicated on the Itemized Charges for Public Hearing (if a check, made payable to the Town of Nelson.  
**Note:** If the costs of the Hearing should exceed the fee collected, the landowner will be billed for the additional expenses.
4. NH DES (Dept. of Environmental Services) approval must be obtained for septic systems on lots of five acres or less, or any size lot which has waterfront, and for the subdivision of any lakefront lots. The Board may accept this application with the understanding that such approval is pending. Subdivision approval will then be contingent on state approval

Name of applicant (land owner): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of person representing applicant, if any: \_\_\_\_\_

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

**(Representative must have signed statement authorizing their role – see end of this document.)**

Size of original lot proposed for subdivision ( in acres): \_\_\_\_\_

Number and sizes ( in acres) of proposed lots: \_\_\_\_\_

Location of property (referenced by roads): \_\_\_\_\_  
(over)

Description of property (i.e. vegetation, streams, ponds, existing structures, etc.) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Is the construction or reclassification of any roads or driveways a part of this subdivision? Y \_\_\_\_ N \_\_\_\_

To the best of your knowledge, does this subdivision proposal meet the requirements of the Nelson Subdivision Regulations and the Nelson Zoning Ordinances? Y \_\_\_\_ N \_\_\_\_

If not, please specify potential variance(s) that may be required. \_\_\_\_\_

\_\_\_\_\_

I have read the Planning Board Subdivision Regulations and request a waiver of the following circled regulations in Section VI or VII – Subsection C: numbers:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

I hereby request the approval of the Nelson Planning Board for the above subdivision proposal. Permission is hereby granted for Planning Board members to perambulate the property that is at subject of this application.

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**AGENT/REPRESENTATIVE AUTHORIZATION**  
(only for cases where someone will be representing the property owner)

I, \_\_\_\_\_, the owner of the property which is the subject of

this Subdivision application, hereby grant authorization for \_\_\_\_\_

to represent this application to the Planning Board, and to act as my agent for all questions and discussions concerning this subdivision.

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Town of Nelson

## Planning & Zoning Board of Adjustment

### SCHEDULE OF FEES

#### Subdivision

Application Fee (primary lot plus one)	\$ 250.00
Additional lots (75.00 each)	\$ _____
Newspaper notices	\$ 175.00
Abutter notification fee (\$10.00 per abutter)	\$ _____
LCHP Fee	\$ 25.00
Mylar filing at registry of deeds	\$ 26.00
Total cost	\$ _____

#### Voluntary Merger

Administrative fee and filing	\$ 75.00
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#### Boundary/Lot Line Adjustment Variance

Base Fee	\$ 150.00
Newspaper notices	\$ 175.00
Abutter notification fee (\$10.00 per abutter)	\$ _____
Variance-Delivery/filing at Registry of Deeds	\$ 25.00
Boundary Line Adj – LCHP & MYLAR	\$ 51.00
Check made out registry of deeds	Total Cost \$ _____
Due when MYLAR is delivered for filing	

Check payable to Town of Nelson      FEE PAID: \$ \_\_\_\_\_      DATE: \_\_\_\_\_  
PB/ZBA Hearing in memo line      CHECK # \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

Map & Lot numbers involved \_\_\_\_\_

Applicant name and address \_\_\_\_\_

Case # \_\_\_\_\_      Date of Hearing \_\_\_\_\_

A copy of these charges and payments to be sent to the applicant along with the Notice of Decision and Registration information after the Mylar has been filed.

NOTE: Granite lake Assoc.(only the island) and Nubanusit Lake Assoc are considered abutters for applications in their regions.