

Town of Stratford NH Planning Board

LOT LINE ADJUSTMENT APPLICATION

A lot line adjustment may be made with the approval of the Board and shall not create a new buildable lot [676:4 l(e)(1)]. The applicant shall submit a completed application, including all required fees, and one (1) original Mylar map and three (3) paper copies. Applications shall be submitted only during a regularly scheduled business meeting of the Board. An application for a lot line adjustment shall not require notice to the general public or a public hearing, but will require notice to all abutters, holders of conservation, preservation, or agricultural preservation restrictions, or other easement holders. Notice shall be mailed at least 10 days prior to the business meeting when the Board will review the application for completeness. Submission of the final application and approval may take place at the same meeting provided that notice has been given to the abutters and easement holders who may be heard upon request.

APPLICATION IS HEREBY MADE TO THE STRATFORD PLANNING BOARD FOR APPROVAL OF MAP ENTITLED: _____

Lot Line Adjustment Location: _____

Name and Address of Person Submitting the Application: _____

Name and Address of Engineer, Surveyor, or Designer: _____

Property Owners, Tax Map Numbers, and Lot Numbers of the Properties affected by this Lot Line Adjustment:

- A. _____
- B. _____
- C. _____

The resulting effects will be (Changes to each property):

- A. _____
- B. _____
- C. _____

Use additional paper, if necessary.

Signature of each property owner is necessary

A. _____

Telephone # _____

B. _____

Telephone # _____

** PLEASE NOTE: A copy of the proposed lot line adjustment, PRIOR TO APPROVAL, needs to be mailed to all utilities with a right-of-way on this property (such as, NH Electric Co-op; Public Service; Gas Pipeline)

Requirements:

Payment for all application fees in accordance with the Board's current fee schedule.

Notarized authorization(s) from all owner(s) of the lots proposed for Lot Line Adjustment if said owners do not appear in person before the Board.

Copies of the deeds and all easements and deed restrictions for the lot or lots proposed for subdivision.

All abutter names and addresses of record, taken from Town records not more than 5 days before the day of filing the application with the Board.

Names and addresses of all easement holders, including, but not limited to, conservation, preservation, or agricultural preservation restrictions.

One mylar original subdivision map that satisfies all requirements of RSA 478:1-a, the Coös County Registry of Deeds and, where not in conflict, the below listed requirements for paper copies.

Three paper copies of the map, equal to the mylar in size, that clearly define the proposed Lot Line Adjustment and include the following:

Owner(s) name(s) and address(es) and, if not the owner, the applicant name and address.

Address(es), license number(s), and seal(s) of all surveyors and engineers whose names appear on the map.

Plan date and all revision dates.

A scale bar, which shall be 1:1200 unless approved otherwise by the Board.

Locus map that clearly shows the location of the proposed Lot Line Adjustment within the town.

North Arrow

Signature block for the Board with lines for five signatures.

All current lots identified with tax map numbers, lot numbers, and owner names.

All current easements identified with holders' names.

All proposed lot and easement boundaries including bearings, horizontal distances, and the location of permanent monuments; curved boundary lines shall show radii, deltas, and horizontal arc lengths.

Location of existing buildings and other structures.

Locations of all existing roads, easements, and rights-of-way.

Location of all existing utilities.

No protected area around a potable water well shall be affected by any Lot Line Adjustment.

Any special conditions or other requirements made at the Board's discretion must be shown.

All surveys, control points, and boundary information shall be based on the current NH State Grid Coordinate System and be prepared according to the standards of the N.H. Land Surveyors Association and the Coös County Registry of Deeds.