

TOWN OF COLEBROOK
17 Bridge Street
Colebrook, New Hampshire 03576

Phone: 603-237-5200
Fax: 603-237-5069
email: Colebrook-nh@myfairpoint.net
Website: <http://www.colebrook-nh.com>

BOUNDARY LINE ADJUSTMENT APPLICATION

Date: _____

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

Boundary Line Adjustment (BLA) Location: _____

Name and Address of Person Submitting the Application: _____

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

Property Owner, Tax Map Number and Lot Number of Property affected by this BLA:

A. _____

B. _____

C. _____

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

A. _____

B. _____

C. _____

Will this Boundary Line Adjustment require a site plan review hearing also? _____

Use additional paper, if necessary, to complete the application.

Signature of each property owner is necessary*

A. _____
Telephone # _____

B. _____
Telephone # _____

*If this application is being signed by an authorized agent, there must be a letter of acknowledgement from the property owners involved.

** PLEASE NOTE: A copy of the proposed subdivision, 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)

July 2010

Requirements:

1. A plan showing the boundary adjustments must be provided.
2. A list of abutters and current addresses, based on Town records five days prior to filing.
3. The following condition of approval must appear on the mylar:

“ The land within the area of the boundary adjustment shown on this plat shall be conveyed to the owners of the abutting parcel, identified on this plat as lot _____, shall merge with that abutting parcel, and may not thereafter be separately transferred without prior subdivision approval from the Colebrook Planning Board.

Approval of this boundary line adjustment shall automatically lapse and shall be of no further force or effect if the conveyance of the land within the area of the boundary adjustment to the owners of the abutting parcel does not appear as a matter of record at the Coos County Registry of Deeds **within six (6) months from the date of approval of this mylar.**”

4. A full public hearing is necessary even if not requested by the applicant or any abutters.
5. The signed plan will remain in the custody of the Planning Board after it is in final form, and will be recorded by the Registry of Deeds by the Planning Board, at the expense of the applicant,

SUBDIVISION / BOUNDARY LINE ADJUSTMENT REQUIREMENTS CHECKLIST

	Provided	Not Applicable	Waiver Requested	Planning Board
1. Date	_____	_____	_____	_____
2. Name & address of applicant and owner	_____	_____	_____	_____
3. Location of property	_____	_____	_____	_____
4. Street, tax map and lot #	_____	_____	_____	_____
5. Name of subdivision	_____	_____	_____	_____

In order to be complete, a subdivision application shall contain the following information, where applicable:

- List abutters and current addresses, based on town records five days prior to filing
- All fees required to cover notices and any administrative or investigative costs

Submit Three copies of the plat and mylar (plan) showing the following, where applicable:

6. Current owners name & address	_____	_____	_____	_____
7. Surveyor name, address, license number & seal	_____	_____	_____	_____
8. Location (locus) map	_____	_____	_____	_____
9. Location of existing building(s)	_____	_____	_____	_____
10. Scale and north arrow	_____	_____	_____	_____
11. Date plan prepared	_____	_____	_____	_____
12. Location of existing and proposed sewer and water lines and utilities	_____	_____	_____	_____
13. Location of test pits, test pit log results	_____	_____	_____	_____
-- License # and name	_____	_____	_____	_____
-- Error of closure	_____	_____	_____	_____
-- Soil mapping	_____	_____	_____	_____
-- 5' contours	_____	_____	_____	_____
14. Deed restrictions	_____	_____	_____	_____
15. Scale 1" for 100 foot maximum	_____	_____	_____	_____
16. Name, width, class and location of existing streets, easements and rights-of-ways	_____	_____	_____	_____
17. Placement of approved driveway locations	_____	_____	_____	_____
18. Cross sections and profiles of all proposed streets and driveways showing existing and proposed grades	_____	_____	_____	_____

Subdivision or Boundary Line Adjustment Requirements Checklist

	Provided	Not Applicable	Waiver Requested	Planning Board
19. Location of water courses, standing water, ponds and final drainage	_____	_____	_____	_____
20. Location of ledges, stone walls and other natural property features	_____	_____	_____	_____
21. *Location and dimension of property lines including entire undivided lot. Each lot must be numbered according to the tax map numbering system	_____	_____	_____	_____

*Note: All newly created lots must have 150' frontage regardless of the "grandfathered" dimension or a zoning variance must be sought.

22. Abutters names, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties	_____	_____	_____	_____
23. Area of proposed lots and open space	_____	_____	_____	_____
24. Common and dedicated land	_____	_____	_____	_____
25. Copies of all applicable permits and applications for permits	_____	_____	_____	_____
26. DES WSPCD subdivision approval, if applicable	_____	_____	_____	_____
27. Completed checklist with justification/ explanation for any omissions	_____	_____	_____	_____

The following items may be required by the planning board before approval is granted:

28. Erosion and sediment control plan	_____	_____	_____	_____
29. Traffic impact analysis	_____	_____	_____	_____
30. Environmental impact statements	_____	_____	_____	_____
31. Wetlands board dredge and fill permit	_____	_____	_____	_____
32. Driveway access permit	_____	_____	_____	_____
33. Construction bonding	_____	_____	_____	_____
34. Town engineer review of proposal	_____	_____	_____	_____
35. Miscellaneous engineering studies	_____	_____	_____	_____
36. Other studies or reports the planning board determines are necessary to make an informed decision	_____	_____	_____	_____