Town of Kingston
Planning Board
PROCEDURE FOR SUBDIVISION
~ ACKNOWLEDGEMENT ~

(Return this signed and dated form with your plan submittal and completed application.)

1. Fill out application; refer to the fee schedules to determine those fees that are required for submittal and associated fees following Planning Board approval.

2. Contract with a State of New Hampshire licensed land surveyor to do your plans. Be sure he has an updated copy of Kingston’s subdivision regulations. Final approval will not be granted by the Planning Board if a valid New Hampshire land surveyor’s seal is not in evidence.

3. Any and all State and Town permits required must be applied for, before applications will be accepted by the Board for an appointment. Copies of the permit applications must be provided at the time of the subdivision application. (Including but not limited to: Septic design, approved by the Town before the State; Dredge and Fill; High Intensity Soil Survey; Driveway entrance onto State highway).

4. File application, copies of all state and town permit applications, twelve (12) full-size copies of the plan, five (5) 11 x 17 copies of the plan, supporting documents and necessary fees with the Planning Board. (See Fee Schedule A) Electronic copies of subdivision plans are to be sent to the Planning Board email address (pb@kingstonnh.org) as part of the submission requirements; deadlines as posted apply. In lieu of electronic receipt of the plans, a waiver can be requested that includes an additional 11x17 copy of the plan being submitted. All necessary documents and fees must be in to the Board not less than twenty-one days prior to the meeting at which the application is to be accepted and placed on an agenda for a public hearing. Deadline dates are available at the Planning Board office. Public Hearings are held on the third Tuesday of each month.* All documents must include property address and tax map number.

5. Applicant must appear before the Planning Board at the public hearing. If it is not possible for the applicant to appear, an agent or representative for the applicant may appear with a NOTARIZED letter of authorization from the applicant.

6. A copy of the deed to the property shall be required.

7. If you wish, you may request a meeting with the Town Planner prior to submitting your plans to discuss your proposal or with the Planning Board that would require abutter notification of the discussion.

*Unless Otherwise Posted
8. By signing and submitting the application, the property owner grants permission for the Planning Board to access private property for the purposes of a site walk. The property owner will receive prior notification of any scheduled site walk.

I have read the Procedures for Subdivision and the Subdivision Regulations for the Town of Kingston and understand what is required.

__________________________________________  
Signature of Owner(s)  
Date

__________________________________________  
Signature of Applicant(s)(If different from Owner)  
Date

__________________________________________  
Property Address  
Tax Map Number

__________________________________________  
Contact Phone Number(s)

__________________________________________  
Contact Phone Number(s)
SUBDIVISION APPLICATION

Applicant’s Name and Address: ___________________________________________

Property Owner’s Name and Address: ______________________________________

(Phone): __________________________________________ (Phone): ______________

(Attach additional list as may be necessary)

Tax Map and Lot Numbers of parcel(s) involved: ________________________________

Street Address/Location: ___________________________________________________

Zoning Districts affecting property (check all that apply):

- Rural Residential District
- Commercial Zone
- I
- II
- III
- Single Family Residential
- Industrial District
- Single Family Res/Agricultural
- Aquifer Protection Zone
- Historic District
- Shoreland Protection District
- I
- II
- Housing for Elderly District
- Wetlands Conservation District
- Groundwater Management Zone
- Other

Description of Proposal: ____________________________________________________

Date of Rockingham County Conservation Test Pit Witnessing: ___________________

State permits applied for (include date of application):

- State Subdivision Approval
- Site Specific Permit
- Dredge and Fill Permit
- State Driveway Access Permit
- Alteration of Terrain Permit
- Other: specify: ______________________________

Names and Addresses of Abutters: (Please note, the definition of abutter can be found in the Town of Kingston Subdivision Regulations) – Attach a list of the names and addresses of abutters to this application.

By signing this application, the applicant acknowledges that this application has been completed truthfully and understands the standards set forth by the Kingston Planning Board’s Site Plan Review and/or Subdivision Regulations.

__________________________________________

KPB
Adopted August 20, 2008
SUBDIVISION FEE SCHEDULE – A

THE FOLLOWING ITEMS ARE REQUIRED UPON APPLICATION.

A. $100.00 application fee for subdivision. For subdivisions that create more than five lots, an additional $20.00 per lot is added to the application fee. (For example, a subdivision creating 13 lots results in an application fee of $260.00).

\[
5 \text{ lots} = $100 \quad \text{plus} \quad 20 \times \text{number of lots over 5} = \hfill \text{Application Fee Total}
\]

B. $150.00 to cover the Town’s cost for placing a legal advertisement announcing the public hearing in a local paper of general circulation.

C. $11.50 per abutter* to cover the Town’s costs for sending certified letters (return receipt requested) to each property owner that abuts a parcel undergoing plan review by the Kingston Planning Board. Abutter list must be on 1” x 2 5/8” adhesive mailing labels (ex.: Avery #5160) and contain three (3) sets of such labels to expedite certified mailings. (2/2014)

\[
11.50 \times \text{(Number of Abutters)} = \text{Abutter Fee Total}
\]

TOTAL FOR ITEMS A, B and C: \hfill \text{ (Make one check for Items A, B, and C payable to the “Town of Kingston”)}

D. $5,000.00 engineering review cost. This fee, along with the completed “Engineering Costs Agreement”, “Patriot Law Information” and “Escrow Release Agreement” forms, is submitted upon application; the fee is placed in a separate interest bearing account. (See “Engineering Costs Agreement” form included in the Subdivision packet.)

Make a separate check for Item “D” payable to the “Town of Kingston”

E. The cost, as determined by the Rockingham County Conservation District (RCCD) for the witnessing of test pits. An estimate of the time required is determined by the RCCD and the applicant. A check is made payable to the RCCD to cover the cost of this work. This fee must be paid in advance in order for the RCCD to provide this service for the Town.

*The “Abutters List” includes not only the names and addresses of all abutters to the property as indicated in Town records but “Required Notification” (aka “Abutters” for the purpose of creating the mailing list) includes the names and addresses of the following: Applicant; holders of conservation, preservation or agricultural preservation restrictions (as defined in RSA 477:45); upstream dam owners, the NHDES Dam Bureau; any engineer, architect, land surveyor or soil scientist whose professional seal appears on any plat submitted to the Board. RSA 676:4
Upon Approval of a Subdivision by the Planning Board, the following is required prior to the Board Chairman signing the Mylar:

1. All Mylars must be **pre-approved** by the Rockingham County Registry of Deeds. The applicant, or his/her representative, **must provide the date** that the Registry reviewed and approved the mylar as adequate for recording.

2. A copy of the entire approved plan set must be provided to the Planning Board on “CD” in PDF format. *(Adopted January 5, 2010)*

3. One (1) “paper copy” of the entire approved “D” sized plan set must be provided to the Board; the Chairman will sign and date each page as confirmation of the approval. In addition, two (2) copies of the entire approved plan set in 11 x 17 format must be provided to the Planning Board as a “paper copy”. *(Adopted January 5, 2010; amended June 21, 2011)*

4. All associated fees must be received.

5. Certificate of Monumentation must be completed and submitted to the Planning Board.
SUBDIVISION FEE SCHEDULE – B
(To be submitted AFTER approval)

All documentation must note the property Tax Map ID number.

THE FOLLOWING ITEMS ARE REQUIRED UPON APPROVAL.

A. A fee of $40.00 per approved lot to cover the cost of making the necessary changes to the Town’s tax map. A separate check to be made payable to the “Town of Kingston”.

\[ \text{\# of lots} \times 40 = \]

B. The cost, as determined by the Rockingham County Registry of Deeds, necessary to record an approved Mylar plan showing all required elements as determined by the Kingston Planning Board.

\[ \text{First Sheet} \times 50 = \]

\[ \text{\# of sheets} \times 26 = \]

(\( \text{each additional \# of sheets to be recorded} \))

\[ \text{\# of sheets to be recorded} \times 12 (\text{Four (4) size "D" copies for the Board at $3.00 each}) = \]

Mailing of Copies:

\[ \text{\# of sheets} \times 15 (\text{Ten (10) size 8 ½ x 11 Copies at $1.50 each}) = \]

Total of items listed under “B”:

(A separate check made payable to “Town of Kingston”)

C. There is a separate State LCHIP surcharge of $25.00 due at the time of recording. This surcharge must be paid at the time of recording and cannot be billed; this requires a separate check made payable to “The Rockingham County Registry of Deeds”.

$25.00
ENGINEERING COSTS AGREEMENT

Date: __________________________

Applicant

Co-applicant

Property Address

Tax Map Number

I (we) hereby submit $5,000.00 to pay all reasonable engineering costs incurred by this application. This will include costs directly associated with the checking of my application by the Town Engineer, Circuit Rider (Professional Planner) and other professionals as required, including on-site inspections. I (we) also understand that any engineering costs which the board feels it must incur in order to reach final approval of my application will be billed to me. (Fees will be discussed at a public hearing prior to the beginning of any work.) Any portion of this $5,000.00 that is not expended during the course of engineering review will be returned upon Planning Board approval of the project. It is the applicant’s responsibility to request the release of the balance of any remaining escrow funds held by the Town of Kingston.

Applicant Signature         Date       Co-applicant Signature       Date

Planning Board Chairman     Date

Comments:

Cc: Town Engineer
    Board of Selectmen
    Finance Officer

KPB
Adopted August 20, 2008
Patriot Law Information Form*

1. Name of Owner or Principle of Corporation

_________________________________________________

2. Home Address

_________________________________________________

3. Social Security Number

_________________________________________________

4. Property Tax Map Number

_________________________________________________

5. Date of Birth

_________________________________________________

6. Driver’s License Number (Please include a copy of the current license.)

_________________________________________________

7. Corporation Tax ID Number (also known as FID Number.)

_________________________________________________

8. Contact Number (Phone/Cell Phone)

_________________________________________________

*A requirement for the Town’s Financial files only when submitting an Engineering Costs Agreement Form. An IRS W-9 must be submitted; copies are available through the Planning Board office. Sensitive information (Items 3,5,6,7) is redacted prior to being placed in the Planning Board’s files.
PROPERTY OWNER’S ACKNOWLEDGEMENT*

*To be completed when the Applicant is not the Property Owner.
This document must be notarized if the Property Owner is unable to attend the Public Hearing for the review of the proposal.

Property Owner(s) Name

________________________________________

Property Address

________________________________________

Contact Number (Phone, Cell, etc.)

________________________________________

Property Tax Map and Lot Number

________________________________________

Applicant’s Name

________________________________________

I am aware of the Subdivision proposal being submitted for review by the Kingston Planning Board.

________________________________________  ______________________
(Property Owner’s Signature)  (Date)

KPB
Adopted August 20, 2008
ESCROW AGREEMENT RELEASE ACKNOWLEDGEMENT

It is the applicant’s responsibility to request the release of the balance of any remaining escrow funds held by the Town of Kingston. However, once the Planning Board has determined that an application has ended and all associated costs have been finalized, a release request may be initiated by the Board to eliminate any unnecessary financial accounts.

The following information will be given to the Town of Kingston’s Finance Officer regarding the dispersal of funds held in escrow by the Town of Kingston.

Name of Applicant: ________________________________

Property Tax Map Number: ________________________________

Mailing Address where the Balance of Funds can be sent:

__________________________________________________________________________________________
(Person or Business to whom the check should be written)

__________________________________________________________________________________________
(Mailing Address)

__________________________________________________________________________________________
(Mailing Address)

__________________________________________________________________________________________
(Mailing Address)

By signing this form, the applicant acknowledges receipt of this information and has given the correct information regarding the dispersal of any unused escrow funds held by the Town of Kingston. It is the responsibility of the applicant to supply any change of information, in writing, to the Town of Kingston Planning Board.

__________________________________________________________________________________________
(Applicant Signature) ______________________________________________________________________
(Date)
CERTIFICATE OF MONUMENTATION

SUBDIVIDER’S NAME: ________________________________

MAILING ADDRESS: _____________________________________________

STREET ADDRESS OF SUBDIVIDED PROPERTY: ____________________________

(Tax Map Number) (Date of Planning Board Approval) (Recorded Plan Number)

(# of Granite Markers Required) (# of Concrete Markers Required) (# of Iron Pipes Required)

I hereby certify that the monumentation required on the above referenced subdivision plan has been accurately installed under my supervision and said monumentation complies with the provisions of the Town of Kingston’s Ordinances, Rules and Regulations.

______________________________  _____________________________
(Surveyor’s Signature) (Date)

______________________________
(Name of Surveyor – Printed)

______________________________
(Telephone Number/Cell Phone Number)

(Surveying Company)

For Planning Board Use Only:
Date of Receipt: ________ Received by: ____________________________

Seal of Surveyor