



PLANNING BOARD

Town of Greenland · Greenland, NH 03840
11 Town Square · PO Box 100
Phone: 603.431.3070 · Fax: 603.430.3761
Website: greenland-nh.com

COMPREHENSIVE APPLICATION Guidelines for Processing Applications & Fee Schedule Worksheet

While the Zoning Ordinance and Planning Board Regulations are lengthy, they are designed to deal with different situations from single issue waivers and permits to large scale residential developments and commercial site plans. The Zoning Ordinance, Subdivision Regulations and Site Plan Review Regulations are available online at: www.greenland-nh.com (Boards/Committees/Commissions, Planning Board, select button on left side of page).

Not all requirements may be applicable to your application. Although not required, it is recommended applications be discussed informally with the Greenland Planning Board or their representative. The key to receiving a prompt decision is to have all the necessary information to the Planning Board before their public hearing date (the third Thursday of every month). All applications **must** be submitted to the Planning Board at least **21 days** prior to the public hearing at which it will be formally reviewed. In order to be scheduled, your application must be complete. Submission deadlines can be found online at www.greenland-nh.com (on the right side of the home page, there is a “button” for Planning Board/Zoning Board Dates). Revised plans of any type must be in the Town Office **ten (10) days** prior to the public hearing date.

SUBMISSION OF APPLICATION MATERIALS

In accordance with RSA 676:4,1(b): *All materials required to constitute a complete application must be submitted to the Town at least **21 days** prior to the public hearing at which it will be considered for application acceptance.* Revised plans of any type must be in the Town Office **ten (10) days** prior to the hearing date.

1. Applications will not be considered complete unless they are:
 - a. Signed by all property owners of record.
 - b. Accompanied by a list of abutters.
 - c. Accompanied by the appropriate fee(s).
2. Applications for subdivision must adhere to all applicable sections of the Town of Greenland Subdivision Regulations.
3. Applications for site plan review must adhere to all applicable sections of the Town of Greenland Site Plan Review Regulations.
4. Applications will not be considered complete without the following:
 - a. Complete application for the file, including waiver requests on required form (one form per waiver).
 - b. Eleven (11) complete packets; **each must contain**
 1. Project Type and Description (page 2); all other pages **do not need to be copied**
 2. Waiver requests on required form (one form per waiver).
 3. Complete plan sets (11" x 17").
 - c. Two (2) plats prepared by a licensed New Hampshire surveyor (any appropriate engineering drawings must be presented with the application at the public hearing).
 - d. Plans in PDF format must be submitted to the Planning Board Administrative Assistant.
 - e. Three (3) sets of **computer generated or typed** mailing labels of the applicant, representative and abutter's addresses **must** be submitted as part of the application. Label size: 1" (height) x 2.63" (width).



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PROJECT TYPE AND DESCRIPTION

See Application Definitions Below

Please include 11 copies of this page only

APPLICATION DATE	
PROPERTY ADDRESS	
Application Type	
<input type="checkbox"/> Preliminary Conceptual Consultation	<input type="checkbox"/> Design Review
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision of Land
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Voluntary Merger (RSA 674:39-a)	
Description of Project or Application	
APPLICATION DEFINITIONS	
1.	<i>Preliminary Conceptual Consultation Phase [RSA 676:4(II)(a)]</i> Review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems. Consultation will be non-binding. The Planning Board and applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Discussions may occur without the necessity of giving formal public notice, but may occur only at public hearings of the Planning Board.
2.	<i>Design Review Phase [RSA 676:4(II)(b)]</i> Non-binding discussions beyond conceptual; general discussions involving more specific design and engineering details. Formal public notice must be made; abutters and the general public must be notified.
3.	<i>Site Plan Review [RSA 674:43]</i> Review of site plans for specific types of development to ensure compliance with all appropriate land development regulations and consistency with the Comprehensive Plan. Formal public notice must be made; abutters and the general public must be notified.
4.	<i>Abutters (RSA 672:3)</i> Any person whose property adjoins or is directly across the street or stream. (See the RSA for the complete definition.)



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WAIVER REQUEST – SITE PLAN REVIEW REGULATIONS

Name – Site Plan:	
Street Address:	Map/Lot:
<p>I (name) _____ hereby request that the Planning Board waive the requirements of Section ____ Subsection ____ of the Site Plan Review Regulations, to the plan presented by (name of surveyor or engineer) _____, dated _____, job or project number _____, in the Town of Greenland.</p>	
<p>Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations.</p>	
<p>OR: Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.</p>	
<p>I acknowledge, as the applicant, that this waiver is requested in accordance with the provisions set forth in RSA 674:44 III (e) [Site Plan Review Regulations].</p>	
Signature – Applicant or Authorized Agent:	Date:
<p><u>Planning Board Action – Site Plan Review Regulations Waiver</u></p> <p>Granted _____ Not Granted _____</p>	
Signature - Planning Board Chairman:	Date:



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This form and all required information must be completed and filed a minimum of **21 days** prior to the public hearing at which it is to be heard. Revised plans of any type must be in the Town Office **ten (10) days** prior to the hearing date. Submission deadlines can be found online at www.greenland-nh.com (click on Applications/Forms or Building Inspector select Public Hearing Dates/Application Deadlines: Planning Board & ZBA).

Applicant Information		
<i>Entity of authority to represent an agent and/or landowner before the Planning Board; will be responsible for dissemination of all information to the landowner and/or agent. An applicant is often, but not necessarily, a surveyor, engineer, attorney or real estate professional.</i>		
Name		
Company		
Address		
City/State/Zip		
Phone		
Email		
Property Address		
Map & Lot	Zoning District	
Overlay Districts or Other Regulations Affecting Subject Property		
<input type="checkbox"/> State Highway Permit	<input type="checkbox"/> Shoreland Protection	<input type="checkbox"/> Aquifer Protection
<input type="checkbox"/> Scenic Roadway	<input type="checkbox"/> State Subdivision	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Current Use Tax	<input type="checkbox"/> Conservation Easement	<input type="checkbox"/> Wetlands Conservation Area
Other (Specify):		
Contact Information		
Owner of Record	Lessee Information (if applicable)	Agent Information*
Name	Name	Name
Company	Company	Company
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
Phone	Phone	Phone
Email	Email	Email

*See Verification and Signatures

Additional Professionals Authorized to Submit Materials

Professionals who are authorized to submit additional materials on behalf of the application may include, but are not limited to: NH Certified Soil Scientist, Wetlands Scientist, Surveyor, Engineer, Attorney, Real Estate Professional, etc.

Name	Name
Company	Company
Address	Address
City/State/Zip	City/State/Zip
Phone	Phone
Email	Email
Name	Name
Company	Company
Address	Address
City/State/Zip	City/State/Zip
Phone	Phone
Email	Email
Name	Name
Company	Company
Address	Address
City/State/Zip	City/State/Zip
Phone	Phone
Email	Email
Name	Name
Company	Company
Address	Address
City/State/Zip	City/State/Zip
Phone	Phone
Email	Email



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VERIFICATION AND SIGNATURES

The applicant, owner and/or agent certify that this application is correctly completed with all required attachments and documents. Any additional reasonable costs for engineering or professional services incurred by the Planning Board or the Town of Greenland in the final subdivision/site plan review process of this property shall be borne by the following party:

Applicant
 Owner
 Agent

Failure to indicate a responsible party for fees and associated costs will result in the denial of the application without a public hearing in accordance with RSA 676:4.

The owner/agent hereby authorizes the Greenland Planning Board and its agents to access the subject land for the purpose of reviewing the subdivision plan or site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, and to insure conformance of the on-site improvements with the approved plan and all Town of Greenland ordinances and regulations.

The undersigned owner/agent hereby submits to the Greenland Planning Board a completed application package for its approval of said plat. In consideration for approval and the privileges occurring thereto, the owner hereby agrees as applicable:

- To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction.
- To provide and install standard street signs as approved by the Town for all street intersections.
- To give the Town, on demand, proper deeds for land or right of ways reserved on the plat for streets, drainage or other purposes as agreed upon.
- To save the Town harmless from any obligation it may incur or repairs it may make due to my failure to carry out any of the foregoing provisions.
- To make no changes whatsoever in the Final Plat as approved by the Board unless a revised plan, plat or new application is submitted and approved by the Board.
- To construct improvements or post the Planning Board's Performance Guarantee to insure completion of the improvements shown on the plat and related drawings.
- There are no known violations of the Town of Greenland Zoning Ordinance or Greenland Planning Board Regulations present on the property that have not been disclosed as part of this application.
- To insure proper boundary monumentation at the project's completion in accordance with the Town of Greenland Subdivision Regulations.

Signatures

(Name) _____ of (Company) _____
 is hereby designated as the person authorized to act as my agent in securing any and all permits necessary from the Greenland Planning Board for the development of my property. All communications to the owner may be addressed to the agent or applicant on the agent's behalf.

Applicant Signature	Date
Owner Signature	Date



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NAMES AND ADDRESSES OF APPLICANT & ABUTTERS

Include map and lot numbers of all abutters adjacent to the property. The legal definition for an abutter can be found at NH RSA 672:3, as amended; for purposes of notification, all parties in RSA 676:4(l)(d). Please use additional paper if necessary. Mailing labels may also be copied and attached.

Applicant		Representative, if applicable	
<i>Map</i>	<i>Lot</i>	<i>Map</i>	<i>Lot</i>
<i>Name</i>		<i>Name</i>	
<i>Address</i>		<i>Address</i>	
ABUTTERS			
<i>Map</i>	<i>Lot</i>	<i>Map</i>	<i>Lot</i>
<i>Name</i>		<i>Name</i>	
<i>Address</i>		<i>Address</i>	
<i>Map</i>	<i>Lot</i>	<i>Map</i>	<i>Lot</i>
<i>Name</i>		<i>Name</i>	
<i>Address</i>		<i>Address</i>	
<i>Map</i>	<i>Lot</i>	<i>Map</i>	<i>Lot</i>
<i>Name</i>		<i>Name</i>	
<i>Address</i>		<i>Address</i>	
<i>Map</i>	<i>Lot</i>	<i>Map</i>	<i>Lot</i>
<i>Name</i>		<i>Name</i>	
<i>Address</i>		<i>Address</i>	
<i>Map</i>	<i>Lot</i>	<i>Map</i>	<i>Lot</i>
<i>Name</i>		<i>Name</i>	
<i>Address</i>		<i>Address</i>	



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APPLICATION FEES

In accordance with RSA 676:4, I(g): the applicant shall pay the following fees to compensate the Town for its expenses in processing, noticing and reviewing each application; one (1) or more may apply, however, only one (1) notice fee is required.

<input type="checkbox"/> Preliminary Conceptual Consultation			
DESCRIPTION	QTY	COST	TOTAL
Administration	1	\$35	\$35
TOTAL FEES: PRELIMINARY CONCEPTUAL CONSULTATION		\$	
<input type="checkbox"/> Design Review			
DESCRIPTION	QTY	COST	TOTAL
Administration	1	\$35	\$35
Public Notice: per notice		\$85	\$
Abutters: per abutter or other party notified		\$8	\$
TOTAL FEES: DESIGN REVIEW		\$	
*Escrow Account: Plan Review (SEPARATE CHECK)	1	\$400	\$400
<input type="checkbox"/> Site Plan Review			
DESCRIPTION	QTY	COST	TOTAL
Review/Filing Fee: first \$100,000 of construction costs	1	\$150	\$150
Review/Filing Fee: per additional \$1,000; maximum fee: \$2,000		\$5	\$
Public Notice: per notice		\$85	\$
Abutters: per abutter or other party notified		\$8	\$
TOTAL FEES: SITE PLAN REVIEW		\$	
*Escrow Account: Plan Review (SEPARATE CHECK)	1	\$1,000	\$1,000
<input type="checkbox"/> Subdivision of Land			
DESCRIPTION	QTY	COST	TOTAL
Lot Line Adjustment		\$100	\$
Subdivision: first two (2) lots, including existing	1	\$150	\$150
Subdivision: each additional lot		\$75	\$
Public Notice: per notice		\$85	\$
Abutters: per abutter or other party notified		\$8	\$
TOTAL FEES: SUBDIVISION OF LAND		\$	
*Escrow Account: Plan Review (SEPARATE CHECK)	1	\$1,000	\$1000
<input type="checkbox"/> Boundary Line Adjustment			
DESCRIPTION	QTY	COST	TOTAL
Lot Line Adjustment		\$100	\$
Public Notice: per notice		\$85	\$
Abutters: per abutter or other party notified		\$8	\$
TOTAL FEES: BOUNDARY LINE ADJUSTMENT		\$	

Continued on Next Page

<input type="checkbox"/> <i>Conditional Use Permit</i>			
DESCRIPTION	QTY	COST	TOTAL
Administration	1	\$100	\$100
Public Notice: per notice		\$85	\$
Abutters: per abutter or other party notified		\$8	\$
TOTAL FEES: CONDITIONAL USE PERMIT		\$	
<input type="checkbox"/> <i>Voluntary Merger</i>			
DESCRIPTION	QTY	COST	TOTAL
Administration		\$75	\$
TOTAL FEES: VOLUNTARY MERGER		\$	
ADDITIONAL NOTE			
Other costs incurred by the Board in reviewing the application (engineering, legal, planner review, etc.), as limited in RSA 676:4 and the Town Regulations, will be passed through to the applicant by the Board unless specifically waived. *Exact cost to be determined after review of plans by Town Engineer and Circuit Rider/Planner as provided for in RSA 676:4-b (Third Party Review and Inspection).			
RECORDING FEES			
Per sheet; the applicant shall pay the cost(s) of recording at the Rockingham County Registry of Deeds, with specific amounts as set by the County Registry of Deeds. <i>DUE UPON PRESENTATION OF THE MYLAR FOR SIGNATURE; CHECKS MUST BE MADE PAYABLE TO: ROCKINGHAM COUNTY REGISTRY OF DEEDS **SEE FILING FEES: ROCKINGHAM COUNTRY REGISTRY OF DEEDS**</i>			

OFFICE USE ONLY					
Application Type		Amount Paid	Check Number	Date	Received By
	Preliminary Conceptual Consultation	\$			
	Design Review	\$			
	Site Plan Review	\$			
	Subdivision of Land	\$			
	Boundary Line Adjustment	\$			
	Conditional Use Permit	\$			
	Voluntary Merger	\$			
	Escrow Account	\$			



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FILING FEES: ROCKINGHAM COUNTY REGISTRY OF DEEDS

Must be returned with mylar

APPLICANT INFORMATION			
Name			
Company			
Address			
City/State/Zip			
Phone			
Email			
Property Address		Map & Lot	Zoning District
FILING FEES: ROCKINGHAM COUNTY REGISTRY OF DEEDS			
	State LCHIP Fee: per set	\$25	\$
	Plans: per sheet – 17 x 22 (\$14 plus \$2 surcharge)	\$16	\$
	Plans: per sheet – 22 x 34 (\$24 plus \$2 surcharge)	\$26	\$
	Copies: per sheet	\$3	\$
<p style="text-align: center;">All fees are due upon presentation of the mylar for signature. <u>Separate checks</u>—must include phone number and made payable to: ROCKINGHAM COUNTY REGISTRY OF DEEDS</p>			

OFFICE USE ONLY				
Application Type	Amount Paid	Check Number	Date	Received By
State LCHIP Fee	\$			
Plans: 17 x 22	\$			
Plans: 22 x 34	\$			
Copies	\$			

PLAN NUMBER _____

**** NOTE: MYLARS MAY NOT BE LARGER THAN 22 X 34 ****