

**CHECKLIST FOR SUBDIVISION APPLICATION  
ACCEPTANCE/APPROVAL  
CHESTER PLANNING BOARD**

MAP # \_\_\_\_\_, LOT # \_\_\_\_\_

DATE \_\_\_\_\_

PLAN TITLE \_\_\_\_\_

OWNER OF RECORD \_\_\_\_\_

APPLICANT \_\_\_\_\_

ENGINEER/SURVEYOR \_\_\_\_\_

STREET/ROAD LOCATION \_\_\_\_\_

IS THIS SUBDIVISION ON A CLASS 5 OR BETTER ROAD? \_\_\_\_\_

A. Show the following on your plot plan. Submit six copies:

1.	Names of and Map/Lot Numbers for all abutters	
2.	Locus drawn to an adequate scale	
3.	3" X 5" block for signatures of Planning Board	
4.	Name of Proposed Subdivision	
5.	Name and Address of the Owner of Record with signature	
6.	Name and Address of the licensed engineer and/or land surveyor	
7.	Name and Address of the Wetland and Soil Scientists and their seal	
8.	Title, scale, north arrow, date and surveyor's seal	
9.	Error of Closure statement and signature	
10.	Certificate of Title (Deed Reference)	
11.	Streets and Street Names	
12.	Existing structures, wells, septic and leach field on property if applicable	
13.	Services and Utilities	
14.	Boundaries, rights of way, easements	
15.	Total acreage and square footage of lot	
16.	Individual acreage and square footage of each lot	

17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required	
18.	Reference to any variance from the ZBA	
19.	State Approvals	
	Subdivision	
	Site Specific	
	Wetland Board	
	Natural Heritage	

B. DETAILED INFORMATION to be included in the Application for Subdivision Acceptance. Submit six (6) copies:

1. Wetlands

Identify and calculate on a plan:

a.	Water courses and watersheds	
b.	Open bodies of water	
c.	Hydric A and B soils	
d.	Application for Conditional Use Permit (If applying to Wetlands Board)	

2. Soil Data

a.	Topographical survey of entire parcel	
b.	Subsoil data on individual lots	
c.	Verification of subsoil testing from Building Inspector	
d.	Prime Farmland. Identify in area _____ sq. ft.	

3. Roads

a.	Calculate water runoff	
b.	Calculate water velocity	
c.	Application for proposed road name	
d.	Road plans with road profile	
e.	Traffic Impact Study for four or more lots	
f.	Total length of pavement from last point of multiple access	

4. Additional Information:

a.	Cluster Calculation	
b.	Open Space Calculation	
c.	*Copy of notification letter to utility (see attached)	
d.	Application for Conditional Use Permit	
e.	*Letter authorizing representation	
f.	*Drainage Calculations on all subdivisions	

For more detailed information regarding wetlands, soils and roads, refer to the Chester Zoning Ordinance and Subdivision Regulations. Both may be obtained from either the Selectmen's Office or the Planning Board Office during regular business hours. Should the Board have any particular concerns about the soils, they may wish to involve an engineering consultant. This is done at the expense of the applicant.

\_\_\_\_\_  
Signature of Owner of Record

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Representative

\_\_\_\_\_  
Date

**\* Must be provided**

05/01/02