

**TOWN OF FARMINGTON
ZONING BOARD OF ADJUSTMENT**
356 Main Street
Farmington, NH 03835
603-755-2774

(For Office Use Only)

Date Rec'd: _____ By: _____ Tax Map/Lot: _____
FEES:
Application: \$ _____ Public Notice: Actual cost of legal listing
Abutters: _____ x Actual cost of postage = \$ _____
Total Received: \$ _____ Cash ☐ Check # _____

**APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL
REQUIREMENTS**

Tax Map: _____ Lot: _____ Zoning: _____

Name of Applicant: _____ Phone: _____

Address: _____

Owner of Property Concerned: _____
(if same as above, write "same")

Address: _____
(if same as above, write "same")

Location of Property: _____

Description of Property: _____
(list length of frontage, sides and rear)

Proposed use or existing use affected: _____

An Equitable Waiver of Dimensional Requirements is requested from article _____ section _____ of the
Zoning Ordinance to permit _____

1. Does the request involve a dimensional requirement, not a use restriction? () Yes () No

2. Explain how the violation has existed for 10 years or more with no enforcement action, including
written notice, being commenced by the town: _____

3. Explain how the nonconformity was discovered after the structure was substantially completed or
after a vacant lot in violation had been transferred to a bona fide purchaser: _____

4. Explain how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake: _____

5. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area: _____

6. Explain how the cost of correction far outweighs any public benefit to be gained: _____

Applicant _____ Date _____
(Signature)

Property Owner _____ Date _____
(Signature)

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

CERTIFIED LIST OF ABUTTERS

RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

The following information must be completed by the applicant in order to begin the subdivision/site plan review/lot line adjustment application process. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions (if a regional notice is required), associations, etc., not more than five (5) days prior to submission, per RSA 676:4,I(b). Abutters' names and mailing addresses must be verified against the records kept in the Farmington Assessor's Office. Attach additional copies of this form if necessary. Include two (2) sets of mailing labels for each person listed below and an extra set for each owner/applicant/professional listed.

[illegible]

Name of Person Preparing List _____ Date Prepared _____

Preparer's Signature _____ Date _____

TOWN OF FARMINGTON - VALUATION AND FEE SCHEDULE

BUILDING DEPARTMENT

Calculation of Value:

| | |
|-----------------------------------|--|
| Residential Building Permit | \$70 per square foot |
| Non-livable structures | \$35 per square foot |
| Porches & Decks & Sheds | \$20 per square foot |
| Manufactured Housing/Mobile Homes | Bill of Sale Required |
| Commercial Structures /Buildings | Based on construction contract (copy required) |
| In Ground Pool | Based on construction cost |

Example: 1200 square feet x \$70 = \$84,000 divided by 1000 = 84 times \$7.50 = \$630

**** Does not include inspections or technician permit fees**

Fees:

| | |
|---|--|
| Building Permit | \$25 flat fee plus \$8.00 per \$1000 value |
| Electrical, Plumbing, Gas/Mechanical Permit | \$50 + Inspections @ \$30 each |
| Tank Set | \$50 + Inspections @ \$30 each |
| Inspections / Re-inspections | \$30 each occurrence |
| Above Ground Pool or Hot Tub Permit | \$25 + Inspections @ \$30 each & Electrical Permit Fee |
| Demolition/Wrecking Permit | \$75 |
| Oil Burning Permit | \$50 |

All fees must be paid for when the permit is issued.

PLANNING BOARD

Applications for Amendments to previously approved plans will be treated as a new application.

Application Fees:

| | |
|------------------------------|---|
| Minor Site Review | \$100 |
| Major Site Review | \$200 base fee, plus .10 per square foot |
| Minor Subdivision Review | \$175 base fee plus \$100 per newly created lot |
| Major Subdivision Review | \$225 base fee plus \$100 per newly created lot |
| Lot Line Revision | \$150 base fee |
| Special Use Permit | \$150 base fee |
| Voluntary Lot Merger | \$20 (Recording Fee) |
| Earth Removal Permit | \$150 base fee |
| Scenic Tree Cutting/Trimming | \$150 base fee |
| Legal Notice Advertising | Actual cost of listing |
| Abutter Fees | Actual cost of current postage rates per abutter (including applicant and professionals) |

Planner's Fee: A fee of \$85.00 per hour will be incurred by the applicant for any Planning Board application that requires more than a total of eight (8) hours to review and process.

OVER



NOTE: All plats and/or plans to be recorded at the Registry of Deeds will require the applicant to pay \$29 per page plus the mandatory LCHIP charge of \$25.00. The Town of Farmington will file all plats/plans at the Registry on behalf of the applicant.

Additionally, all other fees for third party review or legal review by the Town Attorney must be paid by the applicant prior to filing of the decision for the application.

In the event that a Compliance Hearing is deemed necessary by the Planning Board, any and all fees resulting from said compliance hearing will be borne by the APPLICANT/DEVELOPER, including any third-party review and all legal fees.

Additional Requirements:

- 3 sets of Mailing Labels for Abutter Notices on all public hearings, complete and supplied by applicant.
- 1 certified Abutters List
- 10 complete copies of Application with supporting documentation plus original
- 10 copies of 11" x 17" Plan Sets
- 2 complete full-size Plan Sets
- 1 colorized full-size Plan Set for Chair signature
- 1 signed copy of this Fee Schedule

ZONING BOARD OF ADJUSTMENT

Application Fees:

| | |
|--|---|
| Variance Request | \$100 |
| Special Exception | \$100 |
| Appeal from an Administrative Decision | \$100 |
| Legal notice advertising | Actual cost of listing |
| Abutter Fees | Actual cost of current postage rates per abutter (including applicant and professionals) |

Additional Requirements:

- 3 sets of Mailing Labels for Abutter Notices for all public hearings
- 1 certified Abutters List
- 10 complete copies of Application with supporting documentation plus original
- 1 signed copy of this Fee Schedule

NOTE: All additional copies of plans and application materials currently before the Planning Board or ZBA requested by Town staff and Boards shall be provided at the applicant's expense.

Applicant's Signature

Date