

# PLANNING BOARD

## SUBDIVISION CONCEPTUAL CONSULTATION

Under the Henniker Subdivision Regulations (Article III), all Lot Line Adjustment and Minor Subdivision applicants are encouraged, but not required, to engage in a conceptual consultation as described below.

All Major Subdivision applicants are required to engage in a conceptual consultation as described below.

The purpose of Conceptual Consultations is to expedite subdivision review by identifying potential problems as early as possible.

### **Parameters of consultation**

- A. The prospective applicant will describe the basic concept of the proposed development, and the Planning Board will offer suggestions to resolve problems that might arise during formal review. This consultation will not bind either the applicant or the Board, and statements made by members of the Planning Board will not be the basis for disqualifying the members or invalidating any subsequent action on the application.
- B. The Board shall not give any indication of approval or disapproval of the proposal.
- C. The time limits for Board action under RSA 676:4,1(c) and 202-8E and 202-8H of these regulations shall not apply to preliminary conceptual consultation.
- D. The Board shall not accept any application by the potential applicant under this procedure.
- E. No notification of abutters or the public is required other than the consultation being listed on the Planning Board Agenda.

### **Procedure**

- A. It is recommended that the prospective applicant submit the following information in writing at least 1 week prior to the next regularly scheduled Planning Board meeting:

1. The applicant shall prepare a concept plan of the site and surrounding properties in sufficient detail to allow the Planning Board to discuss the proposal, 14 copies of which need to be submitted.
  2. Correct names and mailing addresses of owner(s) of record (and the applicant, if different).
  3. A brief narrative description of the proposal.
  4. Any other information that the applicant feels will be helpful.
- B. At the meeting, the applicant may address the Board concerning the conceptual application, but must limit the presentation to the intent and the location of the proposal, without going beyond a description of the basic concept of the proposal.
- C. The Board may discuss the content of the Master Plan of the town and its relation to the potential applicant's proposal. The Board may also cite specific sections of these regulations or Chapter 133, Henniker Zoning Ordinance. The Board may make suggestions, which might be of assistance in resolving problems meeting requirements during final consideration.

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