

TOWN OF VASSALBORO
SITE REVIEW APPLICATION
Minor Project

The undersigned applies for a permit for the following use(s) to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct.

Type of Project _____

Estimated construction costs _____

APPLICANT

Name _____ Telephone _____

Address _____

City/State _____ Zip _____

Is the owner of the proposed development a corporation? Yes No

If the answer is yes, please submit, as Attachment 1, a certification of good standing from the Secretary of State, State of Maine.

Is the applicant the owner of the proposed development? Yes No

If the answer is no, provide the name and address of the owner, and as Attachment 2, provide proof of right, title, and/or interest to the land to be developed. (A copy of the lease, copy of the purchase and sales agreement, or some other documentation will be sufficient).

LOCATION OF THE PROPERTY

Map _____ Lot _____

Submit, as Attachment 3, a copy of a DeLorme Maine Gazateer map on which is marked the location of the parcel to be developed. A USGS map may be substituted.

Is the property part of a subdivision? ___ Yes ___ No

What is the name of the subdivision? _____

Is any part of the development site within 250 feet of any rivers, streams, water courses, ponds, and/or lakes?

 ___ Yes ___ No

What road(s) provide access to your location? _____

Names of abutting landowners:

Submit, as Attachment 4, a list of names, addresses and identifying lot numbers of all abutters. This information is available in the Town Office.

Have the abutting landowners been notified that a Site Review application has been filed?

 ___ Yes ___ No

Submit, as Attachment 5, a copy of the letter notifying the landowners and the green return receipt requested cards.

DEVELOPMENT LOT INFORMATION

Size of lot _____ acres

Give the size in square feet if less than two (2) acres _____

Road frontage _____

Shore frontage (if applicable) _____

Total area to be developed _____ square feet/acres.

Give the size in square feet if less than two (2) acres.

Describe the current use of the property. _____

Submit, as Attachment 6, a scale drawing that shows the area within 300 feet of the proposed development **as it currently exists**. The drawing should be drawn to a scale of not less than one (1) inch equals fifty (50) feet (1"= 50') and show the following:

- ___ property lines
- ___ existing sewerage disposal facilities
- ___ existing utility lines
- ___ existing wet areas (swamps, bogs, marshes)
- ___ existing wells
- ___ existing roads
- ___ existing driveways
- ___ rivers
- ___ streams
- ___ ponds and lakes
- ___ wooded and open (field) areas
- ___ steep slopes (show direction)
- ___ any existing easements
- ___ existing right-of-ways
- ___ map and lot from town tax maps
- ___ contours at intervals of not more than ten (10) feet
- ___ scale and north arrow
- ___ name and address of property owner
- ___ dimensions of existing features and distances from property lines
- ___ location of existing natural features
(water courses, marshes, rock outcroppings stands of trees)
- ___ location and size of existing water/sewer mains
- ___ location and size of existing culverts, storm drains

DEVELOPMENT INFORMATION

Provide a detailed description of the work to be conducted at the site. Please be as clear as possible. Attach a separate sheet if necessary.

Are any new buildings proposed for the lot? Yes No

If yes, what kind(s) of building(s) are proposed?

Distance building(s) will be set back from the access road. _____

Distance buildings(s) will be set back from any water body _____

Dimensions of building(s): Length _____ Width _____

Type of foundation (check one)

Full basement slab sills

frost walls posts other (explain)

Are any signs to be erected? Yes No Lighted? Yes No

If yes, describe the dimensions, colors and location

Describe any type of outdoor lighting to be used. _____

Are any new roads to be constructed? Yes No

If yes, provide the following information

Length _____ right-of-way width _____

Travel width _____ number of culverts _____

Surface materials _____

Who will be responsible for continued road maintenance of all roads within the development? _____

Parking and/or other areas to be stripped or graded and not revegetated Yes No

Total area not to be revegetated _____

DEVELOPMENT SITE PLAN

Submit, as Attachment 7, a scale drawing of the area after the development has been completed. The plan should be drawn to the same scale as Attachment 6 (no less than 1" = 50') and contain any proposed changes to the site. The drawing may be a copy of the first attachment with proposed additions/changes in a separate color. Colorized site plans should include a color identification key.

- Name, address and contact information of owner/developer
- scale and north arrow
- any proposed well location
- size, shape, and location of existing and proposed buildings
- location and dimensions of parking areas
- location and dimensions loading/unloading facilities
- points of ingress/egress of vehicles to and from site to public ways
- location of existing and proposed easements and rights-of-way
- location and dimensions of pedestrian access ways
- location of outdoor lighting
- location and type of plantings and/or screenings
- location and type of signs and advertising features

Type of sewage disposal

Existing _____

Proposed _____

Submit, as Attachment 8, a fully completed HHE-200 if applicable.

Water supply

Existing _____

Proposed _____

9. What provisions have been made to insure that the proposed development not create safety hazards and provide adequate access for emergency vehicles to the site and to all buildings on the site?

10. What provisions have been made to insure that the proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause

SITE REVIEW ORDINANCE

SECTION IX. PERFORMANCE STANDARDS – Minor

- A. The Site Plan shall be approved, unless the Planning Board makes a written finding that the applicant is not able to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant and such burden of proof shall include the production of evidence necessary to complete the application.
1. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets and ways will create no hazards to safety.
Internal Vehicular Circulation - The layout of the site must provide for the safe movement of passenger, service and emergency vehicles through the site.
 2. The location or height of proposed structures and the proposed uses thereof will not be detrimental to other public or private development in the neighborhood.
 3. The provision for on-site landscaping provides adequate protection to neighboring properties from detrimental features of the development.
 4. The proposed use will not impose undue burdens so as to exceed the capacity of the sewers, sanitary and storm drains, water, solid waste, fire protection, or other public facilities.
 5. The Site Plan provides sufficient information to show that storm water will be adequately drained from the site with no adverse impact on other property or publicly-owned drainage systems.
 6. Soil erosion and all other adverse impacts on the soil ground water and surface water shall be prevented. Ground water shall not be adversely impacted in quality or quantity.
 7. The provisions for exterior lighting do not create hazards to motorists traveling on adjacent public streets and are adequate for the safety of occupants or users of the site and such provisions will not damage the value and diminish the usability of adjacent properties.
 8. An applicant for Site Plan approval has provided evidence of his financial capability to complete the development as planned.
 9. The proposed development will not create safety hazards and will provide adequate access for emergency vehicles to the site, and to all buildings on the site.

10. The proposed development will not adversely affect the use and enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause.