

Town of SHAPLEIGH
Application for a Conditional Use Permit

This application MUST BE Completed AND Signed by Applicant & Owner and have all applicable information attached. *Review the completed application with the Code Enforcement Officer prior to submission.* The completed application must then be given to the Land Use Secretary at the Town Hall Office by the **Wednesday prior to the scheduled Planning Board meeting you wish to attend in order to be added to the agenda, as well as mailing a copy to all board members 7 days prior to the meeting (see page 4).** **If received after the deadline, or if not mailed to members, no action will be taken until the next regularly scheduled Planning Board meeting.** Planning Board meetings are held the 2nd and 4th Tuesday of every month unless posted otherwise.

1. Applicants Name: _____ Phone Number _____
Mailing Address: _____ Town _____ State ____ Zip _____
Email Address: _____
2. Property Owner (if other than Applicant):
Name: _____ Phone Number _____
Mailing Address: _____ Town _____ State ____ Zip _____
Email Address: _____
3. **Address or location of property** (describe or indicate on a map) _____
Tax **Map #** _____ **Lot #** _____
4. **Property is zoned as:** _____
5. Existing use of Property: _____
6. Is the Property part of a Subdivision? Yes _____ No _____
7. Type of sewage disposal: Existing _____ Proposed _____
8. Percentage of lot to be occupied by structures: _____ %
9. Lot Width: _____ Lot Depth: _____ Lot Proposed: _____
10. Please provide a detailed description of the project (use another piece of paper if needed): _____

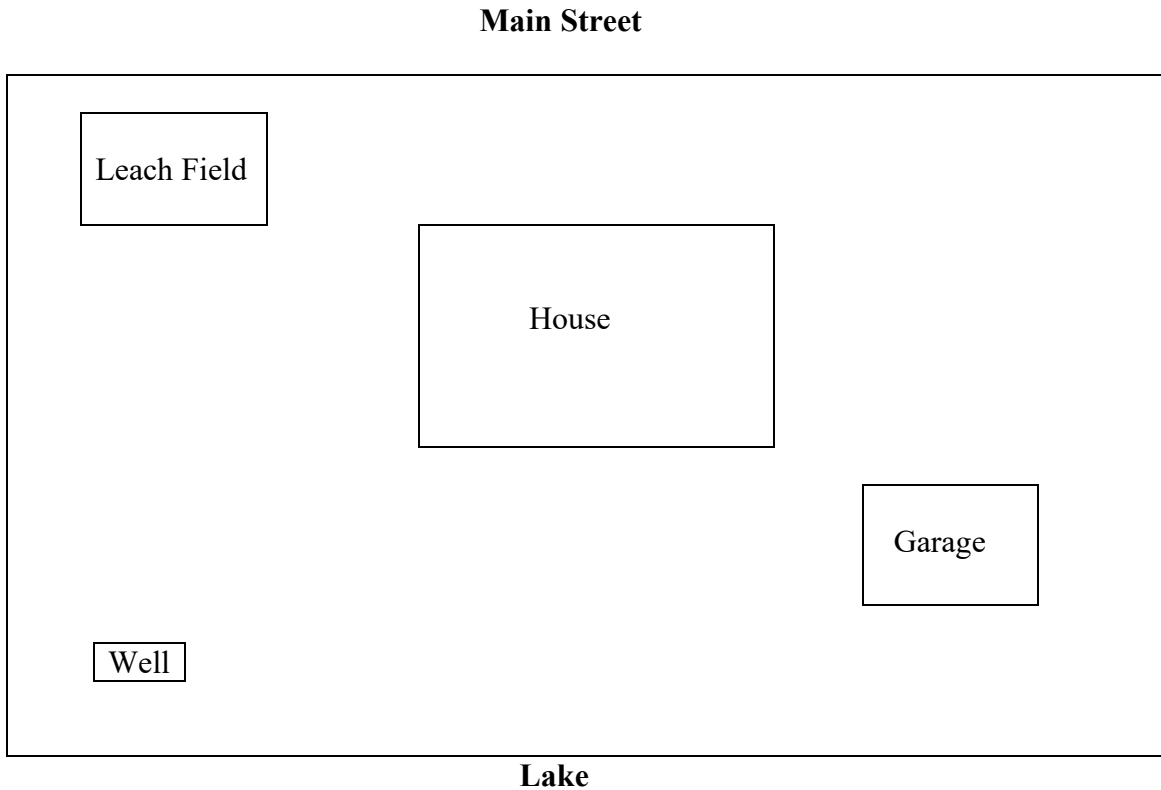
11. Approximate amount of Soil to be moved or disturbed (if applicable): _____ (yards)
12. Have you checked with other State agencies to make certain you don't need additional permits?
Yes or No

Include the following ATTACHMENTS (A **hard copy of all attachments must be provided):**

1. **Application Fee:** \$250

2. **SITE PLAN:** Illustrate the following information about your lot and the proposed use of the lot on a scale drawing or by a site plan prepared by a surveyor, architect, or engineer.
 - a) Lot Dimensions
 - b) Name of abutting property owners, name and location of abutting rights of ways, (public or private) and abutting water body.
 - c) Exact location of existing and proposed buildings and distance of each from nearest lot line.
 - d) Location of sewage disposal system and water supply (well).
 - e) Areas to be cleared, if applicable.
 - f) Area of cut, fill, grading or other applicable earth moving activity.

EXAMPLE:



3. **Attach a copy of any official decisions** (or note pending applications) of other Federal, State, or local agencies regarding the use of this property. (Site location permit, DEP permit - including Permit by Rule, Maine DOT entrance permit for a new business or new lot on a State road, minimum lot size waiver, subdivision approval, etc.)

4. **Revegetation Plan.** A revegetation plan **must be provided** for all areas disturbed by the planned project.

5. **Photographic record requirement.** If this application is for a project taking place within the **Shoreland District**, you must provide preconstruction photographs at the time of application, and post construction photographs no later than 20 days after completion of the development. §105-3.E

6. **Attach on a separate sheet of paper, any other supplemental information,** or explain any points you feel need clarification.

ATTACHMENTS continued.

- 7. **Attach a copy of a State approved Subsurface Wastewater Disposal System** for the property. If no State approved system, you must acquire a State approved septic design.
- 8. **List of property abutters.** Attach on a separate sheet of paper, a list of all abutters to your property within 500 feet, including Map and Lot number. (This information can be obtained at the town hall during regular office hours, or go to www.Shapleigh.net, front page – Property Info, next go to GIS Maps on Line, search by name or property information.)
- 9. If anyone other than the property owner will be presenting the application and plans to the board, **you must provide a letter or email from the property owner** stating you have permission to act on his/her behalf at the meeting. (The board will not review your application without this information.)

 Please make an appointment with the Code Enforcement Officer prior to Planning Board review. The CEO will go over what the Zoning Requirements are for your permit, review your completed application and he will answer questions you may have. He can be reached at 207-636-2839, x3, or his cell at 207-432-1023.

The undersigned applies for a Conditional Use Permit for the proposed use; said permit to be issued based on the information contained within this application.

I _____ hereby attest that all information submitted on this
 (Please print)

application is true and correct.

Applicant(s) Signature: _____ **Date:** _____
 _____ **Date:** _____

Property Owner(s) Signature: _____ **Date:** _____
 _____ **Date:** _____

Note: The Planning Board meeting is held on the 2nd and 4th Tuesday of each month unless otherwise posted. Your application will take a minimum of two meetings to review and process.

Hours: Planning Board Meets at 7:00 p.m. for Regular Meeting.
 Public Hearings are Held at 6:30 pm.

Please mail a hard copy of your application and all supplemental material to each Planning Board member and Code Enforcement Officer (7) seven days prior to the scheduled planning board meeting; otherwise, your application will not be reviewed until the next scheduled meeting.

!! Hard copies of all material are required to be mailed, electronic copies are not accepted.

Thank you.

Shapleigh Planning Board Members

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| 1. Roger Allaire – Chairman
1579 Walnut Hill Road
Shapleigh, ME 04076 | 324-7079 (H)
651-9600 (C) |
| 2. Stephen Foglio, Jr. – Vice Chairman
296 Emery Mills Road
Shapleigh, ME 04076 | 3. Madge Baker
59 Cross Road
Shapleigh, ME 04076 |
| 4. Margaret Moody
P.O. Box 271
Springvale, ME 04083 | 5. Roland Legere
P.O. Box 336
Shapleigh, ME 04076 |
| 6. Ann Harris
Ann Harris Insurance Agency
925 Main Street
Waterboro, ME 04087 | 7. Norman Baker
15 Directors Lane
Shapleigh, ME 04076 |

Mail a copy of application and supplemental materials for the Code Enforcement Officer to:
Code Enforcement Office
Town of Shapleigh
P.O. Box 26
Shapleigh, ME 04076

Original Application with Attachments, along with Application Fee go to:

Barbara Felong – Land Use Secretary 636-2839, x4
C/o Town of Shapleigh
P.O. Box 26 (22 Back Road)
Shapleigh, ME 04076
planningboard@shapleigh.net

These can be mailed or brought to the Town Hall. They need to be received by the Secretary the **Wednesday before the meeting you wish to attend.**

The following do not need a copy mailed, but this is contact information should info from these departments be required.

Road Commissioners

John Burnell (North) P.O. Box 402 Shapleigh, ME 04076	793-4353 (H) 432-1757 (C)	Jeffrey Goodwin (South) 102 Walnut Hill Road Shapleigh, ME 04076	207-432-0566
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Fire Chief – Shapleigh Fire Dept.

Steve Guillemette 207-432-4388
44 Marc Drive
Sanford, ME 04073

Standards Applicable to Conditional Uses

It shall be the responsibility of the applicant to demonstrate that the proposed use meets all the following criteria. The Board shall approve the application unless it makes written findings that one or more of these criteria have not been met. If you have any questions, contact the Code Enforcement Officer.

- 1) The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.
- 2) The use will conserve shore cover and visual, as well as actual, access to water bodies.
- 3) The use is consistent with the Comprehensive Plan.
- 4) Traffic access to the site is safe.
- 5) The site design is in conformance with all municipal flood hazard protection regulations.
- 6) Adequate provision for the disposal of all wastewater and solid waste has been made.
- 7) Adequate provision for the transportation, storage and disposal of any hazardous materials has been made.
- 8) A stormwater drainage system capable of handling a fifty-year storm without adverse impact on adjacent properties has been designed.
- 9) Adequate provisions to control soil erosion and sedimentation have been made.
- 10) There is adequate water supply to meet the demands of the proposed use, and for fire protection purposes.
- 11) The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties from detrimental features of the development, such as noise, glare, fumes, dust, odors and the like.
- 12) All performance standards in this chapter applicable to the proposed use will be met.

Check List for Submissions to the Planning Board for a Conditional Use Permit Application

These are typical items reviewed for your application. Not all items here may apply, depending on your situation. *Also, this check list may not be all inclusive.* Use this as a guideline when submitting material for review. Speak with the Code Enforcement Officer if you have any questions.

<u>Submitted</u>	<u>N/A</u>	<u>Requirement</u>
_____	_____	Signed Conditional Use Permit Form
_____	_____	Filing Fee Paid
_____	_____	Name, current mailing address of applicant, and owner if not the same individual, telephone number and email address.
_____	_____	Physical Address of Property
_____	_____	Assessor's Map and Lot
_____	_____	Zoning District
_____	_____	Documentation of any deed restrictions.
_____	_____	List of abutting properties within 500 feet.
_____	_____	Sketch of the proposed use's location on property, including acreage of the property, frontage, setback distances for existing and proposed structures from the streets, sidelines and water bodies.
_____	_____	Sketch plan depicting the existing location of the retaining wall to be replaced shall be provided by a licensed surveyor prior to approval.
_____	_____	Soils map, flood hazard map.
_____	_____	Location of proposed utilities and drainage structures.
_____	_____	Location of proposed paved parking, signs, lighting, fences.
_____	_____	Documentation of sanitary waste disposal system.
_____	_____	Documentation of water supply.
_____	_____	Designs of proposed paved areas, fences and drainage structures.
_____	_____	Description of any clearing of land.
_____	_____	Description of provisions for disposal of all wastewater and solid waste.
_____	_____	Description of any wildlife habitat that might be impacted.
_____	_____	Description of percentage of lot currently occupied by structures(s).
_____	_____	Description of construction or enlargement of foundation.
_____	_____	Provide site distance information for entrance/exit from the site.
_____	_____	Provide information as to how you will mitigate possible noise, dust, fumes, gases, odors, & glare, and the safe storage of hazardous and/or explosive materials as warranted.
_____	_____	Landscape and buffering plan / revegetation plan are required for all projects.
_____	_____	Erosion and sedimentation control plan.
_____	_____	Stormwater management plan.
_____	_____	Preconstruction photographs of the area development site are required for all projects taking place within the Shoreland District.
_____	_____	Performance guarantee for large project(s).