



Town of Baldwin

534 Pequawket Trail
West Baldwin, Maine 04091
Phone: (207) 625-3581
Fax: (207) 625-7780

Date Application Received: _____
Received by: _____
Fee Paid: _____

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

The Land Use Ordinance of the Town of Baldwin allows the Planning Board to grant a Conditional Use Permit (CUP) for those uses listed specifically as Conditional Uses in Article 6, District Regulations of the code. Before granting a permit, the Board must find that the standards contained in Article 8, Conditional Uses have been met. It is your obligation to submit the necessary materials to allow the Planning Board to determine if those standards have been met. Three copies of the complete application and supporting materials and the applicable fee shall be submitted to the Code Enforcement Officer.

Section A. Basic Information (to be completed by all applicants)

1. Applicant's Legal Name: _____
2. Applicant's Mailing Address: _____

3. Phone number where applicant can be reached during business hours. _____
4. Are you the owner of record of the property for which the Conditional Use Permit is sought? _____ yes (provide copy of Title and go to question 8)
_____ no (answer question 5, 6, and 7)
5. To apply for a Cond. Use Permit, you must have legal right, title or interest in the property. Please indicate you interest in the property and attach written evidence of this interest. _____

6. Property Owner's Name _____

7. Property Owner's Address _____

8. Location of property for
Which the permit is sought? _____

9. Indicate the Map and Lot number for the
Property from the Town's assessment records Map _____ Lot _____

10. Indicate Zoning District in which the
Property is located (check as many as apply)

_____ Natural Resource Protection

_____ Highlands

_____ Rural

_____ Village Commercial

11. List the use for which a Conditional Use Permit is being sought. Please refer to Article 6, District Regulations. The proposed use must be specifically listed as conditional use in the District in which it is located.

12. Attach the following information to this application as outlined in Article 8, Conditional Uses. For each item, please indicate by checking that item that it has been included with your application.

_____ a. A location map showing the location of the property with respect to Roadways and major natural features. This map should allow the Board to locate the parcel in the field and on the Town's zoning and tax maps.

_____ b. A written description of the proposed use of the property. This statement shall describe the exact nature of the proposed use.

_____ c. An accurate, scale drawing of the lot showing the location of any existing or proposed buildings, structures, and natural features, driveways and parking areas.

Section B. Standards for Conditional Use Permit
(The full text appears in Article 8.3).

1. The Planning Board shall consider impact:

_____ a. the size of the proposed use compared with surrounding uses;

_____ b. the intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;

_____ c. the potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;

_____ d. unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties.

_____ e. the degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

2. The Planning Board shall consider facilities:

_____ a. the ability of traffic to safely move into and out of the site at the proposed location;

_____ b. the presence of facilities to assure the safety of pedestrians passing by or through the site;

_____ c. the capacity of the street network to accommodate the proposed use;

_____ d. the capacity of the storm drainage system to accommodate the proposed use;

_____ e. the ability of the Town to provide necessary fire protection services to the site and development.

3. The Planning Board shall consider natural characteristics:

_____ The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

Section C. Shoreland Standards

Section to be completed only if any portion of the property is located within 250 feet of the normal high water mark of Ingalls Pond, Sand Pond, Southeast Pond, Adams Pond or the Saco River or within 75 feet of any stream. For each standard, attach a written statement demonstrating how the proposed use complies with that standard. For each item, please indicate by checking that item that it has been included with your application. Each standard must be addressed in your submission.

- a. will not result in unreasonable damage to spawning grounds. Fish aquatic life, bird and other wildlife habitat;
- b. will reasonably conserve shoreland vegetation;
- c. will reasonably conserve visual points of access to waters as viewed from public facilities;
- d. will conserve actual points of public access to waters;
- e. will reasonably conserve natural beauty;
- f. will reasonably avoid problems associated with floodplain development or use.

Section D. Certification (to be completed by all applicants)

I/we _____, certify that I/we are the legal applicants for the Conditional Use Permit requested by this application, that I/we are the owners of the property covered by this application or have the property owner's consent to the filing of this application and have legal interest in the property and that the information contained in this application and supporting material is accurate and true.

I/we further certify that I/we have read the standards for granting of Conditional Use Permits contained in the Land Use Ordinance.

Signature of Applicant Date

Signature of Applicant Date

For Planning Board Use Only

Date Received by Baldwin Planning Board:

Received by:

Public Hearing Date:

Conditional Use Permit Application of:

Permit Denied (date):

Explanation of Denial:

Permit Approved (date):

Conditions to Permit if any,

APPLICATION DATE: _____

Substantial Start Date: _____

Town of Baldwin Building Permit Application # _____ Zone _____ Map # _____ Lot # _____

Owner _____ Phone _____

Address _____

Location of Construction _____

Contractor _____ Phone _____

Address _____

Est Construction Cost _____

Proposed Use _____ Lot Size _____

Building Dimensions: L _____ W _____ Total Sq. Ft. _____

No. of Stories _____ No. of Bedrooms _____ No. of Baths _____

Foundation: _____

Foundation 8' 4' Slab Pier Other

Description: _____

Floor: _____

Sill Size _____ Sills must be anchored

Girder Type _____ Size _____

Lally Column Spacing _____ Size _____

Joists Type & Size _____ Spacing _____ O.C.

Bridging Type & Size _____ Spacing _____ O.C.

Floor Sheathing Type _____ Size _____

Other Material _____

Exterior Walls: _____

Studding Type & Size _____ Spacing _____ O.C.

No. of Windows _____ No. of Doors _____

Header Sizes _____ Span _____

Bracing: Yes No _____ Corner Posts Size _____

Insulation Type _____ Size _____

Siding Type _____ Weather Exposure _____

Masonry Materials _____

Metal Materials _____

Interior Walls: _____

Studding Type & Size _____ Spacing _____ O.C.

Header Sizes _____ Span _____

Fire Wall if Required _____

Other Materials _____

Joists Type & Size _____ Height _____

Strapping Size _____ Spacing _____

Insulation Type _____

Ceiling: _____

Roof: _____

Type _____ Span _____

Sheathing Type _____ Pitch _____

Roof Covering Type _____

Chimneys: _____

Type _____ No. of Fire Places _____

Heating: _____

Type of Heat _____

Electrical: _____

Service Entrance Size _____ Smoke Detector Required Yes No

Swimming Pools: _____

Type _____

Pool Size _____ Square Footage _____

Must conform to National Electrical Code and State Law.

Code Enforcement Officer _____ Date _____

Signature of Applicant _____ Date _____

WORK TO COMMENCE WITHIN SIX MONTHS OF PERMIT APPROVAL.

FOR OFFICIAL USE ONLY

Flood Zone Yes No _____

Zoning Board Approval: Yes No _____ Date _____

Planning Board Approval: Yes No _____ Date _____

FEEES: _____ Totals _____

Alterations _____

Late Fee _____ X2 _____ Total _____

Notes _____
