

**Town of Benton  
Conditional Use Permit Application**



Application Fee: \$100.00      Amount Paid \$ \_\_\_\_\_      Date Paid \_\_\_\_\_      Payment taken by: \_\_\_\_\_

Date: \_\_\_\_\_ Map \_\_\_\_\_ Lot \_\_\_\_\_ Page \_\_\_\_\_

Name \_\_\_\_\_ Telephone# \_\_\_\_\_

Address \_\_\_\_\_

Location of Project \_\_\_\_\_

Contractor Name, address, and telephone# \_\_\_\_\_

Indicate "Right, Title or Interest in Property" \_\_\_\_\_

Roadway Entry Permit Number \_\_\_\_\_ Plumbing Permit Number \_\_\_\_\_

Copy of Warrant Deed – Include Book # \_\_\_\_\_ and Page # \_\_\_\_\_

Estimated Cost \_\_\_\_\_ Project Start Date \_\_\_\_\_ Completion Date \_\_\_\_\_

Land Use District \_\_\_\_\_ Lot Size \_\_\_\_\_ Road Frontage \_\_\_\_\_

Existing Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

Complete for all proposed structures

Height \_\_\_\_\_ front Setback \_\_\_\_\_ Rear Setback \_\_\_\_\_ Side Setback \_\_\_\_\_

Structure Dimensions \_\_\_\_\_ Type of Structure \_\_\_\_\_

Indicate if the project involves a non-conforming, lot, structure or use. \_\_\_\_\_

Description of the project \_\_\_\_\_

Initial the appropriate box if the following land use ordinance standards are applicable to your project. References found in the Town of Benton, Maine Land Use Ordinance

YES	NO	N/A	
			Access to the property. REF: page 43, Section VIII, Sub section A – 1 inclusive
			Traffic impacts and street access. REF: page 51, Section VIII, Sub section L – 1 thru 8 inclusive
			Buffer areas. REF: page 43, Section VIII, Sub section B – 1 thru 3 inclusive
			Subdivisions. REF: page 55, Section IX, Sub section A – 1 thru 5 inclusive
			External lighting. REF: page 44, Section VIII, Sub section C – 1 inclusive
			Resource extraction. REF page57, Section IX, Sub section B – 1 thru 5 inclusive
			Groundwater protection. REF: page44, Section VIII, Sub section C – 1 inclusive
			Home occupations. REF: page 59, Section IX, Sub section C – 1 thru 7 inclusive
			Noise. REF: page 45, Section VIII, Sub section E – 1 thru 2 inclusive
			Mobile home parks. REF: page 60, Section IX, Sub section D – 1 thru 5 inclusive
			Off street parking. REF page 45, Section VIII, Sub section F – 1 thru 5 inclusive
			Mixed uses. REF: page 61, Section IX, Sub section E – 1 thru 3 inclusive
			Solid waste. REF: page 48, Section VIII, Sub section H – 1 thru 2 inclusive
			Telecommunication towers. REF: page 62, Section IX Sub section F – 1 thru 4 inclusive
			Signs. Page 48, Section VIII, Sub section I thru 9 inclusive
			Soil erosion control. REF: page 49, Section VIII, Sub section J – 1 inclusive
			Storm water management. REF: page, Section VIII, Sub Section K – 1 thru 3 inclusive
			Shoreland zoning. REF: Page 1 thru 29 in Shoreland Zoning Ordinance section
			Activities within the floodplain. REF: page 1 thru 19 in Flood Plain Management Ordinance
			Plumbing. REF:
			Road construction.

**Complete the site plan using your own graph**

Site Plan Requires:

1. All lot dimensions
2. Names of all abutting property owners, names and locations of abutting rights of way, public and private, and abutting water body.
3. Exact location and dimensions of existing and proposed buildings and distances of each from nearest lot line and normal high water mark.
4. Location of proposed and/or existing sewage disposal system and water source and distances from each from lot line and normal high water mark.
5. Story height of existing and proposed structures.
6. All area to be cleared, if applicable.
7. All areas of cut, fill, grading, or other earth moving activity, if applicable.

Application site plan prepared by: \_\_\_\_\_

I certify, to the best of my knowledge, the information provided in this application is true and correct and I will not deviate from the plans submitted without notifying the Benton CEO.

\_\_\_\_\_

\_\_\_\_\_

Signature of Owner/Applicant

Date

Place Names of Abutters around your property

INITIAL TOWN OF BENTON SITE PLAN REVIEW ORDINANCE APPLICATION COMPLETION CHECKLIST

		YES	NO	N/A
1	Site Plan Review application submitted			
2	Application fees paid			
3	Escrow fees paid			
4	Waiver Request Form submitted, if applicable			
5	Name, address, telephone number of the applicant and applicant's agent, if applicable			
6	Property location, address			
7	Property location, map/lot			
8	Verification of the applicant's right, title, or interest to the property (i.e., property deed)			
9	Estimated cost of the proposal			
10	Schedule of construction, including begin/end dates			
11	Description of project			
12	Estimated square footage of proposal			
13	Copy of tax map			
14	List of abutters, or those within 500 feet of property, if applicable			
15	Copy of Kennebec County soil map showing property			
16	Copy of USGS Topographic map showing property			
17	Copy of Town Shoreland Zoning Map showing property, if applicable			
18	Copy of the FIRM Map showing the property, if applicable			
19	Copy of the National Wetlands Inventory Map showing the property, if applicable			
20	Map drawn to scale showing location, boundaries, elevations, uses and size of: developed site, type of structures, setbacks, parking areas, driveways and roads, drainage ways, easements and right-of-ways, watercourses, water bodies, wetlands, number of acres within the development, size of all impervious areas, all other significant natural and physical features, and true north			
21	Location of all proposed subsurface wastewater disposal systems			
22	Indication of the water source, including evidence at an adequate supply is available to supply water needs of proposal, including fire suppression			
23	Evidence that all other local permits have been obtained (shoreland zone, floodplain, etc.), if applicable			
24	Erosion control plan, per SPR ordinance			
25	Stormwater control plan, per SPR ordinance			
26	Phosphorus control plan, per SPR ordinance			
27	Location of any site or structure listed on National Register of Historic Places or any archeological site identified by Maine Historic Preservation Commission, if applicable			
28	Maine Historic Preservation Commission comment on adequacy of proposed mitigation techniques relevant to historic locations, if applicable			
29	Location of significant wildlife resources or natural areas			
30	Traffic access data, including an estimate of vehicular traffic to be generated on a daily basis			
31	Proposed areas or structures dedicated for public use			
32	Scaled drawing showing location and construction specifications for all proposed roads, including drainage features (ditches, culverts), access points, driveways, parking areas, and traffic management and control features			
33	Other materials to show that applicable performance standards or other requirements of SPR ordinance are followed			

**Town of Benton Permit Application - Planning Board Decision pages 5-6.**

On     /     /     , The Benton Planning Board reviewed a conditional use permit application from,  
\_\_\_\_\_, for a proposed

\_\_\_\_\_

And decided one of the following:

\_\_\_\_\_ The application was approved as presented.

\_\_\_\_\_ The application was approved with conditions.

\_\_\_\_\_ The application was denied.

**Findings of Facts**

**Standards for Conditional Use**

A “yes” means that the application meets the stated criteria. A “no” indicates that the application does not meet the stated criteria. A “n/a” indicates that it does not apply to the application.

1. \_\_\_\_\_ The use will not have an adverse impact on spawning grounds, fish aquatic life, birds or other wildlife habitat.
2. \_\_\_\_\_ The use is consistent with the Comprehensive Plan.
3. \_\_\_\_\_ Traffic access to the site meets the standards contained in this ordinance: and traffic congestion has been addressed in accordance with performance standards in this ordinance.
4. \_\_\_\_\_ The site design is in conformance with all municipal flood hazard protection regulations.
5. \_\_\_\_\_ Adequate provision for the disposal of all wastewater and solid waste has been made.
6. \_\_\_\_\_ Adequate provision for the transportation, storage, and disposal of any hazardous materials has been made.
7. \_\_\_\_\_ A Storm water drainage system capable of handling a 25-year storm without adverse impact on adjacent properties has been designed.
8. \_\_\_\_\_ Adequate control of soil erosion and sedimentation has been shown.
9. \_\_\_\_\_ There is adequate water supply and quality to meet the demands of the proposed use.
10. \_\_\_\_\_ Buffer strips and on-site landscaping provide protection to neighboring properties from detrimental features of the development, such as noise, dust, odor, and the like.
11. \_\_\_\_\_ All performance standards in this ordinance applicable to the proposed use will be met.

**A List of Conditions**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature Page**

1. The application fee of \$ \_\_\_\_\_ was paid on \_\_\_\_/\_\_\_\_/\_\_\_\_.
2. The application was submitted to the planning board on \_\_\_\_/\_\_\_\_/\_\_\_\_.
3. The application was reviewed by the Planning Board on \_\_\_\_/\_\_\_\_/\_\_\_\_ and one of the following was determined:

The application is complete \_\_\_\_\_

The application is not complete \_\_\_\_\_

4. The Planning Board will review the application on \_\_\_\_/\_\_\_\_/\_\_\_\_.
5. Will a public hearing be required? Yes or No

**Reasons for Denial**

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**Planning Board Signatures**

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

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