

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.org

Application for Conditional Use

Fees Paid: \$25.00 Application Fee _____ \$150.00 Escrow Fee _____ \$100.00 CEO Fee _____

Note: Applicant is also responsible for cost of advertising and any mailings associated with this application (this will be cover by the Escrow Fee, but if more funds are needed the applicant is expected to replenish the funds).

Date CEO Reviewed & Accepted _____

Signature of CEO: _____

Date Received & Paid for at Clerk's Office _____

Signature of Town Clerk: _____

Date Received by Planning Board Administrative Assistant _____

Signature of Planning Board Administrative Assistant: _____

Submission of Application: An application for Conditional Use Permit will consist of eleven (11) sets of the application and all additional documentation to be submitted.

Applicants Name and Mailing Address:

Phone: _____ Email: _____

Applicant's Signature: _____ Date: _____

Property Owner Name and Mailing Address - if Different from Applicant:

Phone: _____ Email: _____

Property Owner's Authorization (ONLY FILL OUT IF APPLICANT IS NOT OWNER). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and the Applicant has the full authority to request approval for this proposal.

Property Owner's Signature: _____ Date: _____

Date Abutter's Letter Mailed _____

Date Advertised for Public Hearing _____

Date of Public Hearing _____

Method Advertised _____

Section 1

Location & Use

1. Site Location/Address: _____
Tax Map # _____ Lot # _____ Zoning District _____
Acreage Of Subject Parcel _____

2. Please specify the exact nature of the proposed use of this property (attach extra paper for additional documentation):

3. A scale drawing of the lot with the location of any existing or proposed buildings, structures, natural features, driveways and parking areas must be attached to this application.

4. Additional Materials Attached for Consideration: _____ Yes _____ No

5. Abutter’s List. A list of all abutters of properties lying within 500 feet of the property shall be attached. Please note, this may include properties in other municipalities if the property location indicates such. Property owners are classified as those whom taxes are assessed on the abutting property.

6. Copy of Public Notice & Indication of Posting Date and Location

Section 2

Standards For Conditional Permit to Be Met

- 2-1.** Neither the proposed use for the proposed site upon which the use will be located if of such character that the use will have a significant adverse impact upon the value or quiet possession of the surrounding properties greater than would normally occur from any other such a use in the zoning district. This determination is considered by the Planning Board by the following criteria:
- A. The size of the proposed use is compared with surrounding uses
 - B. The intensity of the proposed use, including amounts and types of traffic which would be generated.
 - C. The proposed hours of operation.
 - D. Expanse of pavement
 - E. Intensity of use compared with surrounding uses
 - F. Potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances
 - G. Unusual physical characteristics of the site including lot size, lot shape, topography, soils all which may tend to aggravate adverse impacts upon surrounding properties.
 - H. Degree to which landscaping, fencing, and other design elements have been proposed/implemented to mitigate adverse impacts on surrounding properties.

Section 3

Municipal Effect

3.-1. Municipal or other facilities serving the proposed use will not be overburdened or any hazards created because of inadequate facilities. The board must consider the following to reach this determination:

- A.** The ability of traffic to safely move in and out of the site at proposed location
- B.** The presence of facilities to assure the safety of pedestrians passing by or through the proposed site.
- C.** The capacity of the street network to accommodate the proposed use.
- D.** The capacity of sewerage and water supply systems to accommodate the proposed use.
- E.** The capacity of storm drainage system to accommodate the proposed use
- F.** The ability of the fire department to provide necessary protection services to the site and development.

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 places on the site will cause undue harm to environment or to the neighboring properties.

Section 4.

Standard for Shoreland Areas

For conditional use permit application in shoreland areas, the Planning Board shall additionally find the proposed use meets this application criteria as well as Article V, SECTION 4.A.5

Section 5.

Conditions of Approval

The Planning Board may attach conditions to its approval of a conditional use permit. These conditions may include, but are not limited to, such requirements as:

- Street Improvements
- Access Restrictions
- Hours of Use
- Required Buffering and Screening
- Utility Upgrades/Improvements
- Performance Guarantees for required off-site improvements

Section 6.

Reapplication

If denied by the Planning Board for a conditional use application, a second request of similar nature shall not be permitted within two years from the date of the first request. Exception may occur if:

- It is the opinion of the majority of the Planning Board
- Substantial new evidence can be brought forward
- Planning Board finds an error of law or misunderstanding of facts has been made
- An amendment to this ordinance has been made which changes the status, circumstances or conditions of the initial matter brought before the board.

Section 7.

Duration of Conditional Use Permit

If all conditions and standards of approval; are met, a conditional permit shall be a permanent grant of permission and shall “run with the land”.

Conditional Use Permit: _____ Approved _____ Denied

Date: _____

Signature of the Board: _____

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ABUTTERS LIST FORM

(Make additional copies of this form as needed to submit a complete list.)

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

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