

Town of Benton
Conditional Use Permit Application



(office use section) Application Fee: \$100.00	*Amount Paid \$	*Date Paid	*Fee Accepted by:
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Required information is designated with an asterisk '' by the application field name. To be considered for planning board review, the application MUST contain all of the required information.*

*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. _____

*Copy of tax map

*Location of all proposed subsurface wastewater disposal systems

*Description of the project _____

*INITIALS of person filling form are required * in 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: Section VIII, A.
			Activities within the floodplain. REF: Flood Plain Management Ordinance
			Buffer areas. REF: Section VIII, B.
			External lighting. REF: Section VIII, C.
			Groundwater protection. REF: Section VIII, D.
			Home occupations. REF: Section IX, C.
			Mixed uses. REF: Section IX, E.
			Mobile home parks. REF: Section IX, D.
			Noise. REF: Section VIII, E.
			Off street parking. REF: Section VIII, F and G.
			Plumbing. REF: CEO.
			Resource extraction. REF Section IX, B.
			Road construction. CEO.
			Shoreland zoning. REF: Shoreland Zoning Ordinance.
			Signs. Section VIII, I.
			Soil erosion control. REF: Section VIII, J.
			Solid waste. REF: Section VIII, H.
			Storm water management. REF: Section VIII, K.
			Subdivisions. REF: page 55, Section IX, Sub section A – 1 thru 5 inclusive
			Telecommunication towers. REF: Section IX, F.
			Traffic impacts and street access. REF: Section VIII, L.
			Water Quality. REF: Section M.

Complete the site plan using your own graph

*Site Plan Requires:

*Map drawn to scale showing:

- location, boundaries, elevations, uses and size of site and number of acres,
- parking areas, driveways and roads,
- drainage ways, easements and right-of-ways,
- watercourses, water bodies, wetlands,
- size of all impervious areas,
- all other significant natural and physical features,
- true north,
- all lot dimensions;
- all setbacks,
- exact location and dimensions of existing and proposed buildings and distances of each from nearest lot line and normal high water mark;
- location of proposed and/or existing sewage disposal system and water source and distances from each from lot line and normal high water mark,
- all areas to be cleared;
- all areas of cut, fill, grading, or other earth moving activity.
- names of all abutting property owners, names and locations of abutting rights of way, public and private, and abutting water body;

*Application site plan prepared by: _____

I certify all application information is complete and correct. I will follow all local, state, and federal ordinances. I will not deviate from the plans submitted without notifying the Benton CEO.

* _____

Signature of Owner/Applicant

* _____

Date

* _____

Signature of CEO

* _____

Date

CEO recommends: 1. Ready for Planning Board Review 2. Variance required from Appeals Board 3. Other (attach information if needed)

*Place Names of Abutters
around your property

The following information may be needed to complete review of the application:

		YES	NO	N/A
1	Copy of Kennebec County soil map showing property			
2	Copy of USGS Topographic map showing property			
3	Copy of Town Shoreland Zoning Map showing property			
4	Copy of the FIRM Map showing the property			
5	Copy of the National Wetlands Inventory Map showing the property			
6	Indication of the water source, including evidence at an adequate supply is available to supply water needs of proposal, including fire suppression			
7	Evidence that all other local permits have been obtained (shoreland zone, floodplain, etc.)			
8	Erosion control plan, per Site Plan Review			
9	Storm water control plan, per Site Plan Review			
10	Phosphorus control plan, per Site Plan Review			
11	Location of any site or structure listed on National Register of Historic Places or any archeological site identified by Maine Historic Preservation Commission			
12	Maine Historic Preservation Commission comment on adequacy of proposed mitigation techniques relevant to historic locations			
13	Location of significant wildlife resources or natural areas			
14	Traffic access data, including an estimate of vehicular traffic to be generated on a daily basis			
15	Proposed areas or structures dedicated for public use			
16	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			
17	Other materials to show that applicable performance standards or other requirements of Site Plan Review 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

Planning Board Signatures

Date ____/____/_____
