

TOWN OF NEW SHOREHAM DEVELOPMENT PLAN REVIEW APPLICATION

This is to ensure that development impact may be evaluated in light of Town’s need to protect its natural, social, and cultural environment in accordance with the Comprehensive Plan in order that adverse development impacts may be minimized.

Owner/Applicant _____

Location of Property _____

Plat _____ Lot(s) _____

Address/Description of Location _____

Please indicate why this project requires Development Plan Review:

Applications for Development Plan Review must include all application material identified in the submittal requirements of Section 704 of the Zoning Ordinance of the Town of New Shoreham.

The fee is \$300 for Development Plan Review. Kindly submit all application materials to the Planning Board no less than 21 days prior to the regular meeting of the Planning Board. Eight paper copies and one electronic copy via email.

Such material may include, in addition to the minimum requirements of Section 704, letters from the Town Zoning Official documenting the appropriateness of parking provisions, and the compliance of the proposal with Zoning and other applicable regulations, and any other information or material which applies to the property and/or may be helpful to the Board in reviewing the application.

An application for Development Plan Review in a commercial structure should include plans of existing and proposed conditions, parking/circulation plans, landscaping information, information regarding deed restrictions on the property, etc. In addition, all Zoning Board decisions affecting this site, and the plans upon which those decisions are based, must also be submitted as a part of the application.

Zoning Ordinance Section 406 (F). Planning Board Procedures. The Planning Board shall review the application for a residential structure under this section pursuant to the provisions of Development Plan Review, and shall give an opinion to the Zoning Board of Review regarding the granting of a Special Use Permit. The Planning Board may undertake the development plan review and the advisory request concurrently as provided for in the ordinance, under Section 704F.

The applicant is strongly encouraged to meet with the Land Use Administrative Officer to review the proposal prior to the application deadline.

CHECKLIST FOR DEVELOPMENT PLAN REVIEW

The following material is required to be submitted for a Development Plan Review Application, unless specifically exempted by the Planning Board. All material should be submitted to the Planning Board no less than 21 days prior to its Regular Meeting date.

1. A list of the names and addresses of all property owners within 200 feet of all property lines of the subject property.

Submitted: _____

Waiver Requested: _____

2. A copy of all Variances, Modifications and/or Special Use Permit approvals attached to the property.

Submitted: _____

Waiver Requested: _____

3. All materials required in support of the Special Use Permit decision, revised to reflect that decision, including any conditions or stipulations imposed.

Submitted : _____

Waiver Requested: _____

4. Information regarding provisions for emergency access, as required at Section 501.A.2.

Submitted: _____

Waiver Requested: _____

5. Materials indicating soil type and groundwater conditions, and documenting suitability as required at Section 501.A.3.

Submitted: _____

Waiver Requested: _____

6. Drainage analysis documenting compliance with requirements of Section 501.A.4.

Submitted: _____

Waiver Requested: _____

7. Nutrient loading analysis, documenting compliance with the requirements of Section 501.A.6.

Submitted: _____

Waiver Requested: _____

8. An erosion control plan, consistent with the requirements of 501.A.7.

Submitted: _____

Waiver Requested: _____

9. All Zoning Board decisions affecting this site, and the plans upon which those decisions are based.

Submitted: _____

Waiver Requested: _____

10. For a **commercial structure**, include parking/circulation plans, landscaping information, and any deed restrictions on the property.

Submitted: _____

Waiver Requested: _____

11. Letters from the Town Building Official and Zoning Official documenting the appropriateness of parking provisions, and the compliance of the proposal **and other applicable regulations**.

Submitted: _____

Waiver Requested: _____

If a waiver is requested, the Planning Board will review the application and make a ruling on the request for any waiver(s). If all requested waivers are granted, the Planning Board will schedule a public hearing.

Applicant's Signature _____ Date _____

Owner's Signature _____ Date _____