PLANNING BOARD APPLICATION

Conditional Use Permit

Town of Trenton
59 Oak Point Road
Trenton, ME 04605
207-667-7207

Application Fee: $150.00

OFFICE USE ONLY:
Date Application Received:

INSTRUCTIONS: The applicant shall complete all information on the first two pages of this application, review and provide all Required Submissions located on the Completeness Review Table on Page 3 (or providing a written explanation why it does not apply), sign the applicant certification, and submit ten (10) copies to the Trenton Town Office.

APPLICATION REVIEW PROCESS: The Planning Board reviews all applications in a two-step process:

1. Completeness Review: a review of documents to ensure that the applicant has supplied all items required by the Trenton Land Use Ordinance.
2. Compliance Review: If all required documents are present, the Board will review them to determine if they demonstrate compliance with the Town of Trenton's Land Use Ordinance.

Applicant Name: _____ Address: _____

Town/City: _____ State: _____ Zip: _____ Tel: _____

E-Mail: _____ *Agent: _____

Owner's Name: _____ Address: _____

Town/City: _____ State: _____ Zip: _____ Tel: _____

**If applicant is not the property owner, or cannot attend a hearing of the proposed project, an Agent must be listed. Applicant must provide a letter authorizing a designated agent to act on his/her behalf before the Planning Board.*

Project Address: _____

Map: _____ **Lot**: _____

Land Use District(s): (*Please note that the project may encompass several Districts. List all Districts affected*):

RIGHT TITLE OR INTEREST INFORMATION: The applicant must provide proof of legal interest in the property. (Append a deed, option to purchase, lease or letter of authorization.)

PROJECT DETAILS: Please provide the Planning Board with specific information about your project as compared to what is allowable for the district(s) in which your project is planned. This information is found in the Land Use Ordinance (LUO), Town of Trenton, Maine. A copy of the LUO can be obtained on the Town of Trenton website (https://www.trentonme.com/images/pdf/assessors/TrentonLUO.pdf). In particular, review Article's III and IV with attention to § 4.1.14 Lot Standards Table.

Existing Use: _____

Proposed Use: _____

_____

Describe Project: _____

_____

_____

_____

Lot Size in square feet (1 acre = 43560 square feet): _____

Lot Width (the closest distance between the side lot lines): _____

Road Frontage: _____

Instructions: Review the Lot Standards Table in the Trenton LUO and provide the information below as completely as possible. If the proposed project spans multiple districts enter the most restrictive allowable number.

Required Information	**Proposed Project**	**Allowable for District(s)**
Front yard setback:		
Side yard setback:		
Back yard setback:		
Lot Coverage: (*total impervious land area, existing plus proposed project ÷ lot size × 100*)		
Building/Structure Height:		

APPLICANT CERTIFICATION: This application and all information submitted herewith are true and correct to the best of my knowledge. I have supplied a written explanation for those documents that do not apply. I believe my application meets the permitted use and requirements in Article III of the LUO for the district(s) in which the project is located. I believe I am in compliance with the general standards in LUO Article IV.

_____ _____

Applicant Signature Date

COMPLETENESS REVIEW

The applicant must supply the following items, found in the Town of Trenton Land Use Ordinance in Section **5.3.3**, to be reviewed by the Planning Board.

Documents Required for Completeness Review

Required Submissions	Provided	Missing	N/A
A plan of the area showing contours at intervals to be determined by the Planning Board, high water level, ground water conditions, bedrock, slope and vegetative cover.			
Location of existing and proposed building, parking areas, traffic access driveways, walkways, and landscaping.			
Plans of buildings, sewage disposal facilities, and water supply systems;			
A soils report identifying the soils boundaries and name with the soil information superimposed upon the plot plan in accordance with the USDA Natural Resource Conservation Service National Cooperative Soil Classification;			
The location of any portion of a public water supply source water protection area that lies within the property prosed for development;			
A report by a licensing site evaluator indicating the suitability of the soils for a sewage disposal facility;			
Important habitat areas identified in the comprehensive plan, or the Department of Inland Fisheries and wildlife Beginning with Habitat program the application shall demonstrate that there shall be no adverse impacts not he habitat and species it supports. A report prepared by a wildlife biologist, selected or approved by the Board may be required. The report shall assess the potential impact of the development on the significant habitat and adjacent areas that are important to the maintenance of the affected species and shall describe appropriate mitigation measures to ensure the development will have no adverse impacts on the habitat and species it supports.			
Other pertinent information necessary to determine if the proposed use meets the provisions of the Ordinance.			
A capacity statement from the Fire Chief, or their designee, addressing the requirements of Section 4.1.29.			

COMPLETENESS REVIEW DECISION: The Trenton Planning Board has reviewed the application and accompanying documentation and determines that the application _____ IS _____ IS NOT complete.

If deemed NOT complete, additional information required for completeness: _____

_____

_____

_____

_____ _____

Trenton Planning Board Chair/Designee Signature Date

COMPLIANCE REVIEW

The Trenton Planning Board will review the following items, found in the Town of Trenton Land Use Ordinance in Section **5.3.4**, to determine if the documents provided demonstrate compliance with the Trenton Land Use Ordinance.

Factors for TPB Consideration (Section 5.3.4.8 of the Trenton LUO)

- The compatibility of the proposed use with adjacent land uses,
- Access to the site from public roads, including the adequacy of access points, and the possible need for turning and slowdown lanes and other traffic control devices,
- Layout and design of off-street parking and loading/unloading area, and vehicular circulation on the site,
- The amount of and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal system,
- The location of the site with respect to flood hazard areas,
- The impact of the proposed use on the land and adjacent water bodies and the capacity of the land and water to sustain such use without degradation,
- Provisions for control of run-off and drainage,
- The erosion potential of the site based on degree of slope, soil types, and vegetation cover,
- The impact of the proposed use on ground water and water supplies,
- The impact of the development on municipal services including roads, fire, and police protection, solid waste disposal, and other services and facilities.

FINDINGS	**TRUE**	**N/A**
The proposed use is in conformance with the standards of Article IV of the ordinance.		
The proposed use will not result in unsafe or unhealthful conditions.		
The proposed use will not result in land, water, or air pollution.		
The proposed use will not result in undue erosion or sedimentation.		
The proposed use will avoid problems associated with development in flood hazard areas.		
The proposed use will not result in significant damage to spawning grounds, fish, aquatic life, bird, and other wildlife habitat.		
The proposed use will conserve shoreland vegetation.		

COMPLIANCE REVIEW DECISION:

_____ **Approved**

_____ **Approved with Conditions**:

_____

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_____

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_____

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_____

_____ **Denied**:

_____

_____

_____

_____

_____

Signatures

TPB Chair: _____ Date: _____

Members:

_____ _____

_____ _____

_____ _____