PLANNING BOARD APPLICATION

Relocation of Nonconforming Structure

Shoreland Zoning Ordinance §12.C(3)

TOWN OF TRENTON
59 Oak Point Road
Trenton, ME 04605
207-667-7207

Planning Board Application Fee: $250.00
10 copies of all documents are required

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.

RIGHT TITLE OR INTEREST INFORMATION: This application must include legal interest in the property. (You must append a deed, option to purchase, lease or letter of authorization.)

Project address: _____

Map _____ Lot _____ Land Use Zone: _____ Lot Size: _____

Existing Use: _____

Proposed Use: _____

Describe Project:

_____

_____

New, Enlarged or Replacement Nonconforming Foundation

Please describe in detail the proposal and attach an existing and proposed site plan (use additional sheets if necessary):

Please state how this proposed location is set back on the site to the greatest possible extent to meet the 75' setback:

Please state how this proposed location and design are more appropriate with regard to the slope of the land:

Please state how this proposed location and design are more appropriate with regard to soil erosion:

Please state how this proposed location and design are more appropriate with regard to the location of the septic system:

Please state how this proposed new location and design are more appropriate with regard to the location of other structures on the property and on adjacent properties:

Please state how this proposed new location and design are more appropriate with regard to the type and amount of vegetation to be removed:

When it is necessary to remove vegetation within the water or wetland setback area in order to relocate a structure, the Planning Board shall require replanting of native vegetation to compensate for the destroyed vegetation in accordance with section 15(S). In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

(a) Trees removed in order to relocate a structure must be replanted with at least one native tree, three (3) feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed.

Other woody and herbaceous vegetation, and ground cover, that are removed or destroyed in order to relocate a structure must be re-established. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be re-established with the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.

(b) Where feasible, when a structure is relocated on a parcel the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.

In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

Please attach copies of the following:

- ☐ Your deed or other evidence of interest in the property and a letter of authorization signed by the property owner if you are not the property owner;
- ☐ A detailed diagram of subject property showing the existing location of the structure;
- ☐ A detailed diagram showing the proposed location of the structure;
- ☐ Photographs of the subject property depicting those areas for which the relocation is sought;
- ☐ Other documentary evidence you wish to submit in order to demonstrate the requirements of the Trenton Land Use Ordinance § 12.C.(3) will be met.

CERTIFICATION:

This application and all information submitted herewith are true and correct to the best of my knowledge.

_____

Applicant **Date**

APPLICATION IS: **___ Approved** **___Denied** **___Approved with Conditions**

Conditions:

_____

_____

_____

_____

Planning Board Members

_____ **Date:** _____

_____

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