

**Conditional Use Review Application Worksheet**

[Ref: Zoning Bylaw Section 503]

This form must be accompanied by:

- A Zoning Permit Application
- A Site Development Plan Checklist

**Conditional Use Review shall apply only to those uses designated as conditional uses in Zoning Bylaw Article II or as otherwise specified under Article III. Conditional Use Review is generally required where development may be expected to have a significant impact on neighboring properties. Conditions may be necessary to protect existing properties.**

**GENERAL STANDARDS.** Conditional use approval must be granted by the Development Review Board upon its determination that the proposed use or structure will not adversely affect the following standards. Applicants are asked to provide narrative responses below or in an attached document.

1. **The capacity of existing or planned community facilities or services.** The Board must consider the demand for community services and facilities which will result from the proposed development, and determine whether that demand will exceed the capacity of existing facilities or services. In making such a determination, the Board will consider any capital program or budget in effect at the time of application. Conditions may be imposed regarding the timing and phasing of development to minimize the impact on schools and other community facilities and services.

<b>RESPONSE:</b>	<b>Check here if attachment provided [    ]</b>

2. **The character of the neighborhood, area, or district affected.** The Board considers the location, scale and intensity of the proposed development relative to the use and character of adjoining properties and other properties likely to be affected by the proposed use; and must consider the proposed development's compatibility with the purpose and character of the affected district as defined by this Zoning Bylaw, the Town Plan, and the testimony of affected property owners other interested persons and Town residents.

<b>RESPONSE:</b>	<b>Check here if attachment provided [    ]</b>

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3. **Traffic on roads and highways in the vicinity.** The Board must consider the projected impact of traffic resulting from the proposed development on the capacity, safety, efficiency and use of affected public roads, bridges, and intersections. Generally, the Board will depend on accepted transportation standards in evaluation traffic impacts.

<b>RESPONSE:</b>	<b>Check here if attachment provided [ ]</b>
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4. **Bylaws now in effect.** A conditional use must comply with all bylaws and regulations in effect at the time of submission of the application.

<b>RESPONSE:</b>	<b>Check here if attachment provided [ ]</b>
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5. **The utilization of renewable energy resources.** The Board will consider whether the proposed development will not interfere with the sustainable use of renewable energy resources either through use of those resources or on the proposed project's impact on the future availability of such resources.

<b>RESPONSE:</b>	<b>Check here if attachment provided [ ]</b>
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**SPECIFIC STANDARDS.** In addition to the General Standards set forth above, the Board may require conditions or modifications to the project to ensure the following, and applicants are encouraged to consider these in their developing their projects:

1. The proposed development conforms to applicable district standards, if any, established for individual zoning districts, including site location, natural resource protection and buffer requirements and other standards set forth in Section 204 relative to the Shoreland (S), Flood Hazard Overlay (FHO) and Resource Conservation Overlay (RCO) Districts.

2. The proposed development conforms to all Specific Standards set forth in Article III and all General Standards set forth in Article IV of this bylaw.

3. The proposed development shall not result in any direct or indirect discharge of waste, contaminants, storm water, or in-ground disposal of wastewater in a manner that would adversely impact existing or planned, public or private, water supplies or facilities (including roads, erosion, etc.).

4. The storage or display of outside materials, goods, supplies, vehicles, machinery or other materials shall be prohibited unless specifically approved by the Board. Secured, covered areas shall be provided for the collection and on-site storage of trash and recyclables generated by the proposed development. In approving such outdoor display or storage, the Board may place conditions on the area and location of such storage or display, and may require appropriate screening.

5. Exterior lighting shall be limited to cut-off fixtures. Such fixtures shall be directed so as not to cause glare on adjacent roadways, cause excessive levels of illumination, or result in direct illumination of neighboring properties. The Board may restrict the maximum level of illumination on all or a portion of the property.

6. The development shall not result in any undue adverse impact to any scenic area, historic resources or natural resources identified in the Town Plan or through site investigation. The Board may limit the location, scale, layout and design of the proposed development to ensure the protection of scenic areas, historic resources and/or natural resources.

<b>RESPONSE:</b>	<b>Check here if attachment provided [    ]</b>

**Applicant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_