

TOWN OF BELMONT
FINDINGS OF FACT AND DECISION ON SITE PLAN REVIEW APPLICATION
APPLICANT'S FORM

Ref: Section 5- Site Plan Review Subsection H- Criteria and Standards in Land Use Ordinance

Applicant: _____ Date: _____

Location: _____ Map: _____ Lot: _____

5-H.1 PRESERVATION OF LANDSCAPE:

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.

Met Not Met N/A

Reasons

5-H.2 ACCESS TO THE SITE:

Vehicular access to the site shall be on the roads which have adequate capacity to accommodate the additional traffic generated by the development. Reference Land Use Ordinance for Intersection on major access routes.

Met Not Met N/A

Reasons

5-H.3 ACCESS INTO THE SITE:

Vehicular access into the development shall provide for safe and convenient access.

a. Exit driveway or proposed street shall be so designed as to provide a minimum sight distance of ten times the posted speed limit in each direction, as measured from the point at which the driveway or street meets the public or private right-of-way.

b. Points of access shall be located to avoid hazardous conflicts with existing turning movements and traffic flows.

c. the grade of any exit driveway or proposed street for a distance of 100 feet from its intersection with any existing street shall be a maximum of 3%.

d & e. See Land Use Ordinance for level of service based on vehicle trips per 24-hour period

Met Not Met N/A

Reasons

5-H.4 INTERNAL VEHICULAR CIRCULATION:

The layout of the site shall provide for the safe movement of passenger, service, and emergency vehicles through the site.

a. Nonresidential projects shall provide a clear route for delivery vehicles with appropriate geometric design to allow turning and backing for vehicles expected to use the facility.

b. Clear routes of access shall be provided and maintained for emergency vehicles to all portions of the site and shall be posted with appropriate language.

c. The layout and design of parking area shall provide for safe and convenient circulation of vehicles throughout the lot and shall prohibit vehicles from backing out onto a street.

d. All streets and access ways shall be designed to follow the topographic and natural features of the site. The road network shall provide for vehicular and pedestrian safety, all season emergency access, snow storage, and delivery and collection services.

Met Not Met N/A

Reasons

5-H.5 PEDESTRIAN CIRCULATION:

The development plan shall provide for a system of pedestrian circulation within the development.

Met Not Met N/A

Reasons

5-H.6 ENVIRONMENTAL STANDARDS:

The site plan shall be designed in accordance with applicable standards designed to protect the environment.

a. Site Preparations-appropriate fill shall be used.

b. Conservation, Erosion and Sediment Control-The following measures shall be included where applicable as part of any site plan review and approval.

- i. Stripping of vegetation, regrading or other development shall be done in such a way as to minimize erosion.
- ii. Development shall preserve salient natural features, keep cut-fill operations to a minimum and ensure conformity with the topography to create the least erosion potential and so as to adequately handle surface water runoff.
- iii. The disturbed area and the duration of exposure of the disturbed area shall be kept to a practical minimum.
- iv. Disturbed soils shall be stabilized as quickly as practicable.
- v. Temporary vegetation or mulching shall be used to protect exposed critical areas during development.
- vi. The permanent vegetation and mechanical erosion control measure shall be installed as soon as practical on the site.
- vii. Until the disturbed area is stabilized, sediment in the runoff water shall be trapped using debris basins, sediment basins, silt traps or other acceptable methods.
- viii. Whenever sedimentation is caused by stripping vegetation, regrading, or other development, it shall be the responsibility of the developer to remove it from all adjoining surfaces, drainage systems and watercourse and to repair any damage a developer's expense ASAP.
- ix. Any activity on a stream, watercourse, or swale or upon a floodway or right-of-way shall comply with the State's Natural Resources Protection Act.
- x. Maintenance of drainage facilities or watercourses originating and completely on private property is the responsibility of the owner to the point of open discharge at the property line or at a communal watercourse within the property.

c. Site Conditions- During construction, the site shall be maintained and left each day in a safe and sanitary manner. Developed areas shall be cleared of stumps, litter, rubbish, brush, scrap building materials shall be removed immediately upon the request of the Code Enforcement Officer.

d. Critical Natural Resources will not be adversely affected by any proposed development activity.

Met Not Met N/A

Reasons

5-H.7 OPEN SPACE:

- a. Common open space area shall be contiguous, where possible.
- b. Common open spaces as shown on any approved development plan shall contain a notation that common open space areas shall not be further developed for any use.
- c. See Land Use Ordinance for specific requirements.

Met Not Met N/A

Reasons

5-H.8 RELATION OF PROPOSED BUILDINGS TO ENVIRONMENT:

Proposed structures shall be related harmoniously to the terrain and existing buildings in the vicinity that have a visual relationship to the proposed structure, as judged by the Planning Board, so as to have a minimal adverse effect on the environmental and aesthetic qualities of the developed and neighboring areas.

Met Not Met N/A

Reasons

5-H.9 SURFACE WATER DRAINAGE:

Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream conditions, or the public storm drainage system and shall be held to a zero percent or less off-site increase in quantity after development.

Met Not Met N/A

Reasons

5-H.10 GROUNDWATER PROTECTION:

The proposed site development and use shall not adversely impact wither the quality or quantity of groundwater available to abutting properties or public water supply systems.

Met Not Met N/A

Reasons

5-H.11 WATER SUPPLY:

The development shall be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the Stat of Maine for drinking water.

Met Not Met N/A

Reasons

5-H.12 SEWAGE DISPOSAL:

The development shall have a sanitary sewer system.

Met Not Met N/A

Reasons

5-H.13 UTILITIES:

Any utility installations above ground shall be located so as not to be unsightly or hazardous to the public and shall be landscaped or otherwise buffered so as to screen the components from public view.

Met Not Met N/A

Reasons

5-H.14 ADVERTISING FEATURES:

The size, location, texture and lighting of all exterior signs and outdoor advertising structures or features shall not detract from the layout of the property and the design of proposed buildings and structures and the surrounding properties and shall not constitute hazards to vehicles and pedestrians.

Met Not Met N/A

Reasons

11.15 RESERVATION OR DEDICATION AND MAINTENANCE OF OPEN SPACE AND COMMON LAND, FACILITIES AND SERVICES:

All open space common land, facilities, and property in the proposed subdivision conform with set performance standards.

Met Not Met N/A

Reasons

11.16 PHOSPHORUS IMPACTS ON GREAT PONDS:

The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the constructive phase and life of the proposed subdivision.

Met Not Met N/A

Reasons

OTHER TERMS AND CONDITIONS:

MOTION:

VOTES IN FAVOR: _____

VOTES OPPOSED: _____

Planning Board Chairman Signature

Planning Board Chairman Printed Name

Planning Board Member Signature

Planning Board Member Printed Name

Planning Board Member Signature

Planning Board Member Printed Name

Planning Board Member Signature

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