

Property Information

6. Location of Property (Street or Road) _____

Register of Deeds Book _____ Page _____

Lisbon Tax Maps Map _____ Lot _____

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

9. Are there any easements or restrictive covenants on the property to be developed?

_____ Yes _____ No. If yes, please specify:

10. Current zoning of property: _____

Current use(s) of property: _____

11. Is any part of the project or property(s) in question part of an overlay zone?

_____ Aquifer Protection Overlay _____ Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or planning board or appeals board review:

Project Information

13. Proposed use of property: _____

14. Nature of the Project. Provide a brief description of the proposed project, including proposed businesses and/or use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.

15. Total acreage of parcel: _____ Acreage to be developed: _____

16. Please indicate classification (per Chpt 62-31, Site Plan Ordinance): _____ Tier 1 _____ Tier 2

All new construction or expansion of buildings or use of land for commercial, industrial or institutional use where the activity is greater than 1,000 square feet shall be subject to site plan review. This includes multifamily developments that are not considered a subdivision, and site improvements which involve filling, cutting and/or earth moving of greater than 500 cubic yards of soil (for other than new single-family residential construction and municipal roads).

A project is classified as Tier 1 if: (1) Less than 5,000 square feet of floor or land area, (2) a residential structure with fewer than 5,000 square feet of floor area converted to nonresidential use; (3) a change in use of a nonresidential structure, (4) a residential structure altered to create fewer than eight dwelling units and not considered to be a subdivision. All other projects are Tier 2.

17. Are there any state or federal permits required for the proposed use? _____ Yes _____ No

If yes, please attach a list of all required permits and the status of any permitting activities.

18. Please list all professional surveyors, engineers, architects, or others preparing this Site Plan (if applicable):

Firm or Licensed Individual: _____

Firm or Licensed Individual: _____

If additional professionals, attach separate list.

19. Does this development propose the extension of public infrastructure? _____ Yes _____ No

If yes, what kind: _____ streets/roads _____ sewer lines
 _____ sidewalks _____ storm drains
 _____ fire hydrants _____ water lines
 _____ other: _____

20. Proposed water supply: _____ individual well(s)
 _____ central well with distribution lines
 _____ connection to public water system
 _____ other: _____

21. Proposed sewage disposal: _____ individual subsurface disposal system(s)
 _____ central on-site disposal with collection lines
 _____ connection to public sewer system
 _____ other: _____

22. Does the applicant intend to request waivers of any requirements? _____ Yes _____ No

(See attached Waiver Request Form if applicable)

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| <i>OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)</i> | |
| Application Number: | Date Received: |
| Project Name: | Fee Paid (amount): |
| Applicant: | Tier 1 _____ Tier 2 _____ |

Waiver Request Form
Site Plan Review Application

If anticipated, the applicant should indicate any requests for waivers of review standards or application submission requirements, to submit with the Conditional Use Application form.

Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of the Chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of the chapter are met.

Further, where the planning board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the application information requirements, unless otherwise indicated in this chapter, provided that the applicant has demonstrated that the standards of this chapter have been or will be met, the public health, safety and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan of this chapter.

Applicants should take note that the planning board CANNOT waive or give variances on the following: a land use not allowed under the Lisbon Zoning Ordinance (see Section 70-531, Table of Land Uses), and dimensional requirements such as lot size/density, setbacks, frontage, etc. (see Section 70-536, Dimensional Requirements). Variances for dimensional requirements may be requested only through the Lisbon Board of Appeals.

- 1. Standard/requirement to be waived: _____
 Need/reason for waiver: _____

- 2. Standard/requirement to be waived: _____
 Need/reason for waiver: _____

- 3. Standard/requirement to be waived: _____
 Need/reason for waiver: _____

- 4. Standard/requirement to be waived: _____
 Need/reason for waiver: _____

Attach additional page(s) if necessary.

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| <i>OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)</i> | |
| Application Number: | Date Received: |
| Project Name: | Fee Paid (amount): |
| Applicant: | Tier 1 _____ Tier 2 _____ |

Site Plan Application REQUIRED ATTACHMENTS CHECKLIST

Tier 1 Applications: all attachments must be included with the completed application form.
Tier 2 Applications: for the Pre-application meeting, applicant must submit a draft Site Plan drawing and list of abutters along with a completed application form. The remaining required attachments shall be submitted with the full application prior to scheduling the planning board hearing.

REFERENCE Chapter 62-111 through 62-131, Lisbon Code of Ordinances

| ✓ or N/A | REQUIRED ATTACHMENT | OFFICE USE ONLY |
|-------------|--|--------------------|
| | For all Tier 1 & Tier 2 Applications: | |
| | A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title or interest in the property on the part of the applicant | |
| | Copies of existing covenants or deed restrictions | |
| | Site plan (drawn to scale) and set of drawings as appropriate (see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies | |
| | List of names and addresses of all abutting property owners including those across any streets | |
| | A list of all required state and federal permits. | |
| | The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include: | |
| | Property owner’s name and address | |
| | Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan | |
| | Tax map and lot number of the parcel(s) | |
| | Location map, showing the general location within the town | |
| | Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time | |
| | Location and dimensions of any existing easements | |
| | All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (<i>see Dimensional Standards table</i>) | |
| | Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district | |
| | Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development | |

Application Number:

Project Name:

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| | <p>The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized:</p> <ul style="list-style-type: none"> – open drainage courses – wetlands – significant wildlife habitat – known or potential archaeological resources – designated trails – historic buildings and site – significant scenic areas – mapped sand and gravel aquifers – rare and endangered species – other important natural features | |
| | Location of the 100-year floodplain and its elevation, if applicable | |
| | Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas | |
| | Location and dimensions of all proposed water supply and wastewater disposal infrastructure | |
| | The direction of existing surface water drainage across the site | |
| | The direction of proposed surface water drainage across the site | |
| | Methods of controlling erosion and sedimentation during and after construction | |
| | Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark | |
| | Design and exterior materials of all proposed buildings and structures | |
| | A landscape plan indicating all landscaped areas, fencing and size, and type of plant material proposed to be retained or planted with emphasis on front setback areas | |
| | Location, front view and dimensions of existing and proposed signs | |
| | Location, type and direction of exterior lighting | |
| | Type, size and location of incineration devices | |
| | Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines | |
| | Identification of the amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties | |
| | Additional, specific requirements for Tier 2 Applications ONLY | |
| | Existing and proposed topography of the site at 2-foot contour intervals | |
| | Bearings and distances of all property lines of the property to be developed and the source of this information | |

Application Number:

Project Name:

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| | <p>For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing:</p> <ul style="list-style-type: none"> – existing and proposed method of handling stormwater runoff – direction of flow of the runoff through the use of arrows – location, elevation and size of all catch basins, dry wells, drainage ditches, swales retention basins, and storm sewers – engineering calculations used to determine drainage requirements based upon the 2, 10 and 25 year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the proposed new pervious surfaces (such as paving and building area) | |
| | <p>Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land</p> | |
| | <p>A high intensity soil survey by a certified soil scientist</p> | |
| | <p>A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature or electrical, telephone and any other utility services to be installed on the site</p> | |
| | <p>A planting schedule keyed to the site plan and indicating the general varieties and sizes of trees, shrubs and other plants to be planted on the site</p> | |
| | <p>Traffic data shall include:</p> <ul style="list-style-type: none"> – estimated peak-hour traffic to be generated by the proposal – existing traffic counts and volumes – traffic accident data – the capacity of surrounding roads and any improvements which may be necessary on such roads to accommodate anticipated traffic generation – the need for traffic signals and signs or other directional markers to regulate anticipated traffic | |
| | <p>Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks</p> | |
| | <p>Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing, indicating the name of the project, amount of financing proposed, and interest in financing the project.</p> | |
| | <p>When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to:</p> <ul style="list-style-type: none"> – schools, including busing – street reconstruction – maintenance and snow removal – solid waste disposal – recreation facilities – police and fire protection. <p>A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.</p> | |

Application Number:

Project Name:

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| | <p>Other Site Plan application attachments that may be required: <i>These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.</i></p> | |
| | <p>An on-site soils investigation report by a Maine Department of Human Services licensed evaluator. The report shall identify the types of soil, location of test pits, and proposed location and design for any subsurface wastewater disposal system(s).</p> | |
| | <p>If required by 23 MRSA §§704 or 704A, a copy of the approved driveway, entrance or traffic movement permit issued by the Maine Department of Transportation.</p> | |
| | <p>If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.</p> | |
| | <p>If sewage disposal is to be connected to the public sewer, a letter from the Lisbon Sewer Department stating the department has the capacity to collect and treat the waste water shall be provided.</p> | |
| | <p>If water is to be supplied by public water supply, a written statement from the Lisbon Water Department shall be submitted indicating that there is adequate supply and pressure for the development and that the department approves the plans for extensions where necessary.</p> | |

For informational purposes, applicant not required to submit this form.

Site Plan Review

Local Ordinances Checklist:

This checklist is provided to ensure that all municipal ordinances have been considered for applicability and that appropriate standards are met. Full ordinance text available on the Town website or at the town office. **Applicants are encouraged to contact Code Enforcement to review applicability of any special standards or provisions under the Lisbon Code of Ordinances to their project.**

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| N/A <input type="checkbox"/> | Met <input type="checkbox"/> | Table of Land Uses, Table of Dimensional Requirements. Chapter 70, Article IV, Division 13 and Division 14 <i>These tables list all permitted and non-permitted land uses by zone/district, and indicate dimensional requirements (lot size, density, frontage, setbacks) by zone.</i> |
| N/A <input type="checkbox"/> | Met <input type="checkbox"/> | Manufactured Housing, Mobile Homes and Trailers, [Parks]. Chapter 22, Article II <i>No manufactured housing, house trailer or mobile home park shall be established in the town except upon application to the planning board and the town council.</i> |
| N/A <input type="checkbox"/> | Met <input type="checkbox"/> | Entrances onto Public Ways. Chapter 46, Article V <i>Any new entrance onto a public way requires a permit and must meet specified standards. Access Management (Sec. 46-134): This chapter includes specific standards and permitting for driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road.</i> |
| N/A <input type="checkbox"/> | Met <input type="checkbox"/> | Building Code. Chapter 54, Article II <i>In accordance with 30-A M.R.S.A. § 3003, the Town of Lisbon has adopted the mandatory standards and regulations of the International Building Code 2003 and the International Residential Code 2003, both published by the International Code Council, Inc.</i> |
| N/A <input type="checkbox"/> | Met <input type="checkbox"/> | Floodplain Management. Chapter 58, Article II <i>Land uses within any special flood hazard areas (Zones A and A1-30 identified by FEMA) are subject to evaluation and to land use and control measures to reduce future flood impacts, in accordance with the National Flood Insurance Program.</i> |
| N/A <input type="checkbox"/> | Met <input type="checkbox"/> | Shoreland Zoning. <i>The standards and provisions of shoreland zoning apply to any development, structure, or land use activities in land areas within 250 feet horizontal distance of (1) the normal high-water line or any great pond or river, (2) the upland edge of a coastal wetland, (3) the upland edge of a freshwater wetland, (4) all land areas within 75 feet horizontal distance of the normal high-water line of a stream. This Ordinance also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.</i> |

For informational purposes, applicant not required to submit this form.

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| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Subdivisions. Chapter 66, Article I <i>All subdivisions are subject to review and must meet the standards and provisions of this chapter according to state statute 30-A M.R.S.A. § 4401. "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period beginning on or after September 23, 1971, including the creation of or division of structure(s) to have 3 or more dwelling units within a 5-year period, or conversion from a non-residential use to residential creating 3 or more dwelling units. Subdivisions in ROS Districts: All subdivisions in ROS zones greater than 10 acres must meet the Open Space Subdivision standards. Open Space Subdivisions: This chapter includes specific provisions to allow for open space preservation through increased flexibility in subdivision standards and requirements.</i></p> |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Groundwater & Wellhead Protection. Chapter 70, Article V, Division 2 <i>Includes special regulations to protect the town's sensitive sand and gravel aquifers and public drinking water supplies (wellheads) from development impacts, based on the mapped overlay zones.</i></p> |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Supplementary Zoning Regulations. Chapter 70, Article VI, Division I <i>Includes additional regulations for the following:</i></p> <ul style="list-style-type: none"> • Accessory buildings • Agriculture • Campgrounds • Filling, grading, dredging, earth moving • High-intensity farming • Home occupations • Sanitation • Drainage • Conversion of existing building to multi-unit housing • Water quality • Archeological sites • Roads and driveways • Essential services |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Rear Lots. Chapter 70, Article VI, Division 2, Sec. 70-641 <i>The creation of a rear lot may be permitted through conditional use review, and must meet the requirements within this section.</i></p> |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Off-Street Parking and Loading. Chapter 70, Article VI, Division 3 <i>Includes standards for the provision of off-street parking and loading areas, excluding single-family and duplex units.</i></p> |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Marine Structures. Chapter 70, Article VI, Division 4 <i>Includes standards for piers, docks or other shoreline construction. (See also Shoreland Zoning.)</i></p> |

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| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Signs. Chapter 70, Article VI, Division 5 <i>Includes standards for all public and private signage. (See also Table of Land Uses, Chapter 70, Article IV, Division 13, for permitted zones.)</i></p> |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Timber Harvesting and Clearing Vegetation. Chapter 70, Article VI, Division 6 <i>Includes standards for all timber harvesting within 250 feet horizontal distance of the normal high-water line of a river or the upland edge of a freshwater wetland, or within 75 feet of the normal high-water line of a stream.</i></p> |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Planned Unit or Cluster Development. Chapter 70, Article VI, Division 7 <i>Specific provisions applying to a planned development under unified management, planned and developed as a whole according to comprehensive and detailed plans.</i></p> |
| <p>N/A</p> <input type="checkbox"/> | <p>Met</p> <input type="checkbox"/> | <p>Expansion of Sand and Gravel Mining within Aquifer Protection Overlay District. Chapter 70, Article VI, Division 9 <i>Standards applying to overlay district zones 2 or 3, zone 1 expansions not permitted.</i></p> |

For informational purposes, applicant not required to submit this form.

Site Plan Review – Tier 2

Applicant Procedure Checklist:

REFERENCE Chapter 62-71 through 62-76, Lisbon Code of Ordinances

| <i>Date completed</i> | <i>Please refer any questions regarding the procedure to appropriate town staff.</i> |
|-----------------------|--|
| | <p>1. Schedule a pre-application meeting: Applicants are encouraged to schedule a meeting with the Planning Board prior to a formal application submission and review, to discuss their plans and gain an understanding of review procedures and standards.</p> |
| | <p>2. Submit Application to Town Office (Code Enforcement Officer), by the 2nd Thursday of the month:</p> <ul style="list-style-type: none"> a. Complete application form and prepare all required submission materials (see checklist), provide 10 copies of all forms and materials; b. Applicant must pay any required fee(s) at time of submission; c. Schedule an initial submission review meeting with Planning Board (regular meetings are 4th Thursdays of the month). |
| | <p>3. Attend first Planning Board meeting, initial application review:</p> <ul style="list-style-type: none"> a. Planning board will review the submitted materials, including any requests for waivers, and make a determination if the submission is complete or if additional materials must be provided; b. If Board determines submission is complete, applicant will be provided with a written notice; if submission is not complete, Board will specify additional materials needed, applicant must provide additional materials to Code Enforcement and will then be issued a written notice of completeness; c. A public hearing with the Planning Board will be scheduled (date within 30 days of the written notice of a complete application); the Town will send notices to all abutters and publish a public notice of scheduled hearing; d. Board may request and schedule a site visit prior to the public hearing (not required); e. Application will be referred to appropriate town departments/staff as appropriate, prior to public hearing. |
| | <p>4. Site visit: The Town shall publish notice of the scheduled site visit; the applicant must be present at the Board site visit.</p> |
| | <p>5. Attend public hearing:</p> <ul style="list-style-type: none"> a. Applicant (or representative) will be allowed a brief presentation; b. Town staff will present any comments; c. Public hearing will be opened, Board will make a note of all public and abutter comments; |

For informational purposes, applicant not required to submit this form.

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| | <p>d. Upon close of public hearing, no further comment or discussion from the public or applicant shall be entertained; the Board will decide whether to conduct their review and decision immediately after the hearing, or may table the application review to a second meeting (held within two weeks of the public hearing);</p> |
| | <p>6. Planning Board Review (same or separate meeting from the date of hearing):</p> <p>a. Planning Board shall conduct a review of the proposed Site Plan application based on the standards and requirements of town ordinance(s) (see Standards Checklist, reference Chapter 62-161 through 62-185);</p> <p>b. The Board shall make a decision to (a) approve, (b) approve with conditions, or (c) deny the proposed site plan, and will indicate any specific conditions and requirements of approval in its written notice of decision.</p> |
| | <p>7. Written notice of decision:</p> <p>The Town shall provide the applicant with a written notice of the decision, including reasons for decision and any conditions (must be provided within 60 days of the initial receipt of the application).</p> |
| | <p>8. Issuance of permits and compliance with conditions:</p> <p>Upon issuance of a written decision to approve, the applicant may obtain appropriate permit(s) from the Code Enforcement Officer; the applicant will be required to comply with all conditions specified in the written decision.</p> |

For informational purposes, applicant not required to submit this form.

Site Plan Review

Tier 1 and Tier 2 Review Standards Checklist:

REFERENCE Chapter 62-161 through 62-185, Lisbon Code of Ordinances

Waivers. Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of this chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of this chapter are met.

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| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Proof of Federal or State Required Permits.</u> The applicant shall provide proof of any required state or federal permits.</p> <hr/> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Landscape Preservation.</u> 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.</p> <hr/> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Vehicular Access.</u> The proposed development shall provide safe vehicular access to and from public and private streets. When conflicts exist between this section and a driveway permit, entrance permit or traffic movement permit issued by the Maine Department of Transportation, the most stringent or restrictive shall apply.</p> <hr/> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Parking Requirements.</u> Development parking must meet the town standards as set forth in section 70-661 et seq.</p> <hr/> <p>Conditions:</p> |

For informational purposes, applicant not required to submit this form.

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| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Pedestrian Circulation.</u> The development plan will provide for a system of pedestrian circulation within the development and interconnection with existing facilities.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Stormwater Management.</u> Adequate provision shall be made for disposal of all storm water generated within the development through a management system of ditches, swales, culverts, underdrains, and/or storm drains. For projects that do not require a permit under the stormwater management law, additional standards as listed in the ordinance will be considered.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Conservation, erosion, sediment control.</u> Stripping of vegetation or other development shall be done in such a way as to minimize erosion and sedimentation. The development shall include best management practices as provided by the Maine Department of Environmental Protection.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Signs.</u> Development signs must meet section 70-711 et seq. sign requirements.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Exterior Lighting.</u> All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicle traffic and potential damage to the value of adjacent properties. Lighting fixtures must be shielded or hooded so that lighting elements are not exposed to normal view by motorists, adjacent properties and so that they do not light the night sky.</p> <p>Conditions:</p> |

For informational purposes, applicant not required to submit this form.

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| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p>Emergency Vehicle Access. Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p>Water Supply. The development will be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the state for drinking water.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p>Groundwater. Projects involving common on-site water supply or sewage disposal systems with a capacity of 2,000 gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the state.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p>Air Emissions. All air pollution control shall comply with minimum state requirements.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p>Odor. The proposed development shall not produce offensive or harmful odors perceptible beyond their lot lines either at ground or habitable elevation.</p> <p>Conditions:</p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p>Noise. Noise shall comply with the standards as set forth in Chapter 26, Article IV of this Code.</p> <p>Conditions:</p> |

For informational purposes, applicant not required to submit this form.

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| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Sewage Disposal.</u> A sanitary sewer system will be installed at the expense of the developer; if in the opinion of the planning board service by a sanitary sewer system is not feasible, the board may allow individual subsurface waste disposal systems to be used.</p> <p><i>Conditions:</i></p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Waste Disposal.</u> The proposed development will provide for adequate disposal of solid wastes and hazardous wastes.</p> <p><i>Conditions:</i></p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Compliance with Comprehensive Plan.</u> All new development and redevelopment shall be in conformance with the town's comprehensive plan and shall be consistent with the goals and objectives stated in such plan.</p> <p><i>Conditions:</i></p> |
| Met <input type="checkbox"/> | Not <input type="checkbox"/> | Waived <input type="checkbox"/> | <p><u>Archaeological Resources.</u> Any proposed development involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the code enforcement officer and/or planning board shall be submitted by the developer to the Maine Historic Preservation Commission and Lisbon Historical Society for review and comment, at least 20 days prior to action being taken by the code enforcement officer and/or planning board on the application. The code enforcement officer and/or planning board shall consider comments received from the commission and/or society prior to rendering a decision on the application.</p> <p><i>Conditions:</i></p> |

For informational purposes, applicant not required to submit this form.

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| <p style="text-align: center;">Met</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Not</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Waived</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p>Protection of Significant Wildlife Habitat. Applicants proposing to develop land in or within 75 feet to wildlife resources identified in the Town of Lisbon comprehensive plan or by the Maine Department of Inland Fisheries and Wildlife shall consult with a recognized wildlife or fisheries consultant or the Maine Department of Inland Fisheries and Wildlife and provide their written comments to the code enforcement officer and/or planning board. The code enforcement officer and/or planning board may consult with the Maine Department of Inland Fisheries and Wildlife and may impose any recommendations by the state department or consultant as conditions of approval.</p> <p>Conditions:</p> |
| <p style="text-align: center;">Met</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Not</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Waived</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p>Rare and Endangered Species. The code enforcement officer and/or planning board shall consider the existence of rare or endangered species as may be identified by the Maine Natural Areas Program. As a condition of approval the code enforcement officer and/or planning board may require the applicant to undertake protective measures as recommended by the Maine Natural Areas Program.</p> <p>Conditions:</p> |
| <p style="text-align: center;">Met</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Not</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Waived</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p>Building Design. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures so as to have a minimally adverse effect on the aesthetic qualities of the developed and neighboring areas. The code enforcement officer and/or planning board shall consider additional criteria as listed in the ordinance.</p> <p>Conditions:</p> |
| <p style="text-align: center;">Met</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Not</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p style="text-align: center;">Waived</p> <p style="text-align: center;"><input type="checkbox"/></p> | <p>Impacts on Public Facilities and Services. When the planning board finds, based on the results of any municipal impact analysis, that municipal services do not have the capacity to provide services to the proposed development, the planning board will make additional requirements as provided in the ordinance.</p> <p>Conditions:</p> |