

TOWN OF GREENVILLE MAINE PLANNING BOARD

PO Box 1109 ~ Greenville, ME 04441

CONDITIONAL USE/SUBDIVISION PERMIT REVIEW CRITERIA

Date: _____ Tax Map: _____ Lot Number: _____

Owner: _____

Address: _____

Request is for: _____

The following is taken from the Land Use Ordinance for the Town of Greenville, amended 2019

ARTICLE III PERMITTING REQUIREMENTS AND PROCEDURES—SECTION 10, A THRU G. PLANNING BOARD REVIEW OF CONDITIONAL USES AND SUBDIVISIONS. THE PLANNING BOARD SHALL ADMINISTER THIS SECTION AND SHALL REVIEW ALL APPLICATIONS ACCORDING TO THE APPLICABLE PROCEDURES AND REVIEW CRITERIA

The Planning Board shall approve the application unless it makes written findings that one or more of these criteria have not been met. The applicant shall demonstrate that the proposed use meets the review criteria listed below.

Members Present: John Contreni, Chairman Lurline Arco, Secretary
 Joanie Withee Noel Wohlforth
 Jonathan Boynton Jenny Ward [Alt]

Article III Section 10.C Review Criteria

1. **Pollution:** The proposed activity shall not result in undue water or air pollution.

Meets Criteria Yes No

2. Sufficient Water: The Proposed activity shall have sufficient water available for the reasonably foreseeable needs of the proposed development.

Meets Criteria **Yes** **No**

3. Municipal Water Supply: The proposed activity shall not cause an unreasonable burden on an existing water supply, if one is to be used.

Meets Criteria **Yes** **No**

4. Erosion: The proposed activity shall not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that dangerous or unhealthy situation results. The best management practices set forth in the "Maine Erosion and Sedimentation Control Handbook for Construction Practices" (Cumberland County Soil and Water Conservation District, department of Environmental Protection. March 1991, or as revised) shall be used as a guide for compliance with this requirement.

Meets Criteria **Yes** **No**

5. Traffic: The proposed activity shall not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.

Meets Criteria **Yes** **No**

6. Sewage Disposal: The proposed activity shall provide for adequate sewage waste disposal and shall not cause an unreasonable burden on public services if they are to be utilized.

Meets Criteria **Yes** **No**

7. Municipal Solid Waste Disposal: The proposed activity shall not cause an unreasonable burden on the town's ability to dispose of solid waste, if town services are to be utilized.

Meets Criteria **Yes** **No**

8. Aesthetic, Cultural and Natural Values: The proposed activity, to the maximum extent possible, shall not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Maine Department of Inland Fisheries and Wildlife or the town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

Meets Criteria **Yes** **No**

9. Conformity with Local Ordinances and Plans: The proposed activity shall conform with all applicable ordinances, and the Comprehensive Plan. In making this determination, the Planning Board may interpret these ordinances and plans.

Meets Criteria **Yes** **No**

10. Financial and Technical Capacity: The applicant shall have adequate financial resources and technical capacity to meet the standards and criteria of this Ordinance.

Meets Criteria **Yes** **No**

11. Groundwater: The proposed activity shall not alone, or in conjunction with existing activities, affect the quality or quantity of groundwater.

Meets Criteria **Yes** **No**

12. Flood Area: The proposed activity shall not adversely affect flood plain areas as depicted on the Federal Emergency Management Agency Flood Boundary and Floodway Maps and Flood Insurance rate maps, and the proposal shall conform to the applicable requirements of the Town of Greenville Floodplain Management Ordinance.

Meets Criteria **Yes** **No**

13. Freshwater Wetlands: The proposed activity shall not have an undue adverse impact on freshwater wetlands.

Meets Criteria **Yes** **No**

14. Water Bodies: The proposed activity shall not have an undue adverse impact on any water body such as a lake, pond, river, or stream.

Meets Criteria **Yes** **No**

15. Storm Water: The proposed activity shall provide for adequate storm water management. The best management practices set forth in the "Storm water Management for Maine" (Department of Environmental Protection, State of Maine, January 2006, or as revised) shall be used as a guide for compliance with this requirement.

Meets Criteria **Yes** **No**

16. Adjacent Land Uses: The proposed activity shall not have a significant detrimental effect on adjacent land uses or properties that might be affected by waste, noise, glare, fumes, smoke, dust, odors or other effects.

Meets Criteria **Yes** **No**

17. Financial Burden on Town: The proposed activity shall not cause an unreasonable financial burden on the town for provisions of public services and facilities.

Meets Criteria **Yes** **No**

18. Harmonious Fit—: Development site designs shall relate harmoniously to Greenville’s traditional land uses and landscape to ensure there will be no undue adverse effect on existing uses, scenic character, and the natural and historic resources likely to be affected by the proposal. The community’s unique characteristics shall not be compromised by standardized or franchise designs, or overpowered by very large structures.

Meets Criteria **Yes** **No**

Decisions

1. After review of a complete application, the Planning Board shall determine whether or not the proposed use meets the review criteria contained in Article III Section 10.C. The Planning Board shall make written findings of fact to support its decision and vote to approve the application, deny the application, or approve the application with conditions. The written decision shall be submitted to the applicant.
2. If in its findings the Planning Board determines that the applicant has not met the review criteria and that additional actions by the applicant shall be sufficient to meet them, it may require such actions as conditions of approval. The conditions may set forth requirements in addition to those set forth in Article III only when the Planning Board finds it necessary to further the purposes of Article III. All conditions approved by the Planning Board shall be listed along with the reasons for these conditions in the Planning Board’s decision.
3. The Planning Board shall list any waivers approved by the Board in its decision and the reasons for such approval.
4. No approval shall be granted for an application involving a structure if the structure would be located in an illegal subdivision or would violate any other local ordinance or regulation or any state law that the town is responsible for enforcing.

Permit Approved: Condition (s):

Planning Board Chair _____

Date: _____

Permit Denied: Condition (s):

Planning Board Chair _____

Date: _____