

Application # _____
Tax Map # _____
Zone _____

DO NOT MARK ABOVE THIS LINE

Site Plan Review Application Town of Northfield, Vermont

Property Location _____

Applicant Name _____ Phone _____

Mailing Address _____

Owner Name _____ Phone _____

Mailing Address _____

Project Description _____

The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete, and that the applicant has full authority to request approval for the proposed use of the property and any proposed modifications.

Signature of Owner _____ Date _____

Signature of Applicant _____ Date _____

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Planning Commission Review

- Site Plan Review Scheduled _____
- Site Plan Rejected
- Site Plan Approved

Conditions of approval:

Hearing Fee	75.00
Recording Fee	10.00
Total Fees	85.00
Paid date & initials: _____	

- Permit Issued, Effective _____

Zoning Administrator Signature _____

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★ Please provide detailed plans, including all information outlined below ★

A site plan review application shall include the following information.

1. All property lines, dimensions, easements, right-of-ways located on the property
2. Setback distances to lot lines of all existing and proposed buildings
3. Location of any watercourses, wetlands, or other existing natural features on or adjacent to the property.
4. Identification of the scale of the drawing and an indicator showing North
5. A dimensional drawing(s) of the proposed project, drawn to scale, which shows all relevant features of the site or property, including grade and other physical features and points of ingress and egress to the site.
6. Proposed exterior lighting for all non-residential uses
7. Any and all other materials or information deemed necessary by the Planning Commission and/or Zoning Administrator to determine approval or denial of a site plan.

The Planning Commission may approve or deny an application for site plan review and shall at a minimum consider and may impose conditions related to the following items. If any one or more of the items listed below are not relevant to an application, it shall be so stated by the Planning Commission along with the reason(s) therefore in the record of the decision.

1. **Conformance with the Municipal Plan, policies, and regulations.** The proposed land development complies with or complements the policies, regulations, standards and goals of this zoning bylaw and the most recently adopted Municipal Plan.
2. **Parking.** The adequacy of parking and loading facilities, including their impacts on surrounding traffic patterns, shall conform to the following:
 - a. Visibility of parking areas from off-site shall be minimized through the location, landscaping, and screening of such areas.
 - b. Parking facilities for people with disabilities shall be adequate.
 - c. Areas to accommodate refuse storage and disposal, snow removal and emergency access shall be provided.
3. **Traffic management, including ingress and egress of vehicles**
 - a. The convenience and safety of vehicular movement within and adjacent to the site
 - b. Consideration of access management in regards to entrances and exits for the site
4. **Pedestrian Access and Circulation.** Facilities designed to accommodate pedestrians shall meet all applicable safety standards.
5. **Exterior Lighting**
6. **Landscaping and Screening.** Landscaping shall enhance the features and conditions unique to the each site and should include a combination of shade and street trees, shrubs, planting beds, and ground covers. Landscaping may be required in front and side yards and adjacent to parking areas for screening purposes.
7. **Nuisances.** Noise or other public nuisance stemming from the operation of the proposed development shall not interfere with adjacent uses.
8. **Stormwater & Drainage.** There shall be adequate consideration of stormwater runoff and drainage issues in order to minimize the impacts of any development on the adjacent property, environment and the Town. In instances involving the large-scale disturbance of the site, the

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creation of large expanses of impervious surfaces, development on slopes in excess of 15% and/or proximity to surface waters, the Commission may require a stormwater management and erosion control plan prepared by a professional engineer licensed by the State of Vermont.

9. **Utilization of renewable energy resources.** Proposed development shall not interfere with the sustainable use of renewable energy resources by diminishing the future availability of such resources or by eliminating nearby property owners' access to such resources
10. **Municipal Services Impact Evaluation.** The Planning Commission may require the applicant to provide statements from emergency services, utilities, or highway departments addressing potential effects of the proposed development on municipal services or conditions. Such statements shall be advisory.