



**TOWN OF CASTINE • SITE PLAN REVIEW APPLICATION (Part 2-For Planning Board Use Only)**

Owner: \_\_\_\_\_ Map: \_\_\_\_ Lot: \_\_\_\_ District: \_\_\_\_ Overlay: \_\_\_\_ Date: \_\_\_\_\_

**FINDINGS OF FACT:**

Applicant: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Zoning District: \_\_\_\_\_ Overlay: \_\_\_\_\_

Description of Project: \_\_\_\_\_

Findings: \_\_\_\_\_

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The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** approves the Findings of Fact.

**CONCLUSIONS:**

**9.14. SITE PLAN REVIEW CRITERIA.** The Planning Board in reviewing projects requiring Site Plan Approval under this Ordinance shall make positive written findings that the applicant has submitted adequate evidence showing that with respect to the completed project:

**9.14.A.** The proposed project complies with the dimensional requirements of Article 5, Article 6 and Article 7 which include minimum lot size, minimum lot width, minimum shore frontage, front yard setback, side yard setback, rear yard setback, shoreline setback, maximum structure height, maximum percent of lot coverage and maximum cleared opening.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.A based on the following findings: Lot Size \_\_\_\_\_, Lot Width \_\_\_\_\_, Shore Frontage \_\_\_\_\_, Front Setback \_\_\_\_\_, Side Setback \_\_\_\_\_, Rear Setback \_\_\_\_\_, Shore Setback \_\_\_\_\_, Structure Height \_\_\_\_\_, Lot Coverage \_\_\_\_\_, Cleared Opening \_\_\_\_\_, Other \_\_\_\_\_



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**9.14.B.** The proposed project complies with the district overlay requirements of Section 4.7., if applicable.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project  
☐ **Is Not Located in an Overlay District** or ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.B. This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_

\_\_\_\_\_

**9.14.C.** The proposed project complies with the flood hazard area requirements of Section 6.4., if applicable.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project  
☐ **Is Not Located in a Flood Hazard Area** or ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.C This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_

\_\_\_\_\_

**9.14.D.** Any traffic increase attributable to the proposed project will not result in unreasonable congestion or unsafe conditions in the vicinity of the proposed development and adequate provisions have been made for traffic movement of all types (including pedestrian) into, out of, and within the proposed project and adequate provisions have been made for off street parking and loading.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the standards referenced in §9.14.D ☐ **Are Not Applicable to this Project** or the proposed project  
☐ **Complies** or ☐ **Does Not Comply** with standards referenced in §9.14.D. This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_

\_\_\_\_\_

**9.14.E.** That the proposed project will be built on soil types which are suitable to the nature of the project and that adequate provision has been made to avoid erosion, contamination of ground or surface waters, interference with adjacent land, over-burdening of natural or artificial drainage systems, and/or any other adverse effects of inadequate drainage.



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The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the standards referenced in §9.14.E ☐ **Are Not Applicable to this Project** or the proposed project ☐ **Complies** or ☐ **Does Not Comply** with standards referenced in §9.14.E. This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_

**9.14.F.** Adequate provision has been made to locate and design proposed outdoor display and/or storage areas so as to avoid any safety hazard to vehicular and pedestrian traffic on and off the site.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Does Not Have an Outdoor Display Area** or ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.F This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_

**9.14.G.** Adequate provision has been made to avoid any nuisance to the use of adjoining public or private property.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.G This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_

**9.14.H** Adequate provision has been made with regard to the preservation of significant natural features and vistas available to the general public as set forth in the current Castine Comprehensive Plan. The Planning Board shall not give consideration to private views in making this determination.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the standards referenced in §9.14.H8 ☐ **Are Not Applicable to this Project** or the proposed project ☐ **Complies** or ☐ **Does Not Comply** with standards referenced in §9.14.H This decision is



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based on the following findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 9.14.I.** Adequate provision has been made to avoid unreasonable adverse effects on the scenic or natural beauty of the area including scenic areas designated in the current Castine Comprehensive Plan, historic sites, archaeological resources, rare and irreplaceable natural areas, wildlife habitats including identified deer wintering areas, existing uses, air quality, water quality, or other natural resources within the town or in neighboring towns.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the standards referenced in §9.14.I ☐ **Are Not Applicable to this Project** or the proposed project ☐ **Complies** or ☐ **Does Not Comply** with standards referenced in §9.14.I. This decision is based on the following findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 9.14.J.** Whenever a project is situated, in whole or in part, within the Shoreland Zone, adequate provision has been made to conserve shoreland vegetation, visual points of access to waters as viewed from public facilities and actual points of public access to waters.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Is Not Located in the Shoreland Zone** or ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.J. This decision is based on the following findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and subject to the following conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 9.14.K.** Adequate provision has been made to prevent any unreasonable adverse effect upon adjacent or nearby properties or property values; in making this determination, the Planning Board shall give consideration to conformity of the project with the purposes of this Ordinance as set forth in Section 1.4.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.K. This decision is based on the following findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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\_\_\_\_\_ and subject to the following conditions: \_\_\_\_\_

**9.14.L.** Adequate provision has been made to avoid any unreasonable burden on municipal services, including but not limited to water, sewer, fire and police services.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.L. This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_ and subject to the following conditions: \_\_\_\_\_

**9.14.M.** Adequate provision has been made to assure the proper operation of the proposed business(es) or activity(ies) on the site through the provision of adequate and appropriate utilities, drainage, water supply, sewage disposal, solid waste disposal, access, parking and loading, and other necessary site improvements.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.M. This decision is based on the following findings: \_\_\_\_\_

\_\_\_\_\_ and subject to the following conditions: \_\_\_\_\_

**9.14.N.** Adequate provision has been made to assure that the proposed development conforms in all respects with the provisions of this Ordinance.

The Planning Board by a vote of \_\_\_\_ **For** and \_\_\_\_ **Against** concludes the proposed project ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in §9.14.N. This decision is based on: \_\_\_\_\_

\_\_\_\_\_ and subject to the following conditions: \_\_\_\_\_



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**ADDITIONAL CONDITIONS:**

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**DECISION:**

Following its findings and conclusions, the Planning Board votes \_\_\_\_ **For** and \_\_\_\_ **Against** to ☐ **Approve** or ☐ **Approve Subject to All Conditions Above** or ☐ **Disapprove** this application.

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

**Members “For”**

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**Members “Against”**

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