Application for Site Plan Review
Business Use/Commercial District

Zoning Ordinance - Article IV - Commercial District

The Planning Board shall review all non-residential uses through the public hearing process, determine whether a full Site Plan Review is necessary, and set conditions as deemed necessary.

All businesses must adhere to the regulations listed in Article IV, Paragraph C - Commercial District. Uses allowed in the Commercial Zone are: business, wholesale and retail, plus consumer services.

Please fill out this application and return to the Town Offices at 24 Depot Road. Office hours are 8am – 1pm, Monday – Friday. A Public Hearing will be arranged with the Planning Board and abutters will be notified. You will receive formal notification of the time and date of your Public Hearing. The Board will review your application and may have further questions for you at that time.

Property Address ____________________________________________

Property Owner's Name / Signature ____________________________________________
(Please print then sign)

Phone Number ___________________________ E-mail address ______________________________

Telephone number(s) /Home & Cell ______________________________________

Business name ______________________________________________________________________
(Please print. Include your present business name)

Please give a detailed description of the operation of the business.

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

Please answer the following questions.

1. How many employees will you have? _________________________________

2. What hours do you plan to operate? _________________________________

3. Is any additional exterior lighting planned? If so, please describe.

______________________________________________________________________________

4. What hazardous materials/chemicals and combustible materials will be used and stored for the operation?

______________________________________________________________________________
5. What storage, ventilation, and disposal systems are in place for their use?
________________________________________________________________________

6. What fire detection and fire suppression equipment will be used at the facility?
________________________________________________________________________

7. Will you employ any process that would emit objectionable odors that may be detected beyond the property line? If so, name them.
________________________________________________________________________

8. Will any processes you utilize emit noxious, toxic or corrosive fumes? If so, name them.
________________________________________________________________________

9. Will there be observable dust or smoke exhausted into the air? Circle Yes or No

10. Will there be heat and glare evident beyond the property line? Circle Yes or No

11. No external loud speakers are permitted. Will any process you employ generate noise that will be detectable beyond the property line? If so, describe in detail.
________________________________________________________________________

12. Will any process employed generate vibrations that will be detectable beyond the property line? If so, describe in detail.
________________________________________________________________________

13. Will any process employed generate detectable radiation outside any structure? If so, please describe in detail.
________________________________________________________________________

14. How will waste and refuse disposal be handled? Commercial waste/refuse is not allowed to be disposed of using Town services and will need to be arranged for by the individual.
________________________________________________________________________

15. Where do you plan on storing fuel, and/or machinery, supplies and equipment that have fuel in them?
________________________________________________________________________
ARTICLE IV - COMMERCIAL DISTRICT

A. **Location**: Commercial or business uses shall be allowed in the following areas:
   *(Amended 3/96, 9/96, and 3/97)*
   
   1. 500 feet on both the west and east sides of Route 108, south of the centerline of Route 107, to the south boundaries of lots 9-2-2 and 9-8-22.
   
   2. Northerly from the centerline of Powwow River (Route 107A) and Burnt Swamp Road (107A) to a depth of 1,200 feet and within 340 feet westerly of the centerline of Haverhill Road (Route 108) and within 550 feet easterly of the centerline of Haverhill Road (Route 108).
   
   3. Land parcel MBL# 10-3-9, located at 14 Powwow River Road. *(Adopted 3/99)*

B. **Uses Allowed**: Business, Wholesale and Retail plus Consumer Services.

C. Applications for Commercial structures and uses must be submitted to the Planning Board for approval and comply with the following regulations:

   1. No use shall be permitted which could cause any undue hazard to health, safety or property values or which is offensive to the public because of noise, vibration, unsanitary conditions, noxious odor or similar reason.
   
   2. Sufficient area shall be included in the site of such use to allow the following setbacks and related facilities:
      
      a) **Front**: Not less than twenty-five feet from any building or parking lot to a right-of-way, with both an exit and an entrance and with grass and/or other reasonable beautification in the buffer areas.
      
      b) **Side and Rear**: Not less than twenty-five feet from a building or parking lot to lot lines.
      
      c) Sufficient off-street parking space shall be provided on the property to accommodate all vehicles attracted to the business.
      
      d) The Planning Board shall hold a public hearing on the application first giving notice by publication, posting and by certified mail to abutters and as otherwise required by law.