



TOWN OF BENNINGTON
**APPLICATION FOR APPEAL/DEVELOPMENT PLAN APPROVAL/
 SUBDIVISION PLAT APPROVAL TO THE DEVELOPMENT REVIEW BOARD**

Landowner: _____ Applicant: _____

Mailing Address: _____ Mailing Address: _____

Telephone No.: _____ Telephone No.: _____

Location of Property _____

Tax Map Description: Map _____ Block _____ Lot _____

Type of Application (check all which apply)

- Application for a variance.**
- Application for Development Plan Approval (Allowed Use with DRB Approval)**
- Expansion of nonconforming use**
- Appeal from decision of Zoning Administrator**
- Application for Subdivision Plat/PRD/PUD Approval**

Section(s) of Land Use and Development Regulations (LUDR) in Question: _____

Reason for Application: _____

The applicant shall submit with this application **12 copies** of a site development plan or subdivision plat and other materials required by the LUDR. A checklist of information which must be included on the site development plan is attached to this application. Tables 7.1 and 7.2 of the LUDR outline the requirements for a subdivision plat. An application may be deemed incomplete if an inadequate site development plan or subdivision plat is submitted.

I SOLEMNLY SWEAR OR AFFIRM UNDER THE PAINS AND PENALTY OF PERJURY THAT THE STATEMENTS I MAKE, TESTIMONY I GIVE AND OTHER EVIDENCE I SUBMIT TO THE DEVELOPMENT REVIEW BOARD IN CONNECTION WITH THIS APPLICATION SHALL BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature of Applicant(s) _____ Date: _____

APPLICANT BE SURE TO REVIEW THE ATTACHED SITE PLAN CHECKLIST OR THE SUBDIVISION PLAT REQUIREMENTS CONTAINED IN TABLES 7.1 AND 7.2 OF THE LUDR.

Appeals/Applications to the Development Review Board must be accompanied by a fee of **\$50.00** to defray costs of processing this appeal/application

For Use by the Administrative Officer Only

Zoning Permit No. _____ Fee Paid _____ Date: _____

Date of Hearing _____

Approved _____ Denied _____ on the basis of the following determinations or conditions:

Date of Decision _____

Zoning Administrator _____

Development Plan Requirements Checklist

All development plans that accompany an application to the Development Review Board must, at a minimum, meet the following filing requirements. **See Table 6.1 of the LUDR for more detailed requirements. FAILURE TO COMPLY WITH THESE DEVELOPMENT PLAN REQUIREMENTS WILL RESULT IN A DENIAL OR DELAY UNTIL AN ADEQUATE SITE PLAN IS FILED.**

The Development Plan Must Include:

Basic Information

1. Property location (including site location map showing project in relation to nearby town highways and adjoining parcels)
2. Name and address of the applicant and owners of the property
3. Name of person or firm who prepared the plan
4. Scale of plan (plan must be to scale)
5. North point
6. Date
7. Zoning Classification and boundaries
8. Names of abutting property owners
9. Lot size
10. Legal property boundaries & abutting property owners

Building Information

11. Proposed structures with distances from the lot lines, building footprints, and building height indicated
12. Existing structures and uses
13. Any building(s), driveway(s), right(s) of way, or easement(s) located within the applicable setbacks of adjacent properties
14. Building Elevations
15. Building coverage ratio

Utilities

16. Utility easements
17. Location (existing and proposed) of electric, telephone and cable lines on the property
18. Lighting plans including lighting fixture, cut sheets and photometric report
19. Water and sewer system connections
20. Outdoor fuel tank location(s)

Site Information

21. Contours (existing and proposed)
22. Surface water (brooks, ponds, etc.)
23. Wetlands
24. Flood Hazard areas

25. Streets
26. Driveways
27. Pedestrian walkways/circulation sidewalks, trails on site and in vicinity
28. Traffic Circulation
29. Parking and Loading spaces
30. Proposed surface for driveways, walkways. Parking and loading areas
31. Stormwater Drainage Plan
32. Landscaping plan including planting design (including species and size) screening and fencing
33. Site grading plans and erosion control
34. Dumpster location(s)
35. Outside equipment location(s)
36. Outside storage of supplies/materials, etc.
37. Existing vegetation, natural areas and animal habitat
38. Walls and fences
39. Easements and rights-of-way
40. Snow retention areas

Signage

41. Location and size of proposed signs

The following information must accompany all site plans:

42. Narrative describing construction sequence and anticipated time schedule for completing each phase for building, parking spaces and landscaping areas for the entire development.
43. Town approval for any connection to municipal water or sewer system
44. Statement regarding adequacy of fire protection
45. Estimate of traffic to be generated and Statement regarding traffic impact (traffic study may be required).
46. Proof of notification of abutting landowners
47. Statement of compliance with all zoning standards

CONDITIONS FOR OBTAINING A VARIANCE

- ❖ The hardship must be created by the unique physical circumstances or conditions peculiar to the particular property.
- ❖ Because of these circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the municipal zoning regulations.
- ❖ The hardship has not been created by the applicant.
- ❖ The variance requested will not alter the essential character of the neighborhood.
- ❖ The variance requested is the minimum variance necessary to afford relief.

All applications for a variance must include a written memorandum detailing evidence supporting a positive finding on all conditions set forth above.