

DEVELOPMENT REVIEW INFORMATION SHEET

1. Applicability

DEVELOPMENT REVIEW is the process by which Unity's Planning Board approves new subdivisions and various "high impact" land uses. DEVELOPMENT REVIEW is required for any development project that will:

- 1) qualify as a subdivision of land and/or structure under State law;
- 2) qualify as a "high impact" activity by:
 - a) generating over 100 car and/or 20 heavy truck trips per day;
 - b) involving one or more structures with a combined gross floor area of over 20,000 square feet;
 - c) involves the installation of impervious surface of over 20,000 square feet;
 - d) creating any noise, odor, glare, vibration, smoke, dust, electrical disturbance, activity at unreasonable hours, or other nuisance that would disturb persons on neighboring properties if not adequately designed and/or buffered;
 - e) drawing more than 2000 gallons of groundwater per day for uses other than agriculture; or
 - f) involving the construction or expansion of a mobile home park, campground, or fairground.

2. Application Materials and Process

The applicant coming under Development Review will need to provide different application materials to the Planning Board at different points in the process.

Initially, the applicant shall submit a pre-application form. Where applicable to the proposed development, the applicant shall also submit any CONSTRUCTION PERMIT APPLICATION(S) and ROAD CONSTRUCTION PERMIT APPLICATION(S). (All application forms are available from the Town Clerk.)

Later the applicant will need to submit a detailed DEVELOPMENT REVIEW APPLICATION (first as a "preliminary application" and later as a "final application"). Applicants proposing certain larger projects (so called "Type 2" projects) will also need to submit a special SITE INVENTORY & ANALYSIS.

The Planning Board will discuss application procedures and submission requirements with the applicant at a special "Initial Meeting". Generally, this meeting will be triggered by receipt of a pre-application. In the absence of a pre-application, the "Initial Meeting" may also be triggered by the receipt of one or more building permit applications that—in the opinion of the Planning Board—require DEVELOPMENT REVIEW.

The applicant will be charged \$_____ for a Type 1 project and \$_____ for a Type 2 project; in addition to the fees for any necessary construction permits and/or road construction permits.

(OVER)

DEVELOPMENT PERMIT PRE-APPLICATION & COVER SHEET

NOTE: This is a "pre-application." Further submissions will also be required. An updated copy of this pre-application should be used as a "cover sheet" for those later submissions.

DIRECTIONS: Consult DEVELOPMENT REVIEW INFORMATION SHEET. Submit completed pre-application to the Town Clerk, together with separate CONSTRUCTION PERMIT APPLICATION(S) and ROAD CONSTRUCTION PERMIT APPLICATION(S), where applicable. Pay required fees. Meet with Planning Board to discuss further submission requirements.

1. **APPLICANT** Name: _____
Address: _____
Telephone(s): _____

2. **LOCATION**
a) Tax Map # _____ Lot(s) # _____
b) List street(s) bordering parcel _____

3. INFORMATION ABOUT PROPOSED PROJECT

Will the proposed project:

- a) involve the construction of 20,000 or more square feet of non-residential floor area? _____ YES _____ NO
- b) involve the installation of 20,000 or more square feet of impervious surfaces? _____ YES _____ NO
- c) involve the creation of five or more dwelling units? _____ YES _____ NO
- d) involve a mobile home park, campground, or fairground _____ YES _____ NO
- e) use more than 2000 gallons of groundwater per day (for non-agricultural uses)? _____ YES _____ NO

This is a "Type 2" project if the answer to any of these questions is YES.

TO BE COMPLETED BY TOWN CLERK:

Application # _____ Fee collected: \$ _____
Date Pre-Application received: _____
Date Site Inventory & Analysis (Type 2 projects only) received: _____
Date Preliminary Development Review Application (DRA) received: _____
Date Final Development Review Application (DRA) received: _____

TO BE COMPLETED BY PLANNING BOARD:

Date of Initial Meeting: _____ (Considered _____ TYPE 1 Project _____ TYPE 2 Project)
Dates of Public Hearing(s) if any: _____, _____
Preliminary DRA: _____ approved _____ denied _____ approved with conditions
Final DRA: _____ approved _____ denied _____ approved with conditions
Date of final action: _____ Authorized Signature: _____