

Town of Fayette
Land Use Application
For the following Districts:

RURAL DISTRICT

RURAL GROWTH DISTRICT

OFFICE USE ONLY:

FEE: \$ _____

DATE PAID: _____

PERMIT #: _____

DATE APPLICATION SUBMITTED: _____

PROJECT START DATE: _____ DATE APPLICATION DECLARED COMPLETE: _____

DATE APPLICANT NOTIFIED OF PLANNING BOARD HEARING: _____

DATE ABUTTERS NOTIFIED OF PLANNING BOARD MEETING: _____

FAYETTE RURAL GROWTH & RURAL DISTRICTS PERMIT APPLICATION

1. Applicant(s): _____

2. Mailing Address: _____

3. Applicant Tel. #: _____ 4. Applicant E-mail: _____

5. Property Owner(s): _____

6. Owner(s) Address: _____

7. Owner(s) Tel. #: _____ 8. Owner's E-mail: _____

9. Contractor/Agent: _____

10. Contractor/Agent Address: _____

11. Contractor/Agent Phone #: _____ 12. Contractor/Agent E-mail: _____

13. Location/Address of Property: _____

14. Tax Map & Lot: Map _____ Lot _____ 15. Land Use District(s): _____

16. Is the Lot Part of a Subdivision? No _____ Yes _____ Name: _____

17. Lot Area Sq. Ft. or Acreage: _____ 18. Property Dimensions in Feet:

18-a) Front: _____ Ft. 18-b) Sides _____ Ft. 18-c) Front: _____ Ft. or (See Attached Map)

19. Structure Height After Completion: _____ or N/A

20. Sq. Ft. of Lot to be covered by Non-vegetative Surfaces: _____

21. Current Use of Property: _____

22. Proposed Use of Property After Completion: _____

23. Estimated Cost of Construction (Based on Fair-Market Value): _____

24. Please describe your project, including all of the requirements indicated in Number 24 in the accompanying Instruction Sheet.

25. DRAWING TO SCALE

26. PHOTOS – Please see instruction #25 of Information page

FRONT OR REAR VIEW

SIDE VIEW

Standard Conditions of Approval

Permit # _____

- a) **Approval is for only what is proposed in an application dated: _____**
Any change from this application is not allowed without additional approval.
- b) If any exterior or internal plumbing is proposed, then the necessary plumbing permit must be acquired from the Town's Licensed Plumbing Inspector, in compliance with State Law.
- c) Your property is located in the _____ Land Use District. Setbacks are as follows: Road: _____ Ft. Side: _____ Ft. Rear: _____ Ft. The 1st road setback is measured from the road right-of-way line and the 2nd road setback is measured from the centerline of the road and the setback shall be the greater of the two. The road, side and rear setbacks are measured at a right angle to the right-of-way line, centerline or property line, as appropriate, and not measured as an extension of the walls in question. The setbacks are measured to the drip edge of the eaves or gable end of the structure in question and not to the foundation.
- d) When a lot abuts more than one public street, or when the lot abuts a public street and one or more private streets, then the road setback applies to all roads, as defined.
- e) The Code Enforcement Officer (CEO) may have made notes / additions to your sketch and is also available to verify the location of your structure if the setback will be at the minimum required.
- f) Any fill, topsoil removal or earth-moving must comply with the State's Erosion & Sedimentation Control Law, Title 38, M.R.S.A., Section 420-C, and only fill that is "inert fill," as defined in State Law, is allowed to be used.
- g) For certain projects that exceed 20,000 square feet of impervious area or 5 acres of disturbed area, a storm water permit is required from the State, in compliance with the Storm Water Management Law, Title 38, M.R.S.A., Section 420-D.
- h) The proposed project may require approval from the State of Maine under the provisions of the Permit-by-Rule process. The CEO will provide the necessary form.
- i) If the project may adversely affect wetlands or any waterbodies and areas adjacent to them (75 feet, horizontal distance) as a result of any dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials; drain or dewater; or construct, repair or alter any permanent structure, the project may need to comply with DEP, Chap. 310, Wetlands & Waterbody Protection Standards. If this applies, then you must file an individual application form for wetland alteration with the DEP. **Art. 38 MRSA SEC. 480-B.**

28. Building permits Involving Non-Conforming Conditions: If your property fails to conform to any of the current requirements of the Land Use Ordinance, it may not be altered so as to increase the non-conformity. E.g. Many of the current requirements are set forth in the Dimensional Table in the Land Use Ordinance (Article 7, Section 6).

29. Recommendation:

The Applicant is advised to consult with the Town of Fayette Land Use Ordinance, the Code Enforcement Officer and appropriate agencies to determine if other additional permits, approval and reviews are required before the Application will be declared complete and ready for Planning board consideration.

30. Certification of Information:

I certify that all information given in this Application is accurate and truthful. All proposed uses shall be in conformance with this Application and with the Town of Fayette Land Use Ordinance. I understand that a building permit will be issued only on the condition that all material representations made by this applicant are true. I also understand that the Planning Board may revoke or amend this permit if, after a hearing, it concludes that a material representation was inaccurate or missing. I agree to future inspections by the Code Enforcement Officer and / or Planning Board members at reasonable hours.

Applicant signature

Date

Other Applicant signature

Date

Owner (signature if other than Applicant)

Date

Agent signature (if applicable)

Date

Instructions to help you to complete Application correctly

Please complete all areas of Application

1. **Applicant(s):** full names of all applicants.
2. **Mailing address:** The address where all documents are to be mailed.
3. **Applicant's tel. #:** Contact person's telephone number.
4. **Applicant's E-mail address.**
5. **Property owner(s):** Names of all property owners. If same as #1, write Same.
6. **Owner(s) address:** Address(s) of all property owner(s). If same as #2, write Same.
7. **Owner(s) Telephone #:** if same as #5, write Same.
8. **Owner's E-mail Address:** if same as #4, write Same.
9. **Contractor / Agent:** Name of person / agency representing Applicant. If self, write Self.
10. **Contractor / Agent Address:** Address of person / agency representing Applicant. If self, write Self.
11. **Contractor / Agent Tel. #:** Telephone number of Contractor/Agent. If self, write Self.
12. **Contractor / Agent E-mail address.** If same as #4, write Same.
13. **Location/Address of property:** If no address, give street name(s).
14. **Tax map pages & Lot #:** Consult tax map in Town Office. This information can also be found on your property tax bill.
15. **Land Use District (Rural, or Rural Growth.** If necessary, consult w/ CEO.
16. **Subdivision?** If property is NOT in a subdivision, answer NO. If property is in a subdivision, answer Yes, give name of subdivision & include a copy of the subdivision covenants with your completed application. Be sure you are familiar and comply with the covenants of your subdivision.
17. **Lot area Sq. Ft. –** If your lot is square or rectangular, measure the length of one side line of the lot, then measure the length of one end of the lot, then multiply the two measurements (dividends) to get the total square footage.
18. **Measurements of property dimensions in feet:**
 - 18a): **Dimensions on rear:** Measure the horizontal straight-line distance between the intersections of the side lot lines with the road right-of-way.
 - 18 b): **Dimensions on sides -** Measure the length in a straight line between intersections of the lot lines of the road with the shoreline.
 - 18 c): **Dimensions on front (Waterbody) (Ft.) -** For a lot bordering on a waterbody or wetland, measure the length in a straight line between intersections of the lot lines with the shoreline.
19. **Height of Structure after Completion:** Measure the vertical distance between the average original grade (prior to construction) at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.

- 20. Sq. Ft. of Lot to be covered by Non-vegetative Surfaces:** These are all of the impervious areas that include all buildings, all structures, all roads & driveways and any other non-vegetated areas.
- 21. Current Use of Property:** Some examples include, but are not limited to: single family dwelling, duplex, multi-family dwelling, manufactured housing (modular or trailer), storage facility (shed), office building, store, manufacturing/processing facility. Indicate whether seasonal or permanent dwelling.: _____
- 22. Proposed Use after Completion:** Refer to examples in #20 above.
- 23. Estimated Cost of Construction:** Indicate estimated contract price or, if using own labor, indicate the estimated cost of all materials.
- 24. Please describe, in detail, the work to be done for your proposed project:** Indicate if you are building a new structure or converting a residence from a seasonal to year- round use. Describe the exact position of proposed structure(s), and their uses with accurate setback distances from the road and from the side & rear property lines (include decks, porches and all outbuildings). Describe the location of property markers (pins, bars, fences), proposed wells, septic systems, drainage ways, erosion & storm water control measures, road(s), driveways, parking areas. Include the areas & the amounts to be filled and graded. If the proposal is for expansion of an existing structure please distinguish between the existing structure and the proposed expansion. Some of these areas are difficult to describe in writing. On the graph paper on page 3, you may supplement your written description with a sketch of the proposed plan. Sketch the lot lines and give the exact measurement, in feet, of each line. Please include all items requested.
- 25. Scaled drawing if required by the CEO:** including, but not limited to all of the areas required in #23, above. Please indicate location of North.
- 26. Photos:** Please provide photos showing the existing structure (or the vacant lot where the proposed structure is to be built). Then, superimposed on the photograph, using a magic marker, draw the proposed structure(s). Include as many photos as you'd like so the Planning board can get an accurate sense of your property and proposal.
- 27. Standard Conditions of Approval:** Please read carefully and plan your project accordingly. Some or all of the conditions may apply to your project. Prior to declaring your application complete, the Code Enforcement Officer will review this section with you to assure that your proposed project complies with these conditions.
- 28. Building permits Involving Non-Conforming Conditions:** If your property fails to conform to any of the current requirements of the Land Use Ordinance, it may not be altered so as to increase the non-conformity. E.g. Many of the current requirements are set forth in the Dimensional Table in the Land Use Ordinance (Article 7, Section 6).
- 29. Recommendations:** Please read carefully to determine if other additional permits, approval and reviews are required before the Application will be declared complete and ready for Planning Board consideration.
- 30. Certification of Information:** The applicant (s) and / agent must read and sign. If the owner is other than the applicant(s), the owner must also sign

4. Single family residential structures may be allowed by special exception only in accordance with the provisions of Article 6 Section 6 (E), Two family residential structures are prohibited.

5. Except when area is zoned for Resource Protection due to floodplain criteria in which case a permit is required from the Planning Board.

6. Licensed Plumbing Inspector permit may be needed.

7. Forest Management Plan may be required.

SECTION 6. DIMENSIONAL REQUIREMENTS

All buildings and structures shall conform to the *dimensional requirements* set forth in this section, which are minimum requirements, unless otherwise noted.

A. Table of Dimensional Requirements

	Resource Protection	Wetland District	Stream Protection	Shoreland	Rural	Rural Growth
Lot Size (Note # 1)	1 acre	2 acres	1 acre	1 acre	2 acres	1 acre
Road Frontage	150 feet	200 feet	150 feet	150 feet	200 feet (see B.8., below)	200 ft
Road Setback (ft.) (Note #3)	50/75	50/75	50/75	50/75	50/75	50/75
Side Setback	15 feet	15 feet	15 feet	15 feet	25 feet	15 feet
Rear Setback feet	15 feet	15 feet	15 feet	15 feet	25 feet	15 feet
Maximum Building Height (Note #4)	*	*	*	*	35 feet	35 feet
(See Note 4 [a,b,c,d & f])						
Shore Frontage (Note # 2)	200 feet	200 feet	200 feet	200 feet	N/A	N/A
Shore Setback (note #5)	250 feet	100 feet	75 feet	100 feet	N/A	N/A
Maximum Impervious Area (Note # 6)	20%	20%	20%	20%	35%	50%

NOTES

1. The minimum lot size for any Commercial, *Institutional*, or Government structure located in a Shoreland, Stream Protection, Wetland and Resource Protection