



Town of Topsham, Maine
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Codes Enforcement Office
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Conditional Use Application Questions

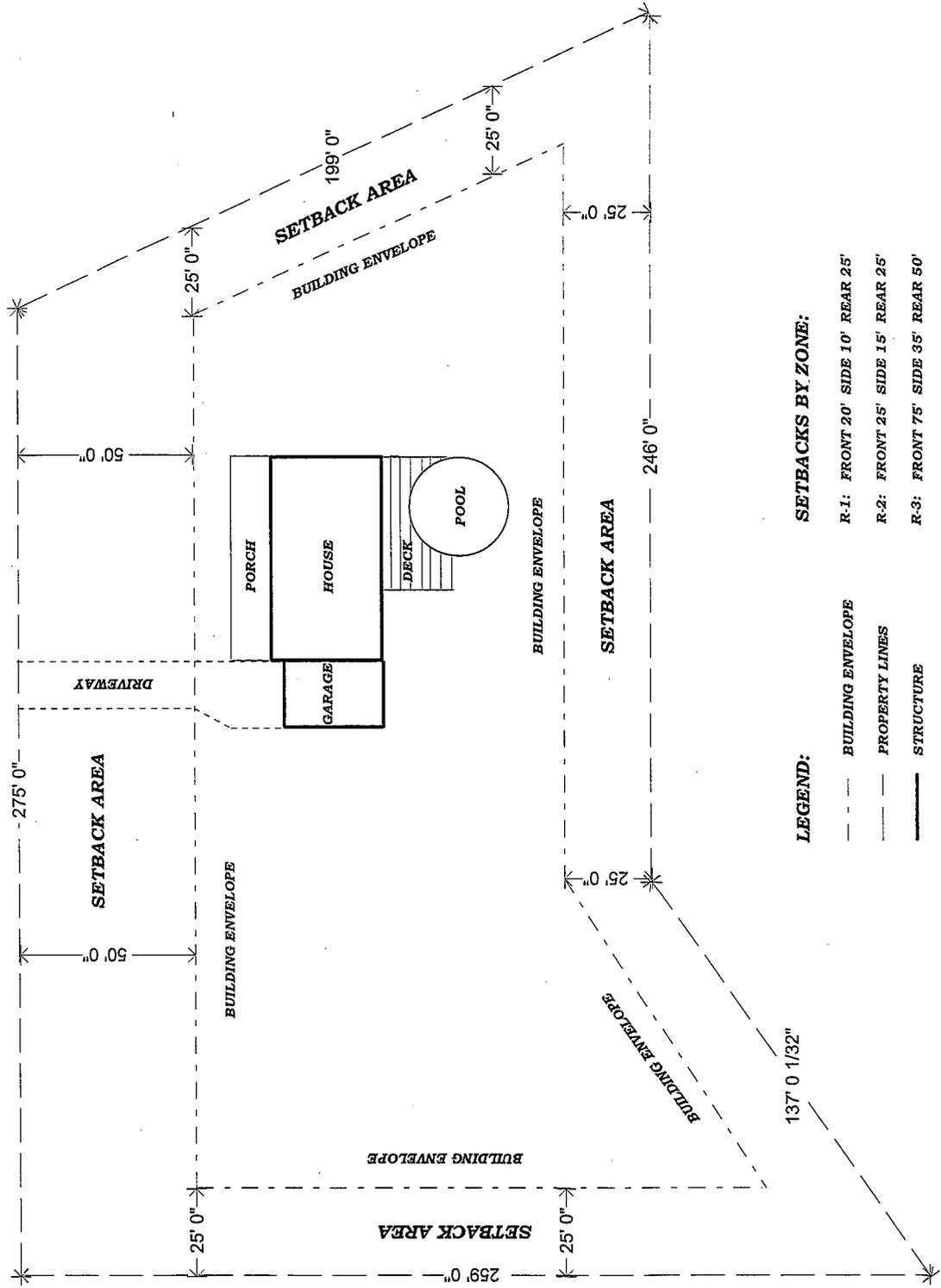
Please provide answers to the questions below along with your application and include a detailed site plan showing any existing or proposed features such as streets, buildings, driveways, fences, etc. You may answer in the space below or attach separate sheet(s) as needed with any additional information you would like to include to support your application.

Standards for a conditional use permit: An applicant who seeks a conditional use permit shall submit to the appropriate board adequate evidence, which will become part of the record, illustrating the proof required by this section. The board shall review the application in concert with all of the evidence submitted by the applicant, and shall make specific factual findings that the following are met:

1. The use is compatible with and similar to the general categories of uses of neighboring properties.
2. The use is compatible with the Comprehensive Plan and the anticipated future development of the neighborhood.
3. The anticipated traffic for the proposed development will not cause an adverse negative impact on the neighborhood surrounding the proposed development.
4. There will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties or the Town in general.
5. The physical characteristics of the site, including location, slope, soils, drainage and vegetative cover, are suitable for the proposed use.
6. The use will not constitute a public or private nuisance.
7. Any other requirements and applicable provisions of this Code, as deemed necessary, are met.

SAMPLE PLOT PLAN

1313 MOCKING BIRD LA.



LEGEND:

- BUILDING ENVELOPE
 - PROPERTY LINES
 - STRUCTURE
 - DRIVEWAY
- SETBACKS BY ZONE:**
- R-1: FRONT 20' SIDE 10' REAR 25'
 - R-2: FRONT 25' SIDE 15' REAR 25'
 - R-3: FRONT 75' SIDE 35' REAR 50'