

FOR APPLICANT USE ONLY
CHECKLIST OF APPROVAL CRITERIA
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(Does not need to be submitted with other application material)

File # _____
Date _____

Name of Development _____

Applicant _____

This checklist is intended to assist applicants. It is not intended as a substitute for, nor does it contain all of the information and requirements of the Zoning Regulations and other applicable Town Ordinances and requirements. It is recommended that the Mansfield Director of Planning be contacted for assistance with any questions that arise.

Criteria Applicable to Both Site Plan and Special Permit Applications

The application contains/complies with:	Yes	No	Comment
1. All required or necessary information to determine compliance with all applicable regulations	_____	_____	_____ _____
2. The Permitted Use provisions of Article VII; the Prohibited Use provisions of Art. VI, Sec. A; any special requirements associated with the use	_____	_____	_____ _____
3. Requirements for air pollution, odor, noise, vibrations, electrical disturbances, radiation/radioactivity, fire or explosive hazard an glare/heat, lighting (see Art. VI, Sec. B.4.a through g)	_____	_____	_____ _____
4. Requirements for hazardous materials, liquid or solid discharges, waste disposal/storage and health requirements (see Art. VI, Sec. B.4.h through k)	_____	_____	_____ _____
5. Requirements for flood hazards and aquifer areas (see Art. VI, Sec. B.4.l and m)	_____	_____	_____ _____
6. Requirements for energy considerations (see Art. VI, Sec. B.4.n)	_____	_____	_____ _____
7. Requirements for parking and loading (see Art. VI, Sec. B.4.o and Art. X, Sec. D)	_____	_____	_____ _____
8. Road & drainage standards (see Art. VI, Sec. B.4.p)	_____	_____	_____
9. Requirements for landscaping and buffering (see Art. VI, Sec. B.4.q)	_____	_____	_____

	Yes	No	Comment
10. Erosion and sedimentation control/site development principles (see Art. VI, Sec. B.4.r and B.4.s)	_____	_____	_____ _____
11. Requirements for signs (See Art. X, Sec. C)	_____	_____	_____
12. Height, area and setback requirements, minimum floor area requirements (see Art. VIII)	_____	_____	_____ _____
13. Bonding requirements (see Art. VI, Sec. C)	_____	_____	_____
14. Sand & gravel regulations (see Art. X, Sec. H)	_____	_____	_____ _____
15. Regulations for the sale of alcoholic liquor (see Art. X, Sec. I)	_____	_____	_____ _____
16. Any special regulations associated with the site's location in a Designated Development District (see Art. X, Sec. A)	_____	_____	_____ _____
17. All applicable local, State and Federal requirements, including:	_____	_____	_____
A. Subdivision	_____	_____	_____
B. Inland Wetland Agency	_____	_____	_____
C. Water Pollution Control Authority	_____	_____	_____
D. Fire Marshal	_____	_____	_____
E. Historic District Commission	_____	_____	_____
F. State Health Department	_____	_____	_____
G. State Environmental Protection Agency	_____	_____	_____
H. State Department of Transportation	_____	_____	_____
I. Other	_____	_____	_____
18. Suitable provisions for water supply, waste disposal, flood control, fire & police protection and the protection of the natural environment	_____	_____	_____ _____
19. Suitable provisions for vehicular & pedestrian access & handicapped access	_____	_____	_____ _____
20. Suitable provisions for grading & storm drainage improvements & all necessary easements	_____	_____	_____ _____
21. Suitable provisions to address potential nuisances, such as noise & outdoor lighting	_____	_____	_____ _____
22. The applicant has addressed construction traffic impacts on vehicular and pedestrian safety, on neighboring properties and on roadway conditions	_____	_____	_____ _____

	Yes	No	Comment
23. The application will be in general harmony with the character of the surrounding neighborhood and will not serve to blight or detract from the value of abutting residences or other property	_____	_____	_____ _____ _____
24. The application complies with requirements for notification of abutting (site plan) or neighboring (special permit) property owners	_____	_____	_____ _____ _____

Additional Criteria for Special Permit Applications

	Yes	No	Comment
25. The application is compatible with the Town's Plan of Development & Art. I of the Zoning Regulations (Intent and Purpose)	_____	_____	_____ _____ _____
26. The location and size of the proposed use and the nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the Town and compatible with other existing uses	_____	_____	_____ _____ _____
27. That proper consideration has been given to the aesthetic quality of the proposal, including architectural design, landscaping and proper use of the site's natural features. The kind, size, location & height of structures and the nature and intensity of the use, shall not hinder or discourage the use of neighboring properties or diminish the value thereof.	_____	_____	_____ _____ _____ _____ _____
28. The following additional conditions and safeguards should be considered in association with the application (see Art.V, Sec. B.6)	_____	_____	_____ _____ _____