Wary Spar Project Site Plan Review and Subdivision Applications
Completeness Review - Additional Information Required

Listed below is the additional information required by the Planning Board in order to find the Wary Spar Project Site PLand Review and Subdivision applications complete. The required information is referenced to items in the town's Land Use Ordinance that the Board will consider when reviewing the Site Plan Review and Subdivision applications.

The applicant is advised that the board will require eight (8) copies of all documents submitted to meet these requirements.

Article 10
Section 4 Submission Requirements
B. Additional application submissions
1. The applicant's signature must be shown on the site plan drawing.
8. The location of the driveway to access the off-street parking must be shown on the site plan drawing.
C. While the Board agreed that a formal storm-water drainage assessment and plan was not required it does however require information about gutters on the proposed structure. The feeling being if that gutters were to be placed where they now do not exist that the existing storm-water drainage pattern on the site could be affected.
G. The board requires a draft of the proposed owner deed covenant or lease agreement that states that owners or lessees will only be allowed to park golf carts overnight on the property or on the public streets adjacent to the property.
I. Since the lot in question lies in a Special Flood Hazard Area a Flood Hazard Development Permit is required.

Article 3 Zoning District Standards
Section 9 Island Business Zone
F. The Board requires a plan for the off-street parking that will be provided under the deck. The plan should show the method of access and the number of spaces that will be provided.

Article 6 Non-conforming Structure, Uses and Lots
Section 2 Non-conforming Structures
C. If the board finds that this section applies then the board will require information regarding the requirements of the zoning ordinance in effect for new construction on this lot on June 5, 1957 in order to make a finding for item 1 of 6.2.C(1).

Article 11 Subdivisions

F. Plat Requirements
(1) Information on subdivision plat (site plan drawing)
i : Applicant must provide information regarding the flood hazard area in which

the lot is located.

x item 3: The board requires evidence of the applicant's financial ability to carry out the proposed development.

(2) Recording Plat.

The applicant is reminded that a recording plat that is acceptable to the Registry of Deeds will be required before any approval is given for this project.

G. General Requirements

(1) Review Criteria

a: The board requires copies of the most recent certificates of analysis of drinking water and waste water discharge.

b: The board requires information that indicates that the wells on the site can provide sufficient water for the proposed use.

c: The board requires information that indicates that the proposed water use of the subdivision will not adversely effect abutters' water supplies.

(2) Burden of Proof

The applicant is reminded that the burden of proof that the project meets all the above criteria rests on him.