



***Office of Code Enforcement
and Planning***

Tel. (207) 376-6558
Fax: (207) 353-5367

SITE PLAN REVIEW WAIVER REQUEST

A SEPARATE REQUEST FORM MUST BE SUBMITTED FOR EACH WAIVER REQUESTED

Project Name: _____

Application Date: _____

A. Applicant Contact Information

Applicant: _____ Address: _____

Telephone number: _____

Email address: _____

B. Identification of Waiver Request

Waiver Type: Submissions _____ Performance Standards _____

Land Use Ordinance Section Number:

C. Explanation of Waiver Request

Why is the waiver being requested by the applicant?

Project Name: _____

D. Justification of Waiver Request

Why do you think that a waiver of the site plan review requirements is justified in this case?

E. Supporting Documentation

What supporting documentation for the waiver has been included with the site plan application?

F. Signature of Applicant

To the best of my knowledge, all of the above stated information submitted in this application is true and correct.

Printed Name: _____

Date

Project Name: _____

SITE PLAN REVIEW WAIVER REQUEST FINDINGS OF

FACT Section 8.7 WAIVERS

- A. **Waivers of Certain Submission Requirements:** Where the Board makes written findings of fact that there are special circumstances of a particular site, or that the application is simple and minor in nature, it may waive portions of the submission requirements, unless prohibited by these regulations or Maine statutes, provided the applicant has demonstrated that the criteria and performance standards of these regulations have been or will be met, the public health, safety, and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan, the zoning regulations, or these subdivision regulations.

Motion made by _____: The special circumstances of the particular tract proposed for development and the simple nature of the application indicate that the following submission item is unnecessary to verify compliance with the site plan review criteria and standards and would not nullify the intent and purpose of the comprehensive plan, zoning regulations, or these site plan regulations:

Motion seconded by _____:

Votes to approve: _____ **Votes to deny:** _____

- B. **Waivers of Performance Standards:** Where the Board makes written findings of fact that due to special circumstances of a particular site proposed to be developed, the provision of certain required improvements is not requisite to provide for the public health, safety or welfare, or an alternative design is equal to or better in meeting the site plan review criteria, it may waive the design standards, subject the following criteria:

1. The applicant has provided the Planning Board with a factual basis for granting the waiver that is supported by sound engineering and/or environmental analysis (cost considerations are not justification);
2. The waiver(s) do not have the effect of nullifying the intent and purpose of the zoning regulations or these subdivision regulations;
3. The criteria of these site plan review regulations have been or will be substantially met by the proposed site plan; and,
4. The requested performance standard waivers are noted on the recorded subdivision plan (submission waivers are not noted on the plan).

Motion made by _____: The applicant has provided documentation based on sound engineering and/or environmental analysis that the following standard can be waived for the proposed site plan and is not requisite to provide for the public health, safety, and welfare subject to the proposed conditions of site plan approval:

Motion seconded by _____:

Votes to approve: _____ **Votes to deny:** _____