T O W N O F N O R T H B R A N F O R D

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290
Building Department (203) 484-6008 Engineering Department (203) 484-6009
Planning & Zoning (203) 484-6010
Department Fax (203) 484-6018

TOWN OF NORTH BRANFORD

APPLICATION FOR SITE DEVELOPMENT PLAN

INSTRUCTIONS:

Submit the following:

1. Application Form: 1 original and 10 copies
2. Site Plan/Plot Plan: 11 copies drawn to scale
3. Architectural Plans (if required): 11 copies
4. Any additional information necessary (i.e. floor plans, etc.).
5. Fee: Check made payable to the Town of North Branford (see attached fee schedule).

APPLICANT MUST:

1. **NOTIFY** the Regional Water Authority if your property falls within the watershed area within seven (7) days of application to the Town. Application to the RWA is attached. Submit copy to the Planning office also.
2. **NOTIFY** the East Shore District Health Department.

TOWN OF NORTH BRANFORD
PLANNING & ZONING COMMISSION

Appl. #_____
Date Received_____
Fee Paid_____

APPLICATION FOR SITE DEVELOPMENT PLAN

The undersigned hereby makes application to the Planning and Zoning Commission of the Town of North Branford, Connecticut, for approval of a SITE DEVELOPMENT PLAN under the conditions and terms of the Zoning Regulations.

1. Address of Property:_____
   Present Zone:_____ Map:_____ Lot:_____

2. Owner of Property:_____
   Mailing Address:_____
   Telephone:_____ Cell #:_____
   E-mail address:_____

3. Applicant/Agent:_____
   Mailing Address:_____
   Telephone:_____ Cell #:_____
   E-mail address:_____

4. Has a previous application been filed for the premises?_____
   If Yes, give date(s) of application(s)_____

5. Cite the particular SITE DEVELOPMENT PLAN approval requested, see Zoning

   Regulations Section 23, Schedule A, Line #:_____

   _____

   _____

6. In accordance with Section 62.5 (Site Development Plan), is this Application accompanied by the following:

   a. Statement of Use (62.5.1) Yes_____ No_____
   b. Site Plan (62.5.2) Yes_____ No_____
   c. Architectural Plans (62.5.3) Yes_____ No_____
   d. Soil & Sedimentation Erosion Control Plan (62.5.4) Yes_____ No_____
      Disturbed area _____ (acres)
   e. Application Fee (62.11) Yes_____ No_____
      Amount $_____

7. In accordance with Section 41.2.7 Wetlands and Watercourses, the site development plan shall provide for the protection of wetlands and watercourses. Any application that involves an activity regulated by IWWA must be submitted to that Agency for review prior to, or simultaneous with submission to the Planning and Zoning Commission.
   - ☐ This plan was submitted to the Inland Wetlands Agency on _____(date).
   - ☐ Permit, copy of which accompanies this application and is a part hereof, has been issued by the Inland Wetlands Agency.
   - ☐ No wetland regulated activities proposed.

Failure to complete all sections of this application and submit required items under #6 will be considered an incomplete application.

_____

Signature of Owner Date

_____

Signature of Applicant/Agent Date

NOTE: The Planning and Zoning Commission will decide on this Application. All standards specified in Section 41 are in addition to other requirements of the Regulations applicable in the District in which the site development plan use is to be located. Applications may be given administrative approval by the Commission subject to modifications deemed necessary to conform to the standards of Paragraph 41.2 and/or 41.3 and other requirements of the Regulations.

SITE DEVELOPMENT PLAN
APPPLICATION CHECK LIST

Required Items:

1. APPLICATION FOR ZONING PERMIT (Section 62.5)

2. APPLICATION FOR SITE DEVELOPMENT PLAN (Section 62.5)

3. STATEMENT OF USE - 11 copies (Section 62.5.1)

4. SITE PLANS - 11 copies (Section 62.5.2)
   Must include:
   a. Stamp/Seal by licensed surveyor, engineer, architect or landscape architect;
   b. **Scale**: Drawn to a scale of not less than 40' to 1";
   c. **Site Survey**: The plan shall show all property lines of the lot and lines delineating any lesser area of the lot to be used under the Application;
   d. **Contours**: Existing and proposed, at an interval not exceeding two (2) feet; or equivalent ground elevations;
   e. **Wetlands**: Wetlands and Watercourses, as defined in Section 6, and any large trees, wooded areas and ledge;
   f. **Structures**: Existing and proposed buildings, structures, retaining walls, signs and outdoor illumination facilities;
   g. **Circulation**: Streets, driveways, sidewalks, and off-street parking and loading facilities;
   h. **Utilities**: Sewage disposal and water supply facilities, and storm drainage;
   i. **Landscaping**: Including trees, shrubs, lawn and other facilities, and any natural terrain not to be disturbed;
   j. **Location Map**: Showing the location of the lot in the Town at a scale of 1" = 800';
   k. **Schedule of Data**: Indicating no less than the area of the lot, total floor area, total ground coverage by buildings and all paved area, number of parking and loading spaces required and provided, estimate of amount of earth material to be removed or deposited.

5. ARCHITECTURAL PLANS - 11 copies (Section 62.5.3)
   Must include:
   a. Licensed architect or engineer;
   b. **Content**: All proposed buildings, structures, signs and outdoor illumination facilities;
   c. **Exterior Elevation Drawings**
   d. **Generalized Floor Plans**
   e. **Perspective Drawings**: In sufficient detail to indicate function, bulk and exterior character and finish.

6. ADDITIONAL INFORMATION (Section 62.6.1) - *If required:
   a. **Storm Drainage**: Detailed plans
   b. **Sewage Disposal**: Detailed plans
   c. **Water Supply Facilities**: Detailed plans
   d. **Storm Drainage Computations**
   e. **Soil Surveys**
   f. **Seepage Tests and Borings**

7. OTHER
   a. **Erosion & Sedimentation Control Plans** (Section 62.5.4)
   b. **Construction Phasing**