GENERAL INFORMATION CONCERNING THE

PERMIT APPLICATION PROCESS

The following is general information that pertains to permitting for the Town of Albion and some important contacts and numbers.

**NEW RESIDENCES (also applies to mobile homes):**

* For Building Permits, use the Land Use Permit Application attached.
* Building Permits, after completing the permit application and paying the appropriate fee, contact **Adam Bradstreet -**, Code Enforcement Officer (CEO), Ph # **314-4126**. **You must complete ALL information before the application will be considered by the CEO. Please be guided by the checklist on page 3**
* Plumbing Inspector, **Bill Najpauer**, Ph **437-2066**
* Central Maine Power (CMP) for electrical permit or information: 1-800-750-4000
* **For a new residence, you must obtain a Subsurface Waste Water System plan which must be signed off by the Plumbing Inspector. Both the Subsurface Waste Water design and driveway approval must be submitted to the CEO with the application, before he can approve.**
* If you are going to put in a driveway and it’s on a Town road, you must obtain approval from Winston Higgins, Road Commissioner, at 437-9273. If it’s on a State road, you must call Dept. of Transportation (DOT) at 453-7377.
* All residential and non-business applications will be submitted to the CEO
* All other permits including those that pertain to non-conforming properties or buildings and shoreland use must be submitted to the Planning Board.
* Subdivision regulations and Land Use Applications can be obtained from the Town Clerk.
* Questions pertaining to the permit process should be directed to the CEO. The CEO/Plumbing Inspector is available Tue. through Thur. Other days by appointment.

 An applicant or other aggrieved party may appeal any decision of the Code Enforcement Officer or Planning Board, or appeal for a variance, by filing with the Board of Appeals, according to the procedures outlined in the *Ordinance to Establish Town of Albion Board of Appeals*. For more information, see the Town Clerk at the Town Office or call 437-2900.

 Should you require specific information from the Planning Board, please call the Town Office at 437-2900 for those telephone numbers. The Planning Board meets every second Monday of the month at 7:00 p.m. At the Besse Building

***OTHER STRUCTURES:*** *Decks without a roof or outbuildings, 125 square feet or smaller do not require a Building Permit.*

**Revsied 2-7-14**

 **Town of Albion**

 **P.O. Box 287, 22 Main Street, Albion, ME 04910**

Change of Use

Building Permit

 **(207) 437-2900 / (207) 437-2903 (fax)**

 ***LAND USE PERMIT APPLICATION***

 **Adam Bradstreet, Code Enforcement Officer**

 **314-4126**

Instructions: Please complete all sections. It is important to include your telephone number(s) so that we may contact you should we have any questions.

**1. Applicant Name:**

 Address: Telephone #(s):

**2. Property Owner:**

 Address: Telephone #(s):

**3. Where is the site?**

 Address: Tax Map: Lot:

 Kennebec County Registry of Deeds

 Book: Page:

 Land Use District (check one): [ ] *Village* *[ ] Growth* *[ ] Rural*

 Overlay District(s) (check all that apply): *[ ] Shoreland* *[ ] Aquifer Protection*

*[ ] Lovejoy Pond Watershed* *[ ] Scenic Protection* *[ ] Unique Natural Areas*

 Is the proposed development in the FEMA Mapped Flood Plain? (check one) [ ] *Yes* *[ ]  No*

**4. Description of Site**

 Size of Lot: \_\_\_\_\_\_\_\_acres or \_\_\_\_\_\_\_\_square feet Dimensions:

 Road Frontage: Public Road or Private Road?

**5. If lot is part of subdivision (if not, skip this question):**

 Subdivision Name:

 Subdivision Lot No: Date approved by Planning Board:

**6. Existing use of site (check all that apply):**

 [ ]  *single family residence* [ ]  *agricultural*

 [ ]  *duplex* [ ]  *commercial / industrial*

 [ ]  *multi-family* [ ]  *undeveloped*

 [ ]  *mobile home* *[ ]  business*

**7. List all existing structures/uses on the site:** (ex: 1 single-family home, 1 garage, 1 barn)

**8. Is the existing use of the site seasonal only?** (check one) [ ] *Yes* *[ ] No*

**9. Proposed activity** (check one)**:**

 [ ]  *new building* [ ]  *installing mobile home*

 [ ]  *moving building* [ ]  *accessory building (such as garage)*

 [ ]  *expanding building* [ ]  *change of use*

 Describe building, use of building and dimensions. Also show on attached sketch form.

**10. Is the proposed use of the site seasonal only?** *Yes No*

**11. List proposed setbacks for new, moved or expanded building:**

 (All measurements to be taken from the edge of the right-of-way and abutting properties)

 Front property line: feet

 Side property line: feet

 Rear property line: feet

**12. Screening / Landscaping:**

 In the opinion of the applicant, what percent of the buildings on the lot will be visible from the road in ten (10) years? percent.

**13. Wastewater:**

 If the application is for a new or expanded dwelling or any other use that will increase the volume of wastewater, this section MUST be completed.

 Site Evaluator Name: License No:

 Address: Telephone No:

**14. Deed Restrictions:**

Please list all deed restrictions, easements, covenants and/or licenses held on this parcel of land or answer N/A for Not Applicable.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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 A copy of a valid plumbing permit for the disposal system, as well as the site evaluation forms, must be attached for new systems. For expanded uses that will utilize existing septic systems, a statement signed by a licensed site evaluator stating that the existing system is adequate must be attached.

**SKETCH FORM (checklist format)**

 Complete this sketch form showing –

* existing buildings,
* proposed building activity,
* dimensions,
* setbacks,
* driveways,
* lot lines,
* dimensions,
* abutting roads,
* rights of way
* Abutting land owners.
* Easements

**The undersigned hereby applies for the afore-described permit, certifies that the information and statements on this application are complete, true and correct, and agrees to comply with all laws of the State of Maine and the Ordinances of the Town of Albion pertaining to the above-described activities. The undersigned agrees to comply with all conditions placed on the approved permit by the Board.**

**If the application is for a use on a private road, the undersigned understands that the Town of Albion supports the development of private roads that do not meet the Town’s standards, but shall not accept the responsibility for services normally made available to residents and structures accessed by public roads. Road maintenance and snow plowing shall be the responsibility of the persons who own the lots in accordance with an association agreement. The Town will not be responsible for entering upon the private road to provide school bus services, emergency services, garbage collection or any other type of municipal services.**

 **Applicant Signature Date**

**PLANNING BOARD USE ONLY**

**Permit Fees:**

[ ]  New building ($100.00) [ ]  Addition ($50.00) Business: [ ]  $100.00

[ ]  New Dwelling/Mobile Home ($100.00) [ ]  Storage Trailer ($50.00) [ ]  $200.00

[ ]  Change of Use ($50.00) [ ]  Other $ [ ]  $400.00

[ ]  Subdivision [ ]  Driveway ($50.00)

**Received by: Date:**

**Dates of Notices to Applicants: Information Requested:**

**Date Application Completed:**

**Other Permits Needed:**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Conditions of Permit:**

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**CEO/Planning Board Review By: Date:**

* **Approved**
* **Denied**
* **Approved with Conditions**

***Point System Explanation:*** *See Page 19, Section 6 B & C & D of Land Use Ordinance.*

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| --- |
| **MINIMUM DIMENSIONAL STANDARDS****LOTS FOR SINGLE-FAMILY RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES** |
| Performance Area | District |
| Village Area | Growth Area | Rural Area |
| Allowed | Allowed | Desired | Points | Allowed | Desired | Points |
| 1 | Lot size | .75 acre | .75 acre | 1.5 acre |  | 1 acre | 3 acres |  |
| **Frontage:** |
| 2A | Public Road | 150’ | 150’ | 200’ |  | 200’ | 300’ |  |
| 2B | Private Road | 75’ | 75’ | 150’ |  | 150’ | 200’ |  |
| **Building Setbacks from Edge of Right-of Way and Property Lines:** |
| 3 | Front | 0’ | 30’ | 50’ |  | 50’ | 100’ |  |
| 4 | Side | 15’ | 15’ | 30’ |  | 20’ | 50’ |  |
| 5 | Rear | 15’ | 15’ | 30’ |  | 20’ | 50’ |  |
| **Screening/Landscaping (% of Structure Visible from Road Within Ten (10) Years):** |
| 6 | Front | 0 | 0 | 25% |  | 10% | 35% |  |
| 7 | Side | 0 | 0 | 25% |  | 0 | 35% |  |
| TOTAL POINTS AWARDED(minimum of 5 points needed for permit) | N/A |  |  |

|  |
| --- |
| **MINIMUM DIMENSIONAL STANDARDS FOR SUBDIVISION LOTS** |
| Performance Area | District |
| Village Area and Growth Area | Rural Area |
| Traditional Design | Open Space Design | Traditional Design | Open Space Design |
| Maximum Project Density | 1.5 acres/unit | 1 acre/unit | 3 acres/unit | 2 acres/unit |
| Minimum Lot Size | 1.5 acres | .75 acre | 3 acres | 1 acre |
| Minimum Frontage: |  |  |  |  |
| Public RoadPrivate Road | 200’150’ | 150’75’ | 300’200’ | 200’150’ |
| Minimum Setback: |  |  |  |  |
| FrontSide and Rear | 50’30’ | 30’15’ | 100’50’ | 50’20’ |
| Minimum Screening/Landscaping:: |  |  |  |  |
| Public RoadPrivate Road | 25%25% | 00 | 35%35% | 10%0 |

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| --- |
| **MINIMUM DIMENSIONAL STANDARDS****LOTS FOR TWO-FAMILY (DUPLEX) RESIDENTIAL STRUCTURES** |
| Performance Area | District |
| Village Area | Growth Area | Rural Area |
| Allowed | Allowed | Desired | Points | Allowed | Desired | Points |
| 1 | Lot size | 1 acre | 1.5 acre | 1.5 acre | N/A | 2 acres | 2 acres | N/A |
| **Frontage:** |
| 2A | Public Road | 150’ | 150’ | 200’ |  | 200’ | 300’ |  |
| 2B | Private Road | 75’ | 75’ | 150’ |  | 150’ | 200’ |  |
| **Building Setbacks from Edge of Right-of Way and Property Lines:** |
| 3 | Front | 0’ | 30’ | 50’ |  | 50’ | 100’ |  |
| 4 | Side | 15’ | 15’ | 30’ |  | 20’ | 50’ |  |
| 5 | Rear | 15’ | 15’ | 30’ |  | 20’ | 50’ |  |
| **Screening/Landscaping (% of Structure Visible from Road Within Ten (10) Years):** |
| 6 | Front | 0 | 0 | 25% |  | 10% | 35% |  |
| 7 | Side | 0 | 0 | 25% |  | 0 | 35% |  |
| TOTAL POINTS (min 5) | N/A |  |  |

**DRIVEWAY SKETCH FORM**

Complete this sketch, showing Road and Proposed Driveway, with dimensions:

**Size of Driveway:**

**Road cutting into:**

**Width of Culvert:**

**Length of Culvert:**

**Work completed by: [ ]  Contractor**

 **[ ]  Property Owner**

**Designed Approved by:**

 **Road Commissioner Date**

**Completion Approved by:**

 **Road Commissioner Date**