

TOWN OF LINCOLN

MASSACHUSETTS
16 LINCOLN ROAD, LINCOLN, MA 01773

PLANNING BOARD

Phone (781) 259-2610 / Fax (781) 259-8729

Planning Board Residential Site Plan Application Zoning Sections 4.6, 6.0 & 17.7

Site Information

Map/Lot: _____

Site Address: _____

Lot area: _____ sqft

Lot Frontage: _____ ft Scenic Road: _____

Existing Structures: _____

Vacant or undeveloped lot: _____ New

Curbcut: _____

Gross Floor Area of all existing structures: _____ sqft (refer to section 23)

Calculated Gross Floor Area: _____ sqft (refer to section 23)

Proposed height of new construction: _____ ft (refer to section 13)

Proposed number of stories: _____ # of stories (refer to section 23 half story, basement)

Site Plan Standards and Criteria (Section 17.7.4)

Please address how your project meets the following standards and criteria of section 17.7.4:

- Preservation of Landscape:

- Relation of Buildings to Environment:

- Building Design and Landscaping:

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- Open Space:

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- Circulation:

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- Screening:

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- Consistency with the By-law:

Site Plan Review Checklist

- ___ Application cover form with signature of applicant and property owner
- ___ Architectural elevations and sections (2 full size copies, 7 11x17 size copies)
- ___ Site Plan (Scale 1"=40') by professional architect, engineer, or landscape architect (2 full size copies, 7 11x17 size copies):
 - ___ Property boundaries and easements
 - ___ Existing and proposed grades
 - ___ Existing and proposed structures on the property and within 50 feet of the property
 - ___ All wetlands or floodplains on the property and within 50 feet of the property
 - ___ Driveways, driveway openings, and parking areas
 - ___ Existing and proposed lighting (include catalog cuts of proposed Dark Sky lighting)
 - ___ Existing and proposed landscape features both vegetative and structural, and any trees over 12" diameter to be removed

- _____ Proposed septic areas
- _____ Photographs of existing conditions
- _____ Photo renderings of proposed construction (preferred but not required)
- _____ Certified abutter's list
- _____ Legal Ad authorization
- _____ Application fee

The Planning Board may, at its discretion, waive any portions of the submission requirements or request additional information that directly relates to the purpose of Section 17.7 or the Planning Boards evaluation of the applicable standards and criteria under Section 17.7. Any request for waiver of submission items should be submitted in writing with the site plan application.