

# TOWN OF LINCOLN

MASSACHUSETTS

16 LINCOLN ROAD, LINCOLN, MA 01773

PLANNING BOARD

Phone (781) 259-2610 / Fax (781) 259-1677

## Planning Board Special Permit Cluster Subdivision Application Zoning Sections 6.6 & 17, Subdivision Regulations 5.3

### Site Information

Map/Lot: \_\_\_\_\_

Site Address: \_\_\_\_\_

Lot area: \_\_\_\_\_ sqft (+160,000 sqft) Lot Frontage: \_\_\_\_\_ ft

Scenic Road: \_\_\_\_\_ New Curbcut: \_\_\_\_\_

### Site Plan Standards and Criteria (Section 17.4)

On a separate sheet of paper please address how your project meets the following standards and criteria of section 17.4:

- a. Preservation of Landscape
- b. Relation of Buildings to Environment
- c. Building Design and Landscaping
- d. Open Space
- e. Circulation
- f. Surface water Drainage
- g. Water and Waste Disposal
- h. Utility Service
- i. Signs
- j. Special Features
- k. Screening
- l. Consistency with the Bylaw

### Cluster Review Checklist

\_\_\_\_\_ Application cover form with signature of applicant and property owner

\_\_\_\_\_ Proof Plan showing # of lots allowed under Subdivision Rules & Regs and Zoning Bylaw

\_\_\_\_\_ Site Plan (Scale 1"=40') by professional engineer or land surveyor (six copies) showing:

\_\_\_\_\_ Plan drawn to Definitive Subdivision Plan content requirements

- Existing and proposed structures on the property and within 50 feet of the property
- Existing and proposed grades and changes to topography
- All streets, driveways and proposed parking
- Building envelopes
- All wetlands or floodplains on the property and within 50 feet of the property
- Proposed lighting (include catalog cuts of proposed lighting)
- Proposed signs
- Proposed service, refuse and waste disposal areas
- Existing and proposed trees, screenings, fencing, plantings, and other landscaping
- Proposed septic areas
- Photographs of existing conditions
- Proposed easements, covenants, and restrictions
- Proposed land management plans for open space or common land
- Proposed arrangements for water supply
- Proposed arrangements for storm water and surface drainage
- Sight lines for entering and merging into traffic at street or driveway intersections
- Environmental Impact Statement (Section 5.4.1 of Subdivision Rules & Regs)
- Proposed performance guarantee
- Certified abutters' 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 or the Planning Board's evaluation of the applicable standards and criteria under Section 17. Any request for waiver of submission items should be submitted in writing with the site plan application.

Fees

Preliminary Plan Filing	\$2,000.00 + \$1,000.00 per lot
Definitive Filing:	
If preliminary was not filed	\$6,000.00 + \$2,000.00 per lot
If preliminary was filed	\$2,000.00 + \$1,000.00 per lot