

Town of China  
Conditional Use Permit Application

**Conditional Use Permits: The Planning Board shall approve a Conditional Use Application if all of the following criteria are met inclusive of conditions:**

- 1. The proposed use will meet the definition or specific requirements set forth in this Ordinance or will be in compliance with applicable State or Federal laws.**

*Findings and statement of reasons:* The proposed use is permitted in accordance with the China Land Development Code, Chapter 2, Land Use Ordinance, Section 4, USES, Item# 15 COMMERCIAL, AN# 27 regarding the adding of fill for the purposes of increasing parking. The property is located in a Rural District at the location of 239 Lakeview Dr in China, Maine. China Tax Map 27, Lot 039 identifies the property. The proposal is permitted with a conditional use permit from the Planning Board. FILL 714  
CY.

Response: Yes it will

- 2. The proposed use will not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles.**

Response: IT will increase access to site by enlarging driveway

- 3. The proposed exterior lighting will not create hazards to motorists traveling on adjacent public streets, and is adequate for the safety of occupants or users of the site, or will not damage the value and diminish the usability of adjacent properties.**

Response: NO Additional lighting is needed

- 4. The provisions for buffers and on-site landscaping will provide adequate protection to neighboring properties from detrimental features of the development.**

Response: yes there will be a vegetative buffer where needed.

5. The proposed use will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

Response:

*There will be no changes in use of the property,*

6. The provisions for vehicular loading and unloading and parking, and for vehicular and pedestrian circulation on the site and onto adjacent public streets will not create hazards to safety.

Response:

*project is intended to improve access*

7. The proposed use will not have a significant detrimental effect on the value of adjacent properties or could be avoided by reasonable modification of the plan.

Response:

*no it will not*

8. The design of the site will not result in significant flood hazards or flood damage or is in conformance with applicable flood hazard protection requirements.

Response:

*NOT anticipated*

9. Adequate provision has been made for disposal of wastewater, or solid waste, or for the prevention of ground or surface water contamination.

Response:

*NO changes to wastewater or solid waste*

**10. Adequate provision has been made to control erosion or sedimentation.**

Response:

Silt fence will be in place until vegetation can be reseeded and regrown

**11. Adequate provision has been made to handle storm water runoff or other drainage problems on the site.**

Response: True. The design is to add to the level area about 15 feet more, then slope gradually to match grade

**12. The proposed water supply will meet the demands of the proposed use or for fire protection purposes.**

Response: NA There is no proposed change in water supply

**13. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by State law.**

Response: NA. No hazardous materials are generated.

**14. The proposed use will not have an adverse impact on significant scenic vistas or on significant wildlife habitat or could be avoided by reasonable modification of the plan.**

Response: NA True; it will not affect scenic views.

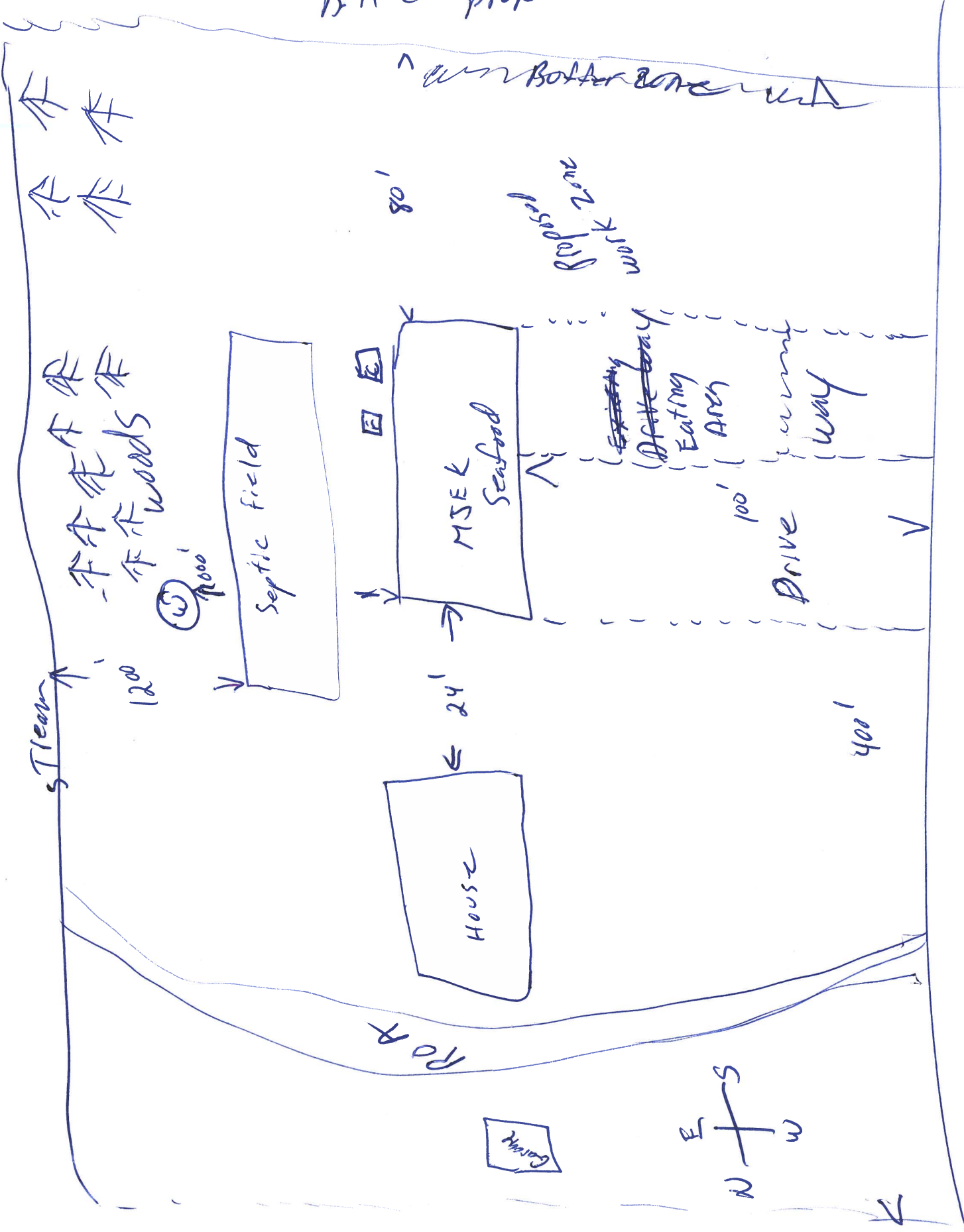
15. When located in the Resource Protection District, Stream Protection District, Shoreland District, the proposed use will meet the standards in Section 5 of this Ordinance.

Response:

NA. THE WORK IS NOT LOCATED IN ANY OF THE DISTRICTS. THE CLOSEST PROTECTED AREA IS SHORELAND DISTRICT, OVER 390 FEET AWAY, TO THE EAST.

Bill Cook prop

Solia Maras prop



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