

Site Plan Review Application Checklist – Tier II
Eagle Hill Campground

October 10 2022

Submission Requirements	Submitted	Waiver Requested	Staff Comments
a) Submission Requirements for Tier II and Tier III Site Plan Review Applications			
(i) Applications for site plan review must be submitted on application forms provided by the Town.	10-6-22		
(ii) Projects classified as Tier II projects shall go through a simplified review process.			
(iii) The Planning Board shall have the authority to waive any review standards if it finds they are inapplicable to Tier II projects.			
(iv) The submission must contain at least the exhibits and information specified in this section, unless specifically waived in writing.			
(v) All applications for site plan review must contain the following information:			
(A) a fully executed and signed copy of the application for development review;	10-6-22		
(B) evidence of payment of the application and technical review fees; and			Paid
(C) Eleven (11) copies of written materials plus eleven (11) sets of maps or drawings. The maps or drawings must be at a scale sufficient to allow review of the items listed under approval criteria:	10-6-22		
(1) forty (40) feet to the inch is preferred, but in no case shall the scale exceed one hundred (100) feet to the inch for that portion of the tract of land being proposed for development.			All scales appropriate
(2) General Information.			
a. record owner's name, address, and phone number and applicant's name, address and phone number, if different.	10-6-22		Application
b. the location of all required building setbacks, yards, and buffers.			Needs to be shown on plan No buildings, yards or buffers impacted

c. names and addresses of all property owners within two hundred (200) feet of any and all property boundaries.			Town will produce
d. sketch map showing general location of the site within the municipality based upon a reduction of the tax maps.	10-6-22		Tax map included. Hard to discern parcel. Town hasn't updated tax maps to reflect recent land changes. Site map will be updated to best of our ability.
e. boundaries of all contiguous property under the total or partial control of the owner or applicant regardless of whether all or part is being developed at this time.	10-6-22		
f. the tax map and lot number of the parcel or parcels on which the project is to be located.	10-6-22		
g. a copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.	10-6-22		Deed
h. the name, registration number and seal of the person who prepared the plan, if applicable.			N/A
i. cost of the proposed development.			A project budget and overall cost estimate should be included Project cost limited to application and permitting fees
j. evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing			Show adequate financial capacity to support the

<p>indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs.</p>			<p>project cost estimate No projected cost</p>
<p>k. evidence of the applicant's technical capability to carry out the project as proposed.</p>			<p>Needed Nothing to build or change</p>
<p>(3) Existing Conditions Plan including the following:</p>			
<p>a. zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district.</p>			<p>Needed Not building anything</p>
<p>b. the bearings and length of all property lines of the property to be developed and the source of this information.</p>			<p>Survey (or waiver) needed Described in deed provided however not developing anything</p>
<p>c. location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of flow.</p>			<p>Location of culvert, drainage, and any other of these items should be shown on the plan Not building anything</p>
<p>d. location, names, and present widths of existing public and/ or</p>			<p>Need on site plan</p>

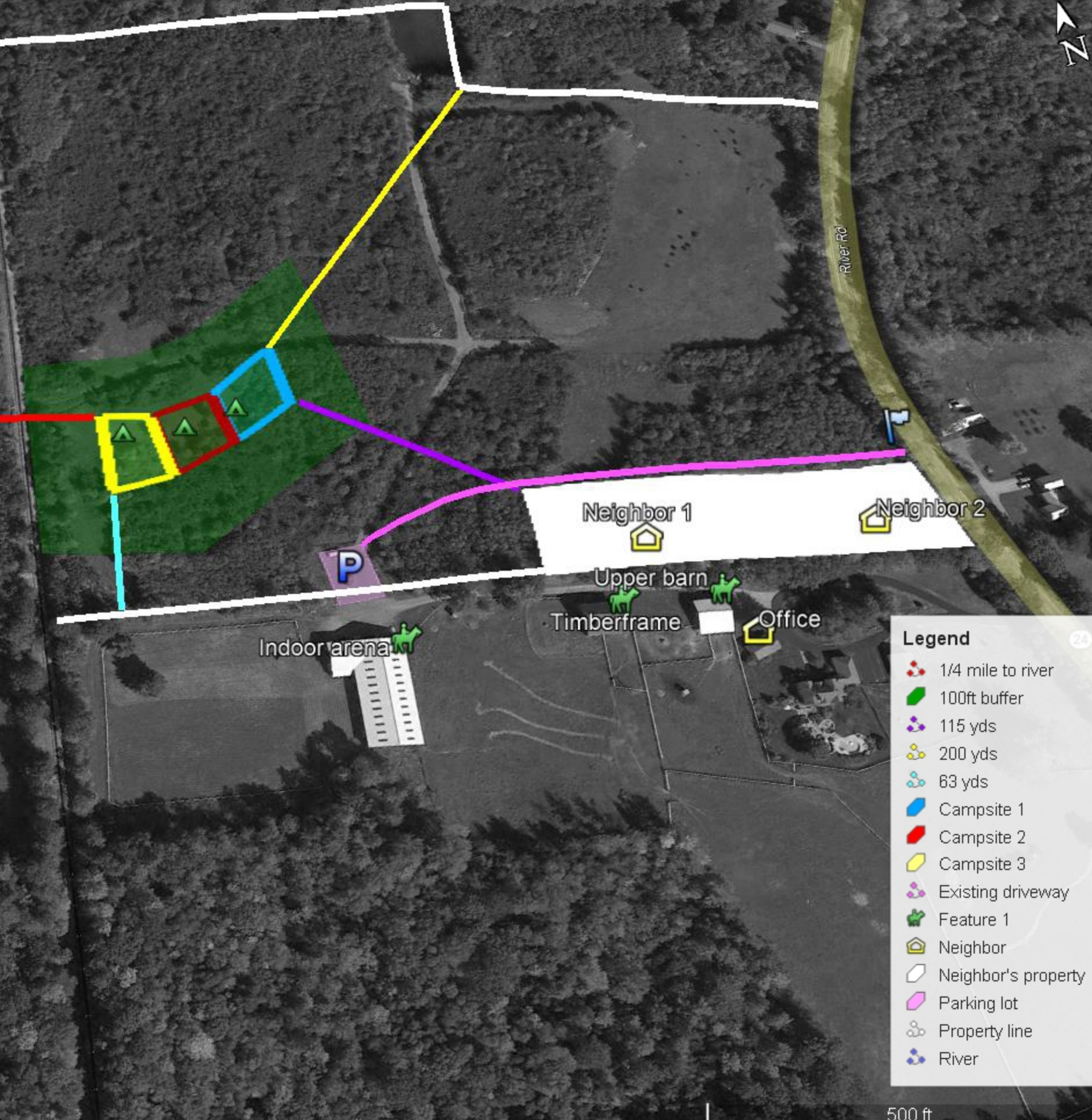
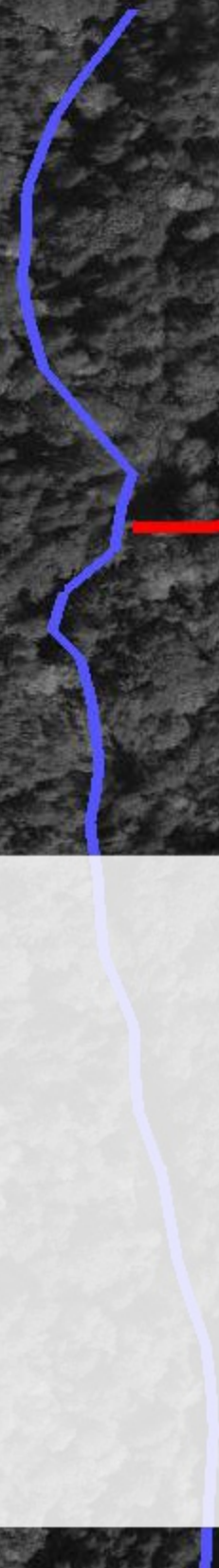
	private streets and rights - of-way within or adjacent to the proposed development.			Not building anything
e.	The location, dimensions and ground floor elevation of all existing buildings on the site.	10-6-22		Narrative (no existing)
f.	the location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site.			Needed Will include on updated site map
g.	location of intersecting roads or driveways within two hundred (200) feet of the site.			Needed none
h.	the location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/ or archaeological resources, together with a description of such features.			Needed No building or change of existing land
i.	the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used.			Needed none
j.	the location, front view, dimensions, and lighting of existing signs.			N/A
k.	location and dimensions of any existing easements and copies of existing covenants or deed restrictions.			N/A
l.	the location of the nearest fire hydrant or other water supply for fire protection.			Needed none
(4) Proposed Development Activity				
a.	estimated demand for water supply and sewage disposal,			Plan in narrative.

<p>together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed.</p>			<p>Evidence of adequacy needed None being offered</p>
<p>b. the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties.</p>			<p>Needed (stormwater impacts) No change to land</p>
<p>c. provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities.</p>	<p>10-6-22</p>		<p>In narrative</p>
<p>d. the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site.</p>			<p>Narrative says existing. Needs to be shown on the plan Will update overview to show existing driveway. No new construction.</p>
<p>e. a grading plan showing the existing and proposed topography of the site at two (2) foot contour intervals, or such other interval as the Planning Board may determine</p>			<p>(or waiver) needed Not building anything</p>
<p>f. proposed landscaping and buffering.</p>			<p>Vegetated setback buffer</p>
<p>g. the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site.</p>			<p>NA</p>
<p>h. location of proposed signs together with the method for securing the sign.</p>			<p>Should state or demonstrate that it will comply with standards, page 194</p>

			Eliminating signage
i. location and type of exterior lighting.	10-6-22		Narrative
j. the location of all utilities, including fire protection systems.	10-6-22		Narrative
k. a general description of the proposed use or activity.	10-6-22		Narrative
l. an estimate of the peak hour and daily traffic to be generated by the project.			Needed unknown
m. the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions.			Needed Not changing existing driveway access
n. A written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows.			N/A
o. Breakdown of proposed project costs.			Needed (see i under General Info above) Project cost limited to permitting fees
p. Approval Block. Space must be provided on the plan drawing for the signatures of the Planning Board and date together.			Needed Will update plan drawing

Eagle Hill Wilderness Campground 10/17/2022

Location for (3) three primitive campsites, each approx 10,000 sqft



Signature/Date

- Legend**
- 1/4 mile to river
 - 100ft buffer
 - 115 yds
 - 200 yds
 - 63 yds
 - Campsite 1
 - Campsite 2
 - Campsite 3
 - Existing driveway
 - Feature 1
 - Neighbor
 - Neighbor's property
 - Parking lot
 - Property line
 - River