

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

COMMUNICATIONS LINK SERVICES CORP

3/14/2000

Applicant

Application Date

770 BEAR WAHEEL STREET

SATELITE DISH

Applicant's Mailing Address

Project Name/Description

FARMINGTON, MA 01701

Consultant/Agent/Phone Number

Address of Proposed Site

508-788-0909 STEVE WELCH
LISA SMITH

1420 WASHINGTON AVE
FORTLAND, MA 0403

Description of Proposed Development:

SATELITE DISH CURRENTLY ON TEMPORARY GROUND MOUNT UNIT
GROUND THUS, THEN A PERMANENT 10 FOOT POLE TO BE
INSTALLED AS THE DISH IS PROBS

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

YES	
YES	
YES	
YES	
YES	
YES	
YES	

Planning Office Use Only:

Exemption Granted _____ Partial Exemption _____ Exemption Denied _____

Planner's Signature _____ Date _____

White - Planning Office

Pink - Inspections

Yellow - Applicant

PROVISION OF PORTLAND CITY CODE
§ 14-523 (SITE PLAN ORDINANCE)
RE: EXCEPTIONS TO SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefor under this article.

(4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:

- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
- b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
- c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
- d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
- e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
- f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
- g. There are no evident deficiencies in existing screening from adjoining properties; and
- h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposal meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within ten (10) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.