Town of Braintree

Additional information for SITE PLAN REVIEW

Permit Number

ZP26-

Name of Applicant _____

In order to be granted site plan approval, you must meet all of the criteria listed below. It is your responsibility to provide enough information to the DRB that it can make a determination for each criteria. **DO NOT LEAVE ANY ANSWERS BLANK: write "none" or N/A ("not applicable") or N/C ("no change") as applicable.**

	Existing	Proposed
1. Total gross floor space for each use of the property, in square feet		
Use: _____		
Use: _____		
2. Total area of footprint of all structures, in square feet		
3. Shortest distance from closest structure to:		
centerline of road		
rear property line		
side property line		
4. Total number of off-street parking spaces		
5. Width of driveway/access, in feet		
6. Sight distances at driveway/access as a vehicle is exiting subject property, in feet		
Looking left out of driveway		
Looking right out of driveway		
7. Hours of operation for each use of the property		
Use: _____		
Use: _____		
8. Amount of daily vehicular traffic, in cars/trucks per day		
9. Time of peak vehicular traffic (peak period) for each use of the property		
Use: _____		
Use: _____		
10. Amount of peak vehicular traffic during peak period for each use of the property		
Use: _____		
Use: _____		
11. Number of loading spaces		
12. Size of loading spaces, in feet		
13. Amount of daily pedestrian traffic, in people per day		
14. Time of peak pedestrian traffic		

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16. Surrounding land uses and effect of the proposed project thereon.
    A. Describe the surrounding area (i.e. dense residential, mixture of commercial and industrial).

    B. Describe the land uses on the adjacent properties (even if across the road)

    North _____ East _____

    South _____ West _____

    C. Will any aspects of the proposed project interfere with or discourage the appropriate development in adjacent land or unreasonably affect its use? If yes, please describe.

    D. Describe the type, positioning and height of proposed lighting fixtures (incl. bulb type and wattage, etc.) and include a catalog cut or other pictoral representation, if possible.

    E. Describe the operation of lighting (when will they be on, use of motion sensors or timers, etc.)

17. Access and Traffic
    A. From what road does or will the subject property take access? _____

    What class is this road? _____ Is this road a state or town road? _____

    B. What is the posted speed limit of this road at the point of access? _____

    C. For town highways, has an application for a town access permit been applied for? If yes, indicate its status (i.e. under review, issued, etc.) and attach copy if it is already issued.

    E. For state highways, has an application for a state access permit been applied for? If yes, indicate its status (i.e. under review, issued, etc.) and attach copy if it is already issued.

    F. What is the distance from the proposed or existing access to the nearest intersection? _____

    G. Are there existing traffic problems in the area surrounding the subject property? If so, describe the problems and the basis for this information.

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18. Drainage and Snow Removal
    A. Describe the general topography of the site. _____
    B. Describe the existing stormwater drainage pattern for the subject property and adjoining properties.
    C. What is the surface type for the following travelled areas:
        driveway _____
        parking area _____
        loading area _____
    D. If any areas are to be paved, how will the surface run-off be controlled and disposed of?
    E. Is any significant cut and fill proposed (over 10 cubic yards)? If so, how much and, if applicable, how will the surplus materials be disposed of?
    F. What provisions have been made for snow removal and/or storage? _____

19. Parking Adequacy
    A. What is the maximum number of employees that will be on the premises at any one time? _____
        What time will this be? _____
    B. Describe any circumstances which might affect the number of spaces required, such as proximity to public parking, arrangements for shared parking with other businesses, etc.
        Are there any relevent limitations on these circumstances (i.e. public parking is at 90% capacity, etc.)

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