

Town of Foster Planning Department

Application for Formal/Administrative Development Plan Review

Filing Fee: \$100.00 - (Preliminary Plan) \$0.00 - (Final Plan) (Final Plan review to be combined with preliminary plan review upon receipt of complete Formal DPR application)

- Name of Development

- Type of application (Administrative or Formal)

- Name, Address and telephone numbers of Owners(s)

- (Include principals in corporation)

- Authorized Representative (Attorney if applicant is an LLC or an Incorporation)

- Registered Engineer, Architect, or Surveyor (Name, Address, Town, City, Zip, Phone Number)

- Plat/Lot #

- Location of Premises

- Area of Development

- Length & Area of roads or driveways

- Parking requirements

- Floor space (square feet)

- Estimated building costs

- Current zoning of lot

Signature of Applicant _____

Date _____

Signature of Property Owner _____

Date _____

A. Public Hearing and Public Notice Requirements (Formal DPR only):

Preliminary Plan applications for Formal Development Plan Review shall be reviewed by the Planning Board and shall require a public hearing pursuant to RIGL 45-23-42, Sec. 32-50(b) and Sec. 38-38(b). Final plan approval shall be delegated to the Administrative Officer.

DEVELOPMENT PLAN REVIEW - AFFIDAVIT OF NOTICE

The undersigned, under the penalties of perjury, hereby certifies that I have caused the hearing notification, provided by the Town of Foster Planning Department and scheduled for the Zoning Board of Review/Planning Board on _____, to be mailed to the individuals and entities on the attached list who reside or own real property located within a 200 foot radius of the subject property (as directed by R.I.G.L. § 45-24-53) and to the Planning Department, in addition to being published in the newspaper of general circulation. The notice requirement is evidenced by the attached certified mail receipts and by a copy of the newspaper ad.

Print Name: _____

Signature: _____

Sworn to and subscribed before me on:

Date: _____

Notary Public: _____

Commission Expires: _____

Phone: (401) 392-9200 – Fax: (401) 702-5010

DATE: _____ CONTACT NUMBER(S) _____

APPLICANT: _____ OWNERS NAME: _____ PLAT ____ LOT ____

(If Different than Applicant)

PROPERTY ADDRESS:

[illegible]

APPLICANT INITIALS _____

B. Site Plan Requirements (Requirements are the same for Final and Preliminary Plan)

The applicant shall submit to the Administrative Officer site plans prepared by a registered professional, in electronic format.

Applicants shall be responsible for the cost of any independent engineering review deemed necessary by the Planning Department and/or the Planning Board.

1. ☐ Name of proposed development and names and address of the developer and property owners, name of the registered architect or engineer designing the plan and associated stamp of registration.
2. ☐ Sheet size = 24" x 36" (electronic)
3. ☐ Locus map at a scale of one inch (1") equals 1,000 feet.
4. ☐ Date, north arrow, graphic scale, contours at two foot (2") intervals and where slopes are three percent (3%) or less at one foot (1') contour intervals.
5. ☐ Zoning boundaries shall be shown on the site plan as they affect the parcel. Adjacent zone districts within four hundred feet also shall be indicated. Such features shall be shown on a separate map or as a keep map on the detail map itself, abutting property owners within 400 feet and lot and plat numbers should also be marked.
6. ☐ Location and general exterior dimensions of existing structures and signs.
7. ☐ Existing and proposed sewers, water mains, culverts and other underground appurtenances within and adjacent to the lot or tract, pipe sizes, grades, manholes and locations.
8. ☐ Distance on all sides between buildings and property lines as measured on the site. If such distances are within 50 feet of the required setback, that property line must be verified via Class I Boundary Survey.
9. ☐ Building use including number of employees and/or number of units; e.g., beds, offices, and/or employees.
10. ☐ Location, arrangement and dimensions of automobile parking spaces, width of aisles, width of bays, angle of parking.
11. ☐ Location, arrangement and dimensions of off-street loading spaces.
12. ☐ Location and dimensions of vehicular drives, entrances, exits, acceleration and deceleration lanes; location and dimension of pedestrian entrances, exits, walks and walkways.
13. ☐ Location, widths and names of all existing or prior platted roads, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings, and structures, houses or permanent easements, and section and municipal boundary lines, within four hundred feet (400') of the development.
 - a) Location of existing rock outcrops, general soil types, high points, vistas, watercourses, depressions, ponds, marshes, wetlands, wooded areas and stands of major trees (twelve-inch caliper or over), flood plain designations as shown on the

Flood Insurance Rate Maps for the town, and other significant existing features including previous flood elevations of watercourses, pond and marsh areas as determined by survey.

b) If any area falls within a flood zone other than Zone X as delineated on the Flood Insurance Rate Maps, the area will be shown and base elevations (if known) shown.

14. ☐ Method of solid waste disposal and screening of refuse areas.
15. ☐ Location, type, intensity of illumination and height of all outdoor lighting fixtures, including sketches as appropriate to indicate the visual impact on the surrounding area and the general character of the community in order to eliminate sky glare and glare onto adjoining properties.
16. ☐ Location, design, and exterior dimensions of proposed principal and accessory buildings and signs.
17. ☐ Finished grades, slopes, banks and ditches.
18. ☐ Landscaping retained and created showing botanical name, location and approximate size of plantings and screen plantings.
19. ☐ Location, height and materials of walls and fences.
20. ☐ An architectural rendering of plans or building elevations indicating exterior building design.
21. ☐ The total ground coverage by structures and impervious surfaces (parking areas, etc.) shall be identified and measured.
22. ☐ The stages, if any, to be followed in the construction of the development, if it is to be developed in sections.
23. ☐ Accompanying information shall include:
 - 1) Soil Erosion and Storm water Runoff Control Plans in accordance with Foster's Erosion and Sediment Control Ordinance.
 - 2) A report by the RI Department of Environmental Management as to the suitability of the soil and design of individual sewerage disposal.
 - 3) Location and extent of any wetlands and approval of state agencies for alteration of, or construction within, wetland areas, determination of special flood hazard requirements. The location of the ground water table in the vicinity of any proposed septic field.
 - 4) Summary of existing and proposed easements, restrictions and covenants placed on the property.

C. Performance Standards

The following criteria are to be used by the planning board in judging applications for site plan reviews and shall serve as minimum requirements for approval of the site plan. The site plan shall be approved, unless, in the judgment of the planning board, the applicant is not able to meet one or more of the following standards. In all instances, the burden of proof shall be on the applicant and such burden of proof shall include the production of evidence necessary to complete the application. These standards shall apply to both the preliminary and final plan.

(1) *Landscape.* The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of the soil and retaining existing vegetation during and after construction. After construction is completed, landscaping shall be installed according to the landscaping design shown on the site plan that will define, soften or screen the appearance of the off-road parking areas from the public right-of-way and abutting properties and/or structures in order to enhance the design of buildings or site, and to minimize the encroachment of the proposed use on neighboring land uses.

(2) *Visual relationship of buildings.* Proposed structures shall be related harmoniously to the terrain and to the existing buildings in the vicinity which have a visual relationship to the proposed buildings. Special attention shall be paid to the bulk, location and height of buildings and such natural features such as slope, soil type and drainageways.

(3) *Vehicular access.* The proposed site layout shall provide for safe access and egress from public and private roads by providing adequate location, numbers and control of access points, including site distances, turning lanes and traffic signalization when required by existing and projected flow on the municipal road systems. Provisions shall be made providing and maintaining safe and convenient emergency vehicle access to all buildings and structures on the site at all times. The development shall not impose unreasonable burdens on the circulation system of the town. Town roads inadequate to handle the volume of traffic generated by the development shall be improved by the applicant to provide safe passage. The developer may be required to provide a traffic impact report prepared by a certified traffic engineer if there are unusual safety concerns such as inadequate sight distance or a history of traffic accidents in the area proposed for development.

(4) *Parking and circulation.* The layout and design of all means of vehicular and pedestrian circulation, including walkways, interior drives and parking areas, shall provide for safe general interior circulation, separation of pedestrian and vehicular traffic, service traffic, loading areas and arrangement and use of parking areas.

(5) *Stormwater runoff and erosion control.* Adequate provisions shall be made for stormwater runoff so that removal of surface water shall not adversely affect neighboring properties, downstream water quality, soil erosion or the storm drainage system. Whenever possible, onsite absorption of runoff waters shall be utilized to minimize discharges from the site. Provisions will be made to control erosion during and after construction. Reference is made to the state erosion and sediment control handbook.

(6) *Existing utilities.* The development shall not impose unreasonable burdens on sewers, sanitary and storm drains, water lines or other public utilities.

(7) *Advertising features.* The size, location, design, lighting and materials of all exterior signs and outdoor advertising structures shall be compatible with the design of the proposed

buildings and structures and surrounding properties and conform with article VI of this chapter.

(8) *Special features of the development.* Exposed storage areas, exposed machinery installation, service areas, truck loading areas, utilities, buildings and similar structures shall have sufficient setbacks and screening to provide an audiovisual buffer sufficient to minimize their adverse impact on other land uses within the development area and surrounding properties.

(9) *Exterior lighting.* All exterior lighting shall be designed to minimize impact on neighboring properties. All exterior lighting shall be directed downward, and incorporate full cutoff fixtures to reduce light pollution, utilizing fixtures meeting the criteria of the ISA International Dark Sky Association, and shielded from directing light on abutting properties.

(10) *Municipal services.* The development will not have an unreasonable impact on the municipal road system, fire department, police department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

(11) *Water pollution.* In making this determination, it shall at least include the elevation of the land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal and other DEM approved discharge; the slope of the land and its effect on effluents; the aquifer and aquifer recharge areas; the availability of streams for surface runoff; and the applicable federal, state and local laws, ordinances, codes and regulations.

(12) *Air pollution.* The use of the site shall not reduce the ambient air quality. In making this determination, the applicant shall consult federal and state authorities to determine air quality laws and regulations.

(13) *Water supply.* Sufficient water must be available for reasonably foreseeable needs of the development and not cause any unreasonable burden on the existing water supply if this supply is utilized.

(14) *Sewage disposal.* Adequate sewage waste disposal must be provided.

(15) *Unique areas.* There must not be any undue adverse affect on the scenic or natural beauty of the areas, aesthetics, historic sites, or rare and irreplaceable natural areas.

(16) *Capacity.* The applicant has adequate financial and technical capacity to meet the above standards.

(17) *Waterbodies.* Whenever the proposed development is situated, in whole or in part, within 300 feet of any pond, lake, river or other freshwater wetland, it will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water. There will be no disturbance of soil within 100 feet of the outer edge of a wetland.

Other Regulatory Agencies

Department of Environmental Management - ISDS

Department of Environmental Management - Wetlands

Department of Transportation - Curb Cut/Pap Traffic Surveys

SCS - Soil Erosion/Storm Water/Runoff

TR-55/Rational Method

FEMA - Flood hazards

DOH - Wells

Town curb cuts

Date Received by Planning Department

Review Fee

Review by Planning Board

Hearing Date

Site Plan Approval

Notification to Zoning Officer

Notification to Conservation Commission

**** Upon Final Approval the plans must be submitted electronically at time of recording.**