



TOWN OF WENDELL MASSACHUSETTS 01379

Application for Special Permit/Site Plan Review

Name

Address

Telephone

Daytime Phone

Email Address

How would you
prefer to be
contacted

Property Information

Assessor's map
reference

Address

Ownership
information

Instructions:

You will need a current copy, or all the relevant sections of the Wendell Zoning Bylaws to complete this application. The goal of this application is to address point by point all applicable sections of the Zoning Bylaws. Please include short term and long term impacts of the project if applicable. Keep in mind that many of these applications have impacts beyond current ownership and those should be considered as well.

Please refer to Article VI section B for information on the processing of this application

Check off type of applications

Type of review

Site Plan Review

Site Plan Reviews can only place conditions on use

Special Permits

Check off permit type of plan below

Special Permit Type

The following table is taken from Article VI Section F current as of the September 2005 Wendell Zoning bylaws. It is your responsibility to insure that you are basing your application on the current Wendell Zoning bylaws

1. Residential Uses		
Accessory use	Status	
Detached single dwelling unit	Y	
Two attached dwelling units (duplex) without a secondary dwelling on the same lot	Y	
Internal or external conversion of single dwelling unit to two attached dwelling units with Board of Health approval of sewage disposal	Y	
Room rental or boardinghouse with three (3) or less rental rooms	Y	
Triplex, conversion to a triplex, or conversion to a duplex where a secondary dwelling is on the same lot	SPPB	<input type="checkbox"/>
Multi-unit dwelling unit structures with more than three (3) dwelling units	N	
Guest Cabin (in compliance with Art. V, Sec. A, #5)	SPPB	<input type="checkbox"/>
Permanent mobile homes	N	
Secondary dwelling	SPPB	<input type="checkbox"/>
2. General Uses		
Apiary	Y	
Boarding of six or more horses, riding academy, riding stable	SPPB	<input type="checkbox"/>
Tree Nursery	Y	
Charcoal kiln	Y	
Orchard	Y	
Agriculture	Y	
Homesteading	Y	
Sale of natural products produced on the property	Y	
Dog kennel/veterinary hospital	SPPB	<input type="checkbox"/>
Commercial removal of topsoil	N	
Commercial smokehouses	SPPB	<input type="checkbox"/>
Woodlot operations	Y	
Sugarhouses	Y	
Lumbermill	SPPB	<input type="checkbox"/>
Earth removal of greater than one thousand (1,000) yards	SPSB	<input type="checkbox"/>
Commercial campgrounds	SPPB	<input type="checkbox"/>
Commercial greenhouses	Y	
Billboards	N	
Livestock agriculture	Y	
3. Government, Institutional, and Public Uses		
Cemetery	SPPB	<input type="checkbox"/>
Religious	Y	
Educational	Y	
Government	Y	
Utilities	SPSB	<input type="checkbox"/>
Non-profit human or health services	SPPB	<input type="checkbox"/>
State or town owned recreation or amusement facilities	Y	

Private recreation or amusement facilities	SPPB	<input type="checkbox"/>
Health organizations	SPPB	<input type="checkbox"/>
Nursing and convalescent homes	SPPB	<input type="checkbox"/>
Private clubs	SPPB	<input type="checkbox"/>
Golf course	SPPB	<input type="checkbox"/>
4. Business Uses		
Restaurants	SPSB	<input type="checkbox"/>
Pubs, bars, saloons, taverns or any other business serving alcoholic beverage	SPSB	<input type="checkbox"/>
Automobile service station, repair shop or storage garage	SPSB	<input type="checkbox"/>
Retail, office, or service uses of less than 2000 square feet	SPPB	<input type="checkbox"/>
Storage, sale, and servicing of trucks, tractors, farm, or construction equipment or similar uses	SPSB	<input type="checkbox"/>
Home occupation/cottage industry	Y	
Motels	N	
Beds and breakfasts with three (3) or less rooms to rent	Y	
Warehousing	SPPB	<input type="checkbox"/>
Auto salvage, expansion or alterations of auto salvage operations existing prior to January 5, 1989	SPSB	<input type="checkbox"/>
Auto salvage operations proposed after January 5, 1989	N	
Hotels and Inns	SPPB	<input type="checkbox"/>
5. Industrial Uses		
Research operations	SPPB	<input type="checkbox"/>
Light industry (unrestricted) equal to or less than 10,000 square feet of building area	SPPB	<input type="checkbox"/>
Prohibited industries (See Section F #6)	N	
Restricted industries (all other types of industry not included in light or prohibited) equal to or less than 10,000 square feet of building area	SPPB	<input type="checkbox"/>
Any industrial use of more than 10,000 square feet of building area	SPPB	<input type="checkbox"/>

6. Industry, Prohibited		
The following industrial uses shall be defined as prohibited industrial uses:		
Acetylene gas, cyanide compound or oxygen manufacture	N	
Asphalt manufacture or refining	N	
Chlorine or bleaching powder manufacture	N	
Creosote manufacture	N	
Distillation of coal or wood	N	
Foundry	N	
Explosives, fireworks, or ammunition manufacture	N	
Fertilizer manufacture	N	
Fumigation plants	N	
Glue or size manufacture from fish or animal offal	N	
Gypsum, cement, plaster or plaster of Paris manufacture	N	
Incineration, reduction, or dumping of offal garbage or refuse on a commercial basis (Except where controlled by the Town)	N	
Linoleum manufacture	N	
Match manufacture	N	
Motor raceways and race tracks, speedways	N	
Commercial uses which manufacture, process, store, and dispose of hazardous wastes in amounts exceeding those permitted for very small waste generators under hazardous waste regulations 310 CMR 30	N	
Trucking or busing terminals	N	
Solid waste landfills, dumps (except where controlled by Town), underground storage and/or transmission of oil, gasoline, or other petroleum products, excluding liquefied petroleum gases	N	
Outdoor storage of salt, de-icing materials, pesticides, or herbicides (except where controlled by the Town)	N	
The rendering impervious by any means of more than 10% of the area of any lot, or more than 13,000 sq. ft. whichever is the lesser amount	N	
7. Industry, Restricted		
All other forms of industry not specified or alluded to in Light Industry or Prohibited Industry	SPPB / SPSB	<input type="checkbox"/>
8. Secondary dwelling shall not be applicable subsequent to June 7, 2007 unless extended by an earlier Town Meeting		

Please address each of the following for Site Plan Review or any Special Permit application – Use additional pages if necessary

NOTE: Criteria listed in this section are from the May 2005 Zoning Bylaws please refer to the current Zoning Bylaws to confirm accuracy and completeness of your application

Article VI Section E Criteria

Traffic safety and flow:

Access points on or to any road must not present unsafe traffic conditions. Parking and traffic flow on site must be adequate for proposed uses and safe for pedestrians.

Impact upon utilities and town services:

Must not stress the Town's capabilities to service the premises, considering existing roads, town equipment, and other municipal services.

Impact on abutting properties:

Consideration of the impact on neighborhood or abutting properties in relation to noise, light, odor, vibrations, smoke, dust, heat, vehicular traffic, pollution of air, earth, or surface and ground water, security, explosion, and fire hazards. Objectionable features should be screened from neighbors.

Impact on the natural environment:

All efforts must be made to minimize the displacement of stone walls, trees, natural and historical land features and buildings, soil and vegetation, blasting and grade changes, wildlife and aquatic habitat. Consideration of sufficient storm water drainage, protection from silt build-up, and minimization of erosion must be provided.

Design standards:

All efforts must be made to insure that the design is energy efficient, and that the land and premises are adaptable to the proposed use, and that all structures should be visually harmonious with one another.

Access for emergency vehicles:

Adequate access must be provided to within thirty (30) feet of the building site sufficient for all emergency vehicles i.e. fire trucks, ambulance, police, etc.

Proposed uses should be harmonious with the existing wooded, rural, and agricultural character of Wendell and preserve views and open space.

Please address/attach each of the following if required for your specific review

- Building plans drawn no greater than 40 feet to the inch, prepared by registered Massachusetts architect, engineer, landscape architect, or surveyor including:
 - a locus map.
 - boundary of the entire parcel held in common ownership by the applicant including existing buildings with all setbacks, proposed parking, loading areas, and waste storage and disposal.
 - location, size, and type of all proposed signs and exterior lighting.
 - existing and proposed topography of the site at two foot contour intervals including description of existing vegetation and natural features.
 - storm water drainage plans showing proposed method of handling storm water run-off, engineering calculations used to determine drainage requirements based upon ten-year storm frequency, direction and location of run-off flow.

Additional Comments

Secondary Dwelling Criteria Article VI Section J

1a. Occupants in the secondary dwelling shall be limited to a maximum of two (2).

1b. Maximum square footage of the living area of the secondary dwelling shall be 600 square feet.

1c. Construction of a secondary dwelling will require a minimum lot size of (4) acres.

1d. A minimum 50 foot setback shall be maintained between the secondary dwelling and all lot lines.

1e. The primary and secondary dwelling shall both sit completely within a circle of a diameter no greater than 120 feet.

1f. For conversion of an existing structure, the Planning Board may waive setback requirements and minimum lot size, provided that such waiver is consistent with Special Permit criteria and does not compound any adverse impact on abutters.

1g The principal building on the lot is a single or two family dwelling.

1h. The proposed secondary dwelling will meet applicable sanitation and building codes.

1i Access to the secondary dwelling from the public way shall be through existing access (driveway) for the primary dwelling.

1j. The Special Permit applicant shall contribute an amount equal to the assessed value of 2 acres rated type R from the most recent "Wendell Land Use Schedule" in use, for the purposes of open space conservation and purchase, OR the Special Permit applicant shall obtain an enforceable conservation restriction on 2 acres rated type U, S, or R in the most recent "Wendell Land Use Schedule, in use, where the Conservation Commission holds the restriction and the restriction is recorded on the deed. Such recorded restrictions may provide that agriculture or forestry management may occur within the restricted acreage. The text and form of the restriction is subject to review and approval by the Planning Board and will be included as a condition of the Special Permit.

1k. The secondary dwelling and primary dwelling must be held under the same ownership. The secondary dwelling cannot be sold separately from the primary dwelling.

Guest Cabin

Article V Section A #5

Subject to Special Permit from the Wendell Planning Board one guest cabin may be located on any approved building lot.

