

NONRESIDENTIAL LAND USE PERMIT APPLICATION

LEGEND: 8.2 = Article 8 – Section 2

Why are you applying for a Nonresidential Land Use Permit? (check all that apply)

- ☐ Construction or placement of any new building or structure for a nonresidential use, including accessory buildings and structures.
- ☐ Expansion of any existing nonresidential building or structure, including accessory buildings and structures.
- ☐ Renovation of any existing nonresidential building or structure, including accessory buildings and structures.
- ☐ Conversion of an existing building, in whole or in part, from one use to another use.
- ☐ Establishment of a nonresidential use, even if no buildings or structures are proposed including such uses as cemeteries, golf courses, commercial recreation facilities and other similar nonresidential uses.
- ☐ Construction or conversion of an existing nonresidential use, in whole or in part, to another Nonresidential use that results in more than two hundred vehicle trips per day or 100 vehicle trips at peak hour.
- ☐ Construction or expansion of paved areas or other impervious surfaces including, but not limited to, walkways, access drives, roads, and parking lots greater than 40,000 square feet.
- ☐ Commercial facilities for the storage of bulk fuel, chemicals, or other flammable or hazardous substances that exceed 1,000 gallons.
- ☐ Any structures over 35 feet in height.
- ☐ Construction, or expansion, of any Medium or Large Solar Energy System.
- ☐ Construction, or expansion, of any Wind Energy Facility.

1. What right, title, or interest does the applicant have in the property to be developed?

Somerset County Registry of Deeds: BOOK # _____ PAGE # _____ DATE _____

2. Do you request a waiver from any of the submission requirements of this ordinance? _____
If yes, provide separate paperwork stating the reason(s).

3. Applicant _____

Address _____

Telephone _____

If applicant is a corporation, attach State Registration

4. Applicant's Agent _____
Address _____

Telephone _____
5. Property Location _____
Town Tax Map # _____ Lot # _____ [Provide copy of tax map]
Zoning District _____
6. List names and mailing addresses of all abutting property owners on separate sheet.
7. Provide detailed cost estimate of project on separate sheet.
8. Provide schedule of construction on separate sheet.
9. Project description: _____

10. Does this project involve the production, use, or storage of hazardous or toxic chemicals or petroleum products [8.6C2]? _____ If yes, provide copy of the Somerset County Soil Map showing the property.
11. Provide the USGS Topographic Map showing the property.
12. Is the property in a Shoreland Zoning District? _____ If yes, provide copy of the Shoreland Zoning Map showing the property.
13. Is the property in Zone A of the Flood Insurance Rate Map? _____ If yes, provide copy of the FIRM Map showing the property.
14. Provide copy of the National Wetlands Inventory Map showing the property to see if erosion control will be required for protection [8.3C].
15. Provide a plan, drawn to scale, showing the following: developed site, type of structures, setbacks, access points, driveways and roads, parking areas, traffic management control features, drainage ways, ditches, culverts, subsurface wastewater disposal systems, easements, rights-of-way, watercourses, water bodies, wetlands, number of acres within the development, impervious areas, above and below ground utilities, fences, vegetated barriers, visual screens, berms, monitoring wells, significant natural and physical features, areas or structures dedicated to public use, true north [6.2F7/G/M/O/P].
16. Provide construction specifications for the following: roads, driveways, parking areas, traffic management control features, drainage features (such as ditches and culverts) [6-2P].

17. Provide indication of the water source for the project including evidence that an adequate water supply is available to supply all the water needs of the project including fire suppression. The fire chief should be consulted to determine whether appropriate structures are required to supply a water source to handle fire threat [6.2H].
18. Evidence that all other local/state/federal permits have been obtained [as applicable] including but not limited to: Shoreland Zoning Permit; Flood Hazard Development Permit; State of Maine Environmental Protection Permit: Site Location of Development Act, Natural Resources Protection Act, Freshwater Wetland Alteration, Water Quality Certification; State of Maine DOT Traffic Movement Permit; Fire Marshall Construction and Barrier Free Permit [6.2.I].
19. Provide an Erosion Control Plan [8.3].
20. Provide a Stormwater Control Plan [8.12].
21. Is the property within the watershed of a great pond? _____ If yes, provide a Phosphorus Control Plan [8.12 D/F].
22. Does the property require monitoring wells [8.6C]? _____ If yes, provide detailed description.
23. Provide traffic access data for the site including an estimate of the amount of vehicular traffic to be generated daily.
24. Estimated quantities of flammable/hazardous materials to be stored/handled on site_____.

INFORMATION ABOVE DETERMINES COMPLETENESS OF THE APPLICATION

25. Will the property cause emissions of dust, ash, smoke, or particulates likely to damage human or animal health, vegetation, or property, by reason of concentration or toxicity? _____
If so, provide evidence that relevant state or federal regulatory requirements have been met [8.1].
26. Has any portion of the site been identified as a historic or archaeological resource? _____
If so, provide development plan to include appropriate measures for protection [8.4].
27. Does the project have outdoor storage areas? _____ If so, provide screening[8.5A].
28. Does the project have bulk storage of flammable or explosive liquids, solids, or gases? _____
If so, provide design [8.5 C/D].
29. Will natural features be disturbed more than necessary (according to the site plan)? [8.6A]? _____
30. Has any portion of the property been identified as a critical natural area, or as containing threatened or endangered species of plants or animals? _____ If so, does the plan indicate these areas are located outside the clearing limits [8.6B]? _____

31. Does any area to be developed include area mapped by the Maine IFW as Deer Wintering Areas [8.6B1]? _____ If so, has the applicant consulted with Maine IFW on means to limit the impact of the development on the habitat, and incorporated those recommendations into the development plan as far as practical? _____
32. Does any portion of the area to be developed include wetlands? _____ If so, does the plan indicate the design to avoid, minimize, and mitigate impacts both during and after construction [8.6B1]? _____
33. Will the development generate a demand of two thousand (2,000) gallons per day or greater of the groundwater supplies? _____ If so, demonstrate that the groundwater will not be diminished in quantity or quality because of the project. Provide verification that groundwater availability is not affected beyond the boundaries of the property [8.6 C1].
34. Will the project produce any continuous, regular, or frequent source of sound? _____ If so, verify compliance with the requirements of 8.7.
35. Does the project have outdoor lighting? _____ If so, verify that outdoor lighting meets the requirements of 8.8.
36. Does the off-street parking meet the requirements of 8.9B/C? _____
37. Does the project have a vegetative screen separating it from adjacent properties [8.10A]? _____
38. Does the project have a parking lot that exceeds 150 spaces? _____ If so, does the landscaping meet the requirements of 8.10B? _____
39. Does the project abut a residential development or pre-existing home? _____ If so, does the screening meet the requirements of 8.10C? _____
40. Is the project located adjacent to property enrolled in the Maine Farm, Open Space, or Tree Growth Programs? _____ If so, does the screening meet the requirements of 8.10D? _____
41. Will the project install signs? _____ If so, do the signs meet the requirements of 8.11? _____
42. Will the project provide and bear the cost for the disposal of all solid waste and recyclables on a timely basis and in an environmentally safe manner [8.13A]? _____
43. Will the project produce waste that exceeds the capability of the transfer station, in either volume or type of waste [8.13A]? _____
44. Will the project produce any toxic, hazardous, or special waste [8.13A]? _____ If so, describe the method of disposal in compliance with state and federal regulation.
45. Provide a completed site evaluation form (HHE-200) for subsurface wastewater disposal [8.13B1].

46. Does the project locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quality, toxicity, or temperature that run into or mix with surface or ground waters so as to contaminate, pollute, or degrade such waters with objectionable shore deposits, floating or submerged debris, oil, scum, color, odor, taste, or unsightliness, or be harmful to human, animal or aquatic life [8.13C]? _____

To the best of my knowledge, all the above stated information is true and correct.

Applicant/Agent signature

Date

FOR OFFICE USE ONLY

Circle Type: Check or Cash

Application Fee: _____

Check #: _____

Receipt #: _____

Received by: _____

Date received: _____

NONRESIDENTIAL LAND USE PERMIT PROCESS

[Based upon the TOWN OF PALMYRA NONRESIDENTIAL LAND USE ORDINANCE – March 12, 2022]

[This document is provided to assist the applicant and the Planning Board and if there are any variances with the zoning ordinance, the ordinance shall prevail]

1. Applicant will submit six (6) copies of the TOWN OF PALMYRA NONRESIDENTIAL LAND USE APPLICATION along with all plans and maps to the Town Office at least fourteen (14) days prior to the next scheduled meeting of the Planning Board along with the appropriate application fee. The applicant may provide reduced copies of maps and plans, however; at least one (1) full size set of maps and plans shall be submitted. The Town Office will then transmit this application to the Planning Board members and place it on the agenda.
2. The Planning Board will issue a dated receipt to the applicant upon receiving the application at its meeting.
3. The Planning Board will first determine if the application is complete. In this review, they will determine if additional information and studies is required per Article 6, Section 8. If they require an escrow account, the applicant must submit before a following meeting.
4. If the application is not complete, the Planning Board shall notify the applicant of the specific materials needed to complete the application. The applicant shall provide the required materials for a future meeting.
5. Within thirty-five (35) days of receipt of the application, the Planning Board shall decide whether the application is complete and notify the applicant about their decision.
6. The Planning Board, to expedite the process, has the option of continuing the review for compliance with Article 8 and Article 5 even if the application is not complete.
7. The Planning Board shall hold a public hearing within thirty-five (35) days after the application is voted complete. This period may be extended for up to sixty (60) days by mutual consent by the applicant and the Planning Board.
 - a) The notice of the date, time and place of the public hearing shall be made as follows:
 - 1) The town shall publish a notice at least once in a newspaper having general circulation within the Town. The date of the first publication shall be at least seven (7) days before the hearing.
 - 2) The Town shall notify the applicant by first class mail.
 - 3) The Town shall notify all property abutters by certified mail, at least seven (7) days before the public hearing. Failure of an abutter to receive a notice shall not invalidate the public hearing, nor shall it require the Planning Board to schedule another hearing.
 - b) The Planning Board may vote to continue the public hearing to receive additional public comment or information concerning the application. The Board is not required to meet the notice requirements listed above for the continued public hearing.
8. After the application is placed on the Planning Board agenda, the Planning Board will review the application for compliance with Article 5: Review Criteria. No final decision will be made until after the public hearing.]
9. The Planning Board shall make a final decision in writing to the applicant and to the Code Enforcement Office within seven (7) working days [after the decision by the Planning Board]. Any conditions imposed upon the application shall be listed in the Planning Board's final decision.
10. The Planning Board shall make a final decision upon the application within ninety (90) days of the initial meeting. However, upon mutual consent of the applicant and the Planning Board the final decision may be extended.

TOWN OF PALMYRA NONRESIDENTIAL LAND USE REVIEW CHECKLIST

Ordinance 7/29/2020 Revised 3/12/22

SUBMISSION REQUIREMENTS - 6.2 [pg. 10-12]

- 1 NONRESIDENTIAL LAND USE APPLICATION
- 2 NONRESIDENTIAL LAND USE APPLICATION FEE
- 3 WAIVER REQUEST, IF APPLICABLE
- 4 ESCROW ACCOUNT [IF REQUIRED BY THE PLANNING BOARD]
- 5 NAME, ADDRESS, AND TELEPHONE NUMBER OF THE APPLICATION AND APPLICANT'S AGENT, IF APPLICABLE
- 6 PROPERTY LOCATION, INCLUDING ADDRESS, MAP AND LOT NUMBER
- 7 VERIFICATION OF APPLICANT'S RIGHT, TITLE OR INTEREST IN THE PROPERTY
- 8 DETAILED COST ESTIMATE
- 9 SCHEDULE OF CONSTRUCTION, INCLUDING ANTICIPATED BEGINNING AND COMPLETION
- 10 DESCRIPTION OF THE PROJECT
- 11 COPY OF THE TAX MAP SHOWING THE PROPERTY AND SURROUNDING PARCELS
- 12 COPY OF THE SOMERSET COUNTY SOIL MAP SHOWING THE PROPERTY
- 13 COPY OF THE USGS TOPOGRAPHIC MAP SHOWING PROPERTY
- 14 COPY OF THE TOWN SHORELAND ZONING MAP SHOWING THE PROPERTY IF LOCATED IN A SHORELAND DIST.
- 15 COPY OF THE FIRM MAP SHOWING THE PROPERTY IF LOCATED IN DESIGNATED FLOODPLAIN
- 16 COPY OF THE NATIONAL WETLANDS INVENTORY MAP SHOWING PROPERTY
- 17 LOCATION OF ALL PROPOSED SUBSURFACE WASTEWATER DISPOSAL SYSTEMS
- 18 INDICATION OF THE WATER SOURCE INCLUDING EVIDENCE THAT AN ADEQUATE WATER SUPPLY IS AVAILABLE TO SUPPLY ALL THE WATER NEEDS OF THE PROPOSAL INCLUDING FIRE SUPPRESSION. THE FIRE CHIEF SHOULD BE CONSULTED TO DETERMINE WHETHER OR NOT APPROPRIATE STRUCTURES REQUIRED TO SUPPLY A WATER SOURCE TO HANDLE FIRE THREAT.
- 19 EVIDENCE THAT ALL OTHER LOCAL PERMITS HAVE BEEN OBTAINED INCLUDING BUT NOT LIMITED TO:
SHORELAND ZONING AND FLOODPLAIN MANAGEMENT
- 20 EROSION CONTROL PLAN PER 8.3 [pg. 18]
- 21 STORMWATER CONTROL PLAN PER 8.12 [pg. 27]
- 22 PHOSPHORUS CONTROL PLAN PER 8.12.F [pg. 27]
- 23 DETAILED DESCRIPTION OF ALL MONITORING WELLS, IF APPLICABLE
- 24 TRAFFIC ACCESS DATA FOR THE SITE INCLUDING AN ESTIMATE OF THE AMOUNT OF VEHICULAR TRAFFIC TO BE GENERATED ON A DAILY BASIS
- 25 PROPOSED AREAS OR STRUCTURES TO BE DEDICATED TO PUBLIC USE
- 26 SCALED DRAWINGS SHOWING THE LOCATION AND CONSTRUCTION SPECIFICATIONS FOR ALL PROPOSED ROADS INCLUDING DRAINAGE FEATURES SUCH AS DITCHES AND CULVERTS, ACCESS POINTS, DRIVEWAYS, PARKING AREAS, AND OTHER TRAFFIC MANAGEMENT CONTROL FEATURES
- 27 ESTIMATED QUANTITIES OF FLAMMABLE OR HAZARDOUS MATERIALS TO BE STORED OR HANDLED ON SITE

MAP DRAWN TO SCALE SHOWING THE FOLLOWING - 2.F.7 [pg. 11]

- 28 DEVELOPED SITE
- 29 TYPE OF STRUCTURES
- 30 SETBACKS
- 31 PARKING AREAS
- 32 DRIVEWAYS AND ROADS
- 33 DRAINAGE WAYS, EASEMENTS, AND RIGHT OF WAYS

34	WATERCOURSES, WATERBODIES, AND WETLANDS
35	NUMBER OF ACRES WITHIN THE DEVELOPMENT
36	SIZE OF ALL IMPERVIOUS AREAS
37	ALL ABOVE GROUND AND BELOW GROUND UTILITIES
38	FENCES, VEGETATED BARRIERS, VISUAL SCREENS, AND BERMS
39	MONITORING WELLS
40	ALL OTHER SIGNIFICANT NATURAL AND PHYSICAL FEATURES AND TRUE NORTH

COMPLY WITH DEVELOPMENT STANDARDS - ARTICLE 8 [pg. 14-28]

41	AIR QUALITY - 8.1 [pg. 14]
42	ACCESS TO PUBLIC STREETS - 8.2 [pg. 15-17]
43	EROSION CONTROL - 8.3 [pg. 18]
44	HISTORICAL AND ARCHEOLOGICAL RESOURCES -8.4 [pg. 18]
45	MATERIAL STORAGE - 8.5 [pg. 18-19]
46	NATURAL RESOURCE PROTECTION - NATURAL FEATURES - 8.6.A [pg. 19]
47	NATURAL RESOURCE PROTECTION - HABITAT PROTECTION - 8.6.B [pg. 19]
48	NATURAL RESOURCE PROTECTION - GROUNDWATER PROTECTION - 8.6.C [pg. 19]
49	NOISE - 8.7 [pg. 20]
50	OUTDOOR LIGHTING - 8.8 [pg.. 20]
51	PARKING - 8.9 [pg. 20-23]
52	SCREENING OF STRUCTURES, PARKING LOTS, AND OTHER COMMERCIAL USES - 8.10 [pg. 23-25]
53	SIGNS - 8.11 [pg. 25-26]
54	STORMWATER MANAGEMENT - 8.12 [pg. 27]
55	WASTES - 8.13 [pg. 28]

REVIEW CRITERIA - ARTICLE 5 [pg. 8-9]

56	APPLICATION COMPLETE AND FEE PAID - 5.1.A
57	PROPOSAL CONFORMS TO ALL APPLICABLE PROVISIONS OF THIS ORDINANCE - 5.1.B
58	NO UNREASONABLE SOIL EROSION OR REDUCTION IN LAND'S CAPACITY TO HOLD WATER - 5.1.C EROSION CONTROL - 8.3 [pg. 18]
59	NO ADVERSE IMPACT ON FRESHWATER WETLANDS - 5.1.D EROSION CONTROL - 8.3 [pg. 18]
60	NO ADVERSE IMPACT ON ANY WATERBODY - 5.1.E EROSION CONTROL - 8.3 [pg. 18]
61	PROVIDES FOR ADEQUATE STORMWATER MANAGEMENT - 5.1.F STORMWATER MANAGEMENT - 8.12 [pg. 27]
62	PROVIDES FOR ADEQUATE SEWAGE DISPOSAL - 5.1.G WASTES - 8.13 [pg. 28]
63	NO ADVERSE IMPACT ON FLOODPLAIN AREA - CONFIRMS TO FLOODPLAIN MANAGEMENT ORDINANCE - 5.1.H
64	NO AIR OR WATER POLLUTION - 5.1.I AIR QUALITY - 8.1 [pg. 14]
65	SUFFICIENT WATER AVAILABLE FOR CURRENT AND FORESEEABLE NEEDS - 5.1.J
66	NO ADVERSE IMPACT ON QUALITY OR QUANTITY OF GROUND WATER - 5.1.K NATURAL RESOURCE PROTECTION - GROUNDWATER PROTECTION - 8.6.C [pg. 19]

- 67 DISPOSE OF SOLID WASTE PER LOCAL REG. /WASTE GENERATED NOT TO EXCEED TOWN'S CAPACITY - 5.1.L
WASTES - 8.13 [pg. 28]
- 68 NO SIGNIFICANT DETRIMENTAL EFFECT ON ADJACENT LAND FOR: WASTE, NOISE, GLARE, FUMES, SMOKE
DUST, ODORS OR THEIR EFFECTS - 5.1.M
WASTES - 8.13 [pg. 28]
NOISE - 8.7 [pg. 20]
OUTDOOR LIGHTING - 8.8 [pg. 20]
AIR QUALITY - 8.1 [pg. 14]
- 69 NO UNREASONABLE HIGHWAY OR PUBLIC ROAD CONGESTION OR UNSAFE CONDITIONS - 5.1.N
ACCESS TO PUBLIC STREETS - 8.2 [pg. 15-17]
- 70 NO ADVERSE EFFECT ON SCENIC OR NATURAL BEAUTY OF THE AREA, AESTHETICS, HISTORIC SITES,
SIGNIFICANT WILDLIFE HABITAT OR RARE AND IRREPLACEABLE NATURAL AREAS OR ANY PUBLIC RIGHTS
FOR PHYSICAL OR VISUAL ACCESS TO THE SHORELINE - 5.1 O
HISTORICAL AND ARCHEOLOGICAL RESOURCES -8.4 [pg. 18]
NATURAL RESOURCE PROTECTION - NATURAL FEATURES - 8.6.A [pg. 19]
NATURAL RESOURCE PROTECTION - HABITAT PROTECTION - 8.6.B [pg. 19]
- 71 CONFIRMS TO APPLICABLE SHORELAND ZONING AND ALL OTHER LOCAL ORDINANCES - 5.1.P
- 72 NOT UNREASONABLY INCREASE A GREAT POND'S PHOSPHORUS CONCENTRATION - 5.1 Q
STORMWATER MANAGEMENT - 8.12.F [pg. 27]
- 73 TOWN HAS THE CAPACITY TO PROVIDE FIRE, RESCUE, AND POLICE SERVICES - 5.1 R
- 74 CONFORMS TO AND MEETS ALL STATE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE STANDARDS
OF THE STATE FIRE MARSHALL - 5.1.S

DEVELOPMENT STANDARDS FOR SPECIFIC ACTIVITY - ARTICLE 9

- 75 ADULT BUSINESS - 9.1 [pg. 28]
MATERIAL EXTRACTION OPERATIONS - 9.2 [pg. 29-30]
- 76 SITE PLAN - 9.2.A.1
- 77 WRITTEN STATEMENT OF PROPOSED OPERATION PROCEDURE AND WORKING HOURS - 9.2.A.2
- 78 5 YEAR PLAN PER SECTION 9.2.A.3
- 79 HYDROGEOLOGICAL STUDY IF REQUIRED BY THE PLANNING BOARD - 9.2.A.4
- 80 DEVELOPMENT STANDARDS - SECTION 9.2.B
- 81 OVERNIGHT ACCOMMODATIONS - 9.3 [pg. 31]
- 82 TELECOMMUNICATIONS TOWERS - 9.4 [pg. 31-32]
WIND ENERGY FACILITIES - 9.5 [pg. 32-33]
- 83 DESIGN AND CONSTRUCTION -9.5.A
- 84 ENVIRONMENTAL STANDARDS - 9.5.B
- 85 IMPACT ON PUBLIC SERVICES - 9.5.C
- 86 GENERAL LIABILITY POLICY - 9.5.D
- MEDIUM AND LARGE SOLAR ENERGY SYSTEMS - 9.6 [pg. 34-37]
- 87 DESIGN AND INSTALLATION TO INDUSTRY STANDARDS - 9.6.A.1
- 88 UNDERGROUND UTILITIES - 9.6.A.2
- 89 GLARE - 9.6.A.3
- 90 SCREENING - 9.6.A.4
- 91 FENCING AND WARNING SIGN - 9.6.A.5
- 92 SITED FOR NO DISRUPTION OF COMMUNICATIONS - 9.6.A.6

93	SITED FOR SOLAR ACCESS - 9.6.A.7
94	COLOR OF PANELS - 9.6.A.8
95	DISPLAY SIGNS - 9.6.A.9
96	CONSTRUCTION ACTIVITIES PER APPROVED APPLICATION - 9.6.A.10
97	MODIFICATION OF APPROVED PLANS - 9.6.A.11
98	PROJECT SUMMARY, ELECTRICAL SCHEMATIC AND SITE PLAN - 9.6.A.11
99	KEY BOX INSTALLED - 9.6.A.11
100	SHUT DOWN PROCEDURES - 9.6.A.11
101	IDENTIFICATION OF PERSON FOR PUBLIC INQUIRIES - 9.6.A.11
102	DETAILED PLAN FOR VEGETATION REMOVAL AND CONTROL - 9.6.A.11
103	DEP SITE LOCATION OF DEVELOPMENT PERMIT, IF RQUIRED - 9.6.B.1
104	PROTECT ENVIRONMENTALLY SENSITIVE AREAS -9. 6.B.2
105	GROUNDWATER IMPACT - 9.6.B.3
106	FOLLOW UP ON BASELINE WATER QUALITY STUDY - 9.6.B.4
107	SAFETY DATA SHEETS - 9.6.B.5
108	ROAD CONDITIONS - 9.6.C
109	GENERAL LIABILITY POLICY - 9.6.D

SOLAR ENERGY SYSTEMS DECOMMISSIONING STANDARDS - SECTION 7

110	DECOMMISSIONING AND SITE RESTORATION - 9.7.A
111	DECOMMISSIONING REQUIREMENTS - 9.7.B
112	DETAILED COST ESTIMATE - 9.7C
113	DECOMMISSIONING FUNDS - 9.7.C
114	DECOMMISSIONING ESTIMATE REVISION - 9.7.D
115	FORM OF DECOMMISSIONING FUND - 9.7.E
116	DECOMMISSIONING TIME FRAME - 9.7.F
117	ESCROW AGENT - 9.7.G
118	UNUSED OR OUT OF SERVICE SYSTEM - 9.7.H

ZONING ORDINANCE [pg. 6]

Section 3-11 Planning Board Discretionary Requirements for Application

1. General Location information items
2. Erosion Control Plan
3. Stormwater Control Plan
4. Phosphorus Control Plan
5. Traffic and Parking Plan
6. Roadway Plans and Specifications

Town of Palmyra Nonresidential Land Use Ordinance - ARTICLE 6 - SECTION 9.A [pg. 13]

The Planning Board may vote to waive any of the submission requirements in this Ordinance when it finds one of the following:

1. One or more of the submission requirements are not applicable to the proposal due to the size of the project, circumstances of the site, design of the project, type of project, or unique features of the proposed use.
2. The applicant may submit alternative designs, which meet or exceed performance standards required under this Ordinance. Such submissions shall not be waived but may replace standard submissions.