



Deep River Planning & Zoning Commission – 174 Main Street, Deep River, CT 06417
(860) 526-6030 (phone) – (860) 526-0060 (fax) – Email: zoning@deepriverct.us – Web:
www.deepriverct.us

Site Plan / Special Permit Application

Application#: _____

Administrative Permit

Site Plan

Special Exception (Check all that apply)

Project Street Address: _____

Assessor's Map #: _____

Assessor's Lot #: _____

Acerage: _____

Zoning District: (Check all that apply)

Residential: R-30 (Moderate Density) R-60 (Low Density) R-80 (Very Low Density)

Village Residential Commercial:

Commercial General Commercial Neighborhood Commercial Harbor Development

Village Commercial Village Mixed Use

Industrial Village Industrial Turnpike Industrial Commercial Industrial Park

Other: Preservation & Recreation

Wetlands officer signature indicating his/her review: _____

Is the property / project:

Served by sewer? no attach Connecticut River Area Health District B-100a letter. yes

Located within a Flood Zone? no yes if so indicate designation _____ ZE

Within 500' of an adjoining municipality? no yes which town(s) _____

Within Coastal Area Management (CAM) no yes **Within Gateway Conservation Zone** no yes

Natural Diversity Data Base (NDDB) no yes **Previous applications** no yes. provide copy(ies)

Parking Spaces Required: _____ **Spaces Provided** _____ **Per Section** _____

Use per section(s) 4 of Zoning Regulations: _____

Applicant: _____ **Telephone:** _____

Home Work Cell

Email: _____

Mailing Address: _____

Agent: _____ **Telephone:** _____

Home Work Cell

Email: _____

Mailing Address: _____

Property Owner: _____ **Telephone:** _____

Home Work Cell

Email: _____

Mailing Address: _____



Project description: _____

By signing this application, the applicant(s) and/or owner(s) agree that the Zoning Official and the Planning & Zoning Commission or their agent(s) are authorized to enter upon the property for which this permit applies for the purpose of inspection and enforcement and administration of the Zoning Regulations for the Town of Deep River. This permit is issued based upon the plot plan and all supporting documents submitted. Falsification by misrepresentation or omission or failure to comply with the conditions of this permit shall constitute a violation of the Deep River Zoning Regulations and shall render this permit void.

A site plan is attached clearly showing:

- a) The location and exact dimensions of all boundaries of the lot;
- b) The location of wetlands and/or watercourses (including but not limited to, streams, ponds or lakes) on, or near the property;
- c) The location and exact dimensions of all existing and proposed structures and other improvements including the location and layout of the septic system and the source of water supply;
- d) The exact distance of proposed structures and improvements from lot lines;
- e) Name and location of each street abutting the lot, and/or the location and width of any other way affording access to the lot from a street;
- f) A floor plan if application is for a change of use

The following must also be furnished as part of the application:

- g) A list of the names and mailing addresses, with Tax Map and Lot Numbers, of owners of all land directly adjacent to the land (including directly across any adjacent street) to which this application relates; If this application is a special permit the applicant must comply with section 10.2.3.1 of the current Deep River Zoning Regulations

Copies: Ten (10) copies, including 1 digital copy, of the application, accompanying Site Plan(s) and supporting documents shall be submitted in accordance with Sections 9 and 10 of the Zoning Regulations for Deep River, Connecticut.

and

i) Fees:

- Special Permit - **\$200.00** Plus **\$50.00** per acre impacted and **\$20.00** per 100 sq. ft. of new construction plus the **State D.E.E.P. fee**.
- Re-notice of Public Hearing at the applicants request will double the initial \$100.00 fee.
- Site Plan - **\$200.00** Plus **\$50.00** per acre impacted and **\$20.00** per 100 sq. ft. of new construction plus the **State D.E.E.P. fee**.

Applicant signature: _____ Date: _____

Agent signature: _____ Date: _____

Property Owner: _____ Date: _____

Fee: _____ Date: _____ Check#/Cash: _____ Make checks payable to "Town of Deep River"



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Statement of Use

Please provide a written statement, signed by the applicant and by the owner if different from the applicant, describing the nature and extent of the proposed use or occupancy including intended operations, equipment, and materials, in sufficient detail to determine compliance with the use provision(s) of the Zoning Regulations.

This shall serve as an affidavit binding the applicant and his/her heirs and/or assigns to use the property only in the manner approved by the Deep River Planning and Zoning Commission, so as to not create a condition which is offensive or detrimental to the public health, safety, and welfare of the surrounding area.

Applicant signature: _____ **Date:** _____

Owner signature: _____ **Date:** _____

P&Z Commission Chair: _____ **Date:** _____



Checklist

	Completed Zoning Application
	Site Plan per Section 9
	Review / Approval by Conservation and Inland Wetlands Commission
	List of abutters
	List of Professionals involved in the project (engineer or architect etc)
	Assessor's field card for the subject property
	Assessor's map for the subject property
	Architecturals

When a special exception is being applied for the following criteria must be met:

Required Public Notice.

(a) Per Chapter 124, section 8-7d of the Connecticut General Statutes notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the land that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing.

(b) Notice shall be mailed to persons who own land that is adjacent to the land that is the subject of the hearing, including directly across the street. The applicant shall mail notification of the scheduled public hearing, which may be in the form of the legal notice not more than twenty (20) days and not less than ten (10) days prior to the date of public hearing. Per section 8-7d of the Connecticut General Statutes the applicant shall submit proof of mailing by a certificate of mailing to the Commission prior to the commencement of the public hearing. Failure to provide the required evidence of mailing will result in the public hearing being canceled and rescheduled for a later date.

(c) When a public hearing is to be held on an application for a Special Permit under these Regulations, at least fifteen (15) days prior to the date of the public hearing and continuously thereafter until the public hearing closes, the applicant shall post a notice of the hearing on the property for which a Special Permit application has been filed, in a location and at a site clearly visible from the public highway. Corner lots shall post two signs, one on each frontage. The sign shall be no smaller than 18" x 24"; lettering shall be at least 1.25" high, and text shall be as follows:

APPLICATION PENDING
 on this property before the
 Planning & Zoning Commission.
 Hearing Date _____ Time _____
 Place: Deep River Town Hall
 For information, call 526-6030