

Town of Bedford

CONDITIONAL USE PERMIT APPLICATION – Gasoline Service Station



PLANNING BOARD
24 North Amherst Rd.
Bedford N.H. 03110
Tel. (603) 472-5243
Fax (603) 472-4573

MAP/LOT: _____
Date Received: ____/____/____
MUNIS No. _____

1. PROJECT LOCATION: _____

2. Applicant(s): _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ E-mail: _____

3. Owner(s): _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ E-mail: _____

4. **Attach a letter explaining in detail how the proposal addresses the criteria for granting a Conditional Use Permit for a gasoline service station and their accessory uses, listed in Section 275-61.R of the Zoning Ordinance (see attached).**

5. Names and addresses of abutters

I/We authorize the Town of Bedford Planning Board staff to access the property for inspection. The undersigned understands that the Bedford Planning Board must have a completed application on file with the Planning Department in accordance with the Planning Board's annual schedule of meeting and deadline dates. I/We also certify that the abutters are as shown in the Town's records within 5 (five) days of filing this application.

I/We designate _____ as the person/persons to whom all communications to the applicant may be addressed.

Applicant's Signature: _____ **Date:** _____

I/We (property owners) _____ of the land located at _____, Bedford, NH do hereby authorize _____ (name) of _____ (firm) to serve as my/our agent before the Bedford Planning Board for the site plan applied for in this application.

Owner's Signature: _____ **Date:** _____

Please submit:

- Completed Conditional Use Permit application signed by owner.
- Letter detailing how the proposal addresses the criteria for the Conditional Use Permit for a gasoline service station (see attached).
- Abutters list verified with the Assessing Department.

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Conditional Use Permits for a gasoline service station located in the Performance Zone needs to comply with Article 275-61.R of the Zoning Ordinance, summarized below.

Note: The Conditional Use Permit to allow a gasoline service station applies only to sites located in the Performance Zone (PZ).

The Planning Board may grant a Conditional Use Permit to allow a gasoline service station and their accessory uses in the Performance Zone, provided the Board finds the application addresses the following (See Article 275-61.R):

- a) Use is consistent with the Purposes of the Performance Zone listed in Article 275-58;
- b) Proposal complies with the Performance Zone setback and dimensional standards;
- c) Site will be connected to municipal sewer and water;
- d) Proposal complies with the Performance Zone sign standards;
- e) Proposal complies with the Performance Zone landscaping requirements;
- f) Proposal complies with the parking standards for gasoline service stations ;
- g) Screening of refuse and pumps has been addressed;
- h) Proposal complies with lighting standards for commercial developments;
- i) All necessary environmental safeguards have been provided;
- j) Nuisance odors have been addressed;
- k) Market data supports the proposed location;
- l) Existing gas stations within a five-mile radius have been identified;
- m) Existing and future traffic analysis has been reviewed;
- n) Recommended highway improvements are provided;
- o) Access to a signalized intersection has been provided; and
- p) Provision for the termination of the Conditional Use Permit has been provided if the station is abandoned.

Town of Bedford

SCHEDULE OF FEES FOR PLAN SUBMISSION



PLANNING BOARD
24 North Amherst Rd.
Bedford N.H. 03110
Tel. (603) 472-8104
Fax (603) 472-4572



Discussion (without plans)..... \$0.00

Re-advertise \$25.00

Administrative Approval

a) Base Charge \$100.00
b) Add: \$100.00 per 1,000 square feet (building additions only) \$ _____
TOTAL (add "a" + "b") \$ _____

Conceptual Plan

a) Base Charge \$50.00
b) Add: Abutter notification fee (current USPS fee for non-certified mail **per** abutter) \$ _____
TOTAL (add "a" + "b") \$ _____

Site Plan Renewal, Home Occupation, Sign Waiver

a) Base Charge \$100.00
b) Add: Abutter notification fee (current USPS fee for certified mail **per** abutter)..... \$ _____
TOTAL (add "a" + "b") \$ _____

Conditional Use Permit

a) Base Charge \$250.00
b) Add: Abutter notification fee (current USPS fee for certified mail **per** abutter)..... \$ _____
TOTAL (add "a" + "b") \$ _____

Design Review Plan

a) Base Charge (per Planning Board Meeting) \$250.00
b) Add: Abutter notification fee (current USPS fee for certified mail **per** abutter)..... \$ _____
c) Add: Engineering review fee \$ _____
TOTAL (add "a" + "b" + "c") \$ _____

Site Plan Approval

a) Base Charge \$250.00
b) Add: Abutter notification fee (current USPS fee for certified mail **per** abutter)..... \$ _____
c) Add: \$100.00 per 1,000 square feet \$ _____
d) Add: Engineering, architectural, fiscal, traffic consultant fees for any special reviews deemed necessary by the Planning Board \$ _____
TOTAL (add "a" + "b" + "c" + "d")..... \$ _____

Effective Date: July 1, 1990
Re-adopted by Planning Board: August 31, 1998
Revised by Planning Board: September 8, 2003
Revised by Planning Board: October 1, 2012
Revised by Planning Board: February 23, 2015