



Town of Blackstone

Planning Board

15 St. Paul Street

Blackstone, Massachusetts 01504

Tel. (508) 883-1500 · Fax (508) 883-7043

Site Plan Review Checklist

Proposal Name (if any):

Date of Review:

Reviewed By:

Date of Plan Submission:

Date of Most Recent Plan Revision:

Plan Prepared by:

Name:

Address:

Phone Number:

Email Address:

Applicant:

Name:

Address:

Phone Number:

Email Address:

Review Fee Calculation:

Filing Fee:	\$250
_____ Parking Spaces at \$25.00 each:	\$
Deposit for Technical Consultant:	\$2500.00
Total Fee and Deposit Submitted:	\$

Drawing Requirements, §123-2c(3) :

- ___ Designed by registered architect, landscape architect, or professional engineer if more than 3,000 sq. ft. of floor area or (10) parking spaces are proposed
- ___ Acceptable scale
- ___ Location and boundaries of the site (dimensioned)
- ___ Location and boundaries, including overlay districts
- ___ Zoning district boundaries, including overlay districts
- ___ Use and ownership of adjacent premises, location of structure within 50'
- ___ Existing and proposed land and building uses
- ___ Indication of wetlands and other areas subject to Wetlands Protection Act, with notation of Conservation Commission acceptance of determinations
- ___ Boundaries of any Flood Plain District or floodway

Location of Proposed:

- ___ Structures
- ___ Streets
- ___ Ways
- ___ Walls

- ___ Water supply
- ___ Sewage disposal
- ___ Hydrants
- ___ Stormwater management provisions
- ___ Cable utilities
- ___ Principal drives
- ___ Pedestrian access (including handicapped access)
- ___ Fences (including height, materials)
- ___ Outdoor lighting
- ___ Open space areas
- ___ Recreation areas
- ___ Building egresses
- ___ Loading facilities
- ___ Facilities for waste disposal or storage
- ___ Parking (individual spaces identified, dimensional typical space, street setback dimensioned)

Landscaping & Screening:

- ___ Distinguish proposed v. retained vegetation
- ___ Individual trees 8'+ if proposed for removal
- ___ Size and species of plantings
- ___ Erosion control measures
- ___ True north and scale
- ___ Location, size and design of all proposed signs

Architectural Drawings:

- ___ Floor plans noting area and grade

___ Architectural elevations

Design Requirements, §123-2c(4) :

- ___ Performance requirement of Bylaw met
- ___ Adequate access to each structure of emergency equipment
- ___ Adequate utilities and drainage provided
- ___ No zoning violations observed

Reasonable Alterations Could Not:

- ___ improve pedestrian safety, within and egressing
- ___ improve vehicular safety, within and egressing
- ___ reduce volume intrusion of parking
- ___ reduce volume of cut and fill
- ___ reduce number of removed trees of 4"+
- ___ reduce storm water flow increase from site
- ___ reduce soil erosion
- ___ reduce hazard or inconvenience to pedestrians from storm water flow or ponding

Use & Intensity Regulations:

§123-9,10,11 Use Regulations:

- ___ Use allowed or special permit granted

§123-12,13 Intensity Regulations:

- ___ Lot area
- ___ Frontage
- ___ Front yard
- ___ Side and rear yards
- ___ Maximum lot coverage
- ___ Building height

___ Shape factor

General Regulations:

§123-15 Parking Requirements:

- ___ Number of spaces adequate. Computation.
- ___ Spaces on separate lot not counted if more than 350' from building entrance or across 60' (ROW) street.
- ___ No parking within 10' of a street line
- ___ No non-residential parking area within 10' of a residential district
- ___ No multi-family parking area within required yard unless abutting multi-family

§123-16 Environmental Controls:

- ___ Vibration, odor, flashing restrictions met
- ___ Dust, trash, etc. rules met
- ___ On-site industrial waste disposal meets rule
- ___ Toxic and hazardous materials rules met

§123-17 Sign Regulations:

- ___ Illumination complies
- ___ Number of signs complies
- ___ Sizes of signs complies
- ___ Location of signs complies
- ___ Kind of sign complies

§123-18.1 Landscaping:

- ___ Parking and storage buffers meet rules if required

For parking areas of 20+ spaces:

- ___ 2% of parking interior is unpaved planting areas
- ___ At least 1 tree per 8 parking spaces
- ___ Plantings guide traffic, provide shading, preserve existing trees

§123-18.2 Exterior Lighting:

- Luminaire type v. height rule met
- Overspill complies
- No flashing
- Plan submitted if required

Special Regulations:

§123-19 Flood Hazard District:

- Requirements met, if applicable

§123-20 Accessory Uses:

- Fence requirements met, if applicable

§123-23.1 Groundwater Protection District:

- Requirements met, if applicable

§123-23.2 Village Overlay District:

One or more of the following compatibility requirements met:

- Addition or alteration \leq 50% of existing floor area
- The proposal meets at least five of the following:
 - Total floor area \leq 125% existing within comparison area
 - Floor area ration \leq 125% existing within comparison area
 - Building height not $<$ 66% or $>$ 110% existing within comparison area
 - Roof type, pitch & orientation consistent with 33% of buildings within comparison area
 - Building not separated from street line
 - Street definition maintained
- Proposal advances Village Overlay District, Special Permit approved

Dimensional Regulations met:

- ___ Lot area => larger of 7,500 sq ft or 5,000 sq ft per dwelling unit
- ___ 70 feet minimum frontage
- ___ No minimum front yard
- ___ 8 feet minimum side/rear yard
- ___ 15 feet minimum side/rear yard at district boundary
- ___ 40% maximum lot coverage

General Comments: